

Lords Wood

Lot 1 Approx. 8.0 acres

Lot 1, Lordswood Lane Chilworth | Southampton | Hampshire | SO16 7JG

**WOOLLEY
& WALLIS**

A excellent opportunity to acquire 8 acres of woodland within the sought after location of Chilworth.

Guide Price **£120,000**

- | Vehicular Access
- | Convenient Location
- | Approximately 8 acres
- | Potential to acquire 10.9 acres overall

A parcel of woodland extending to approximately 8 acres on the edge of the popular village of Chilworth.

NOTE As per the 1957 deed, the land has "the benefit of a Right of Way that a purchaser and his successors in title in common with all others entitled use the same at all times and for all purposes with or without vehicles and animals over and along the track and the road or bridlepath leading to the public highway at Chilworth".

THE LAND IS HATCHED IN RED ON THE PLAN

Directions

From Romsey proceed to Chilworth and at the Chilworth Arms turn right into Manor Road. Proceed down Manor Road into Chilworth Road, pass over the motorway and after a short distance the land will be found on the left hand side.

what3words - noting.tested.person

Situation

Chilworth is Southampton's premier residential area with excellent travel links via the M3 and M27 to London and regional towns/cities. The Parkway railway station provides a fast route to London Waterloo. There are a variety of golf courses nearby, which together with the Sports Centre, Common and village green/community hall, provide recreational facilities. Romsey and Winchester are within comfortable driving distance, whilst the city centre is four miles to the south and has extensive shopping facilities, numerous pleasant parks, together with the West Quay shopping and entertaining centre.

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in November 2023

