



**Forest Springs, Spouts Lane** | West Wellow | Romsey | SO51 6EL

Guide Price: £150,000



## **Forest Springs, Spouts Lane, West Wellow, Romsey, SO51 6EL**

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**A quietly situated yard on the edge of West Wellow benefiting from an agricultural storage barn with potential for a multitude of uses.**

### **DESCRIPTION**

Forest Springs extends to approximately 0.14 acres comprising a hardstanding yard and an agricultural storage building which is approximately 68.5m<sup>2</sup> (737.12 ft<sup>2</sup>). The building is of a timber framed construction with metal cladding and roof. The building has always been used for agricultural purposes and storage, providing opportunities for a variety of uses and diversification (subject to planning).

### **SITUATION**

Forest Springs is well located, situated north of West Wellow and is easily accessible from the A3090 and the A36. The property is approximately 5 miles away from Romsey, 6 miles from the New Forest National Park and 13 miles from Salisbury.

### **SERVICES**

Forest Springs benefits from both separate mains water and electric connections and connection to a private drainage system.

### **TENURE AND POSSESSION**

The property is being offered for sale on a freehold basis with vacant possession.

### **METHOD OF SALE**

The property is to be sold by Private Treaty.

### **LOCAL AUTHORITY**

Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ.

### **RESTRICTIVE COVENANTS**

The purchaser will be responsible for repair and maintenance of the boundary fence between Forest Springs and Daiquiri.



## RIGHTS OF WAY

There are no public rights of way crossing the property.

The property is sold subject to and with the benefit of all existing rights of way whether public or private, including wayleaves, easements, covenants, restrictions and obligations whether referred to specifically in these sale particulars or not. The purchaser shall be deemed to have full knowledge of the boundaries and the ownership thereof.

## PLANNING HISTORY

The property previously benefited from approved planning permission for the erection of an agricultural barn which is no longer valid due to the sale of the adjoining land. Further details can be found on the Test Valley Borough Council Website under 20/00704/AGNS.

## DIRECTIONS

From Romsey, take the A3090 for approximately 0.2 miles and then turn right onto Ryedown Lane for 3.4 miles and then turn right onto Romsey Road. Continue on Romsey road for 1.2 miles and turn right onto Tutts Lane continuing onto Scallows Lane and then turn left onto Spouts Lane. Forest Springs is identifiable by a green corrugated metal gate situated next to Daiquiri.

## NEAREST POSTCODE

SO51 6EL

## WHAT3WORDS

///target.unlocking.ants

## VIEWING

To arrange a viewing, please contact the Farm & Rural Department in Salisbury on 01722 424515.

## AGENT DETAILS

Harriet Parris BSc (Hons) MRICS

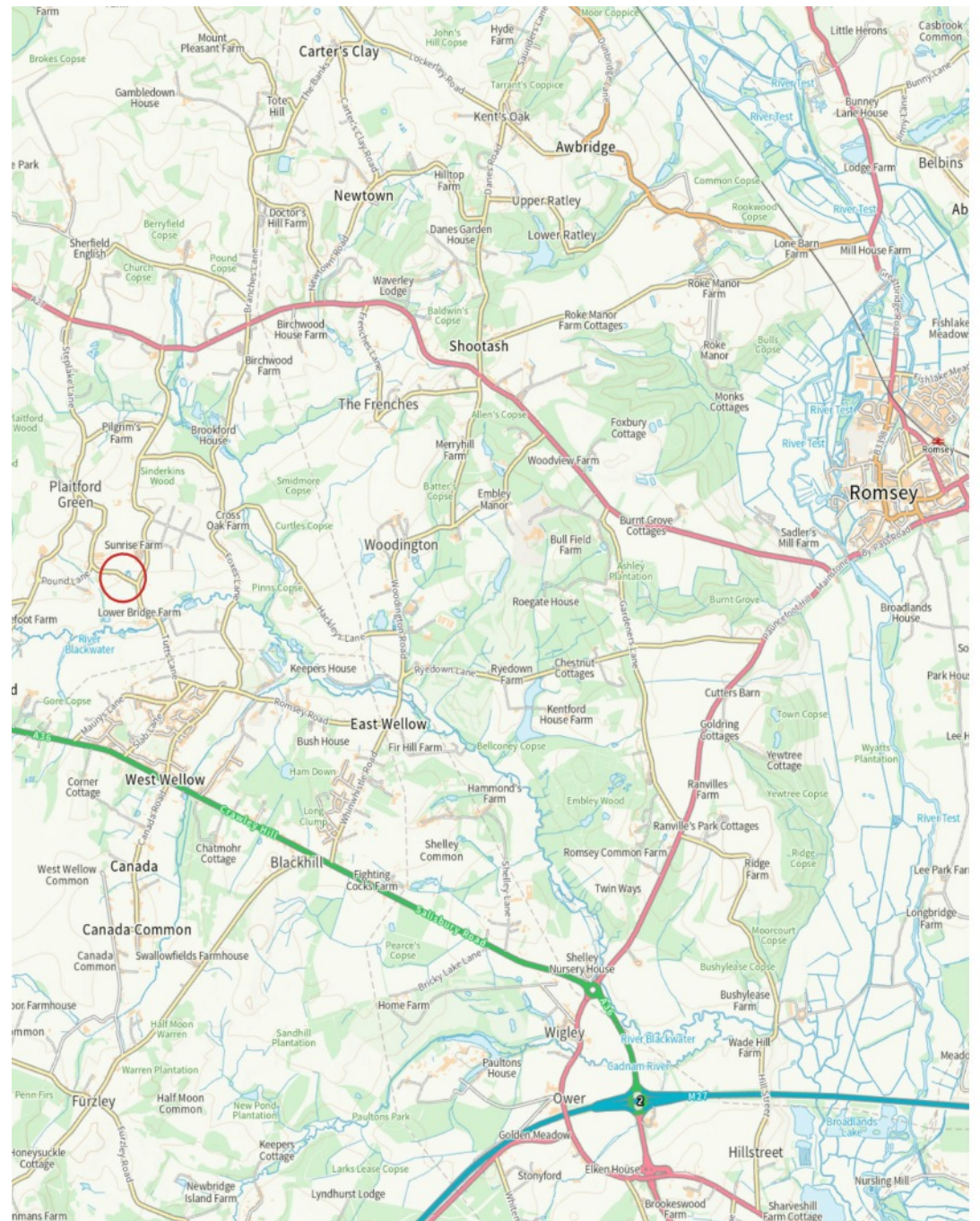
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