



Woodland at Sutton Row Sutton Mandeville | Wiltshire



Woodland forming part of Whitmarsh Wood, Sutton Mandeville, Salisbury

Guide Prices: Lot 1 comprising 7.5 acres - £85,000
Lot 2 comprising 2 acres - £25,000

Beautiful parcels of woodland in a desirable location

- Mixture of native deciduous species
- Rich in flora and fauna
- Peaceful and secluded setting
- Available as a whole or in 2 lots
- In all about 9.5 acres

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SITUATION

The woodland is located in a beautiful part of the Nadder Valley to the north of the A30, between Salisbury and Shaftesbury. Found to the west of Sutton Row, and close to a number of popular villages including; Sutton Mandeville, Tisbury, Chilmark and Fovant.

Lying close to the Wiltshire/Dorset border the woodland lies in a highly regarded and desirable area, within the Cranborne Chase Area of Outstanding Natural Beauty, known not only for its stunning countryside with excellent walking and riding but also for the number of wonderful pubs and local facilities.

DESCRIPTION

The woodland is accessed via a private right of way along a track leading from Sutton Row (shown blue on the sale plan). A public footpath runs along this track. The woodland comprises approximately 9.5 acres in total, located along the southern edge of Whitmarsh Wood. The woodland is divided into two parcels of 2 acres and 7.5 acres with a strip of woodland owned by a third party dividing the two parcels. Situated on a north facing gently sloping embankment on free draining slightly acid loamy soils.

The woodland comprises a mixture of native broadleaf species including mature Beech, Oak, Birch and Sycamore interspersed by mature Holy trees, rich in flora and fauna, and a haven for local wildlife. In the spring, the woodland floor becomes a sea of blue as the bluebells come out.

The woodland lies within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, classified as Ancient and Semi-Natural Woodland and covered by a Tree Preservation Order. Further details are available from the vendors agents.

LOCAL AUTHORITY

Wiltshire County Council

RIGHTS OF WAY

The land is sold subject to and with the benefit of all matters contained in or referred to in the title deeds together with all public or private rights of way, wayleaves, easements and other rights of way affecting the property. There no public rights of way crossing the land. A public footpath runs along the northern edge of the woodland.

SPORTING

All sporting rights are in hand and are included within the sale.

TENURE & POSSESSION

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

METHOD OF SALE

The property is offered for sale as a whole or in two lots by private treaty.

DIRECTIONS

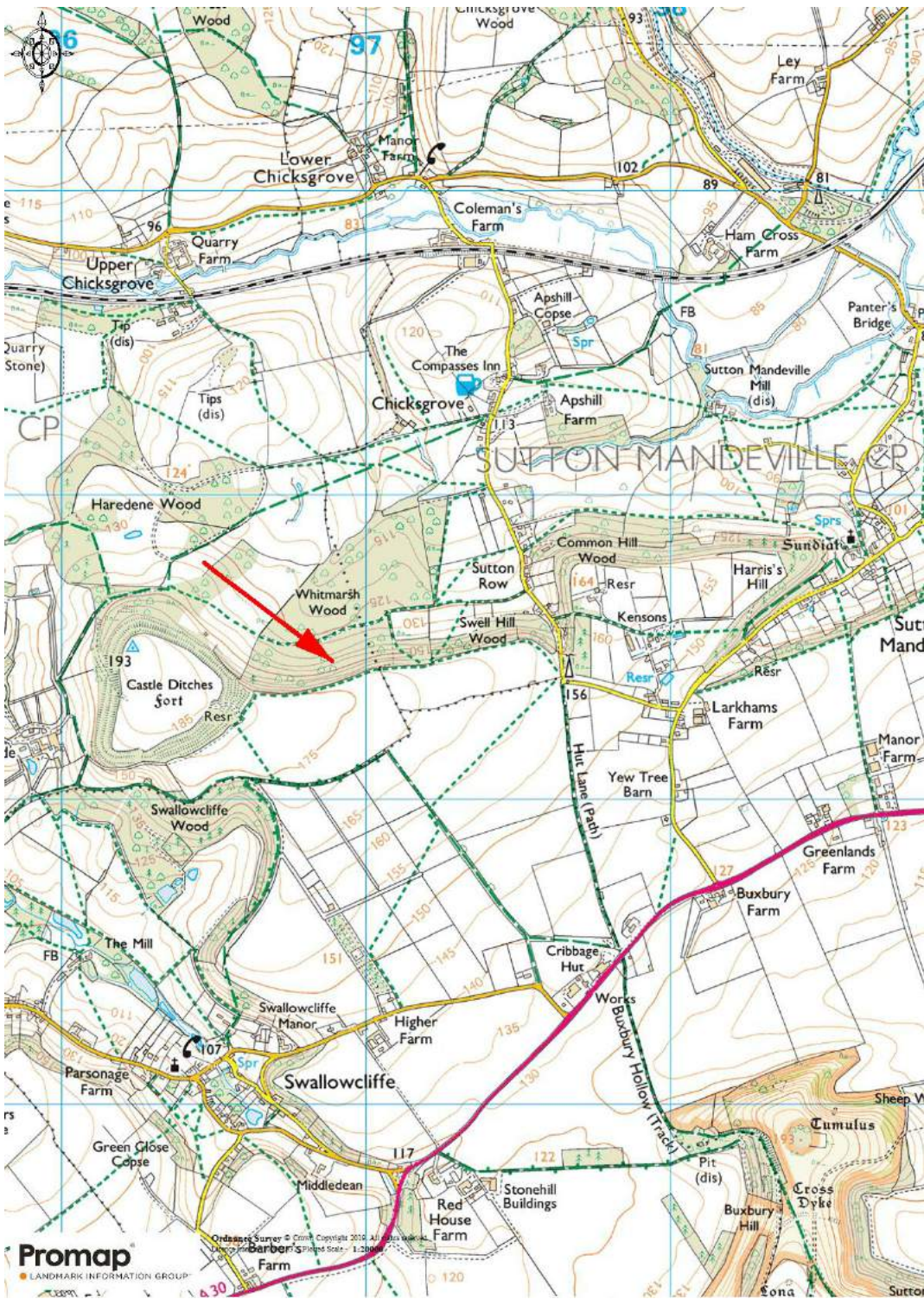
From Salisbury head west towards Shaftesbury on the A30. Pass through Fovant and after just over 1.5 miles, take the turning right sign posted to Chicks Grove, Sutton Row and Sutton Mandeville. Then take the first left on to Lagpond Lane, continue along this road round a sharp right hand bend. Drop down the hill, pass some farm buildings on your left hand side. The entrance of the track leading to the woodland can then be found on your left hand side.

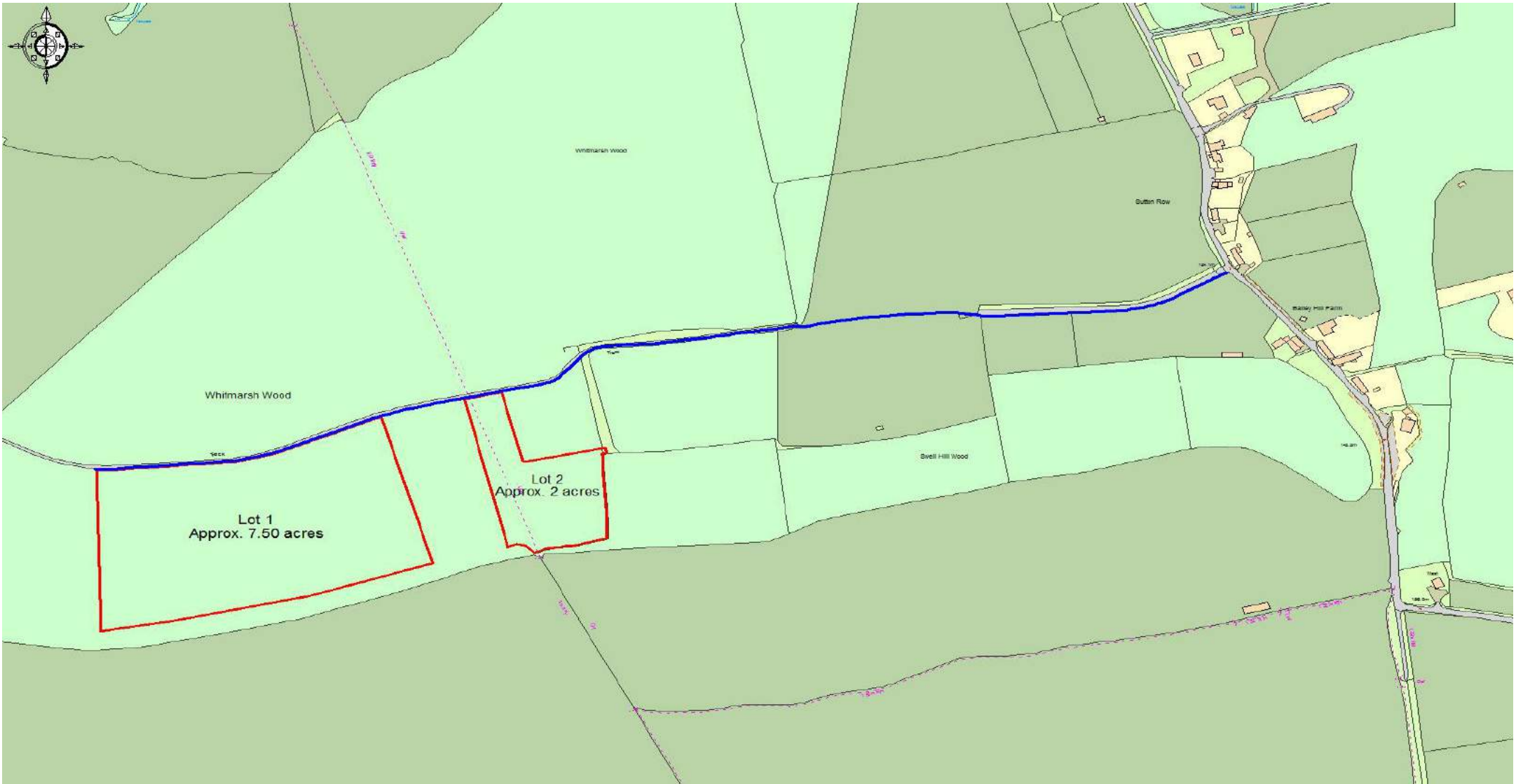
Nearest Postcode: SP3 5NQ

VIEWINGS

All viewings strictly by appointment arranged through Woolley & Wallis.







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 May 2019.