



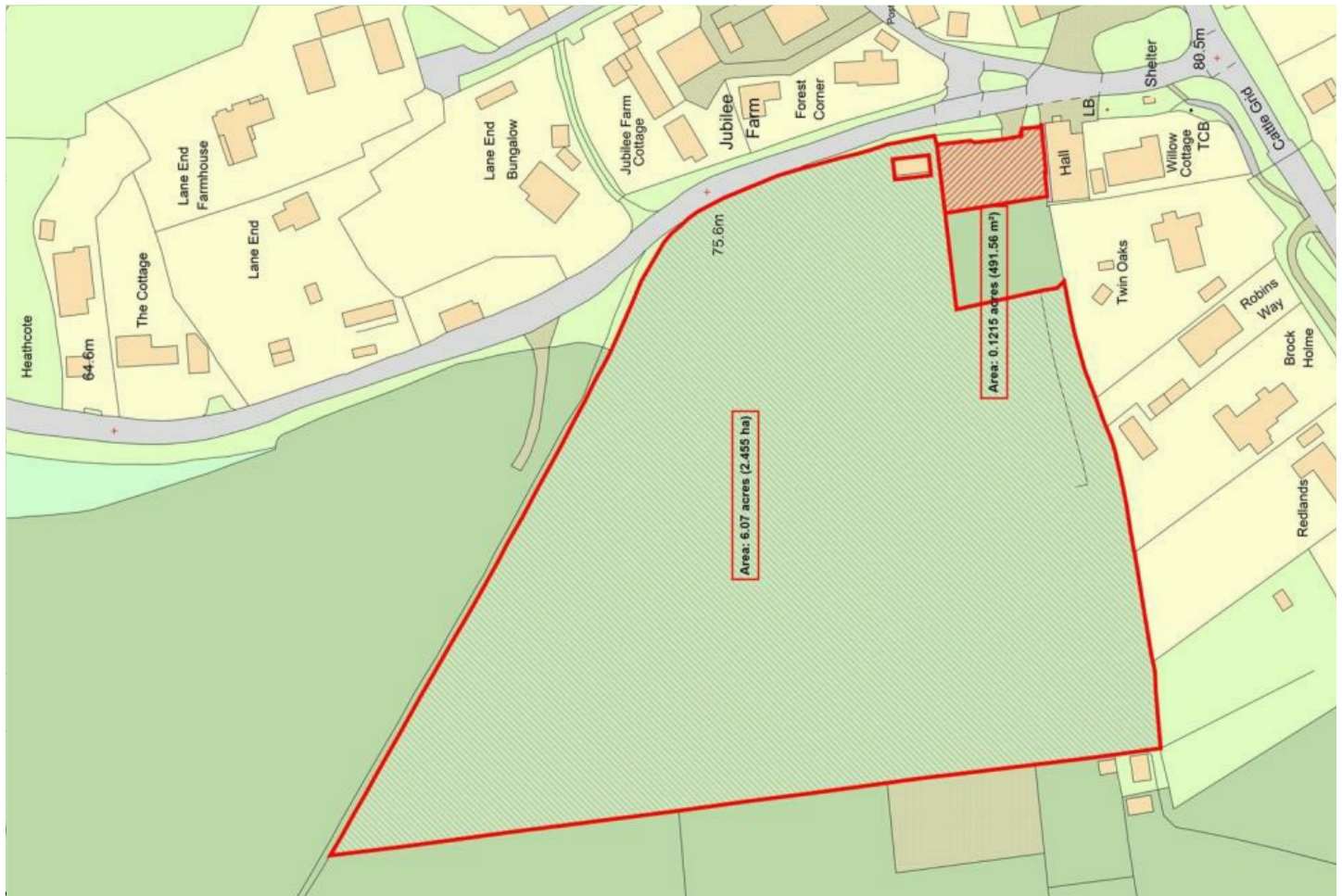
“Spencer's of the new forest are offering for sale 6.2 acres of excellent quality grazing land with stables with superb open forest riding nearby.”

- Good quality grazing land with boundaries formed by part post wire and mature hedges
 - Good access via metal five bar gate
 - Two loose boxes with hay store

(Please be made aware the village car park is part of the title of this site and it is currently leased to Godswill parish council 125 years from May 2012. Copy of lease is available for inspection via agents. The owners are likely to place an overage/restrictive covenant on the land if future development is granted).

Guide Price £295,000





The Situation

The property occupies a substantial plot which is located within the beautiful New Forest National Park, with direct access onto the open forest - offering thousands of acres of natural heath and woodland, ideal for riding, walking and cycling. The popular market town of Ringwood is approximately 8 miles away, providing an excellent range of high street and independent shops, boutiques, cafes and restaurants as well as supermarkets, two leisure centres and excellent state and private schooling. The easily accessible A31 offers routes to the large coastal towns of Bournemouth and Christchurch (approximately 12 miles south via the A338), and Southampton (approximately 18 miles east via the M27). London is approximately 1.5 - 2 hours drive via the M3 heading north east.

Directional Note

Exit Ringwood along the A338 Ringwood to Fordingbridge road. Come off sign posted Fordingbridge then at the junction turn right sign posted Godshill, proceed along this road for about two miles passing Sandy Balls holiday village on your left, then just before the Fighting Cocks turn left signposted Woodfalls and Woodgreen and then you will see the entrance to the land on your left next to the village hall.

Viewing

By prior appointment only with the vendors agents Spencers of the New Forest Tenure: Freehold

Services

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us:

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