



*An opportunity to purchase approximately 3.5 acres of well drained grazing paddocks with easy ride out in the popular location of Minstead and benefiting from Forest rights of grazing*

The land is split into two interlinking grazing paddocks bounded by post and rail fencing and benefits from a metered water supply. Access is via a farm style gate from the road.

**Detached Hay Barn**

Set within the first paddock is a substantial outbuilding constructed with block and timber elevations and a concrete floor.

***Guide Price £230,000***







## The Situation

This superb land is located in Minstead, one of the New Forest National Park's most sought after villages. Minstead has a vibrant community, a village shop, a village hall, a pub (The Trusty Servant), and a Norman church. There is direct access onto the open forest providing a network of footpaths and bridleways for walking and riding. Lyndhurst is approximately a seven minute drive away and is the largest village within the New Forest. It is a popular tourist location with many independent shops, art galleries, cafés, restaurants, pubs and hotels. Southampton is a vibrant, modern city which has the popular West Quay shopping centre and many attractions. The surrounding areas of Southampton and Winchester have a wide selection of well respected private schools along with several others across the Dorset border. Communications are excellent with east and west access to the M27 and M3 within easy reach and Southampton Parkway station giving a link to London Waterloo within an hour and ten minutes. The coastal resort town of Bournemouth is also only a short drive away.

## Directional Note

From the centre of Burley, proceed along Chapel Lane and Lyndhurst Road for about 4 miles and upon reaching the A35, turn left towards Lyndhurst. Upon reaching Swan Green, turn left where signposted for Emery Down and continue to follow the road for approximately two and a half miles, before turning right at the Acres Down junction. Proceed to follow the lane all the way down to the Ford. Cross over the Ford and turn left. The entrance to the land can be found shortly after on your right hand side.

## Viewing

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

## Services

Tenure: Freehold      Services: Metered Water

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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