



*A rare opportunity to acquire approximately 5.9 acres of well maintained grazing land with the benefit of unlimited forest riding on the doorstep.*

***Guide Price : £300,000***





## Key Features:

- Paddocks individually divided by new post and rail fencing
- Access provided by a metal gate into an area of holding paddock
- Mains electricity supply for electric fencing
- Perfectly located for unlimited forest riding directly from the gate

## Directions:

From the centre of Burley proceed north to the A31 turning east towards Southampton. Exit at Junction 1 of the M27 taking the third exit towards Cadnam. Take the third exit at the next roundabout towards Lyndhurst and then after about 1 mile, turn right, signposted Minstead. Continue on this road until you reach the Trusty Servant and take the first right onto Football Green and then take the first left onto Bull Road. Follow this road for approximately a mile and you will find the access to the paddocks on your right hand side.

## Viewings:

Viewing's strictly by appointment with the vendors sole selling agent.

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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