



Land at Pilley

Wooden House Lane, Pilley, Lymington, SO41 5QU

SPENCERS
NEW FOREST





An exceptional block of Forest fronting paddock land extending to 3 acres with direct outriding on the edge of Pilley.

Paddock Land

An extremely rare block of exceptional paddock land extending to approximately 3 acres in a beautifully rural yet accessible setting fronting onto the open Forest on the edge of the village of Pilley. Set at the end of Wooden House Lane. The land is divided into three separate paddocks, each of approximately 1 acre, by mature hedges. The land has been very well maintained by the current owners including some recent re-fencing. There is a traditional field shelter and mains water. The land is accessed via a five bar gate off Wooden House Lane and a further five bar gate opening onto the Forest.

£250,000





The Situation

The paddocks are unrivalled in their position directly fronting the open Forest yet conveniently positioned on the edge of the village which lies just off the B3054 Lymington to Beaulieu road. The area is entirely unspoilt and the direct access to the Forest makes the land ideal as a base for outriding or daily dog walks and cycle rides.

Pilley is a very popular and active village with a primary school, shop and reputedly the New Forest's oldest pub, the Fleur de Lys. Nearby Lymington (2.5 miles) offers a wide range of shops and restaurants along its attractive High Street which offers a weekly Saturday market. There are also a wide range of sailing clubs and marinas catering for the town's eminent reputation as a sailing centre.

Directions

From Lymington take the Beaulieu road east and pass through Portmore heading over the cattle grid and on to the open Forest. After about half a mile turn left at the crossroads towards Pilley. After approximately a quarter of a mile fork to the left and continue before following the road round a sharp right hand bend. After about 500 yards, turn right at the crossroads into Wooden House Lane. Continue for about 350 yards where you will find a parking area. The main entrance to the paddocks is approximately 150 yards back down the lane on the right hand side.

Important Information

Spencers of Lymington 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 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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