



Station Road

Alderholt, Fordingbridge Ringwood SP6 3RB

SPENCERS
NEW FOREST





UNCONDITIONAL OFFERS ONLY – An excellent opportunity to acquire a character property, both with potential to refurbish/modernise but equally if not of more appeal to redevelop the site.

There is the possibility (subject to planning permission) to create a multi-dwelling development of several houses, which presents the perfect chance for a developer.

We have a pre-information pack with planning details available on request.

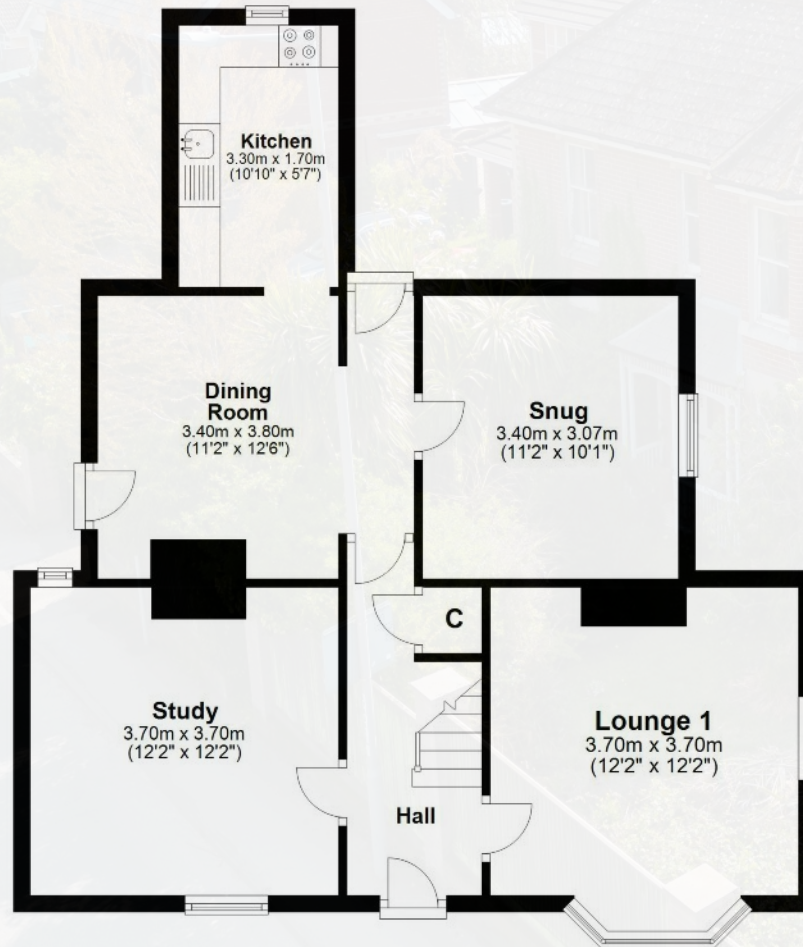
For more information scan the QR Code below or give Ringwood's office a call on 01425 462600



FLOOR PLAN

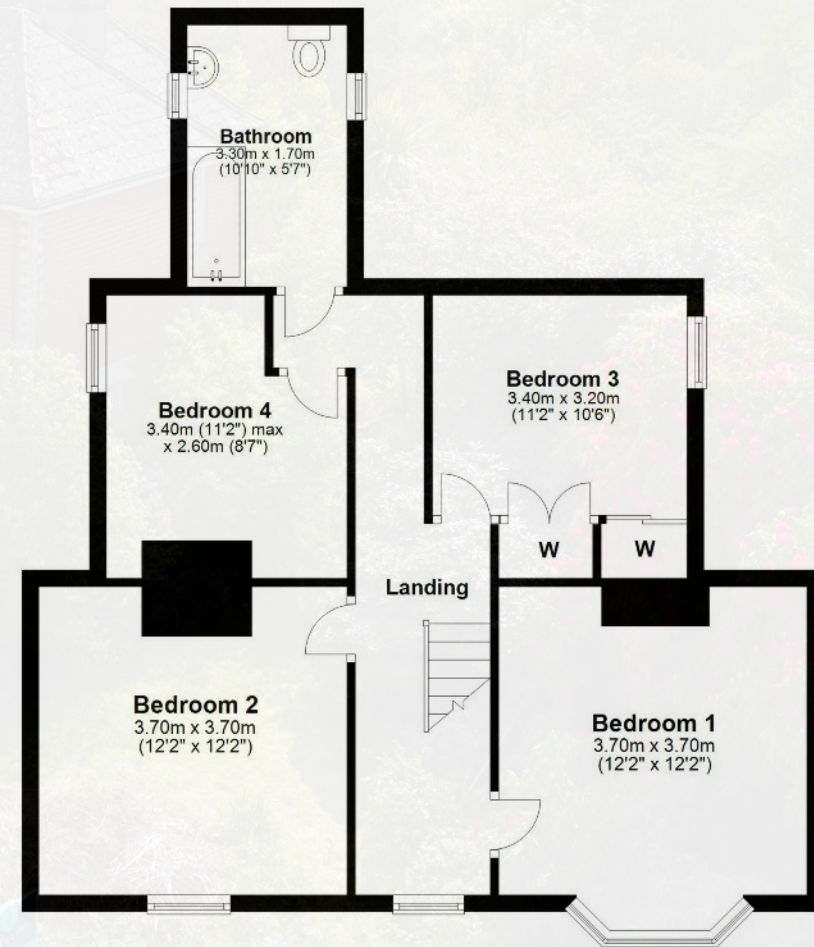
Ground Floor

Approx. 65.0 sq. metres (699.8 sq. feet)



First Floor

Approx. 65.2 sq. metres (701.7 sq. feet)



Total area: approx. 130.2 sq. metres (1401.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given

Plan produced using PlanUp.





Services

Energy Performance Rating: F Current: 25 Potential: 53

Council Tax Band: E

Available download speeds of 80 Mbps (Superfast) (Ofcom)

Mains water and electric / Gas to property but not connected

Directions

Exit Ringwood along the A31 heading West, come off signposted to Verwood, go under the underpass and continue for about half a mile and then turn right signposted to Alderholt, continue to Alderholt (2.5 miles). Turn left into Ringwood Road, continue for 1 mile and then turn right onto Station Road and the property can be found on your right hand side.

The Situation

Alderholt is a small village situated in a rural retreat near to Fordingbridge and the New Forest. The easily accessible A338 provides a direct link to the larger market town of Ringwood (approximately 6 miles south) with a comprehensive range of shops and leisure facilities and two supermarkets, and to the cathedral city of Salisbury (approximately 8 miles north) with mainline railway station direct to Waterloo, London. A good minor road from Alderholt provides an alternative route for direct, easy access onto 'A' roads leading to Bournemouth and Poole. The scenic coastal towns of Christchurch and Bournemouth are also easily accessible, being approximately 16 miles south via the A338, offering beautiful beaches and coastal walks. London is approximately two hours distant by car via the M27 and M3.

Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

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 for 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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