

# Approx 10.64 acres

South Lane, Nomansland, SP5 2BZ



**£400,000 to £425,000 Freehold**

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An incredibly rare opportunity to purchase approximately 10.64 acres of pasture land in the New Forest.

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**£400,000 to £425,000**

## Description

We are delighted to be able to bring to the market a block of approximately 10.64 acres of pasture land in this stunning rural position on the outskirts of the New Forest village of Nomansland.

The land is held in two enclosures, each bounded by good mature hedges and trees with Little Henny Wood sitting on the western boundary giving good natural shelter.

The northern parcel is predominantly level in aspect with an open stream running through providing a natural water supply.

The southern paddock is sloping in aspect and has stunning views over the surrounding countryside.

There is a good direct road access point via a gateway leading from South Lane, which runs along the eastern boundary.

Subject to gaining the necessary consents the land would be ideally suited to a variety of uses including equestrian, agricultural or conservation.



## Services

Mains water is connected to the land via a single water trough. Potential buyers must rely on their own enquiries regarding the location of any supplies and making connections into them.

## Rights of way, wayleaves and easements

There are no rights of way across the land either public or private and the land is being sold subject to existing wayleave and easement agreements.

## Nitrate Vulnerable Zone

The land is within a Nitrate Vulnerable Zone

## Planning

The land will be sold subject to an uplift clause that will be triggered by the grant of consent for any development other than equestrian or agricultural uses. The clause will last for a term of 25 years and will be at a rate of 25%.

## Designations

The land falls within the boundary of the New Forest National Park.

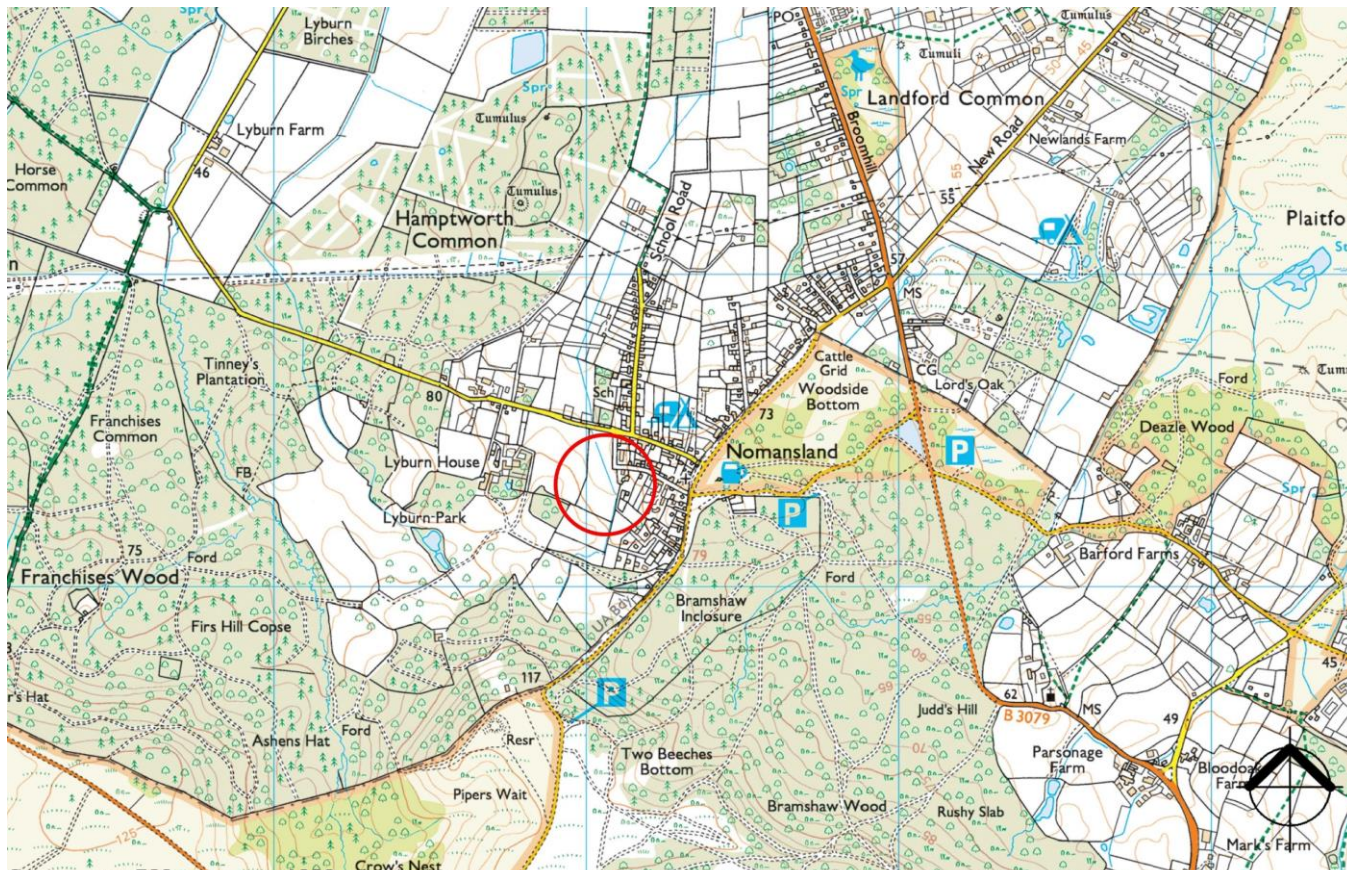
## Viewing

At any reasonable time on foot with a set of the sale details. The postcode for the neighbouring residential properties is SP5 2BZ

What3words: thumb.anchorman.amaze











**FROME OFFICE**  
 Telephone 01373 455060  
 6 The Bridge, Frome, Somerset, BA11 1AR  
[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)



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