



Land at Buckland

Sway Road, Lymington, SO41 8NN

SPENCERS
COASTAL

Buckland

22m

7.93 Acres

Path

STRATFORD PL

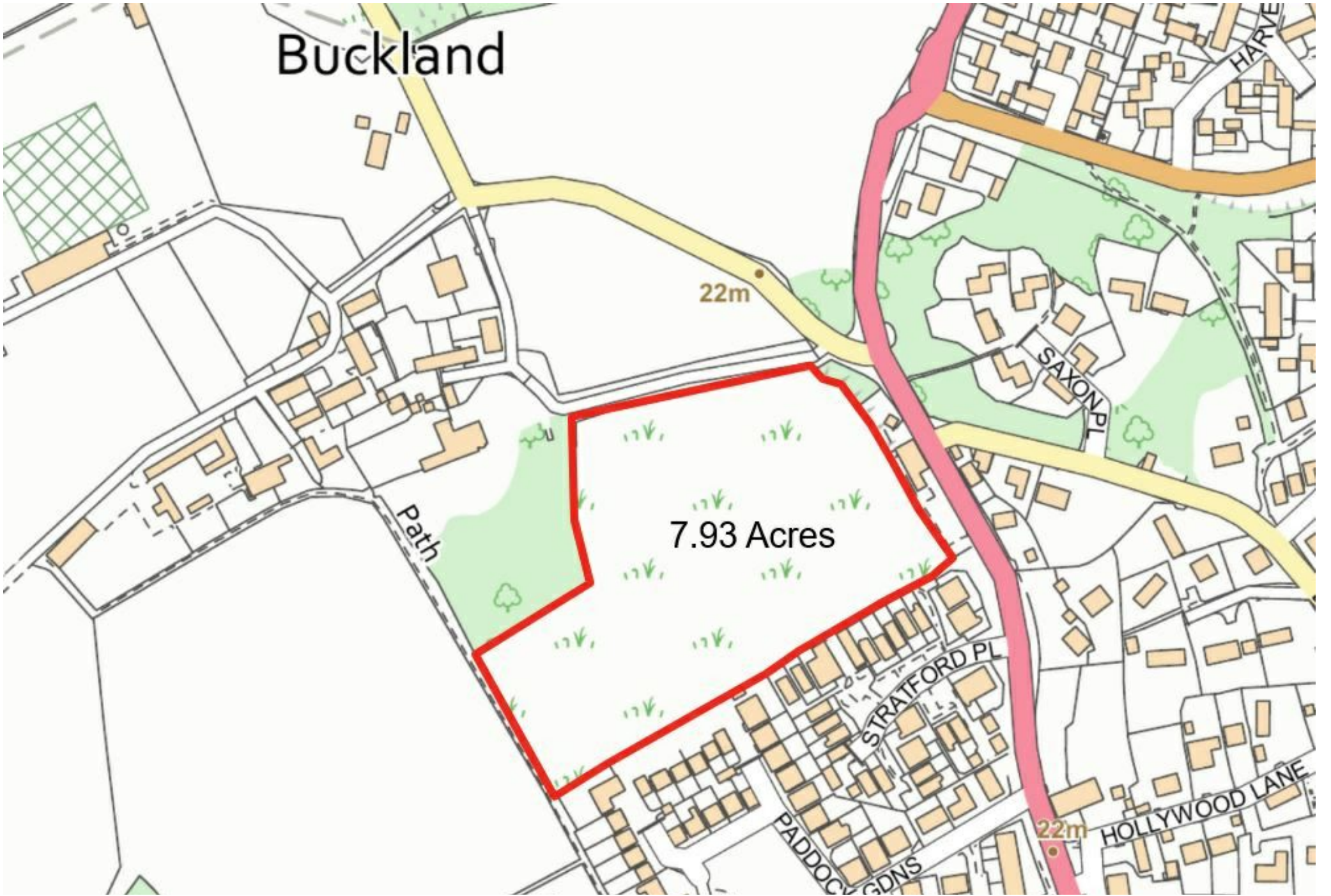
PADDOCK GDN

22m

HOLLYWOOD LANE

SAXON PL

HARVE





A glorious plot of amenity land extending to approximately 7.93 acres with a particularly pleasant and secluded aspect with vehicular access to both Sway and Southampton roads. With further attention, the land could provide good grazing land and is currently ideal for recreation. In the longer term it has the potential to be part of future residential development on the northern edge of Lymington.

The land totals approximately 7.93 acres. It consists of partial grassland and woodland with vehicular access from the north via the drive to Buckland Manor.

The land offers a wonderful opportunity to acquire unspoilt amenity land within extremely close proximity to the popular market town of Lymington. Currently ideal for recreational purposes there is significant potential to create open paddock land following some further maintenance and improvement.

The land lies outside the New Forest National Park and is within the current green belt. Given its proximity to Lymington and other nearby residential developments there is the possibility for future planning gain in the medium to long term.

OIEO £350,000





The Situation

The land is ideally positioned for both Southampton Road and Sway Road providing excellent access from the north, south and west. Despite the convenience of the location, and proximity to Lymington, the land remains very private bordered by mature trees on all sides. The land is positioned just outside the National Park with the centre of Lymington just one mile away and Brockenhurst four miles away.

Directions

From Lymington, follow avenue road B3054 onto Southampton road A337 for 4 minutes until you see the monkey brewhouse on your left, then turn left onto sway road and immediately left onto Buckland manor drive and the lots are situated to either side of this drive. There is a gated access to the land however when viewing it would be best to park at the monkey brewhouse then walk across the pavement to the driveway.

Services

The land does not have mains water or power.

Overage Clause - It is the vendors' intention that in the event planning permission is granted for additional residential property then 25% of the uplift in the value of the land will be payable to the current vendors. This condition runs for 25 years from the date of sale.

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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk