



Land at Coombe Lane *Sway, SO41 6BP*

SPENCERS
NEW FOREST



LAND AT COOMBE LANE SWAY • NEW FOREST

A fantastic opportunity to acquire a prime parcel of agricultural/grazing land of approximately 4.46 acres, conveniently located on the outskirts of the village of Sway and with direct forest access providing unlimited horse riding with very minimal road work.

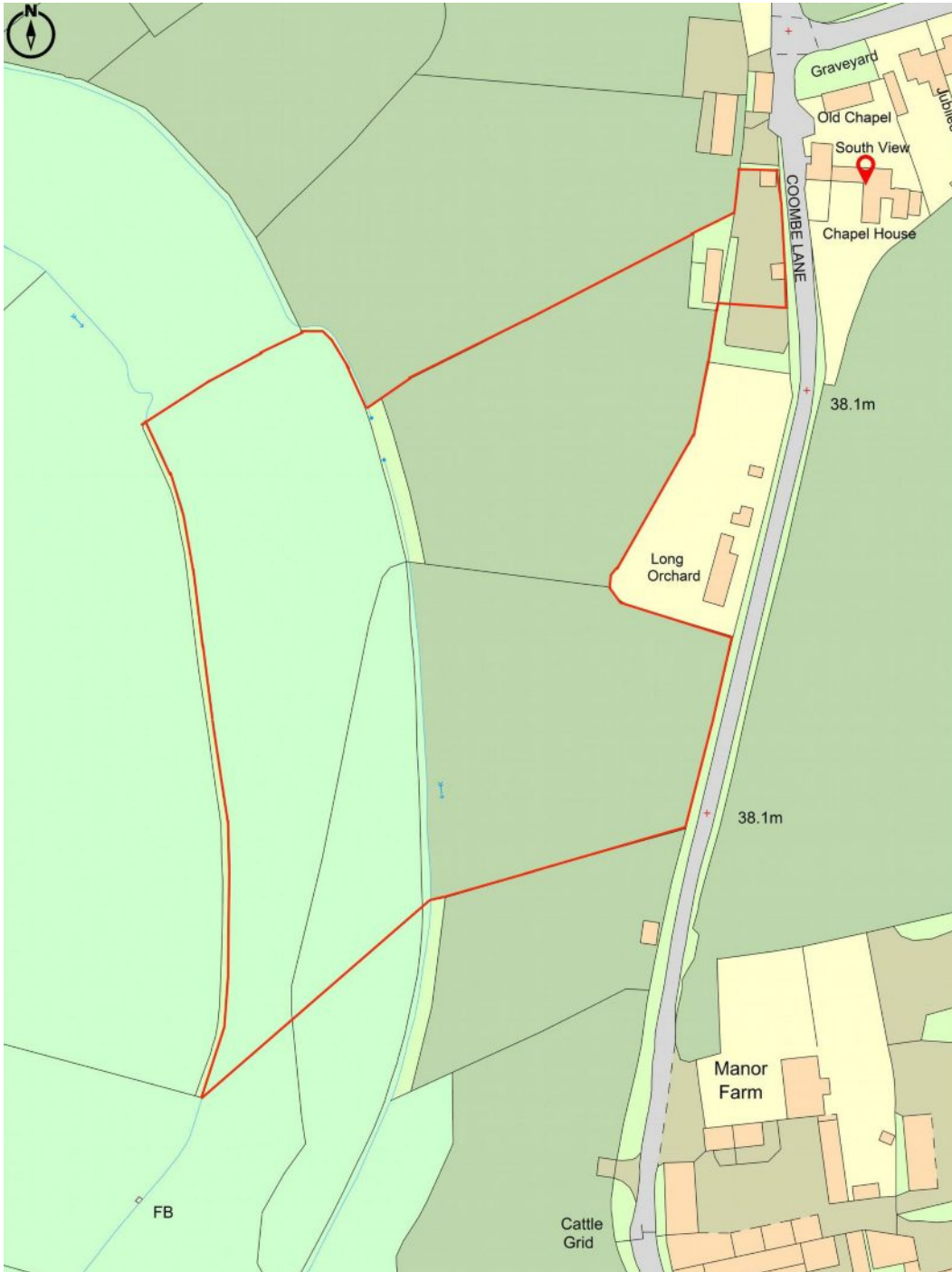
This much sought after land is in a picturesque rural position on the peripheries of the village, bordering the open forest and providing the potential for excellent grazing.

Accessed via a 5 bar gate, there is a large area of hardstanding with a storage barn, stable and a water supply, leading via a further gate to a stable complex with 3 stables and a tack room. The associated grounds lie in front of the stables and offer a combination of gently sloping paddock and forest land enclosed by stock fencing.

The land slopes down to a small stream which runs across the land adjacent to the woodland to the rear.

Guide Price £265,000

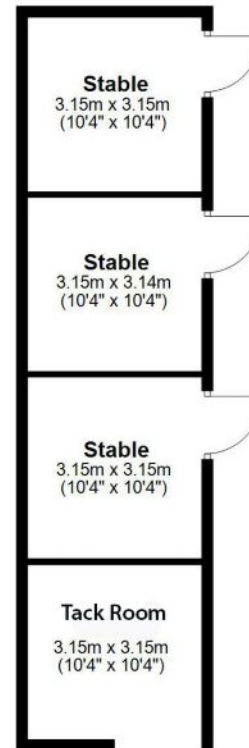




Directions

From our office in Brockenhurst proceed towards the village of Sway, turning left just before the Hare and Hounds public house into Pitmore Lane. Continue to follow the road for a short distance and take the second right hand turning into Coombe Lane. The land can then be found after a short distance, just after the turning for Chapel Lane, on the right-hand side.

Stables Floor Plan



Approximate Gross Internal Areas

Stable Block: 39.7 sqm / 427.3 sqft

Illustration for identification purposes only; measurements are approximate, not to scale EPC New Forest Plan produced using PlanUp.

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:

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com