



*Situated in a sought after location down a quiet country lane, lies approximately 2.4 acres of prime grazing land. This land comes with the benefit of unlimited forest riding on the doorstep.*

***Guide Price : £130,000***





## Key Features:

- Access provided by a metal gate into an area of small holding paddock enclosed by post and rail fencing.
- Water supply to the field.
- Perfectly located for forest riding directly from the gate
- Paddocks fenced by a mixture of post and rail and post and sheep wire.
- Grazed all year round with rotational grazing in the two acres.
- Forest Rights

## Directions:

From our office in Burley proceed north turning east onto the A31. Leave the A31 at Cadnam signposted Lyndhurst. Turn left onto the B3079 signposted Brook and Bramshaw. Continue for approximately a mile passing The Bell Inn/Bramshaw Golf Club on the right. Follow this road for one and a half miles, passing the McLarens Garage and take the first right. Continue along this road for about one mile and the access to the field will be found on your left.

## Viewings:

Viewing's strictly by appointment with the vendors sole selling agent.

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 or 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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