



The Land:

A fantastic opportunity to acquire just under 2 acres of well-maintained grazing land with the benefit of unlimited forest riding with touching distance of the entrance. The land is ideally located and has its own access and is flanked with fencing and thick hedgerow all around and further benefits from a small field shelter.

Highlighted in blue we believe there is an access between the Green Dragon and Brook Cottage to the land.

Guide Price : OIEO £150,000





Key Features:

- Water supply (to be metered separately)
- Includes field shelter
- Well maintained grazing land
- Just under 2 Acres

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. Proceed through the village, turn left down the track just before the Green Dragon public house and the land will be found at the end of the track.

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:

The Cross, Burley, Hampshire BH24 4AB

T: 01425 40 4 088 E: burley@spencersproperty.co.uk

www.spencersproperty.co.uk