

Hollowood Farm

Barrows Lane, Sway, Lymington,

Hollowood Farm

Barrows Lane

Sway

Lymington

SO41 6DE

An attractive country home (AOC) in a private position with a range of agricultural buildings set in a ring fenced 10.54 acres in the desirable New Forest village of Sway.



- Three bedroom farmhouse with potential to extend (STP) in the New Forest National Park.
- Consent for the existing Wooden House to be used as an independent dwellinghouse.
 - Range of versatile farm buildings.
 - About 10.54 acres (4.26 ha) in total.
 - For sale by Private Treaty as a whole.

Guide Price **£1,475,000**

Freehold

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SITUATION

Hollowood Farm is set in a much sought after and tranquil position nestled in the heart of the New Forest National Park in the village of Sway. Located just four miles outside the Georgian market town of Lymington, famous for its sailing history. Local amenities within the town include a number of boutique shops, restaurants, cafes, supermarkets and a hospital. A car ferry service to the Isle of Wight operates a regular timetable whilst Lymington Town railway station offers a service to London Waterloo with a change at Brockenhurst.

The property falls within the boundary of the New Forest National Park which boasts beautiful scenery and opportunities for a wide range of country pursuits including walking and riding. The M27 is accessible from the Cadnam Interchange located just 12 miles to the north providing connection to London via the M3.

THE PROPERTY

Set back from the road the property is approached from a private sweeping driveway through a parcel of established woodland. Hollowood Farmhouse was built in 2008 and designed to a high standard offering well thought out living space including a large open plan kitchen dining area and three double bedrooms with the potential to create a fourth bedroom in the loft space which is already fitted with velux windows. The large principal bedroom has its own very well appointed bathroom. Outside the low maintenance gardens are largely laid to lawn and have lovely views over the farmland.

PLANNING

Hollowood Farmhouse was granted consent in 2007 and is subject to an Agricultural Occupancy Condition stating that 'The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.'





THE WOODEN HOUSE

The two bedroom wooden chalet which sits alongside the farmhouse has consent to be used as an independent dwellinghouse. There is the option for a relative to reside there of for it to be let independently providing a potential income stream.

FARM BUILDINGS

Set within the yard area the farm buildings include a large seven bay steel framed building which has most recently been used for housing cattle, machinery and fodder. There are a further two secure buildings within the farmyard



including the workshop which is accessible from a roller door.

LAND

The farm as a whole extends to 10.54 acres (4.26 ha) in a ring fence broadly divided into six parcels of permanent pasture totalling approximately 7 acres which have been used for grazing and haymaking in recent years. The land is Grade 3 and the soil type is identified as being a freely draining slightly acid loamy soil. There are also 2.75 acres of woodland and an attractive stream running along the northern boundary.

We understand that the property benefits from Forest Rights including Common of pasture.

SERVICES

Mains water and electricity to the farmhouse, wooden house and outbuildings. LPG central heating to the houses. Private drainage to treatment plant.

RIGHTS OF WAY

No public rights of way cross the farm.



DESIGNATIONS

The property lies within the boundary of the New Forest National Park and falls within the Avon Water Nitrate Vulnerable Zone.

TENURE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Farmhouse Band D / Wooden House Band A

EPC

Both Hollowood Farmhouse and the Wooden House have an EPC rating of C.

AGRICULTURAL SCHEMES

The land is registered with the RPA. Delinked payments will be retained by the current owners. The land is not entered into any agri-environmental schemes.

DIRECTIONS

The entrance to Hollowood Farm is off Barrows Lane beside the bridge.
What3words ///units.vans.financial

LOCAL AUTHORITY

New Forest National Park Authority
Lymington Town Hall
Avenue Road

Lymington
SO41 9ZG
newforestnpa.gov.uk

Hollowood Farm, Barrows Lane, Sway, Lymington

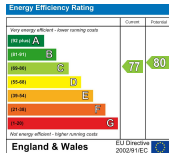
Approximate Area = 1364 sq ft / 126.7 sq m (includes barn / cattle shed / log store / carport)

Annexe = 932 sq ft / 86.6 sq m

Barn = 800 sq ft / 74.3 sq m

Total = 3096 sq ft / 287.6 sq m

For identification only - Not to scale



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