

FOR SALE: DEVELOPMENT OPPORTUNITY

# LAND TO THE REAR OF ARCH FARMHOUSE

Whitsbury Road, Fordingbridge, SP6 1NQ



Site boundary for indicative purposes only

SAVILLS WIMBORNE  
Wessex House, Priors Walk,  
Wimborne, BH21 1PB

**01202 856 800**

[savills.co.uk](http://savills.co.uk)

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## DESCRIPTION

The Property extends to c. 0.40 Ha (c. 0.91 acres) and comprises the orchard and paddock land to the south and south east of Arch Farmhouse, which can be seen in the plan opposite. Arch Farmhouse, a semi-detached property, is to be retained by the Sellers.

## LOCATION

The Property is located in Fordingbridge, Hampshire.

Fordingbridge, which is situated on the River Avon, is known as a gateway to the New Forest, and is popular with tourists and features a good array of local amenities including; schools, pubs, shops, restaurants, a cinema and various cafes.

Road communication links to Fordingbridge are good, with easy access to the A338, which connects the town to Ringwood (c. 6.4 miles to the south), and Salisbury (c. 9 miles to the north).

Bournemouth International Airport is located c. 21 miles to the south and Southampton Airport is located c. 21 miles to the east.

## SITUATION

The Property is situated to the south east of Whitsbury Road and is to the north west of the town centre.

## PLANNING

The Property is located within Fordingbridge Town Centre and is outside the New Forest National Park.

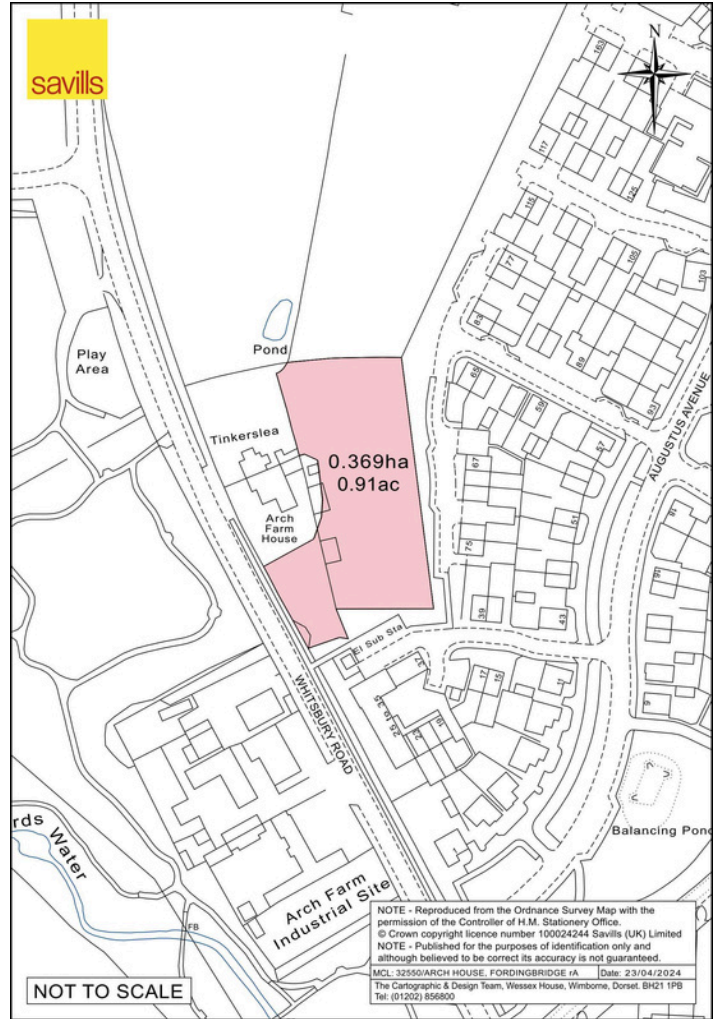
The Sellers obtained Pre-Application advice from New Forest District Council (NFDC) for the development of 8 dwellings on the Property.

The plan above shows the proposed development. The response from NFDC concludes that the principle for development in this location is acceptable, subject to the number of dwellings, their design, layout and other technical and highways considerations.

The Pre-Application submission and correspondence received from NFDC are included within the Marketing Information Pack, and will be made available upon request.

NFDC's recommendations are for the following, which comprises a reduction to 7 dwellings:

NO. OF UNITS	TYPE
3 x	3 bed houses
3 x	2 bed houses
1 x	4/5 bed house



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## LEGAL

The Property is held under Freehold Title No. HP421106.

Copies of the Land Registry Title Documents can be viewed in the Marketing Information Pack.

## LOCAL AUTHORITY

New Forest District Council (NFDC)

## VAT

VAT is not chargeable on the purchase price.

## MARKETING INFORMATION PACK (MIP)

A Marketing Information Pack (MIP) containing additional planning and legal information relating to the Property is available upon request.

## VIEWINGS

All viewings are to be coordinated via Savills. Access to the Property outside of specified times is prohibited.

Should you wish to view the Property, please contact Toby Drax on the email and/or mobile number provided overleaf. Prior to viewing, interested parties are advised to discuss any particular points which may affect their interest in the Property.

## METHOD OF SALE

The Property is being offered for sale by Informal Tender, subject to contract.

Conditional and / or Unconditional offers are invited for the Freehold interest in the Property.

**The deadline for bids is 12 noon on Thursday 6th June 2024.**

All offers should be submitted by email, using the specified submission documents within the MIP.

All offers should be clearly marked 'Arch Farmhouse, SP6 1NQ' and state a fixed sum, unrelated to any other offer.

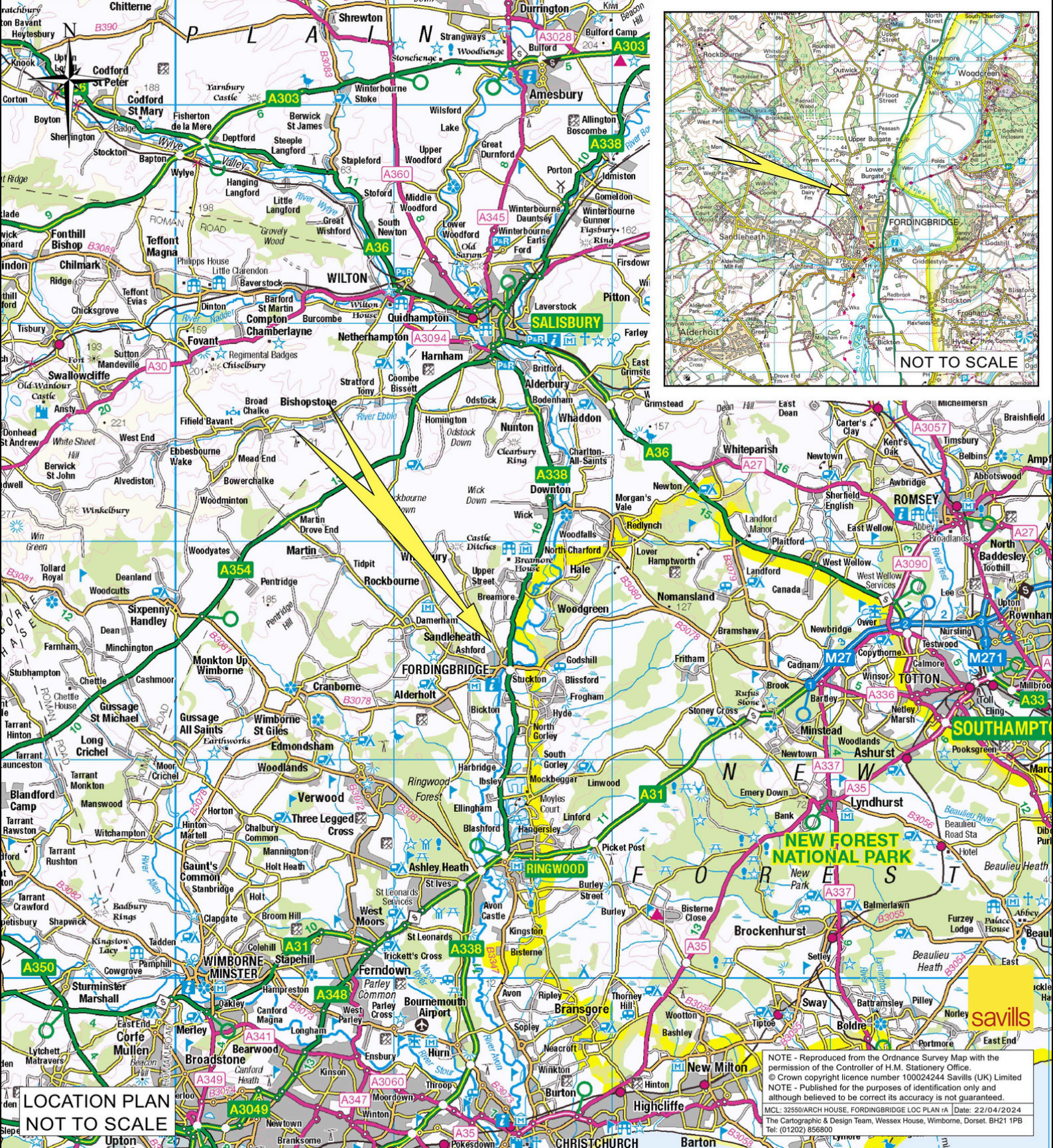
The sellers are not obliged to accept any offer.

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**LOCATION PLAN  
NOT TO SCALE**

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 MCL: 32550/ARCH HOUSE, FORDINGBRIDGE LOC PLAN 1A | Date: 22/04/2024  
 The Cartographic & Design Team, Wessex House, Wimborne, Dorset. BH21 1PB  
 Tel: (01202) 856800

**CONTACTS**

For further information please contact:

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