



, Wainsford Road, Pennington, Lymington, Hampshire, SO41

An extremely exciting opportunity to acquire organically managed land in the heart of the New Forest extending to 4.51 acres.

Situated in an idyllic, secluded location, the land south of Wainsford Road benefits from nearby access to bridleways and footpaths. The established holding is split into well drained, manageable fenced grazing paddocks and woodland enclosures with a mobile field shelter.

The woodland has mature oak, ash, holly, Scots pine, chestnut and crab apple trees and is really beautiful, with streams running through it and bridges allowing vehicle access to the whole site.

Hidden away in a valley, it is a secluded private place to rest, fish for the abundant trout, hunt, graze horses, pigs, sheep etc...or just relax! The south facing sloped woods drain well and are host to many animals such as badgers, foxes, deer and even the buzzards who nest there each year.

Avon Water borders the southern boundary where the land enjoys fishing rights and riparian rights, with the benefit of a license to extract 20m³ of water from the river. Additionally, the well-maintained

Guide Price
£220,000
Freehold

Council Tax Band: EPC:



01202 843190

Symonds & Sampson LLP
Symonds & Sampson 5 West Street,
Wimborne, Dorset, BH21 1JN
wimborne@symondsandsampson.co.uk
www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.



SURVEYS

VALUATIONS

PLANNING

LETTINGS