



Ravenwoolfe Stables, Pennington, Lymington, Hampshire SO41 8LB

A unique and exciting opportunity to acquire 8.33 acres in the heart of the New Forest benefitting from stabling, and river frontage.

Guide Price £470,000*

The logo for Symonds & Sampson is located in the bottom right corner. It consists of a dark green square with a white border. Inside the square, the text 'Symonds & Sampson' is written in a white, serif font. Below this, the text 'ESTABLISHED 1858' is written in a smaller, white, sans-serif font. The background of the entire page is a photograph of a rural landscape with trees and a field.

Agricultural, Equestrian and Woodland at New Forest National Park

Pennington, Lymington, Hampshire

- Lot 1 – 3.82 acres £250,000
- Lot 3 – 4.51 acres £220,000
- 8.33 acres (3.37 ha) of well-maintained permanent pasture and woodlands
 - Stabling on hard standing
- Temporary living accommodation
 - Agricultural buildings
 - 20m round equestrian school
 - Secluded, idyllic private valley
- River frontage to the Avon Water boasting fishing and riparian rights
 - Commoners rights

Viewing

Strictly by prior appointment through
Symonds & Sampson

Wimborne Agricultural office on 01202 843193





The Property

An extremely exciting opportunity to acquire land extending to 8.33 acres in the heart of the New Forest; offered for sale as a WHOLE or in TWO LOTS.

Situated in an idyllic, secluded location, the land south of Wainsford Road benefits from nearby access to bridleways and footpaths. ORGANIC

The land is complete with stabling rainwater harvesting on hardstanding, a fodder store, 20m equestrian round school, and aviary pens. The land also benefits from the provision of a sustainable loo and shower block.

The established holding is split into well drained, manageable grazing paddocks and woodland enclosures.

Avon Water borders the southern boundary where the land enjoys fishing rights, riparian rights and water extraction of 20m³ rights across approximately 475m of river frontage. The small spring fed lake has previously been used to irrigate the land, keeping it lush and green in the drier months. Additionally, the well-maintained woodlands boast sustainable timber harvesting opportunities.



Situation

The land occupies a unique, quiet location off Wainsford Road, Pennington. The A337, situated approximately 1km away, gives access to the A35 - Lymington and Lyndhurst (north) and Christchurch, Bournemouth and Poole (west).

Milford-on-Sea is situated approximately 3 miles south which gives access to the coast.

Designations

The land is situated within a New Forest National Park agricultural and equestrian land Nitrate Vulnerable Zone (NVZ).

Spring and mains water supply

Mains electricity supply

Satellite broadband by separate negotiation

SSSI – The New Forest

Registered holding

Police firearms cleared for 0.243 rifle shooting

Directions

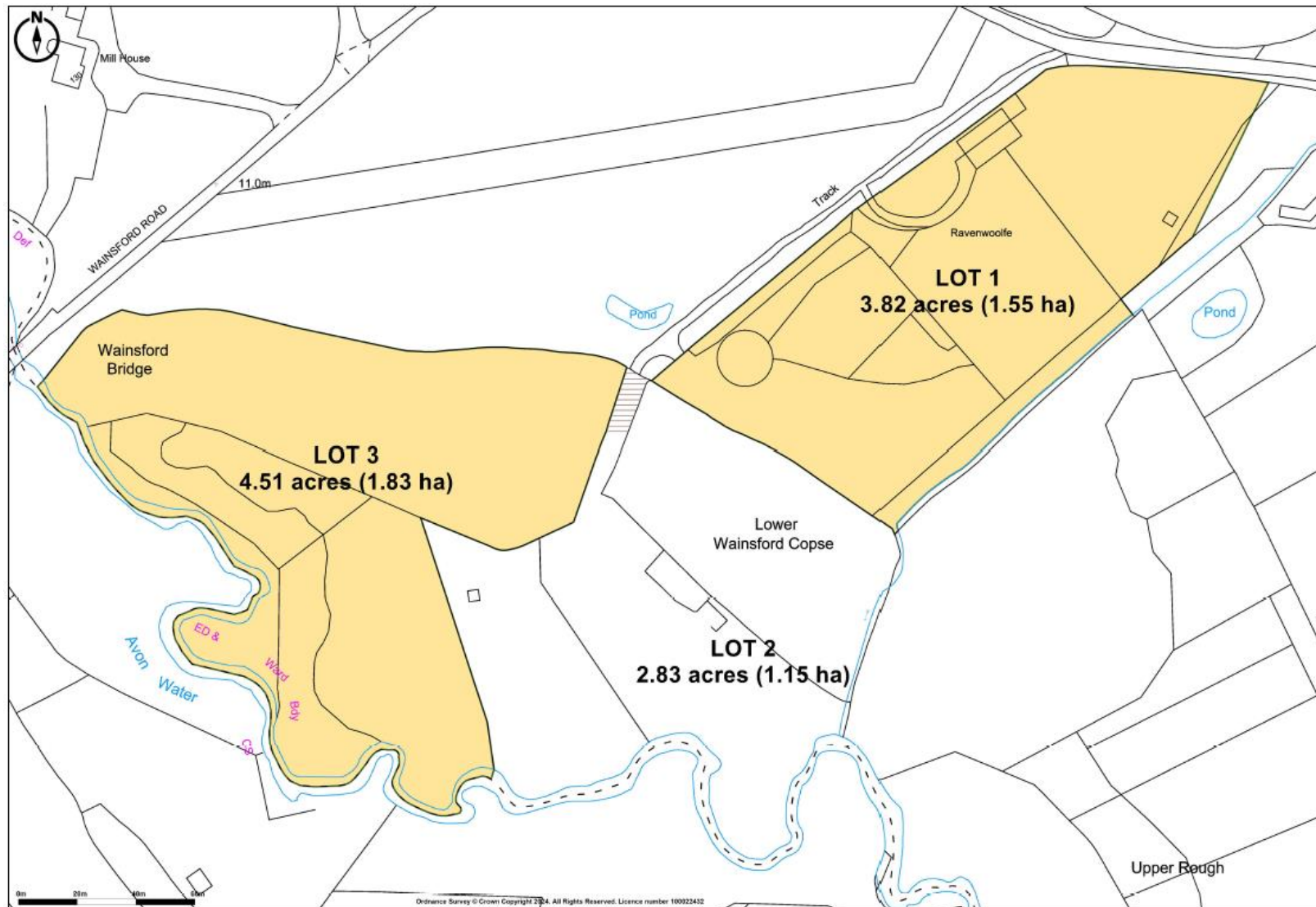
From Lymington High Street, follow the road west towards Stanford Hill, keeping Priestlands School on your right. At the roundabout take the third exit along North Street. Turn right at the end of North Street and immediately left onto Wainsford Road. Continue

along Wainsford Road for approximately 870m and the land will be situated on your left-hand-side, marked with a Symonds & Sampson FOR SALE board.

Land Agent
Morgan Clement
01202 843193

Agents Note – items could be purchased by separate negotiation:

- Layland 253 Tractor with rear loader
- Roller
- Harrow
- Aerator
- Trailer



01202 843190

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