



## Woodland at Ferndown Forest

West Moors, Ferndown, Dorset

A parcel of 13.43 acres comprising woodland and river frontage, occupying a secluded location.

Guide Price £75,000





### The Property

A parcel of land measuring 13.43 acres comprising woodland and river frontage to Uddens Water, occupying a secluded location.

The woodland is rich in biodiversity a mixture mature species and new growth through natural regeneration.

The land offers good connectivity to Southampton and Bournemouth sitting on the edge of the A31.

The topography is level lying with naturally wet, sandy and loamy soils.

### Services

Prospective buyers need to make their own enquiries as to the availability of services to the land.

### Local Authority

Dorset Council  
Tel: 01202 221000

### Solicitors

Ted Oakley  
The Oakley Shee Partnership, 70 Gracechurch Street, London EC3V 0HR.  
Email: ted@oakleyshee.co.uk  
Tel: 020 7089 9066

### Negotiator

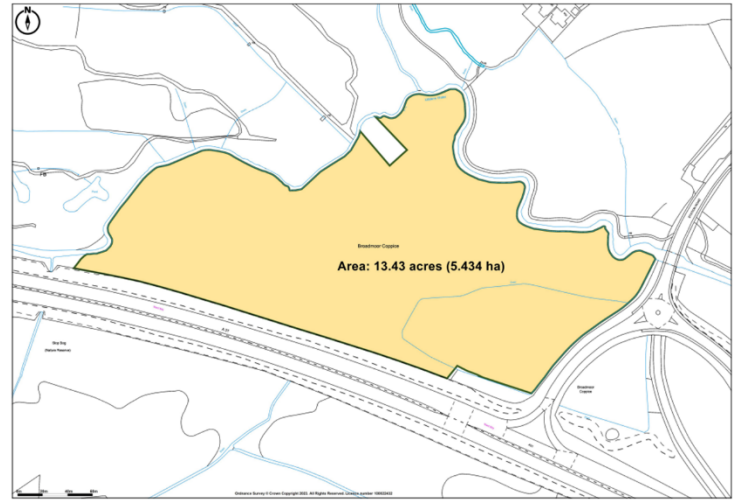
Morgan Clement  
01202 843193

### Viewing

Viewings must be scheduled in advance with a copy of these particulars to hand. Viewers are asked to observe the country code and ensure that all gates are secured at all times.

### Directions

From Canford Bottom roundabout, head north along the A31. Follow the second exit at the next roundabout, continuing along the A31, taking the first exit off the dual carriageway along Station Road. The woodland is situated immediately on your left-hand side.



LBW/13/02/2024



01202 843190

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