EDWARDS
ESTATE AGENTS
LIONS HILL WAY
RINGWOOD, BH24 2EU

GUIDE PRICE £25,000

- AUCTION
- TO TAKE PLACE THURSDAY 14TH MAY ONLINE AT 10AM
- GUIDE PRICE £25,000 TO £75,000 + fees
- FREEHOLD
- 1.18 Acres of agricultural farmland
- ONE OF ENGLAND'S MOST CHERISHED LANDSCAPES
- 28 DAY COMLPLETION
- ALL PLOTS TO COMPLETE ON THE SAME DAY, SEE LEGAL PACK
- BUYERS PREMIUM APPLIES
- VIEWINGS BY APPOINTMENT ONLY

Location and Connectivity

Access to this hidden gem is via the charming Lions Hill Way, leading through the historic Little Lions Farm. This approach establishes a sense of rural authenticity. The field's location is on the edge of the New Forest National Park. The A31 is easily accessed, giving direct routes to Bournemouth, Southampton, and London.

Surrounding Areas

The New Forest: Explore the ancient heathlands of Lyndhurst and the famous wild ponies.
Poole & Bournemouth: Enjoy the vibrant coastal atmosphere and award-winning sandy beaches.
Sandbanks: Visit the "Platinum Coast," known for its ultra-luxury real estate and elite watersports.
Paultons Park: A premier family destination located a short drive away.

The property will be entered into our 14th May auction which is held online and starts at 10am. You must register to bid and download the legal pack.

PROPERTY FEATURES
. Freehold
. Approx 1.18 Acres
. 28 Day Completion ***All Plots To Complete On The Same Day, See Legal pack***

VIEWING ARRANGEMENTS
We will be holding viewing slots, please call us on 01202 143399.
The property is available for viewing immediately. Please contact Town & Country Property Auctions for more information and to register for the auction. The auction will be held online, and registration is now open.

+++ Appointments to view must be booked in - please do not turn up at the property unless you have booked in with the office+++

Buyers Premium
* Buyers Premium Applies

Pre Auction Offers Are Considered
The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

Special Conditions
Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

Key Feature 1
Agricultural Land

Key Feature 2
Approximately 1.18 Acres

Key Feature 3
Freehold

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

EDWARDS

ESTATE AGENTS

Ferndown, Dorset BH22 9AU

01202 855595

www.edwardestates.co.uk