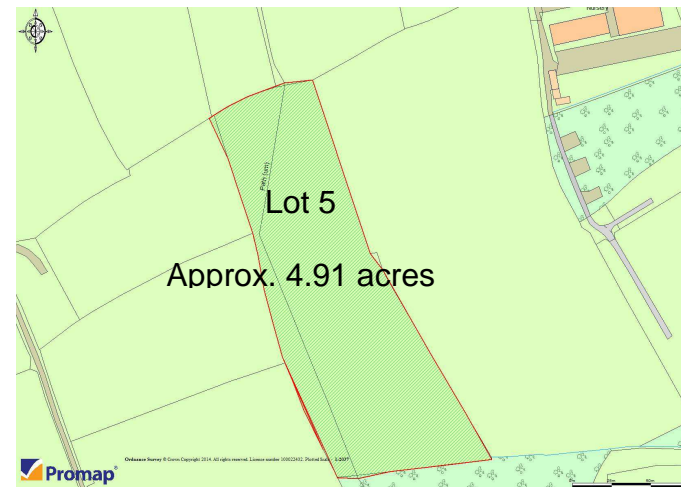
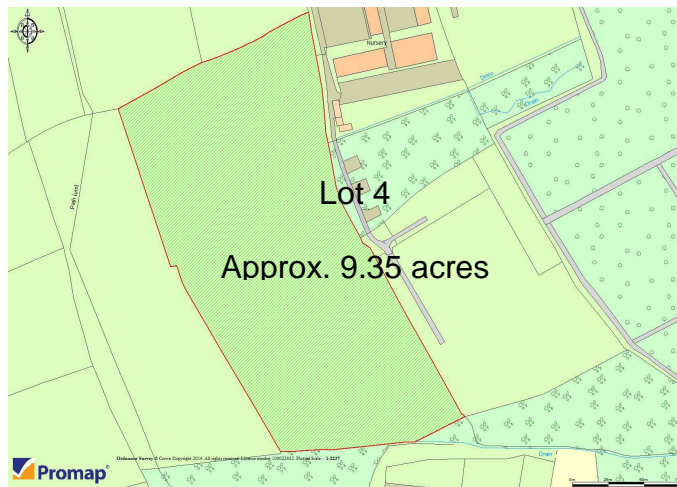
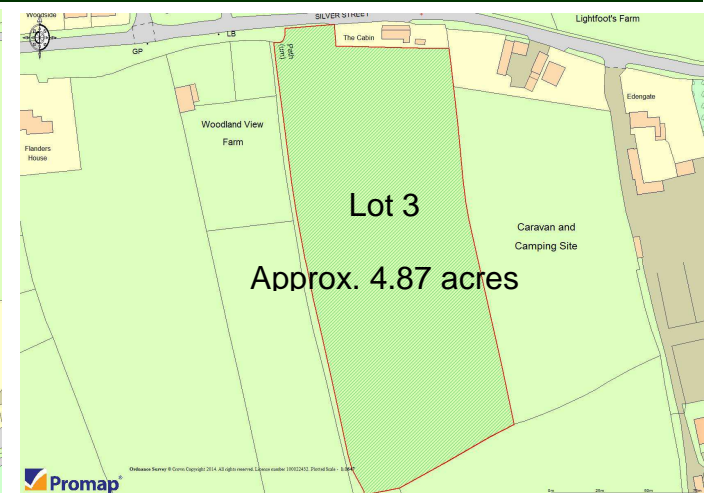
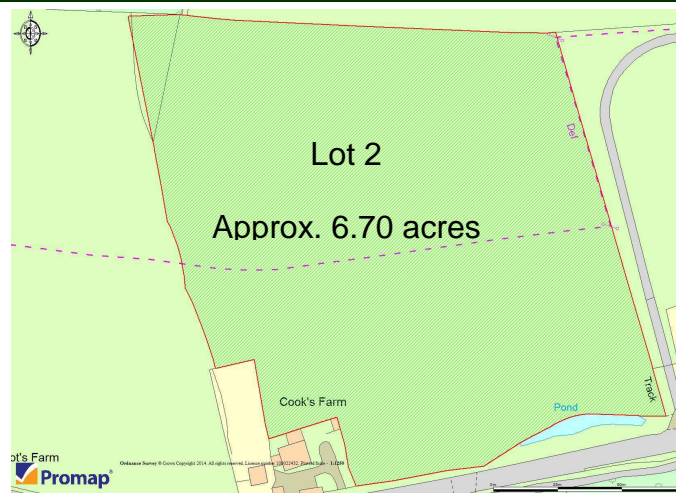
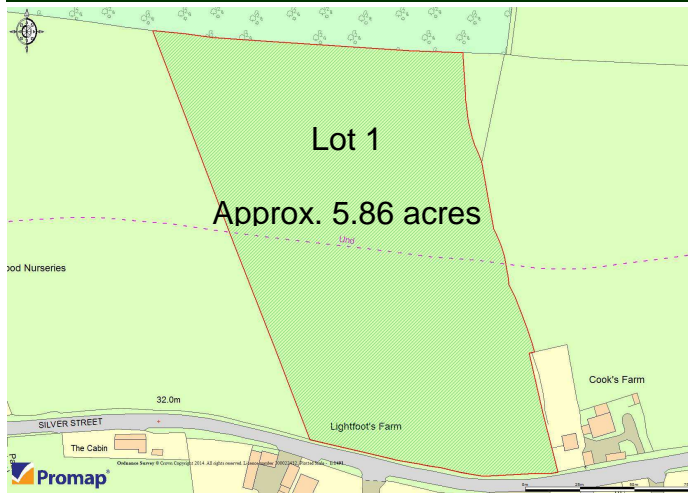


Lightfoots Farm

Silver Street, Sway, Hampshire SO41 6DG



A rare opportunity to acquire five parcels of land extending to approximately 31.69 acres (12.82 ha) in the New Forest National Park.
As a whole or in lots.

Price Guide: £630,000 Freehold

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**WOOLLEY
& WALLIS**
CHARTERED SURVEYORS

Situation

Positioned on Silver Street, Sway within close proximity to Lymington, the open New Forest and the popular coastline of Milford-on-Sea. Silver Street links Lymington to New Milton. The market town of Lymington with its Saturday Charter Market, river, marinas and yacht clubs is about 2.50 miles south east. Approximately 4.50 miles away is the town of New Milton that affords comprehensive leisure and shopping facilities along with a further main line rail link. The village of Sway is approximately 1.50 miles to the north with some shopping facilities, a mainline railway link to London Waterloo (approximately 95mins). The village of Sway is approximately 1.50 miles to the north with some shopping facilities, and gives access to extensive outriding across the open forest of the New Forest National Park.

Description

The land is situated on both sides of the road. On the north side two paddocks:

Lot 1. Approximately 5.86 acres (2.37 ha)

Lot 2. Approximately 6.70 acres (2.71 ha) gently slope away to a wooded area.

On the southern side the paddocks are divided into three parcels:

Lot 3. Approximately 4.87 acres (1.97 ha).

Lot 4. Approximately 9.35 acres (3.78 ha)

Lot 5. Approximately 4.92 acres (1.99 ha) and are edged by woodland to the south and west.

The vendors are happy to sell the individual paddocks as a whole or in lots. Mains water is connected to all parcels.

Services

We have been informed that there is a mains fed water supply and that a water supply will be connected to each lot.

Rights of Way and Easement

The land is sold subject to and with the benefit of all matters contained in or referred to in the title deeds together with all public or private rights of way, wayleaves, easements and other rights of way affecting the property.

Directions

Leave Lymington on the Southampton Road towards Brockenhurst on the A337. Go over the traffic lights and turn left just after the Monkey House Public House onto the Sway Road. After passing The Wheel Inn on the left hand side and The Mill at Gordleton Restaurant where the road becomes Silver Street. Continue for about 3/4 mile and Lightfoots Farm will be seen on the left hand side.

Agents Note

Woolley and Wallis Finance Ltd are highly experienced specialists in obtaining finance for rural property and we can assist with the arrangement of finance for rural property owners, land owners and farmers. We are retained agents for the AMC (Agricultural Mortgage Corporation) one of the UK's largest lender of long term finance to farmers. Through our wealth of industry contacts and long standing presence in the rural sector, we have the knowledge, understanding and skills to assist those seeking loans for business purposes of between 5 and 30 years from a number of finance providers.

For more information about raising finance or a second opinion on your existing arrangements, then please contact Rob Bishop on 01672 515252 or 07884584991 or email r.bishop@w-w.co.uk

Method of Sale

This land is to be offered for sale by private treaty.

Please note

Woolley & Wallis, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the land.
2. These particulars have been prepared in good faith to give an overall view of the land; they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. 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 land has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
4. These particulars were prepared in September 2014.

Viewings

All viewings should be by appointment only arranged through our Lymington Office. When visiting the land, obey the Country Code: Leave gates as you find them, respect livestock and keep dogs under control.

Woolley & Wallis
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Lymington
Hampshire
SO41 9NE

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Email: lymington@w-w.co.uk

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