

WOODS 4 SALE

Phone: 01248 364 362
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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Mount Pleasant Wood

**6.30 acres of mixed amenity woodland
20 miles from Southampton and 12 miles
south from junction 1 of the M27 for
£70,000 (freehold)**

A superb woodland comprising mature birch and alder in a serene location. Situated on the southern fringes of the New Forest National Park and 20 minutes from the sought-after village of Lyndhurst.

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Mount Pleasant Wood, Lymington, Hampshire



Description

Mount Pleasant Wood is ideally located on the edge of the attractive coastal town of Lymington at the southern end of the New Forest National Park.

The lot is divided by an attractive clearing, with the north-eastern section benefiting from a babbling stream meandering through the wood. This charming mixed woodland sits largely on loamy soils that have yielded some nice examples of birch, alder, oak, sycamore and Scots pine to name just a few. The lush understory holds a pleasant mixture of hazel coppice, beech regeneration, holly and rhododendron giving a rich scene throughout the seasons. The woodland floor is abundant with a diverse mix of grasses, ferns and fungi including bulrush, compact rush, lady fern, fly agaric and birch. The peaceful environment encompassing the wood has become home to an array of wildlife that can be seen and heard such as green woodpecker, kestrel, golden-ringed dragonfly and roe deer.

The woodland is approached via a quiet country lane that also borders the southwest boundary, with access into the woodland via a soft track, roughly 15 metres in length at the south-eastern corner.

If It Were Mine

I would begin by opening up the access point and then set about clearing some open spaces for camping on warm summer nights. I might also consider building a small footbridge over the stream.

To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Locators

OS Landranger Series Sheet No: 196.

Ordnance Survey Grid References:

- Roadside gate: SZ 307 970.

- Centre of wood: SZ 307 971.

Nearest postcode: SO41 9ZS.

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

Directions & Access

- From Lymington town centre, head north on the A337 towards Lyndhurst.
- Just after The Monkey House pub, turn left onto Sway Road heading towards Hordle and Sway.
- After roughly half a mile, take the fork right at the junction onto Mount Pleasant Lane, passing Mole Country Stores on the right.
- After roughly 300 metres you will arrive at the woodland entrance on the right indicated by the Woods4Sale sign (point **A** on the plan below).
- Please park in a suitable safe place off the road.

Boundaries

- Both sections of the northeast boundary are indicated by the railway fencing along with trees and wooden stakes painted red.
- Both sections of the northwest boundary are indicated by trees and wooden stakes painted yellow.
- The southwest boundary is indicated by trees and wooden stakes painted white.
- The southeast boundary is indicated by the hedge, fence and trees and wooden stakes painted white.

Sporting Rights

We believe the sporting rights are owned and included in the sale. They are not let.

Mineral Rights

We believe the mineral rights are owned and included in the sale except as reserved by statute.

Mount Pleasant Wood, Lymington, Hampshire



Rights Of Way

- The owners of Beedle Cottage have a right of way to their property along the short section of their drive that runs inside Mount Pleasant Wood (**AB**) on the south-east corner.
- There are no public rights of way in this woodland.

Fencing Liabilities

There are no known fencing liabilities.

How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

Mount Pleasant Wood, Lymington, Hampshire



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Legend							
	Motorway		Hard Track		Woodland For Sale		For Sale Sign
	A Road		Unsurfaced Track		Other Woodland		Gate
	B Road		Bridleway		Paddock/Meadow		Broad Leaf
	Minor Road		Public Foot Path		Conifer		
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				