

For illustrative purposes only



## WOODLAND TO THE WEST OF FRIMSTONE LONGMOOR ROAD LIPHOOK HAMPSHIRE GU30 7NZ

**GUIDE PRICE £90,000 FREEHOLD**

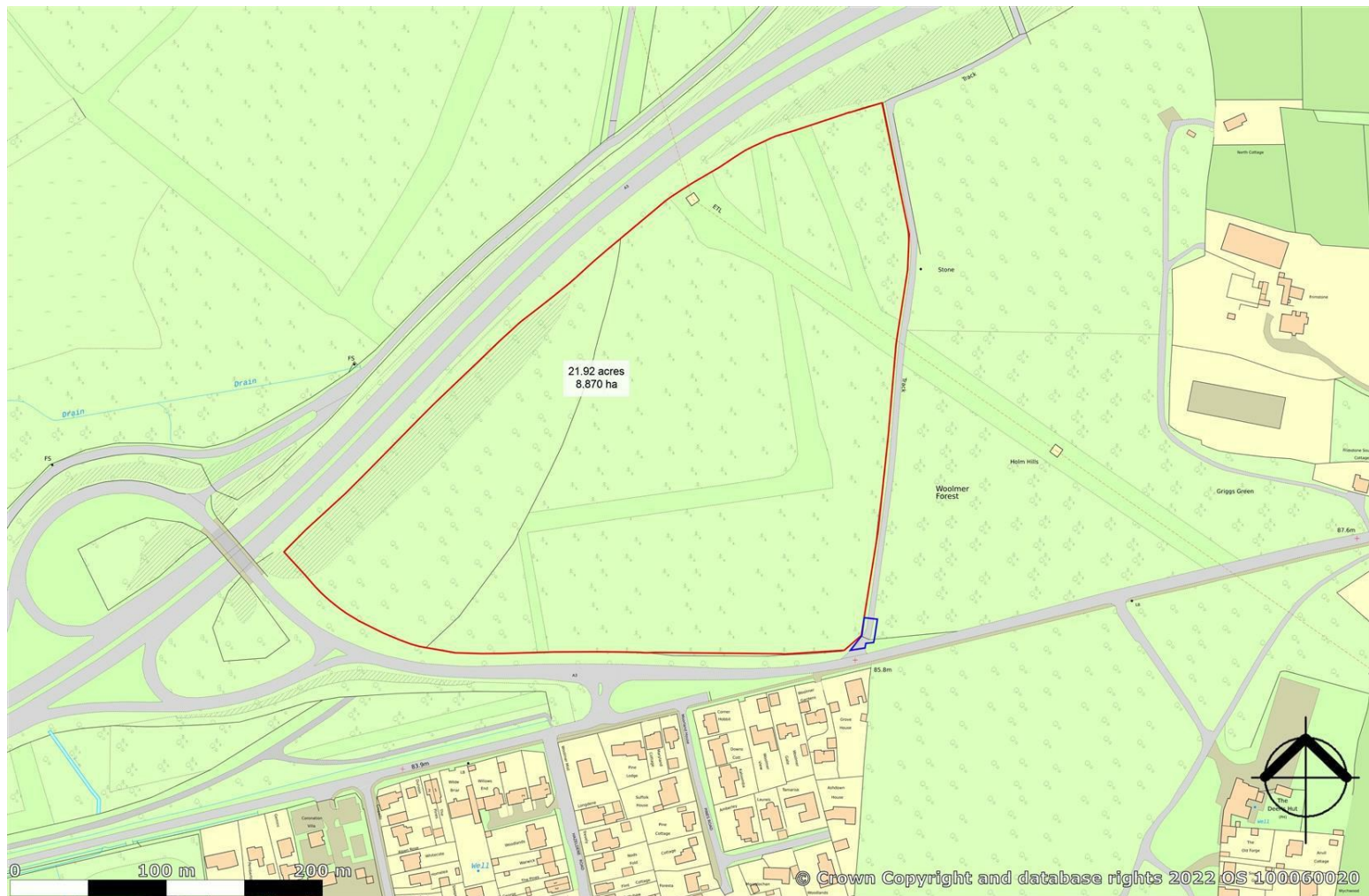
**WOODLAND FOR SALE**

**SUITABLE FOR A VARIETY OF LEISURE  
PURSUITS**

**22 ACRES**

**OUTSIDE SETTLEMENT AREA**





## THE LAND

For sale by private treaty, a lovely woodland of 22 acres on the outskirts of Liphook.

A private parcel of predominantly pine and spruce trees with a few clearings close to the South Downs National Park, suitable for a variety of recreational pursuits. There are no public rights of way across the land, although a bridleway runs parallel. There are some power cables crossing the land.

There is no woodland management plan in place and the land is not being sold with any conditions. There are no planning permissions or applications currently on the land which lies outside any Settlement Policy Area for East Hampshire.

No services are connected, although we understand that all public utilities are close by or in the public highway. No service checks were carried out.

### Viewings

Interested parties can visit the land unaccompanied but sturdy boots are advised as the land is overgrown and access is not easy across the whole of the land.

## OFFERS

Offers to be received in writing to Mark Steward [mark.steward@clarkegammon.co.uk](mailto:mark.steward@clarkegammon.co.uk) with proof of funds.

## DIRECTIONS

From the centre of Liphook take the Longmoor Road and access to the land will be found after approximately 1.2 miles on the right hand side. Alternatively leave the A3 at the Griggs Green exit and the access to the land will be found after a short distance on the left.

### CG HASLEMERE OFFICE

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