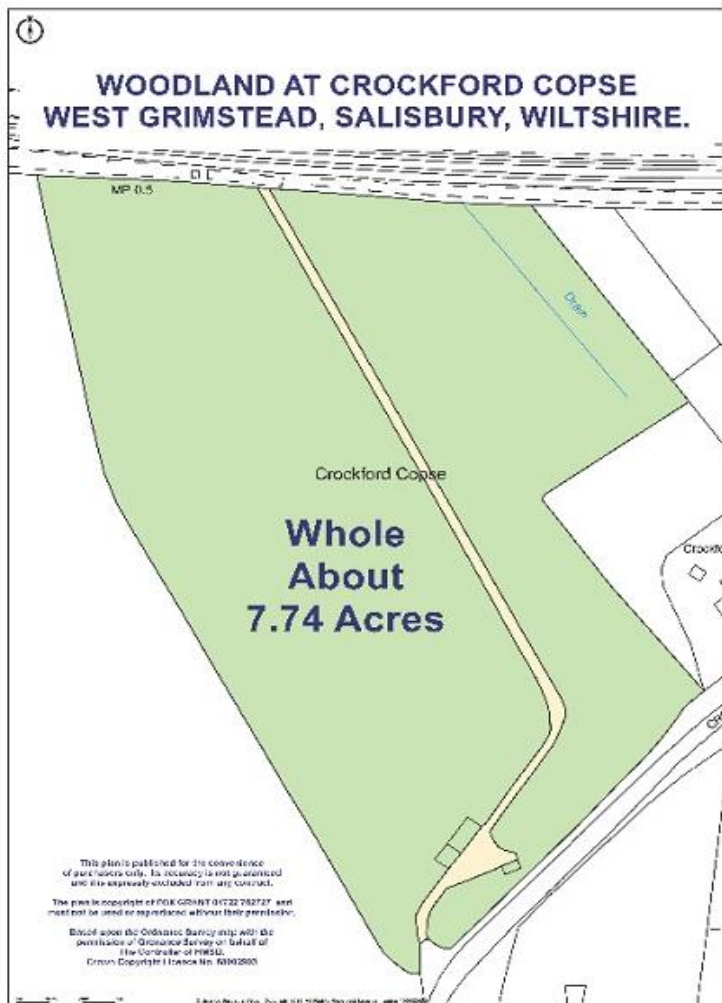




WOODLAND AT WEST GRIMSTEAD WEST GRIMSTEAD, SALISBURY, WILTSHIRE



Rare Opportunity to Acquire a Block of Mature and Semi Mature Woodland With Dilapidated Timber Buildings and Good Road Access

- Mature Woodland
- Timber Buildings with Potential
 - Rich Fauna & Flora

Whole **7.7Acres**

GUIDE £95,000 +

For Sale by Informal Tender (Unless Sold Prior)

SITUATION

West Grimstead 0.6miles, A36 1mile, A30 5miles,
Salisbury 6.5miles, New Forest 8miles

Crockford Copse is on the northern edge of West Grimstead. It adjoins Crockford Road via a track that runs through the wood. This block of woodland contains a number of semi-mature oak and Norway spruce planted in 1937 and 1958. There are two dilapidated timber buildings of and corrugated iron construction (presumed to have no services, not measured).

DESCRIPTION

Attractive block of semi mature woodland with set of dilapidated timber buildings with potential for improvement and/or replacement.

Range of mature and semi mature woodland including Douglas, Scotts Pine and Broadleaf trees including Lime, Ash, Birch, Hazel

Wide range of fauna and flora including Muntjac, Badgers, Bluebells, Primrose, Wood anemone and Common blue violet to name but a few.

SPORTING RIGHTS

The sporting rights are owned and included in the sale.

RIGHT OF WAY

There are no footpaths or rights of way on the land

SERVICES

None, but the agents believe there is water and electric close by.

AUTHORITY Wiltshire Council Tel: 0300 456 0100

COVENANTS

The land is subject to a forestry commission covenant restricting its use to the growing of trees and other forest products.



William Fox Grant



Maddie Standing-Gill

VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. Please contact **William** or **Maddie** for further details by email maddie@foxgrant.com.

AGENTS NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or 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 property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

DIRECTIONS

From Salisbury head South East on the A36. Bear left off the dual carriage way and head East towards West Grimstead. Then take the next left onto Grimstead Road and the woodland will be found on your left by the Fox Grant for sale board.

Postcode: SP5 3RH

