



Land leading off Summer Lane | Exbury | Hants | SO42

**WOOLLEY
& WALLIS**

Guide Price £270,000

An unusual parcel of approximately 4.04 acres (1.63 ha) of paddock land as well as a chicken run, orchard and a variety of outbuildings.

● PROPERTY DESCRIPTION

An unusual parcel of approximately 4.04 acres (1.63 ha) of paddock land as well as a chicken run, an orchard and a variety of outbuildings.

The land is about half a mile from Summer Lane and is accessed through A five bar gate from a winding tract passing other paddocks.

There is a track which accesses the outbuildings and ample parking.

● RIGHTS OF WAY

There are no public rights of way crossing the property. The property is sold subject to and with the benefit of all existing rights of way whether public or private, including wayleaves, easements, covenants, restrictions and obligations whether referred to specifically in these sale particulars or not. The purchaser shall be deemed to have full knowledge of the boundaries and the ownership thereof.

● TENURE AND POSSESSION

The land is being offered for sale on a freehold basis with vacant possession.

● METHOD OF SALE

The land is to be sold by Private Treaty.

● SHOOTING RIGHTS

All shooting rights are included within the freehold sale insofar as they are owned.



SITUATION

The village of Exbury sits in the south east corner of the New Forest National Park and is probably best known for Exbury Gardens.

Exbury gardens are a spectacular 200 acre woodland world famous for the Rothschilds collection of rhododendrons, azaleas and camellias.

The land is less than a mile from the open New Forest National Park.

DIRECTIONS

From our offices in Gosport Street head to the roundabout and turn right into Bridge Road. Cross over the railway line and head out of Lymington on the B3054 to Beaulieu. Proceed through the village and continue up the hill and out on to the open forest. On reaching the junction by the Royal Oak Pub turn right and right again into Exbury Road. Proceed for about 1.5 miles and the track to Stocklands will be seen on the left. Proceed up the track and when it bends sharply to the left proceed for about 50 yards and the entrance to the land is ahead of you . There is a 5 bar entrance gate.

AGENTS NOTE

Due to the location of the land all viewings must be accompanied.

There are some solar panels providing limited electricity.

There is no water provided.

There are 3 touring caravans, one useable, the other two have been used for hens and storage.



**AGENT'S NOTES**

Woolley & Wallis 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 an overall view of the property, 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 property 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 July 2026

For more information please contact us:

24 Gosport Street | Lymington | Hampshire | SO41 9BE

01590 689878 | lymington@w-w.co.uk

www.w-w.co.uk

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