



## FEATURES

- 1.9 Acres (0.77 Hectare) - 'L Shaped' Plot
- Within Easy Reach Of The New Forest
- Potential To Develop Into Substantial Single Dwelling (STP)
- Picturesque Rural Setting
- Development Opportunity (STP)
- Subject To Planning Offers Considered
- Previously Occupied By A Residential Dwelling until the 1970's
- Close to Bournemouth International Airport
- Located With Good Access Into Bournemouth
- Freehold

**Fixed Asking Price £250,000**

POTENTIAL TO DEVELOP A SUBSTANTIAL HOME (STP) IN A RURAL SETTING

**47 Foxbury Road, St. Leonards  
Ringwood, BH24 2SG**

## OVERVIEW

An 'L shaped' plot of land with potential for development into a sizeable single dwelling (subject to planning and consents) currently sitting as a mixture of grassland and forest with a dilapidated farm building present.

The property is located close to Ringwood which is a small market town in Hampshire on the River Avon, close to both The New Forest and Bournemouth. The plot is situated on Foxbury Road which is situated in a predominantly rural setting with good access to A roads towards Bournemouth and across the south of England. Foxbury Road hosts numerous individual residential dwellings neighbouring No. 47.

This is an opportunity to acquire a sizeable plot of land in a picturesque location which would be perfect for the development (subject to planning) of a sizeable executive home.

## DESCRIPTION

- 1.9 Acres (0.77 Hectare) Plot of Land
- Asking Price: £250,000
- Development Opportunity (subject to planning and consents)
- Close to The New Forest and Bournemouth
- Picturesque Rural Setting
- Freehold

## LOCATION

Ringwood is a market town situated in the county of Hampshire on the River Avon close to The New Forest. Foxbury Road is located close to both the town of Ringwood and Bournemouth both of which are accessible via the A31 and the A338. Bournemouth International Airport is also within close proximity to the property.





Accommodation

Total – 1.9 Acres (0.77 Hectares)

Services

Interested parties should make their own enquiries as to services available. The plot is surrounded by numerous individual residential dwellings.

Tenure

Freehold

VAT

Non Applicable

Asking Price

£250,000

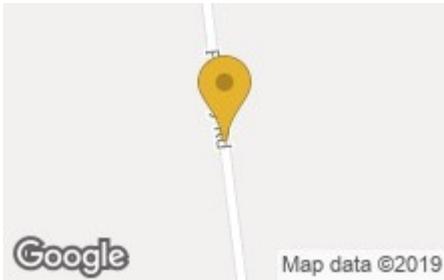
STP Offers

Subject To Planning Offers Considered

Sell Your Property

If you are thinking of selling your property, contact us now for a free appraisal and benefit from:

- 0% Seller Fee
- £0 Entry Fee
- £0 Marketing Costs
- 20 Working Day Completion
- Monthly auctions



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(91-100) A			(91-100) A		
(81-90) B			(81-90) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC