



Land to North East of Appleford Lane, Appleford,  
£150,000





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**£150,000**



**Megan Baker**  
Estate Agents

This beautiful piece of agricultural land measures around 6.8 acres. Set in an Area of Outstanding Natural Beauty, it has been organically managed over the last eighteen years (not certified) and is now full of a colourful array of meadow plants and teeming with wildlife. It is currently used to graze sheep over the winter and to take haylage from in the summer. Accessed from Shiny Bricks Lane, the land slopes down to Appleford Lane and enjoys breathtaking views of the surrounding countryside and downland. It is positioned in a quiet rural setting with excellent riding around. Our sellers believe there to be water in the Shiny Bricks Lane hedge, but any potential purchaser must make their own investigations. Freehold.

VIEWINGS STRICTLY BY APPOINTMENT WITH, AND ACCOMPANIED BY AGENT PLEASE.



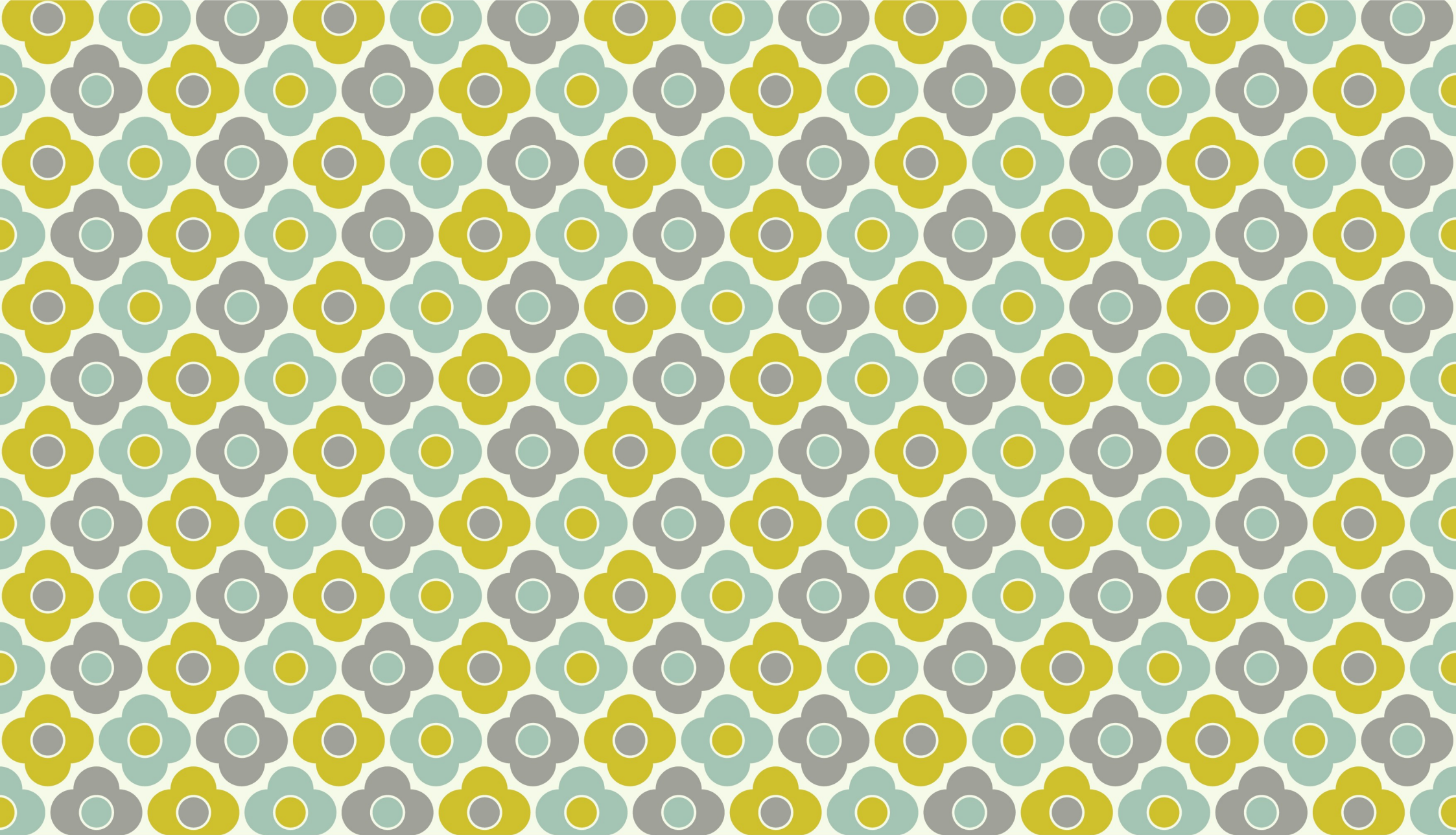
### Disclaimer

Potential purchasers must confirm the land size themselves as well as the availability of water. These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.



Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)





**Megan  
Baker**  
Estate Agents

**Arrange a viewing**

Love this property and want to see more?

Call us on **01983 280555**

Email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

**Pop in for a chat**

**Megan Baker Estate Agents**

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