



Martins Croft Farm

Totton, Hampshire

Carter Jonas

Martins Croft Farm Fletchwood Lane Totton SO40 7DZ

Smallholding inside the New Forest National Park.

Martins Croft Farm is a residential smallholding located inside the New Forest National Park. The property comprises a detached 2-bedroom bungalow in a dilapidated state of repair, range of timber farm buildings and permanent pasture.

In all extending to 23.89 acres (9.67 ha).

For sale by private treaty as a whole.



Willow Cottage

Location

The property is situated just inside The New Forest National Park. The nearest village is Ashurst Bridge, circa 0.7 miles north east with the town of Totton circa 2 miles north.

Junction 2 of the M27 is located circa 4 miles to the north at Ower providing access to Ringwood, Southampton, London and the wider motorway network.

Amenties

Nearby Totton provides a range of amenities including shops, pubs and recreational centres.

Within a short drive, Southampton town centre offers a wealth of shops, restaurants and transport links to other cities such as Winchester, Salisbury and London.

The New Forest National Park is made up of wild open heathlands, ancient woodlands and coastline. With good visitor facilities it's a great place to walk, cycle or horse ride.

Bungalow

Of block construction under tile and extending to approximately 850 sq ft the bungalow provides an excellent project for significant modernisation and refurbishment. Comprising two bedrooms with sitting room, dining room, kitchen and bathroom there is a lean to outhouse and porch. The current condition is basic and in the agents opinion uninhabitable.

Buildings

In an adjacent yard there is a range of timber pole barn farm buildings used for machinery storage and workshop space extending to about 6,800 sq ft. Further storage in nissen hut style steel and fibre cement buildings and some stables lies adjacent to the field enclosures. In the agents opinion the buildings require complete redevelopment or replacement..

Land

The pasture to circa 22.25 acres (9.00 hectares) and lies in several large enclosures to the north of the property. Suitable for livestock or equestrian grazing. It is mostly enclosed by mature hedgerows and some fencing but would need work to be fully stock proof. In recent years it has been used by to make hay.

The land is classified as Grade 4 on the Agricultural Land Classification Map with the soil further described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

Overage

The property will be sold subject to an overage reserving 30% of the increase in value outside of the permitted use for a period of 30 years. Draft overage available on request from the selling agent but for the avoidance of doubt the permitted use is as a single private dwelling house, agriculture or personal equine purposes

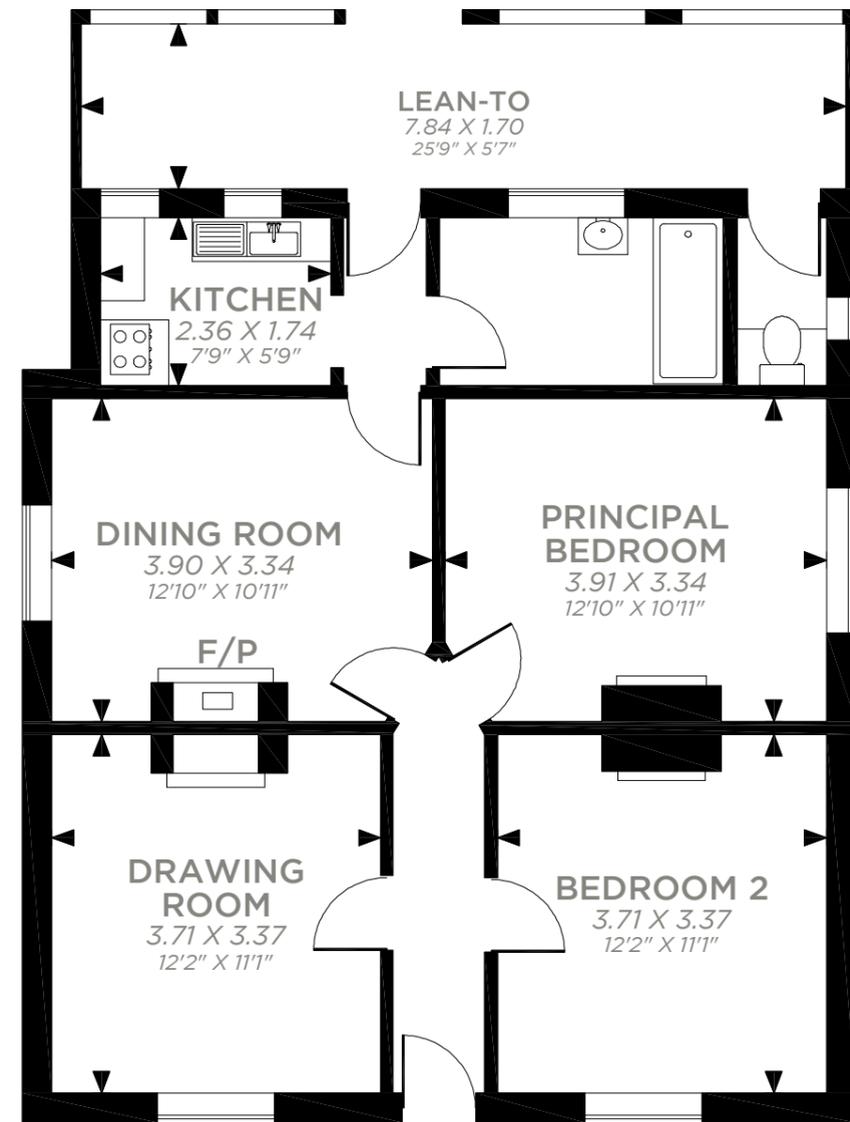
Floor plan

Martins Croft Farm

Main house:
763 sq ft / 71 sq m

Lean-to:
143 sq ft / 13 sq m

Total area:
906 sq ft / 84 sq m



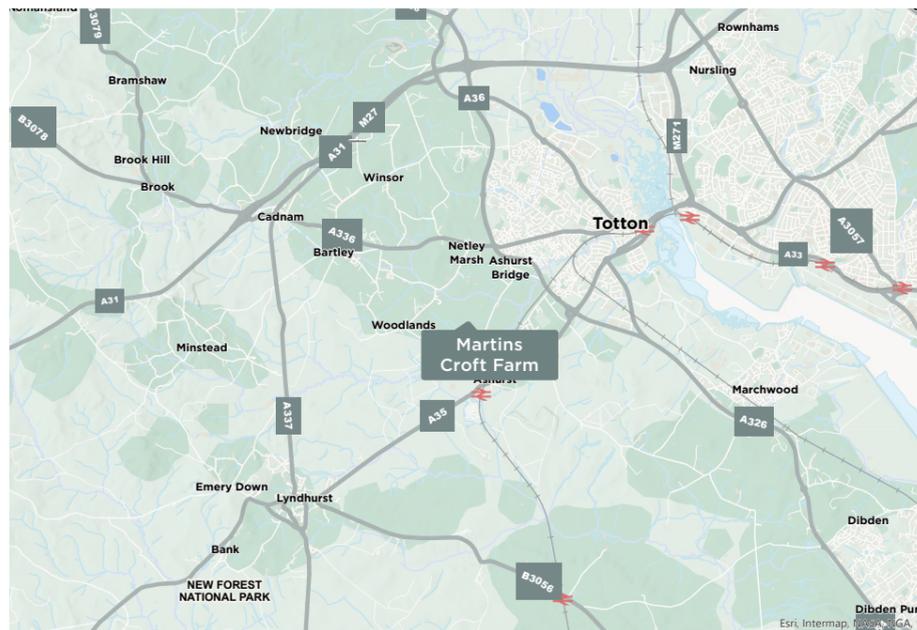
GROUND FLOOR

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.





1 Lakeside Cottage



Method of Sale

The property is offered for sale by private treaty as a whole.

Tenure & Possession

The property and land are sold freehold with vacant possession available upon completion.

Environmental Schemes

The property is not included within any environmental schemes.

Designations

The property lies within The New Forest National Park and as such any redevelopment will be in accordance with the New Forest National Park Planing policy framework.

Services

Mains water and electricity are connected. We are not aware that there is a formal drainage system.

Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

There are no public rights of way across the land so far as we are aware.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

Sporting Timber & Mineral Rights

Sporting, timber and mineral rights are included in the sale where available.

EPC ratings

Building	Rating
Bungalow	G

Local Authority

New Forest District Council
www.newforest.gov.uk

Viewings

Viewings of the property are strictly by appointment only and to be accompanied by the selling agent.

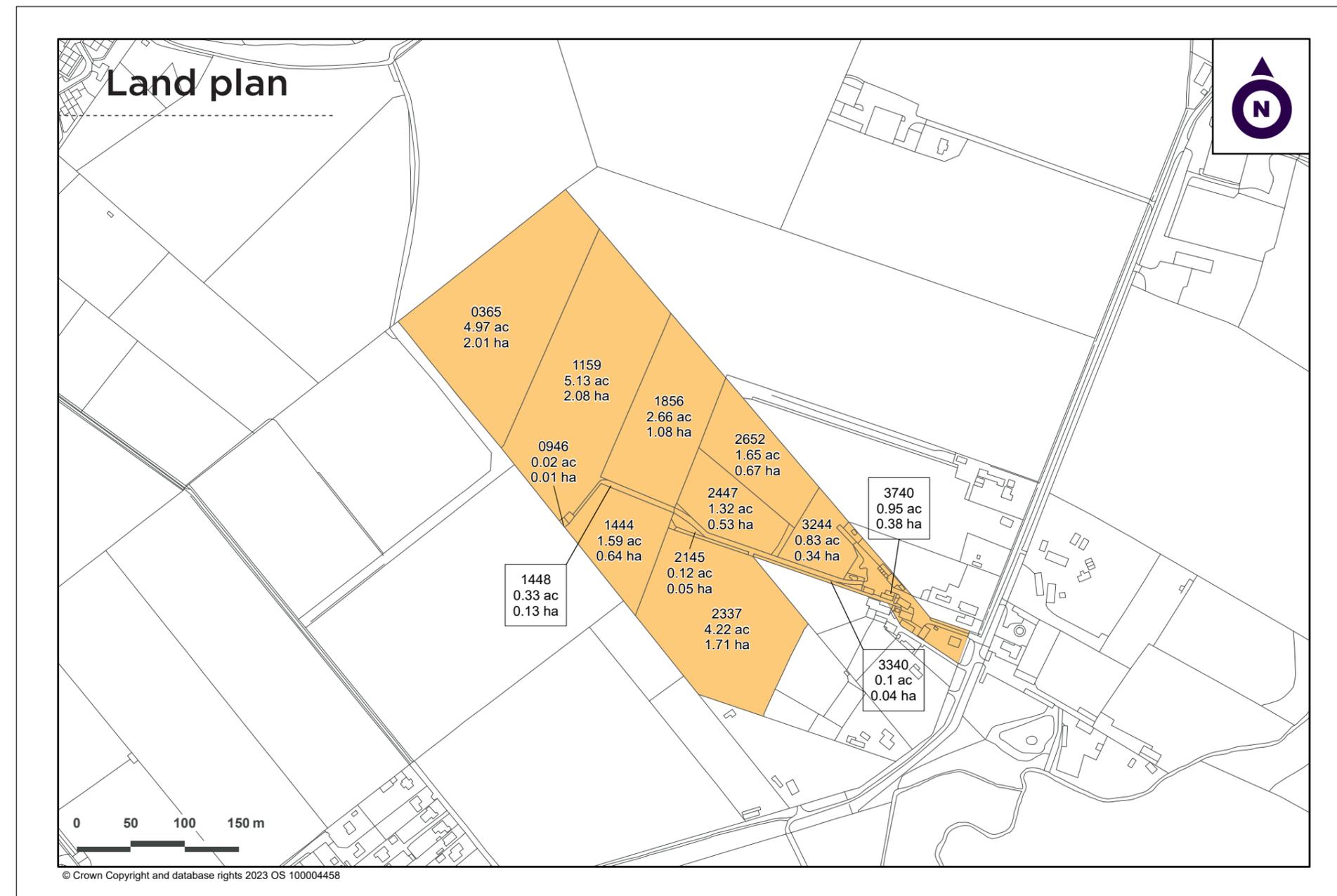
Directions

From Totton Train Station - Take a left on to Commercial Road, take the first exit at the roundabout and continue onto the A336. Continue straight at the next roundabout and then turn left at the next roundabout onto Fletchwood Road. Go straight over the next roundabout and turn right onto Fletchwood Lane. Continue straight. The property is approximately 450 meters further on from the postcode.

From M27 J2 - Take the Exit onto the A326 towards Totton and continue straight over the next two roundabouts. At the third roundabout, take the third exit onto Fletchwood Lane. Continue right onto Fletchwood Land and the property is approximately 450 metres on from the postcode.



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Winchester

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Important Information

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