

PROPERTY AVAILABLE TO RENT

Shave Green Cottage, Lyndhurst Road, Cadnam, Southampton, SO40 2NR



In the region of £ 840.00 per calendar month (Fully Subsidised Commoning Rent)

In the region of £ 1,400.00 per calendar month (Open Market Rent)

A 3-bedroom detached house with garden, outbuildings and attached 0.42 hectares of agricultural grazing located on the edge of Shave Green Inclosure. To be let on a Farm Business Tenancy (FBT) if you: are actively contributing to the practical management of the land, vegetation or wildlife of the New Forest, or the management of commoning livestock that grazes upon it. Your contribution should be regarded as more than minimal and/or temporary. Please do not apply if you do not meet these criteria.

Particulars:

Ground Floor

Porch ~ Larder ~ Bathroom & WC ~ Kitchen ~ Reception Room
~ Hallway ~ Living Room

First Floor

Double Bedroom One ~ Double Bedroom Two ~ Double
Bedroom Three

Furnishing

Unfurnished

Garden

Large garden surrounding property including raised beds

Outside and stable block/outbuilding

Parking directly off A337
Outbuilding under a pitched tile roof, split into three bays

Land

Approximately 0.42 hectares/1.03 acres of agricultural grazing
and stable block/outbuilding is available by separate agreement.
The rent for these elements will be calculated using current
agricultural market values.

Services:

Drainage

To septic tank

Utilities

Mains water and electricity

Heating

Oil fired central heating

Other Information:

EPC Rating

E

Local Authority

New Forest District Council

Council Tax

Band A (£1,399.49 2024/25)

Deposit

At least 1 month of rent. If applicable, this may be influenced by
the number of pets.

Rent

In the region of £ 840.00 - £ 1,400.00 per calendar month
Active commoners may be eligible for the fully subsidised
commoning rent however a higher income threshold applies to
the property therefore applicants with a household income
above £75,918 per annum will be subject to a higher rent.

Forestry England reserves the right to not offer the tenancy to
the highest bidder.

Property Photos



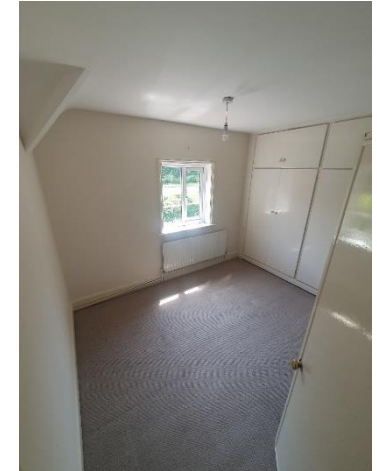
Kitchen



Bathroom



Bedroom One



Bedroom Two



Yard and parking



Outbuildings

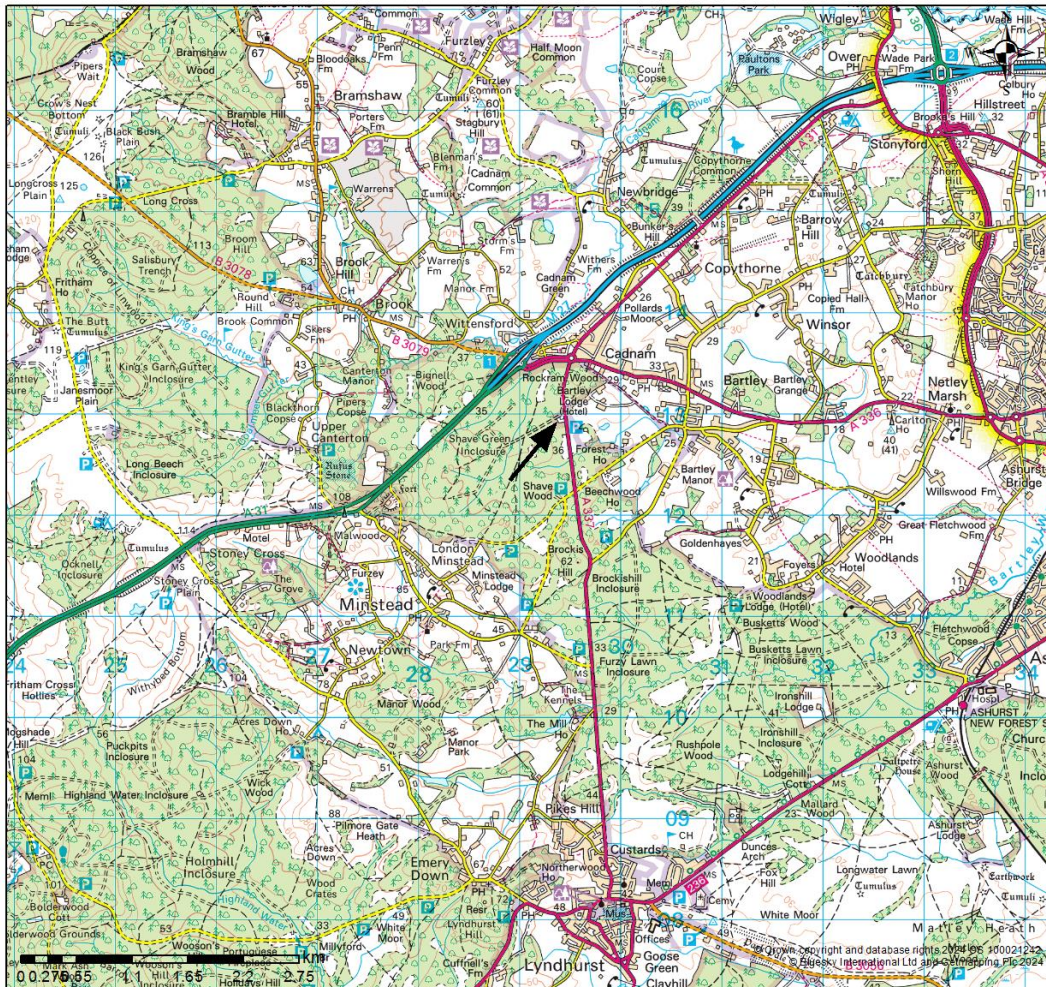


Grazing paddock towards property

Location

The approximate location of the property is indicated using the black arrow

What 3 Words/W3W (to yard/parking area behind property): steady.spruced.strapping



Title: **Shave Green Cottage**

Date: 19 November 2024

Author: South England Estates

Scale @ A4: 1:50,000



Forestry England
forests and woodlands
have been certified in
accordance with the UK
Woodland Assurance
Standard (UKWAS)



Viewing

Strictly by appointment only.

To express interest in this property please complete the enclosed application form and return to Fergus Robertson-McIsaac before 5pm on 18th December 2024.

Fergus Robertson-McIsaac, Assistant Land Agent. Forestry England, King's House, Lyndhurst, SO43 7NH

Fergus.robertson-mc@forestryengland.uk