

Stanstead Cottage, Valley Lane,
Bransgore, Christchurch, Dorset, BH23

Guide Price **£475,000**



2

Bedrooms



1

Living



1

Bathroom/Ensuite



10+ / 2

Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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RE-DEVELOPMENT POTENTIAL

A TWO BEDROOM BUNGALOW OFFERING A UNIQUE OPPORTUNITY FOR RENOVATION OR REDEVELOPMENT (STPP), UPON A SECLUDED PLOT APPROACHING 1/2 AN ACRE, WITH 1 ACRE OF ADJOINING PADDOCKS TO THE REAR, ENJOYING A DELIGHTFUL TUCKED AWAY POSITION ALONG A QUIET LANE IN THE NATIONAL PARK WITH DIRECT FOREST ACCESS

GUIDE PRICE £475,000 - £500,000

Situated upon an attractive and secluded plot approaching 1/2 an acre with a collection of outbuildings to include a Garage, Workshop and Stabling along with two adjoining paddocks to the rear measuring approximately 1 Acre, is this two-bedroom detached bungalow offered with no forward chain.

Offering excellent scope for extension and renovation or redevelopment, this presents a rare and exciting opportunity to create a home of one's own design and specification with equestrian facilities in a truly special semi-rural setting, located on a no-through lane with access to direct open forest at one end.

Whilst previous planning applications have now expired, we believe this sets a good example of what planning consent can be achieved.

Planning permission for a replacement dwelling measuring 99 square meters was granted in 2000 - Reference number - 00/69577

<https://planning.agileapplications.co.uk/nfnpa/application-details/43863>

An extension was granted in 2006 - Reference number - 06/87591

<https://planning.agileapplications.co.uk/nfnpa/application-details/42451>

The property is situated within the new forest National Park and is subject to a small dwellings policy.

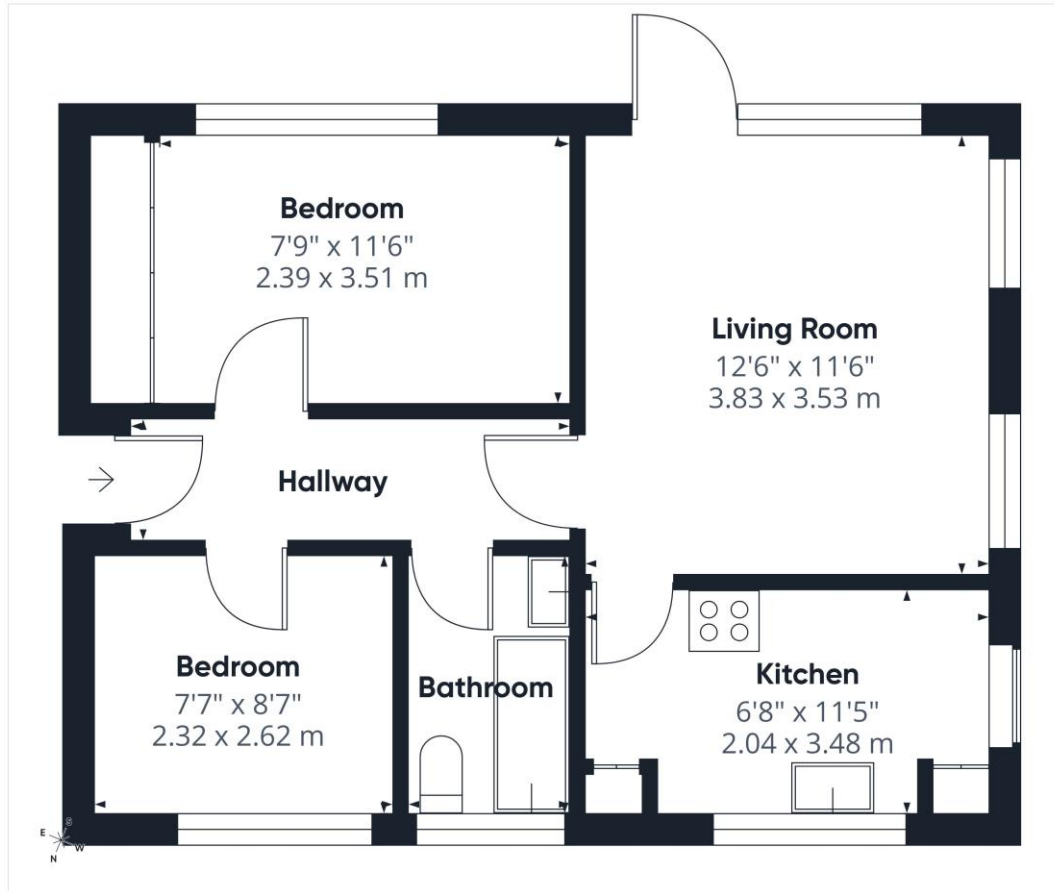
Situated within the Western fringe of The New Forest National Park, the property enjoys a most convenient semi-rural setting. Within a short distance, Bransgore Village offers an excellent range of amenities, to include a good selection of day-to-day shops, a number of Public Houses and a most popular Primary School, which is in turn a feeder for the highly regarded Ringwood and Highcliffe Comprehensives. The New Forest National Park with its attractive walks and pleasant villages is immediately to hand, whilst the beautiful harbourside town of Christchurch and its neighbouring coastline are approximately 5 miles distant.

TENURE: FREEHOLD
COUNCIL TAX BAND: E



KEY POINTS

- No chain
- A rare and delightful opportunity
- Excellent scope for redevelopment (stpp)
- Expired planning permission for a replacement dwelling
- 1/2 Acre plot + 1 Acre of Paddocks
- Collection of Outbuildings
- Garage, Workshop and Stabling
- New forest National Park

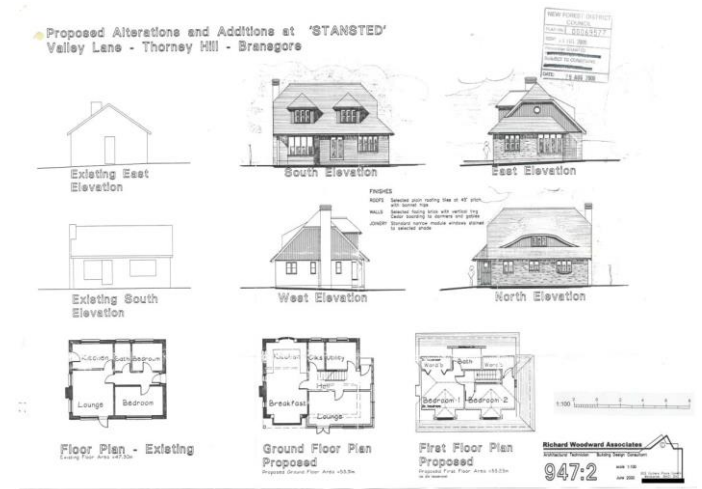


Approximate total area⁽¹⁾
483 ft²
44.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



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