

FOXLEASE

CLAY HILL • LYNDHURST • HAMPSHIRE



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An extraordinarily rare opportunity to acquire a significant 65 acre Georgian Estate located in the heart of the New Forest, with a wide range of accommodation across the site offering a range of potential alternative uses, subject to planning permission.



FOXLEASE

CLAY HILL • LYNDHURST • HAMPSHIRE • SO43 7DE

Lyndhurst 0.9 miles • Southampton 10.6 miles • Bournemouth 22 miles • Central London 89.7 miles
(All distances are approximate)

Executive Summary

LOT ONE

Grade II* Listed Princess Mary House with 23 bedrooms (19 en suite)

Additional accommodation provided within Princess Margaret Lodge,
The Barn and Grade II Listed Coach House

Residential bungalow with three bedrooms at the entrance to the estate

14 self-contained campsites with facilities

Outdoor activity area including tree climbing, tunnels, high ropes and zip wire

In total 65 acres of gardens, grounds, woodland and pasture plus lake

Suitable for a range of alternative uses and further development potential,
subject to planning permission

Freehold

LOT TWO

Three residential properties available separately



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Foxlease comprises a Grade II Listed House set in the heart of a 65 acre estate in the affluent New Forest. As well as the main house, a range of additional accommodation is provided across the site within ancillary properties, purpose built facilities and campsites.*

Available separately as Lot Two, on the fringe of the estate are three residential properties.



New Forest image

THE NEW FOREST

Foxlease sits in the heart of the New Forest, around one mile from the centre of Lyndhurst which serves as the region's administrative centre, offering a range of independent shops, galleries, cafés, museums and pubs. Lyndhurst is a popular stopping point for many of the New Forest's visitors.

The New Forest National Park provides a diverse landscape of pasture, heathland and forest as well as coastline in an extremely accessible location in southern England. The New Forest is easily reachable from nearby Southampton, Bournemouth and Portsmouth. Its connectivity, particularly to London, means that it is a popular year round destination. As well as its landscape, it provides a range of destinations including its villages, museums and attractions.

CONNECTIVITY

Foxlease has direct access, from its private driveway, to the A337, the main north to south arterial route through the New Forest which provides easy access to the M27, 5.2 miles to the north of the property.

There is a railway station at Brockenhurst, 3.6 miles from Foxlease, with a direct line to London Waterloo (journey time approximately 1 hour 35 minutes).

Southampton Airport and Bournemouth Airport are approximately 14 miles and 20.5 miles away respectively. These offer domestic flight and some international flight routes. Heathrow Airport is circa 70 miles away and has continental and international flight routes.



New Forest heathland



Beaulieu River

THE ESTATE

Princess Mary House is located at the centre of the estate. The Grade II* Listed House was built in 1792 and offers attractive and well-proportioned principal rooms with floor to ceiling height windows.

Within the wider estate further accommodation and self-catering facilities are provided within Princess Margaret Lodge, The Barn and The Coach House. In addition to the accommodation in these properties, there are 14 campsites across the estate.

The attractive estate extends to 65 acres and includes an activity area, lake, fields and woodland.

There are three residential properties, (one detached and two semi detached cottages) which are available as Lot two.



PRINCESS MARY HOUSE

Princess Mary House comprises a Grade II* Listed Georgian property which retains many original features including its Adam fireplaces and Strawberry Hill Gothic lounge. The Guide Association have sympathetically repurposed the House and have created conference rooms, meeting rooms and lounges. There is also a restaurant / dining room.

In total, Princess Mary House comprises 19 en suite

bedrooms and a two bedroom disabled access suite with a shared bathroom. Some bedrooms have balconies boasting views overlooking the gardens. There are also two staff bedrooms.

The building also provides administrative offices and a commercial kitchen.

Externally, Princess Mary House has private gardens.







Coach House

THE COACH HOUSE

Adjacent to Princess Mary House is the Grade II Listed Coach House. This has been converted to provide self-contained accommodation and comprises lounge, dormitory, two bedrooms with shared bathroom facilities, kitchen and eight en suite bedrooms.

Adjacent to the Coach House is a walled garden which houses a marquee which is available for weddings and events.

In addition there is a garage and shop.

THE BARN

To the west of the Coach House is The Barn. The Barn was constructed in the 1900's and comprises large main hall, kitchen seating up to 28 and four dormitories.



The Barn



Princess Margaret Lodge

PRINCESS MARGARET LODGE

To the west of the Barn is Princess Margaret Lodge. This building is purpose built, completed in 2005. It comprises self-catering accommodation arranged across two floors. The ground floor comprises main hall, kitchen seating up to 24, prep room and accommodation. The first floor comprises kitchen diner with seating for up to 13 and additional accommodation. It has full disabled access with lift.

ACCOMMODATION

The below table sets out the accommodation provision across the site by property as well as the GIA.

Property	Bedrooms	GIA (sqm)
Princess Mary House	23	952
Princess Margaret Lodge	7	296
The Barn	4	236
The Coach House	11	247
Total	45	1731



CAMPSITES

There are 14 self-contained campsites across the estate. Seven of these are located on the eastern meadows of the property. The other seven are located on the south west section of the property. They each benefit from access to basic W/C facilities, running water and washing facilities.



AMENITIES AND EXTERNAL AREAS

The southern section of the estate is woodland which contains a campfire circle, climbing tower, high ropes, nightline, spider web, tower, tree climb and zip wire.

The lake at the northern edge of the property is used for raft building, canoeing, and kayaking. Archery is also offered at the heart of the estate.

Adjacent to Princess Margaret Lodge is an outdoor swimming pool and changing block. These are currently not in use.

LODGE BUNGALOW

Included within Lot one is a three bedroom detached bungalow located at the entrance to the estate. This is currently let on an assured shorthold tenancy.



RESIDENTIAL PROPERTIES (LOT TWO)

There are three residential properties on the estate.

Link Bungalow has four bedrooms and is detached. Link Bungalow is let on an assured shorthold tenancy.

Foxlease Cottages are a pair of semi-detached, three bedroom houses built in 1850, both are let on assured shorthold tenancies.

GENERAL INFORMATION

The Business

Foxlease currently operates as a training and activity centre, operated by The Guide Association. The property is to be sold closed and with vacant possession.

Services

Mains water and electricity. Oil fired central heating. Septic tank leading to mains drainage.

Tenure

Freehold.

Fixtures and Fittings

Trade inventory will be included in the sale. Stock at valuation on completion.

Energy Ratings

TBC

TUPE

A purchaser will be required to comply with the relevant legislation in respect of present employees.

VAT

Should the sale of the Property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Local Authority

New Forest National Park Authority,
Lymington Town Hall, Avenue Road, Lymington SO41 9ZC
T: 01590 646600

Rateable Value and Council Tax

£54,000 for the Activity Centre and premises.

Postcode

SO43 7DE

Viewings

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



IMPORTANT NOTICE

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