



# For Sale

**Guide Price: £2m**

Mixed Use Development Opportunity

**Former Care Home**



**CRANLEIGH PADDOCK, CALPE AVENUE, LYNTHURST, HAMPSHIRE, SO43 7AT**





**A rare opportunity to acquire a former 32 bedroom, older persons home, situated in a prominent location near Romsey Road**

- Offered for sale on behalf of Hampshire County Council
- Circa 2.4 acres (0.97 hectares)
- Freehold with vacant possession
- Suitable for various uses - Residential Development (STPP), Care Home/Assisted Living, Commercial
- For sale by informal tender, inviting unconditional & conditional offers

**Expressions of interest to be formally registered before:**

12:00 Noon, Friday 4th July 2025



# Description

- Cranleigh Paddock is a large, single-storey former care home
- Set in nearly a hectare of land (just over 2 acres)
- 23,000 sq ft of accommodation across 3 wings
- 32 care rooms
- Detached single-storey building, formerly a day centre, ancillary to the main building

## Site Features:

- Pathway access from Gales Green
- 14 car parking spaces within a large hardstand drop-off zone

## Restrictive Covenant (1974):

Limits the use of the site to:

- No more than eight detached dwelling houses or bungalows, or
  - A residence for retired or aged persons
- 
- Specifically excludes use as a residence or nursing home for the treatment of the mentally sick
  - Any development proposals must comply with this covenant unless it is legally lifted

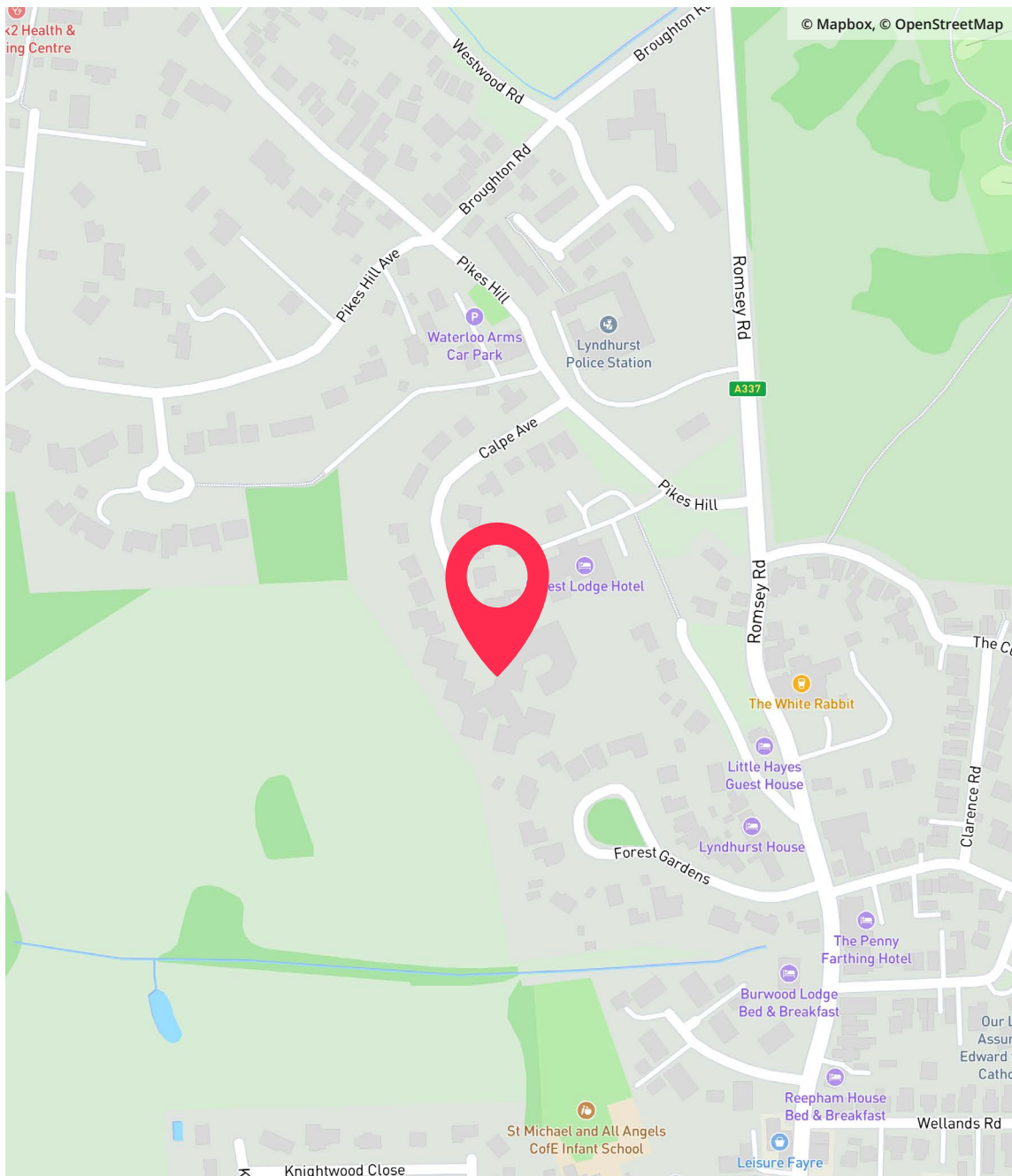






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## Location

- Situated in the affluent civil parish of Lyndhurst, within the defined village boundary
- Two access points, with the primary at the end of Calpe Avenue
- Calpe Avenue features low-density housing and is approximately 150 yards from Romsey Road
- Romsey Road is the main transport route from Brockenhurst through Lyndhurst to the M27 at Cadnam

### Historical and Cultural Significance:

- Lyndhurst dates back to the 11th Century, with ties to William the Conqueror
- Known as the heart of the New Forest
- Characterized by a historic, semi-rural setting and architecture

### Desirability:

- Immediate access to the New Forest National Park enhances the area's appeal
- Attracts a slightly older and more affluent demographic
- 37% higher median age than the UK average
- 12% higher net household income than the UK average

### Transport and Local Amenities:

- Ashurst train station is 5 minutes away
- Brockenhurst train station is about 10 minutes away by car

### Local amenities include:

- Infant and junior school
- GP surgery
- Dental practice

### Landscape Character:

- Classified as "Ancient Forest Farmlands"
- Reflects the complex ecosystems of the New Forest
- Historical agricultural land use contributes to the area's character





## Planning

The local authority is New Forest National Park Authority:

[www.newforestnpa.gov.uk](http://www.newforestnpa.gov.uk)

Cranleigh Paddock benefits from being situated within the local settlement boundary, making it prime for development. However, any development proposals should of course be sympathetic to the rural and low-density character of the local area.

## Tenure

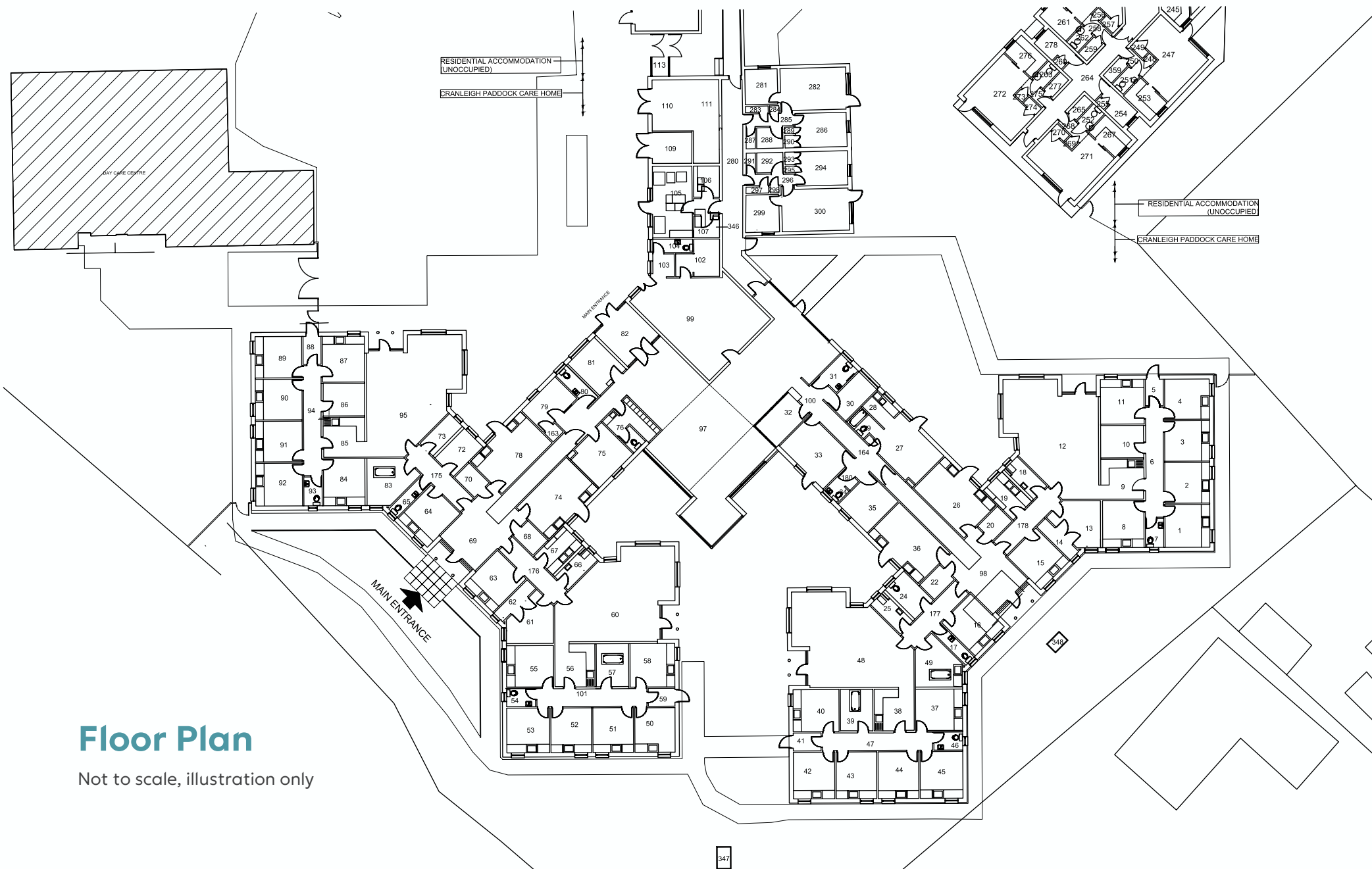
The property is held freehold under title numbers **HP180212** & **HP893515**.

## Accommodation

Approximate gross internal area:

23,301 sq ft // 2,164.77 sq m







## Data Room

A data room containing further detailed information relating to the Cranleigh Paddock is available on request.

## Method of Sale

Tenders are invited by way of Informal Tender for the freehold interest with vacant possession on an unconditional or conditional basis.

Expressions of interest to be formally registered with either Oliver Collier or Allan Pickering no later than **12:00 NOON FRIDAY 4TH JULY 2025**.

[Click here to email your offer](#)

Tenders should include the following:

- The amount to be offered for the property
- Buying entity
- Proof of funding
- Solicitor's details
- Confirmation of Board approval, if required
- Exchange and completion timescales
- Level of deposit to be paid
- Sketch plan and planning advice (for subject to planning bids)

The vendor reserves the right not to accept the highest or any offer.

## VAT

We have been informed by our client that the premises are currently not elected for VAT.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC Rating

Day Centre      C - 56  
Main Building    TBC

## Further information/viewings

For further information, please contact the sole agents, **Goadsby**, through whom all negotiations must be conducted.



### Oliver Collier

Land Negotiator  
[oliver.collier@goadsby.com](mailto:oliver.collier@goadsby.com)  
01202 550115



### Allan Pickering

Divisional Director  
[allan.pickering@goadsby.com](mailto:allan.pickering@goadsby.com)  
01962 896146

#### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

