



5 Oakdene Forest Park  
St. Leonards, Ringwood, BH24 2RZ

Asking price £30,000



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Holiday Home / Investment - Stunning Location  
Within Popular Holiday Park in sought after  
location

Nestled within a forest and set in the heart of  
Dorset the St Quintin Property Group are  
delighted to offer for sale this stunning Park  
Home that is currently being utilised as in  
investment being advertised on Hotels.com.  
Annual park costs being £6,300 per annum.

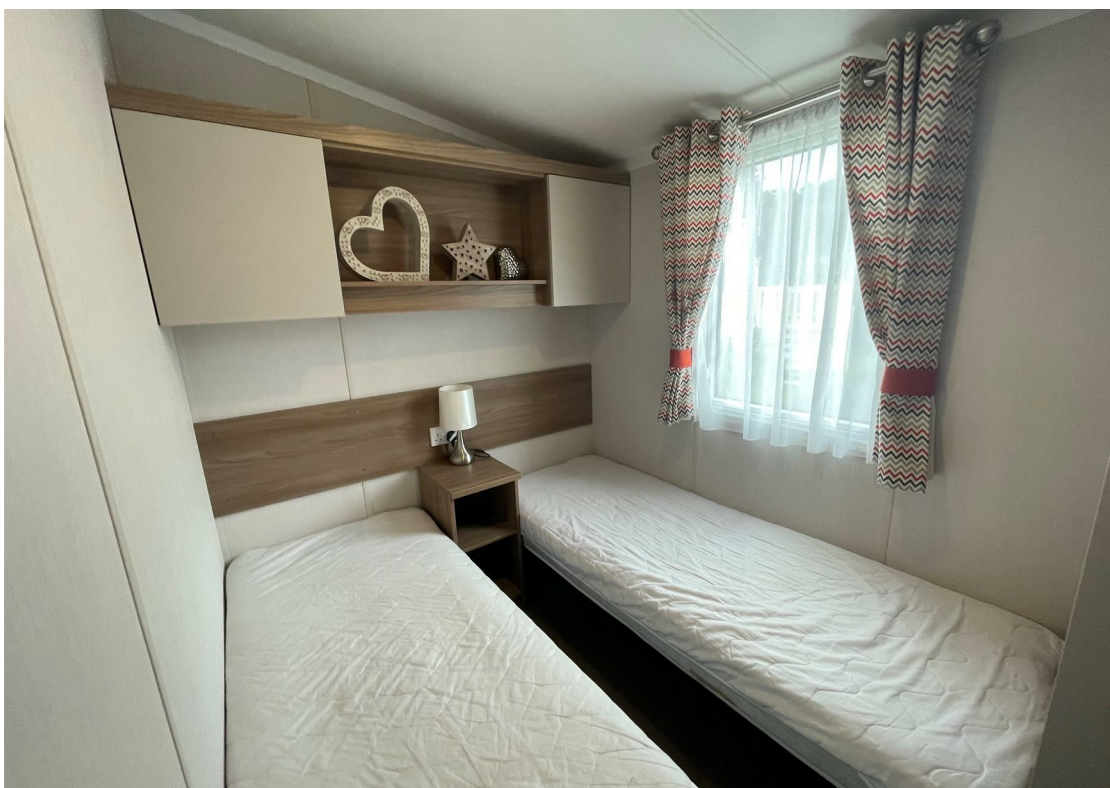
The park boasts many features including inside  
and outside swimming pools with water slides,  
crazy golf, access to the forest with long walks,  
a restaurant, gymnasium, well stocked shop,  
café and Large entertainment hall with bar.

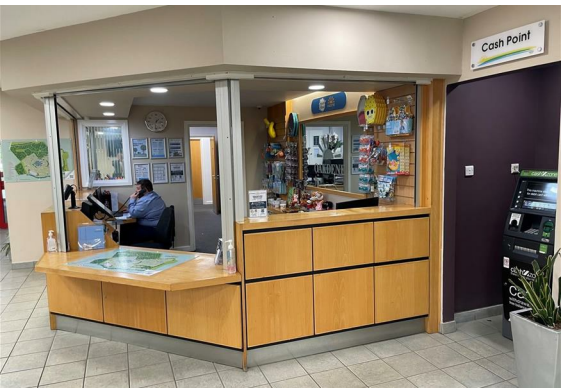
The agents have been advised that there is 14  
years remaining of a twenty year park lease to  
run on this delightful property and in the agents  
opinion it still feels very new inside with the  
outside boasting a decked area and off road  
parking.

Clients are advised that the park has a legal  
usage of 11 months per year and has an annual  
shut down in January where everyone is  
required to leave as condition of the original  
planning permission.

Disclaimer: Please note that fees are payable to  
purchase this Land/ Property due to the St  
Quintin Property Group not taking a fee from the  
seller. This needs to be considered prior to  
making an offer.

IF YOU ARE CONSIDERING SELLING ANY  
HOLIDAY HOMES, PLOTS OF LAND  
(WOODLAND/ FARM LAND/ EQUESTRIAN/ LAKES  
ETC) IN SOUTHERN ENGLAND THEN IT IS  
WORTH NOTING THAT WE DO NOT CHARGE  
VENDORS/LANDOWNERS FOR THE SALE OR  
MARKETING.





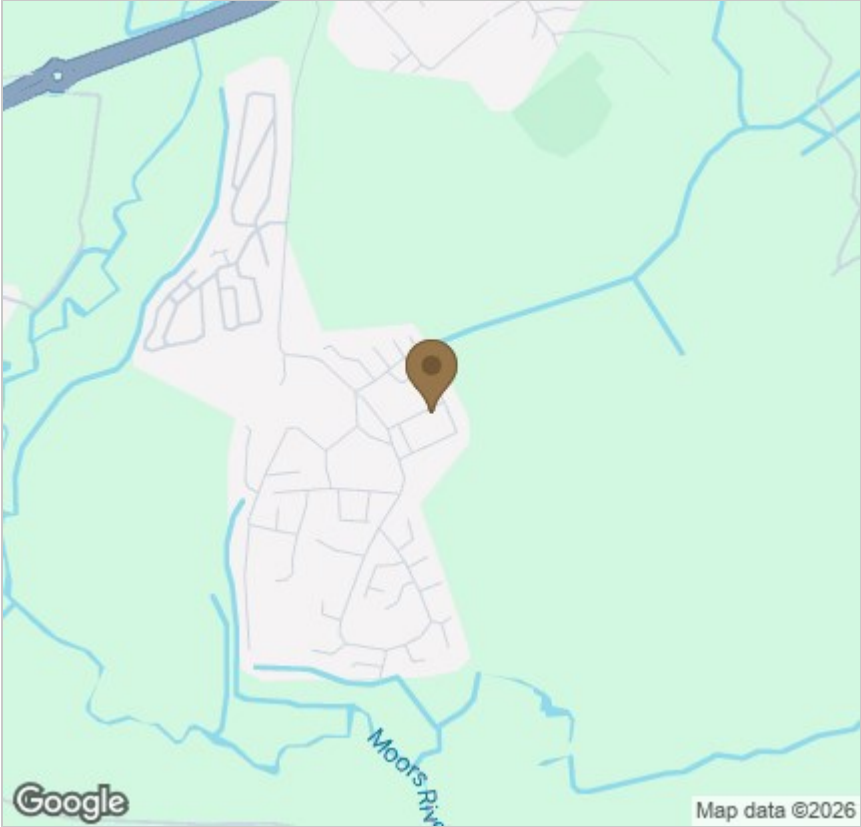
### Floor Plan




### Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.