

DANEHURST  
— ESTATE AGENTS —



BURLEY ROAD, BRANSGORE, BH23 8DB

Guide price £900,000



Tucked away down a secluded driveway and enclosed by established woodland, this unique property combines a three-bedroom cottage with three existing static caravan, pitches offering an opportunity to create a home and income in the highly desirable location of the New Forest National Park.

The site's private and peaceful position offers both privacy for the main residence and clear separation for guest accommodation a strong foundation for a buyer looking to create a successful income producing enterprise in an area that benefits from year-round visitor demand.

#### Income potential with existing planning in place

The property has historically operated as a static caravan site and benefits from established planning permission for three static units. The existing caravans are now at the end of their useful life and present an opportunity for replacement, allowing an incoming purchaser to install modern, higher-spec units to maximise appeal and potential income.

Each pitch offers guest independence with:

- Its own garden area
- Dedicated parking

This creates a straightforward pathway to re-establish or reposition the site as a boutique holiday offering in a high-demand tourist area.

#### Comfortable owner accommodation:

The three-bedroom cottage provides flexible living space with clear scope for modernisation or enhancement (subject to any necessary consents), ideal for:

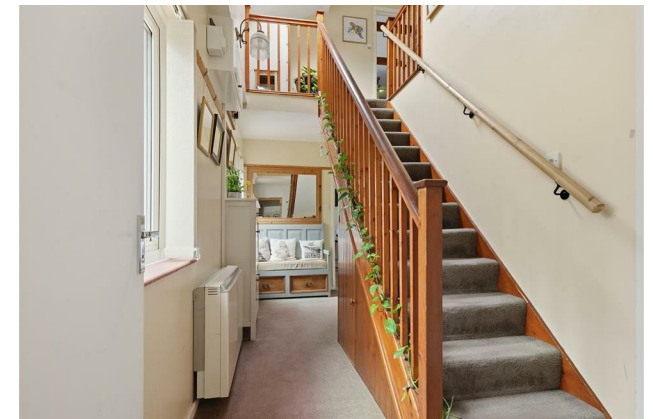
- Lifestyle buyers seeking a "live and earn" setup
- Multi-generational living

#### Practical, well-equipped site

In addition, the property benefits from two detached garages (ideal for storage, maintenance or workshop use).

#### Summary

Opportunities to acquire a home with established caravan use in such a sought-after New Forest location are increasingly rare. With planning already in place and clear scope to generate income, this versatile property offers a compelling combination of lifestyle, flexibility, and future potential.



- Lifestyle Opportunity with Income Potential
- 3 bedroom Cottage
- 3 Static Caravans with Own Gardens
- Approximately 1/3 of an Acre
- Close to Bransgore Village
- Within New Forest National Park
- Large Parking Area & Two Garages
- Scope for Improvement
- EPC Rating: F
- Council Tax Band: E





## Location

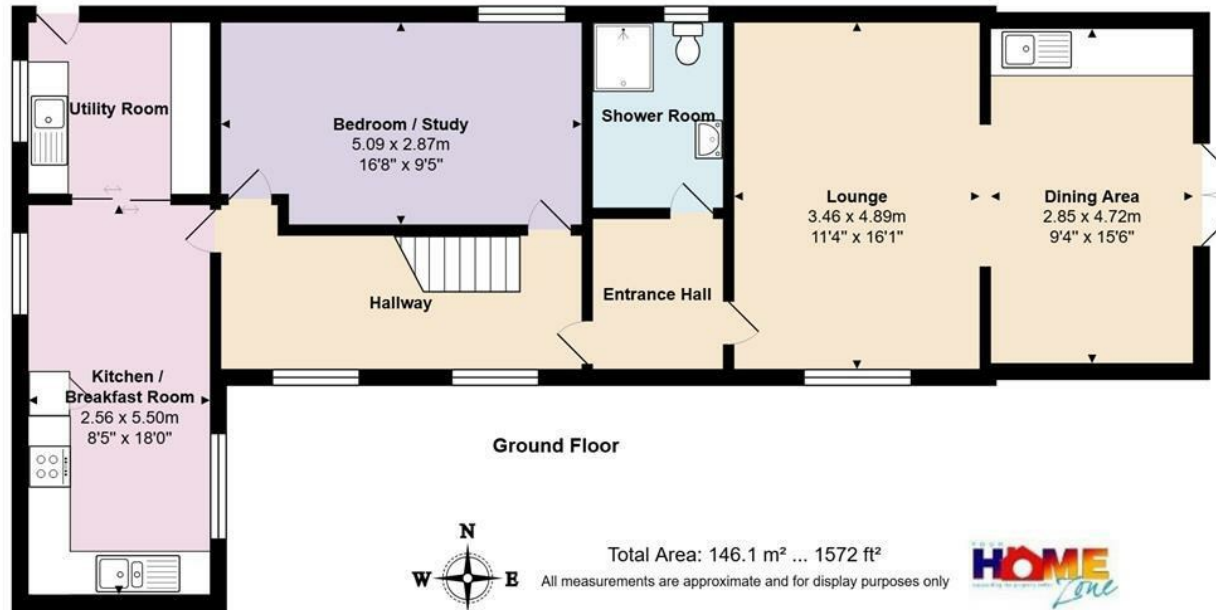
Situated on the edge of the village of Bransgore and the New Forest National Park, the property enjoys an excellent position combining countryside surroundings with everyday convenience. Bransgore offers a good range of local shops, amenities and traditional country pubs, making it a popular and well served village for both residents and visitors.

The area is ideally located for access to nearby coastal attractions including Highcliffe Beach and Highcliffe Castle, with its historic grounds and coastal walks. The market town of Christchurch, well known for its weekly Monday market, together with Ringwood, are both within a short drive, offering a wider range of shopping, coffee shops and restaurants.

The nearby New Forest village of Burley is also easily accessible and is a popular destination with visitors exploring the wider National Park. Transport links are convenient, with local bus routes serving the area and rail connections available from Hinton Admiral railway station, providing access towards Bournemouth, Southampton and London



First Floor



Ground Floor



Total Area: 146.1 m<sup>2</sup> ... 1572 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only







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