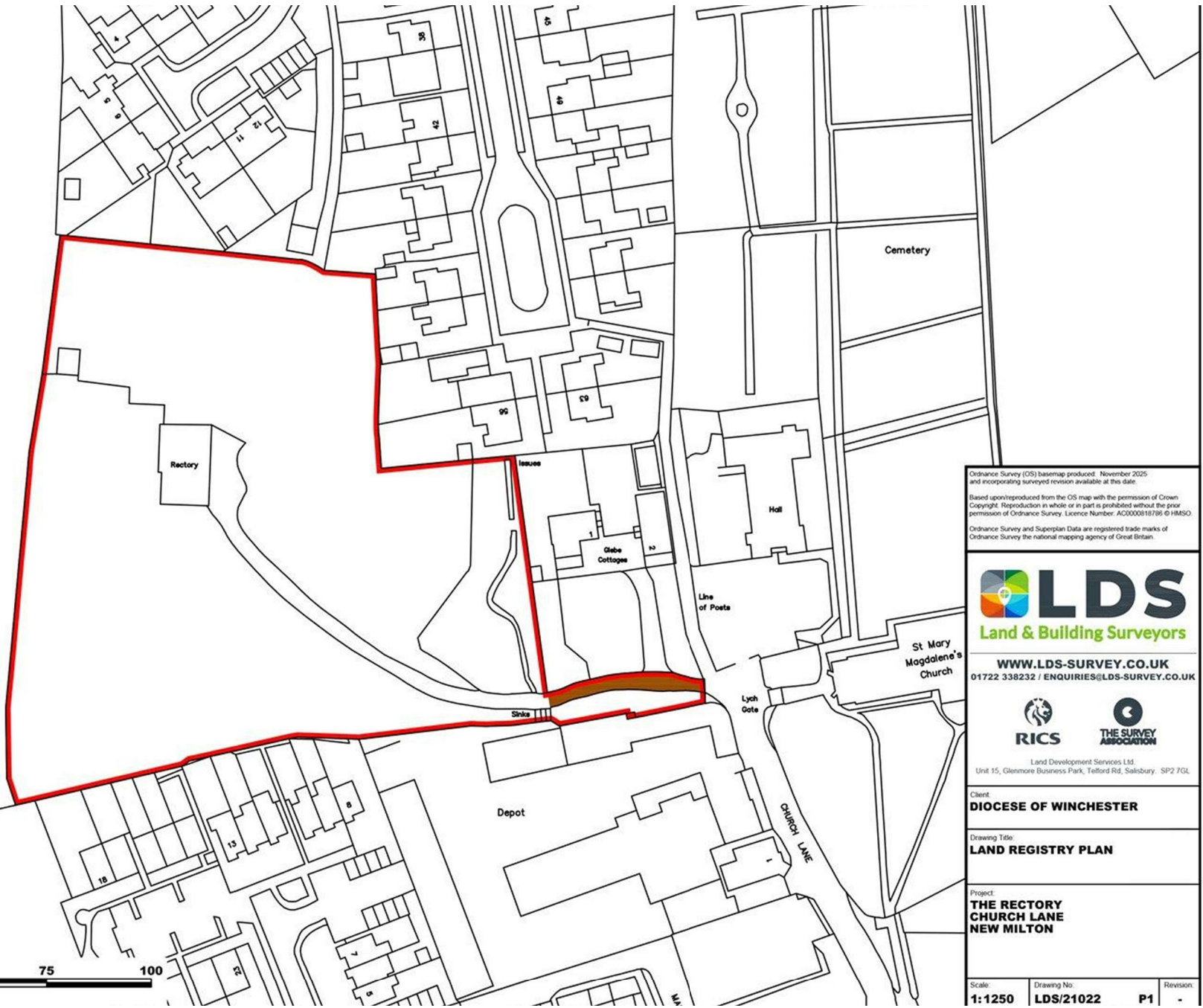




The Rectory, Church Lane, New Milton, BH25 6QN

£1,200,000

Mitchells
1963 — TODAY



Ordnance Survey (OS) basemap produced November 2025 and incorporating surveyed revision available at this date.
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Land Development Services Ltd.
Unit 15, Glenmore Business Park, Telford Rd, Salsbury SP2 7GL

Client:
DIocese of Winchester

Drawing Title:
LAND REGISTRY PLAN

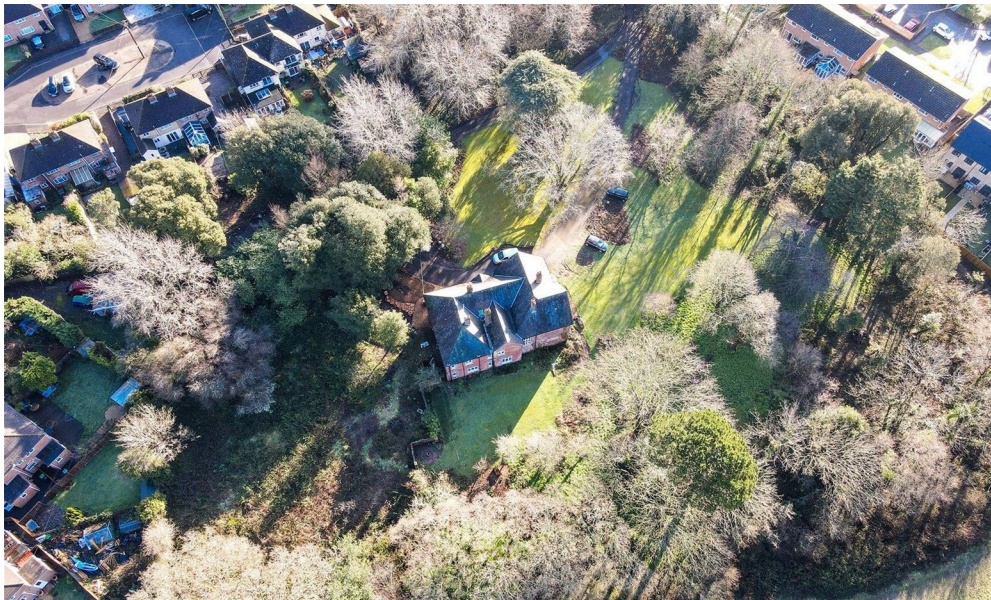
Project:
**THE RECTORY
CHURCH LANE
NEW MILTON**

Scale:	Drawing No:	Revision:
1:1250	LDS/21022	P1

*The Rectory
Church Lane
New Milton
Hampshire
BH25 6QN*

A rare and exciting opportunity to purchase this former rectory, sat in approximately 3 acres (1.24 hectares) and within walking distance of New Milton town centre and Barton on Sea clifftop and beach. The property benefits from beautiful, characterful features throughout and currently offers six bedrooms, five reception rooms, and two bathrooms, with excellent development potential (STPP). It is offered to the market by informal tender, with all offers due by midday on 10th April 2026.

- Informal Tender
- All Offers Due By Midday 10th April 2026
- Beautiful Former Rectory
- Over Three Acres Of Land
- Excellent Development Potential (STPP)
- Six Bedrooms
- Five Reception Rooms
- Two Bathrooms
- Garage & Store Rooms
- Viewings Strictly By Appointment



The Property

The Rectory is set in well kept gardens of approximately three acres and currently offers spacious accommodation across two floors, with an approximate square footage of 3,735 sqft. The building requires modernisation and presents great potential. It is not a listed building; however, we believe the property lies within a conservation area.

Tenure:

The tenure is freehold and is offered with vacant possession.

Method of Sale:

Offers for the property are invited on an unconditional or subject to planning basis by midday on Friday 10th April 2026. An informal tender form is available on request.

All offers should be submitted to Mitchells, 8 Old Milton Road, New Milton, Hampshire, BH25 6DT, FAO Lewis Caine. Alternatively, offers may be sent via email to lewiscaine@mitchells.uk.com.

Viewing:

Viewings are strictly by appointment only. For further information, please contact Mitchells on 01425 616411.

Agent's note:

The vendor is a registered charity and, as such, restrictive covenants will be imposed.





Gardens & Grounds

The property is accessed via a long, sweeping tarmac drive, with a large lawn covering the majority of the land. A brook runs along one side of the boundary, adjacent to a small area of woodland.

There is a variety of different tree species, and according to the New Forest District Council's website, none appear to be subject to a Tree Preservation Order (TPO). We recommend that all buyers carry out their own due diligence.



Services

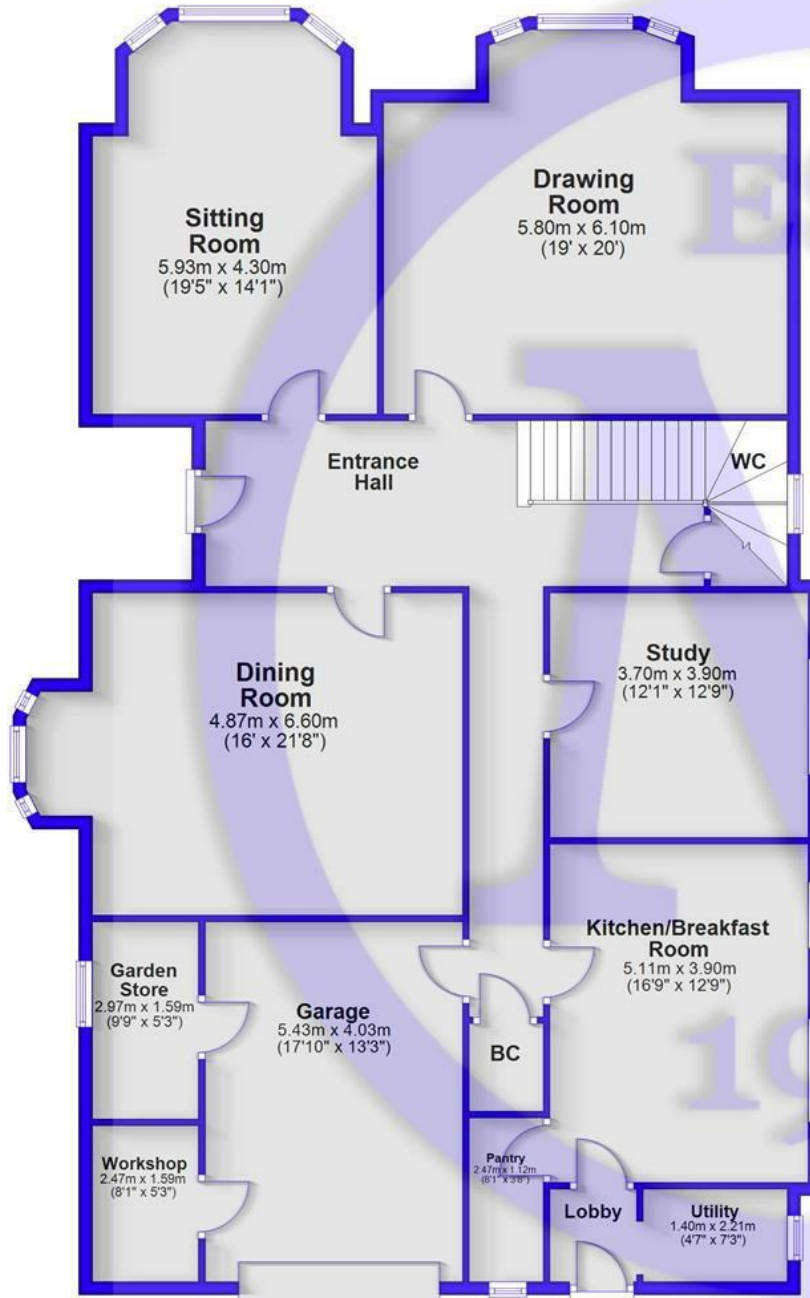
Mains gas, electricity, water and drainage

Council Tax Band: G

Energy Performance Certificate (EPC) Rating: F

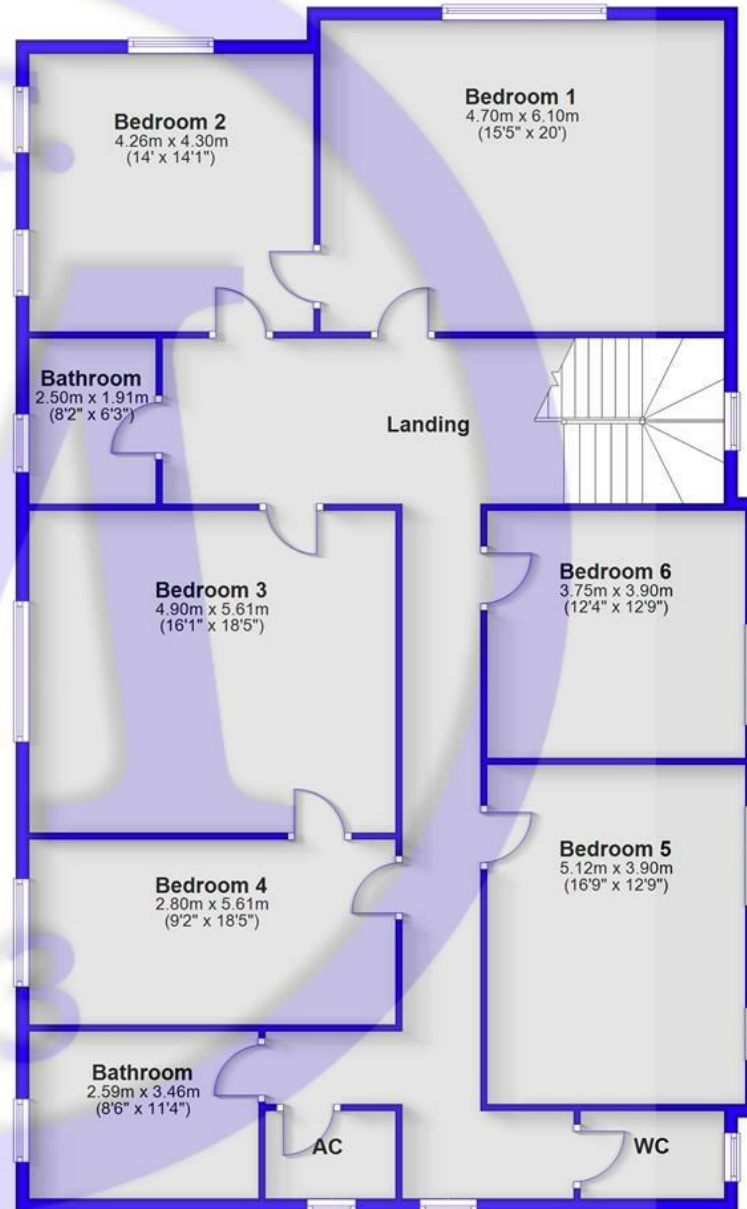
Ground Floor

Approx. 193.6 sq. metres (2083.7 sq. feet)



First Floor

Approx. 188.8 sq. metres (2032.1 sq. feet)



Total area: approx. 382.4 sq. metres (4115.8 sq. feet)



Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.



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