



Connells

Forest View Lyndhurst Road
Landford Salisbury

Forest View Lyndhurst Road Landford Salisbury SP5 2AS

for sale
£1,215,000



Property Description

Forest View occupies a generous plot off Lyndhurst Road in the New Forest village of Landford. The site is arranged as a front plot and a rear plot, with access from the road and land extending back towards adjoining paddocks and Landford Bog. Two park homes are on the property.

Planning consent was granted in 2020 for two permanent gypsy and traveller pitches. Its conditions restrict occupation to qualifying gypsies or travellers with a local connection to the New Forest National Park. The consent also controls the number of caravans on each plot and requires approved landscaping and ecological measures. Buyers should review the decision notice, evidence of compliance and title documents with their solicitor. Landford offers a village shop, primary school, pub and village hall, with the wider New Forest close at hand.

Location

Village life beside the New Forest. Landford has a village shop and post office, primary school, pub and village hall. Forest View sits on Lyndhurst Road, with residential properties opposite and paddocks adjoining part of the site.

Agents Notes

A restricted residential use. Consent for two permanent gypsy and traveller pitches. The stated occupancy condition limits residents to gypsies or travellers, as defined by the applicable planning policy, with a local connection to the New Forest National Park.

Plot Two

Lounge

The lodge is entered through a carpeted lounge with dual aspect UPVC windows, an inset electric fireplace and a tall radiator. French doors open to the rear garden and look across the paddocks

Dining Room

A further carpeted lounge has a side window and patio door, giving Plot 2 a separate space to relax or entertain.

Kitchen

The kitchen forms part of the main open-plan room, with herringbone-style flooring, space for dining and a central island. It has wall and base units with drawers, a gas hob with extractor and splashback, an integrated double oven, and space for a tall fridge freezer. Patio doors, a side door and a tall radiator complete the area.

Bedroom

The bedroom is carpeted and has patio doors opening outside, a walk-in wardrobe and space for a dressing table.

En-Suite

The en suite has a walk-in shower, WC, a wash basin set in a vanity unit, a window, radiator and herringbone-style flooring.

Bedroom 2

Plot One

Plot 1 contains a 34 ft × 12 ft single-unit mobile home, constructed in 2013.

Presented in excellent condition, it offers an open-plan living room and kitchen, two bedrooms, an en-suite WC and a separate shower room. It has LPG heating, mains water and electricity, drainage and CCTV.

The enclosed grounds are laid to gravel, providing generous parking and easy maintenance. There are two timber sheds and a concrete hardstanding area. A five-bar gate leads to Plot 2

Hall

Carpeted hall with doors to the accommodation.

Open Plan Kitchen/ Lounge

A triple-aspect space with two sets of double doors opening onto the grounds, an electric fire and a Velux roof window. The kitchen has extensive worktops, base and wall cupboards, a four-burner hob with extractor hood, and a double oven with grill.

Bedroom One

Double built-in wardrobe with mirrored sliding doors, fitted carpet, Velux roof window and access to the en-suite WC.

En-Suite

WC, pedestal wash basin and a storage cupboard housing the LPG boiler.

Bedroom Two

Rear aspect and fitted carpet

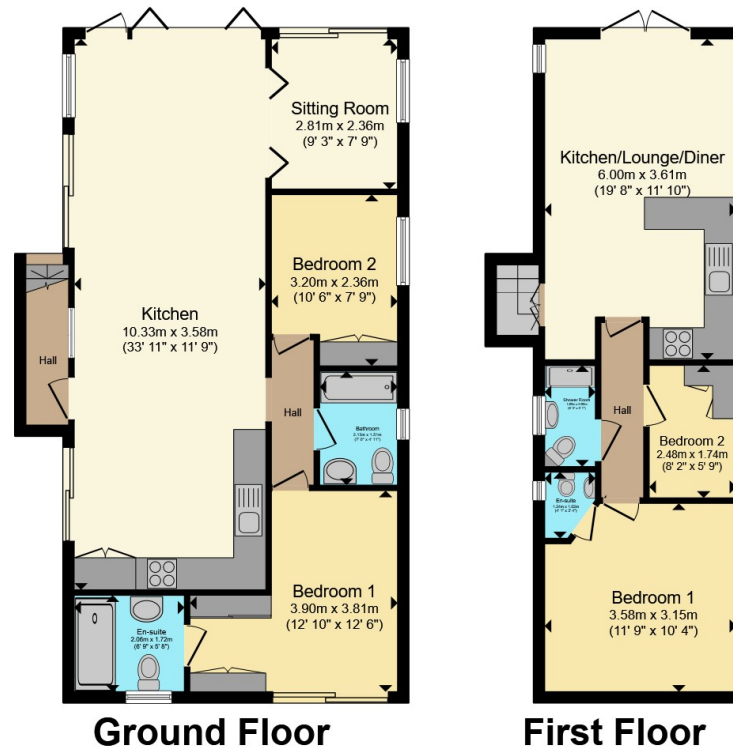
Shower Room

Shower enclosure with sliding doors, vanity wash basin and corner WC.









Total floor area 121.3 m² (1,306 sq.ft.) approx

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T 01794 830 833
E romsey@connells.co.uk

13a The Hundred
 ROMSEY SO51 8GD

EPC Rating: Council Tax
 Exempt Band: A

Tenure: Freehold

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Property Ref: ROM307175 - 0006