

BURLEY ROAD, BRANGORE, BH23 8DB

Guide price £900,000



Set down a secluded driveway and enclosed by established woodland, the site enjoys a private and peaceful position on the edge of the New Forest, one of the South's most desirable lifestyle and tourism destinations. This represents an attractive lifestyle and income opportunity, combining owner accommodation with clear business potential in an area that benefits from strong year round visitor demand.

The property has historically operated as a static caravan business, with three mobile caravans positioned on site under existing planning permission for their current use. The caravans are now at the end of their useful life and require replacement, giving an incoming purchaser the opportunity to install new units and re establish the business. With planning in place for the existing caravan use, the site provides a strong foundation for a buyer looking to create a successful income producing enterprise in a highly sought after New Forest location.

Extending to approximately one third of an acre, the site is well configured and naturally screened, creating privacy and seclusion. The layout lends itself well to continued caravan use, with each pitch benefiting from its own garden area together with dedicated parking spaces, helping to ensure practicality and independence for guests.

The three bedroom cottage provides owner accommodation and offers versatile living space, with scope for further enhancement or modernisation, subject to the necessary consents. This creates an ideal live and work arrangement for owner operators or purchasers seeking a lifestyle business.

Additional features include two detached garages, providing useful space for storage, maintenance or day to day operational support.

Opportunities combining residential accommodation with established caravan use in such a prime New Forest setting are increasingly rare. This property will appeal to purchasers seeking a well located business opportunity with clear potential to generate income.



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



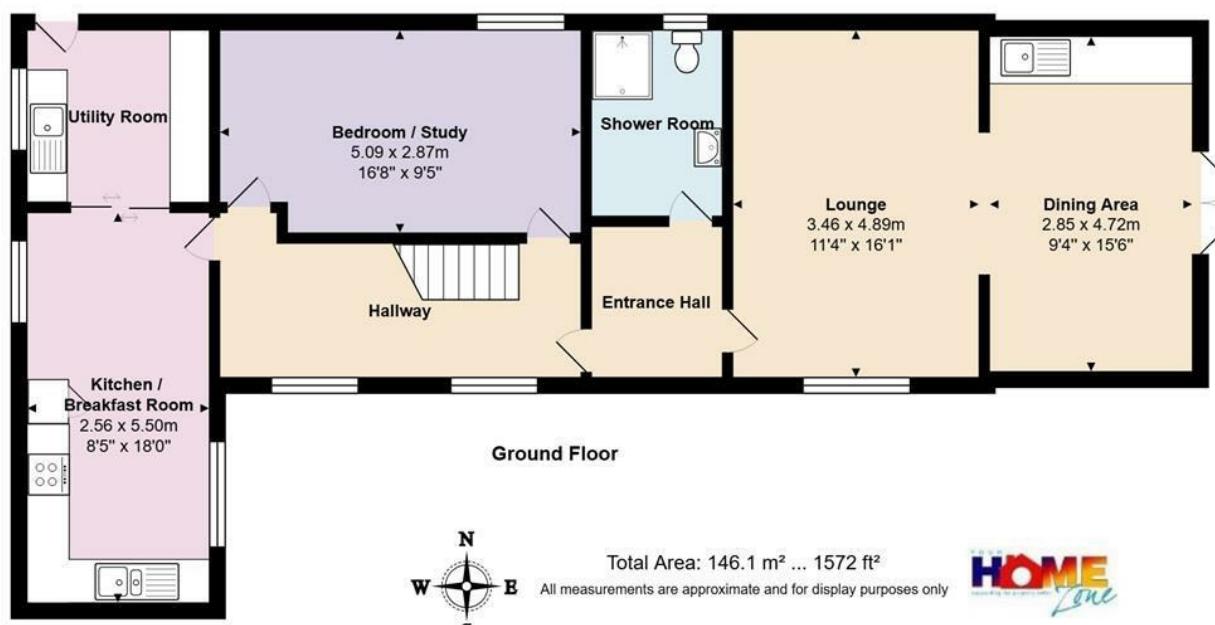


## Location

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



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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