



LYNDHURST  
PARK

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NEW FOREST



# AN ICONIC DEVELOPMENT IN THE CAPITAL OF THE NEW FOREST

**Stylish one, two and three-bedroom apartments,  
and three-bedroom houses**

Lyndhurst Park, a development of 79 high-quality homes, is located on Lyndhurst High Street in the New Forest National Park. Not only will it offer the tranquillity of country living but has the added convenience of amenities just steps away.

With a range of independent boutiques, gift shops and eateries on your doorstep and open forest close by, you will have the best of both worlds.



Image shown is a visual representation only.

# DISCOVER LYNDHURST. THE CAPITAL OF THE NEW FOREST

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Often referred to as the capital of the New Forest, Lyndhurst provides a strong sense of local community. The bustling high street boasts a range of amenities including two small supermarkets, a selection of independent shops and a wide array of eateries. For a quick coffee and cake, you have a selection of tearooms and cafés, whilst the restaurants and public houses provide a menu of locally sourced meals.

The doctors, dentist and chiropractic practice are all within walking distance, as well as the selection of community events and activities the village has to offer. The Lyndhurst Drama and Musical Society arrange productions at The Vernon Theatre, whilst the local community centre hosts a wealth of clubs and events including choir, craft fairs and yoga.



## LOCAL CONVENIENCE WITH THE NEW FOREST ON YOUR DOORSTEP

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As well as the local convenience on your doorstep, you are just minutes away from the open forest. For those who love the outdoors, Lyndhurst can make a great base to explore further afield with circular walks and cycling opportunities throughout the nearby forest.

Often surrounded by grazing New Forest ponies and donkeys, Boltons Bench, is a beautiful place to sit and take in the views of the surrounding heathland.





# PROPERTY SPECIFICATION

## GENERAL

- One parking space per apartment
- A number of EV charging points will be available throughout the development
- Feature communal exterior lighting
- 10 year new home warranty policy from ICW
- Landscaped communal grounds

## KITCHENS

- Bespoke elegant kitchen base units/walls units with shaker style doors and oak effect interior finish
- Self-closing drawers and soft close hinges
- Quartz work surfaces
- Integrated appliances to include:
  - Electric fan oven
  - Microwave
  - Induction hob
  - Fridge/freezer
  - Dishwasher
  - Combination washer (7kg)/ dryer (5kg)

## BATHROOM & EN-SUITES

- Bespoke bathrooms with Duravit sanitaryware with Vitra Integra Vanity drawer units
- Heated towel rails
- Chrome finish brassware
- Feature wall tiles

## ELECTRICAL & HEATING

- Gas central heating – Underfloor heating to all areas
- Wired high level TV points to all bedrooms and lounge
- Mains operated smoke alarms
- LED downlighting to all areas
- Door entry system

## FINISHES

- Fitted carpets to lounge and bedrooms
- Contemporary LVT (luxury vinyl tile) flooring to all wet areas, kitchens and hallways
- Shaker bespoke internal doors
- Rehau Edge White woodgrain PVC French doors to balconies on selected flats
- Roseview Ultimate Rose Vertical Sliding Woodgrain PVC Sash Windows

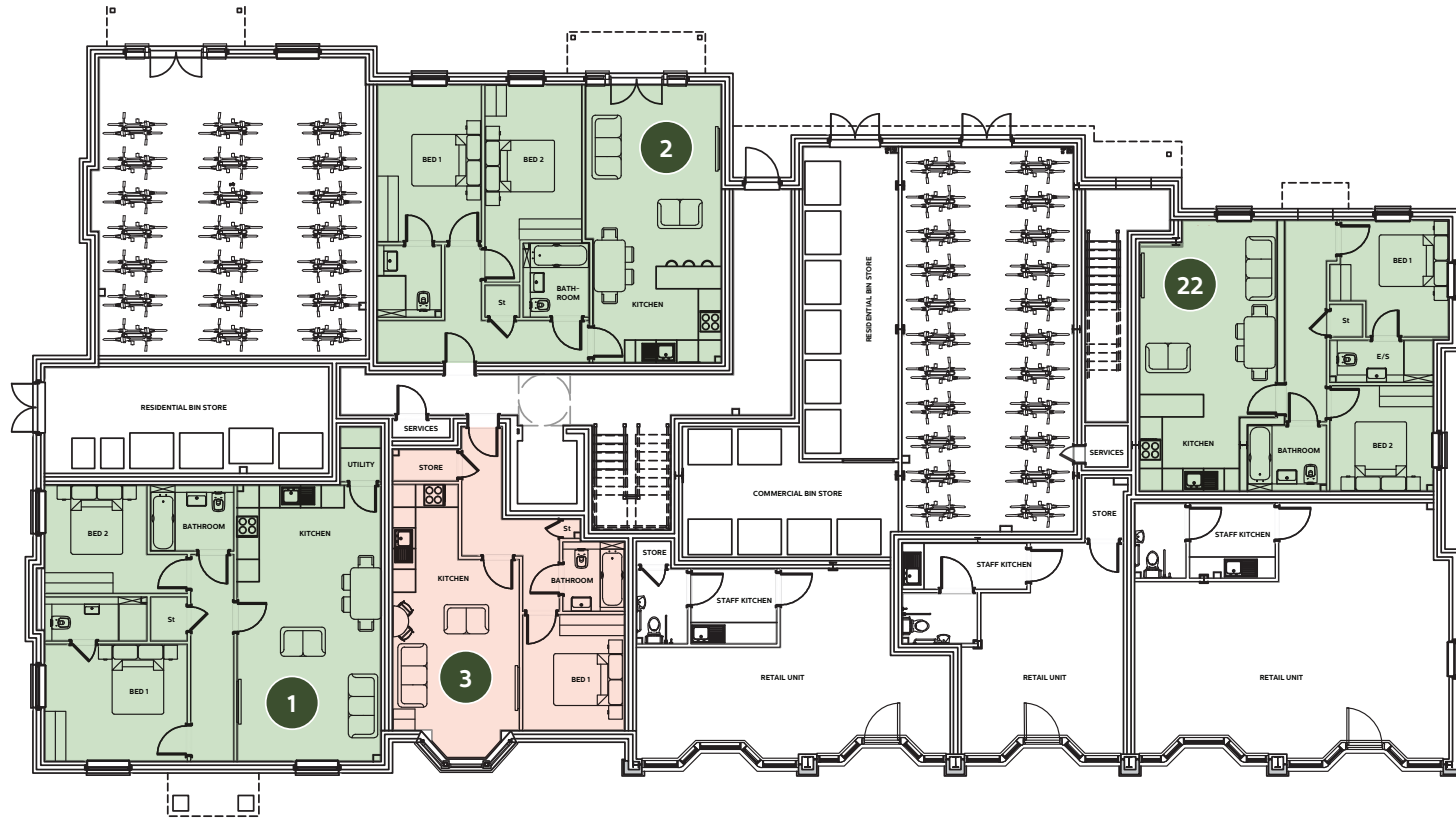
Images shown opposite are visual representations only. Specifications shown above apply to the apartments only and are subject to availability.



# APARTMENTS - BLOCK A



## GROUND FLOOR



**1** Two bedroom apartment (867 ft<sup>2</sup>)

Kitchen/Living Area: 26' 4" x 13' 7"  
 Bedroom 1: 13' 6" x 14' 5"  
 Bedroom 2: 9' 8" x 10' 5"

**2** Two bedroom apartment (866 ft<sup>2</sup>)

Kitchen/Living Area: 26' 5" x 12' 2"  
 Bedroom 1: 15' 1" x 9' 9"  
 Bedroom 2: 14' 8" x 9' 3"

**3** One bedroom apartment (546 ft<sup>2</sup>)

Kitchen/Living Area: 16' 3" x 12' 1"  
 Bedroom 1: 11' x 9' 8"

**22** Two bedroom apartment (721 ft<sup>2</sup>)

Kitchen/Living Area: 25' 9" x 13' 2" (max)  
 Bedroom 1: 7' 9" x 11' 2" (max)  
 Bedroom 2: 9' 9" x 10' 10" (max)

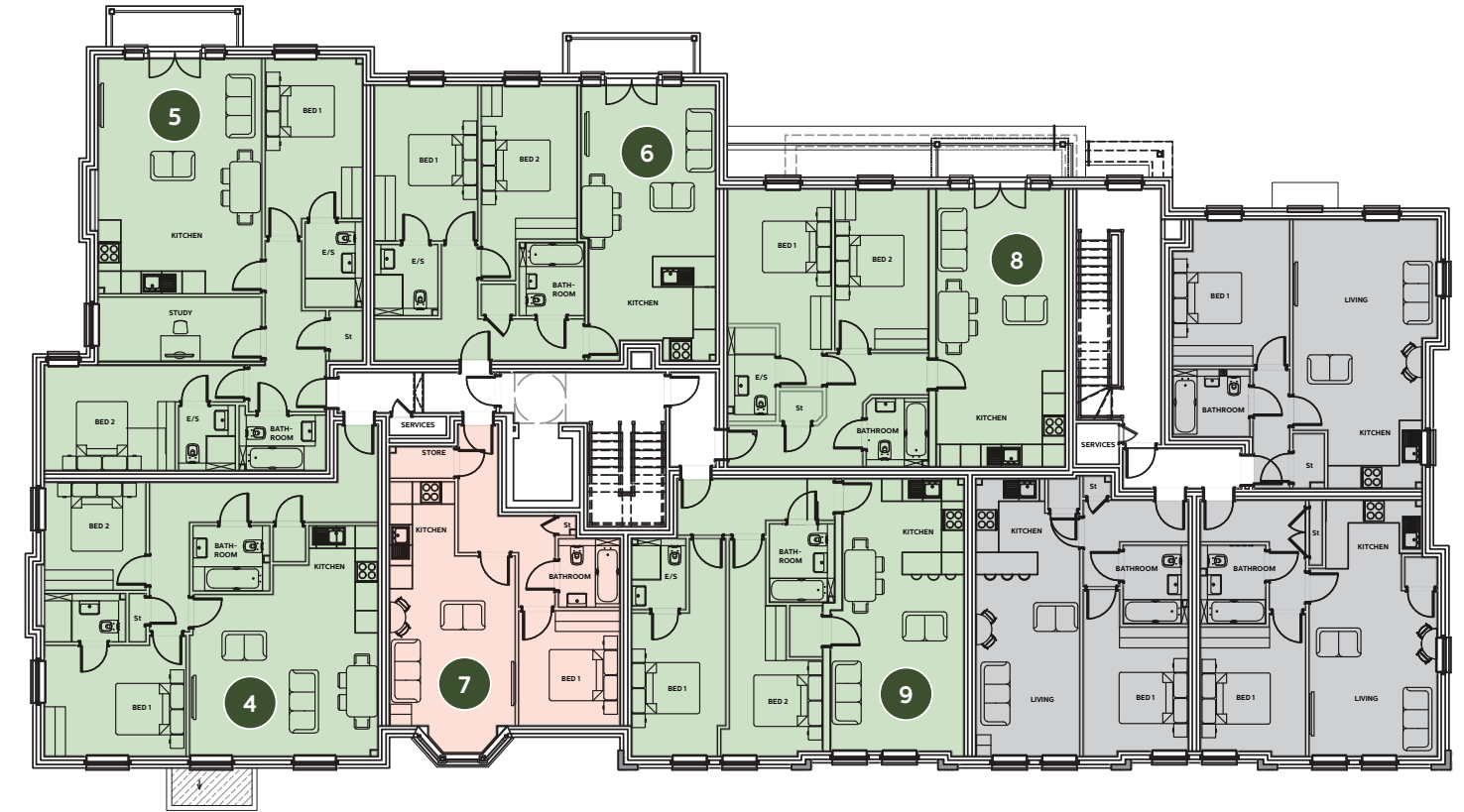
One bedroom apartments

Two bedroom apartments

One bedroom apartments available through the First Homes Scheme.

All measurements are approximate and for display purposes only.

## FIRST FLOOR



**4** Two bedroom apartment (866 ft<sup>2</sup>)

Kitchen/Living Area: 15' 6" x 18' 1" (max)  
 Bedroom 1: 13' 7" x 10' 7" (max)  
 Bedroom 2: 9' 8" x 10' 4" (max)

**5** Two bedroom apartment (1040 ft<sup>2</sup>)

Kitchen/Living Area: 22' 6" x 15' 7"  
 Bedroom 1: 15' 4" x 9' 4"  
 Bedroom 2/Study: 15' 7" x 6' 3"

**6** Two bedroom apartment (867 ft<sup>2</sup>)

Kitchen/Living Area: 24' 5" x 12' 2"  
 Bedroom 1: 15' x 9' 9"  
 Bedroom 2: 18' 8" x 9' 2"

**7** One bedroom apartment (546 ft<sup>2</sup>)

Kitchen/Living Area: 23' 4" x 12' 1"  
 Bedroom 1: 11' 1" x 9' 7"

**8** Two bedroom apartment (874 ft<sup>2</sup>)

Kitchen/Living Area: 26' 8" x 12' 4"  
 Bedroom 1: 13' x 10'  
 Bedroom 2: 15' 5" x 9'

**9** Two bedroom apartment (826 ft<sup>2</sup>)

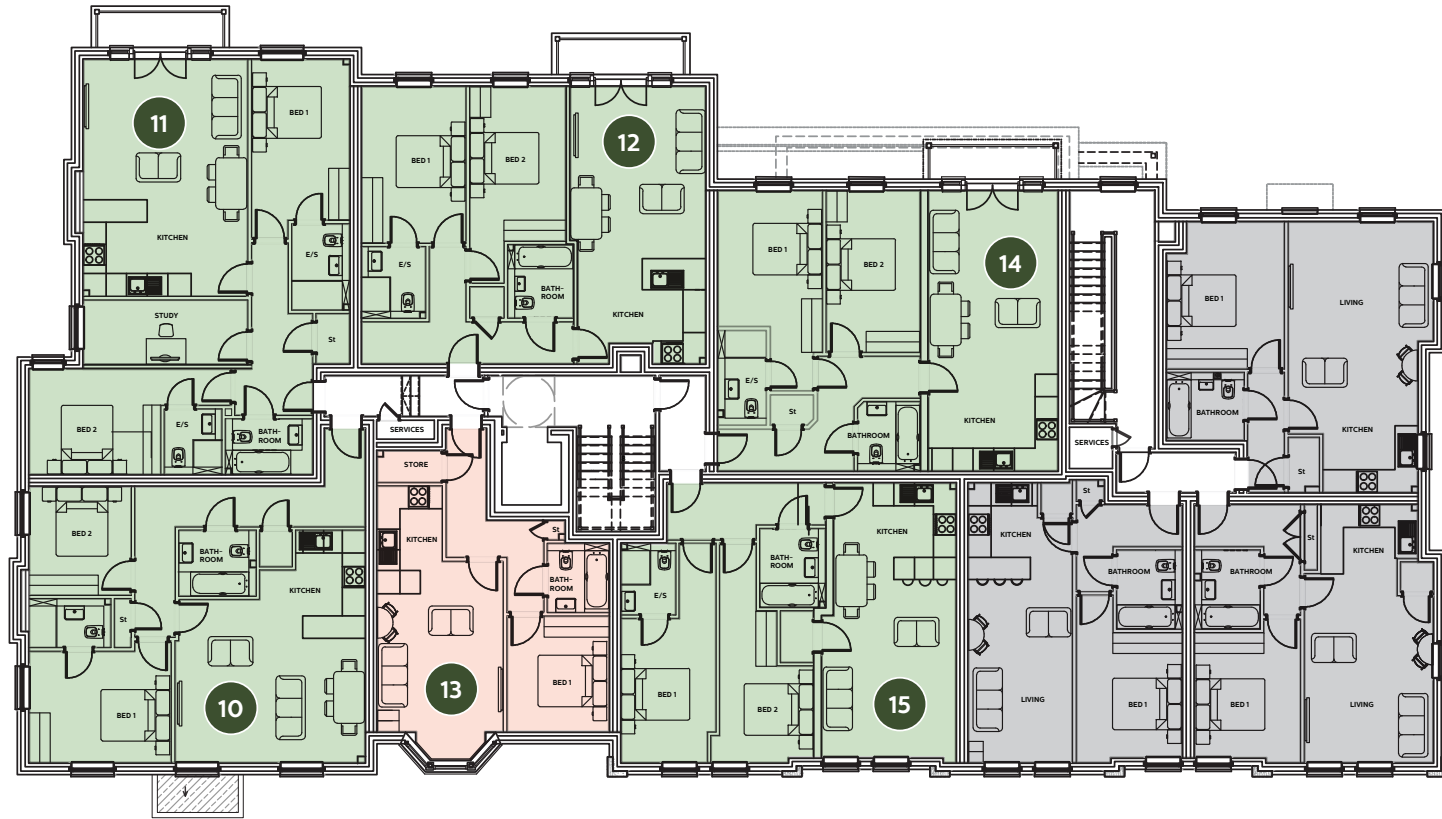
Kitchen/Living Area: 26' 2" x 11' 7"  
 Bedroom 1: 13' 8" x 9'  
 Bedroom 2: 14' 4" x 8' 9" (max)

All measurements are approximate and for display purposes only.

# APARTMENTS - BLOCK A



## SECOND FLOOR



### 10 Two bedroom apartment (866 ft<sup>2</sup>)

Kitchen/Living Area: 18' 1" x 15' 6" (max)  
 Bedroom 1: 13' 6" x 10' 7" (max)  
 Bedroom 2: 10' 4" x 9' 7" (max)

### 12 Two bedroom apartment (867 ft<sup>2</sup>)

Kitchen/Living Area: 24' 5" x 12' 2"  
 Bedroom 1: 15' 9' x 9' 9"  
 Bedroom 2: 14' 8" x 9' 2"

### 14 Two bedroom apartment (873 ft<sup>2</sup>)

Kitchen/Living Area: 26' 8" x 12' 4"  
 Bedroom 1: 15' 4" x 10'  
 Bedroom 2: 15' 4" x 8' 9"

### 11 Two bedroom apartment (1040 ft<sup>2</sup>)

Kitchen/Living Area: 22' 6" x 15' 7"  
 Bedroom 1: 15' 3" x 9' 4"  
 Bedroom 2: 15' 7" x 6' 2"

### 13 One bedroom apartment (546 ft<sup>2</sup>)

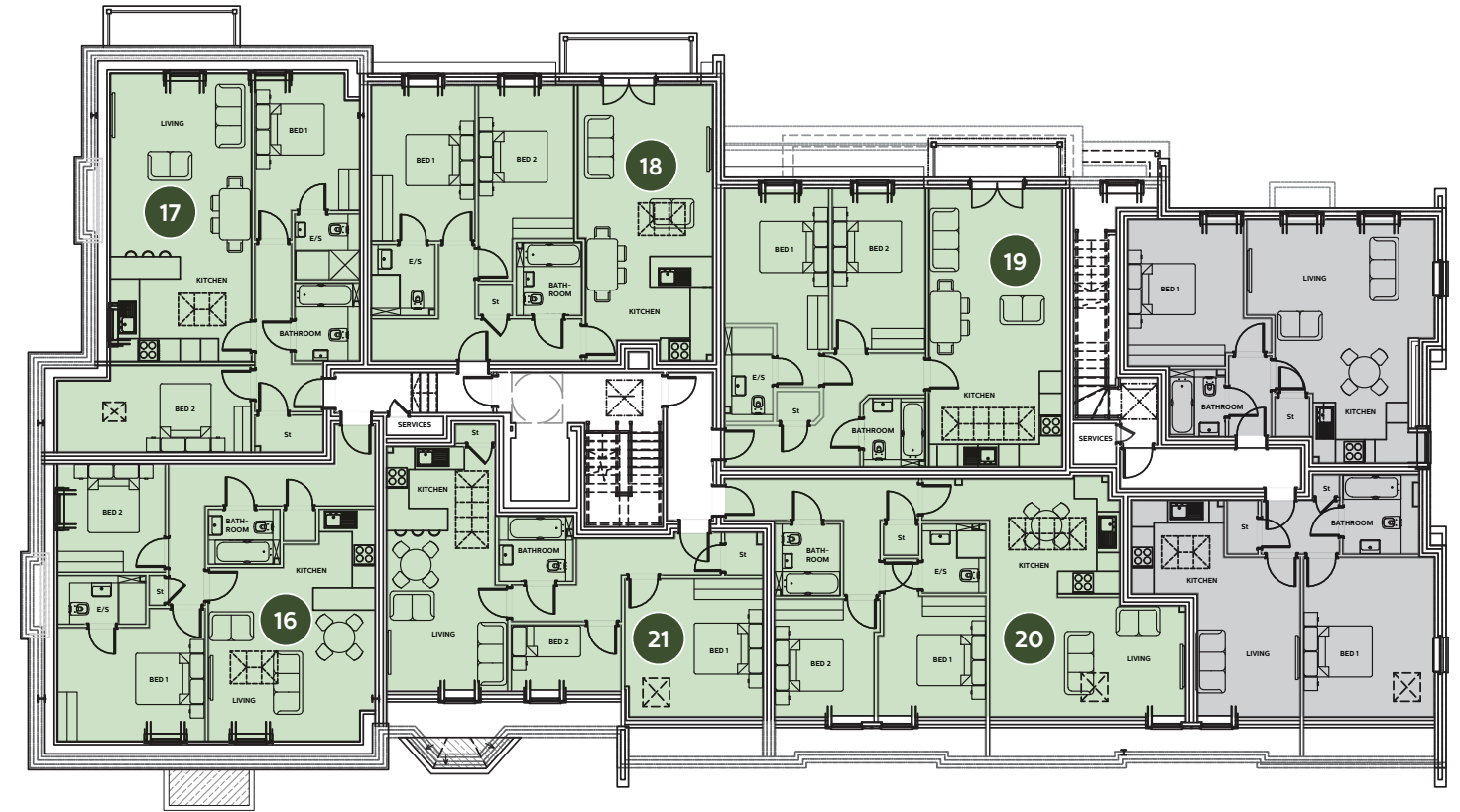
Kitchen/Living Area: 23' 4" x 12'  
 Bedroom 1: 12' 4" x 9' 7"

### 15 Two bedroom apartment (826 ft<sup>2</sup>)

Kitchen/Living Area: 26' 2" x 11' 7"  
 Bedroom 1: 13' 8" x 9'  
 Bedroom 2: 14' 4" x 8' 9" (max)

All measurements are approximate and for display purposes only.

## THIRD FLOOR



### 16 Two bedroom apartment (793 ft<sup>2</sup>)

Kitchen/Living Area: 16' 6" x 16' (max)  
 Bedroom 1: 14' 3" x 10' 9" (max)  
 Bedroom 2: 10' 4" x 10' 4" (max)

### 18 Two bedroom apartment (867 ft<sup>2</sup>)

Kitchen/Living Area: 24' 5" x 13'  
 Bedroom 1: 14' 5" x 9' 9"  
 Bedroom 2: 14' 7" x 9' 2"

### 20 Two bedroom apartment (815 ft<sup>2</sup>)

Kitchen/Living Area: 18' 9" x 18' 8" (max)  
 Bedroom 1: 11' 6" x 10' 4" (max)  
 Bedroom 2: 11' 3" x 9' 5" (max)

### 17 Two bedroom apartment (848 ft<sup>2</sup>)

Kitchen/Living Area: 13' 6" x 27' 7"  
 Bedroom 1: 13' 2" x 10' 10"  
 Bedroom 2: 18' 7" x 6' 9"

### 19 Two bedroom apartment (873 ft<sup>2</sup>)

Kitchen/Living Area: 26' 8" x 12' 8"  
 Bedroom 1: 19' 1" x 10'  
 Bedroom 2: 15' 4" x 8' 9"

### 21 Two bedroom apartment (703 ft<sup>2</sup>)

Kitchen/Living Area: 23' 5" x 10' 4"  
 Bedroom 1: 13' 3" x 12' 9"  
 Bedroom 2: 10' 5" x 6' 3"

All measurements are approximate and for display purposes only.

# LYNDHURST PARK PHASES



- **Phase 1**  
Apartments - Block A  
Houses
- **Phase 2**
- **Phase 3**

Images shown above are a visual representation only.

# YOUR GUIDE TO THE LOCAL AREA



- |   |   |  |
|---|---|--|
| 1 Ashurst Train Station (2.5 miles)       | 9 Bournemouth (23.2 miles)                  | 17 Careys Manor Hotel (3.5 miles)                        |
| 2 Brockenhurst Train Station (3.9 miles)  | 10 M27 Motorway (4.9 miles)                 | 18 Lepe Beach (12.5 miles)                               |
| 3 Southampton Airport (13.6 miles)        | 11 Paultons Park (7.7 miles)                | 19 Calshot Beach (13.9 miles)                            |
| 4 Bournemouth Airport (20.8 miles)        | 12 David Lloyd in Nursling (7.4 miles)      | 20 Morrisons at West Totton (6.2 miles)                  |
| 5 Southampton Cruise Terminal (9.8 miles) | 13 David Lloyd in Ringwood (13.6 miles)     | 21 Waitrose and Marks & Spencer in Lymington (8.5 miles) |
| 6 Ferry Service to IOW (9.4 miles)        | 14 Bramshaw Golf Club (5.9 miles)           | Boltons Bench (0.2 miles)                                |
| 7 Lymington Marina (9.5 miles)            | 15 Brockenhurst Manor Golf Club (4.9 miles) | Lyndhurst doctors and dentist (0.3 miles)                |
| 8 Southampton (9.9 miles)                 | 16 Lime Wood Hotel (1.4 miles)              |  |



All distances are approximate.

# IN THE PURSUIT OF EXCELLENCE

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**Hoburne Development is based in Christchurch, Dorset and specialises in the design and development of a wide range of properties.**

Part of Hoburne Limited, a successful family business since 1912, the company was formed in 1958. In our 66 years' experience, we've built up an impressive portfolio of developments that includes industrial units, commercial shops, flats and family homes.

Something else we've built up is a reputation for the highest quality standard of homes. We work closely with award-winning construction companies and renowned architects, managing every aspect of design and build. This ensures everything is finished to our high standards, using only the very best workmanship and materials.

We believe it shows in every property we build and in the way we support and look after every one of our customers. Buying a property with Hoburne Development is a journey, not just a transaction. One in which the customer always comes first and which has our family business values at its heart.

At the end of this journey, every new Hoburne Development property comes with a 10-year new home warranty policy from ICW and, for the first two years of ownership, includes the full services of our Customer Care department.

Dimensions are as accurate as practicable, but should not be used as a basis for the purchase of furnishings and furniture. Specifications may vary. The contents herein are for information only and shall not form part of any contract or be a representation inducing any such contract. These properties are offered subject to availability. Please contact the developer or estate agent to ascertain the availability of any particular property so as to avoid a fruitless journey.

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## Hoburne DEVELOPMENT

**Head Office:** Hoburne Development, Hoburne Lane, Christchurch, Dorset BH23 4HP  
[hoburnedevelopments.co.uk](http://hoburnedevelopments.co.uk)

For more information please contact Fells Gulliver:

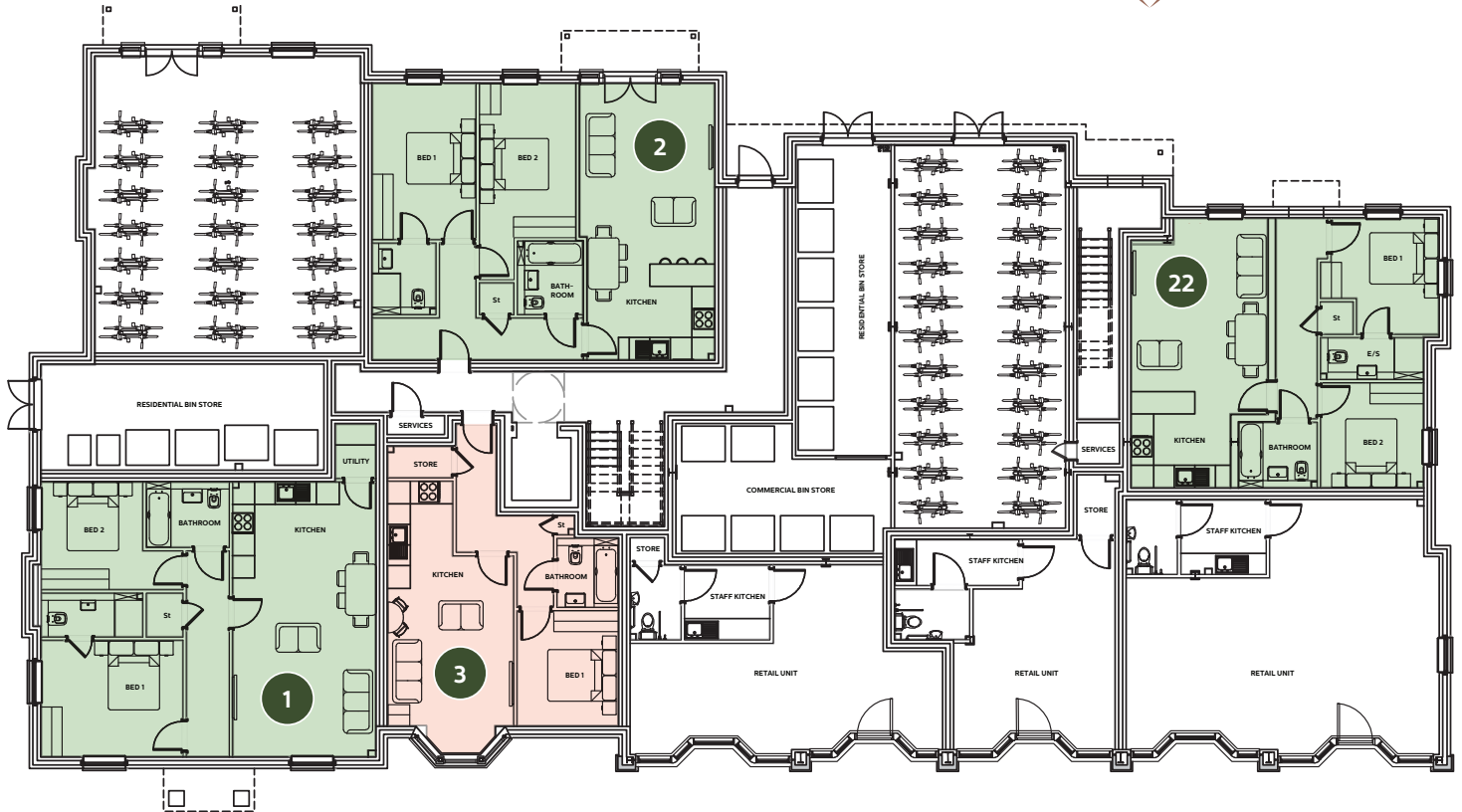
## FELLS GULLIVER ESTATE AGENTS

023 8028 4411 [lyndhurst@fells-gulliver.com](mailto:lyndhurst@fells-gulliver.com)  
[fells-gulliver-lyndhurst.com/lyndhurst-park](http://fells-gulliver-lyndhurst.com/lyndhurst-park)

# APARTMENTS - BLOCK A

|    |   |                 |    |  |                 |
|----|---|-----------------|----|--|-----------------|
| 1  | Two bedroom apartment (867 ft <sup>2</sup> )  | <b>£335,000</b> | 12 | Two bedroom apartment (867 ft <sup>2</sup> ) | <b>£390,000</b> |
| 2  | Two bedroom apartment (866 ft <sup>2</sup> )  | <b>£390,000</b> | 13 | One bedroom apartment (546 ft <sup>2</sup> ) | <b>£230,000</b> |
| 3  | One bedroom apartment (546 ft <sup>2</sup> )  | <b>£225,000</b> | 14 | Two bedroom apartment (873 ft <sup>2</sup> ) | <b>£395,000</b> |
| 4  | Two bedroom apartment (866 ft <sup>2</sup> )  | <b>£345,000</b> | 15 | Two bedroom apartment (826 ft <sup>2</sup> ) | <b>£320,000</b> |
| 5  | Two bedroom apartment (1040 ft <sup>2</sup> ) | <b>£465,000</b> | 16 | Two bedroom apartment (793 ft <sup>2</sup> ) | <b>£315,000</b> |
| 6  | Two bedroom apartment (867 ft <sup>2</sup> )  | <b>£390,000</b> | 17 | Two bedroom apartment (848 ft <sup>2</sup> ) | <b>£345,000</b> |
| 7  | One bedroom apartment (546 ft <sup>2</sup> )  | <b>£230,000</b> | 18 | Two bedroom apartment (867 ft <sup>2</sup> ) | <b>£365,000</b> |
| 8  | Two bedroom apartment (874 ft <sup>2</sup> )  | <b>£380,000</b> | 19 | Two bedroom apartment (873 ft <sup>2</sup> ) | <b>£370,000</b> |
| 9  | Two bedroom apartment (826 ft <sup>2</sup> )  | <b>£315,000</b> | 20 | Two bedroom apartment (815 ft <sup>2</sup> ) | <b>£315,000</b> |
| 10 | Two bedroom apartment (866 ft <sup>2</sup> )  | <b>£350,000</b> | 21 | Two bedroom apartment (703 ft <sup>2</sup> ) | <b>£290,000</b> |
| 11 | Two bedroom apartment (1040 ft <sup>2</sup> ) | <b>£465,000</b> | 22 | Two bedroom apartment (721 ft <sup>2</sup> ) | <b>£325,000</b> |

# APARTMENTS - BLOCK A GROUND FLOOR



## 1 Two bedroom apartment (867 ft<sup>2</sup>)

Kitchen/Living Area: 26' 4" x 13' 7"  
 Bedroom 1: 13' 6" x 14' 5"  
 Bedroom 2: 9' 8" x 10' 5"

## 2 Two bedroom apartment (866 ft<sup>2</sup>)

Kitchen/Living Area: 26' 5" x 12' 2"  
 Bedroom 1: 15' 1" x 9' 9"  
 Bedroom 2: 14' 8" x 9' 3"

## 3 One bedroom apartment (546 ft<sup>2</sup>)

Kitchen/Living Area: 16' 3" x 12' 1"  
 Bedroom 1: 11' x 9' 8"

## 22 Two bedroom apartment (721 ft<sup>2</sup>)

Kitchen/Living Area: 25' 9" x 13' 2" (max)  
 Bedroom 1: 7' 9" x 11' 2" (max)  
 Bedroom 2: 9' 9" x 10' 10" (max)

- One bedroom apartments
- Two bedroom apartments
- One bedroom apartments available through the First Homes Scheme.

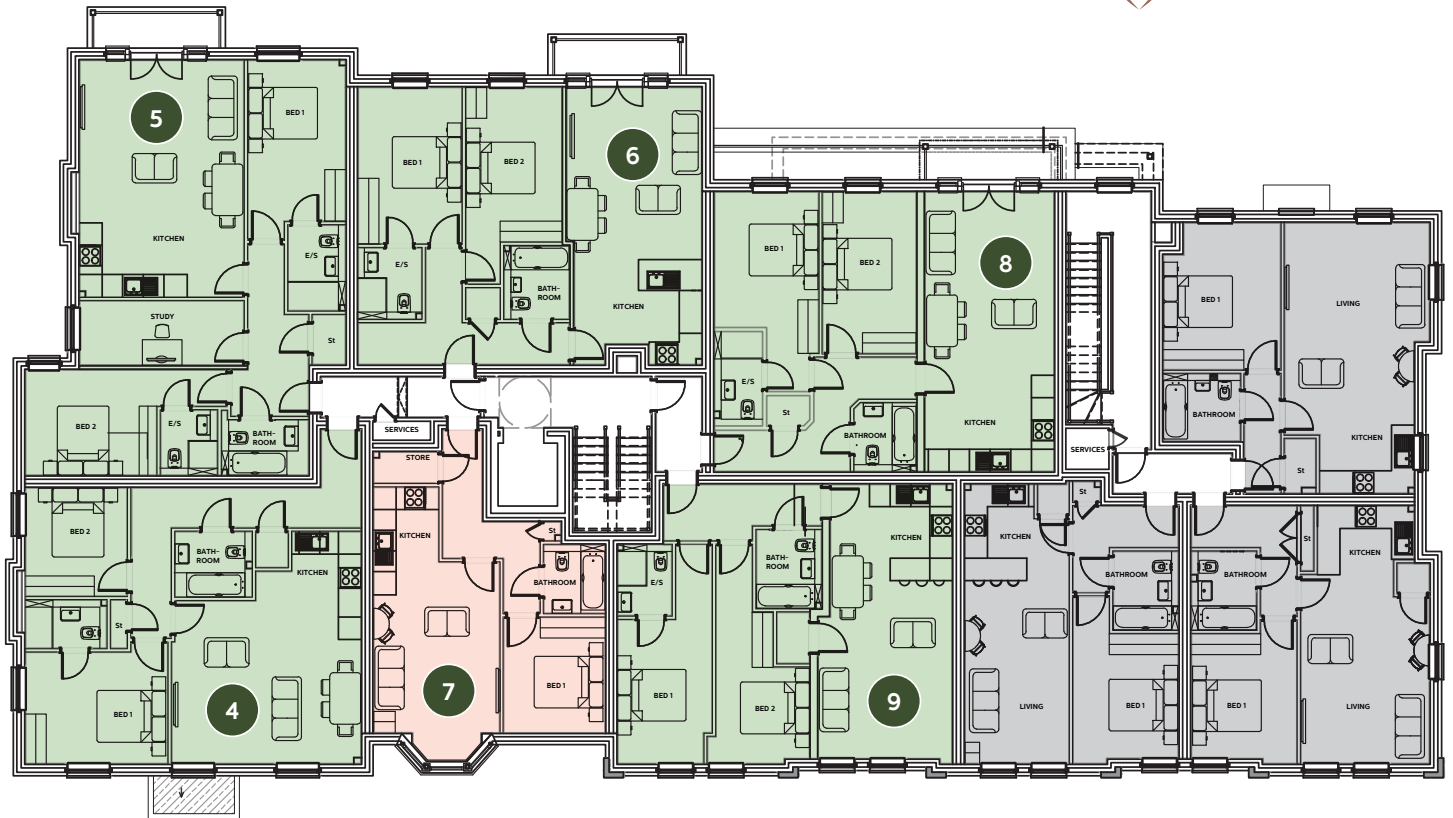


For more information please contact  
 Fells Gulliver on 023 8028 4411  
 or email [lyndhurst@fells-gulliver.com](mailto:lyndhurst@fells-gulliver.com)

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ESTATE AGENTS

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# APARTMENTS - BLOCK A FIRST FLOOR



## 4 Two bedroom apartment (866 ft<sup>2</sup>)

Kitchen/Living Area: 15' 6" x 18' 1" (max)  
 Bedroom 1: 13' 7" x 10' 7" (max)  
 Bedroom 2: 9' 8" x 10' 4" (max)

## 5 Two bedroom apartment (1040 ft<sup>2</sup>)

Kitchen/Living Area: 22' 6" x 15' 7"  
 Bedroom 1: 15' 4" x 9' 4"  
 Bedroom 2/Study: 15' 7" x 6' 3"

## 6 Two bedroom apartment (867 ft<sup>2</sup>)

Kitchen/Living Area: 24' 5" x 12' 2"  
 Bedroom 1: 15' x 9' 9"  
 Bedroom 2: 18' 8" x 9' 2"

## 7 One bedroom apartment (546 ft<sup>2</sup>)

Kitchen/Living Area: 23' 4" x 12' 1"  
 Bedroom 1: 11' 1" x 9' 7"

## 8 Two bedroom apartment (874 ft<sup>2</sup>)

Kitchen/Living Area: 26' 8" x 12' 4"  
 Bedroom 1: 13' x 10'  
 Bedroom 2: 15' 5" x 9'

## 9 Two bedroom apartment (826 ft<sup>2</sup>)

Kitchen/Living Area: 26' 2" x 11' 7"  
 Bedroom 1: 13' 8" x 9'  
 Bedroom 2: 14' 4" x 8' 9" (max)

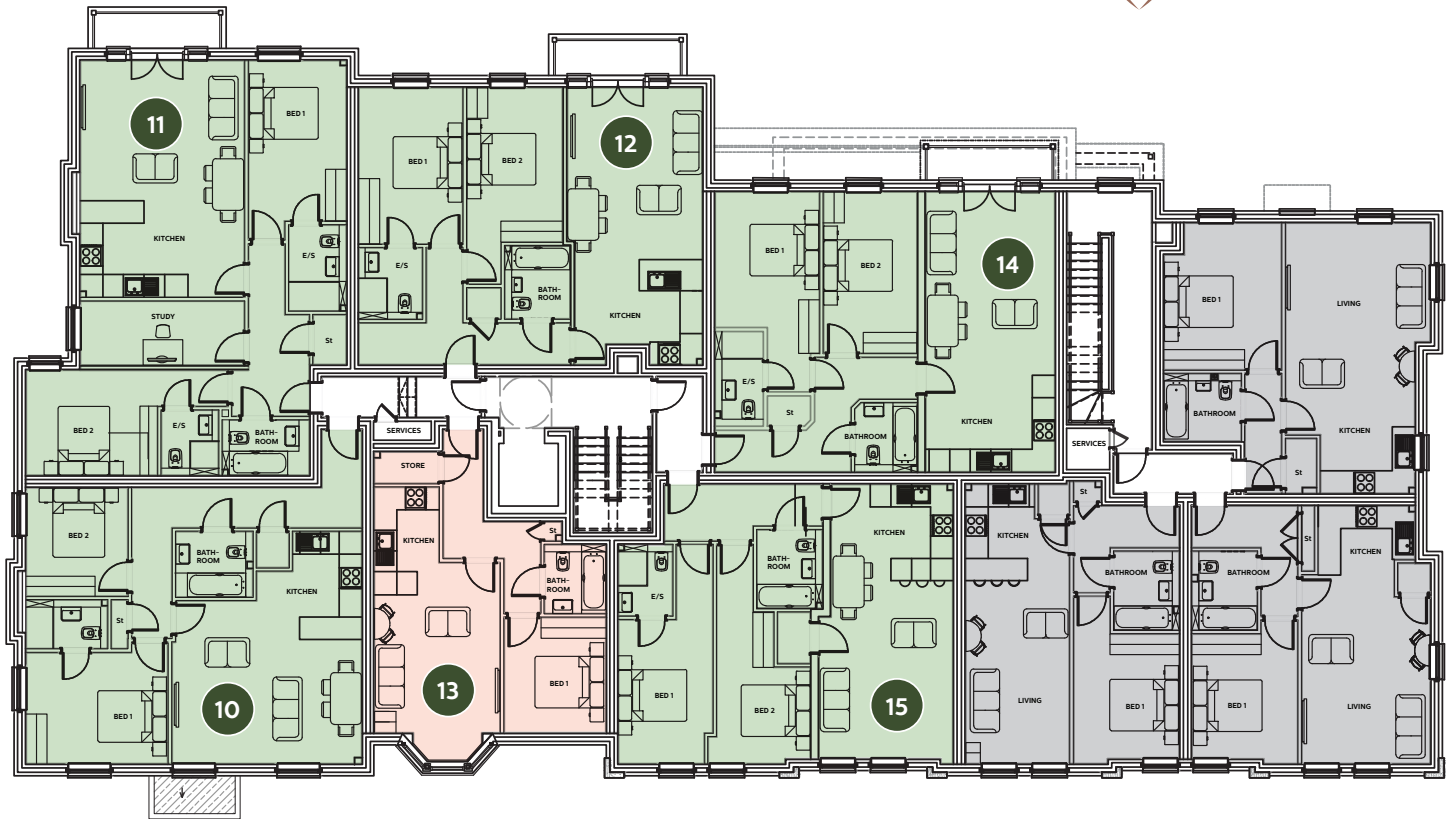


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# APARTMENTS - BLOCK A SECOND FLOOR



## 10 Two bedroom apartment (866 ft<sup>2</sup>)

Kitchen/Living Area: 18' 1" x 15' 6" (max)  
 Bedroom 1: 13' 6" x 10' 7" (max)  
 Bedroom 2: 10' 4" x 9' 7" (max)

## 11 Two bedroom apartment (1040 ft<sup>2</sup>)

Kitchen/Living Area: 22' 6" x 15' 7"  
 Bedroom 1: 15' 3" x 9' 4"  
 Bedroom 2: 15' 7" x 6' 2"

## 12 Two bedroom apartment (867 ft<sup>2</sup>)

Kitchen/Living Area: 24' 5" x 12' 2"  
 Bedroom 1: 15' x 9' 9"  
 Bedroom 2: 14' 8" x 9' 2"

## 13 One bedroom apartment (546 ft<sup>2</sup>)

Kitchen/Living Area: 23' 4" x 12'  
 Bedroom 1: 12' 4" x 9' 7"

## 14 Two bedroom apartment (873 ft<sup>2</sup>)

Kitchen/Living Area: 26' 8" x 12' 4"  
 Bedroom 1: 15' 4" x 10'  
 Bedroom 2: 15' 4" x 8' 9"

## 15 Two bedroom apartment (826 ft<sup>2</sup>)

Kitchen/Living Area: 26' 2" x 11' 7"  
 Bedroom 1: 13' 8" x 9'  
 Bedroom 2: 14' 4" x 8' 9" (max)

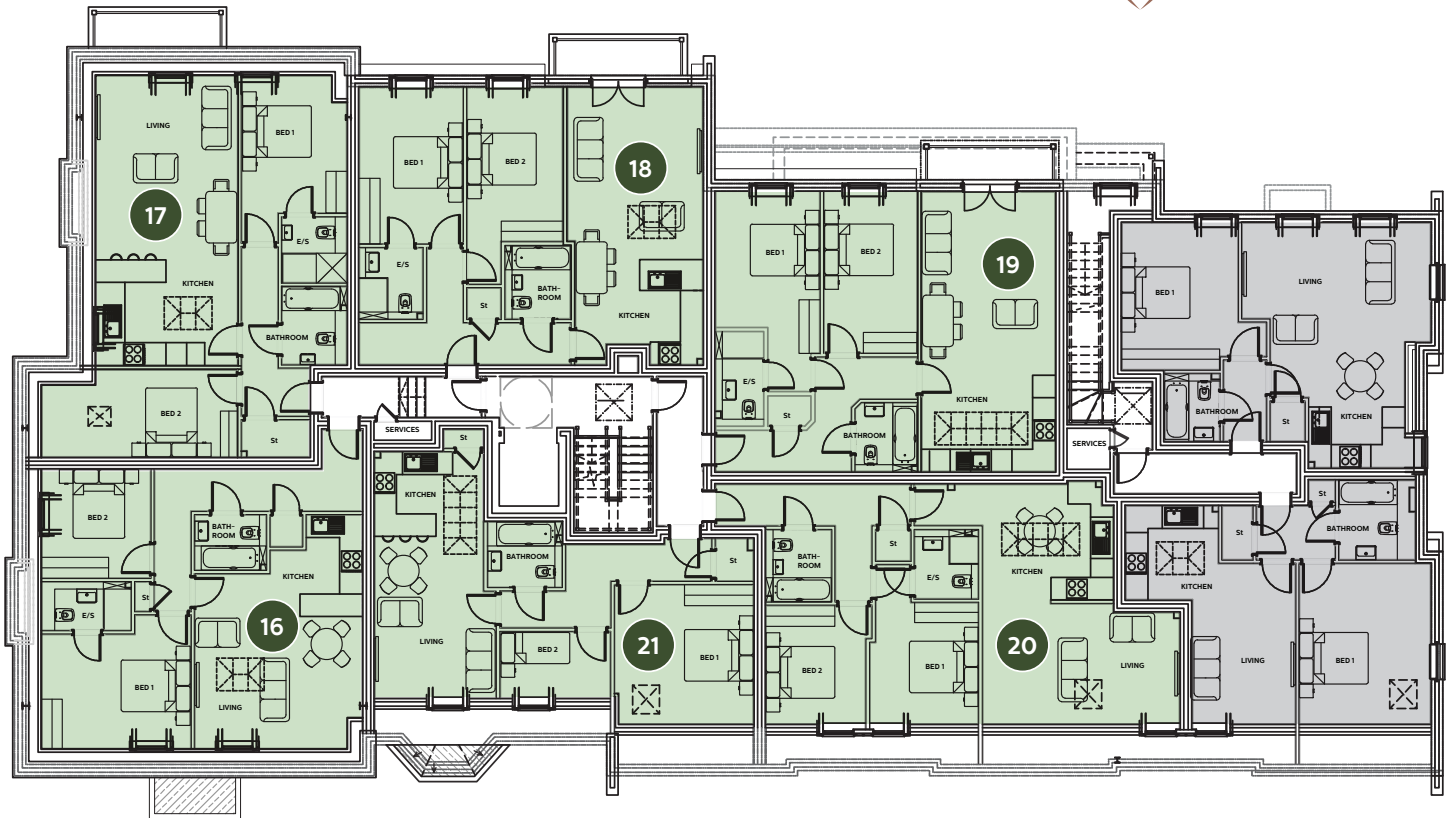


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# APARTMENTS - BLOCK A THIRD FLOOR



## 16 Two bedroom apartment (793 ft<sup>2</sup>)

Kitchen/Living Area: 16' 6" x 16' (max)  
 Bedroom 1: 14' 3" x 10' 9" (max)  
 Bedroom 2: 10' 4" x 10' 4" (max)

## 17 Two bedroom apartment (848 ft<sup>2</sup>)

Kitchen/Living Area: 13' 6" x 27' 7"  
 Bedroom 1: 13' 2" x 10' 10"  
 Bedroom 2: 18' 7" x 6' 9"

## 18 Two bedroom apartment (867 ft<sup>2</sup>)

Kitchen/Living Area: 24' 5" x 13'  
 Bedroom 1: 14' 5" x 9' 9"  
 Bedroom 2: 14' 7" x 9' 2"

## 19 Two bedroom apartment (873 ft<sup>2</sup>)

Kitchen/Living Area: 26' 8" x 12' 8"  
 Bedroom 1: 19' 1" x 10'  
 Bedroom 2: 15' 4" x 8' 9"

## 20 Two bedroom apartment (815 ft<sup>2</sup>)

Kitchen/Living Area: 18' 9" x 18' 8" (max)  
 Bedroom 1: 11' 6" x 10' 4" (max)  
 Bedroom 2: 11' 3" x 9' 5" (max)

## 21 Two bedroom apartment (703 ft<sup>2</sup>)

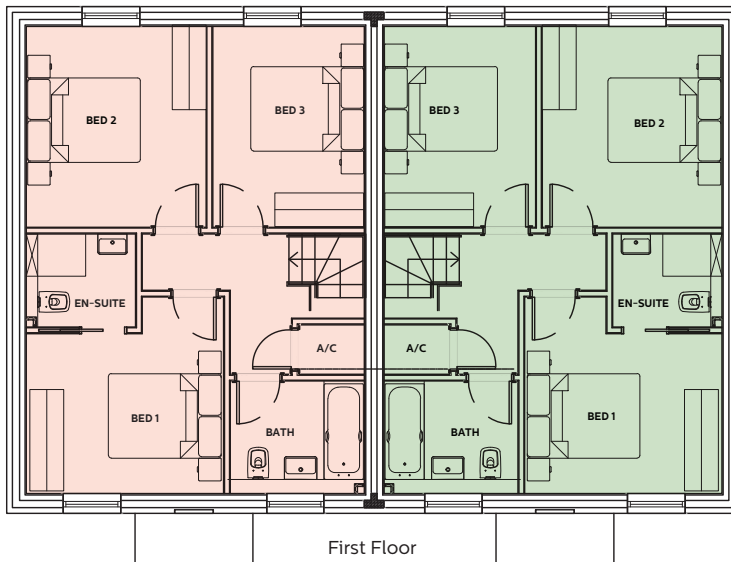
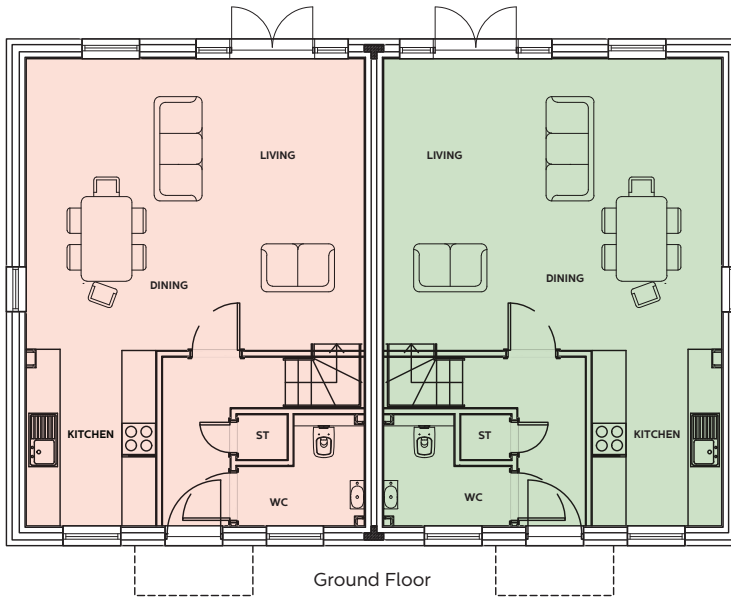
Kitchen/Living Area: 23' 5" x 10' 4"  
 Bedroom 1: 13' 3" x 12' 9"  
 Bedroom 2: 10' 5" x 6' 3"



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# SEMI-DETACHED HOUSES

Kitchen Area: 9' 9" x 7' 6"

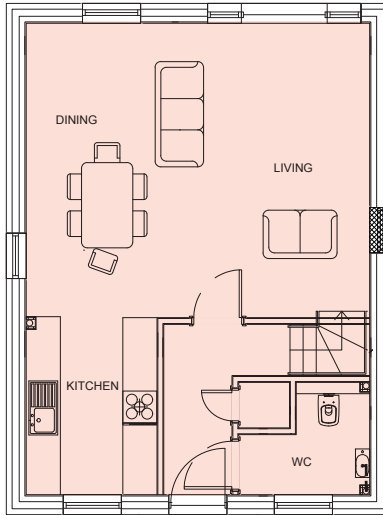
Living Area: 17' x 19' 5"

Bedroom 1: 11' 5" x 11' 5"

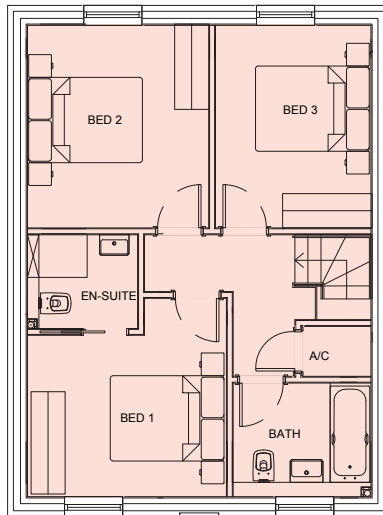
Bedroom 2: 11' 8" x 10' 5"

Bedroom 3: 11' 8" x 8' 9"

- 1 Three bedroom  
semi-detached house (1076 ft<sup>2</sup>) **£750,000**
- 2 Three bedroom  
semi-detached house (1076 ft<sup>2</sup>) **£725,000**



Ground Floor



First Floor

## DETACHED HOUSES

Kitchen Area: 9' 9" x 7' 6"


Living Area: 17' x 19' 5"

Bedroom 1: 11' 5" x 11' 5"

Bedroom 2: 11' 8" x 10' 5"

Bedroom 3: 11' 8" x 8' 9"

- 3 Three bedroom detached house (1076 ft<sup>2</sup>) **£825,000**
- 4 Three bedroom detached house (1076 ft<sup>2</sup>) **£825,000**
- 5 Three bedroom detached house (1076 ft<sup>2</sup>) **£825,000**
- 6 Three bedroom detached house (1076 ft<sup>2</sup>) **£825,000**

 Ground floor tax window