



Suffield Cottage

*Pages Lane, East Boldre, SO42 7WG*



SPENCERS





# SUFFIELD COTTAGE

## PAGES LANE • EAST BOLDRE

FOR SALE BY INFORMAL TENDER

*A wonderful opportunity to acquire a three bedroom foresters cottage in the heart of the New Forest, which is now in need of complete modernisation. The property found fame during WW1 with the remarkable landing of a biplane on the roof. The cottage offers tremendous potential for buyers wishing to design and create the environment of their next home either by extending or a complete knock down and new build, subject to the usual consents being granted.*

**£250,000 Guide Price**





## Method of Sale

The property is offered for sale by Informal Tender, with best and final offers being submitted in accordance with the procedure set out below.

1) All offers must be submitted and should be received at the offices of Spencers of the New Forest, 74 High Street, Lymington, Hampshire, SO41 9AL no later than 13.00 pm on Thursday 2<sup>nd</sup> April 2026.

The envelope is to be clearly marked:

‘TENDER FOR SUFFIELD COTTAGE, PAGES LANE, BROCKENHURST, SO42 7WG

2) Offers should be made ‘Subject to Contract’ and in accordance with the particulars of sale and accompanied by:

a. Proof of Funds: A certificate or letter from a bank or financial institution confirming the availability of funds to facilitate the purchase.

b. The name(s) of the proposed purchaser(s) together with the solicitors who will be acting on their behalf.

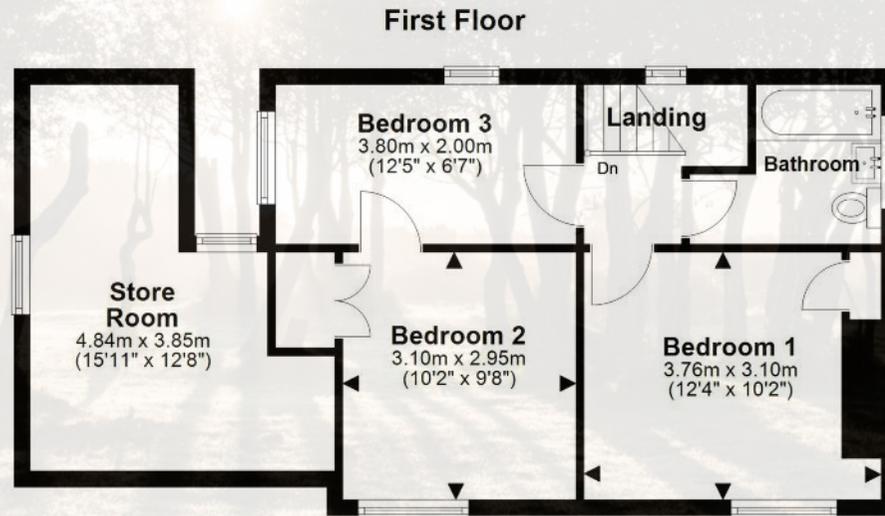
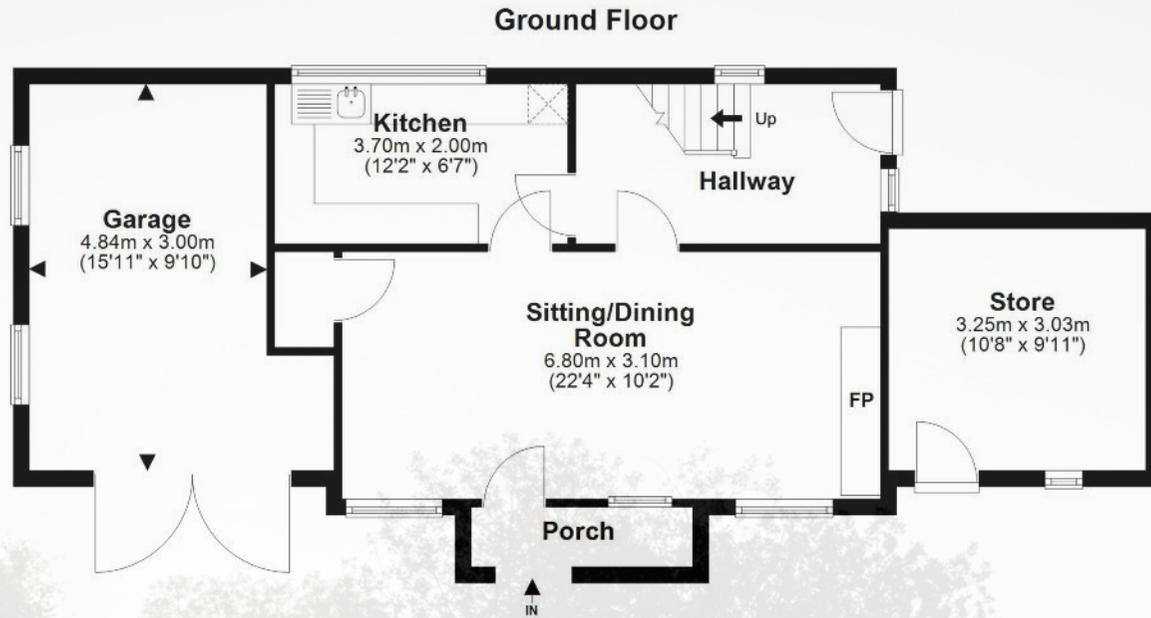
3) It is recommended that offers should be for an uneven sum to reduce the possibility of matching bids, but must be for a fixed sum. No offers will be considered if submitted on the basis of an escalating bid, e.g. £200 more than the highest offer.

4) Offers submitted on behalf of more than one offerer should state the name, address and details in respect of all the offerers and must be signed by all the parties.

5) Purchasers are advised that acceptance or otherwise of any offer is at the sole discretion of the Vendor who does not undertake to accept the highest offer.

6) Subject to the acceptability of offers, it is anticipated that Contracts will be Exchanged not later than 28 days after notification of acceptance of offer. In the event that offerers are unable to comply with this requirement, the offer should clearly state any variation to the above terms in order that the vendor is able to consider whether such a variation is nevertheless acceptable.

## FLOOR PLAN



Approx Gross Internal Areas	
House:	76.3 sqm / 821.3 sqft
Garage & Store Room:	30.1 sqm / 324.1 sqft
Store:	10.2 sqm / 109.5 sqft
<b>Total Approx Gross Area:</b>	<b>116.6 sqm / 1254.9 sqft</b>

Illustration for identification purposes only; measurements are approximate, not to scale. [www.fpusketch.co.uk](http://www.fpusketch.co.uk)  
Plan produced using PlanUp.

## Important Information

Spencers would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



## Agents Note

Please be aware that this property is in a particularly poor state of repair and careful viewing is required. We therefore strongly recommend that viewings be limited to adults only and please advise us if you have any questions surrounding accessibility. We also advise that old clothing and solid boots are worn when going inside the property.

## Directions

From our office in Lymington proceed down the High Street and at the bottom turn left into Gosport Street. At the roundabout, take the second exit onto Bridge Road and over the railway crossing branch left onto Undershore Road and follow the road for approximately four miles, turn right before Hatchet Pond onto East Boldre Road and the right fork following East Boldre Road, then left onto Pages Lane. The cottage is the first on the left.



## Grounds & Gardens

A five bar gate opens into a parking area. The cottage sits neatly in the centre of the plot and as such has a wrap around garden with various mature plantings, shrubs and bushes.

## Situation

The cottage occupies a glorious position in a quiet cul de sac directly across the road from the expansive open areas of the New Forest. The house is perfectly situated to enjoy open walks and cycle rides across the adjacent Forest while also being only four miles from the market town of Lymington.

There is a nearby well regarded Pub at East Boldre approximately 500 yards away. There are excellent marinas, sailing clubs and facilities at both Lymington and Bucklers Hard while Brockenhurst station (7 miles) provides direct rail services to London Waterloo in approximately 2 hours.

## Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: G Current: 17 Potential: 38

Heating: Electric

Services: Mains electricity, water and drainage.

Conservation Area: Forest South East

Property Construction: Part cob

Flood Risk: Very low

Broadband: ADSL Copper-based phone landline

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property.

Mobile Signal / Coverage: We have been advised that the mobile signal inside the property is weak.



For more information or to arrange a viewing please contact us:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: [lymington@spencersproperty.co.uk](mailto:lymington@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)