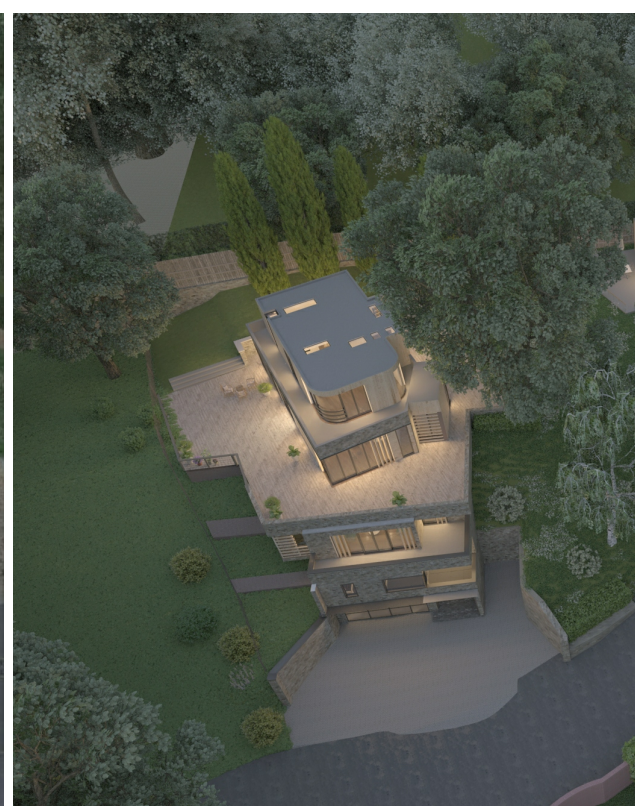




Roof House *Windmill Lane, Ringwood, BH24 2DQ*

SPENCERS
NEW FOREST



The Property:

Unique Opportunity in Avon Castle – Site with Potential

A rare chance to acquire an elevated site with planning permission (granted May 2022) for a stunning 5,400 sq ft modern home, perfectly designed to take advantage of its breathtaking location overlooking the Avon Valley. The site is ideal for a single home but also offers potential for an additional plot, making it an exciting opportunity for developers or those looking to create a multi-dwelling estate. The entire site, including both the approved home design and the potential additional plot, is available for sale, offering unparalleled flexibility.

This is a truly unique chance to craft a bespoke contemporary home in a stunning location while exploring further development possibilities.

The entire site is to be purchased as one and it is this that Spencers Property are offering for sale.

Contact us today for further details or to arrange a site visit.

Proposed Home Design

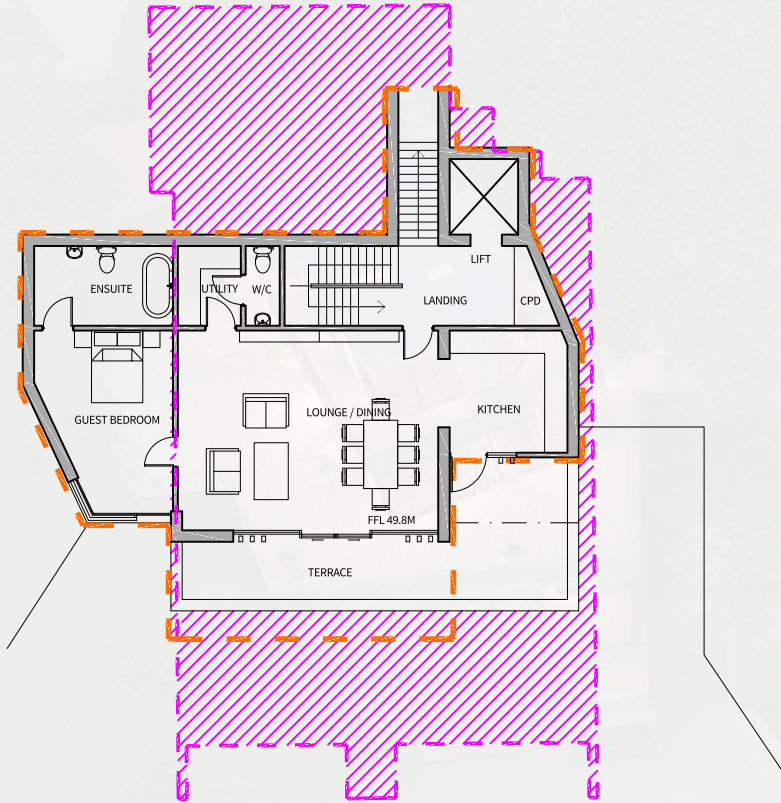
- **Luxury Living Across Five Floors:** The contemporary design incorporates terraces on multiple levels to capture the panoramic countryside views. A lift provides access to all floors, ensuring comfort and practicality.
- **Generous Accommodation:** Five en-suite bedrooms, a substantial open-plan kitchen/dining and living area, a gym/games room, and a large office provide exceptional space for modern family living.
- **Carefully Considered Design:** The home's layout harmonizes beautifully with the surrounding landscape, blending style and functionality.

Services

- All mains services connected
- Planning permission granted May 2022
- An average of £350,000 is payable if planning consent for the second plot is achieved



Plans...



PROPOSED HOUSE 1 SECOND FLOOR PLAN / 1:100
GIA: 100.6 SQM / 1083 SQFT



PROPOSED HOUSE 1 THIRD FLOOR PLAN / 1:100
GIA: 141 SQM / 1518 SQFT



www.uxarchitects.co.uk
studio@uxarchitects.co.uk

PROJECT:
DRAWING:
NUMBER:
REVISION:

THE ROOFHOUSE, AVON CASTLE,
RINGWOOD
PROPOSED SECOND FLOOR PLAN
022
A

STATUS: PLANNING
SCALE: 1:100 @A3
ORIENTATION:



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PROJECT:
DRAWING:
NUMBER:
REVISION:

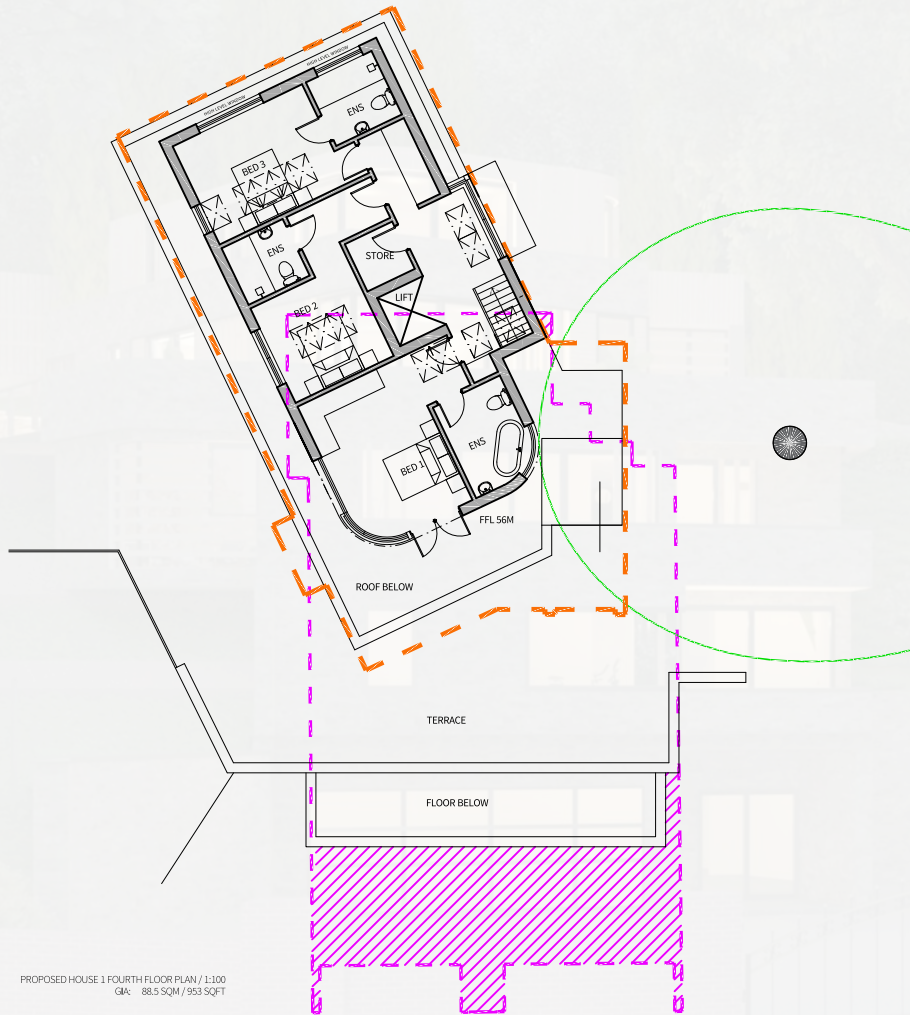
THE ROOFHOUSE, AVON CASTLE,
RINGWOOD
PROPOSED THIRD FLOOR PLAN
023
A

STATUS: PLANNING
SCALE: 1:100 @A3
ORIENTATION:

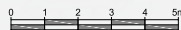


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--- EXISTING BUILDING OUTLINE
 --- PREVIOUS SCHEME OUTLINE



PROPOSED HOUSE 1 FOURTH FLOOR PLAN / 1:100
 GFA: 88.5 SQM / 953 SQFT

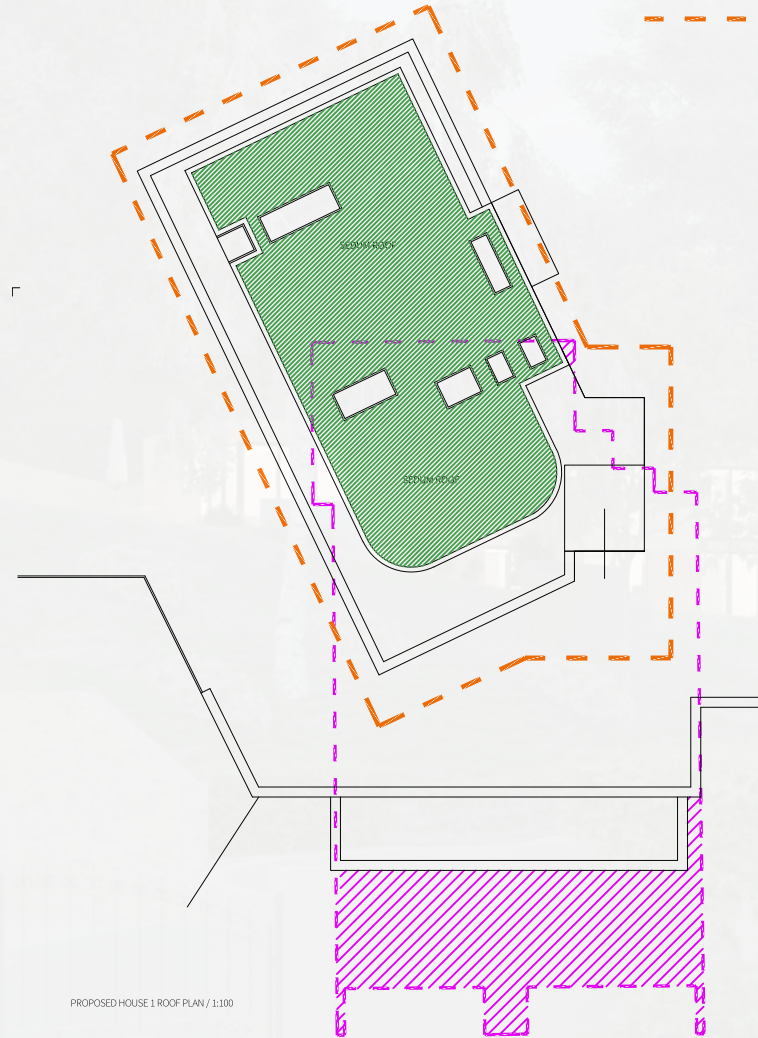


PROJECT: THE ROOFHOUSE, AVON CASTLE, RINGWOOD
 DRAWING: PROPOSED FOURTH FLOOR PLAN
 NUMBER: 024
 REVISION:

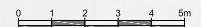
STATUS: PLANNING
 SCALE: 1:100 @A3
 ORIENTATION:



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PROPOSED HOUSE 1 ROOF PLAN / 1:100



PROJECT: THE ROOFHOUSE, AVON CASTLE, RINGWOOD
 DRAWING: PROPOSED ROOF PLAN
 NUMBER: 025
 REVISION:

STATUS: PLANNING
 SCALE: 1:100 @A3
 ORIENTATION:



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Orange dotted line denotes outline of previously submitted proposal

Purple dotted line denotes outline of existing building

MATERIALS SCHEDULE

- WALLS: TIMBER CLADDING
 NATURAL STONE

- WINDOWS AND DOORS: BLACK ALUMINIUM WINDOWS
 AND COMPOSITE TIMBER ENTRANCE DOORS
 TIMBER VERTICAL LOUVRES
 GREY METAL HORIZONTAL LOUVRES

- ROOF: SINGLE PLY ROOF MEMBRANE WITH SEDUM
 COVERING

PROPOSED HOUSE 1 SIDE (SOUTH) ELEVATION / 1:100



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PROJECT:
DRAWING:
NUMBER:
REVISION:

THE ROOFHOUSE, AVON CASTLE,
RINGWOOD
PROPOSED SIDE ELEVATION (SOUTH)
027
A

STATUS: PLANNING
SCALE: 1:100 @A3
ORIENTATION: AS SHOWN



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The Situation

The Roof House is nicely positioned within this highly sought after estate, which nestles along the edge of the beautiful Avon Valley and the market town of Ringwood. Ringwood is approximately two miles away, offering an excellent range of independent and high street boutiques, shops, cafes and restaurants, as well as two leisure centres. The Ringwood Forest and the New Forest surround the area and are both easily accessible. The nearby A31 offers routes to the larger coastal towns of Bournemouth (approximately 8 miles south via the A338) and Southampton (approximately 18 miles east via the M27). Beyond Southampton the M3 then leads to London, which is only approximately 1.5 hours away.

Directions

Exit Ringwood heading west along the A31, come off taking the exit sign to Verwood, turn left before the flyover into Hurn lane and continue up the hill, after about half a mile, turn left into Avon Castle Drive and continue along this private drive and turn left into Windmill Lane. Go right to the end of this lane and bear right into a private drive, continue along this drive and you will come to the property on your right hand side.



Spencers of The New Forest 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 or 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.

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

42 High Street, Ringwood, BH24 1AG

T: 01425 462600 E: ringwood@spencersnewforest.com