

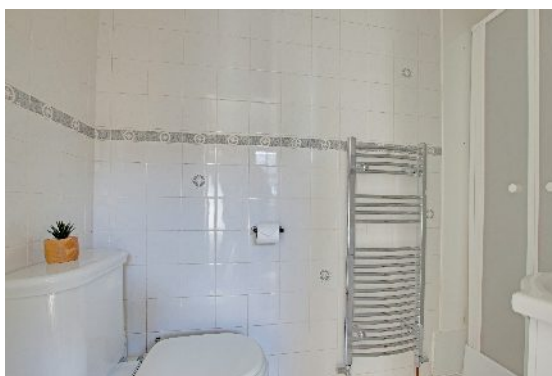


51-53 Brookley Road

*Brockenhurst, SO42 7RB*

SPENCERS  
NEW FOREST





*A unique opportunity to acquire this prime development opportunity situated just off the high street in the popular village of Brockenhurst. Originally run as a successful restaurant and kitchens with the benefit of a self contained apartment above, the property offers mixed residential and commercial opportunity with the potential to suit a number of requirements with further possibility of being turned into two small dwellings, subject to securing the necessary planning regulations.*

## The Property

Situated at the rear of 51-53 Brookley Road, the development is accessed via a driveway set off the high street leading to a parking area and gated access to the properties.

A gate leads to both properties with a path leading to the site which consists of a conservatory which opens in turn to a large room, originally the restaurant. A WC and shower room is set off this area and a further door leads into the original kitchen area which is currently let out for storage. This area has the benefit of its own entrance at the front and a shower room so could be utilised as a separate dwelling with the potential to develop the loft areas (STP).

A set of external spiral stairs lead from the outside up to the apartment which is set above the original restaurant area and is currently arranged as a self contained apartment which is being used for holiday lettings. The apartments offers an open plan kitchen, living room and dining area with a separate bedroom and bathroom.

OIEO £350,000



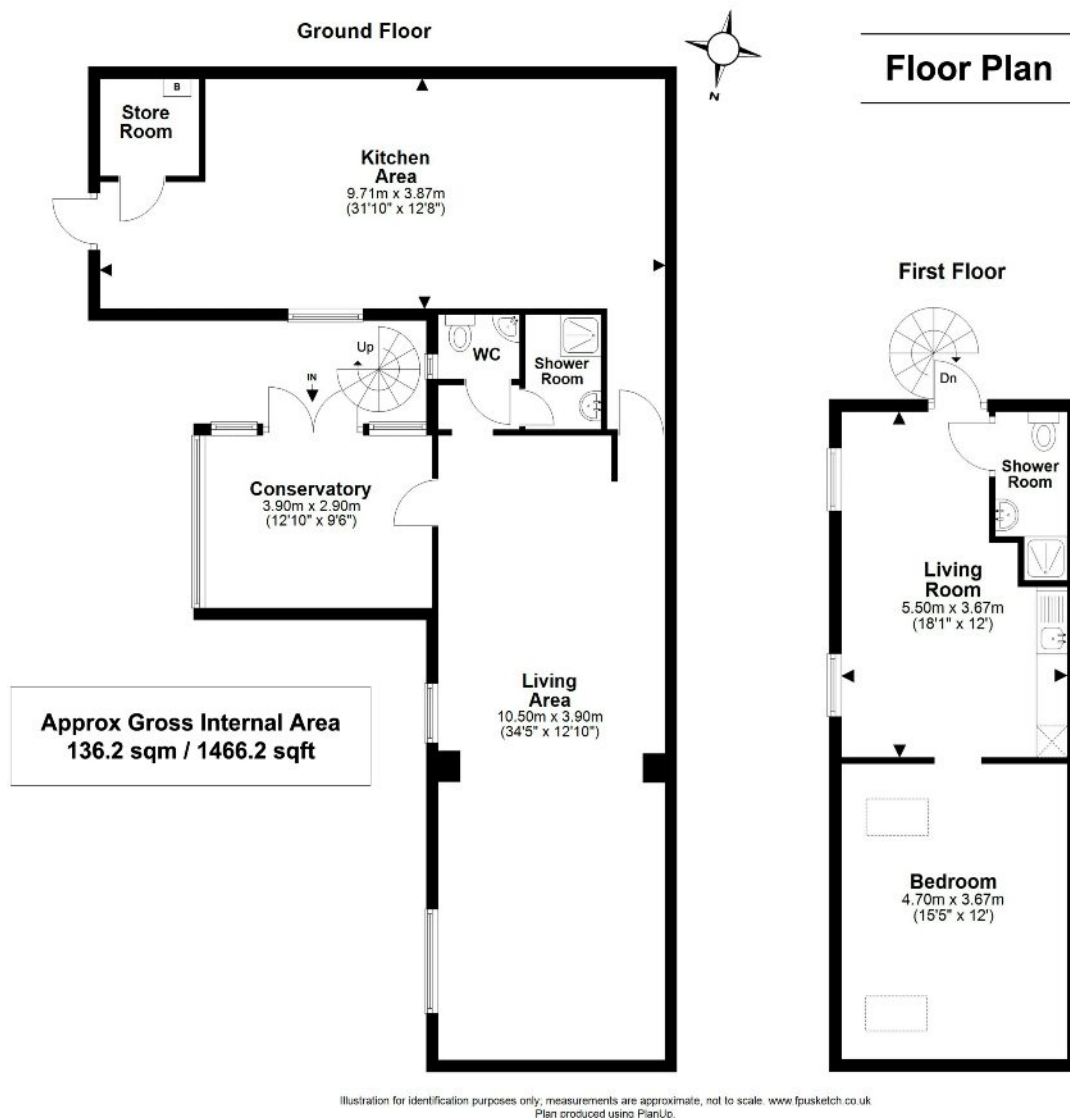
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## Additional Information

Tenure: Freehold

Council Tax Band: B

Energy Performance Rating: TBC

Services: Mains gas, electric, water and drainage

Broadband: ADSL Copper based phone landline

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity.

Conservation Area: Brockenhurst

Flood Risk: Very Low

Parking Arrangements: Communal parking, no allocated space.

Restrictive Covenants: Please ask for further details.

## Directions

From our office, please turn right along Brookley Road where the access to the site can be found between 'Hair Unique' and 'Cards and Candys'. Take the access way between the shops where the site can be found on the right hand side.

## Important Notice

Spencers Property 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 for 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:

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