



54, Brookley Road

Brockenhurst, Hampshire, SO42 7RA

SPENCERS
NEW FOREST



A superb opportunity to acquire a prominent mixed-use development in the very heart of the sought-after village of Brockenhurst. Offered to the market with no onward chain, this versatile property is currently vacant and presents exceptional scope for redevelopment or reconfiguration, subject to the necessary planning permissions (STP).

The Property

In recent years, the property has been utilised as a corner retail unit, comprising a shop frontage with ancillary kitchen and WC facilities to the rear. In addition, there is separate accommodation arranged across the remainder of the ground floor and the first floor, offering flexible space that could suit a variety of residential or commercial uses.

Externally, the property benefits from a private rear garden as well as valuable off-street parking.

This is a rare and exciting opportunity for investors, developers, or owner-occupiers seeking a project in a prime New Forest location with significant potential upside.

The main entrance leads directly into a dual-aspect shop front, enhanced by expansive glazing that allows for excellent natural light and strong visibility from the high street. A feature brick effect wall opens through to a rear lobby, which in turn provides access to supporting facilities, including WC amenities and a kitchenette. Beyond this, a useful additional area offers ideal storage space.

A door from the shop front connects seamlessly to the residential accommodation, currently arranged with a living room featuring a central fireplace with surround and a window to the front aspect. From here, a further door leads to a rear reception room, well-suited for use as a dining room, enjoying views across the courtyard and garden.

An inner lobby houses the staircase to the first floor and provides access to the kitchen, which is situated at the rear of the property and benefits from direct access out to the garden.



£600,000 - £625,000



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3



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54 Brookley Road, Brockenhurst, SO42 7RA

Approximate Area = 1548 sq ft / 143.8 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR





The Property Continued

The first floor offers generous and well-proportioned accommodation, comprising three double bedrooms and family bathroom.

The property lends itself to a number of potential development options, whether that be a continuation of mixed-use, conversion to residential units, or a bespoke live/work arrangement (all subject to planning).

The Local Area

In addition, the village boasts an 18-hole championship golf course, a luxurious spa and several highly regarded hotels including the Balmer Lawn, the Pig and Careys Manor, all of which offer fine dining restaurants.

In Brockenhurst the New Forest is all around you and wild ponies, deer and cows roam at will. The North and South Weirs streams join and as one flow through Brockenhurst. In Brookley Road in the warmer months of the year the stream flows across the road, commonly referred to as The Splash. There is a second ford in the Waters Green area of the village, and this flows continuously throughout the year. From beyond this the Weirs stream meets the river formed by the Blackwater and Ober Water to become the Lymington River.

It is Brockenhurst's mainline station (service into London Waterloo approximately 90 minutes) that turns the dream of a country idyll into reality for those working up in London and makes Brockenhurst village a property hot spot.



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.



Grounds & Gardens

To the front, the property is enclosed by attractive picket fencing with gated access leading to the main entrance. The rear garden is bordered by a newly erected wall to one side and lap wood fencing, with double gates providing optional vehicular access. The garden is predominantly laid to lawn.

Services

Tenure: Freehold

Council Tax Band 54 : C

Council Tax Band 54A: D

Energy Performance Rating 54 : D Current: 62 Potential: 73

Energy Performance Rating 54A : C Current: 76 Potential: 90

Property Construction: Standard Brick Built

Services: All mains connected

Heating: Gas central heating

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

Directions

From our office on Brockenhurst high street, proceed left up the road pass the car park and the property will be found on the corner on your left.



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

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