



Spearbed Copse Estate *Dock Lane, Beaulieu*



Main House - CGI

SPEARBED COPSE ESTATE

A MAGICAL NEW RIVERFRONT ESTATE

An incredible opportunity awaits to create a magnificent coastal home in one of the most exquisite riverside locations in the UK, boasting unparalleled water views and surrounded by private grounds spanning 12 acres.

The property benefits from a planning consent, designed by ADAM Architecture, to replace the majority of the existing buildings.

The 'butterfly' plan main house will extend to approximately 10,000 sqft and is poised to serve as the centrepiece of this remarkable estate. In addition, a guest house will form one side of the walled garden and further guest/staff cottages are provided within the grounds. A spacious boat house and slipway, with a private deep water jetty, provides exclusive access at all stages of the tide to exhilarating sailing adventures on the Beaulieu River and the Solent.

Main House • Guest House • Staff Accommodation

Pavilion • Boat House • Significant Ancillary Accommodation

Point your camera at the QR code below to view our professionally produced video.



Offers in Excess of £10,000,000





The Situation

The New Forest is a deeply historic area which is largely unchanged since pre-Norman times and was granted royal protection by William the Conqueror in 1079 as a royal hunting area. The Forest now has protected status as a National Park and extends to over 100 square miles made up of beautiful open heath and woodland over which there is superb walking and riding.

The property is on the southern fringes of the Forest and occupies a glorious elevated position overlooking the Beaulieu River. The formal gardens are laid to lawn and also incorporate mature woodland which extends across the surrounding area providing a timeless sense of seclusion and tranquillity.

Nearby is the historic 13th Century village of Beaulieu which forms the heart of the protected Beaulieu estate which was created in the time of Henry VIII and belongs to the Montagu family. There is a picturesque traditional high street with a newsagent, general store, post office along with a variety of gift shops and cafes. There is also a bistro, pub and restaurant at The Montagu Arms Hotel.

Further afield are the centres of Lymington and Brockenhurst. Lymington is a renowned sailing centre with deep water marinas and active sailing clubs. The Georgian high street offers a wide range of shops, cafes, pubs and restaurants. Brockenhurst also has a range of independent shops as well as a well regarded sixth form college and mainline railway station offering direct services to London Waterloo in approximately 90 minutes.



The land as a whole is an ethereal retreat, perfectly protected from the outside world and offering glorious access to, and view across the Beaulieu River.

PROPOSED SITE LAYOUT





The consented scheme consists of:

This breathtaking estate occupying a prime position on the banks of the Beaulieu River provides a unique opportunity to create a private enclave designed to maximise the potential afforded by its unrivalled position.

- A new build house overlooking the Beaulieu River extending to 10,000 sq ft with three car garage.
- A new build guest cottage of 2,500 sq ft nestled within a walled garden
- A new build boat shed with sail loft, river view balcony, existing slipway and deep water jetty providing mooring at all tide levels.
- New Build outbuildings consisting of pool pavilion designed to enjoy both the tennis court and swimming pool positioned on either side.
- New greenhouse and machinery store
- Three existing staff cottages totaling 3,000 sq ft in a locally listed water tower adjoining building.
- Existing landscaped ponds within 12 acres of an enchanting waterside woodland setting enjoying 335 yards of river frontage.





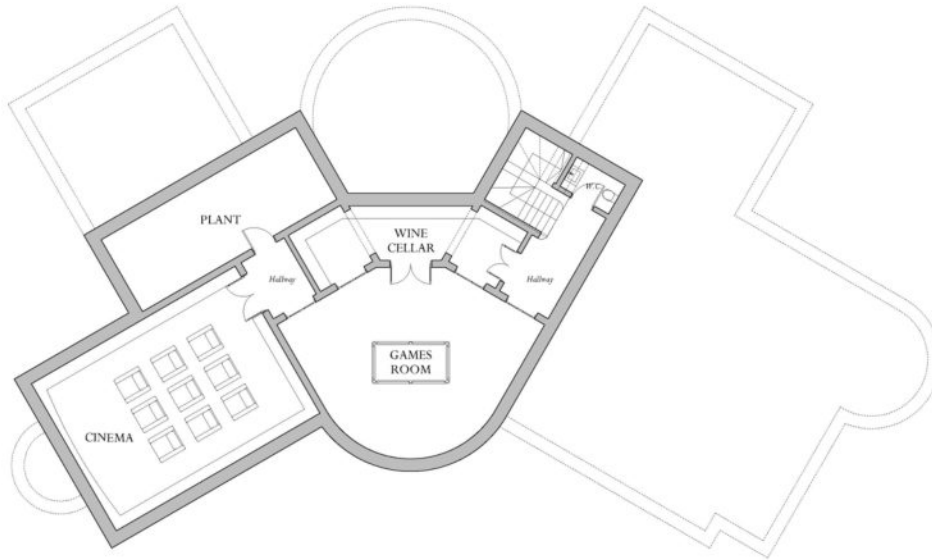
Main House - CGI



PROPOSED FLOORPLAN

BASEMENT

Approx 164 sq.metres (1,766 sq.feet)

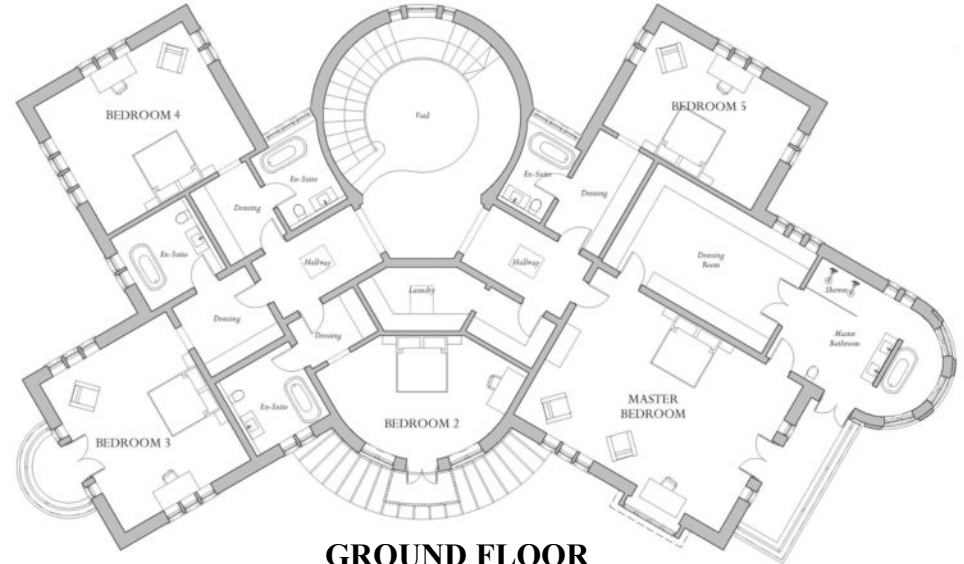


Approximate Gross Internal Area
912 sq.metres / 9,818 sq.feet

Main House

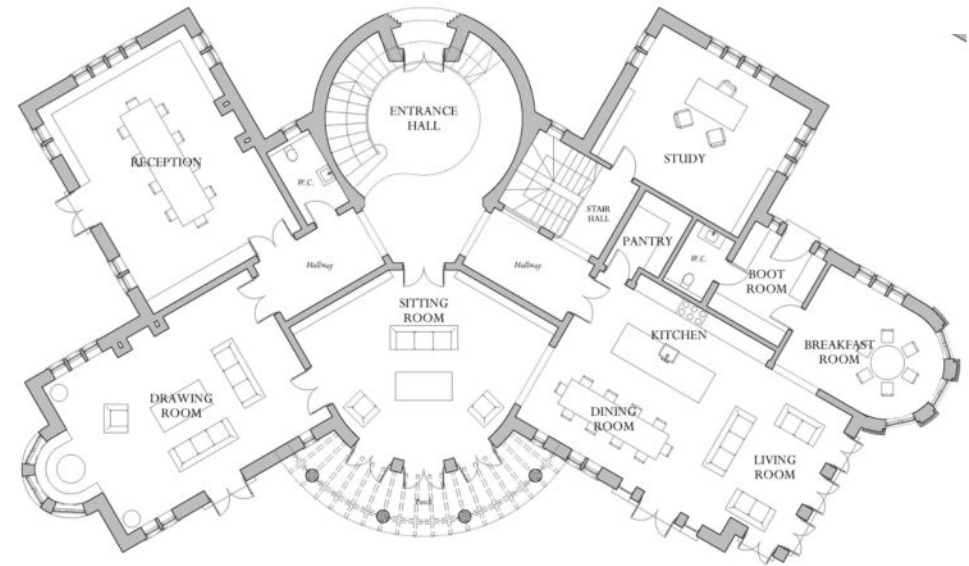
FIRST FLOOR

Approx 369 sq.metres (3,972 sq.feet)



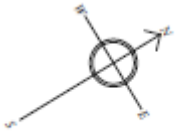
GROUND FLOOR

Approx 379 sq.metres (4,080 sq.feet)





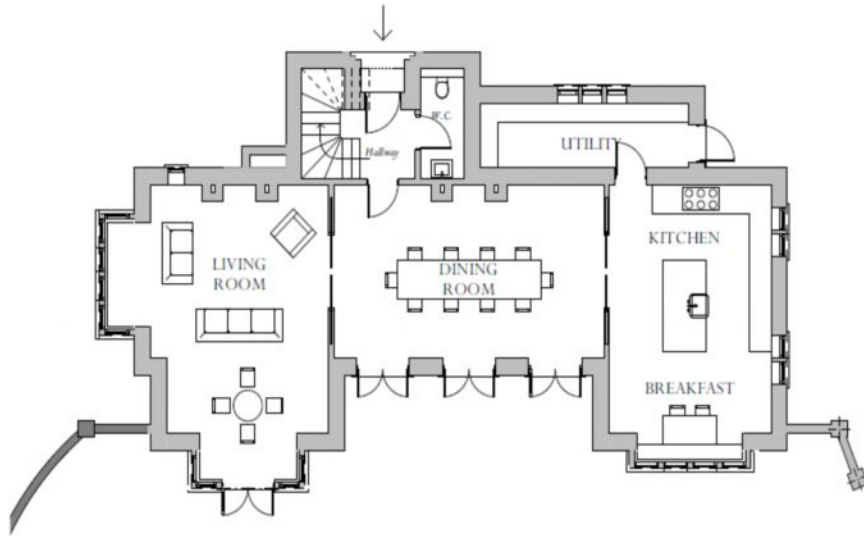
Guest Cottage - CGI



PROPOSED FLOORPLAN

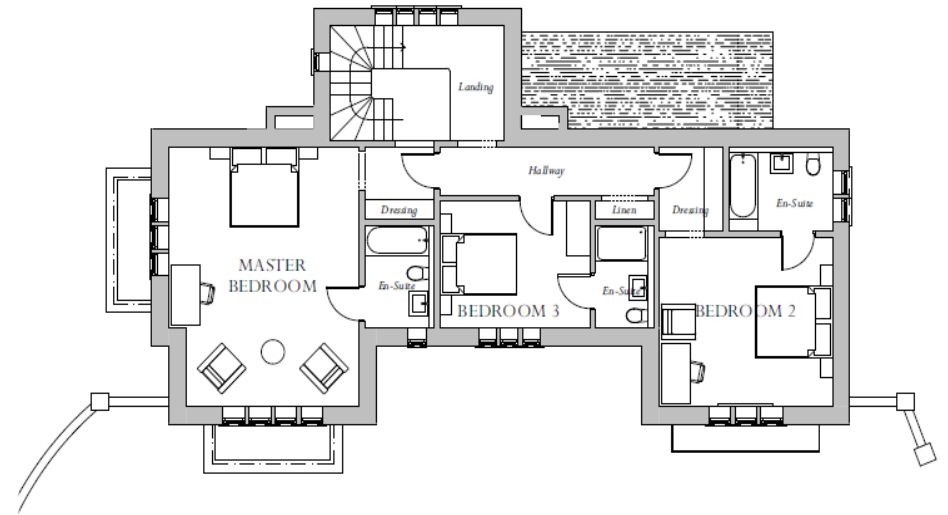
GROUND FLOOR

Approx 127 sq.metres (1,367 sq.feet)



FIRST FLOOR

Approx 111 sq.metres (1,195 sq.feet)



Approximate Gross Internal Area
238 sq.metres / 2,562 sq.feet

Guest Cottage



Outbuildings

In addition to the attraction of the riverside gardens, the vision for the Spearbed Copse estate extends beyond its striking architecture to carefully arranged and beautifully stocked recreational gardens which form the heart of the project and will provide a charming and natural link between the main house with the ancillary accommodation.

As the 200 yard long drive approaches the house it is divided into a loop by two central islands planted with mature trees. Beyond the drive lies an area intended for carefully planted formal gardens for which there are designs by the renowned Balston Agius Garden design company of Wiltshire.

Central to this garden is a pavilion the exterior of which is designed to be finished in pale brick with columns creating three glazed door bays opening to both sides. The pavilion is therefore designed to service both the elliptic swimming pool and the tennis court with a central atrium ideal for relaxing or light dining catered by the adjoining kitchenette. There are also two changing rooms with showers and two WCs. The pavilion also houses the plant room for the pool.

To the west of the tennis court is a delightful walled garden with central pond which provides a picturesque outlook from the guest cottage.

To the north of the walled garden are further outbuildings which comprise a large greenhouse, potting room with twin sinks, separate rest area with room for a table, work surface and sink. There is also a separate gardener's loo with door to the outside. A large machinery store completes the outbuildings.

Directions

From Lyminster take the B3054 towards Beaulieu. Cross Beaulieu heath and turn right at the T-Junction by Hatchet Pond. Continue on this road before turning right into Beaulieu. Continue on this road through the village and pass the Montagu Arms on your right hand side. Continue out of the village and as the road begins to rise, turn right into Dock Lane. Continue along Dock Lane for about a mile and the entrance to Spearbed Copse will be found at the very end of the lane directly ahead.

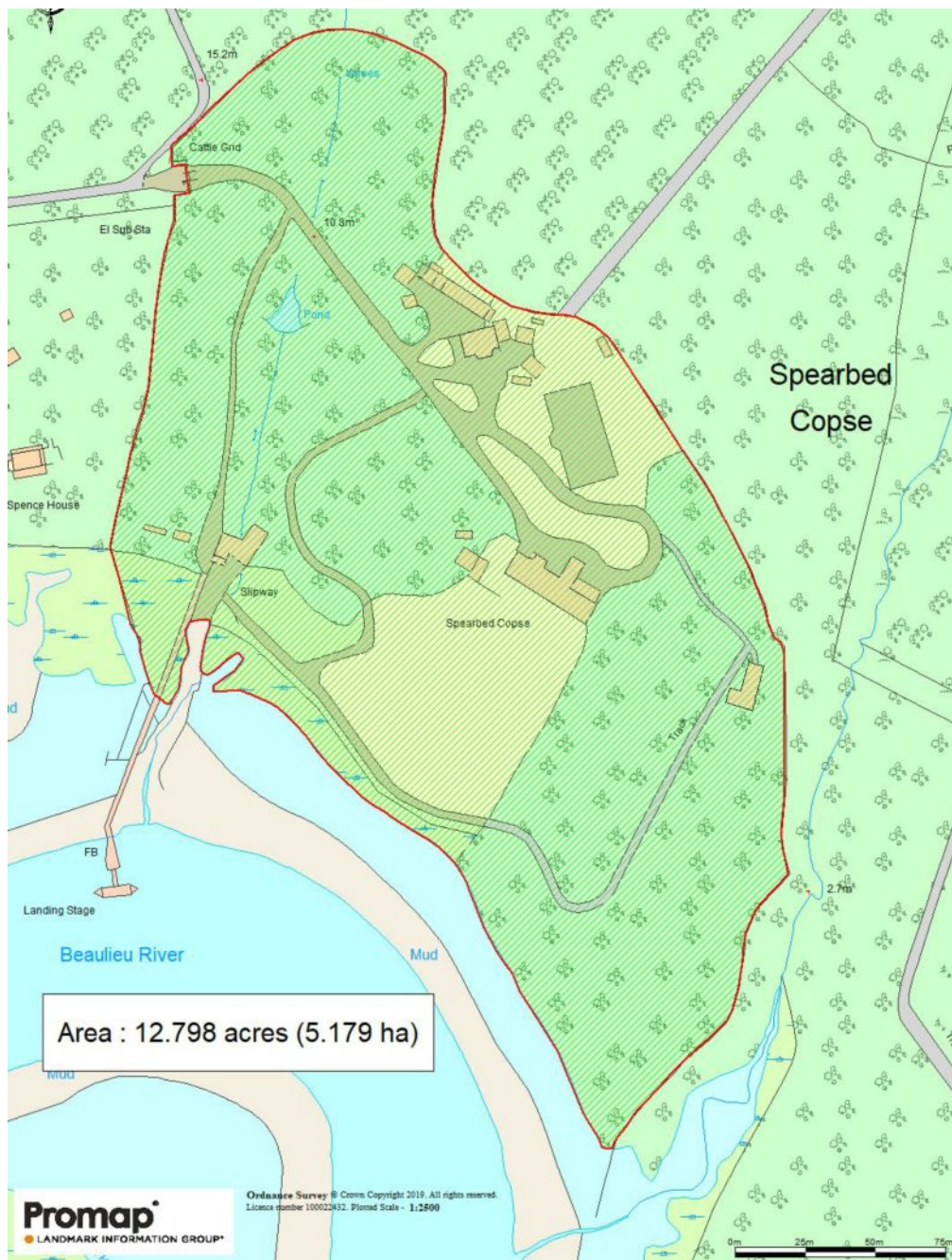




Boat House - CGI



BOUNDARY PLAN



The Spearbed Copse estate is positioned at the end of a private road that leads onto a tree lined drive, winding through the grounds.

Services

Mains electric and water
Private drainage

Points Of Interest

Beaulieu Primary School	1.0 miles
Montagu Arms Hotel	1.0 miles
Hythe Hospital	3.5 miles
Applemore Health & Leisure Centre	3.5 miles
Waitrose Dibden	4.3 miles
Walhampton (Private School)	5.3 miles
Lymington Quay	5.8 miles
Brockenhurst Train Station	6.2 miles
Brockenhurst Golf Club	6.8 miles

Viewing

By prior appointment only with Spencers and Knight Frank.

Important Notice

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 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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