



1 Proposed North Elevation  
Scale: 1:50



2 Proposed West Elevation  
Scale: 1:50



3 Proposed South Elevation  
Scale: 1:50



4 Proposed East Elevation  
Scale: 1:50



Bechern Wood Cottage

Aldridge Hill, Brockenhurst, SO42 7WD

SPENCERS  
NEW FOREST









*A unique opportunity to acquire a prime building plot set in one of the most desirable locations on the edge of Brockenhurst with open aspects across the forest at Aldridge Hill. The site currently offers a three bedroom detached property set in a double plot circa 0.6 acres with FULL PLANNING PERMISSION granted for a stunning replacement dwelling and generous outbuildings extending to approximately 212 sqm in total.*

## The Property

An exciting opportunity to acquire this superb building plot with well thought through plans for a double fronted detached forest style property with a central oak framed storm porch set under a triple gable roof line with traditional brick elevations.

A private shared drive provides access to the plot which currently houses a detached 1920's cottage in need of full refurbishment or to be replaced with the proposed planning permission for a new dwelling.

The current plans offer generous open plan reception spaces, large expanses of glazing with three double bedrooms, one en suite, and a family bathroom. The principal bedroom is planned to enjoy far reaching aspects over the side garden and paddocks beyond.

Extending to circa 122 sqm, the plans for the main house also incorporate a snug and externally accessed plant room.

### Agents Note

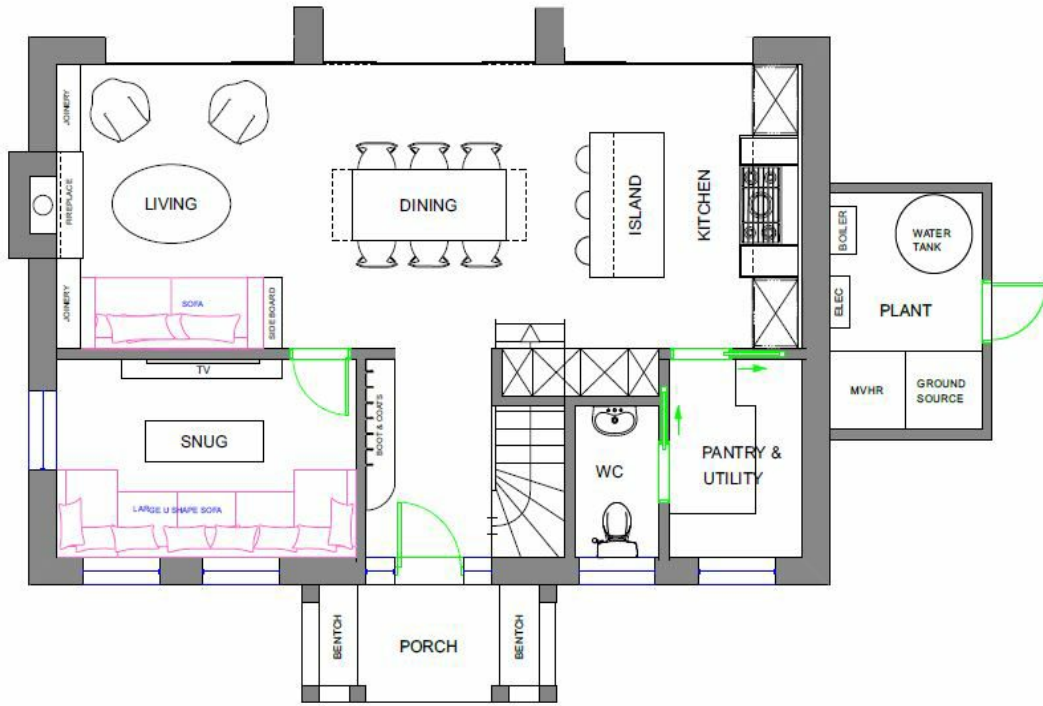
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<https://planning.agileapplications.co.uk/nfnpa/application-details/103197>

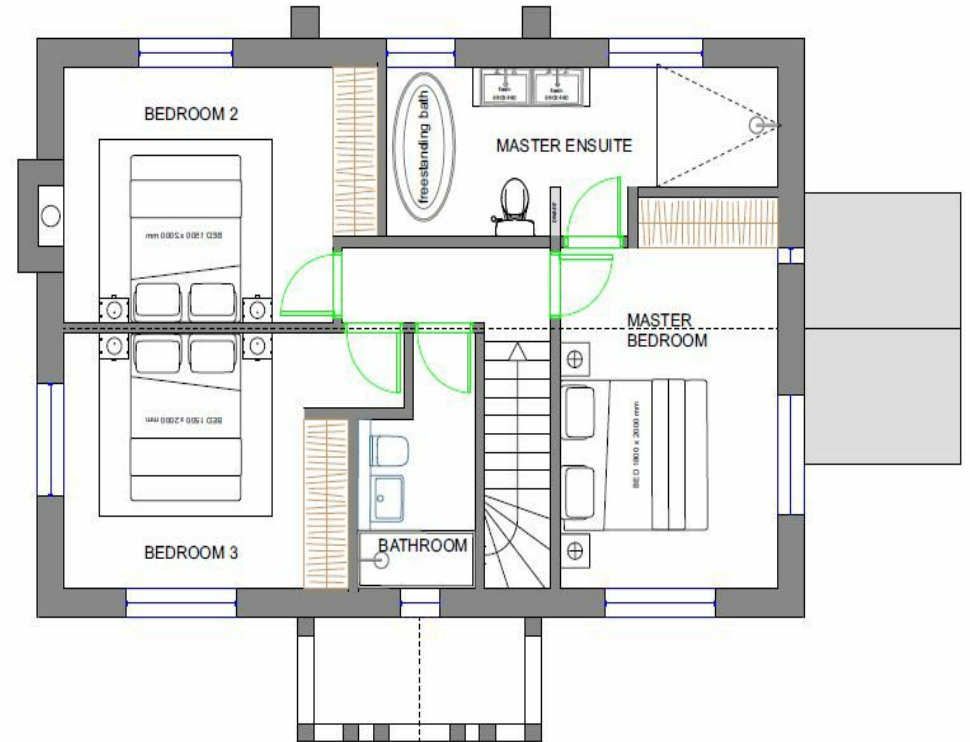
**£950,000**



# Proposed Floor Plans



GROUND FLOOR



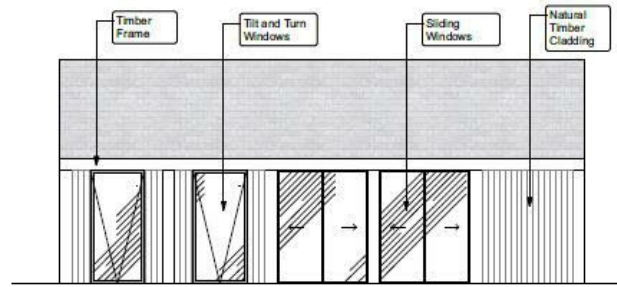
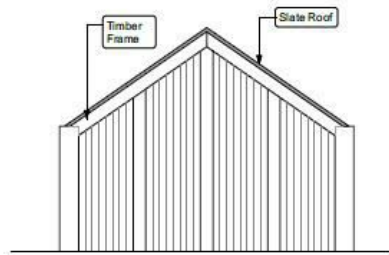
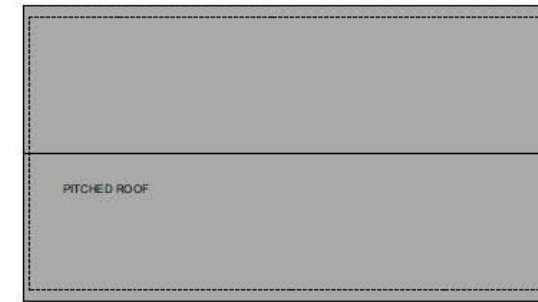
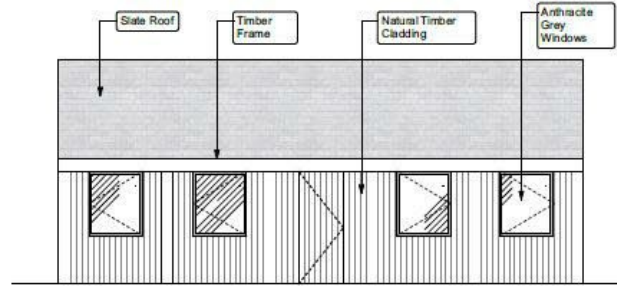
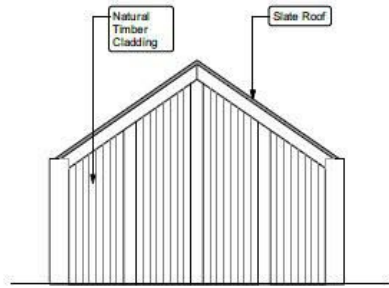
FIRST FLOOR





For illustration purposes only

## Proposed Studio/Garden Room



## Grounds & Gardens

The plot has been extended with the acquisition of part of the neighbouring paddock so the current cottage sits centrally within its plot with views across paddocks to the side and forest at the front.

The grounds offer plans to accommodate a double detached garage complex measuring circa 11m x 5m with store room or potential home office.

Further plans include a detached studio/garden room approx. 9m x 4m offering further versatile ancillary accommodation that could suit a number of requirements as a gym, guest accommodation or studio.



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GENERAL NOTE:

Check drawing carefully and immediately report any discrepancies to the Architect. Verify all dimensions and levels on site prior to construction. The architect's title, drawings and materials developed as TD copyright reserved without further permission.



- The Site
- Site Buildings
- Local Buildings
- Local Outbuildings
- Rear Meadow Area

PL  
24/1/2014  
PL  
24/04/2014  
Site plan planning team  
Barrington

Drawing  
**Proposed Block Plan**

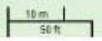
Project	Scale
<b>BEACHERN WOOD</b>	1:500 @ A1 1:1000 @ A1
Sheet Number	Revision
<b>24004-104</b>	<b>P2</b>



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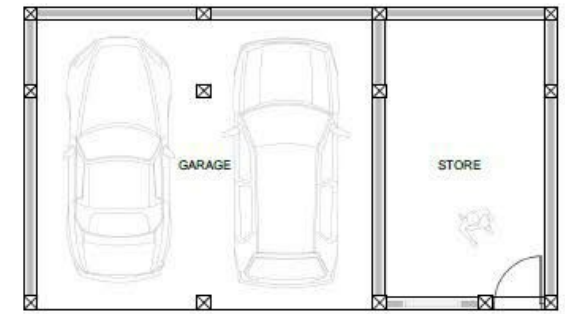
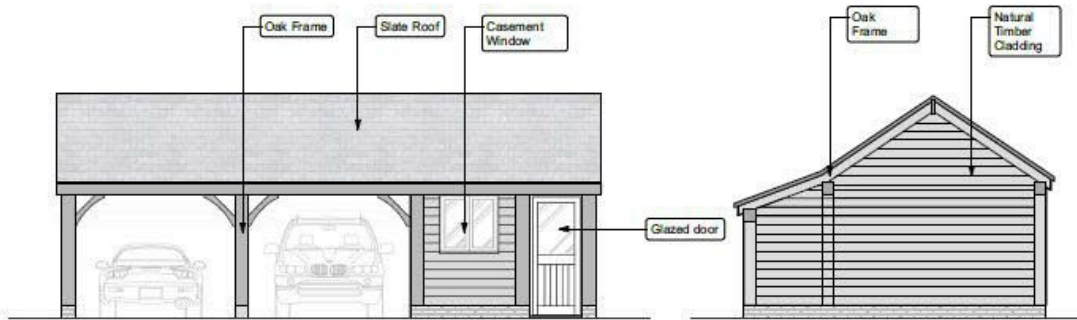
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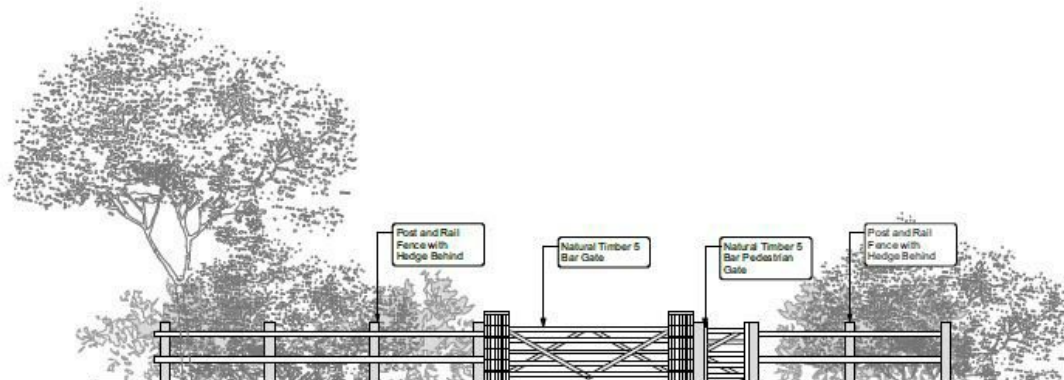
PLANNING



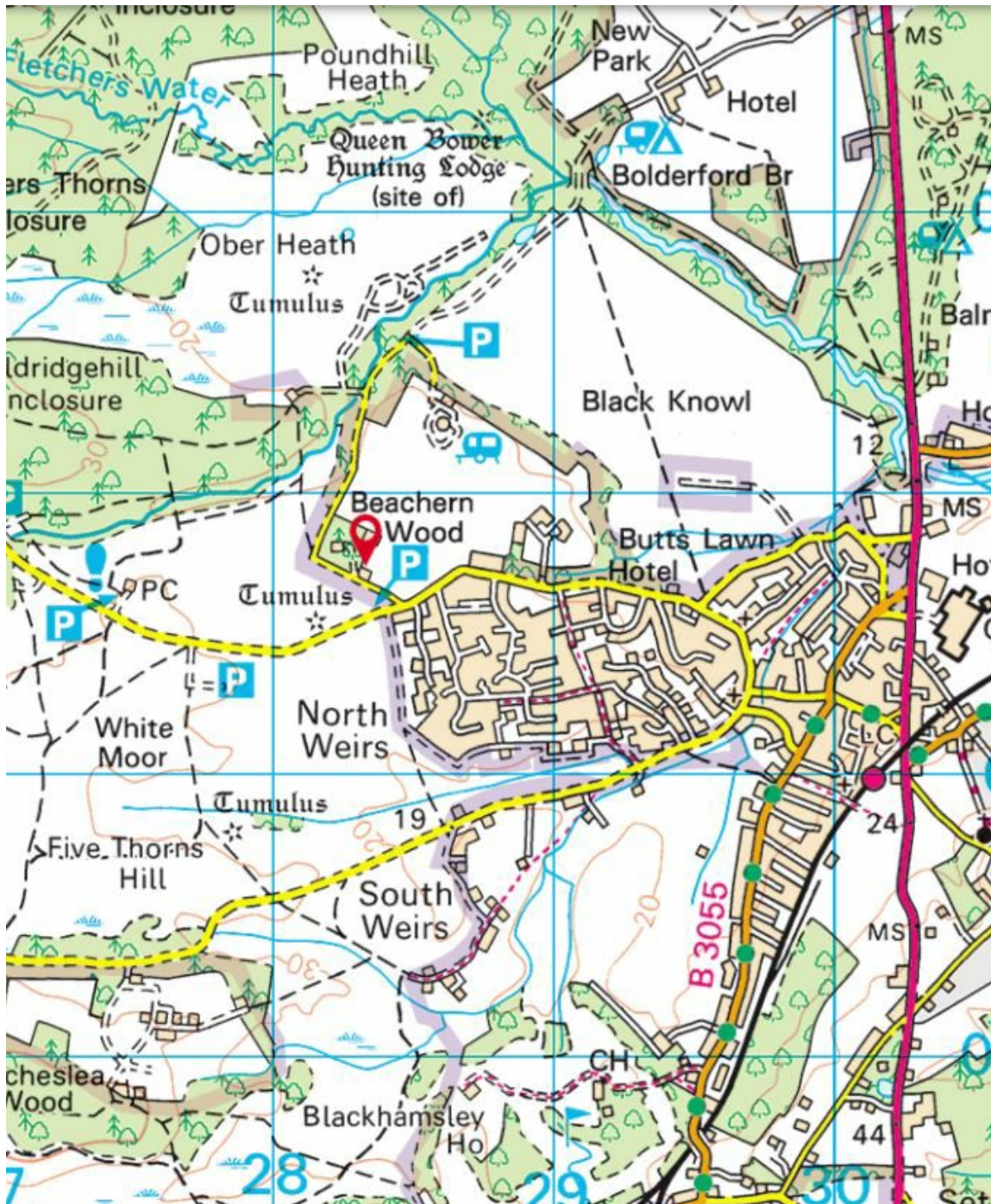
## Proposed Garage & Store



## Proposed Site Entrance







## Additional Information - For existing cottage

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: E Current: 48 Potential: 80

Mains water and electricity

Oil fired heating

Private drainage

Mobile coverage: No known issues, buyer to check with their provider.

## Situation

Aldridge Hill is situated at the western end of Brockenhurst between Rhinefield and Black Knoll, directly opposite the open forest and close to the much famed Rhinefield Ornamental Drive. The location is arguably one of the finest in Brockenhurst, with the village offering a mainline railway station with direct links to London Waterloo (approx. 90 minutes), a well-regarded primary school and tertiary college and a good local community of shops and restaurants.

The picturesque village of Beaulieu lies 7 miles to the east with the marina of Bucklers Hard on the Beaulieu River. Approximately 4 miles to the south is the Georgian market town of Lymington with its extensive yachting facilities, its famous Saturday county market and ferry service to Yarmouth, Isle of Wight. To the north is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving access to London.

## 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 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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