



FELLS GULLIVER  
ESTATE AGENTS

023 8028 4411  
[www.fellsgulliver.com](http://www.fellsgulliver.com)



99 & 101 High Street, Lyndhurst, Hampshire SO43 7BH

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£500,000

- Pair of cottages
- Renovation required
- Edge of village
- 150 yards to open forest
- Iconic Building
- Super opportunity
- Ideal investment
- Proceedable buyers only
- No chain
- Cash buyer preferred







4



2



3

A very special opportunity to acquire one of Lyndhurst's most iconic landmark buildings. This charming pair of character cottages is offered together as a whole and presents an exciting project for complete renovation. While requiring significant modernisation, the property offers immense potential whether to create a permanent family home, a unique dual-residence arrangement, or a rewarding investment opportunity.



The cottages occupy a superb position on the edge of Lyndhurst village, just a short stroll from the High Street with its array of shops, cafés, and amenities. The location also places you within easy reach of Bolton's Bench and the open New Forest, providing miles of beautiful walks, cycling trails, and stunning scenery right on your doorstep.



This delightful pair of character cottages presents an exciting opportunity for complete renovation. Light and airy, the cottages are brimming with charm and potential.

A certificate of lawfulness is currently pending to allow parking, further enhancing the practicality of the property. While the cottages require full refurbishment including replacement of the roof (estimated at approximately £30,000) once restored they will provide a truly unique home in one of the New Forest's most desirable settings.



The sale is offered with no onward chain, and due to the extensive renovation required, cash buyers are preferred. A detailed inspection is strongly recommended to fully appreciate the scale of the project and the character these cottages have to offer.









999 years remaining on the lease.

Title Numbers:

No. 99 HP74293 Title: Absolute Date of Lease: 29 January 1700 Term: 999 years

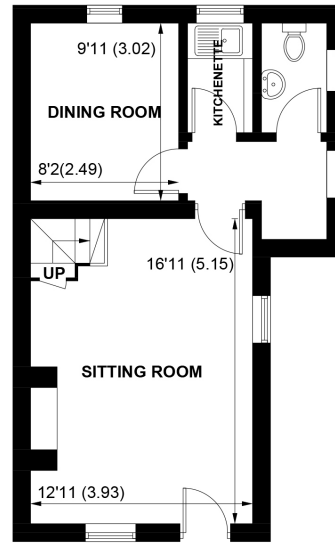
No. 101 HP17113 Title: Good Leasehold Date of Lease 29 January 1700 Term 999 years

99 High Street; 6290-8648-0022-6402-3043 Energy rating F

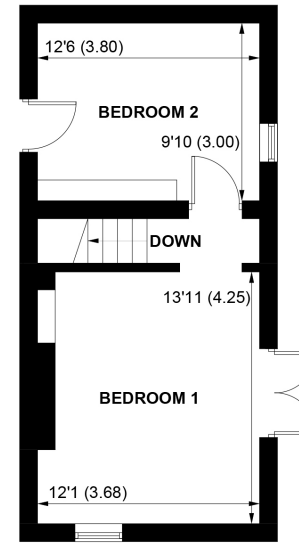
101 High Street; 9434-5620-8409-0004-2206 Energy rating E



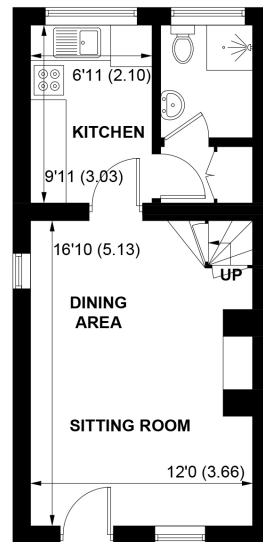




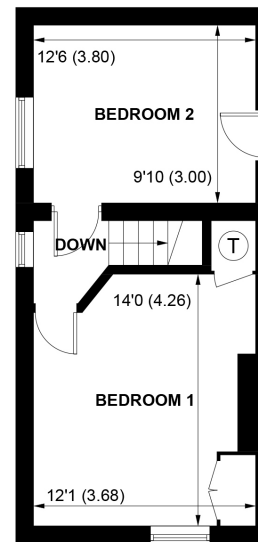
**GROUND FLOOR**



**FIRST FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1422 SQ FT / 132.1 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
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