



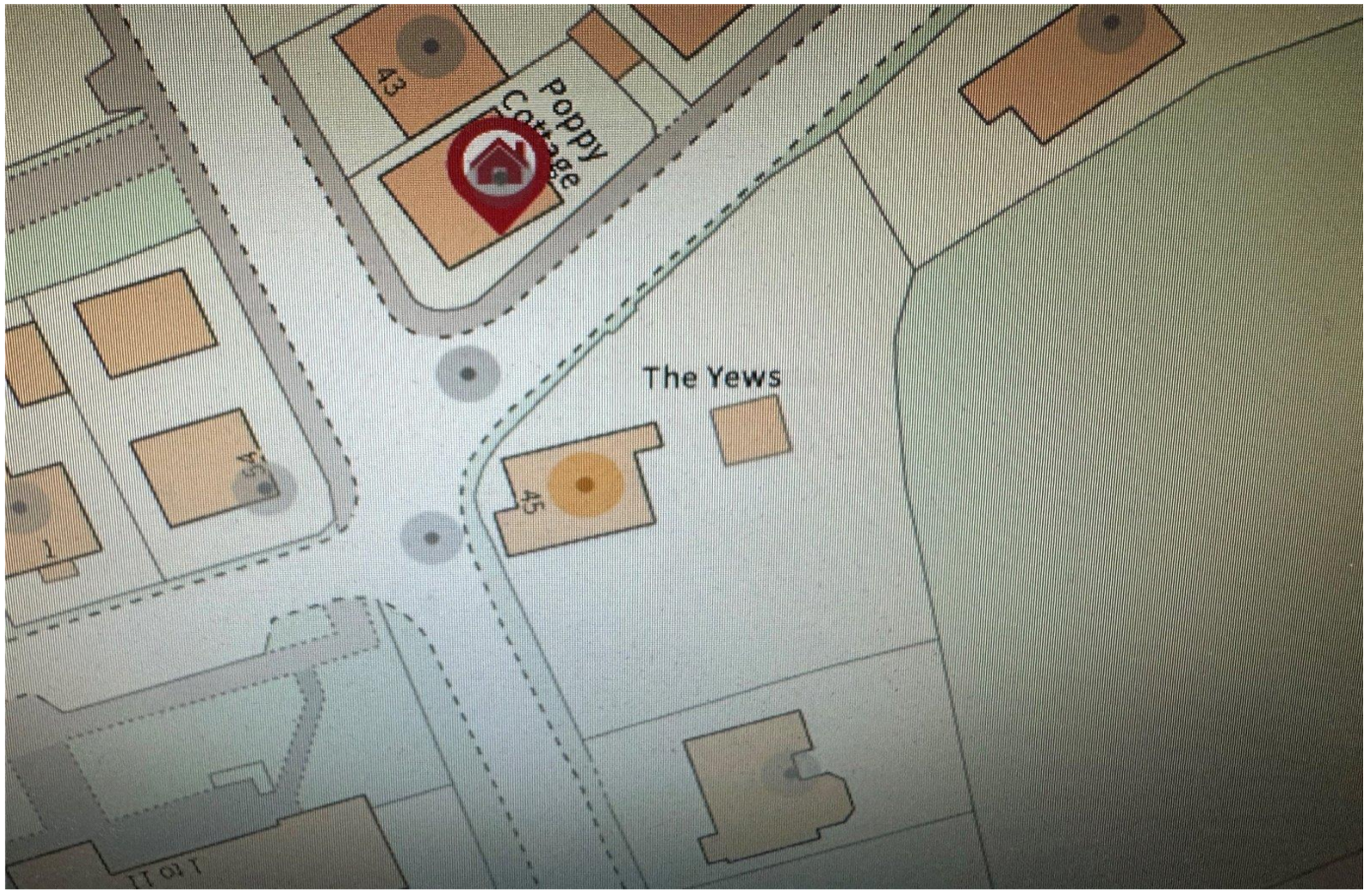
PETTENGELLS
ESTATE AGENTS

The Yews, Hare Lane, New Milton, Hampshire, BH25 5AF
Offers Over £400,000

The Yews, Hare Lane, New Milton, Hampshire, BH25 5AF

- Detached cottage - tender date 12pm 22/11/24
- Large garden
- Huge potential
- Chain free sale
- 'Sealed bids' - ask us for tender form
- Cash buyers only as must complete before Christmas
- View by appointment
- Two bedrooms, two reception rooms
- Electric heating
- Large outbuilding





DETACHED COTTAGE ON A LARGE PLOT OFFERING GREAT POTENTIAL. SALE BY INFORMAL TENDER/SEALED BIDS TO REACH PETTENGELLS NEW MILTON BY 12PM ON 22/11/24. FURTHER CONDITIONS ON TENDER FORM.

We are pleased to offer as a 'chain free' sale, this two bedroom, two reception room detached cottage set in a large garden and offering fantastic scope to improve, or demolish and redevelop site subject to planning.

Accommodation: There is a open porch leading to a hallway which in turn opens to a wonderful living room with period features including beams. There is then a dining room which leads into the kitchen/pantry, and ground floor bathroom. Upstairs the landing opens to two double bedrooms.

Outside: The cottage sits on a good sized corner plot. The drive gives off for a parking and there is a large outbuilding (5m x 4.9m). There are mainly lawned gardens with a variety of shrubs. There's also a paved patio and a small pond and a stream runs along the edge of the property.

Council tax band: E, Tenure: Freehold

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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