



ASHURST HOSPITAL, LYNDHURST ROAD, SOUTHAMPTON, SO40 7AR
UNIQUE CARE HOME DEVELOPMENT OPPORTUNITY WITH OUTLINE PLANNING PERMISSION IN A PICTURESQUE NATIONAL PARK SETTING



SUMMARY OF OPPORTUNITY

- Located in Ashurst within the **New Forest National Park**. The New Forest has a population of 176,000.
- Ashurst New Forest Station is located **0.4 miles west** of the site, providing services to **Winchester and London Waterloo (via Southampton)**.
- The Site is located approximately **5 miles west** of Southampton. Southampton Central Station is accessible via **direct train service in just 10 minutes**.
- Site extends to **5.82 acres (2.33 hectares)**.
- Outline planning permission for a **new build care home** of up to **70 beds (Ref: 22/00548)**.
- For sale via an informal tender process.



SITE LOCATION

LOCAL AREA

The Site is located in the village of Ashurst within New Forest National Park. It is located to the east of the New Forest in close proximity to Southampton. The surrounding area is residential-led, with non-residential uses in the immediate proximity including convenience stores, pubs and restaurants.

TRANSPORT & CONNECTIVITY

The Site is located just off Lyndhurst Road (A35) which provides access to the M271 at Totton/Redbridge approximately 3 miles to the east. From Totton, it is a further 2 miles into Southampton City Centre, which can be reached within 20 minutes' drive from the Site by road. The M271 connects to the M27 to the north, which provides onwards access to the M3.

Ashurst New Forest station is located 0.4 miles to the west and provides direct services to Winchester via Bournemouth to the west and London Waterloo via Southampton to the east. Southampton Central station is accessible via train in just 10 minutes from Ashurst New Forest station, providing good accessibility for staffing for the proposed care home.



SITE LOCATION

LOCAL CATCHMENT

The map to the right shows the New Forest National Park local authority area which has a population of c. 176,000 and includes the towns of Lyndhurst, Lymington, Ringwood and Fordingbridge.

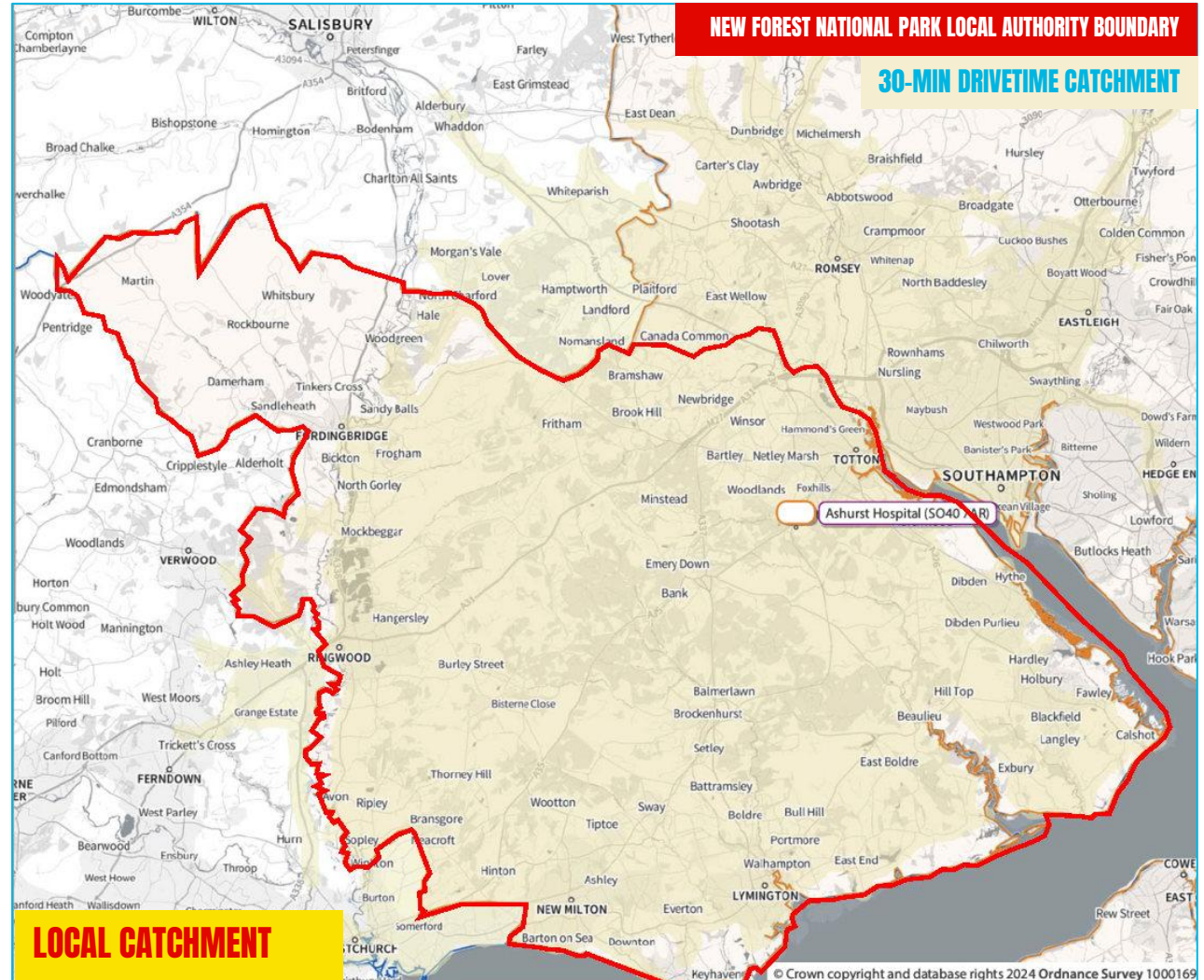
The New Forest has an elderly population with the following demographic profile:

Age	Proportion	Overall No.
65+	29.4%	51,641
75+	14.8%	25,945
85+	4.6%	8,112
TOTAL		175,785

We would note that the local demographics show a significantly older population than the South East average (2.7% over 85). The S106 agreement provides for a larger catchment of up to a 30-minute drive-time as also shown on the map on the right.

COMPETITION

There are a scarcity of new care homes in the New Forest. The most recently developed home in the area, Merceode Lodge in Marchwood was completed in December 2025 and weekly fees in the home range from £1,550 to £1,775. This scheme presents a unique opportunity to deliver the first care home in the New Forest Park itself.



SITE DESCRIPTION

The existing hospital site includes the New Forest Birth Centre, Snowdon Annex and chapel (area highlighted in blue) to the west, and the former workhouse, education centre and mortuary buildings to the east (highlighted in red).

The total site extends to 6.92 acres (2.80 ha), of which 5.61 acres (2.27 ha) comprises the area highlighted in red to be sold for a care home development.

There are a series of trees, mainly to the north and south of the wider site that must be retained within the masterplan.

The east, south and west of the site there is very little built form with the main characteristics being that of long grassland, meadowland and trees.

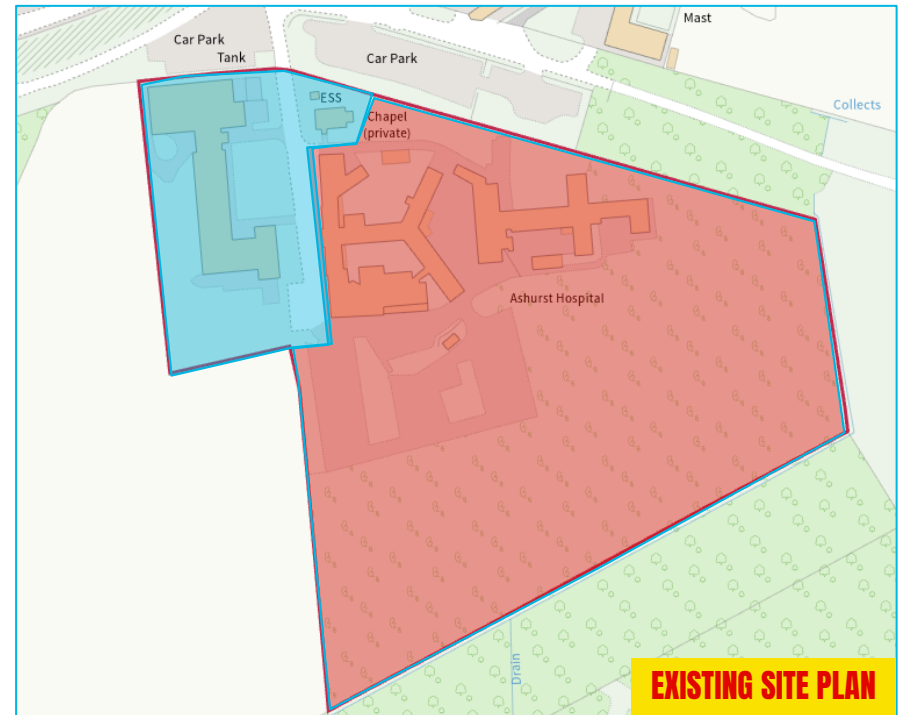
RETAINED HEALTHCARE ESTATE

The west of the site, comprising the New Forest Birth Centre and Snowdon Annex is to be retained and extended by the vendor.

CARE HOME SITE

The following existing buildings are to be demolished by the prospective purchaser to enable the development of the new care home.

BUILDING	SQ. FT
Former Workhouse and Mortuary	12,214
Education Centre	7,688
Mortuary/Tank	758
TOTAL	20,660



PROPOSED DEVELOPMENT

The site received resolution to grant planning permission for a new build care home at planning committee on 26th September 2023. The planning permission is hybrid, comprising:

- Full planning permission for an extension to the Snowden Centre to the west of the Site, which is to be retained by NHS Property Services, and
- Outline planning permission for a care home of up to 70 beds to the east of the site alongside associated car parking.

The care home parcel is to be sold to a developer to raise funds for the NHS to reinvest into the retained estate.

The care home site provides an opportunity for a developer or operator to deliver a best-in-class care home that benefits from the picturesque parkland setting and a highly sustainable location.



SUMMARY OF PROPOSED DEVELOPMENT

- Outline permission for the care home element, with all matters reserved except access which has been resolved.
- Outline parameters allow for up to 70 bed care home over 2/3 storeys with a maximum GIA of 3,900 sq. m. (41,979 sq. ft.)
- 32 demised car parking spaces, including 4 disabled spaces, with a further 57 car parking spaces for the adjacent healthcare unit.
- Outline scheme includes communal facilities including lounge areas, kitchen faculties and therapy rooms.
- Potential to benefit from open countryside views.

PROPOSED DEVELOPMENT

The hybrid planning permission has been delivered in two phases.

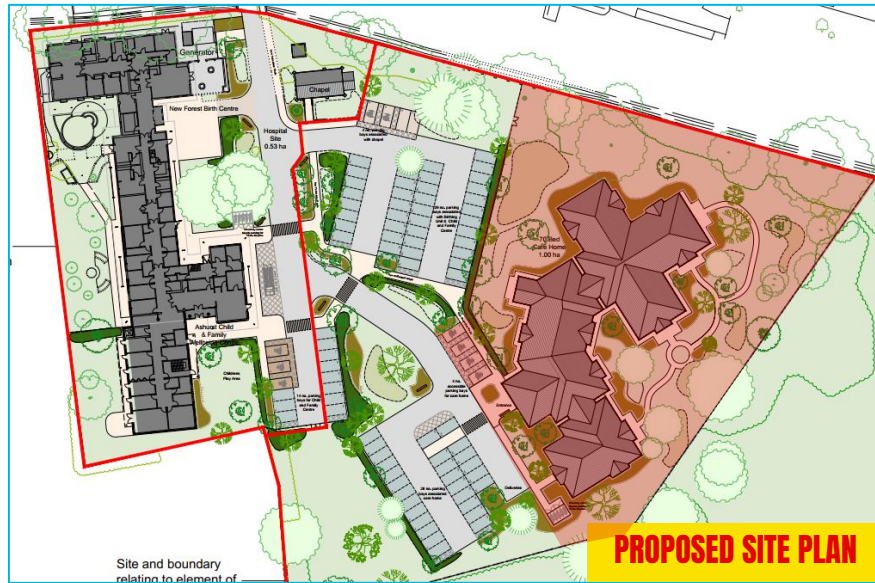
PHASE 1 - RETAINED HEALTHCARE (DETAILED PERMISSION)

Phase 1 relates to that part of the Application Site comprising the refurbishment and extension of the Snowden Centre. Works have commenced and are expected to be completed in 2026.

PHASE 2 - PROPOSED CARE HOME (OUTLINE PERMISSION)

Phase 2 relates to the development of the 70-bed care home and comprises an outline planning permission. The purchaser will be required to submit a Reserved Matters application to secured detailed consent.

The parameters for the care home parcel allow for a 2/3 storey care home of up to 3,900 sq. m. (41,979 sq. ft.) on a 1.0 ha (2.47 ac) plot as shown by the red shading on the plan to the top right. It is envisaged that the care home developer would deliver the car parking for the care home and retained healthcare.



S106 AGREEMENT

The S106 agreement was signed on the 2nd March 2026, and contains the following key provisions:

- Care home to only be occupied by persons in need of care with a local connection, defined as a person who has had a minimum period of a total of 5 years residence within the New Forest National Park
- Should any part of the care home be vacant for a period of 28 days, the local connection is to be extended to the New Forest District Council authority area. Should it be vacant for 28 days following that, the local connection is further extended to within a 30-minute drive time, as per the provided map on Page 4.
- Potential payments totalling £157,279 (index linked) towards the New Forest and Solent Special Protection Areas Mitigation.
- Prior to occupation of the care home, the purchaser is to submit a travel plan. The purchaser is to make a payment of £16,500 towards approving and monitoring the travel plan. In addition, a Travel Plan Bond or Cash Deposit of up to £57,337.50 is required as security for delivery of the approved Travel Plan.
- No Pet ownership of cats and dogs, this does not include the ownership of animals commonly kept in enclosed tank or cage.



FURTHER INFORMATION

TENURE

The title is held Freehold under title number HP546692. It is envisaged that the property will be sold on a long leasehold basis, with the vendor NHS Property Services retaining the Snowden Centre and chapel.

Vacant possession of the site will be provided on completion.

VAT

The Property is not elected for VAT.

SERVICES

We understand that all main services are connected to the site; however prospective purchasers should satisfy themselves as to their suitability for their own proposals by making enquiries with the relevant statutory bodies.

METHOD OF SALE

Montagu Evans are instructed to invite offers for the Property via informal tender, with a preference for unconditional offers. Offers are to be submitted via email to the marketing team by no later than **12 noon on Wednesday 3rd June 2026**. Prospective purchasers are required when submitting offers to complete the bid form provided in the data room.

The NHS will apply their standard overage provisions, further details on request. Bids received after the bid deadline may not be accepted or considered. Our client reserves the right not to accept the highest, or any offer, received.

DATA ROOM

For further information, including legal, technical and planning information, please register to the online data room using the link below:

<https://ashursthospital.co.uk>



ENQUIRIES / VIEWING ARRANGEMENTS

Accompanied viewings will be conducted by the vendor's sole agent on selected dates. For details of viewing arrangements please contact:



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