

FOR SALE

**QUAYSIDE RESIDENTIAL/LEISURE REDEVELOPMENT OPPORTUNITY
PLANNING CONSENT GRANTED**



LAND

goadsby

1 HIGH STREET
POOLE, DORSET, BH15 1AB

A superb redevelopment opportunity overlooking Poole Quay:

- Attractive waterside location
- Site area – approx 0.212 acres
- Planning consent granted to demolish the existing building and erect a part two storey and part five storey building comprising of a A3 unit on the ground floor and 9 residential units above
- Freehold with vacant possession
- Price - £1.75M plus VAT (one million seven hundred and fifty thousand)



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POOLE, DORSET, BH15 1AB

LAND

c20657

■ Poole

[Location Map](#)[Streetview](#)

Poole has a population of approximately 147,645 people and together with adjacent Bournemouth, comprises a substantial and prosperous conurbation on the south coast.

It is located approximately 108 miles south-west of London, 6 miles west of Bournemouth and 35 miles south west of Southampton. The Town benefits from excellent road and rail communications with the A35 providing a direct route east to Bournemouth and to the M27 motorway which in turn provides access to Southampton, the M3 motorway and the national motorway networks. Frequent rail services connect Poole to London (Waterloo) with a journey time of approximately 1 hour 50 minutes.

Poole benefits from having the second largest natural harbour in the world and, in addition to the substantial leisure activities and ferry services, comprises a major port for cargo imports.

■ Situation

The site occupies a prominent position on the High Street fronting Poole Quay and is surrounded by a mix of residential, retail and leisure uses.

■ Description

The site was previously used as a restaurant on the ground and first floors, with staff and bed and breakfast accommodation above. The site is unoccupied, stripped and boarded up and is situated on a plot of approximately 0.212 acres.

■ Summary of Accommodation (New scheme)

Ground floor gross internal area
287 sq m // 3,089 sq ft

Commercial area (including storage area)
204 sq m // 2,196 sq ft

Residential units on the upper floors
1 one bedroom apartment and 8 two bedroom apartments

■ Planning/Local Authority

The local authority is:

Poole Borough Council

Poole Borough Council
Civic Centre
Poole
Dorset BH15 2RU

Tel: 01202 633321 www.poole.gov.uk

The site has planning consent for 'Demolition of the existing building and erection of a part two storey and a part 5 storey building comprising a commercial unit on the ground floor and 9 residential units above'. Application Reference:- APP/15/01795/F

There is a CIL liability payment of £52,529.14 to be paid by the purchaser. The Heathlands Strategic Access Management and Monitoring Contribution of £2,286 has already been paid by the vendor.

■ Tenure

Freehold with vacant possession upon completion.

■ Price

£1.75M plus VAT (one million seven hundred and fifty thousand)

■ EPC Rating

D - 79

■ VAT

We have been informed by the vendor that the premises are currently elected for VAT.



■ Marketing Information

The following information is available from the agents:-

- CGI's
- Site plan
- Planning documents, including floor plans
- Land Registry documents
- Goadsby price schedule for the residential units

■ Further Information and Viewings

Please contact the sole agents, Goadsby, through whom all negotiations must be conducted.



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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or contract. At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves, as necessary, as to the structural integrity of the premises and conditions/working order of services, plant or equipment.

Agents Note

All measurements are approximate only. The site area measurement has been taken from an ordinance survey extract and has not been checked on site by Goadsby. Therefore, any measurement cannot be guaranteed and prospective buyers should satisfy themselves prior to entering into any agreement.



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References - The landlord will require acceptable tenant references and for which Goadsby will make a non-refundable reference charge of £50. This does not form part of a contract nor constitute a deposit and does not guarantee acceptance by the landlord.