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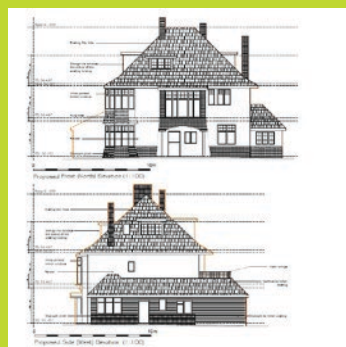
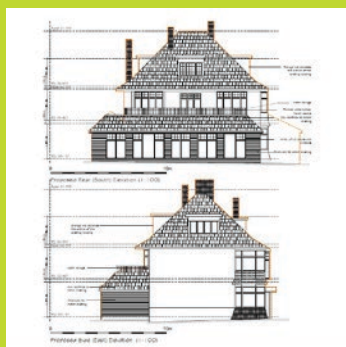
64 PORTCHESTER ROAD

Bournemouth, Dorset. BH8 8LA

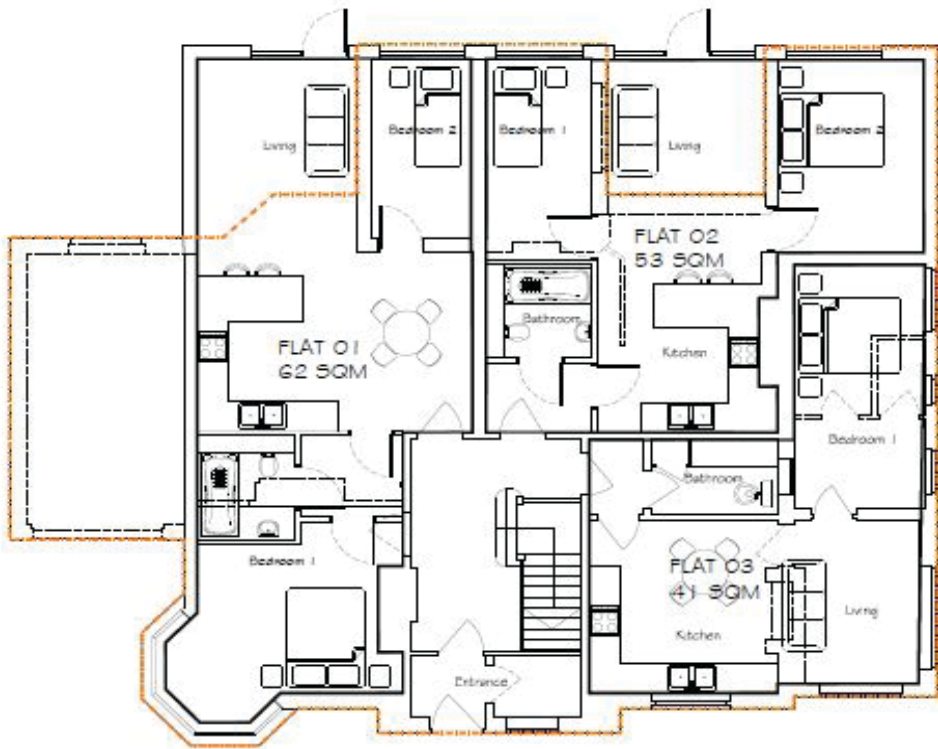
GUIDE PRICE £900,000 freehold

Development opportunity with planning permission granted

- Development Site
- With Full Detailed Planning Permission Granted



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Proposed Ground Floor Plan (1:100)

AREA SUMMARY FOR OPTION 1

Option 1: 5 apartments consisting of 4 x 2 beds & 1 x 1 beds

- Unit 01: 2 bed apartment GIA: 62 sqm / 667 sqft
- Unit 02: 2 bed apartment GIA: 53 sqm / 570 sqft
- Unit 03: 1 bed apartment GIA: 41 sqm / 441 sqft
- Unit 04: 2 bed apartment GIA: 74 sqm / 797 sqft
- Unit 05: 2 bed apartment GIA: 64 sqm / 689 sqft

Total proposed apartment GIA: 294 sqm / 3164 sqft

DESCRIPTION

Development opportunity, substantial freehold detached character dwelling arranged over 3 floors with planning permission to convert into 5 apartments, 4 x 2 bedrooms and 1 x one bedroom. Potential for further back land development, subject to relevant planning permission being granted. Planning permission was granted in December 2017 under application No: 7-2018-11839-E for the conversion of the existing building into 5 apartments (4 x 2 bedroom and 1 x one bedroom) with bin and cycle store, and formation of parking spaces. Alterations, single storey extension and conversion of dwelling house into 5 flats with balcony at first floor level and formation of new vehicular access, parking spaces and bin and cycle store.

Summary of planning permission:

Second floor: 1x two bedroom flat

First floor: 1x two bedroom flat with balcony

Ground floor: 2x two bedroom flats with terrace

Outside: 5 parking spaces, bin and cycle store, communal garden area

Potential for back land development, subject to relevant planning permission being granted.

The site is available Freehold

ARTISAN NOTES

Available for sale as an individual property or as a corporate purchase to reduce transfer expenses. A director of Artisan Estate Agents is also a director of the company selling the site; this director has no beneficial interest in the equity of the property.

Viewing strictly by appointment only with Artisan Estate Agents
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