



31 Western Avenue

Branksome Park, Poole, Dorset, BH13 7AN



LUXURY &
PRESTIGE
Exclusive Properties

£2,500,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

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31 WESTERN AVENUE

BRANKSOME PARK

Please click on the image above to view our short video introduction to this property.



The largely level plot extends to around 0.75 acres.



The existing dwelling is substantial providing a great footprint.



This concept sketch by ARC Architects shows what could be possible.

Floorplan

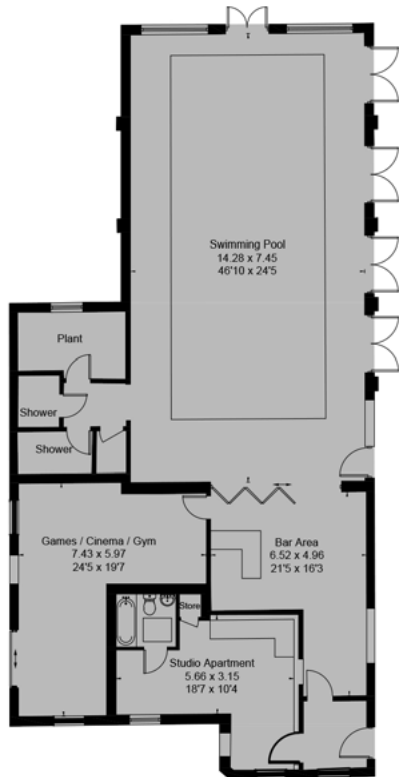
31 Western Avenue, Branksome Park, Poole, BH13 7AN

Approximate Floor Area = 509.8 sq m / 5487 sq ft

Outbuilding = 217 sq m / 2336 sq ft

Total = 726.8 sq m / 7823 sq ft

Terrace Area = 29.5 sq m / 317 sq ft



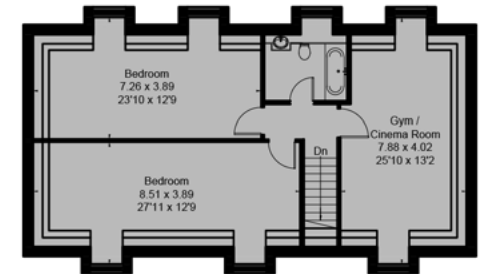
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

Summary

This is currently a huge bungalow complete with indoor swimming pool situated in Western Avenue - one of the area's most prestigious roads - and on a simply beautiful plot of around 0.75 acres.

The existing bungalow is oversized and with an indoor pool complex but in need of complete modernisation. However, for many potential purchasers the value will sit purely and simply in the land which is ripe for redevelopment.

Interested parties are advised to make their own enquiries as to its suitability for redevelopment and the consents required (including planning permission) but included in our listing are feasibility plans and a 3D visualisation of what a traditional mansion style house might look like on the site. The design is by leading architects ARC who can potentially advise interested parties on planning matters but the proposal as currently drawn extends to around 5,500 square feet plus another 2,300 square feet if the pool complex is retained and remodelled.

Potential building plots in the Branksome Park Conservation Area are very rare now and especially in premium locations such as this one.

- Huge potential
- Very rare to find
- Beautiful 0.75 acre plot
- Currently an oversize bungalow
- Highly prestigious address
- Potential to redevelop
- Could suit contemporary or traditional
- Sunny aspect
- Level garden
- Secluded setting

Guide Price:	£2,500,000
Tenure:	Freehold
Stamp Duty:	Main Home £211,250* Additional Home £286,250* (*based on guide price)
Lease Length:	N/A
Maintenance:	N/A
Council Tax:	Band G (2022/2023 £3,247.06)
EPC:	

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Property ref: 0708



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.