



1-3 Watkin Road

Boscombe, Bournemouth, Dorset, BH5 1HP



LUXURY &
PRESTIGE
Exclusive Properties

£1,550,000

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.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:



1-3 WATKIN ROAD

B O S C O M B E

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

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



Shaden Grange
01223 361198
www.shadengranch.co.uk

Shaden

WATKIN ROAD

BV65 BSY

Y18 837



1-3 Watkin Road, Bournemouth, BH5 1HP (Existing Floor Layouts)



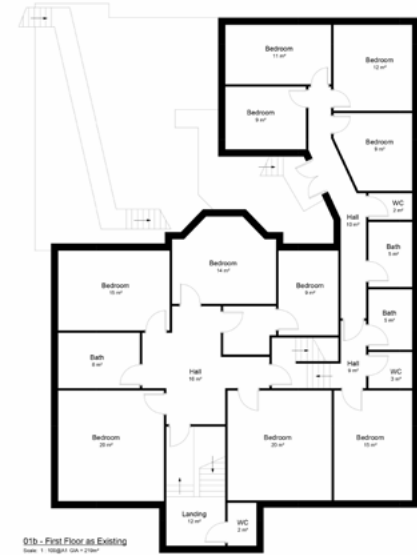
01a - First Floor as Existing
Scale: 1:100 @ A1 - 1100x



02a - Second Floor as Existing
Scale: 1:100 @ A1 - 1100x



02b - Second Floor as Existing
Scale: 1:100 @ A1 - 1100x



01b - First Floor as Existing
Scale: 1:100 @ A1 - 1100x



00 - Ground Floor as Existing
Scale: 1:100 @ A1 - 1100x



-1 - Basement as Existing
Scale: 1:100 @ A1 - 1100x

Area Schedule:

Level	GIA (m ²)
-1	26
00	874
01a	116
01b	219
02a	105
02b	162

Total GIA: 1502 m²

Note: The extent of existing buildings is based upon valid topographical data. Internal layouts have been inferred from fire strategy plan provided by others.

Summary

The former Shaldon Grange care home is located in a prime position on a large corner plot, just a short walk to Boscombe high street with its array of shopping facilities and eateries. There are award winning beaches less than half a mile away.

There was a previous outline planning application to demolish the existing building and erect 36 new dwellings which was refused as the applicant appealed for non determination (APP 7-2022-9829-F). A scaled down scheme is expected to be acceptable subject to the necessary consents. This potential development site is approx 0.46 acres and is close to local and national transport links. It would be a great opportunity for an investor to rent out the apartments given its close proximity to the beach or sell the apartments on the open market.

For all enquiries please call the office on 01202 007373.

- Rare development opportunity
- Positioned on a large level corner plot
- Former care home which is no longer in use
- Please call to discuss previous planning history
- Less than half a mile to Boscombe Pier and beaches
- Plot size is approximately 0.46 acres
- Walking distance to Southbourne and Boscombe high streets
- Development potential subject to the necessary consents
- Offered with vacant possession and no forward chain
- All enquiries call our land department 01202 007373

Guide Price:	£1,550,000
Tenure:	Freehold
Stamp Duty:	Please seek advice
Lease Length:	N/A
Maintenance:	N/A
Council Tax:	TBA (2023/2024 £x,xxx.xx)

EPC:

01202 007373

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Get in touch

In person: We are located at
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We would love to see you
for a cup of tea or coffee.

By phone: 01202 007373

By email: info@luxuryandprestige.co.uk

Property ref: L0179



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.