



Land at 26 Western Road

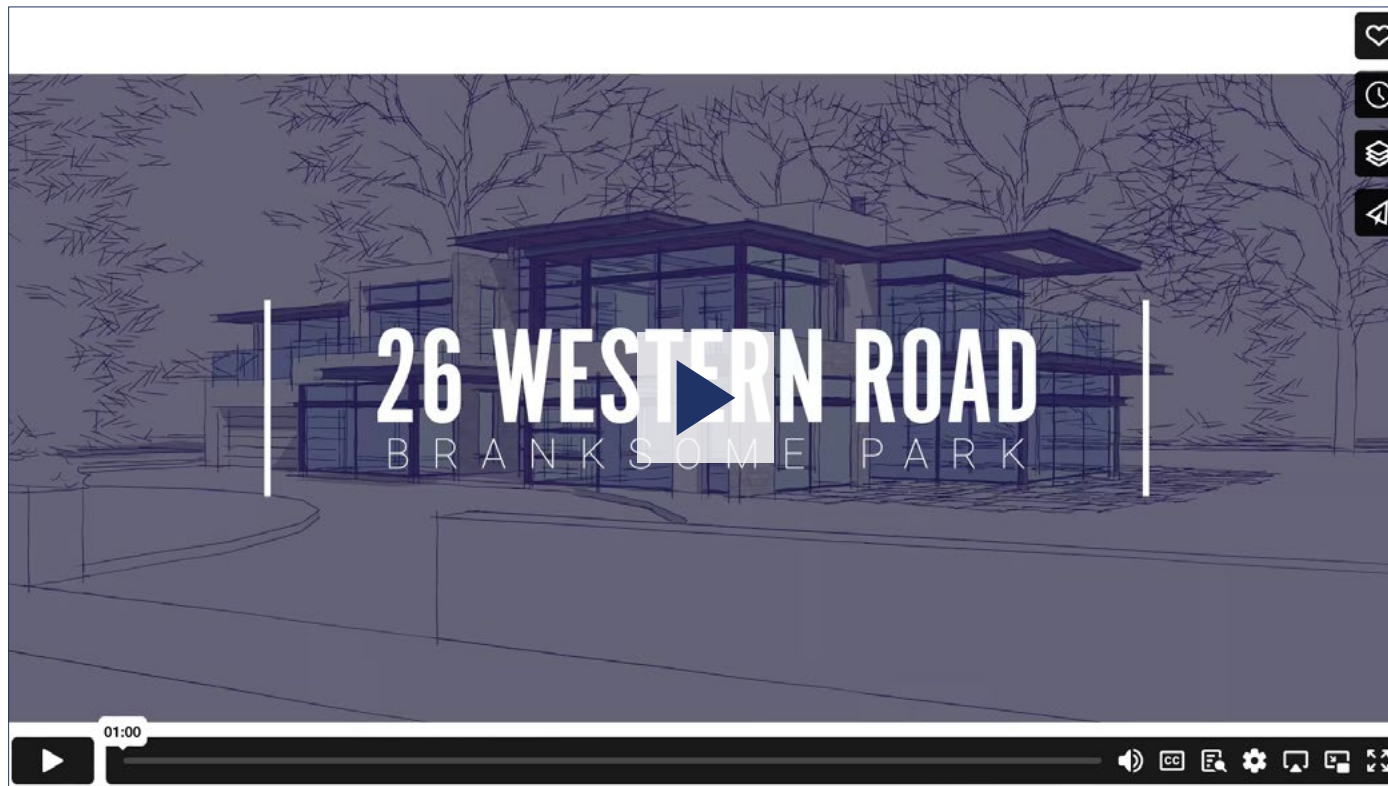
Branksome Park, Poole, BH13 7BP



LUXURY &  
PRESTIGE  
Exclusive Properties

## Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

**vimeo**

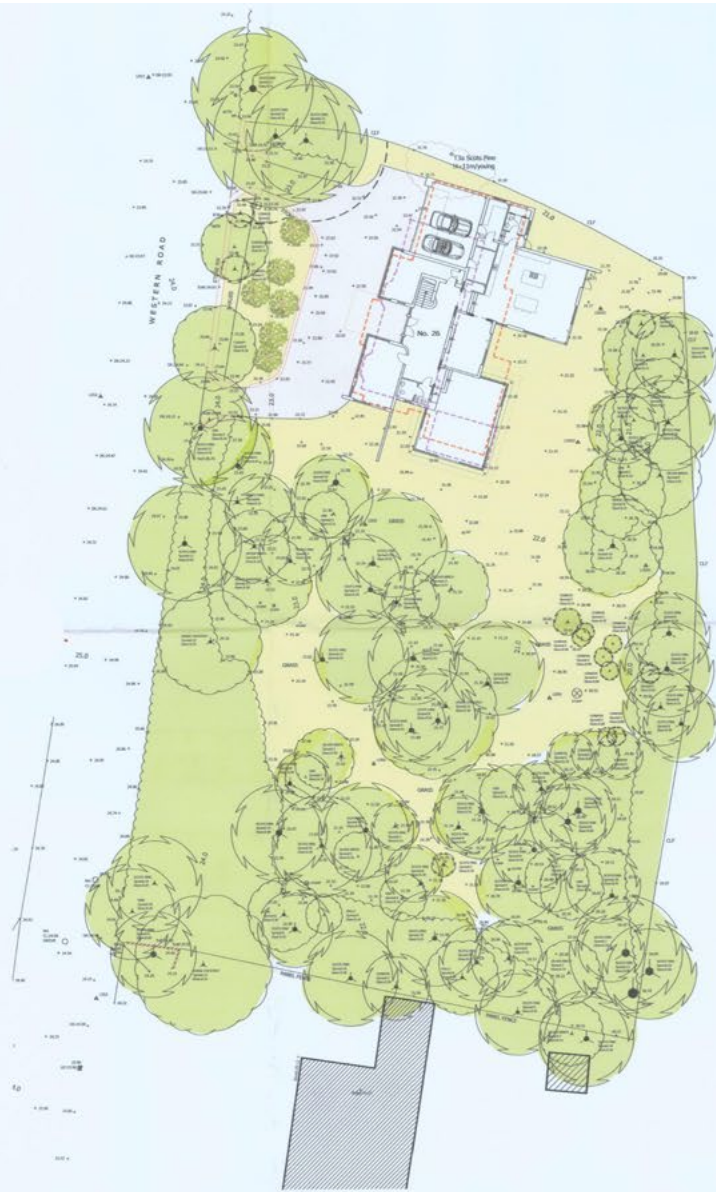




It sits in beautiful mature landscaped grounds.



# Contemporary Scheme (previously approved)



SITE PLAN (BASED ON TOPOGRAPHICAL SURVEY)  
1:250

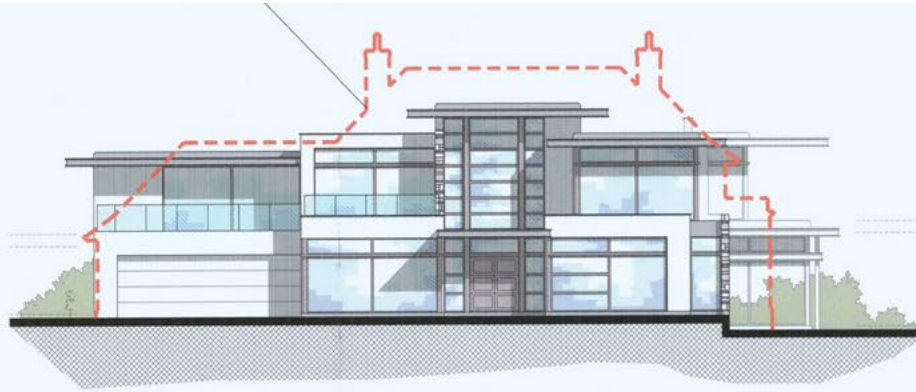


BLOCK PLAN (BASED ON ORDNANCE SURVEY)  
1:500



LOCATION PLAN (BASED ON ORDNANCE SURVEY)  
1:1250

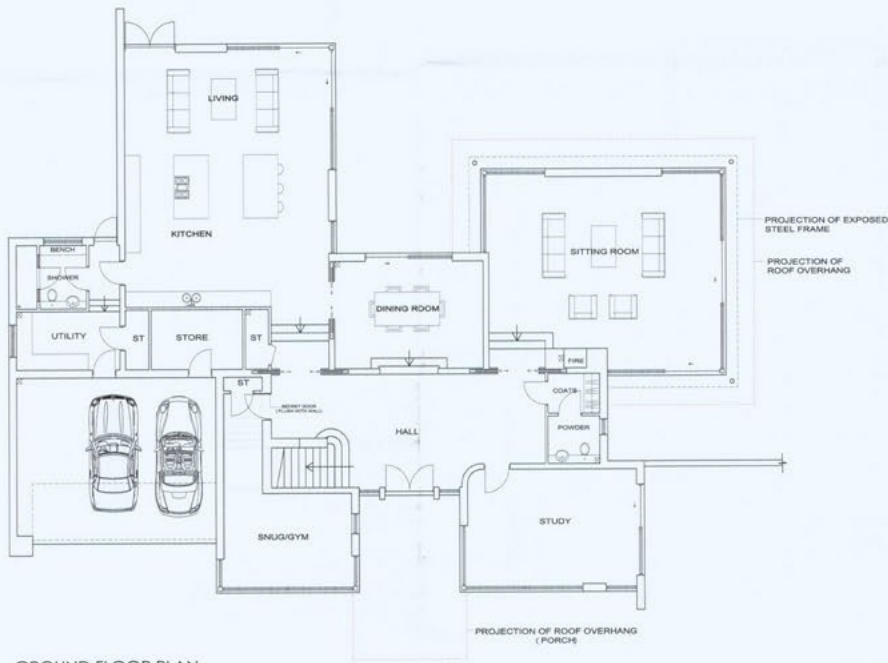
# Contemporary Scheme (previously approved)



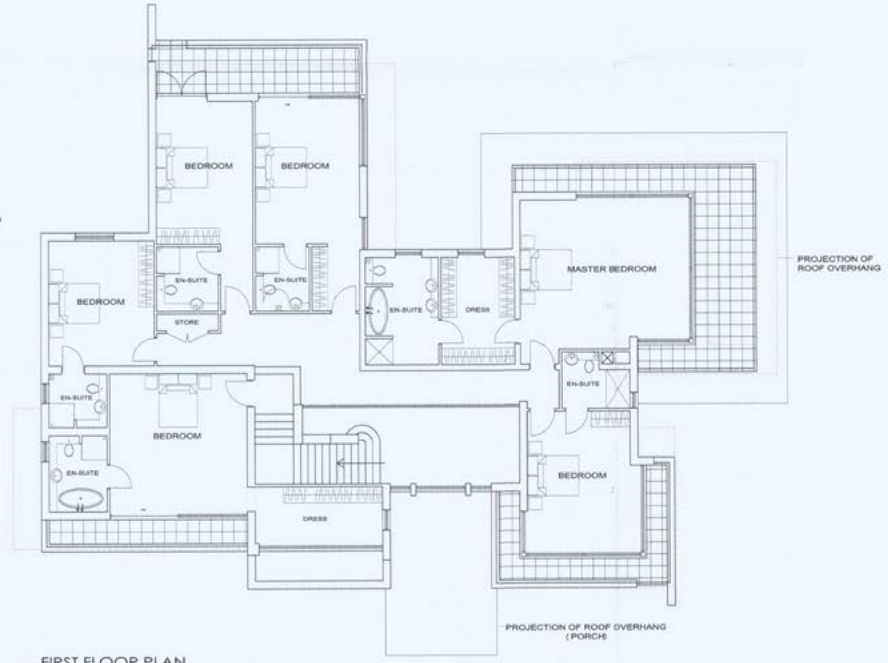
FRONT ELEVATION / WEST  
1:100



SIDE ELEVATION / SOUTH  
1:100



GROUND FLOOR PLAN  
1:100

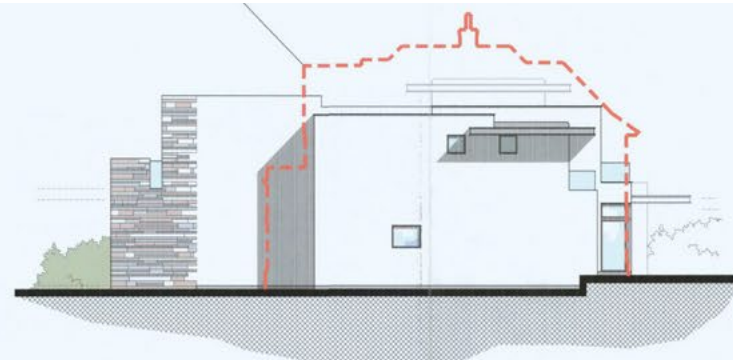


FIRST FLOOR PLAN  
1:100

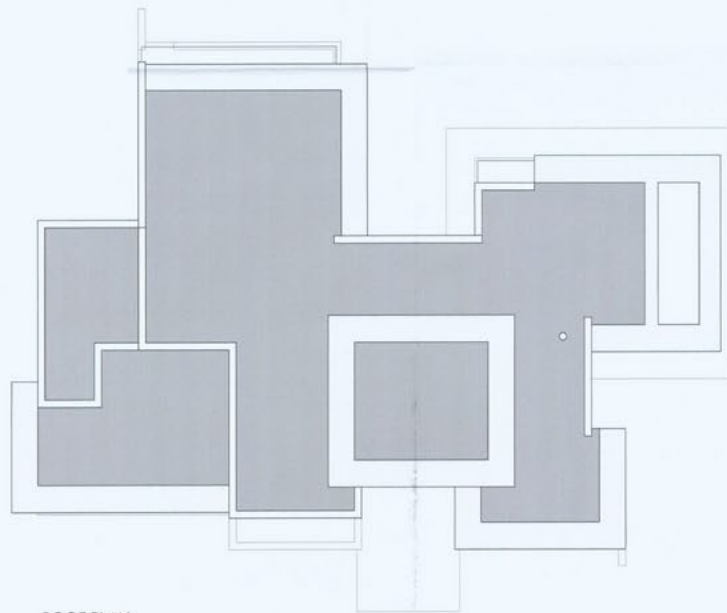
# Contemporary Scheme (previously approved)



REAR ELEVATION / EAST  
1:100



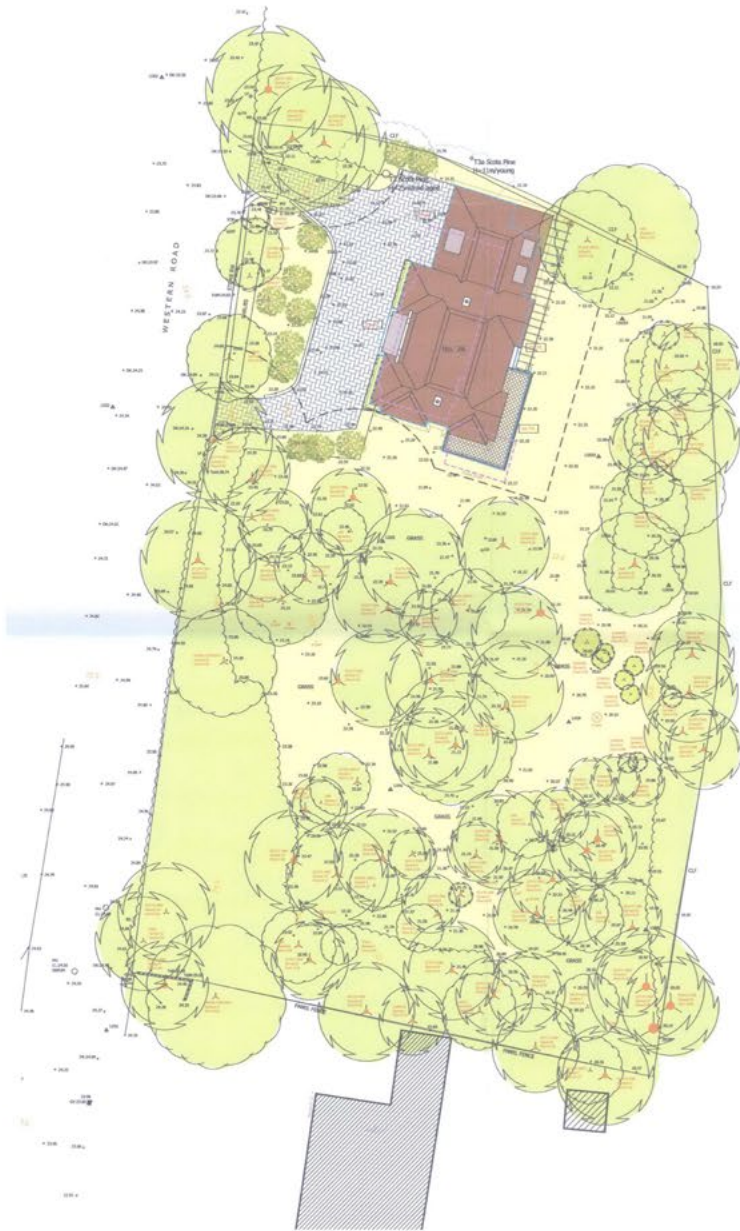
SIDE ELEVATION / NORTH  
1:100



ROOF PLAN  
1:100



# Traditional Scheme (previously approved)



SITE PLAN (BASED ON TOPOGRAPHICAL SURVEY)  
1:250



BLOCK PLAN (BASED ON ORDNANCE SURVEY)  
1:500



LOCATION PLAN (BASED ON ORDNANCE SURVEY)  
1:1250



# Traditional Scheme (previously approved)



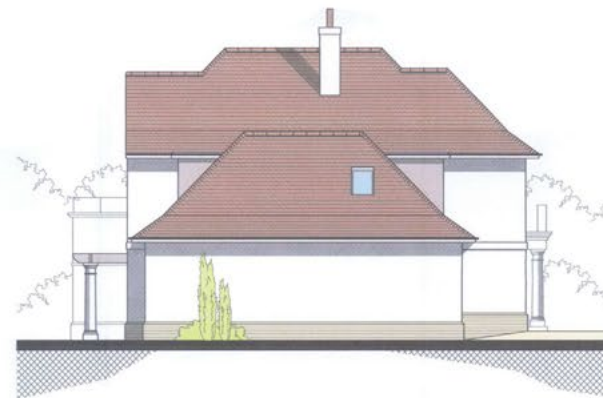
FRONT ELEVATION / WEST  
1:100



SIDE ELEVATION / SOUTH  
1:100

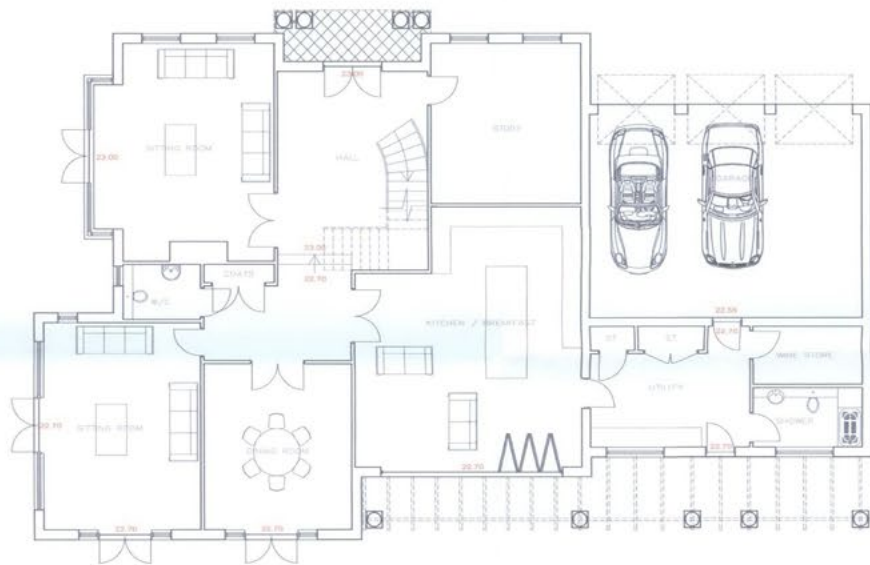


REAR ELEVATION / EAST  
1:100

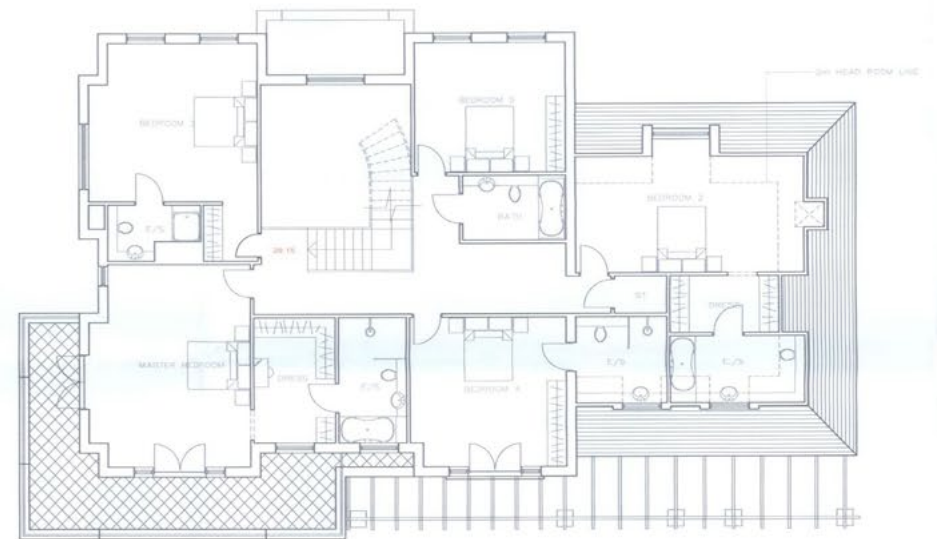


SIDE ELEVATION / NORTH  
1:100

# Traditional Scheme (previously approved)



GROUND FLOOR PLAN  
1:100



FIRST FLOOR PLAN  
1:100

## Summary

Currently a pre-war and traditional Branksome Park House it has the benefit of two previous planning permissions. A contemporary “super home” was approved in 2011 - reference APP/11/00723/F. We understand that this planning permission is extant ie remains implementable but planning was also granted on appeal in 2009 for a large and imposing Georgian style house - reference APP/Q1255/A/08/2075033.

The site is thought to extend to approximately 1.2 acres and it is in a wonderful location on Western Road backing onto Branksome Park Woods where there is a meandering woodland walk and stream leading to the beach at Branksome Chine. There are very few houses in Branksome Park that benefit from such close proximity to the beach and even fewer which might be suitable for redevelopment. Both previously approved plans were by one of the area’s leading architects, namely Anders Roberts Cheer.

- Rare to the market
- Two previously approved schemes
- Designs for contemporary & Georgian style
- Approximately 1.2 acres
- Backs onto Branksome Park Woods
- Convenient for beaches at Branksome Chine
- Impressive frontage
- Beautiful sylvan setting
- Huge potential
- No forward chain

## Details

**Guide Price:** £2,650,000

**Tenure:** Freehold

**Stamp Duty:** Advice should be sought



# LUXURY & PRESTIGE

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**Instagram:** [@luxuryprestigerealty](https://www.instagram.com/luxuryprestigerealty)

**Property Ref:** L0221



### 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.