

# 17 Burton Road

POOLE, BH13 6DT

FOR SALE: Development Opportunity, Subject To Planning



savills

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Site boundary for indicative purposes only



## KEY HIGHLIGHTS

- 1.08 acres in Branksome Park, Poole.
- Original building not listed or designated as a Heritage Asset by Historic England.
- Three storey Victorian building, with modern extensions, set in landscaped gardens with swimming pool, outbuildings, garages and parking for c.17 cars.
- Possible re-development opportunity for a variety of uses, to include, but not restricted to: hotel (C1), nursing & care home (C2), residential, sheltered housing or holiday accommodation (C3).

## DESCRIPTION

The Property comprises a large detached building of brick elevations with white rendering, set over 3 storeys, originally built in the 1850's. It has undergone several extensions over the years to accommodate its current use as a Christian Wellbeing Retreat and Healing Centre.

Internally, the Property comprises 22 bedrooms with capacity for c.37 residents. Several of the rooms are en-suite.

The ground floor comprises a large commercial kitchen area, reception and offices as well as lounge/sitting area leading onto a conservatory to the south eastern corner of the main building. Adjoining this is an extension that comprises a self-contained ground floor flat and other ancillary accommodation.

Externally, the Property includes two access points off Burton Road. One drive leads to the front of the property and a front garden. The other leads to a carpark to the rear of the property with parking for c.17 vehicles and 5 garages.

## LOCATION

The Property is located in the Branksome area of Poole. Branksome Park is one of Poole's most affluent areas, alongside Canford Cliffs and Sandbanks. The Branksome area is situated in a prime position (c.1.86 miles) from the shopping areas of Westbourne and The Square in the centre of Bournemouth. It features access via Branksome Chine to the award-winning blue flag beaches of Poole.

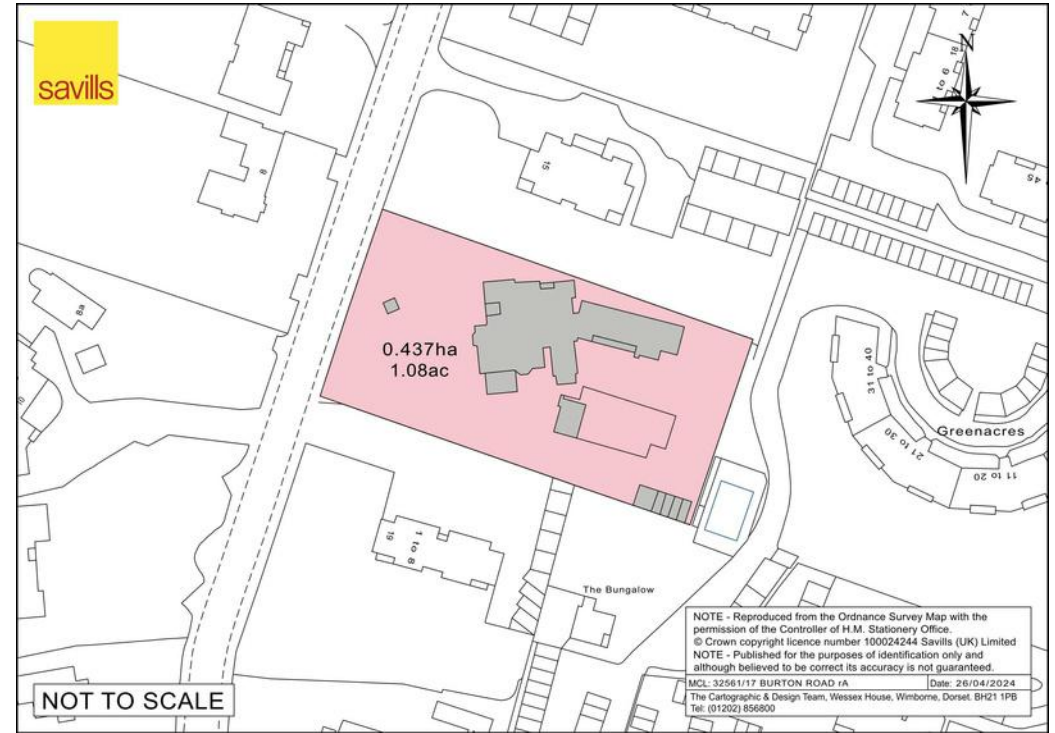
Poole, is a coastal town and seaport, located on the south coast of England. Together with Bournemouth & Christchurch, Poole provides the second largest conurbation in the region. The town has an estimated population of 151,000 (mid-2016 census).

Poole is situated approximately 110 miles south-west of London and 38 miles south-west of Southampton. The towns of Dorchester and Weymouth are approximately 20 miles and 25 miles due west respectively.

Communications to Poole are via the A35 Dorchester to Southampton road or the A31 which runs approximately 3 miles to the north of the town centre. Access to the M27, and hence the national motorway network, is achieved via the A31 approximately 25 miles to the north-east.

Rail services are available from Poole main line railway station with an average journey time to London Waterloo of 1 hour 40 minutes and to Southampton of 35 minutes. Bournemouth International Airport is approximately 10 miles north-east of the town centre and provides regular flights to most cities in the UK and the continent.





## PLANNING

The Property is situated within the administrative boundary of Bournemouth, Christchurch and Poole (BCP) Council.

The Property is not listed, and is located outside but adjacent to the eastern boundary of the Branksome Park and Chine Conservation Area, designated in March 1981 and extended in November 2014.

There are a number of trees within the boundary of the Property which are covered by TPO No. 31/2003.

The Property is not clearly defined within the Town and Country Planning (Use Classes) Order 1987 (as amended), it is noted that the Property could fall within either C1 'Hotel' or C2 'Residential Institution'.

All interested parties are advised to scrutinise the Planning Report provided within the Marketing Information Pack for further details.

## DEMOGRAPHICS

We would expect the Property to be of interest to the Senior Living market. We therefore attach the following preliminary information relating to local demographics:

- c. 98,000 population within a 2 mile radius.
- An above average elderly population within a 2 mile radius - 12,560 people over the age of 75, which is due to increase 11% to 13,880 by 2029. Similarly, 7501 people over 80, which is due to increase 22% to 9,150 by 2029.
- 82% of households over 76 are owner occupiers in the Branksome area, so there is a high likelihood that a large proportion of elderly population can self-fund their elderly accommodation.
- There is an undersupply of 89 enhanced sheltered units and a 542 unit undersupply of extra care accommodation in this location.

A more detailed analysis could be undertaken by our Senior Living team upon request.

## METHOD OF SALE

The Property is being offered for sale by Informal Tender, subject to contract.

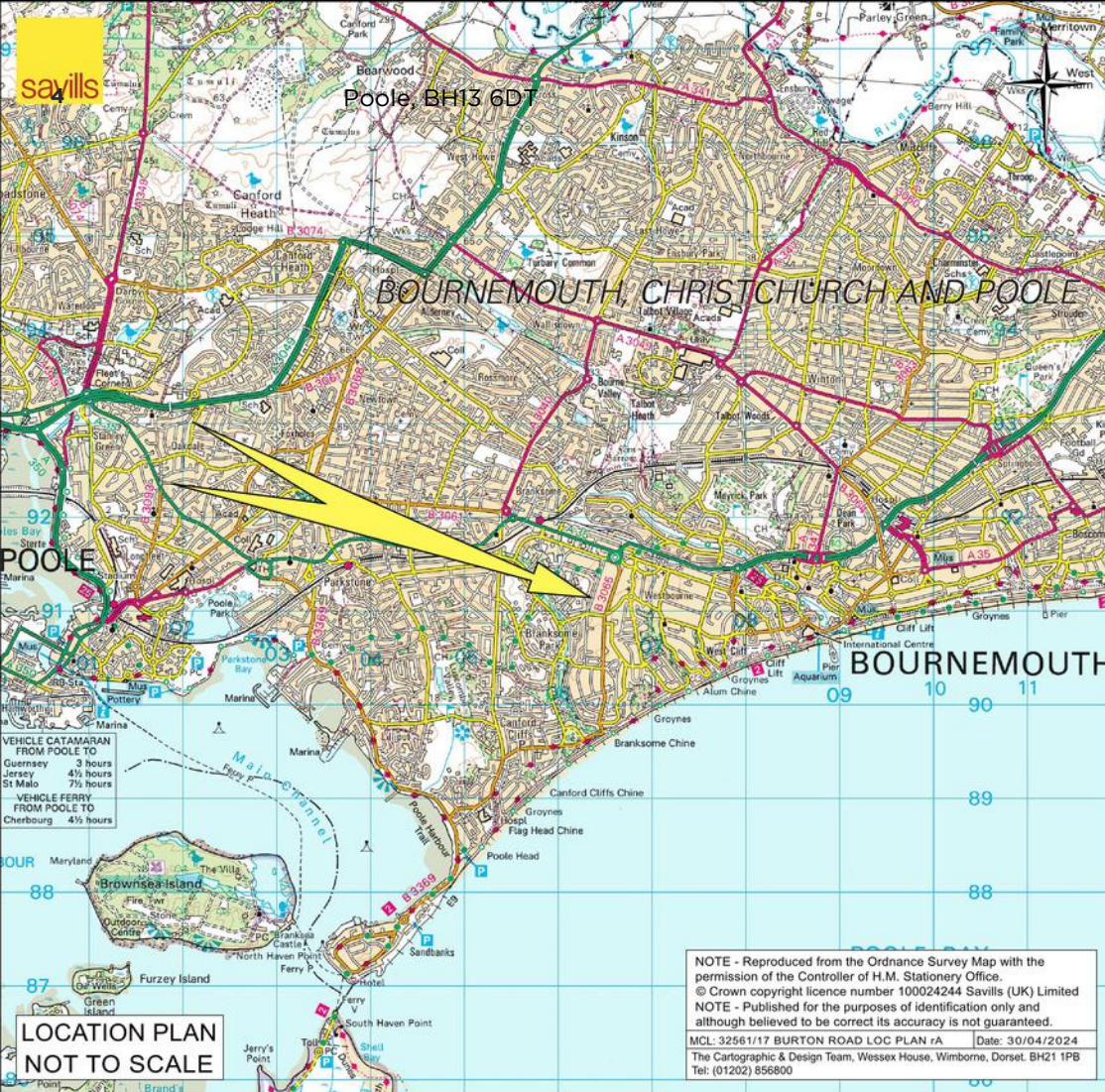
Conditional and / or Unconditional offers are invited for the Freehold interest in the Property.

**The deadline for bids is 12 noon on 13th June 2024.**

All offers should be submitted by email, using the specified submission documents within the Marketing Information Pack.

All offers should be clearly marked '17 Burton Road, Poole, BH13 6DT' and state a fixed sum, unrelated to any other offer.

The sellers are not obliged to accept any offer.



## LEGAL

The Property is held under Freehold Title No. DT324838.

Copies of the Land Registry Tile Documents can be viewed in the Marketing Information Pack.

## MARKETING INFORMATION PACK

A Marketing Information Pack containing further details relating to the Property, including planning, legal, technical information is available upon request.

## VAT

VAT will not be chargeable on the purchase price.

## LOCAL AUTHORITY

Bournemouth Christchurch and Poole Council (BCP).

## VIEWINGS

All viewings are to be coordinated via Savills. Access to the Property outside of specified times is prohibited.

Should you wish to view the Property, please contact Toby Drax on the email and/or mobile number provided below. Prior to viewing, interested parties are advised to discuss any particular points which may affect their interest in the Property.

## CONTACT

For further information please contact:

### Toby Drax

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