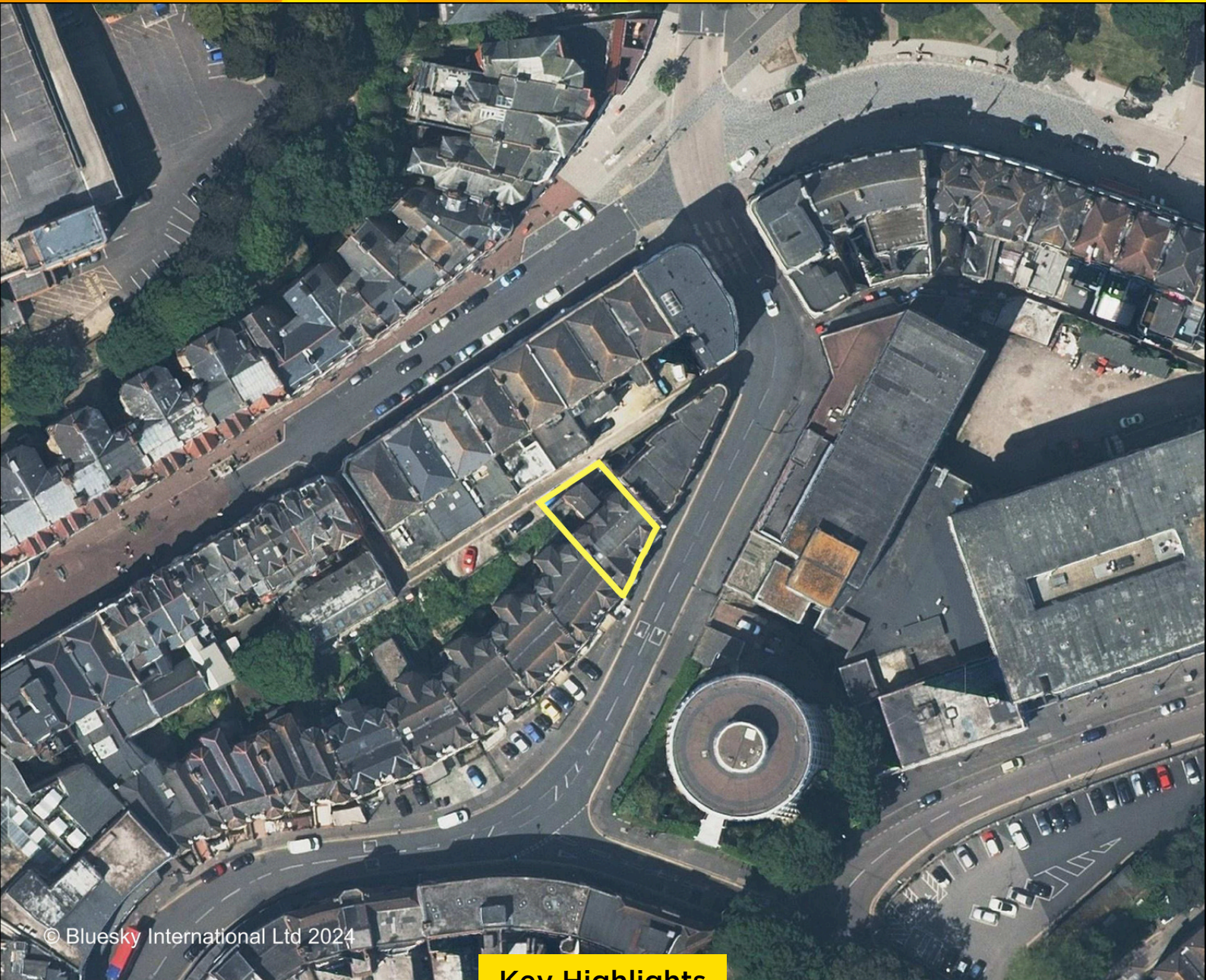


FOR SALE: FREEHOLD INVESTMENT OPPORTUNITY

Winchester House

Fir Vale Road, Bournemouth BH1 2JJ



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Key Highlights

- A split level, 5 storey terraced building, comprising 10 self-contained flats in Bournemouth Town Centre.
- Freehold Investment Opportunity, to be sold with vacant possession.
- Located within close proximity to a variety of amenities and award winning, Blue Flag beaches.
- **Bid deadline: 12 Noon on Thursday 4th July 2024.**

SAVILLS WIMBORNE
Wessex House, Priors Walk,
Wimborne, BH21 1PB

01202 856 800

[savills.co.uk](https://www.savills.co.uk)

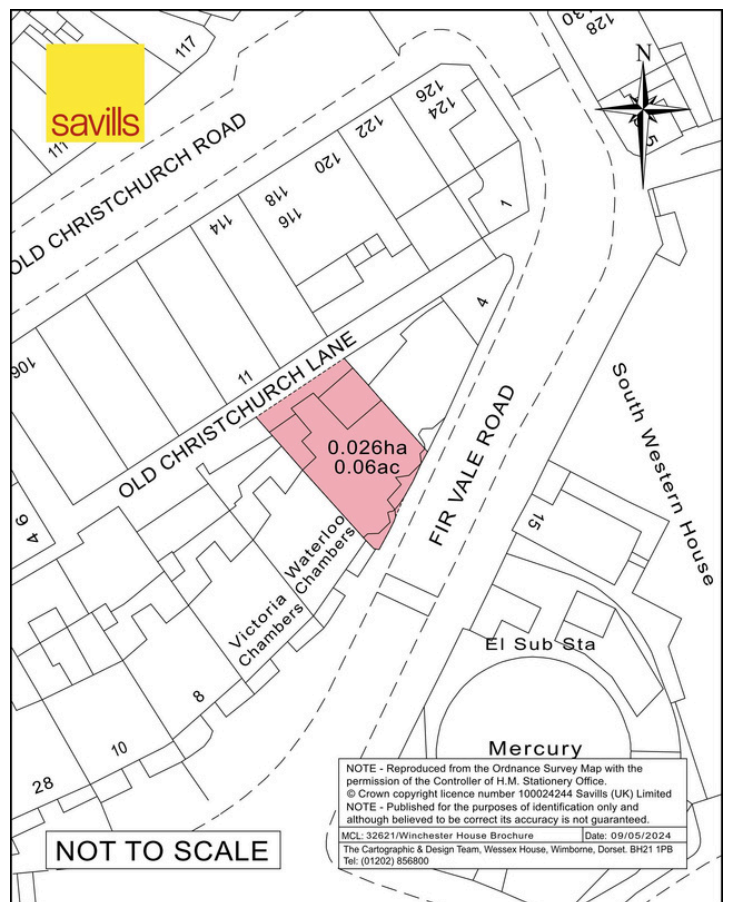
savills

DESCRIPTION

The Property extends to c. 0.06 acres and comprises a 5 storey terraced building that was built in 1896.

Inside, the Property comprises 10 self-contained flats located on the lower ground, ground, first, second, third and fourth floors as detailed below:

ADDRESS	FLOOR	DESCRIPTION	EPC RATING	SQ M / SQ FT
Flat 1	Lower Ground	1 bed	D	41 sq m / 441 sq ft
Flat 2	Lower Ground	1 bed	E	59 sq m / 635 sq ft
Flat 3	Ground	1 bed	D	44 sq m / 474 sq ft
Flat 4	Ground	1 bed	D	47 sq m / 506 sq ft
Flat 5	Ground	1 bed	F	36 sq m / 386 sq ft
Flat 6	1st	1 bed	D	46 sq m / 495 sq ft
Flat 7	1st	2 bed	C	62 sq m / 667 sq ft
Flat 8	2nd	1 bed	C	46 sq m / 495 sq ft
Flat 9	2nd	2 bed	C	62 sq m / 667 sq ft
Flat 10	3rd	1 bed	F	44 sq m / 474 sq ft



LOCATION

The Property is located in Bournemouth Town Centre on Fir Vale Road, close to the local amenities of Old Christchurch Road

Road communication links the Property are good with easy access to the A338 via Richmond Hill roundabout c. 260m to the north west of the Property. The A338 forms the main trunk road that connects Bournemouth Town Centre with Poole c. 5.0 miles to the west and Ringwood c. 9.2 miles to the north east. From Ringwood, the A31 adjoins the wider M27 and M3 motorway networks heading east and north east.

The Property is also located in a central location close to Bournemouth Pier and Bournemouth beach, c. 600 m to the south west of the Property.

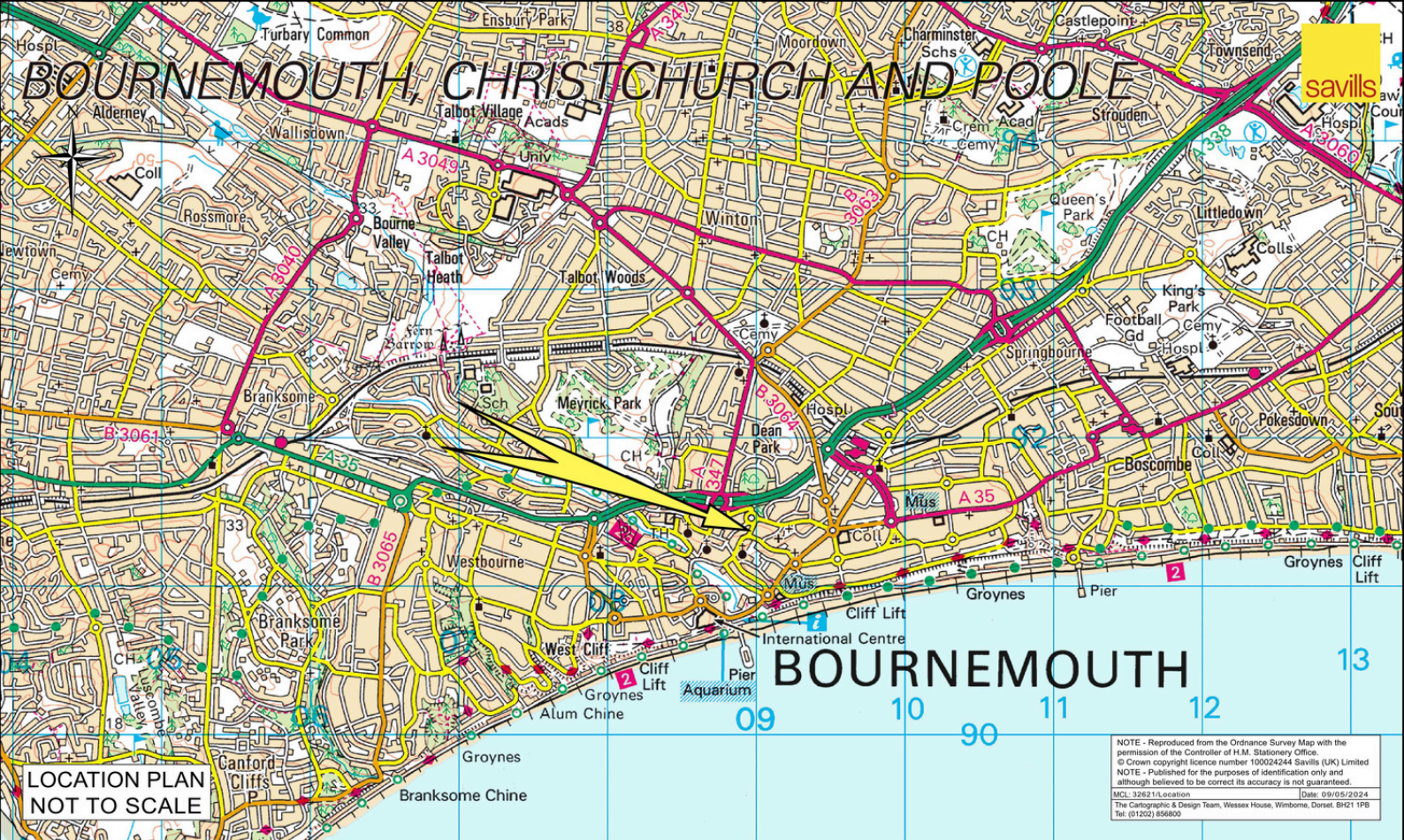
Bournemouth International Airport is located c. 6 miles to the north and Southampton Airport is located c. 33 miles to the north east.

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Wimborne, BH21 1PB

01202 856 800

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LOCATION PLAN
NOT TO SCALE

PLANNING CONTEXT

The Property lies within the jurisdiction of the Bournemouth, Christchurch and Poole Council, and is located within the Town Centre (in the Bournemouth Local Plan, adopted in 2012).

The Property is located in the Town Centre Conservation Area, Town Centre Character Area and Town Centre Improved Street Design.

LOCAL AUTHORITY

Bournemouth Christchurch and Poole (BCP) Council.

LEGAL

The Property is held under Freehold Title No. DT236337.

Copies of the Land Registry title documents can be viewed in the Marketing Information Pack, available upon request.

MARKETING INFORMATION PACK (MIP)

A Marketing Information Pack (MIP) containing detailed legal, planning and technical information relating to the Property is available upon request.

VIEWINGS

Please contact Toby Drax should you wish to arrange to view the Property.

Prior to viewing, interested parties are advised to discuss any particular points which may affect their interest in the Property.

VAT

VAT is not chargeable on the purchase price.

METHOD OF SALE

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

Unconditional offers are invited for the Freehold interest in the Property.

The deadline for bids is 12 noon on Thursday 4th July 2024.

All offers should be submitted by email, using the specified submission documents within the MIP.

All offers should be clearly marked 'Winchester House, Fir Vale Road, Bournemouth BH1 2JJ' and state a fixed sum, unrelated to any other offer.

The sellers are not obliged to accept any offer.

CONTACTS

For further information please contact:

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07815 032 084

Vanessa Patel ASSOC RICS

vpatel@savills.com
07972 000 140

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