



£185,000

Christchurch Road, Bournemouth, BH7 6BZ



SAXE COBURG™

Property Experts



South Elevation

1:100
0 1 2 3 4 5m



East Elevation



North Elevation

Rev. E 1st and 2nd Floor Extension increased 05.05.22
Rev. D First Floor Extension increased 22.04.22
Rev. C 8th store added on East Elevation 25.05.21
Rev. B 8th store added on East Elevation 22.05.21
Rev. A First and Second Floor extension added 15.04.21

CLIENT Mr. M. De Kment
PROJECT 718 Christchurch Road, Boscombe, Bournemouth
DWG TITLE Proposed Elevations

BARRY J MILLS LTD

Tel: 01202 862816 Email: bjm@bjmills.co.uk

Unit 2, Priests Court, Priests Road, Farnham, Dorset, BH22 9AG

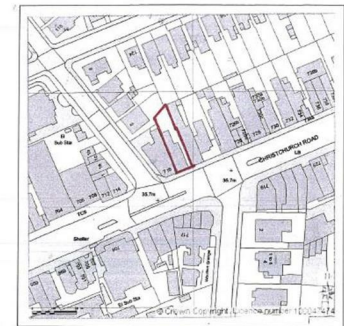
Architectural & Planning Consultant

Version: Major 2, Minor: 1, Build: 196, Rev: 005
DATE: 26.03.21
DWG NO: J57.2013-24E



Block Plan 1:500

0 5 10 15 20 25m



Location Plan 1:1250

0 10 20 30 40 50 60m

CLIENT Mr. M. De Kment
PROJECT 718 Christchurch Road, Boscombe, Bournemouth
DWG TITLE Block and Location Plan

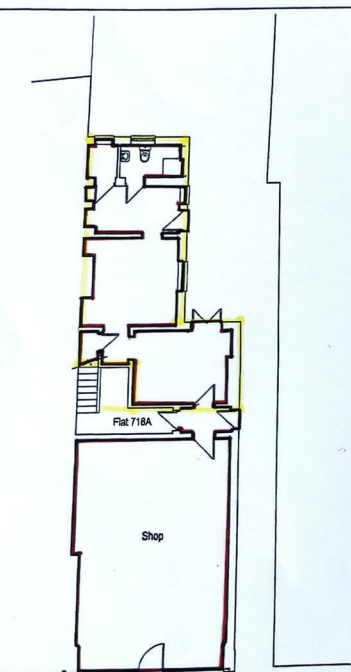
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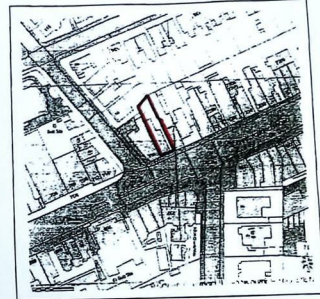
Unit 2, Priests Court, Priests Road, Farnham, Dorset, BH22 9AG

Architectural & Planning Consultant

Version: Major 2, Minor: 1, Build: 196, Rev: 005
DATE: 03.05.21
DWG NO: J57.2013-25



Floor Plan 1:100



Location Plan 1:1250

0 10 20 30 40 50m

CLIENT European Equities Plc
PROJECT 718 Christchurch Road, Boscombe, Bournemouth
DWG TITLE Floor Plan and Location Plan

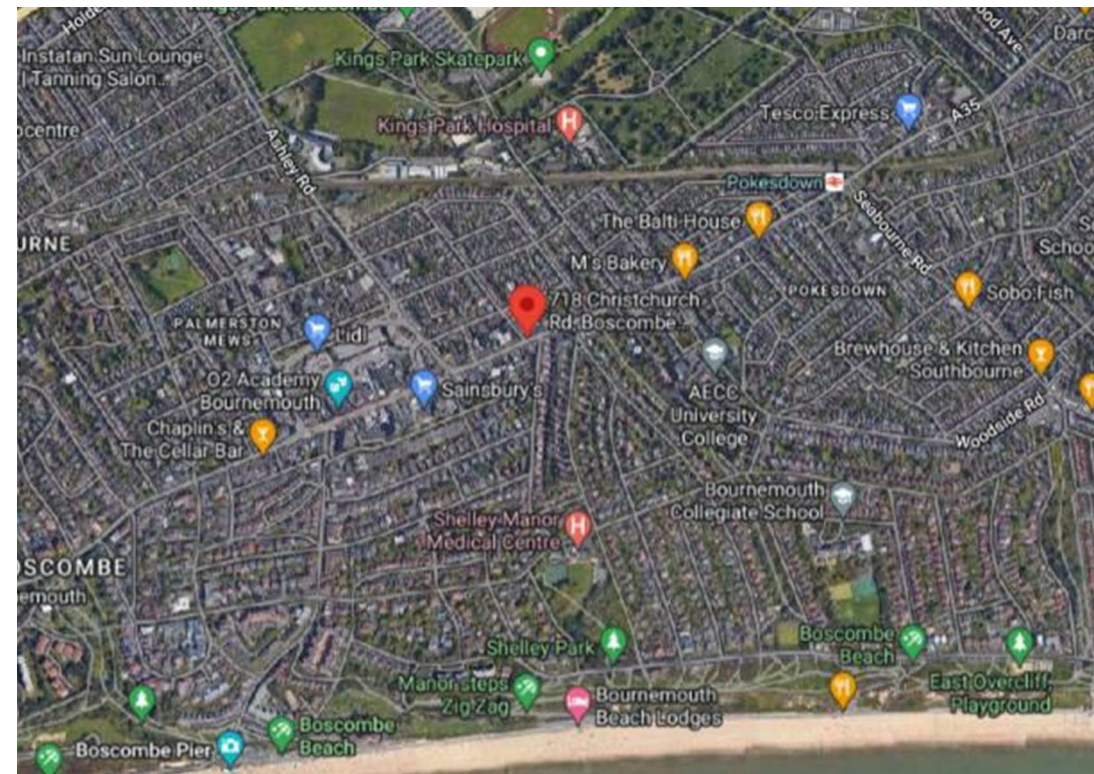
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Architectural & Planning Consultant

Version: Major 2, Minor: 1, Build: 196, Rev: 005
DATE: 16.09.13
DWG NO: J57.2013-01







Property Description

A fantastic development opportunity to create a one bedroom ground floor flat with own entrance and private garden, plus a one bedroom duplex flat set over two floors (first & second) with the added benefit of a balcony. The flats have been perfectly designed to create modern day living accommodation. Planning permission granted (Application No: 7-2021-3357-E)

Area

Situated on Boscombe High Street this property is surrounded by an array of amenities, including shops, restaurants and cafes. plus the beautiful sandy beach of Boscombe is less than a mile away. Christchurch Road is known for its bustling atmosphere and excellent transport links, making it a sought-after location for both residents and businesses alike. Boscombe is a seaside suburb located east of Bournemouth town centre, there are numerous architectural styles within the town ranging from the Victorian style of the Royal Arcade, to Art Deco and Modernist 1920's styles of Boscombe Pier and the nearby Overstrand buildings.

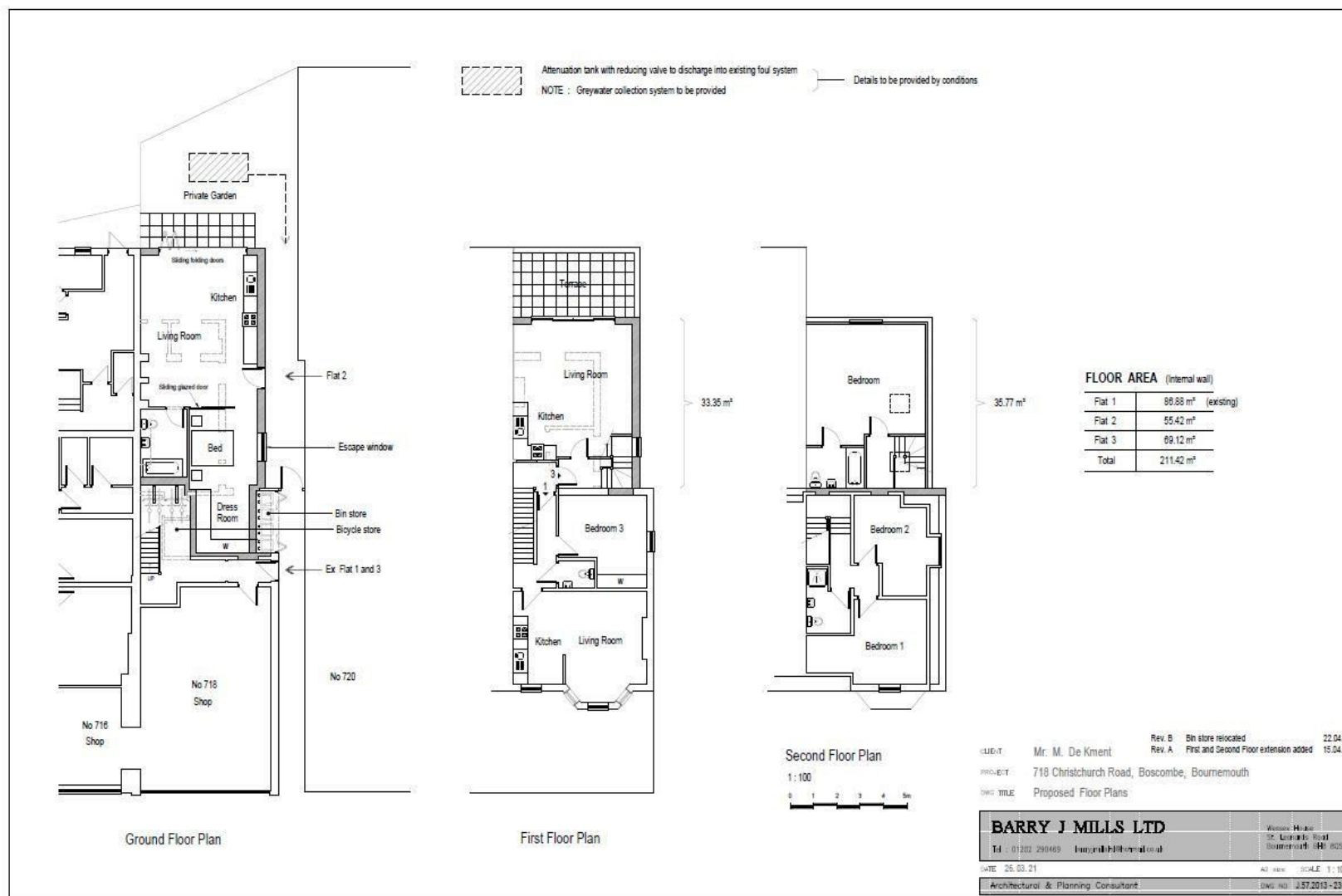
Rail links are nearby at both Pokesdown and Bournemouth town centre. Kings Park is within walking distance, home to AFC Bournemouth. Other facilities include; an athletic track, a skate park, recreation park and a cricket field with pavilion and café.

N.B: Under Section 21 of the 1979 Estate Agency Act we declare that the Vendor is connected with Saxe Coburg Property Experts Ltd.

Tenure: Flats 2 & 3 at 718 Christchurch Road will be granted new 999 year leases.

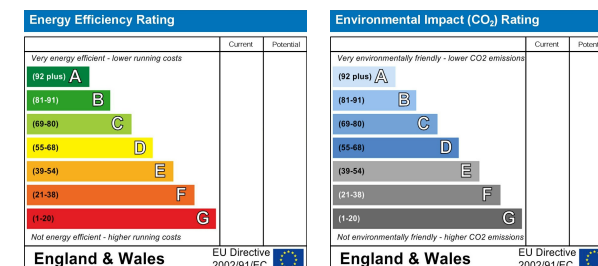
FEATURES & SPECIFICATIONS

- Development opportunity
- Prime High Street location
- Planning permission granted
- New 999 year leases



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment





<https://www.saxecoburg.co.uk>

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