



## 216, Kinson Road, Bournemouth.

INFORMAL TENDER 10th August 2024 at 12pm - DEVELOPMENT OPPORTUNITY of 0.25 acres  
A dated three-bedroom detached 1950's home in need of modernisation. The property benefits from a large corner plot garden which has great opportunity to re-develop (STPP) while keeping the existing dwelling.

Guide Price  
**£550,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

## 216, Kinson Road Bournemouth BH10 5EW

- INFORMAL TENDER 10th August 2024 at 12pm
- A superior development opportunity with existing dwelling
- Potential to sever the garden and build new homes
- Close to many amenities, shops, schools, University and large towns
  - Offered with no chain and vacant possession
  - A detached double garage and off road parking
- Rear pedestrian access available and possible use for development
  - Must be seen, wonderful opportunity
  - Legal pack will be available for a quick sale

Viewing strictly by appointment  
Symonds & Sampson  
01202 843190





FOR SALE BY INFORMAL TENDER ON 10th August 2024 at 12:pm – All offers welcome

Development opportunity of 0.25 acres. A superb opportunity to acquire a large 1950's detached family home which requires updating and modernisation as well as a large corner plot which could have potential to be developed (stpp) while keeping the existing dwelling .

The property itself is a good sized 1950's detached dwelling which has been extended but requires a degree of updating and modernisation. The home also enjoys a detached double garage which could be sold with the main dwelling or be demolished to create further space and room for the re-development opportunities (STPP)

The current house has two reception rooms, a galley style kitchen, three bedrooms and a family bathroom. The property was extended in the 1990's and will retain a good sized garden and parking if the site is developed.

The property is situated in a desirable residential location

close to a wealth of amenities, as well as schools and gives easy access to larger town and cities. Bournemouth town centre, Wallisdown, Poole, and Bournemouth University are all within a short drive.

The property is offered with no chain and vacant possession. We ask all interested applicants to comply with the tender process and submit their bids through the tender form either on or before the tender date.

#### Internally

Upon entering the home, the entrance hallway give access to all principal rooms. The sitting room is towards the front of the property with the separate and extended dining room to the rear, there is a galley kitchen as well as a downstairs W/C.

Stairs rise from the hallway to the landing where there are three bedrooms and a family bathroom.

#### Externally

The property benefits from a front and side garden, the side

provides parking for three cars. To the rear is a large garden which could be divided to create another dwelling or two (STPP). Access via an overgrown pedestrian pathway can be gained from the rear and would provide a access to any new home.

#### Agents notes and services

The sellers have approached the council and have received a positive response for a pre-application for a detached house as well as feedback on an additional 2 bungalows A legal pack will be available so that a quick sale can take place. Please ask agent for details  
Council tax band - C  
EPC rating - D  
All mains services.  
Mobile and broadband is available in this location.

# Kinson Road, Bournemouth

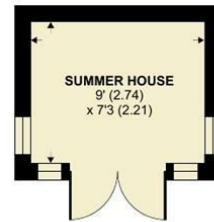
Approximate Area = 1262 sq ft / 117.2 sq m

Garage = 262 sq ft / 24.3 sq m

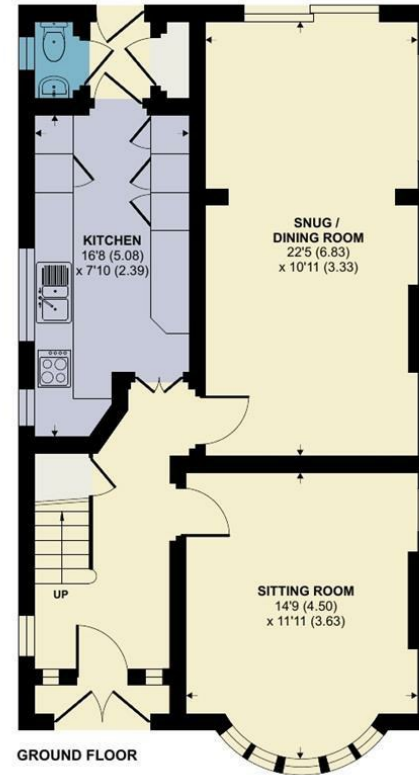
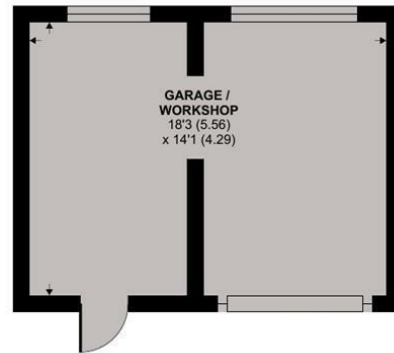
Outbuilding = 66 sq ft / 6.1 sq m

Total = 1590 sq ft / 147.6 sq m

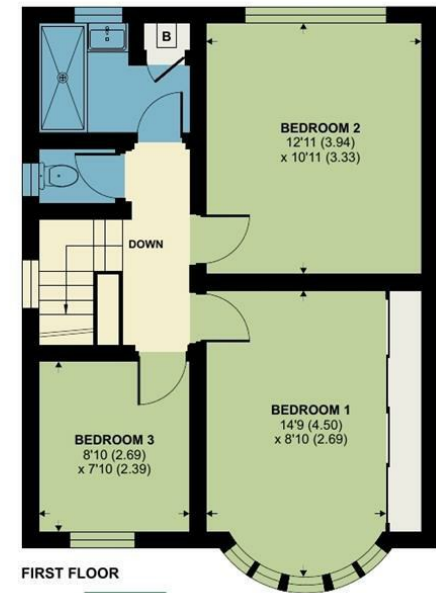
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1136724



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01202 843190

Symonds & Sampson 5 West Street

Wimborne

Dorset

BH21 1JN

wimborne@symondsandsampson.co.uk

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