

# FOR SALE

Freehold Building in  
Bournemouth's Premier  
Business & Student District

A superb opportunity for  
**Investors, Developers  
& Occupiers**

Prior approval scheme granted for **20  
apartments**, with an additional two storey  
extension providing a **further 14 apartments**

**Planning also granted for a new build  
development of 32 apartments**

Lansdowne Place  
17 Holdenhurst Road  
Bournemouth  
BH8 8EW



Lansdowne Place offers a **rare opportunity** to acquire a **freehold office space** in the heart of Dorset's **premier office and student district** known as Lansdowne, Bournemouth.

- Of interest to developers, investors and owner occupiers
- Two storey office building
- GIA 727.1 sq m
- 27 car parking spaces
- Freehold with vacant possession
- Prior approval granted to convert the existing accommodation to 20 apartments
- Approval granted for erection of a two-storey extension over existing 2 storey office
- Full planning granted for demolition of the existing building and erection of 32 apartments
- Excellent transport connectivity
- Site area approximately 0.25 acres (0.10 hectares)



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## Situation & Location

Bournemouth is an affluent town and one of the major commercial centres on the south coast, located approximately 105 miles south-west of London and 32 miles southwest of Southampton. The town has some remarkable natural assets, as well as some quaint suburban areas, and is a place to enjoy the perfect work/life balance

This is a very accessible location approximately 550m from the Wessex Way which provides dual carriageway links to the A31 and M27 beyond. The mainline railway station is within 600m and provides a regular service to London Waterloo



## Description

The site is situated on the western side of Holdenhurst Road. It is comprised of a large two storey building with a large parking area for 25 car parking spaces. There is space for two additional car parking spaces to the southern side of the building.

Access to the building can be obtained from the front, facing Holdenhurst Road or to the rear where you can also access the parking area, from Lansdowne Mews.

Upon entering the hallway from the carpark entrance, there is a set of stairs taking you to the first floor. There is also an additional spiral staircase at the rear of the building.

The building is currently divided into open plan office space with smaller offices being provided



## Accommodation

Total gross internal area approximately:  
727.1 sq m // 7823.6 sq ft



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# Consented Scheme

The property sits within the settlement boundary of Bournemouth and is not located in a conservation area. We understand that some of the planning consents have been implemented and therefore the property benefits from C3 use.

## Scheme 1

Approved application number: 7-2009-5065-W  
Erection of a two-storey extension over existing 2 storey office block to provide 14 flats with bin & cycle stores. Approval of Reserved Matters in respect of application 7-2008-5065-V.

Approved application number: 7-2018-5065-AC  
Application for a Lawful Development Certificate for an existing development seeks to confirm that the planning permission consisting of applications 7-2008-5065-V (outline permission) and 7-2009-5065-W (reserved matters) has been lawfully implemented at 17 Holdenhurst Road as a result of the material operations that have been undertaken - namely the excavation and pouring of concrete foundation and underpinning pads, excavation of the lift pit, masonry infilling and the creation of a new external doorway (please refer to supporting statement).

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Boundary Line Approximate

## Scheme 2

Application number: 7-2018-7689-I - Prior Approval Procedure

Change of use of ground and first floor offices (Class B1(a)) to 20 flats (Class C3)



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### Scheme 3

Approved application number: 7-2021-7689-L  
Demolition of existing building and erection of split level 1/3/5/6 storey block of 32 flats with associated access, cycle parking & landscaping

Certificate of Lawfulness application  
P/25/03143/CLE  
Approved

Lawful development application to confirm that planning permission granted under 7-2021-7689-L for the demolition of existing building and erection of split level 1/3/5/6 storey block of 32 flats with associated access, cycle parking & landscaping has been implemented through the construction of foundations along northern elevation (4.6mx0.75m) and discharge of all pre-commencement conditions.



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# Investors & Occupiers

## Excellent Letting Prospects

- Sought after location for tenants
- Prime office location, close to amenities with strong transport links.

## Own, occupy & personalise

- Suitable for a variety of occupiers e.g. office/ medical/training/SEN school (STTP where necessary).
- Occupy part and let surplus accommodation when it suits you.



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## Proposal

We have been instructed to invite unconditional offers with a guide price of **£1.2M (One million two hundred thousand)** subject to contract, for the freehold interest with vacant possession, plus VAT.

## Further Information

The building is held under title numbers **DT75374**, **DT325009** and **DT435103**.

## VAT

We have been informed by our client that the building is currently elected for VAT.

## EPC Rating

E - 122

## Marketing/Technical Information

Please contact the agents for a link to the data room, which includes title information, floor plans, technical reports and planning documents.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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## Local Authority

Local Planning Authority - BCP Council

## Rateable Value

The building currently has the following assessments and can be found [here](#).

## Viewings

Strictly by prior appointment through the sole agents, Goadsby, through whom all negotiations must be conducted.



James Edwards **07801 734797**  
james.edwards@goadsby.com

Lynsey Caunter **07350 455037**  
lynsey.caunter@goadsby.com

## Important

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.