



Price Guide £595,000

96 Lowther Road, Bournemouth, BH8 8NS



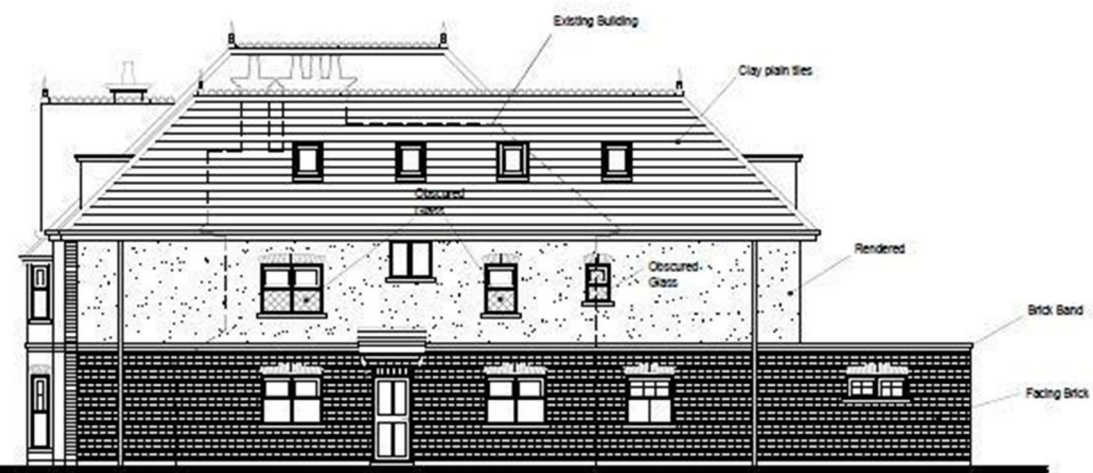
SAXE COBURG™

*Property Experts*





East Elevation



West Elevation

1:100







Nearby Queens Park Golf Course





Bournemouth Pier & Beach



Nearby Boscombe Beach & Pier

#### Main Description.

A large detached house situated in a popular tree lined road, close to Charminster High Street and within easy reach to Bournemouth Town Centre. Fully refurbishment this property would make a stunning family home or could be of interest to an investor/developer as outline planning permission has been granted to demolish the existing building and erect nine new build apartments with private and communal gardens. (Application No: 7-2021-23976-C) A great opportunity to acquire a site which could be re-sold or retained for short or long term rentals. An adjoining site is also available with the same outline planning permission granted.

#### Estimated re-sale values

Flat 1 - 1 Bedroom with private garden 40.84m sq £230,000  
 Flat 2 - 1 Bedroom with private garden 40.25m sq £230,000  
 Flat 3 - 1 Bedroom GFF, communal gardens 41.96m sq £220,000  
 Flat 4 - 1 Bedroom GFF, communal gardens 39.30m sq £215,000  
 Flat 5 - 2 Bedroom FFF 70.92m sq £350,000  
 Flat 6 - 1 Bedroom FFF 39.05m sq £185,000  
 Flat 7 - 1 Bedroom FFF 39.30m sq £185,000  
 Flat 8 - 2 Bedroom Spacious Top Floor 61m sq £275,000  
 Flat 9 - 2 Bedroom Spacious Top Floor 62.36m sq £275,000  
 Plus £45,000 Share of Freehold

#### Area:-

Charminster is an extremely popular suburb of Bournemouth neighbouring, Bournemouth town centre and Winton, it's a vibrant, cosmopolitan location. Local, independent shops and eateries are nearby in Charminster High Street and the town centre offers well-established shops and popular chains. Recreational facilities and popular 18 hole golf courses at Meyrick Park and Queens Park are both less than two miles away. Award Winning Blue Flag Sandy Beaches, Pier, Promenade and the coastline are less than two miles away. Lowther Road is situated within easy access to the Wessex Way ( A338 ) , Bournemouth train station provides direct links to Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations. Award Winning Blue Flag Sandy Beaches, Pier, Promenade and the coastline are less than two miles away.

#### Tenure

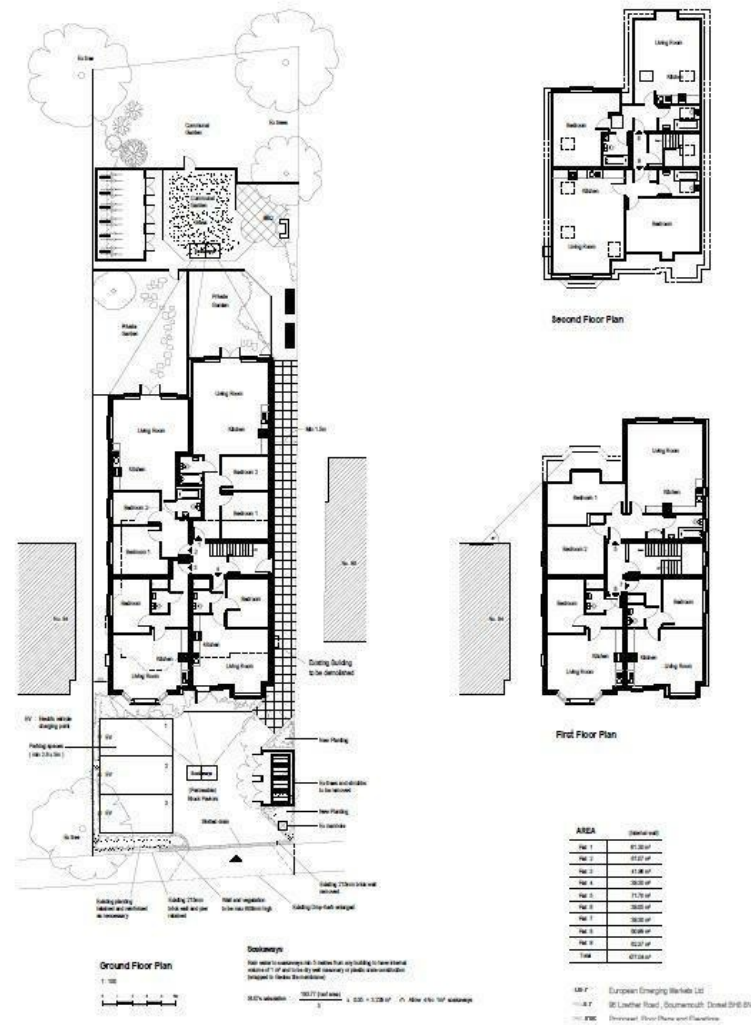
Freehold

Council Tax: Band: E

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

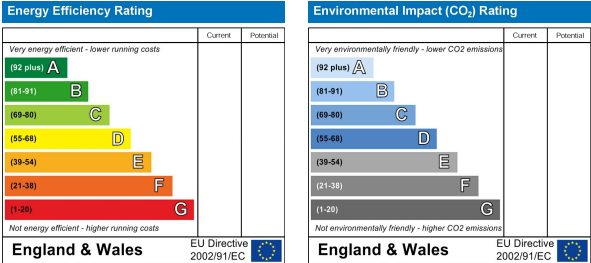
## FEATURES & SPECIFICATIONS

- New Build Development
- Nine One & Two Bedroom Apartments
- Popular & Sought After Location
- Sold With Outline Planning Permission
- Freehold



**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







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