



Land lying to the west of Alumhurst Road, Westbourne Alumhurst Road  
Westbourne, Bournemouth, BH4 8JW

£100,000



## Land lying to the west of Westbourne, Bournemouth, BH4 8JW

Woodland at Alumhurst Road, Westbourne

### Guide Description

St. Quintin Property Group are delighted to offer for sale this attractive parcel of woodland which extends to between approximately 0.75 of an acre.

The woodland is situated to the west of Alumhurst Road, between Branksome Dene Road and Herbert Road, within easy reach of the popular village centre of Westbourne. The site comprises a variety of mature trees and natural vegetation, creating an attractive and established woodland setting.

Prospective purchasers should note that the land features undulating, chine-like terrain, reflecting the distinctive topography for which this part of the coastline is well known.

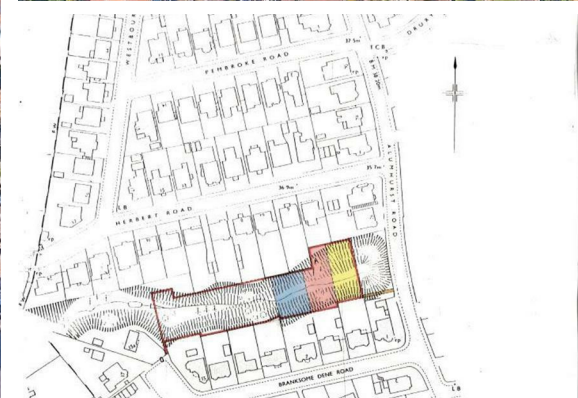
The nearby centre of Westbourne offers an excellent range of independent shops, cafés, restaurants and bars, while the area's beaches and coastal walks are also within convenient reach.

For further information, plans, or to arrange a site inspection, please contact St. Quintin Property Group.

IF YOU ARE CONSIDERING SELLING ANY INVESTMENTS - COMMERCIAL OR RESIDENTIAL /PLOTS OF LAND (WOODLAND/ FARM LAND/ EQUESTRIAN/ LAKES ETC) IN SOUTHERN ENGLAND THEN IT IS WORTH NOTING THAT WE DO NOT CHARGE VENDORS/LANDOWNERS FOR THE SALE OR MARKETING.

### Important Information:

Please note that a buyer's premium applies to this purchase. As the seller will not be paying an agency fee, the buyer will be required to pay an introduction fee of £4,950 + VAT.





## Floor Plan



## Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

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