

Luxury + Prestige

# 31 WESTERN AVENUE

BRANKSOME PARK, POOLE, BH13 7AN





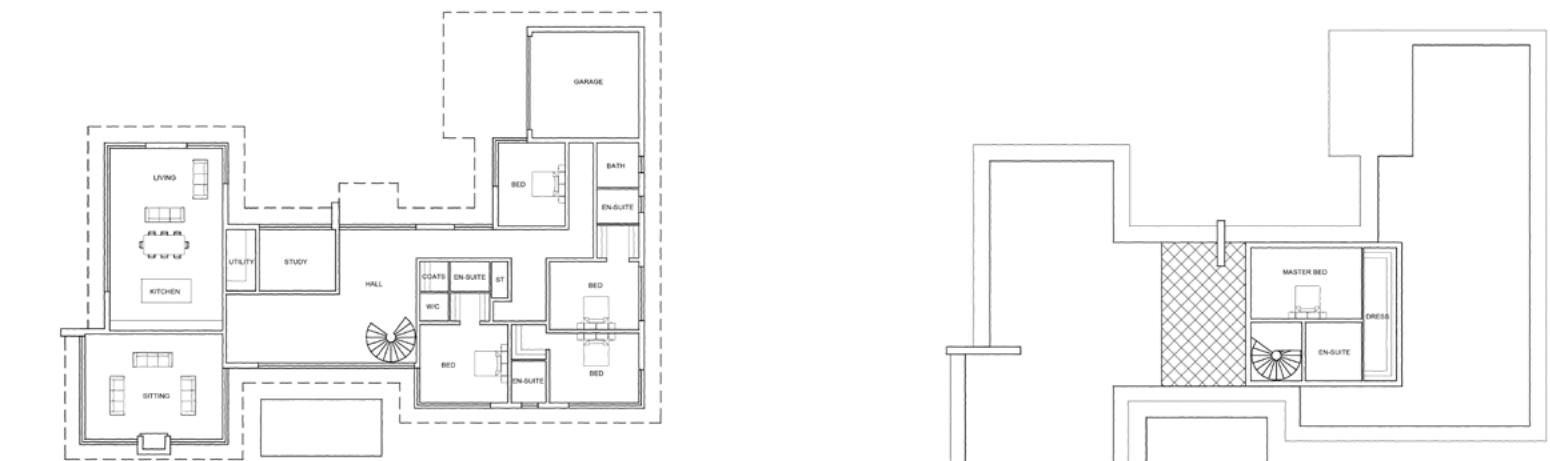




LOCATION PLAN: BASED ON ORDNANCE SURVEY EXTRACT  
O.S. LICENSE NO:- 100007080  
SCALE 1:1250



BLOCK PLAN: BASED ON ORDNANCE SURVEY EXTRACT  
O.S. LICENSE NO:- 100007080  
SCALE 1:500



GROUND FLOOR PLAN  
SCALE 1:200

FIRST FLOOR PLAN  
SCALE 1:200



SITE PLAN  
SCALE 1:250  
BASED ON TOPO INFORMATION



# TAKE A STEP INSIDE



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

vimeo

# Floorplan (Proposed)

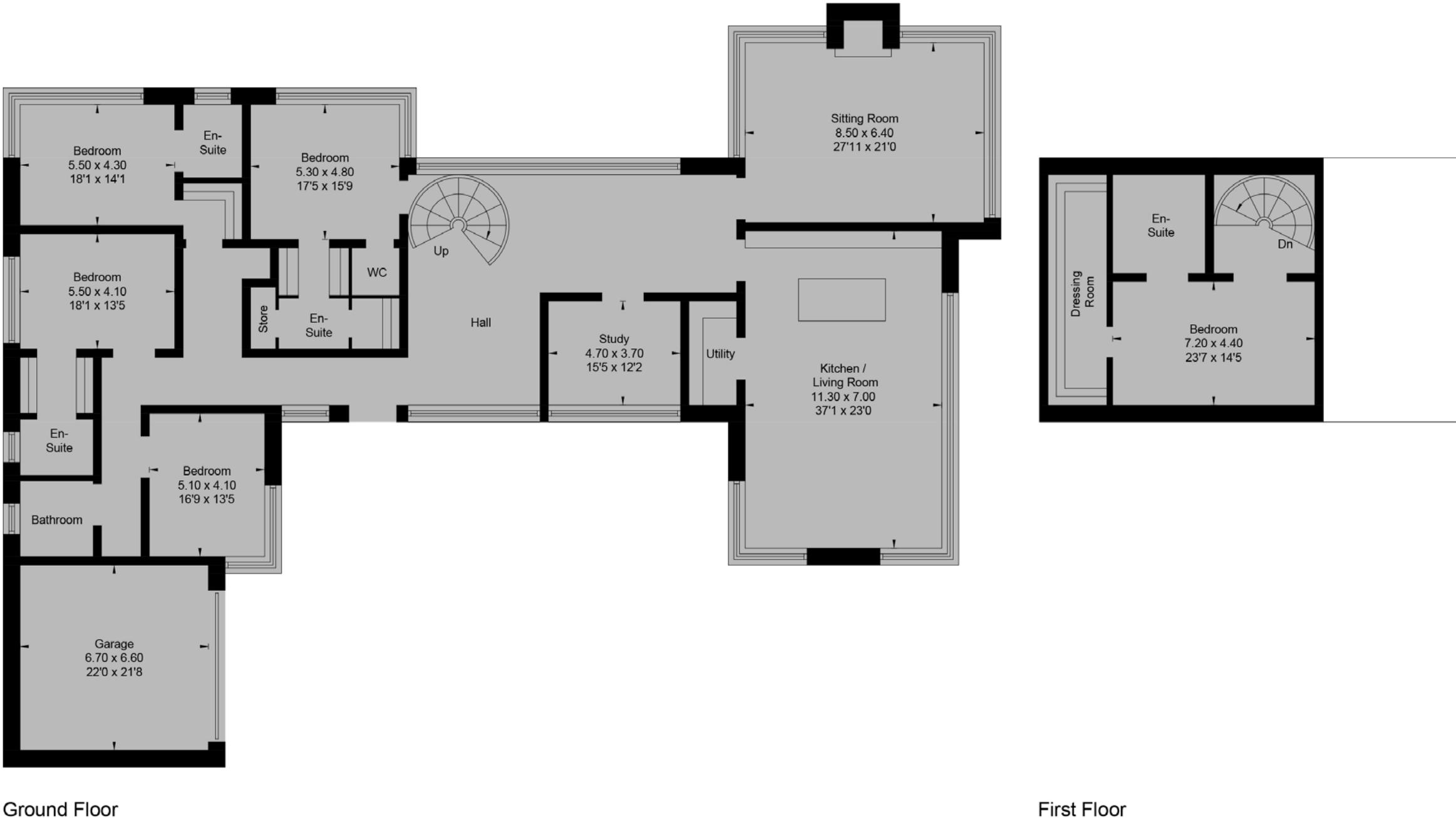
31 Western Avenue, Branksome Park,  
Poole, BH13 7AN

## GROSS INTERNAL AREA

House: 5,710 sq. ft / 531 m<sup>2</sup>

Overall Total: 5,710 sq. ft / 531 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



Ground Floor

First Floor

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# Summary

**This is currently a huge bungalow complete with indoor swimming pool situated in Western Avenue - one of the area's most prestigious roads - and on a simply beautiful plot of around 0.75 acres.**

The existing bungalow is oversized and with an indoor pool complex but in need of complete modernisation. However, for many potential purchasers the value will sit purely and simply in the land which is ripe for redevelopment. Interested parties are advised to make their own enquiries as to its suitability for redevelopment and the consents required (including planning permission) but included in our listing are feasibility plans and a 3D visualisation of what an ultra contemporary house might look like on the site. The design is by leading architects ARC who can potentially advise interested parties on planning matters but the proposal as currently drawn extends to over 5,700 square feet. We understand that a more traditional design could be proposed if preferred and potentially for a much larger dwelling. Potential building plots in the Branksome Park Conservation Area are very rare now and especially in premium locations such as this one.

# Details

Guide Price:	£1,950,000
Tenure:	Freehold
Lease Length:	N/A
Maintenance:	N/A
Ground Rent:	N/A*
	* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £145,250** Additional Home £242,750**
	** based on guide price, correct as at 6.11.24
Local Authority:	BCP Council
Council Tax:	Band G 2024/2025 £3,579.59pa***
	*** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

# Key features

- + Huge potential
- + Very rare to find
- + Beautiful 0.75 acre plot
- + Currently an oversize bungalow
- + Highly prestigious address
- + Potential to redevelop
- + Could suit contemporary or traditional design
- + Sunny aspect
- + Level garden
- + Secluded setting

# Our team



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