



Offers In The Region Of £599,950

98 Lowther Road, Bournemouth, BH8 8NS



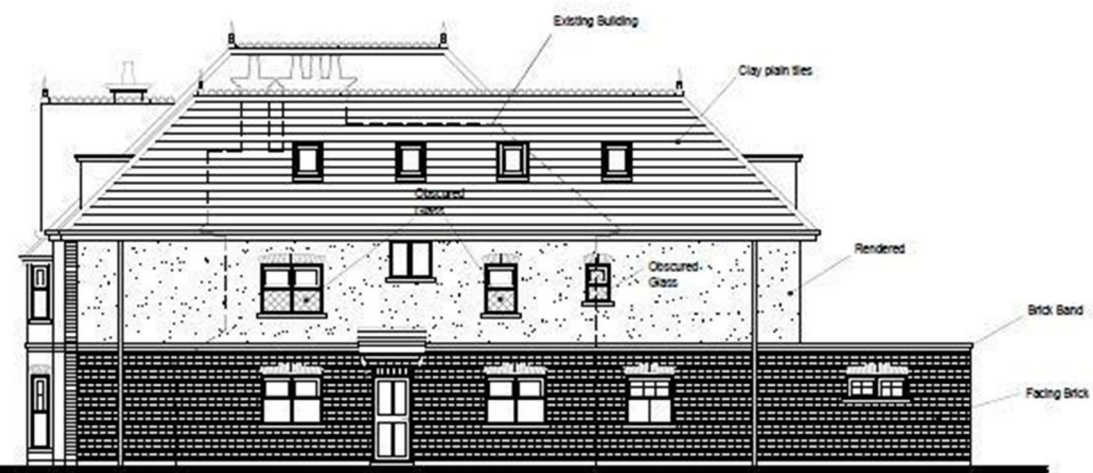
SAXE COBURG™

*Property Experts*





East Elevation



West Elevation

1:100







Nearby Queens Park Golf Course





Nearby Boscombe Beach



Nearby Boscombe Beach

### Main Description

A large detached house situated in a popular tree lined road close to Charminster High Street and within easy access to Bournemouth Town Centre. A great opportunity to acquire a site being sold with outline planning permission (7-2021-25256-A) granted to demolish the existing building and erect nine new build apartments with private and communal gardens. 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 which is located to the south east neighbouring both Bournemouth town centre and Winton. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

Easy access to 5\* Award Winning Sandy Beaches, Pier, Promenade and the coastline are comfortably unrivaled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

There is a main line train station at Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

### Tenure

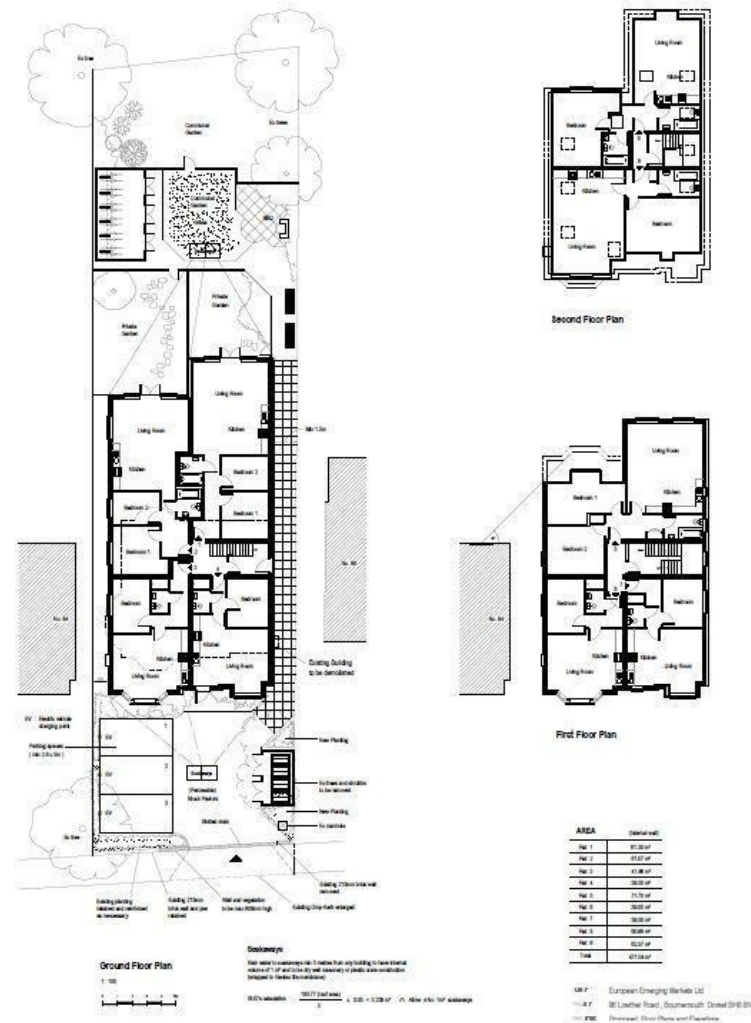
Freehold

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 Property Experts Ltd,

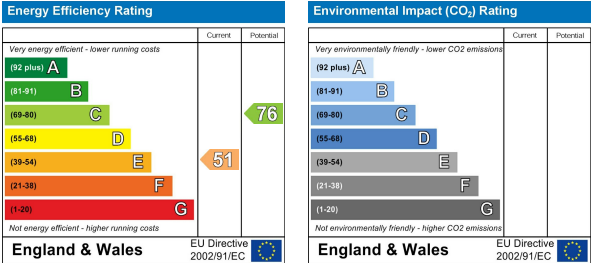
### FEATURES & SPECIFICATIONS

- Potential New Build Development
- Outline Planning Permission Granted (7-2021-25256-A)
- Nine One & Two Bedroom Apartments
- Popular & Sought After Location
- 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







<https://www.saxecoburg.co.uk>

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