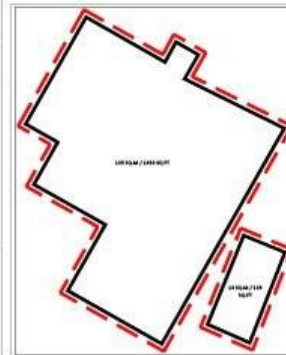




PROPOSED SITE PLAN SCALE 1:100
BASED ON OS SURVEY INFORMATION
October Survey Errors by 100M/100M



LOCATION PLAN SCALE 1:1250
BASED ON OS SURVEY INFORMATION
October Survey Errors by 100M/100M



EXISTING PLAN
SCALE 1:100



BLOCK PLAN SCALE 1:500

DESIGNERS RISK ASSESSMENT

Building Products and Construction Execution Risks
The design team has completed a detailed risk assessment for the proposed development. This assessment has identified the key risks to the successful delivery of the project and has provided a clear understanding of the nature and extent of these risks. The assessment has also identified the measures that can be taken to mitigate these risks and to ensure that the project is delivered on time and within budget.

GENERAL NOTES

- Proposed Construction Method: The proposed construction method for the site will be in accordance with the relevant building regulations and standards. The design team has identified the key risks associated with this method and has provided a clear understanding of the nature and extent of these risks.
- Design and Construction: The design and construction of the proposed development will be in accordance with the relevant building regulations and standards. The design team has identified the key risks associated with this process and has provided a clear understanding of the nature and extent of these risks.

INFORMATION FOR CONSTRUCTION

CONSTRUCTION RISK
The design team has completed a detailed risk assessment for the proposed development. This assessment has identified the key risks to the successful delivery of the project and has provided a clear understanding of the nature and extent of these risks. The assessment has also identified the measures that can be taken to mitigate these risks and to ensure that the project is delivered on time and within budget.

MAINTENANCE RISK

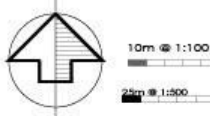
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NOTES-PLANNING

1. The proposed development is in accordance with the relevant building regulations and standards. The design team has identified the key risks associated with this process and has provided a clear understanding of the nature and extent of these risks.

LEGEND

- SEE BOUNDARY
- VISIBLE PLANT
- BOUNDING TO BE DEMOLISHED
- INDICATE PLANNING
- BY CHANGE POINT
- BOUND OF NEW DROPPED EDGE

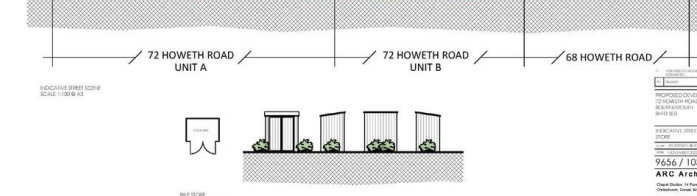
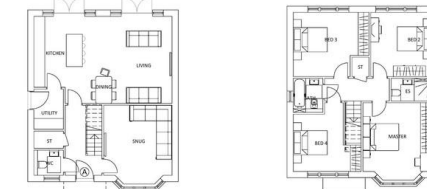
SEE AREA = 0.10 HECTARES / 0.13 ACRES
A:X PROPOSED PARKING SPACES
TOTAL BEDROOMS @ 1.46 SQM / 1574 SQFT
2 X 4 BED HOUSES @ 107.1 SQM / 11572 SQFT
TOTAL GSA @ 276.2 SQM / 2974 SQFT

A. AMENDED TO HOWETH & PLANNED 2002/02 410 COMMENTS:

NO. REVISED: 408 BY:

SITE, BLOCK & LOCATION PLAN

SCALE AS SHOWN @ A1
DATE NOVEMBER 2022
9656 / 100
ARC Architecture Ltd.
Chapel Studio, 14 Parwell, Christchurch, Dorset, BH23 1EP



Howeth Road

Bournemouth, BH10 5EB

Guide Price £380,000 Plus

- A Singular Plot (Or Multiple)
- Developer and Self Builder Opportunity
- Four Bedroom Detached Houses x 2
- For Sale by Informal Tender
- Fronting to Road/Public Highway
- Ensbury Park Location
- Planning Grant 7-2022-4897-B
- Approximately 139 sq.m/1,497 sq.ft Build



HOUSE AND SON

A rare opportunity to acquire a singular or multiple plots of land. Planning permission is granted for both plots to erect 2 x four bedroom detached houses. Good family location close to parks and good schools. Guide Price £190,000 plus (Freehold). Planning consent 7-2022-4897-B.

Approved Plans:

9656/100 rev. A; 9656/101 rev. A; 9656/102 rev. A;
9656/103 rev. A; 9656/104 rev. A

Each property is approximately 139 sq. m. 1,497 sq. ft.

CONDITIONS OF SALE

- The bungalow will be demolished at the seller's expense.
- The division boundary line fence (if sold as singular plots) will be at seller's expense.

- New services per plot at purchaser's expense.
- C.I.L. contribution is at purchaser's expense (per plot).
- Access, direct road fronting dropped kerb/public highway at purchaser's expense.
- Freehold title.

Informal Tender Date: TBC.

Agent's note: The description, illustration and plans shown by House and Son is for guidance only.

Agent's note: The guide price can be exceeded. The seller's decision is final.



COUNCIL TAX BAND

Tax band TBC

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

OFFICE

348 Wimborne Road
Bournemouth
Dorset
BH9 2HH

T: 01202 244844

E: winton@houseandson.net

W: www.houseandson.net

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements