



DEVELOPMENT PLOT stp



Leybourne Surgery

 4/5  2

GDV = £1.5M for 6 x flats.
Existing Property Foot Print = 111.82msq
Permitted Development Options
Scope to Raise roof and extend footprint
Potential for pair of semi chalets with limited conversion work

Neighbouring ridge heights are higher and the plot is on the corner of Leybourne Avenue and Hill View Road with Commercial units with flats above on 2 opposite corners and residential on the other.

The plot has existing parking access from Leybourne Ave for the surgery

Residential demand in the area is very high. BH10 6 is a sought after post code in the Hill View primary school catchment and is walking distance for sought after Winton & Glenmoor secondary schools and Redhill Park and Slades Recreation Park.

EPC
<https://find-energy-certificate.service.gov.uk/energy-certificate/0247-4182-5677-9265-3759>

Option Agreements available subject to Clarkes Retainer Agreement.
T&Cs on request.



Development Plot
PD or STP Options
525sqm Plot
GDV Up To £1.5M

Clarkes Properties - 696 Wimborne Road, BH9 2EG
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