



All enquiries Ref: Kristian Georgiou



- Freehold two floor detached double fronted house
- Planning permission granted for Nine apartments - one and two bedrooms
- Plot size approximately 0.184 acres / 8,034.8 sqft
- Gross internal area approx. 1,833 sq. ft / 79 m2
- Driveway for four vehicles
- Further development potential (STPP)
- Full vacant possession

#### Location:

The property is situated on Lowther Road. Public transport links include Bournemouth mainline rail station, located approximately 1 km from the property. In addition, a network of local bus services operates nearby. Road links include the A338 and A35. Shopping amenities can be found locally within Charminster; additionally, there is an extensive range of shops, bars, and restaurants located in Bournemouth Town Centre. Recreational pursuits can be found locally at the open spaces of Meyrick Park. The property lies within easy reach of Bournemouth's award-winning beachfront.

#### Description/potential:

This freehold detached house is arranged over two floors and occupies a plot of approximately 0.184 acres (8,034.8 sq ft), with a gross internal area of approximately 1,833 sq ft (79 m<sup>2</sup>). Planning permission (expires 21/01/2028) has been granted for the erection of nine apartments, comprising 6 x 1 bedroom and 3 x 2 bedroom units. The property includes a driveway with capacity for four vehicles. There is potential for further reconfiguration, subject to planning permission and consents, to form a terrace of two semi-detached houses. Prospective purchasers' attention is also drawn to the neighbouring property, No. 96, which is being offered for sale on the same day. Purchasers acquiring both properties may consider a scheme to create a terrace of four houses, also subject to planning permission and consents.



**Accommodation:**

First floor: Five bedrooms, family bathroom/WC  
 Ground floor: Entrance Hall, two reception rooms, kitchen, utility room, storage room, conservatory  
 Outside: Front driveway with capacity for 4 vehicles and rear garden

**EPC rating:** E

**Council Tax Band:** F

**Planning:**

Planning permission was granted by BCP Council ( ref: P/25/03654/RM and ref: 7-2021-25256-A) and expires 21th January 2028 for the development - demolition of the existing building and the erection of a block of 9 flats with cycle and bin stores).

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



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