



£1,421,750

96 & 98 Lowther Road, Bournemouth, BH8 8NS

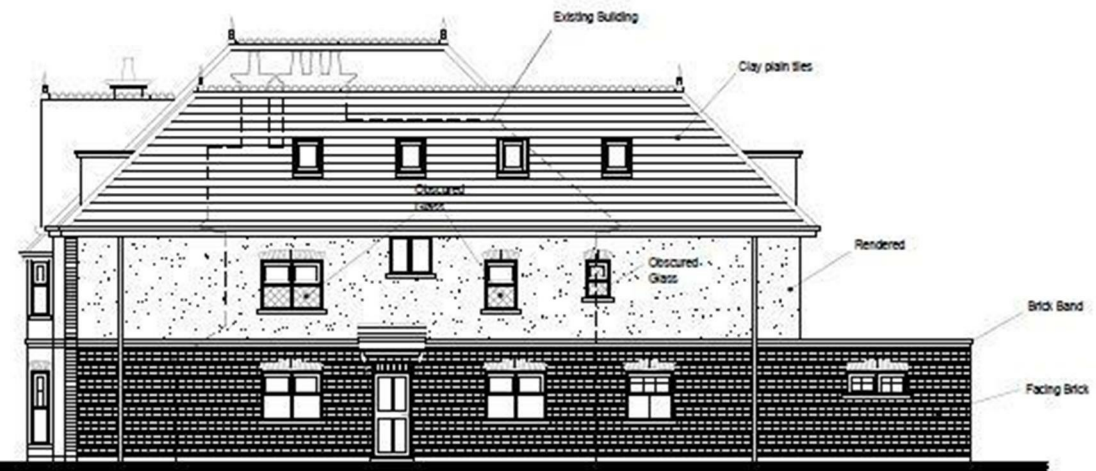


SAXE COBURG™

Property Experts



East Elevation



West Elevation

1:100



BOURNEMOUTH AT NIGHT

## Nearby Bournemouth Beach





**\*\*DEVELOPMENT OPPORTUNITY - OUTLINE PLANNING PERMISSION GRANTED\*\***

Demolition of two existing detached houses and erection of two blocks of nine apartments with cycle and bin stores. For more details - planning application numbers - 7-2021-25256-A and 7-2021-23976-C Due to the size of this large plot there is potential for more dwellings to the rear (subject to the necessary planning permissions)

Estimated re-sale values

Flat 1 - 2 Bedrooms with private garden 61.3m sq £325,000 Est Value

Flat 2 - 2 Bedrooms with private garden 61.07m sq £335,000

Flat 3 - 1 Bedroom GFF, communal gardens 41.96m sq £195,000

Flat 4 - 1 Bedroom GFF, communal gardens 39.30m sq £190,000

Flat 5 - 2 Bedroom FFF 71.70m sq £325,000

Flat 6 - 1 Bedroom FFF 39.05m sq £175,000

Flat 7 - 1 Bedroom FFF 39.30m sq £175,000

Flat 8 - 1/2 Bedroom Spacious Top Floor 60.99m sq £235,000

Flat 9 - 1/2 Bedroom Spacious Top Floor 62.37m sq £235,000

Plus £20,000 Freehold

Therefore, total resales £4,420,000 (34.6% of total value)

Lowther Road is an extremely popular residential area located on the edge of Charminster, a suburb of Bournemouth which is to the south east neighbouring both Bournemouth town centre and Winton. Locally there is a good choice of shopping facilities, restaurants and cafes, varying from well-established independent stores to the popular chains.

Just one mile away is the 5\* Award Winning Sandy Beaches, Pier, Promenade and the glorious coastline which has undergone extensive investment and benefits from a wide choice of watersports, sea front restaurants and popular bars/bistros.

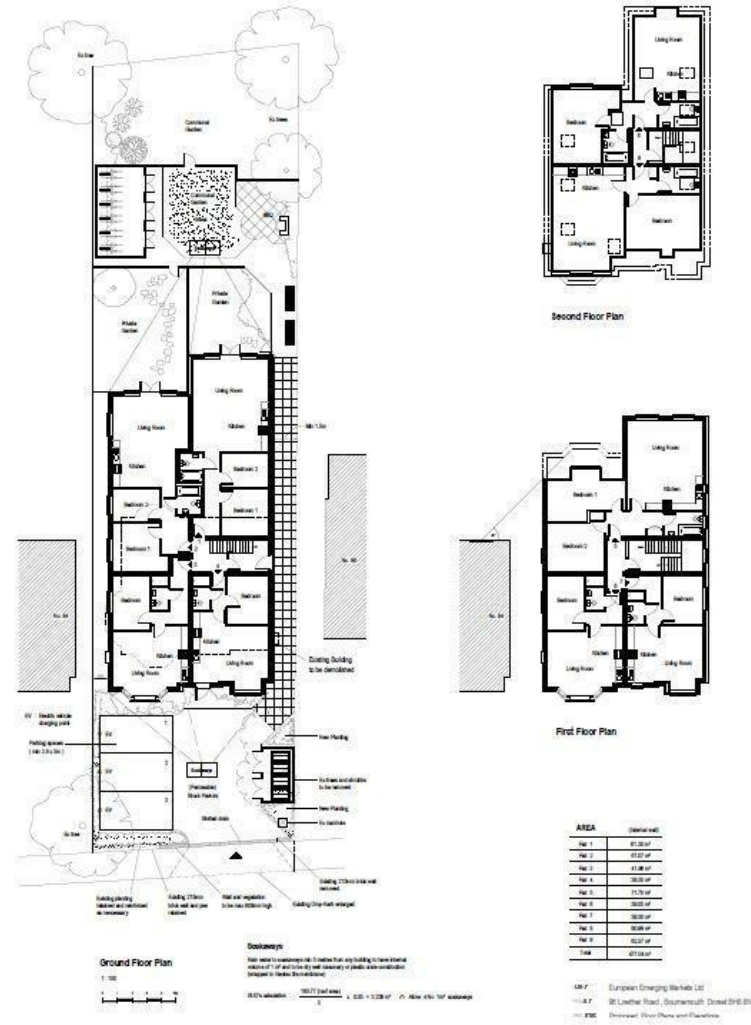
Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations. There is a main line train station at Bournemouth which provides direct links to Southampton Airport and London Waterloo.

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

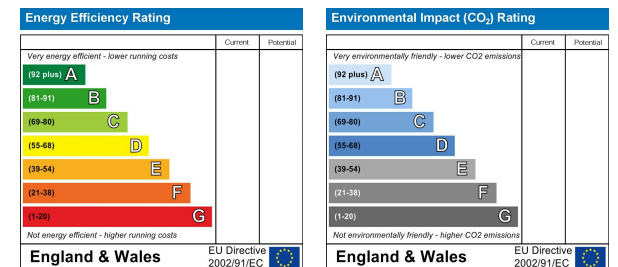
- New build development opportunity
- Outline planning permission granted
- Nine apartments - one and two bedrooms
- Scope for further development (subject to planning)
- Just one mile distance to Bournemouth town centre
- Popular residential area
- Just over a mile to Meyrick Park Golf Course and Health Club





**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



# Lower Bournemouth Gardens



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

47 Poole Road, Westbourne, Bournemouth, Dorset, BH4 9BA

T: 01202 303066 [info@saxecoburg.co.uk](mailto:info@saxecoburg.co.uk)



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