



£649,950

98 Lowther Road, Bournemouth, BH8 8NS

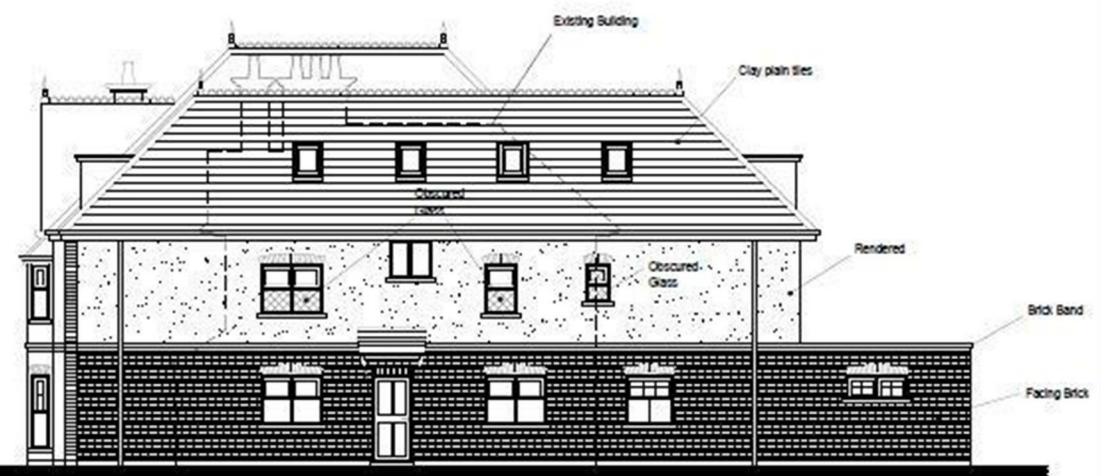


S A X E C O B U R G[™]

Property Experts



East Elevation



West Elevation

1:100

0 1 2 3 4 5m





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

Rating	Score Range	Color
A	(92 plus)	Green
B	(81-91)	Light Green
C	(69-80)	Yellow-Green
D	(55-68)	Yellow
E	(39-54)	Orange
F	(21-38)	Red
G	(1-20)	Dark Red

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

The chart displays the Environmental Impact (CO2) Rating scale. The scale is represented by a horizontal bar divided into seven segments, each labeled with a letter from A to G. The segments are color-coded: A (blue), B (light blue), C (light blue), D (light blue), E (light blue), F (light blue), and G (light blue). Above the bar, the text 'Very environmentally friendly - lower CO2 emissions' is written in blue. Below the bar, the text 'Not environmentally friendly - higher CO2 emissions' is written in blue. The segments are labeled with ranges of CO2 emissions: (92 plus) for A, (81-91) for B, (69-80) for C, (55-68) for D, (39-54) for E, (21-38) for F, and (1-20) for G.

Rating	CO2 Emissions Range	Color
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D	(55-68)	Light Blue
E	(39-54)	Light Blue
F	(21-38)	Light Blue
G	(1-20)	Light Blue



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

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