

FOR SALE FREEHOLD WITH VACANT POSSESSION

BRIX, 17 MUDEFORD

Christchurch, BH23 7NQ



Key Highlights

- 0.474 Ha (1.176 Acres) site comprising two bungalows and associated outbuildings.
- Planning Permission for demolition of the two bungalows and outbuildings and erect two replacement 2-storey detached dwellings with basement swimming pools and detached double garages
- Unconditional offers invited in excess of £2,500,000
- Deadline for offers: 12 noon on Friday 4th September 2020

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Location and Situation

The Site is located in Mudeford, Christchurch, where the river Stour flows into the sea, creating a natural tidal harbour. Mudeford is a former fishing village and is situated c6 miles east of Bournemouth.

The site is accessed from Stampit / Mudeford via a junction at the north east corner of the plot. Excluding the access road, the site is rectangular shaped and extends to c0.68 Ha (c1.7 acres).

The Site currently comprises two bungalows which have planning permission for demolition. The total footprint of the current buildings on site extends to 600 sq m (6,460 sq ft), inclusive of outbuildings, sheds and garages.

Planning Context

The Site benefits from an Planning Permission, under Ref: 8/18/2653/FUL, for the demolition of the two bungalows and outbuildings and erect two replacement 2-storey detached dwellings with basement swimming pools and detached double garages. This application was approved (subject to conditions) on 10th September 2019.

A summary of proposed development is as follows:

HOUSE	SQ FT
House 1	4,036
House 2	4,348
Total GIA	8,384

Local Authority

Bournemouth, Christchurch and Poole Council (Christchurch Borough Council).

Contact

Stuart Jones

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Simon Barnes

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Legal Summary

The site is held in two separate titles, registered under Freehold Title No(s). DT269787 and DT278131. Title documents and associated information are provided within the Marketing Information Pack.

VAT

VAT is not chargeable on the purchase price.

Viewings

Please contact Stuart Jones or Simon Barnes should you wish to arrange to view the property.

Prior to viewing, interested parties are advised to discuss any particular points which are likely to affect their interest in the site.

Marketing Information Pack

A Marketing Information Pack (MIP) containing detailed information relating to the site is available upon request.

The MIP includes details of the planning permission relating to the site along with other technical and legal information

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Designed and Produced by Savills Marketing: 020 7499 8644 | July 2020

