



For Sale **Freehold**

Freehold Re-Development Opportunity In Popular Bournemouth Suburb

443 WIMBORNE ROAD, WINTON, BOURNEMOUTH, DORSET BH9 2AN

Summary

- **Planning approved for 4 flats** on the first floor
- Arranged over ground floor and first floor
- Of interest to **developers, owner occupiers** and **investors**
- Available with vacant possession
- Rear parking and loading facilities
- VAT not applicable
- Tenure: freehold

Quoting Price:
£515,000





Location

- The premises occupies a prominent trading position in the densely populated suburb of Winton
- Located adjacent to a new **B&M store** and **Snap Fitness** gym
- Nearby occupiers are represented in the area, including **Wetherspoons, Boots, Waitrose, Lidl, Coral, Loungers & Greggs**
- Limited wait roadside parking is available opposite and throughout Wimborne Road
- Bournemouth Town Centre is approximately 2 miles distant

Nearby Occupiers



Description

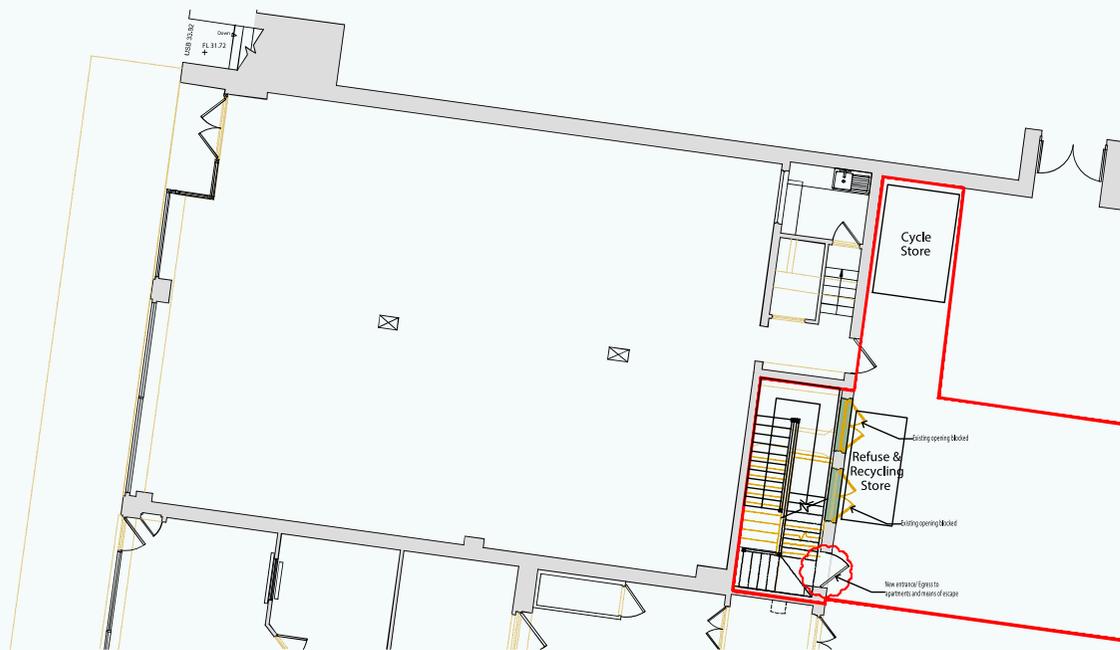
- Arranged over the ground and first floor
- Planning granted for the conversion of the first floor into four flats
- Good sized ground floor sales area
- Rear loading/parking accessed via Latimer Road

Planning

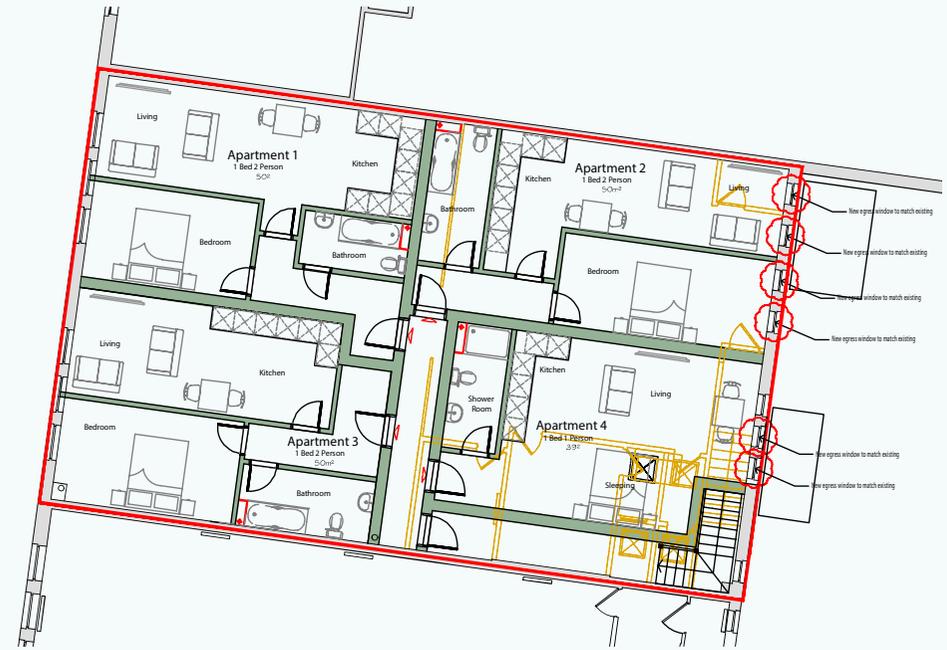
The property benefits from a recent planning approval for the conversion of the first floor in to four residential units - click [here](#) to view the full application.

Accommodation

| | |
|--------------|----------------------------|
| Ground Floor | 2,117 sq ft // 196.7 sq m |
| First Floor | 2,401 sq ft // 223.18 sq m |



Ground Floor Plan



First Floor Plan

Not to scale, illustration only

Tenure

Freehold.

Price

£515,000

Rateable Value

£39,500 (from 1.4.26)

Rates payable at 38.2p in the £ (year commencing 1st April 2026)

EPC Rating

B - 49

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewings

Strictly by prior appointment through the agents, **Goadsby**, through whom all negotiations must be conducted.



Edd Watts 07968 299408

edd.watts@goadsby.com

Grant Cormack 07776 217453

grant.cormack@goadsby.com

Important

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.