

# FOR SALE - FREEHOLD RESIDENTIAL DEVELOPMENT OPPORTUNITY

Langdon House | 66 Langdon Road | Parkstone | Poole | BH14 9EH



- Overall site area of approx. 0.212 hectares (0.52 acres)
- Existing property comprises 2.5 storey detached residential building
  - Redevelopment potential, subject to necessary consents
- For sale freehold with vacant possession





## LOCATION

The property is located on Langdon Road which is situated in a predominantly residential area to the south of Ashley Road in Parkstone, approximately three miles to the east of Poole town centre.

The property adjoins Wellman House (66a Langdon Road) to the north which comprises a 2/3 storey block of flats and Alexandra Park to the east and south, which is a recreational area

## DESCRIPTION

Langdon House comprises a substantial Victorian detached residence of traditional construction with red brick elevations under tile covered pitched roof sections. A two storey extension was added to the property in 1980's.

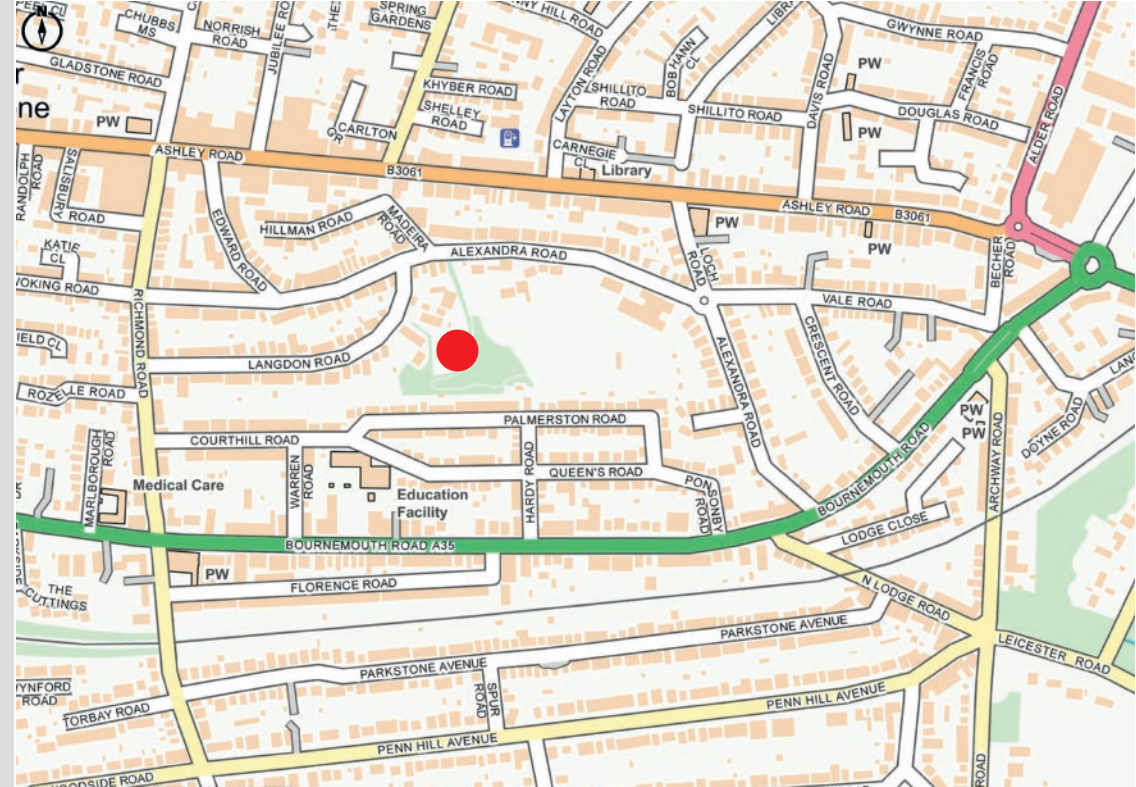
The property provides main accommodation at ground and first floor levels. The ground floor comprise a communal lounge, two offices, First Aid room, kitchen, separate tea room, games room, toilets and laundry/utility room.

The first floor comprises 10 bedrooms with separate bathroom and toilet facilities and the second floor provides a further 4 bedrooms in the roof space.

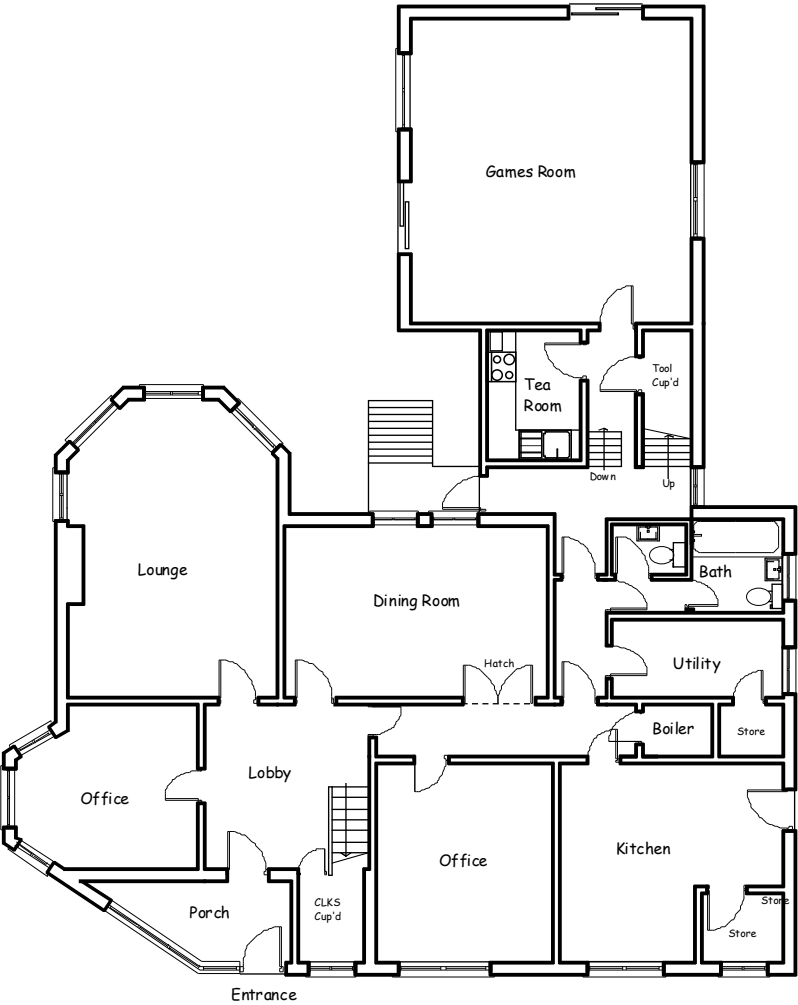
The gross internal floor areas are summarised as follows:-

Ground Floor	192 sq m (2,066 sq ft)
First Floor	165 sq m (1,776 sq ft)
Second Floor	56 sq m (603 sq ft)

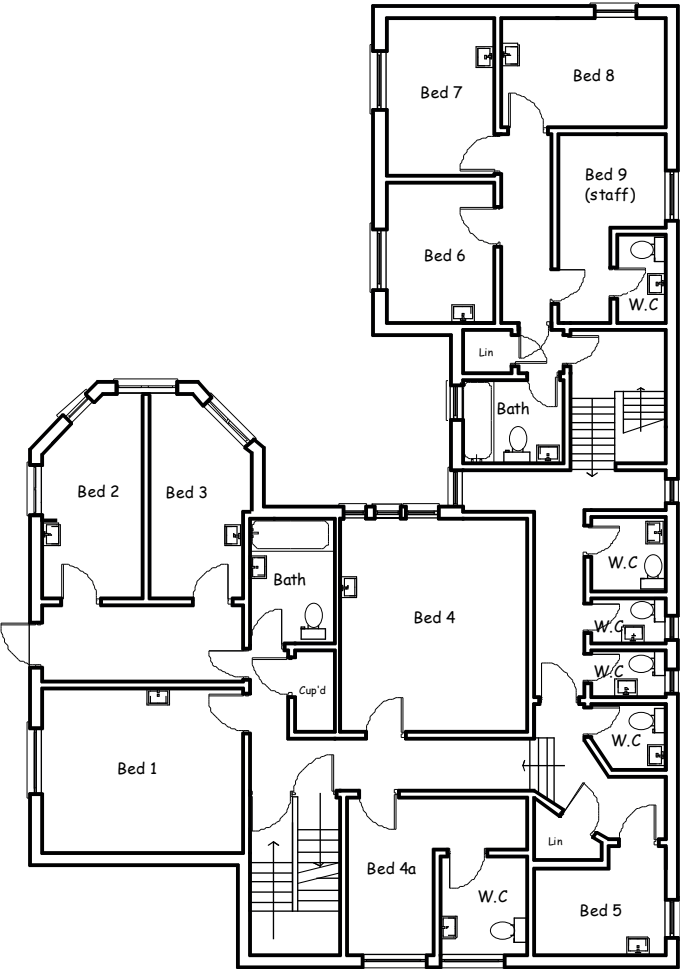
The property has an overall site area of approx. 0.212 hectares (0.52 acres).



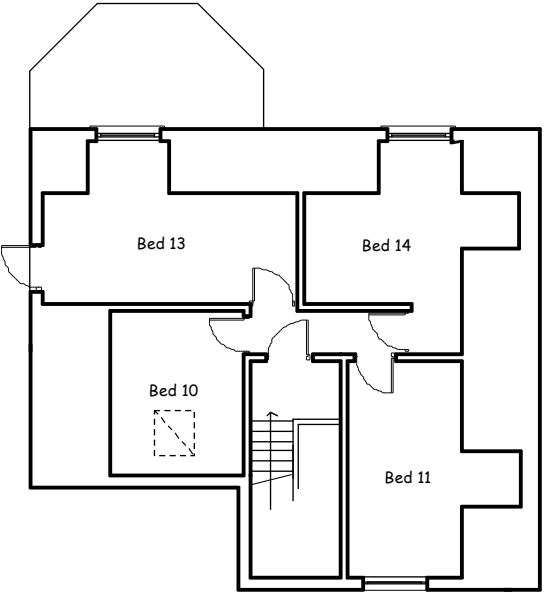
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## TENURE

Freehold with vacant possession on completion.

We understand the property has rights of access over the driveway leading to the property.

## SERVICES

All main services are connected to the property.

## RATING

Council Tax Band D

## PLANNING

Planning permission (Reference: 10820/4) was granted in 1963 for the current use of the property.

## BASIS OF SALE

The property is offered for sale by way of informal tender.

Offers must be made on an unconditional basis only. Interested parties are invited to submit their best and final offers to purchase the property by 12 noon on Thursday 9th February 2023.

Offers must be submitted in writing and be received at the offices of Sibbett Gregory by the closing date.

The Vendor reserves the right not to accept the highest or any offer.

## PRICE GUIDE

Offers in the region of, or in excess of, £850,000.





## TREE PRESERVATION ORDER

There are Tree Preservations Orders on the trees situated on the eastern boundary of the site.

## VIEWINGS

As the property is currently occupied, all viewings must be pre-arranged with the Agents. Viewings will be limited to the following dates and times to avoid disruption to the existing Tenants:-

Wednesday 11th Jan 2023 10am – 12pm

Monday 23rd Jan 2023 2pm – 4pm

Wednesday 1st Feb 10am -12pm

The communal areas of the property will be available to view but the Agents are unable to provide access to the bedrooms.

### Jayne Sharman

Tel: 01202 661177

Mobile: 07747 773999

Email: [jayne@sibbettgregory.com](mailto:jayne@sibbettgregory.com)



### FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

### IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

### IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance

