

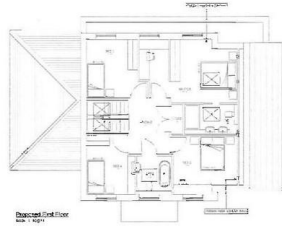
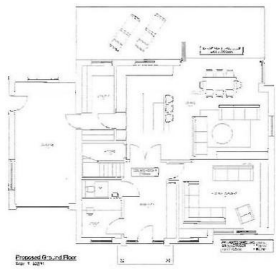


'Ace' 1 Roslin Road South

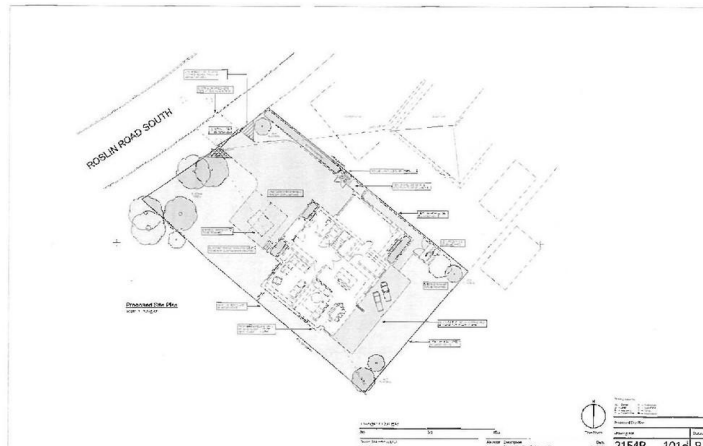
Bournemouth, BH3 7EF

Guide Price £375,000 -
£425,000, Freehold

- 'Ace' 1 Roslin Road South
- Guide Price £375,000-£425,000, Freehold - Development/Self Build Plot
- Premier Location - BUILD YOUR DREAM HOME
- Garden Plot - East to West Aspect
- Approximately 2,400 sq ft Living Accommodation (not inc Attic - potential for master suite)
- Stunning 'Heart' of the House Kitchen/Family Room
- Four First Floor Bedrooms and Three Ground Floor Reception Rooms



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HOUSE & SON

An exciting opportunity to secure this highly desirable building plot in the prestigious Talbot Woods conservation location. Full planning grant BCP - P/25/03701/FUL (land to rear 17 Talbot Avenue).

A singular 'garden plot' with an east-to-west established garden ensures this 'new home' will have an abundance of natural light.

The planning grant enables a luxury home to be built. A detached house with approximately 2,400 sq ft of accommodation conveyed over two floors. There will be potential for a master suite to the loft area, subject to the necessary consents.

Benefiting from 'wrap-around' gardens with mature

boundaries to the side and rear, making for a private and tranquil setting.

Such a unique opportunity to build your DREAM HOUSE, which enables a purchaser to create 'your home' finished to your own exacting style...

A really exciting opportunity to build YOUR DREAM HOME within an exclusive postcode, being in the 'heart' of one of the most sought-after Bournemouth suburbs. The immediate area is a conservation concern, ensuring structured management by BCP Borough Council to keep the 'standard' of this green and leafy location. Importantly, Talbot Woods offers something for everyone, from the Premier location, good schooling, recreational parks, sport and social clubs, award winning beaches close to hand, with

strong transportation links to further afield.

An opportunity for all from self-build to developer. Rarely available. Not to be missed.

AGENT'S NOTE

CGI's are for illustration only.

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.

COUNCIL TAX BAND

Tax band - TBC

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

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