

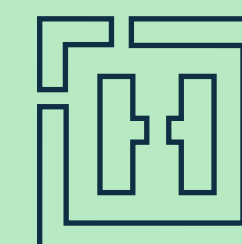
95-101

FOR SALE: 0.74 ACRE SITE

**PRIME
DEVELOPMENT
OPPORTUNITY IN
BOURNEMOUTH**

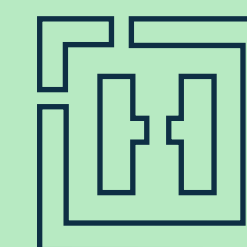
**Lambert
Smith
Hampton**

95-97 & 99-101 HOLDENHURST ROAD, BOURNEMOUTH, DORSET, BH8 8DY



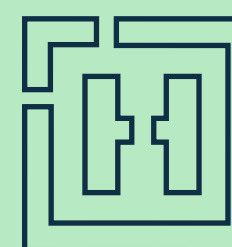
SUMMARY

- Opportunity to acquire a **prime development site** on Holdenhurst Road, Bournemouth
- Site extends to approximately **0.74 acres (0.3 hectares)**
- Freehold – held under Titles **DT158722 & DT233777**
- Well located in Lansdowne, within walking distance of train station, beach and town centre
- Existing office and retail buildings on site, totalling approximately **26,576 sq ft (2,469 sq m) GIA**
- Planning permission for **319 BTR units granted in June 2023** – 7/2020/3703/M
- The height and massing of a revised scheme has been proven by the current planning permission
- Potential for alternative uses such as build to sell, PBSA, self-storage, mixed-use development (STP)



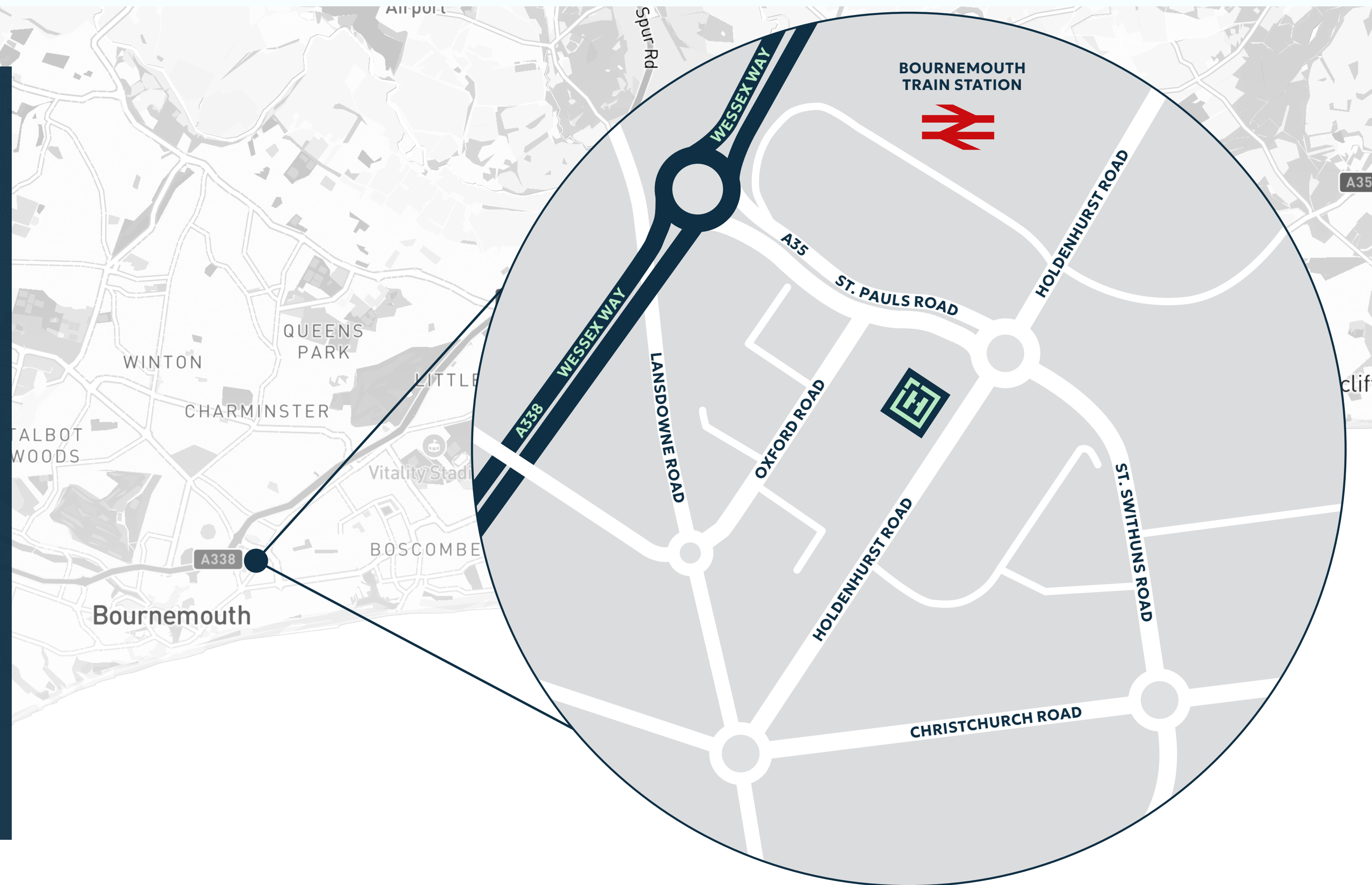


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LOCATION

- Bournemouth is an affluent town and one of the major commercial centres on the south coast
- Located approximately 105 miles south-west of London, 32 miles south-west of Southampton and 7 miles east of Poole
- The site occupies a prominent position fronting Holdenhurst Road in the Lansdowne district, approximately 0.3 miles from the A338 Wessex Way which provides dual carriageway links to the A31 and M27 beyond
- The Lansdowne district is home to financial services, digital and creative sectors as well as Bournemouth University and Bournemouth & Poole College
- Bournemouth mainline railway/coach stations and award winning beach are approximately 0.3 miles (7-minute walk) and 0.8 miles (20-minute walk) from the site respectively



Harbour

BY CAR

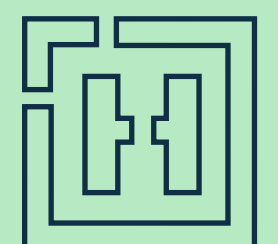
- » Southampton 32 miles
- » Bristol 76 miles
- » Exeter 84 miles
- » London 105 miles

BY TRAIN

- » Poole 9 minutes
- » Southampton 28 minutes
- » London Waterloo 1 hour 45 minutes
- » Bristol Temple Meads 2 hours 30 minutes

BY PLANE

Bournemouth Airport is approximately 5 miles from the site which provides domestic and international flights.



THE PROPERTY

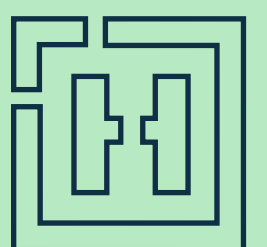
The site comprises a broadly rectangular piece of land extending to approximately 0.74 acres (0.3 hectares). The site is bound by Holdenhurst Road to the south-east, existing offices to the north-east and south-west and purpose-built student accommodation to the north-west.

The existing buildings on the site are arranged over two and three storeys, have an approximate gross internal area of 26,576 sq ft (2,469 sq m) and are currently used as offices and retail.

CONSENTED SCHEME

Outline planning permission was granted on 28 June 2023, under reference [7-2020-3703-M](#), for the demolition of the existing buildings and construction of a new mixed-use development which comprises 319 BTR units over 22 storeys, resident's amenity and office accommodation.

Please see the data room for the planning documentation.



TENURE

Freehold – held under Titles **DT158722** and **DT233777**.

VACANT POSSESSION

Vacant possession can be provided on completion, or a short leaseback to Goadsby on terms to be agreed.

ENERGY PERFORMANCE CERTIFICATES

95-97 and 99-101 Holdenhurst Road are distinct entities with their own entrances and boundaries. The properties have EPC ratings ranging from B to E, copies of which are available within the data room.

VAT

95-97 Holdenhurst Road is not VAT elected.

99-101 Holdenhurst Road is VAT elected.

DISCLAIMER

Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any (“LSH”) for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists’ impressions or architects’ drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters. September 2025.

PROPOSAL

Unconditional offers are invited for the freehold interests, subject to contract. Interested parties are advised to contact the agents for further information.

DATA ROOM

A full suite of documents are available to view and download from the data room, please enquire with the selling agent for access.

ANTI MONEY LAUNDERING REGULATIONS

A successful bidder will be required to provide information to satisfy the AML regulations when Heads of Terms are agreed.

INSPECTION & FURTHER INFORMATION

The property may be inspected by prior appointment only via the vendor’s sole selling agent, **Lambert Smith Hampton**.

**Lambert
Smith
Hampton**

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