

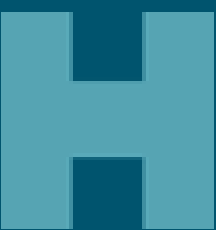
Park Court, 47 Western Road, Poole, Bournemouth, BH13 6ES





- **Airspace Development Opportunity**
- **Planning permission has been granted for the erection of 8 new build flats above the existing flats**
- **Proposed GIA - 531.6 sqm/5,723 sqft**
- **Situated just moments from some of the areas best coffee shops and bakeries**
- **Branksome Station is just a 15-minute walk away, providing direct access into London**
- **Freehold block currently comprises 10 flats (all sold off on long leases)**
- **Guide Price: £350,000 for the freehold interest**





Description

Park Court is a freehold residential block comprising 10 flats sold off on long leases, with planning permission for 8 additional flats, including four duplex units (4 one-bedroom, 2 two-bedroom, and 2 three-bedroom apartments). The property is well located for the shopping and recreational amenities of Poole and currently generates a ground rent income of £317 per annum.

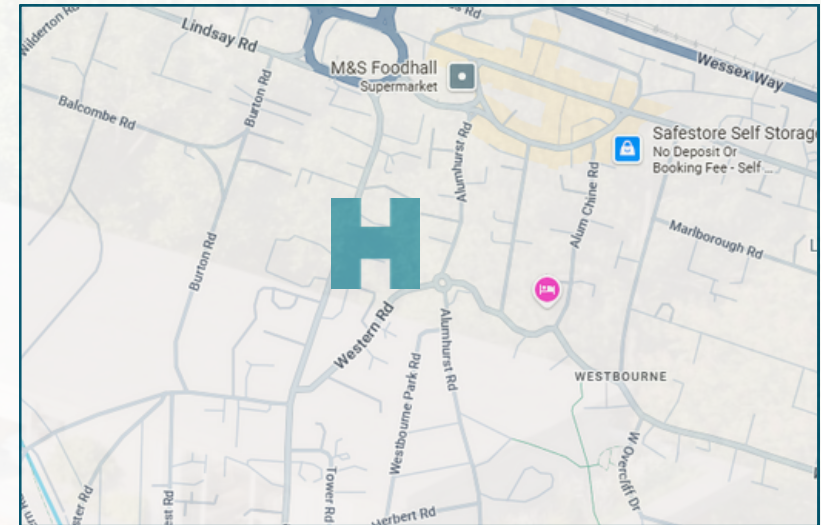
Planning permission has been granted under **Ref: APP/24/01223/PA** by Bournemouth, Christchurch and Poole Council on 31 December 2024 for a prior approval notification to construct two additional storeys.

Proposed Schedule of Accommodation

Units	Beds	Type	GIA (m2)	GIA (sqft)
1	1	Apartment	49.9	538
2	2	Apartment	85.5	921
3	1	Apartment	41.9	452
4	3	Apartment	91.3	983
5	1	Apartment	41.9	452
6	3	Apartment	91.3	983
7	1	Apartment	43.8	472
8	2	Apartment	85.6	922
Total			531.6	5,723

Location

- The property is located at Park Court, accessed off Western Road, within a well-connected and established area of Poole. Local shopping amenities are available along Poole Road and Seamoor Road, with a wider range of shops, restaurants, cafés, and public houses in Central Westbourne and the nearby town centres of Poole and Bournemouth.
- The location benefits from excellent transport connections, with the A338 providing convenient links to the wider road network, while Bournemouth railway station offers regular National Rail services to a variety of regional and national destinations. Local bus services also operate along Western Road, further enhancing accessibility.
- In addition to its urban convenience, the property is within a short walking distance of Alum Chine Beach, offering attractive coastal and recreational opportunities, and Central Westbourne, known for its boutique shops, eateries, and vibrant community atmosphere. This combination of amenities, transport links, and coastal proximity makes Park Court a highly desirable location.





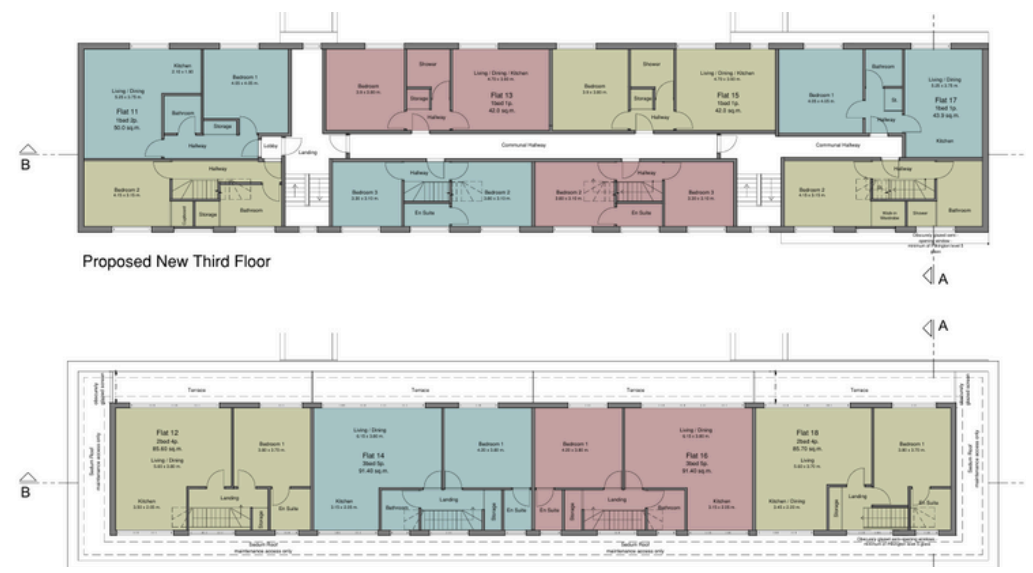
Photos



Elavations



Floorplan



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Terms

Guide Price: £350,000 for the freehold interest

Tenure

Freehold

Financial Contributions

We have been advised that CIL is applicable and will be charged at £166,695.

VAT

We have been advised that VAT is not applicable to this transaction.

Access

Access to the site is available by prior appointment. Please call a member of the Highfield team to arrange.

Further Information

Please contact a member of the Highfield team for further information. Pictures, floorplans and planning documents are available on request.

Contact



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