

GUIDE PRICE
£325,000

BIDDING DEPOSIT
£6,000

DIGITAL AUCTION DATE
24th July 2019



76 Lagland Street (rear of 151 High Street), Poole, Dorset BH15 1AS

A freehold rectangular site in the heart of Poole, with great development potential subject to planning.

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Property Summary

- Prime development opportunity (subject to planning)
- Excellent location adjacent to the pedestrianised High Street
- Site area 1,367 sq m (3,650 sq ft)
- Value add opportunity

Location

The property is located in the attractive Dorset town of Poole. The town has a population of 130,000 and lies 5 miles west of Bournemouth and 29 miles south west of Southampton and can be reached via the A31, A35 and M27. The property and site, is located to the east of the pedestrianised High Street, on its junction with Lagland Street, some 315 metres from Poole railway station.

Description

The property comprised a rectangular site upon which is located a former outhouse and garage. The site has recently been used for car parking, however has potential for residential (subject to planning). The total site area is 0.032 hectares (0.08 acres) (supplied by the vendor).

Planning

The site may lend itself to commercial or residential redevelopment (subject to necessary consents).

The site is located within the Poole Town Centre Regeneration Area and the seller's pre-application response confirmed that the site has "residential potential" and "falls within Zone T14 of the of the Poole Local Plan (adopted 2018), which states that the area identified is suitable for a mix of uses including dwellings". Poole Council local plans (site is within the Existing allocated housing site SSA11).

Please refer to the legal pack for the vendors development proposal. Photograph 3 is an architects proposed design drawing.

VAT

No VAT payable



Local Authority

Poole Council
0800 506050
www.poole.gov.uk

Address	Acres	Hectares
Site at 76 Lagland Street	0.08	0.03

The site also has two detached buildings, each arranged on ground floor only, to provide a former outhouse and garage.

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