



# WATKIN ROAD

BOURNEMOUTH ■ BH5 1HP



PURELY LIVING

NEW HOMES | LAND | PRESTIGE PROPERTY



# THE OPPORTUNITY

This substantial site, an expansive former residential care home, is set on the corner of Watkin Road and Florence Road. It offers a rarely available opportunity to create a sizeable scheme of new houses in an established and popular part of Bournemouth.

The development is conveniently situated for local shops and facilities and is just a short walk from the many miles of sandy beaches.

Outline planning permission has been sought for the construction of 13 x three storey, four bedroom townhouses with associated off road parking and gardens.

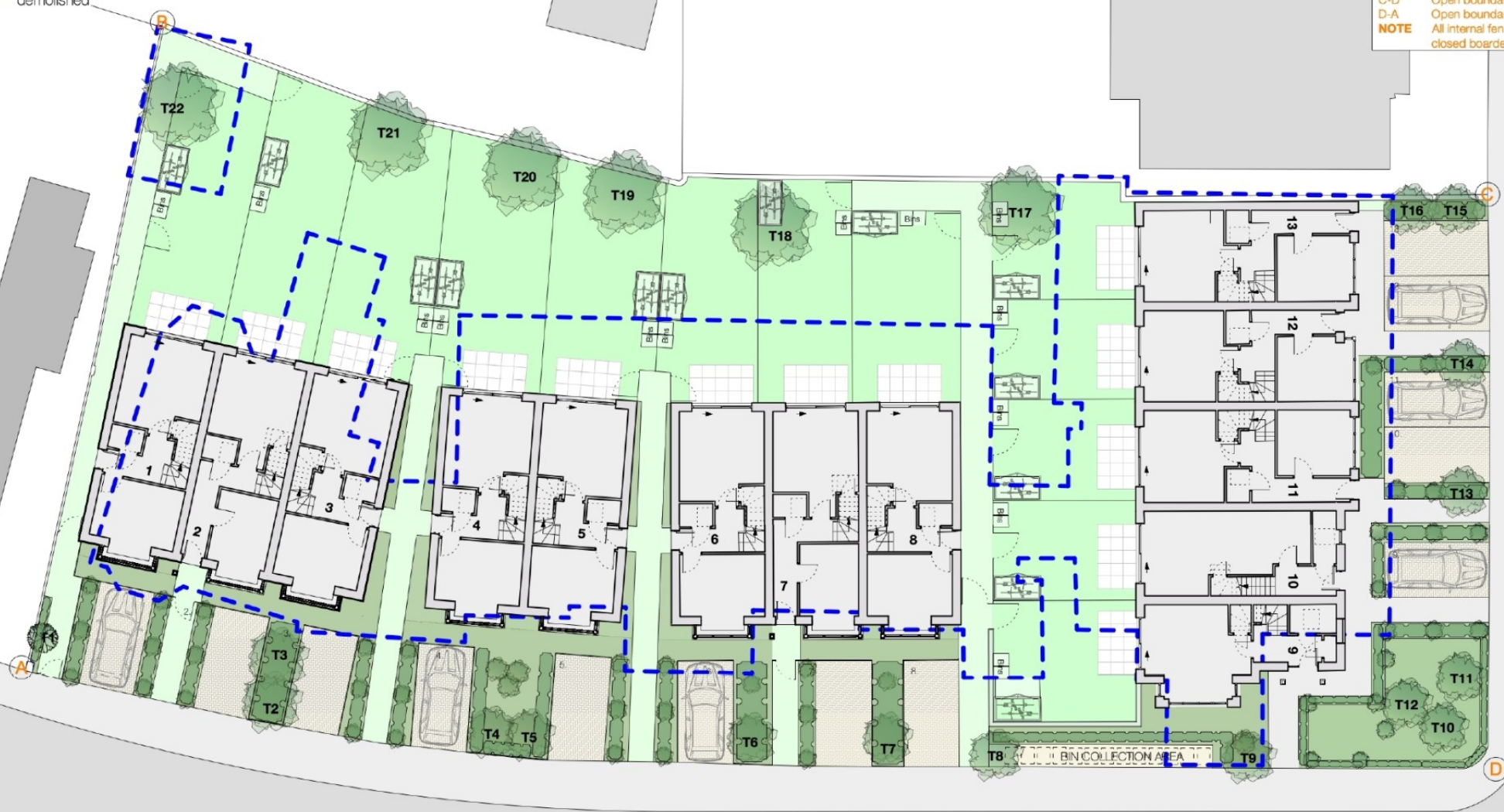
GUIDE PRICE  
£2,500,000





Outline of existing building to be demolished

BOUNDARY SCHEDULE	
A-B	Existing block wall
B-C	Existing brick wall
C-D	Open boundary
D-A	Open boundary
NOTE All internal fences to be 1.8m high closed boarded timber fence	



FLORENCE ROAD

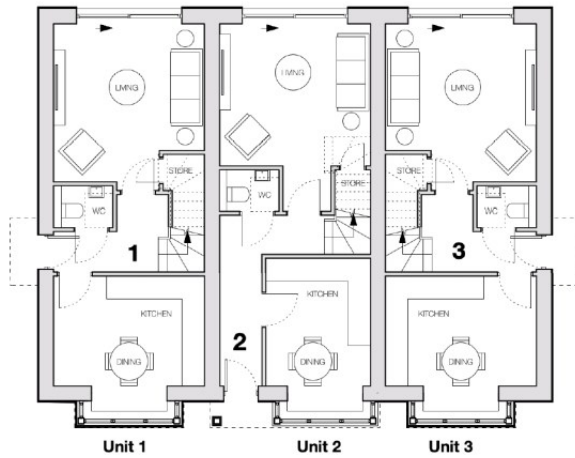
WATKIN ROAD

Site Plan  
Scale 1:200 @A3

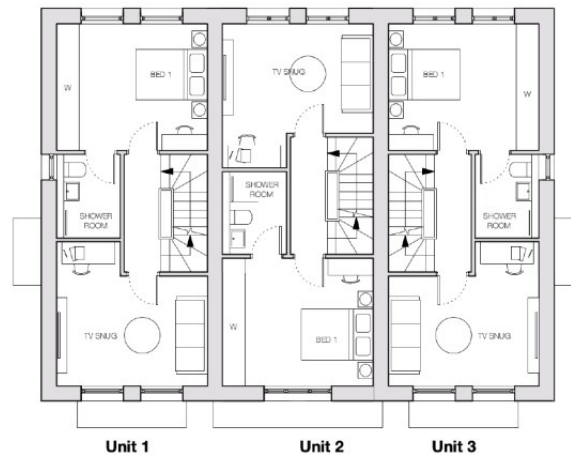
1 2 3 4 5 10m

# SITE PLAN

# FLOORPLANS



**Block A** - Ground Floor Plan  
Scale 1:100 @ A3



**Block A** - First Floor Plan  
Scale 1:100 @ A3



**Block A** - Second Floor Plan  
Scale 1:100 @ A3

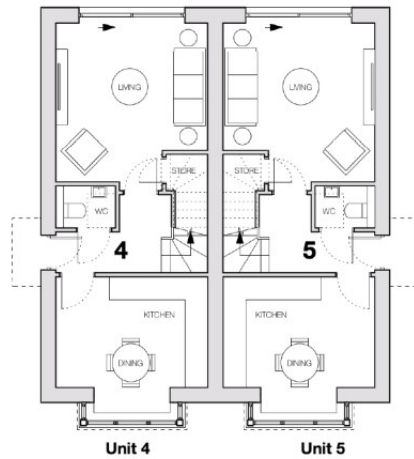
## BLOCK A - UNITS 1 TO 3



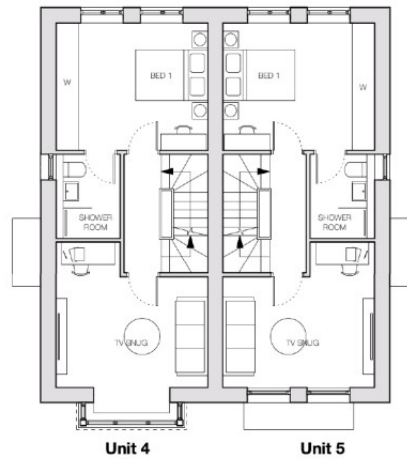


THIRTEEN STYLISH TOWNHOUSES

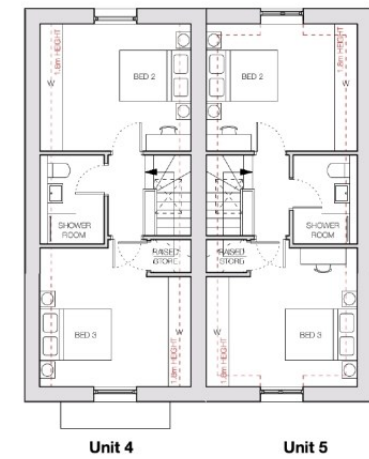
# FLOORPLANS



**Block B** - Ground Floor Plan  
Scale 1:100 @ A3



**Block B** - First Floor Plan  
Scale 1:100 @ A3



**Block B** - Second Floor Plan  
Scale 1:100 @ A3

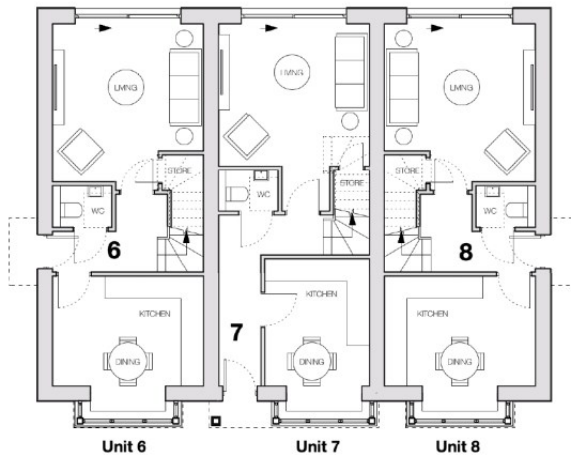
## BLOCK B - UNITS 4 & 5



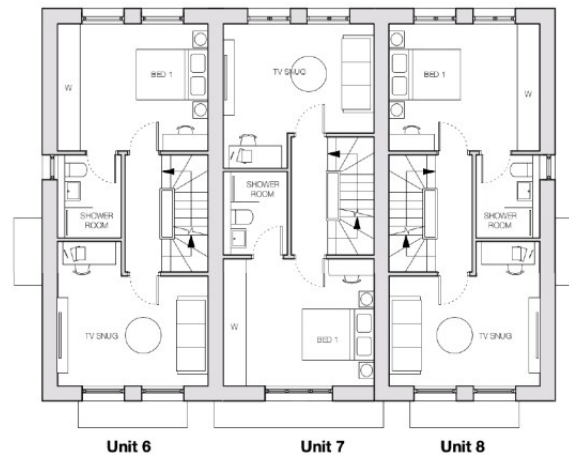


CONVENIENT LOCATION

# FLOORPLANS



**Block C** - Ground Floor Plan  
Scale 1:100 @ A3



**Block C** - First Floor Plan  
Scale 1:100 @ A3



**Block C** - Second Floor Plan  
Scale 1:100 @ A3

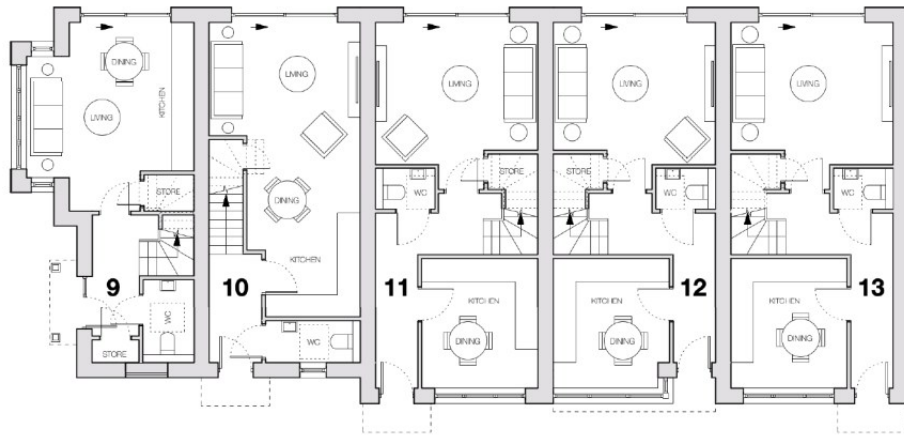
## BLOCK C - UNITS 6 TO 8





A SHORT WALK TO THE BEACH

# FLOORPLANS



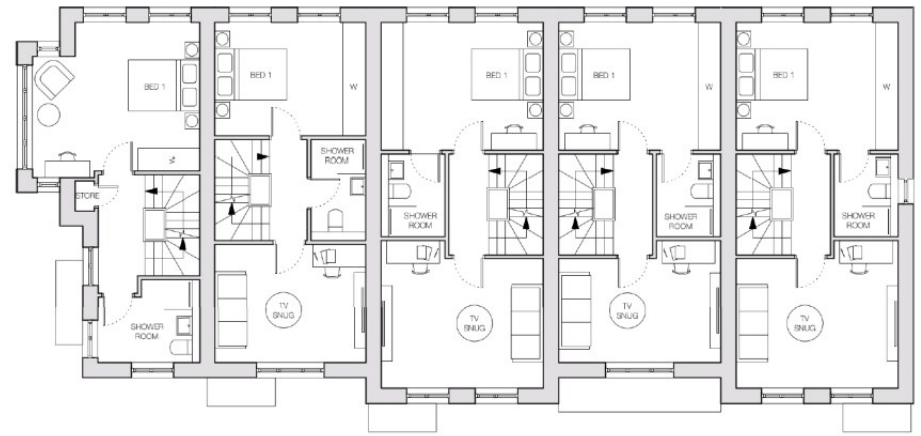
Unit 9

Unit 10

Unit 11

Unit 12

Unit 13



Unit 9

Unit 10

Unit 11

Unit 12

Unit 13

**Block D** - Ground Floor Plan  
Scale 1:100 @ A3



Unit 9

Unit 10

Unit 11

Unit 12

Unit 13

**Block D** - Second Floor Plan  
Scale 1:100 @ A3

## BLOCK D - UNITS 9 TO 13



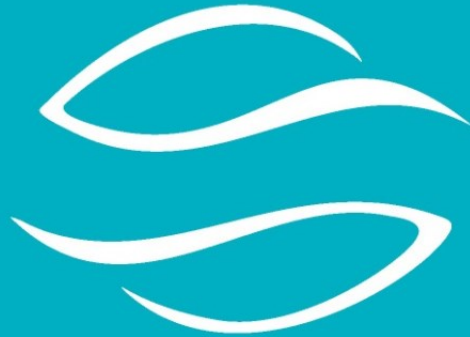


BCP COUNCIL OUTLINE PLANNING  
APPLICATION NUMBER: 7-2024-9829-G









# PURELY LIVING

NEW HOMES | LAND | PRESTIGE PROPERTY

01202 80 55 55  
[purely-living.co.uk](http://purely-living.co.uk)