

FOR SALE

31 Western Avenue,  
Branksome Park, Poole, Dorset  
BH13 7AN



PHILIPPA SOLE



OIEO £2,000,000

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Re-development potential STPP

0.75 acres

Level plot

0.75miles from Branksome Beach

Secluded from the road

Gated driveway

Prestigious location

Council Tax Band G: £3,413.73

Freehold

[Click here for virtual tour](#)

## About this property

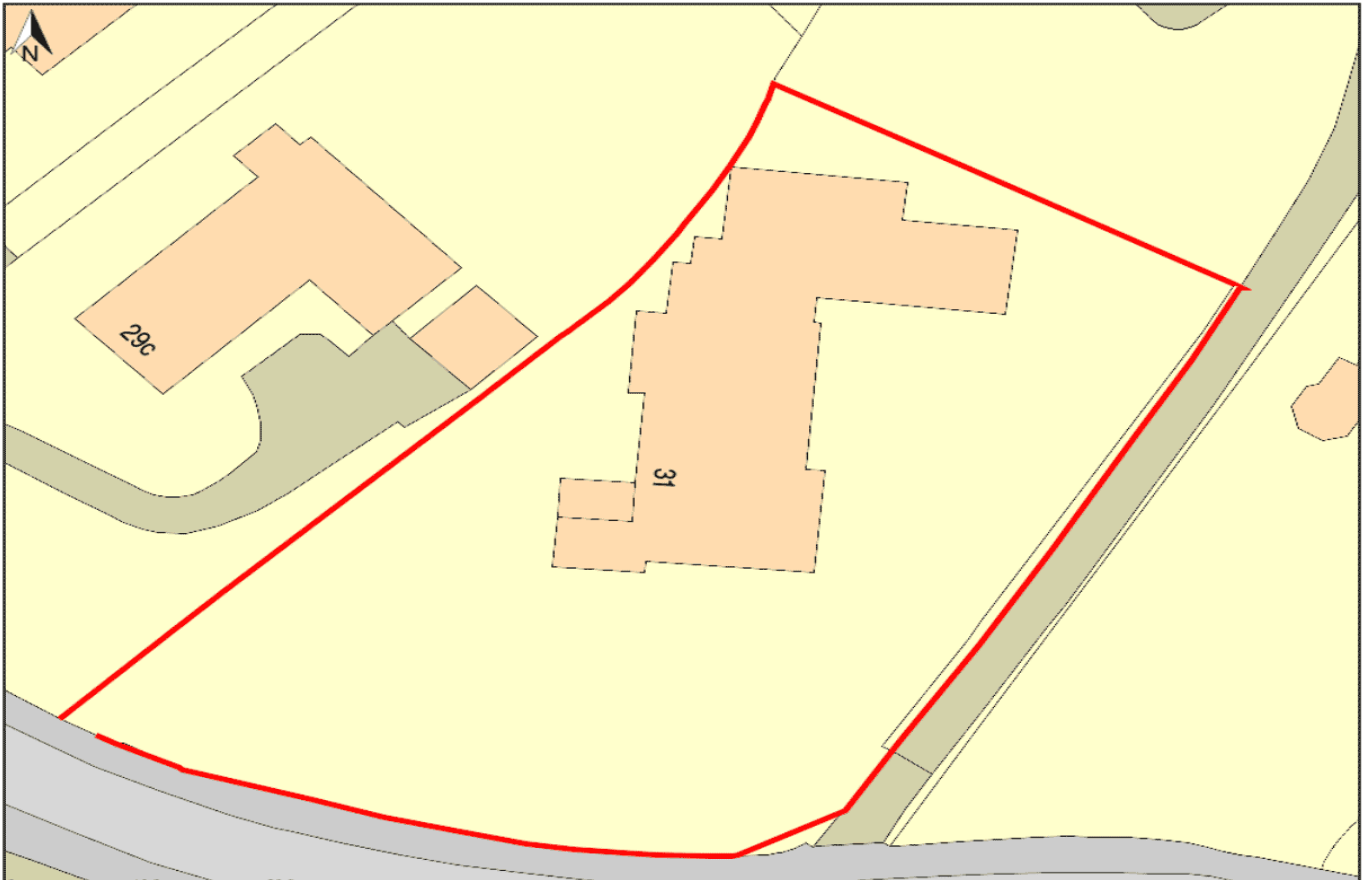
Redevelopment opportunity - One of the last remaining opportunities to acquire 0.75 acres on a level plot, in one of Branksome Parks most prestigious roads to build your dream home.

One of Branksome Park's last remaining opportunities to buy a detached bungalow in spacious grounds with potential for re-development, subject to planning permission.

This stunning plot is set back from the road and enjoys a great deal of seclusion and sunlight. The plot itself is approximately 0.75 acres. The existing bungalow was extended by the current owners to just over 5000 sq ft and includes a double garage and swimming pool.

## Location

The property is located in the heart of leafy Branksome Park and surrounded by £multi-million pound homes. Branksome Beach and the 7 miles of award-winning golden sands is just over 0.75m away accessed via road and footpath down through the pine-clad chine. Both Westbourne and Canford Cliffs Villages are within easy reach with their various bistros & cafes, selection of boutique retail shops, restaurants and a Marks & Spencer Food Hall. But of course, one the main reasons that this area is so sought-after is the wide range of water sport facilities and marinas along the coastline. The local train station at Branksome provides a direct line into London Waterloo in approx. 2 hours.



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