

**On the instructions of Stephen Skinner and Richard Haines
Joint LPA Receivers of
8 Flaghead Road, Canford Cliffs, Poole, Dorset, BH13 7JW**



**8 FLAGHEAD ROAD, CANFORD CLIFFS, POOLE,
DORSET, BH13 7JW**

FREEHOLD FOR SALE

**Cleared Residential Development Plot
Approximately 0.101 Hectares (0.250 Acres)**

Planning permission for 6 flats with associated car parking comprising:

- 5 x Two Bedroom Flats
- 1 x Three Bedroom Penthouse
- Located in the Canford Cliffs area of Poole

Offers sought for the Freehold Interest

**Edward
Symmons**

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www.edwardsymmons.com



LOCATION

The development site is located on the southern side of Flaghead Road a quiet residential road in the Canford Cliffs area of Poole, within a short walk of the beach.

DESCRIPTION

The site extends to approximately 0.101 hectares (0.250 acres) and is flat and rectangular in shape, having been cleared of the former house.

The plot has detailed planning permission to erect a three storey block of 6 flats comprising of 5 x two bedroom flats and 1 x three bedroom penthouse all with associated car parking.

ACCOMMODATION

- Approximate Gross Internal Areas:
- Flat 1 (Two Bed) - 762 sq ft
 - Flat 2 (Two Bed Maisonette) - 1,000 sq ft
 - Flat 3 (Two Bed) - 850 sq ft
 - Flat 4 (Two Bed) - 762 sq ft
 - Flat 5 (Two Bed) - 850 sq ft
 - Flat 6 (Three Bed Penthouse) - 1,732 sq ft

PLANNING

We are advised that consent was granted on the 29th April 2008 under planning reference 08/01722/010/F. The consent is subject to various conditions and prospective purchasers should make their own enquiries of Poole Borough Council, the Local Planning Authority.

PRICE

Offers are sought for the benefit of the freehold interest.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

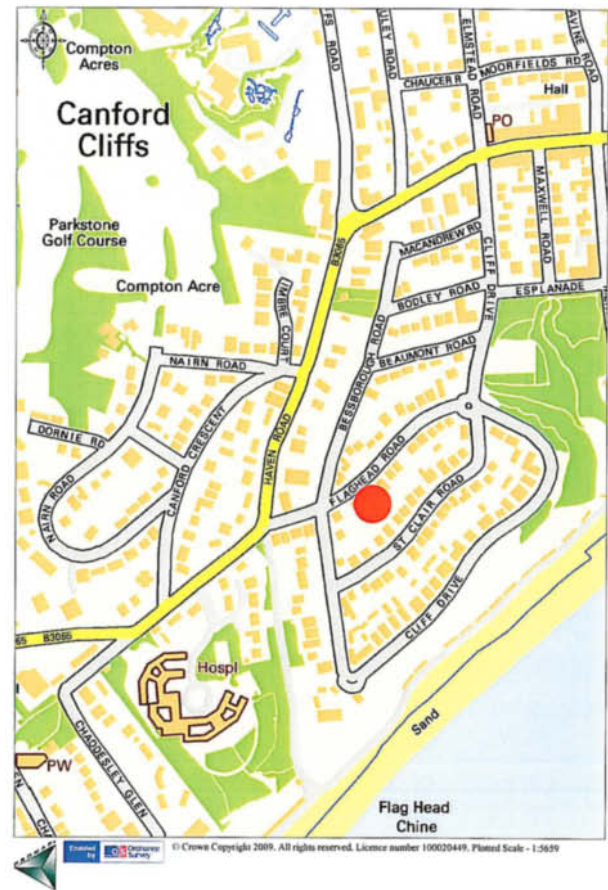
Strictly through sole agents:-

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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

