



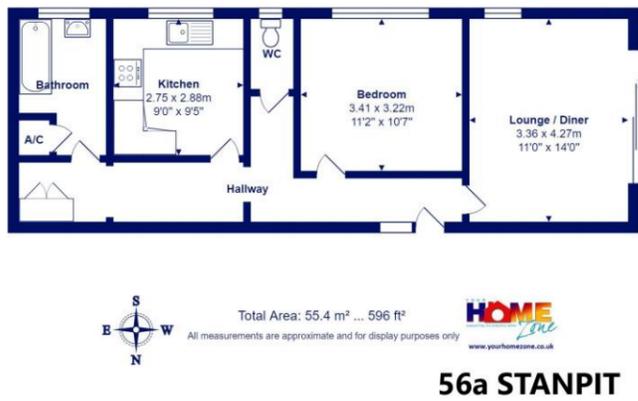
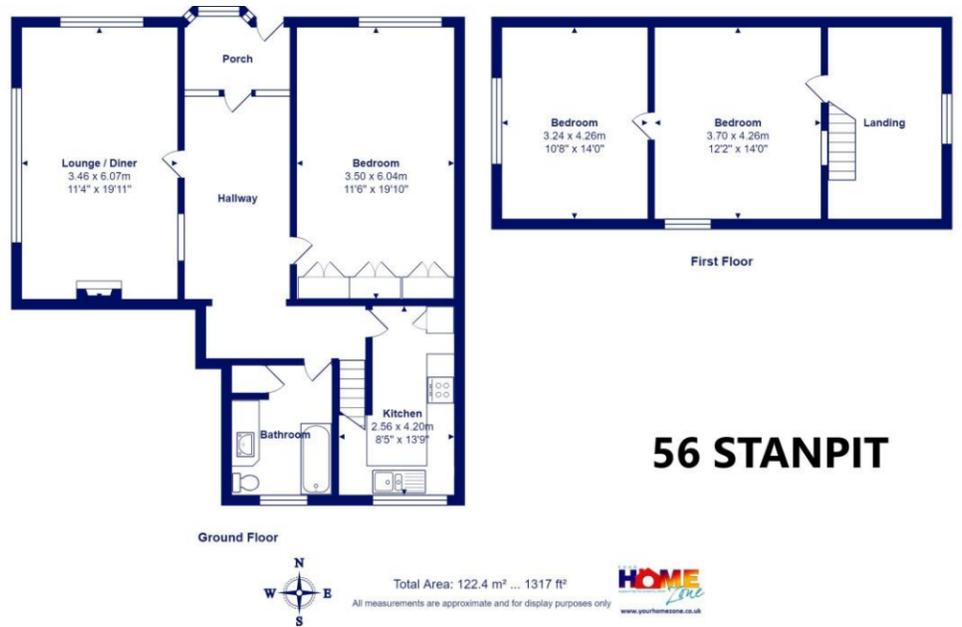
56-58 Stanpit, Christchurch

Offers in Excess of £1,000,000

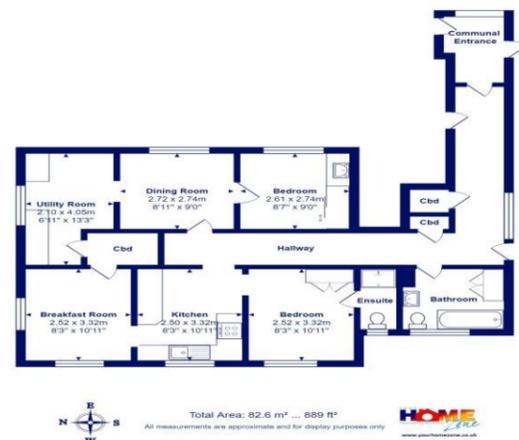
Mitchells
1963 — TODAY

Being sold by way of INFORMAL TENDER, 12pm Friday 12th September. Conditional and unconditional offers sought for the freehold. A fantastic development opportunity in the heart of Stanpit. Currently a collection of five, below par residential units on a large plot with direct frontage onto Stanpit and backing onto Stanpit Marsh. Serious enquiries only please. The site currently comprises five properties – 56 Stanpit DT467355, 56a Stanpit DT467354, Flat 2 and Flat 4 56b Stanpit DT467353 (both these flats are on one title) and 58 Stanpit DT467352. Please note that absolute title is given on Flat 2 56 Stanpit (ground floor flat), Flat 4 56 Stanpit (first floor flat) and No 58. Possessory title, Indemnity available, is given on 56 Stanpit and 56a Stanpit. The properties have been in the ownership of the same family for many years. No form of structural survey has been carried out on any part of the property but it is expected that some of the construction may be sub-standard. Prospective buyers are asked to make their own planning enquiries via the local authority and legal advice.

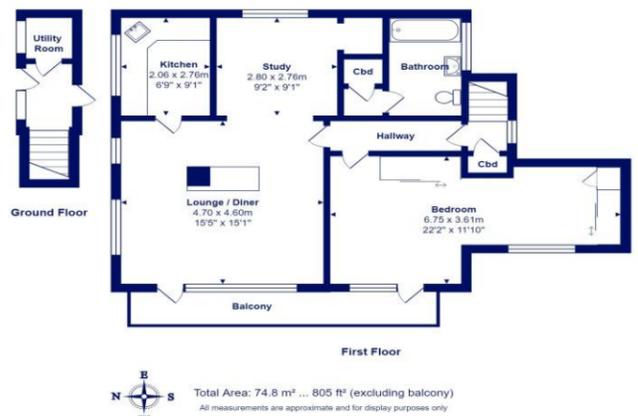
- Site visits strictly by appointment only via the sole selling agents, Mitchells via their Mudeford office
- Internal viewings can be arranged but solely at the discretion of the agents
- It is believed that the site can accommodate a redevelopment
- Please note that all the existing units require considerable investment, it is conceivable that they are unmortgageable, the site is within the conservation area and also on a strategic flood zone
- Superb location to the western end of Stanpit within walking distance of Christchurch town centre, Mudeford Quay and Avon Beach
- No forward chain and being sold with vacant possession
- Please note that any successful party will need to complete our Anti Money Laundering checks (cost of £45) and provide proof of funding before we can proceed formally
- Title plans available on our website



56a STANPIT



Flat 2 56 STANPIT



Flat 4 56 STANPIT



58 STANPIT