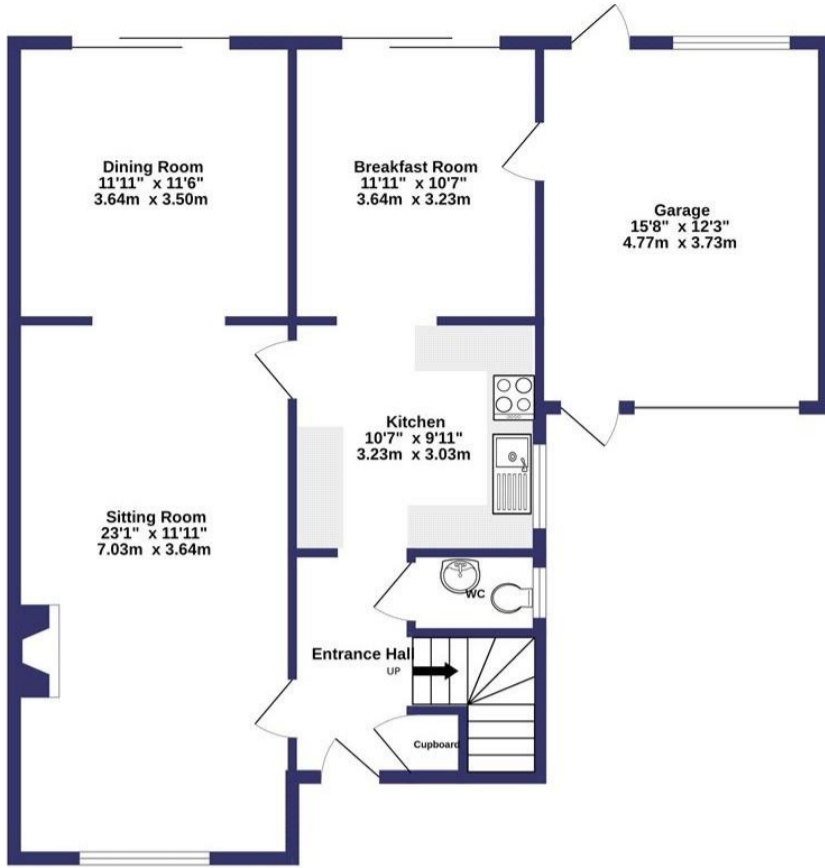
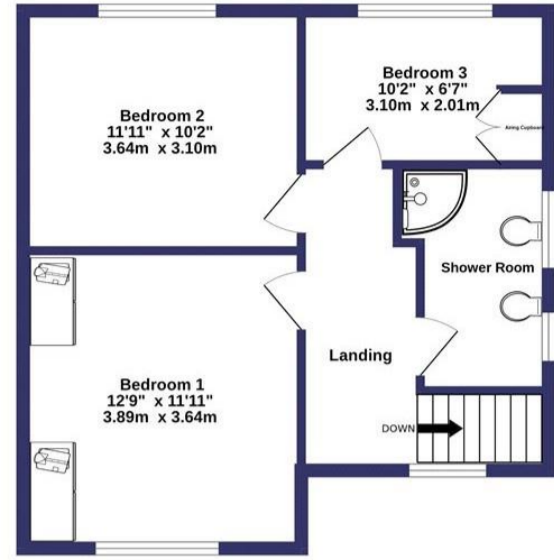


GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.

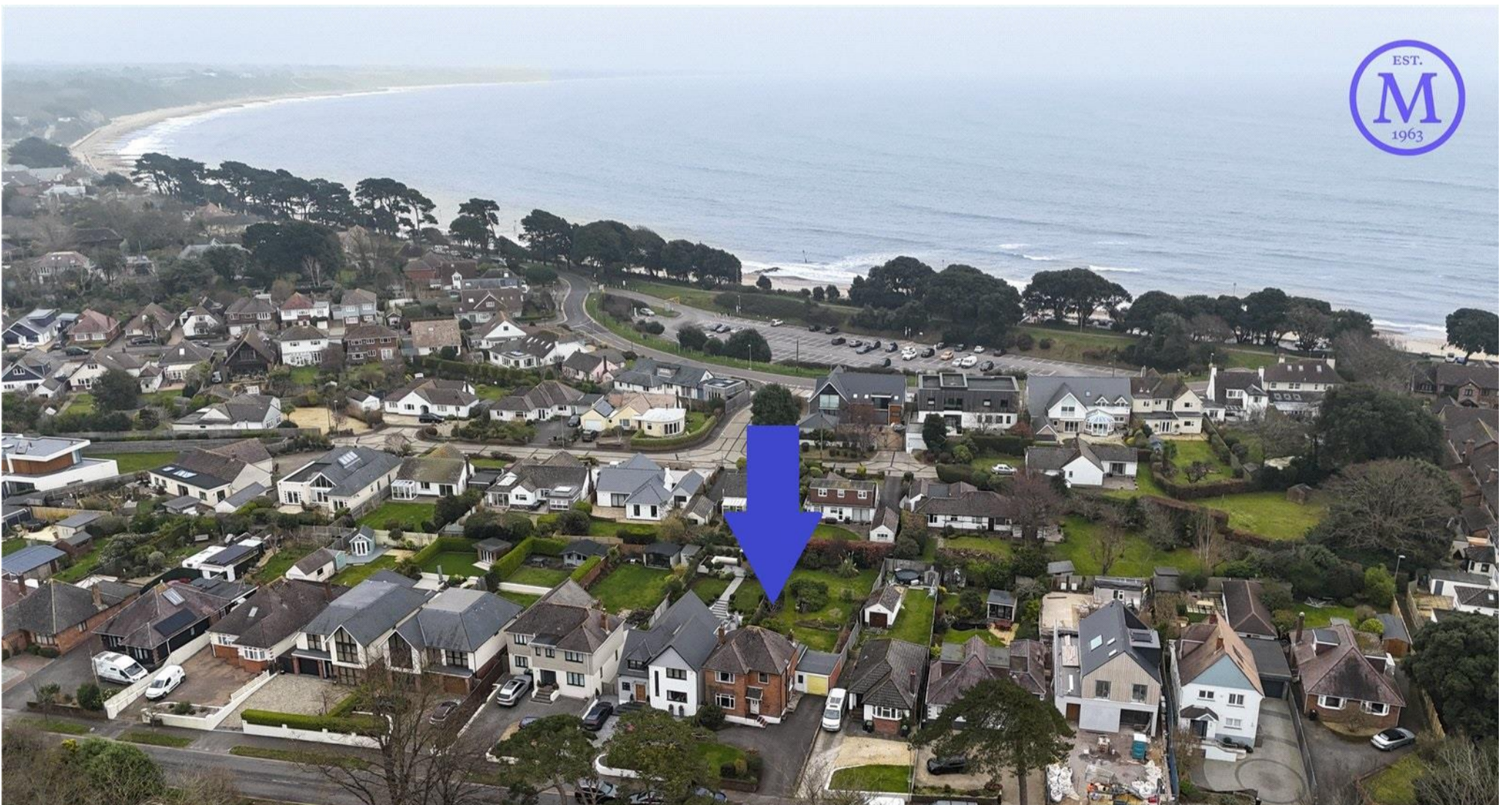


1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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13 Bure Lane, Friars Cliff, BH23 4DJ

Guide Price £500,000

Mitchells
1963 — TODAY

Fantastic development opportunity in a first class location right by Avon Beach and the historic Mudeford Quay. A spacious detached house of about 1425sq ft with significant structural issues now in need of demolition/re-building with a large sunny garden to the rear.

A full structural survey has been carried out on the house and it shows that there has been/are significant structural issues with the house. We believe the house is un-mortgageable and will only suit cash buyers who are looking for a major project. In our opinion, this is a terrific opportunity for someone to create a very special home in this superb location. Serious enquiries only please. No forward chain.

- Older style character house with ground floor extension offering total space of about 1425sqft
- Walking distance of Blue Flag beaches, the Noisy Lobster beach restaurant/café and the safe waters of Mudeford Harbour (a haven for water sports)
- Large, sunny plot with a high degree of privacy and seclusion to the rear
- Currently three bedrooms on the first floor and spacious living accommodation
- In need of major refurbishment with the recommendation from the structural engineer to consider re-building
- Enormous potential and precedent set nearby to create a substantial property
- Ample space for off-road parking
- Structural survey available on request
- Quick possession available
- Council Tax 'F' £3141.96
- EPC 'D'

