

FOR SALE

Prime Riverside Residential Development Opportunity

Wick, Bournemouth, Dorset



0.46 hectares (1.14 acres)

Broadwaters, Wick Lane, Wick, Bournemouth BH6 4LA

ON THE INSTRUCTIONS OF



Building a Better Bournemouth



The Opportunity

Broadwater holds a commanding, elevated position on the south bank of the River Stour, with attractive views across the river towards Christchurch.

The Site

The site, roughly rectangular in shape, is bordered by Wick Lane to the west, detached residential houses to the south, the banks of the River Stour to the north and the former Wick Farm to the east.

The existing building, on ground and upper levels, with some single storey extensions, was originally constructed in the 1960s with additional extensions during the 1990s. The **former** nursing home provided short-term treatment and rehabilitation services for elderly patients and is **now vacant**.

Located in the village of Wick, one of Bournemouth's most sought after residential areas, this site offers an outstanding development opportunity with the surrounding area given over to mainly high quality residential accommodation.

Location

Broadwaters is situated in the popular village of Wick situated on the south bank's entry into Christchurch Harbour.

Christchurch is situated to the north with the settlements of Tuckton and Southbourne to the west. Wick has been under the control of Bournemouth Borough Council since 1901.



Broadwaters from Christchurch Quay

Wick Lane is accessed from the B3059 to the east, which crosses the River Stour to the north and links into the A35 Christchurch by-pass that runs east west towards Bournemouth to the west and Mudeford and New Milton to the east. A ferry service links Wick to Christchurch to the north and has been running continually since 1815.

There is a rail link in Christchurch and Bournemouth International Airport is situated 5 miles to the north west.



Broadwaters from the south bank of the River Stour at Wick

■ Disposal Method

Informal tender following written expressions of interest to sole agents JLL, see below.

**Closing date for submissions:
Thursday 4th April, at 14.00hrs.**

■ VAT

The site is not elected for VAT.

■ Tenure

The site will be available on a new 150-year lease.

Information Pack

A comprehensive data room will be made available to all those parties who register their interest with the agents.



Information / Viewing

Strictly by appointment through the sole agent:

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Building a Better Bournemouth

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