

85 Elmes Road, Bournemouth, BH9 2SY

£340,000

Semi-Detached

4 Bed

2 Bath

1,302 sq ft (EPC)

EPC D

85 Elmes Road
Bournemouth
BH9 2SY



PROPERTY SUMMARY

The asking price of £340,000 is 4% above the Offer Smart valuation of £326,000.

A spacious 4-bed semi-detached house offering flexible living space. The asking price of £340,000 is 4% above the Offer Smart valuation of £326,000.

PROPERTY VALUATION

Listing Price

£340,000

Offer Smart Valuation

£326,000

Asking price is 4% above the Offer Smart valuation.

Valuation based on comparable sales data, local market conditions, and property characteristics. Not a formal RICS valuation.

MARKET & LISTING HISTORY

Original asking price

£350,000

Current asking price

£340,000

Total reduction

-£10,000

Time since first listed

192 days

Price reductions

3

17 Apr 2026	Listed	£350,000	
29 Apr 2026	Offers in Excess of	£350,000	
15 May 2026	Offers in Excess of	£350,000	
26 Jun 2026	Price reduced	£340,000	-£10,000
4 Jul 2026	Price increased	£350,000	+£10,000
6 Jul 2026	Price reduced	£342,000	-£8,000
2 Sept 2026	Price increased	£350,000	+£8,000
8 Oct 2026	Price reduced	£340,000	-£10,000

Source: PaTma property data. Listing history may not contain every previous marketing period.

CONSERVATION AREA OR GREEN BELT?

Conservation area

NO

Green Belt

NO

Source: Planning Data (national dataset). Coverage can vary; check local authority records where restrictions matter.

PROPERTY SALE HISTORY

Current Owner Since

21 years

7 Dec 2004

Last Purchase Price

£200,000

Sale Price	Sale Date	Held For
£200,000	7 Dec 2004	21 yrs
£60,000	13 Sept 1996	8 yrs

SOLD ON THE ROAD

Transactions

37

Average Price

£295,128

Address	Price	Date	Type
5, ELMES ROAD	£232,500	26 May 2026	Detached
38, ELMES ROAD	£407,000	14 Jan 2026	Detached
FLAT 4, 9, ELMES ROAD	£110,000	3 Oct 2025	Flat/Maisonette
FLAT 1, 9, ELMES ROAD	£120,000	28 Oct 2024	Flat/Maisonette
41, ELMES ROAD	£342,000	23 Aug 2024	Detached
69, ELMES ROAD, BOURNEMOUTH	£360,000	31 May 2024	—
11, ELMES ROAD	£415,000	30 Jun 2023	Detached
8, ELMES ROAD	£405,000	7 Jun 2023	Detached
90, ELMES ROAD	£465,000	13 Apr 2023	Detached
40, ELMES ROAD	£375,000	20 Dec 2022	Detached
92, ELMES ROAD	£285,000	11 Aug 2022	Semi-detached
FLAT 3, 19, ELMES ROAD	£172,500	27 Jun 2022	Flat/Maisonette
FLAT 2, 49, ELMES ROAD	£213,000	14 Jan 2022	Flat/Maisonette
58, ELMES ROAD	£374,220	29 Nov 2021	Detached
20, ELMES ROAD	£249,000	25 Aug 2021	Detached
20, ELMES ROAD	£240,000	14 Jul 2021	Detached
38, ELMES ROAD	£352,500	13 Apr 2021	Detached
94, ELMES ROAD	£328,000	26 Mar 2021	Detached
43, ELMES ROAD	£315,000	4 Mar 2021	Detached
FLAT 4, 19, ELMES ROAD	£164,000	29 Jan 2021	Flat/Maisonette

Source: HM Land Registry Price Paid Data.

PRICE PER SQ FT ANALYSIS

This Property Size

1,302 sq ft

Asking Price £/sq ft

£261

Offer Smart Valuation £/sq ft

£250

This Road £/sq ft (10 sales)

£297

This Road £/sq ft (today's money)

£299

This property

£261

Road average

£299

The subject property is £261 per sq ft — 13% below the average for this road once past sales are adjusted for house price inflation (£299 per sq ft).

Matched road sales (last 10 years)

Address	Sold	Price	sq ft	£/sq ft	£/sq ft today
5, ELMES ROAD	26 May 2026	£232,500	1,152	£202	£201
38, ELMES ROAD	14 Jan 2026	£407,000	1,012	£402	£403
FLAT 4, 9, ELMES ROAD	3 Oct 2025	£110,000	667	£165	£165
FLAT 1, 9, ELMES ROAD	28 Oct 2024	£120,000	538	£223	£213
41, ELMES ROAD	23 Aug 2024	£342,000	1,109	£308	£297
69, ELMES ROAD, BOURNEMOUTH	31 May 2024	£360,000	926	£389	£374
11, ELMES ROAD	30 Jun 2023	£415,000	1,367	£304	£288
8, ELMES ROAD	7 Jun 2023	£405,000	1,464	£277	£262
90, ELMES ROAD	13 Apr 2023	£465,000	1,475	£315	£298
40, ELMES ROAD	20 Dec 2022	£375,000	980	£383	£344

Average £299/sq ft (today's money) · Range £165–£402/sq ft. "Today's money" restates each sale using the local HM Land Registry House Price Index. Source: HM Land Registry and MHCLG EPC.
Only sales with a published EPC floor area can be converted to £/sq ft, so this table may show fewer sales than the Sold on the Road section.

PHASED OFFER STRATEGY

Send today. Wait at least 48 hours before your second offer. Hold a further 72 hours before your final offer.

1

Opening offer**£310,000**

Day 0 · Send today

Anchor low but credible at £310,000 — around 5% below the Offer Smart Market Value of £326,000. Reference the valuation, local sold comparables and any risk flags (lease, EPC, planning). Keep your written justification brief — one short paragraph is enough.

2

Second offer**£320,000**

Day 3 · Wait at least 48 hours

If rejected or countered, hold for 48 hours minimum, then move to £320,000. This is around 2.5% below the Offer Smart Market Value of £326,000 and signals genuine willingness without giving up your ceiling.

3

Final offer**£326,000**

Day 6 · Hold 72 hours before final

Wait a further 72 hours. Present £326,000 as your best and final — the Offer Smart Market Value of £326,000. Make it clear: this is your ceiling backed by evidence, and beyond it you walk.

Draft Email to Agent

Hi Clarkes Estate Agents,

I am writing to express my interest in 85 Elmes Road, Bournemouth, BH9 2SY.

Having reviewed recent comparable sales in the area, I would like to offer £310,000 for the property.

My offer is based on a thorough review of recent local market activity and reflects a fair and realistic figure for properties of this type in the area.

I believe this offer reflects the current local market conditions and I am in a strong position to proceed.

I look forward to hearing from you.

Kind regards,

[Your Name]

PURCHASE & OWNERSHIP COSTS

Estimated using the Offer Smart recommended maximum offer.

Estimated Purchase Price

£326,000

Cash Required (average)

£42,150

Core Monthly Cost

£2,254/mo

Estimated cash required

Item	Estimate
Estimated purchase price	£326,000
Illustrative 10% deposit	£32,600
Stamp duty (SDLT) · Standard residential	£6,300
Survey (typical midpoint)	£900
Conveyancing (typical midpoint)	£1,600
Mortgage / lender fees	£750
Estimated average cash required	£42,150

Estimated monthly ownership costs

Item	Estimate
Mortgage (10% deposit, 5.37% rate, 25 years)	£1,779/mo
Council tax · Band C	£168/mo
Gas and electricity	£219/mo
Water and sewerage	£53/mo
Broadband	£35/mo
Estimated monthly total	£2,254/mo

Asking price vs Offer Smart valuation

	At asking price	At Offer Smart valuation
Purchase price	£340,000	£326,000
Deposit	£34,000	£32,600
Stamp duty	£7,000	£6,300
Total cash required	£44,250	£42,150
Monthly mortgage	£1,855/mo	£1,779/mo
Other monthly costs	£475/mo	£475/mo
Total monthly cost	£2,330/mo	£2,254/mo

All figures are indicative estimates to help you budget. They are not quotes, and they exclude removals, moving costs and ongoing maintenance. Your actual SDLT may differ if you are a first-time buyer, buying an additional property, purchasing through a company or subject to non-resident rates.

AREA & MARKET INTELLIGENCE

Median Annual Income (2025)

£37,493

gross, full-time

Population (2021)

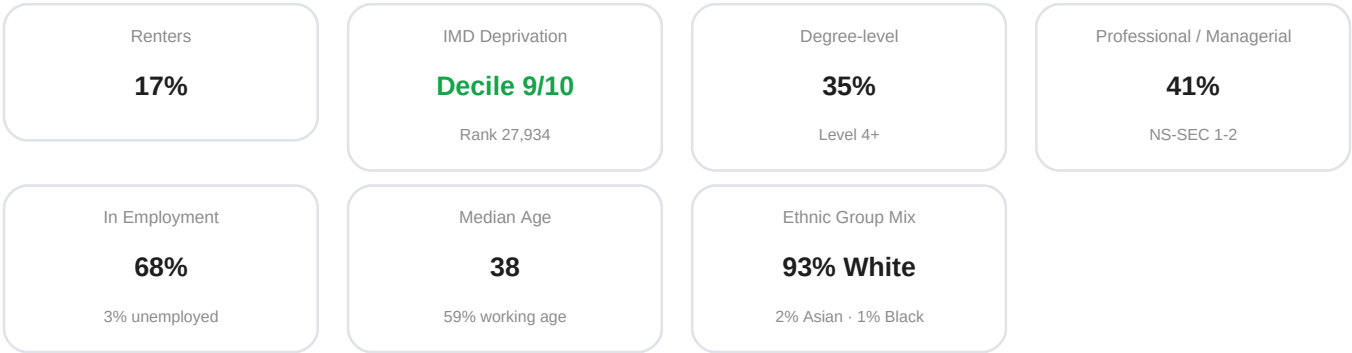
1,676

Cars per Household

1.6

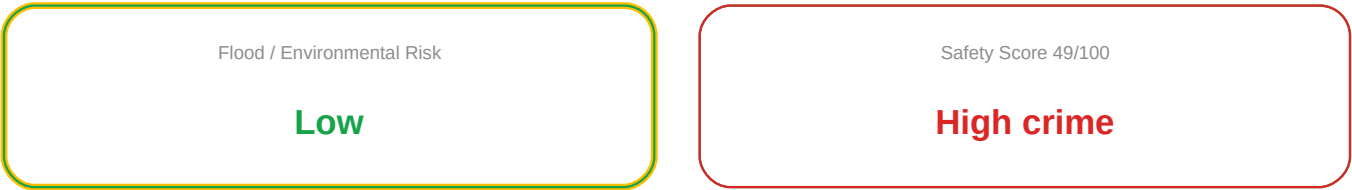
Owner Occupied

83%



Sources: Office for National Statistics (Census 2021, ASHE), Nomis and the UK House Price Index.

ENVIRONMENTAL & SAFETY



60 incidents/month (~0.5mi radius) · Above average crime

Neighbourhood Character

Neighbourhood character: urban / town-centre activity.

Buyer Confidence

Local monthly incidents are above average compared with the national monthly benchmark for the same radius. Review the incident types and local circumstances alongside this comparison.

Most Common Incident Types

Crime Type	Count
Violent Crime	98
Anti Social Behaviour	65
Shoplifting	37
Public Order	24
Other Theft	20
Criminal Damage Arson	17

Data from Environment Agency and Police UK.

EPC & ENERGY INSIGHTS

Field	Value
Energy Rating	D (Potential: C)
EPC recorded floor area	121 sq m (1,302 sq ft)
Price per sqm	£2,694
Property Type	Semi-detached

Field	Value
Heating	Boiler and radiators, mains gas
Hot Water	From main system
Walls	Cavity wall, filled cavity
Roof	Pitched, 100 mm loft insulation
Windows	Fully double glazed
Floor	Solid, no insulation (assumed)
Lighting	Below average lighting efficiency
Estimated Efficiency Improvement	+10 SAP
Local Authority	Bournemouth, Christchurch and Poole
Certificate Date	21 Apr 2026

Recommended Improvements

Improvement	Cost / Saving / After
Floor insulation (solid floor)	£5,000 - £10,000 · £73/yr · then 63 D
Low energy lighting	£480 - £560 · £78/yr
Replace boiler with new condensing boiler	£2,200 - £3,500 · £144/yr
Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000 · £282/yr

Source: GOV.UK Energy Performance of Buildings Register.

BROADBAND & MOBILE COVERAGE

Broadband

Category	Predicted availability
Basic broadband	Available — 12 Mbps download
Superfast broadband	Available — 40 Mbps download
Ultrafast broadband	Available — 5,500 Mbps download
Maximum predicted	Available — 5,500 Mbps download

Predicted available speeds, not measured speeds, and not a guarantee of the connection a buyer will receive. Retrieved 26 Oct 2026 · matched to 85, ELMES ROAD.

Mobile coverage

Provider	Indoor data	Outdoor data	Indoor calls	Outdoor calls
EE	Limited	Likely	Likely	Likely
Three	Limited	Likely	Limited	Likely
O2	Likely	Likely	Likely	Likely
Vodafone	Likely	Likely	Likely	Likely

Powered by Ofcom. Broadband and mobile coverage information is derived from Ofcom's Connected Nations data and is predicted, not measured. Ofcom does not endorse Offer Smart or guarantee the accuracy of these predictions.

AREA & LIFESTYLE INTELLIGENCE

Parks

Name	Rating	Distance
Redhill Park	4.4	0.13 mi
W Smith & Sons Ltd	4.7	0.18 mi
The joekay green	5.0	0.36 mi
Redhill Common	4.8	0.38 mi
Moordown Halifax Memorial	4.4	0.45 mi

Restaurants

Name	Rating	Distance
Ola Brazil	5.0	0.88 mi
VIETROSE	4.9	0.74 mi
Taste Buds	4.9	0.76 mi
Camile Thai Winton	4.8	0.73 mi
Naan	4.5	0.26 mi

Bars & Pubs

Name	Rating	Distance
Dogs Welcome Here	—	0.25 mi
Ristorante Barolo	4.5	0.53 mi
Crown	4.5	0.60 mi
The Silverback Alehouse	4.7	0.62 mi
Lark Rise	4.2	0.63 mi

Supermarkets

Name	Rating	Distance
Coriander Cash & Carry	4.7	0.25 mi
Tesco Express	3.9	0.35 mi
Viet and Thai Market	4.8	0.38 mi
Premier	3.9	0.43 mi
Sainsbury's Local	3.4	0.59 mi

Train Stations

Name	Rating	Distance
Bournemouth	4.2	1.96 mi
Branksome	3.7	2.45 mi
Pokesdown	3.1	2.92 mi

Data from Google Places. Distances are approximate.

LOCAL SCHOOLS

Primary Schools (within 3 miles)

School	Details	Distance	Latest inspection
Winton Primary School	Primary · Ages 4–11	0.10 mi	Good
Hill View Primary Academy	Primary · Ages 4–11	0.25 mi	Good
Moordown St John's Church of England Primary School	Primary · Ages 4–11	0.25 mi	Good

Secondary Schools (within 3 miles)

School	Details	Distance	Latest inspection
Glenmoor Academy	Secondary · Ages 11–16	0.52 mi	See Ofsted report
Winton Academy	Secondary · Ages 11–16	0.58 mi	Outstanding
The Bourne Academy	Secondary · Ages 11–18	0.86 mi	Good

Distances are straight-line from the property. Nearby schools do not guarantee admission or that the property falls within a school's catchment area. Source: Department for Education — Get Information About Schools (England), with published Ofsted inspection data linked by URN.

NEARBY PLANNING ACTIVITY

Applications at this exact address: None found. General activity within 200 m over the last 24 months is shown below.

Within 200 m	Last 12 months	Approved	Refused / withdrawn
5	2	1	2

Notable nearby applications

Date	Address / Ref	Proposal	Status
13 Jul 2026	23A Delhi Road Bournemouth Ref: P/26/03227/HOU 138 m away	Removal of existing outbuilding, proposed loft conversion to include single sided dormer and increase in ridge height and erection of an ancillary outbuilding comprising hobby room	Undecided
10 Dec 2025	23A Delhi Road Bournemouth Ref: P/25/05125/HOU 138 m away	The proposed works comprise a loft conversion with a single side dormer and a 29.07 sq m ancillary outbuilding for hobby use, with no change to the dwelling's footprint or residential use.	Rejected
26 Sept 2025	44 Redhill Avenue Bournemouth Ref: P/25/03811/CONDR	Variation of conditions 1 (Plans List) & 5 (Window condition) of planning permission 7-2023-28620-C (Sever	Permitted

Date	Address / Ref	Proposal	Status
	133 m away	land, demolition of garage and erection of a pair of semi detached 2 bed chalet bungalows with parking) to remove velux window from bathroom on Southwest elevation and clear glaze & open ground floor side facing lounge window on south west elevation	
23 Jul 2025	23A Delhi Road Bournemouth Ref: P/25/02696/HOU 138 m away	Loft conversion with 2 side dormers and erection of a hobby room in the rear garden	Rejected
29 Apr 2025	48 Redhill Avenue Bournemouth Ref: P/25/01177/HOU 133 m away	Dropped kerb outside property, site inspection has been carried out - Reference DKA201440	Undecided

Source: [planit.org.uk](#) aggregated UK local-authority planning data. Indicative only.

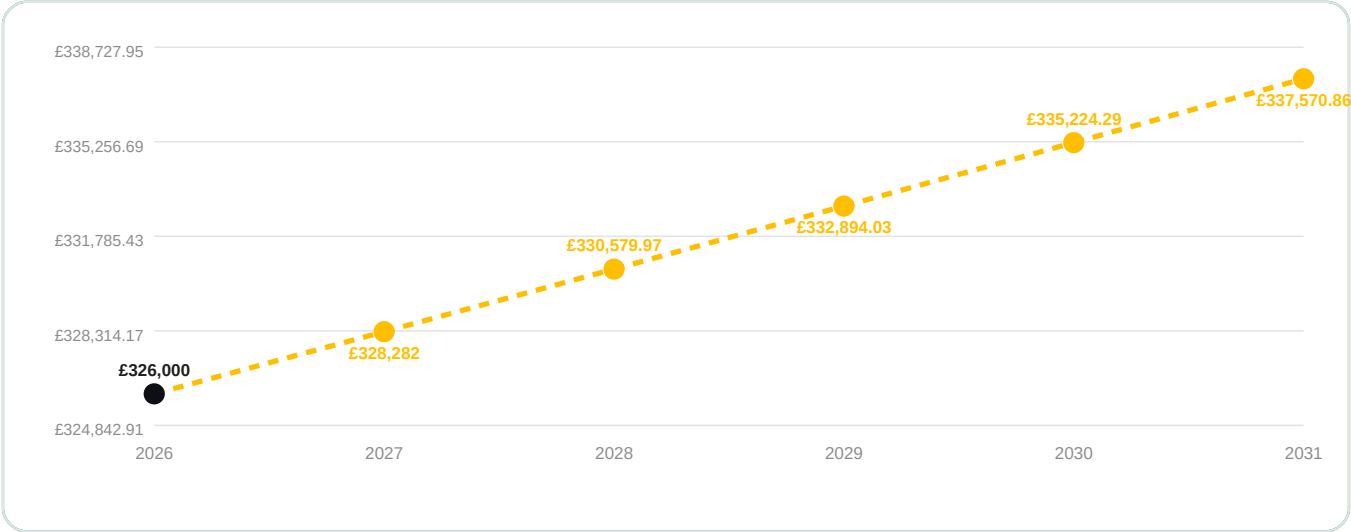
5-YEAR VALUE PROJECTION

Offer Smart Valuation Today

£326,000

Estimated in 5 Years

£337,570.86



Illustrative assumption: +0.7% a year, compounded over 5 years (3.5% in total). Not a guaranteed outcome.

COUNCIL TAX

Council Tax: Band C - £2,013/yr (~£168/mo)
Bournemouth, Christchurch & Poole

COMPANY REGISTERED AT THIS ADDRESS?

Result: No

BUYER SUITABILITY

First-Time Buyer	40/100
Family Home	75/100
Investor	60/100

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- Cancel anytime

OUR RECOMMENDED CONVEYANCER

ADK Law Solicitors

4.8 / 5 on Trustpilot · SRA regulated

£50 off conveyancing fees when you connect via Offer Smart.

Share your details — no obligation.

[Send enquiry](#)

Accuracy Notice

Our valuation is generated using automated models and publicly available data. While we strive for high accuracy, no automated system can account for every unique property factor. If you believe this valuation is materially inaccurate, please contact us at Valuations@offersmart.co.uk with the property link and supporting details.

85 Elmes Road, Bournemouth

Supplementary comparable-sale evidence

Reviewed 30 October 2026. Added to the public sample only; the original report and its £326,000 valuation are unchanged.

These recorded sales are all semi-detached homes in BH9. They were checked against public reproductions of HM Land Registry Price Paid Data and EPC floor areas. They are comparison context, not a claim that they were used in the original valuation. No new valuation has been calculated.

Address	Sold price / date	Floor area / comparison
33 Portland Road, Bournemouth, BH9 1NE	£330,000 13 Mar 2025	86 sq m 29% smaller
25 Balfour Road, Bournemouth, BH9 2AZ	£292,500 31 Mar 2025	85 sq m 30% smaller
17 Jameson Road, Bournemouth, BH9 2QD	£400,000 5 Dec 2025	114 sq m Similar size; higher-price context, outside the usual report price band

Subject EPC floor area: 121 sq m (1,302 sq ft). Size, condition and transaction dates differ; do not treat these prices as like-for-like valuations or average them into a suggested offer.

Why the original comparable table was empty

The saved display-comparable list was empty. The same-postcode recent sale in the core Land Registry feed was detached; the same-postcode semi-detached sale was from August 2019. The report's property-type, recency, size and price filters limited the evidence displayed. Road sale history is a separate, broader dataset.

Sources

<https://www.getthedata.com/house-prices/property/33-portland-road-bournemouth-bh9-1ne>

<https://www.getthedata.com/house-prices/property/25-balfour-road-bournemouth-bh9-2az>

<https://www.getthedata.com/house-prices/property/17-jameson-road-bournemouth-bh9-2qd>

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