



VIEW FROM SOUTH-WEST



VIEW FROM NORTH-WEST



VIEW FROM NORTH-EAST



VIEW FROM SOUTH-EAST

The Drive, Brudenell Avenue, Canford Cliffs, Poole, Dorset, BH13

Guide Price £1,500,000



- Extremely rare opportunity • Exclusive gated development
- Planning permission granted • 2817 proposed square feet
- Modern design

About this property

Savills are delighted to offer for sale this extremely rare opportunity to buy a piece of prestigious land to build a ultra-modern home.

The plot is located at the end of a very exclusive road called The Drive, just off Brudenell Avenue. This plot is the fourth and final plot which forms the exclusive development. Set behind electric gates there are currently three super homes which have been sold and are now occupied. Plot four has recently gained planning permission and has now come to the market, offering a unique opportunity for someone to build their dream home within a gated development, moments from (approximately 450m) the famous Poole Harbour. The proposed four bedroom dwelling will be nestled into its surroundings and will back directly onto Parkstone Golf Course and will have views of the course from the first floor. The current approved square footage for the proposed new build home is 2817.

Plot 4 has been designed by the highly regarded David James architects using similar materials in keeping with the other three recently completed homes. Full plans are available, please contact the office for more details or to arrange a site visit.

Tenure

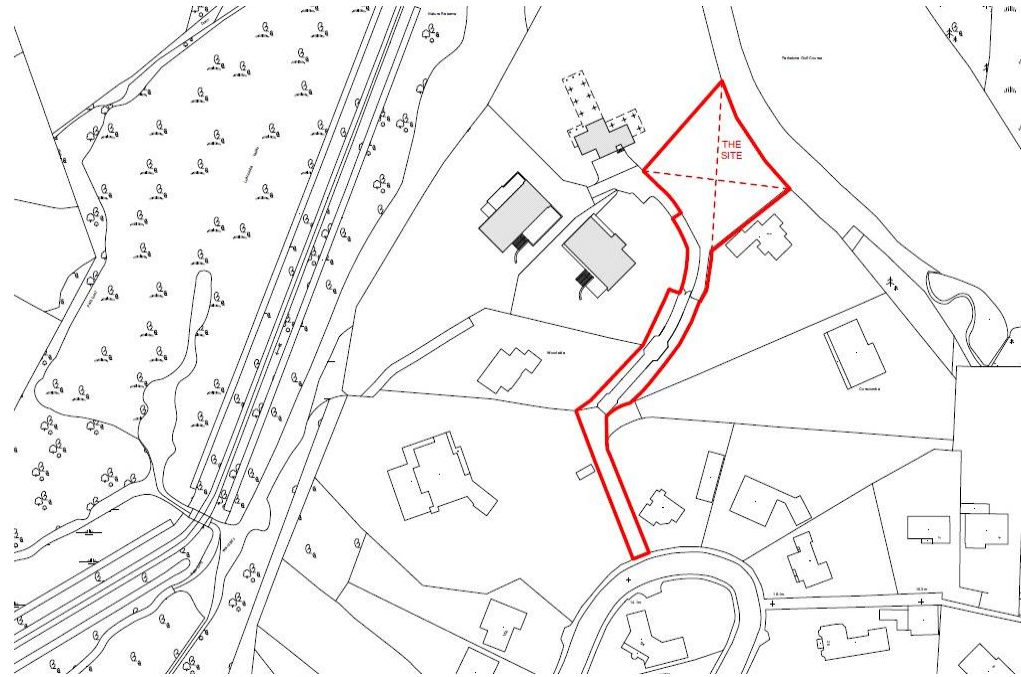
Freehold

Local Authority





Bournemouth, Christchurch and Poole, BCP

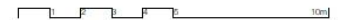
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canford Cliffs Office.
Telephone: +44 (0) 1202 708 888.







MATERIALS

-  Timber Cladding and Louvers
-  Aluminium Facias, Doors and Window Frames
-  Stone Cladding
-  Render Painted White



South West Elevation (Front)
Scale 1:100 @A3





MATERIALS

-  Timber Cladding and Louvers
-  Aluminium Facias, Doors and Window Frames
-  Stone Cladding
-  Render Painted White



North West Elevation (Side)
Scale 1:100 @A3

MATERIALS

-  Timber Cladding and Louvers
-  Aluminium Facias, Doors and Window Frames
-  Stone Cladding
-  Render Painted White



South East Elevation (Side)
Scale 1:100 @A3

Local Information

Canford Cliffs is a prime coastal residential suburb, located midway between the coastal towns of Poole and Bournemouth. The area is well known for its natural beauty and micro climate with a reputation for having mild winters and more sunshine than most other parts of the country. Poole harbour is the second largest natural harbour in the world, whilst Sandbanks has award-winning Blue Flag beaches and sheltered waters. Local amenities and the Rick Stein's highly successful signature restaurant are also located on Sandbanks.

The towns of Poole and Bournemouth are conveniently located for the perfect lifestyle where there is an abundance of shops, restaurants, cafes and bars together with excellent facilities for bathing, windsurfing, jet skiing, golfing and access to the flagship dealership for Sunseeker luxury yachts. You can also catch the daily ferry to Brownsea Island and Swanage which is a gateway town for exploring the Jurassic Coast, a 155km World Heritage Site.

Local mainline stations connect to London Waterloo in 2 hours. The M27 and M3 provide links to major towns and cities, such as Southampton, Winchester and London. For international connections, Bournemouth Airport is 12 miles away.

Good local schools are numerous and include Canford School, Bournemouth and Poole Grammar schools, Bournemouth Collegiate, Talbot Heath and Park School.

Championship golf is available at Parkstone Golf Course and other local highly regarded clubs at Ferndown and Broadstone.

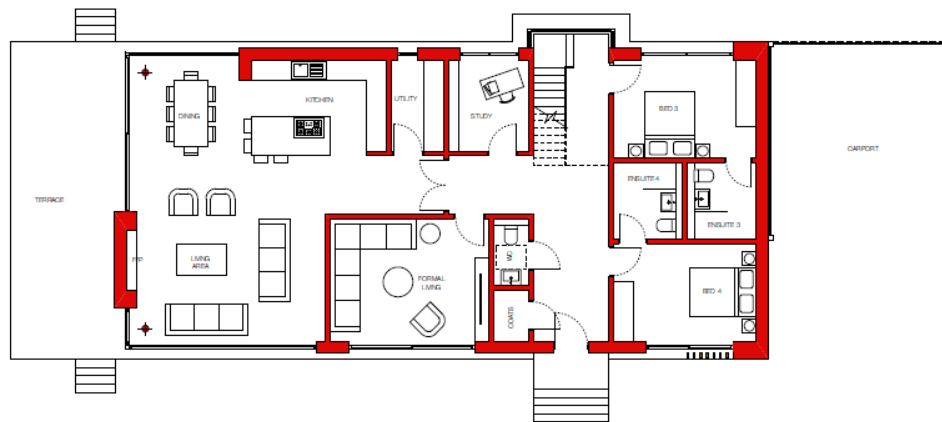
Arts are an important aspect of Poole's creativity and heritage and the area has a strong, developing arts scene. The Lighthouse, which is Poole's Centre for the Arts is the largest regional centre in the UK and home to the Bournemouth Symphony Orchestra. Local venues have regularly hosted acclaimed theatre productions as well as high-profile music concerts. Other theatres available are The Pavilion in Bournemouth, The Playhouse Salisbury and the Mayflower in Southampton.

The port of Poole provides links across the channel to Cherbourg, St Malo and the Channel Islands.

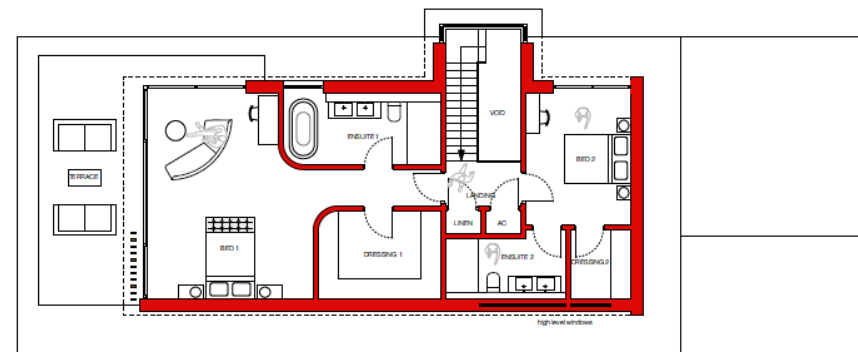
Poole harbour 300 metres
Sandbanks beach 0.4 mile
Canford Cliffs shops 0.7 mile
Lilliput shops 1 mile
Poole Centre 3.5 miles
Bournemouth Centre 4.5 miles
Bournemouth Airport 12 miles
London 112 miles (2 hours by train)

All times and distances are approximate

Ground Floor Plan



First Floor Plan



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