



Land at Dover Road

Branksome Park, Poole, Dorset, BH13 6DZ



LUXURY &
PRESTIGE
Exclusive Properties

£3,000,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:



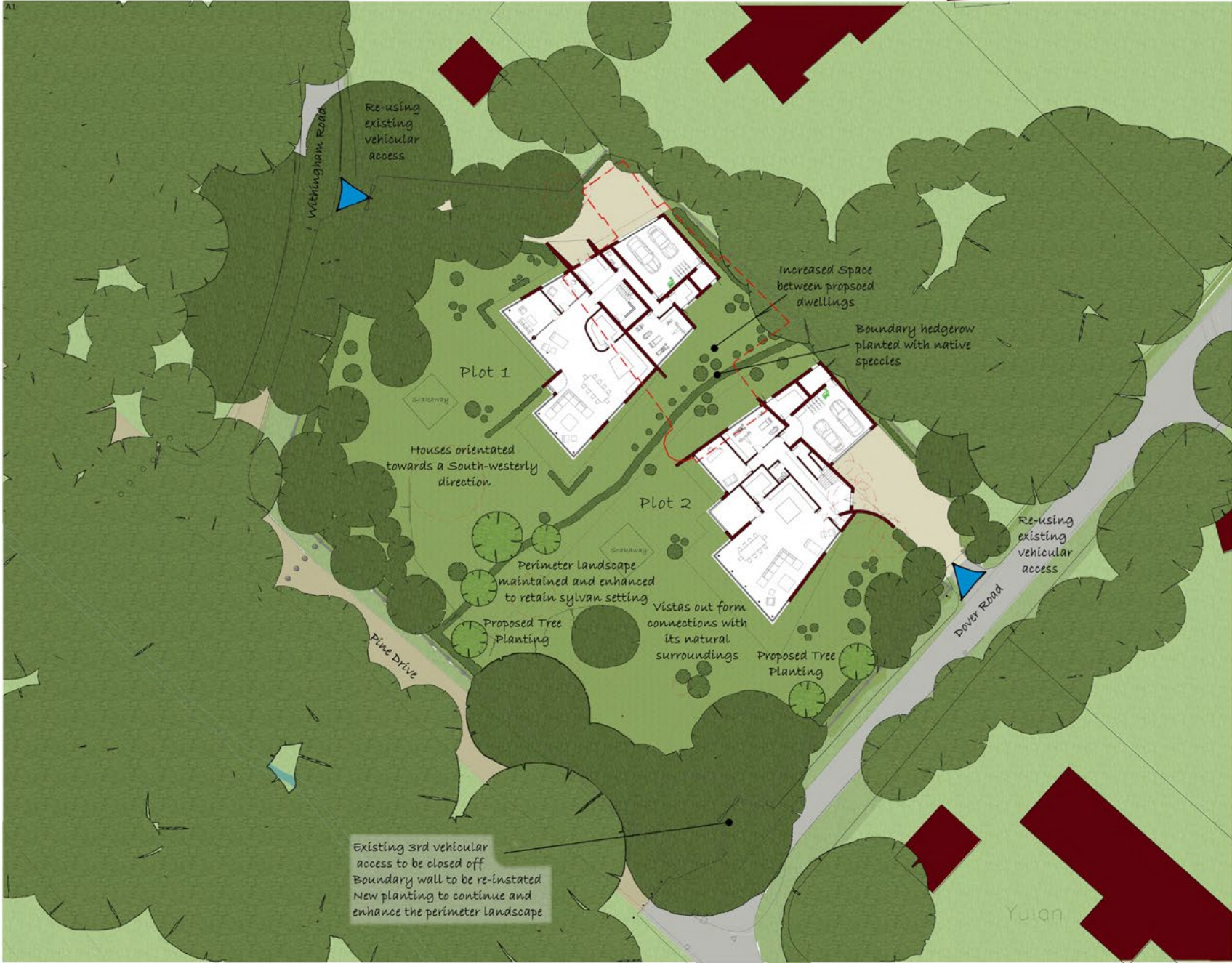
14 DOVER ROAD

BRANKSOME PARK

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

Please click on the image above to view our short video introduction to this property.



Proposed Site Plan
 14 Dover Road, Branksome Park, Poole



North Elevation



South Elevation



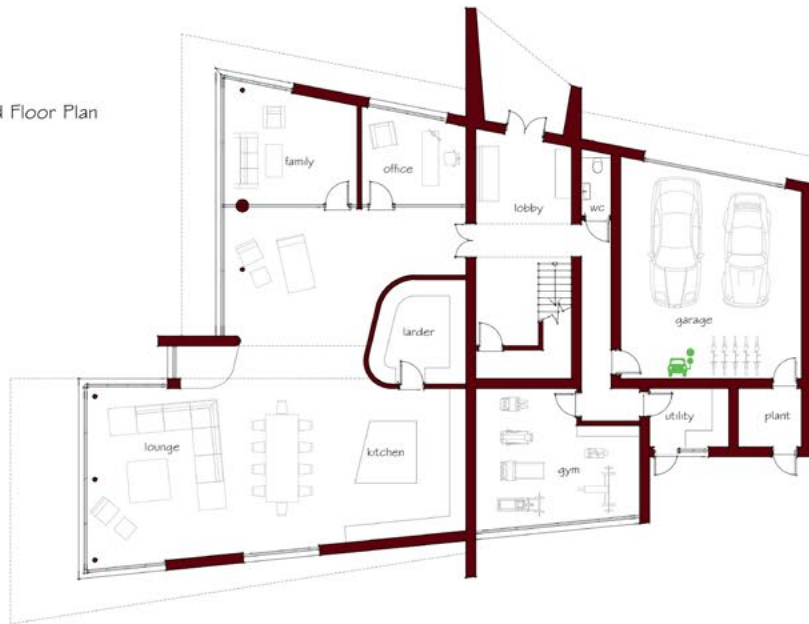
East Elevation



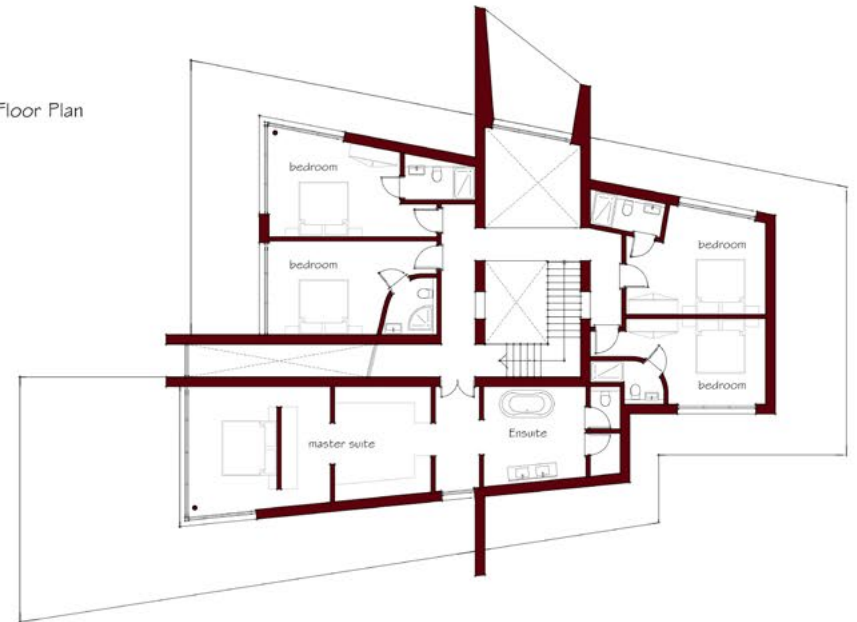
West Elevation

Plot 1 Proposed Elevations
14 Dover Road, Branksome Park, Poole

Proposed Ground Floor Plan



Proposed First Floor Plan



Plot1 Proposed Floor Plans
14 Dover Road, Branksome Park, Poole



North Elevation



South Elevation



East Elevation



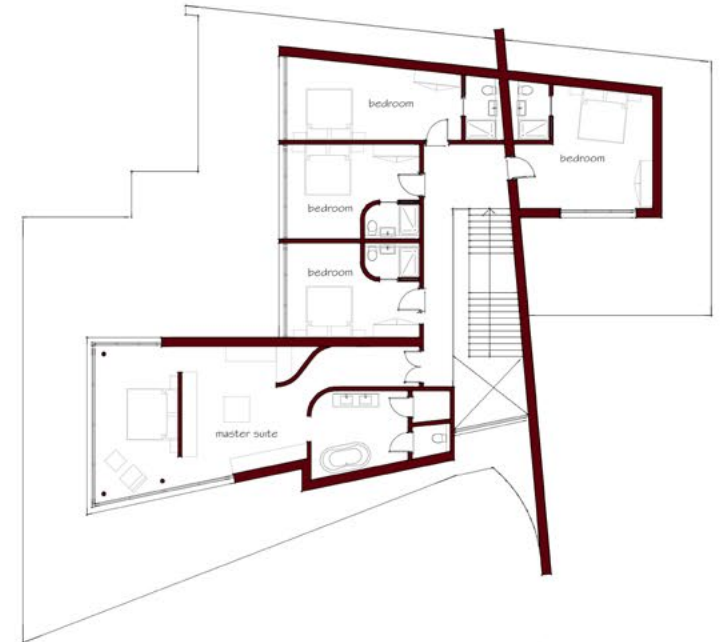
West Elevation

Plot 2 Proposed Elevations
14 Dover Road, Branksome Park, Poole

Proposed Ground Floor Plan



Proposed First Floor Plan



Plot 2 Proposed Floor Plans
14 Dover Road, Branksome Park, Poole



Summary

* DEVELOPMENT OPPORTUNITY *

This unique development opportunity is located on one of the areas finest roads in Branksome Park. Dover Road is a quiet tree lined street and is within walking distance of Canford Cliffs Village, Westbourne and the award winning blue flag beaches at Branksome. There are also as a wide range of transport links and amenities close by. The plot is approximately one acre and the site has the benefit of a planning permission (APP/22/01429/F) to demolish the existing dwelling and split the plot to construct two new contemporary detached dwellings of approximately 5,000 square feet each, with a Southwesterly facing aspect. Plot splits in Branksome Park are very rare and this would be an ideal location for a family or a 2nd home given its close proximity to the beach. If you would like to find out more information please call our land department on 01202 007373.

- Development opportunity
- Planning permission approved
- Sub-division of existing plot
- Level site approx. 1 acre
- Located in the heart of Branksome Park
- Walking distance to Canford Cliffs and beaches
- Premier location and extremely private
- Plot splits very rare in Branksome Park
- Comprehensive pack with all plans available
- All enquiries call 01202 007373

Guide Price:	£3,000,000
Tenure:	Freehold
Stamp Duty:	Please seek advice
Lease Length:	N/A
Maintenance:	N/A
Council Tax:	TBA (2023/2024 £x,xxx.xx)

EPC:

01202 007373

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Get in touch

In person: We are located at
28A Haven Road,
Canford Cliffs,
Poole, BH13 7LP.
We would love to see you
for a cup of tea or coffee.

By phone: 01202 007373

By email: info@luxuryandprestige.co.uk

Property ref: L0087



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.