



## Land at Alipore Heights

Alipore Close, Lower Parkstone, Poole, BH14 9NS

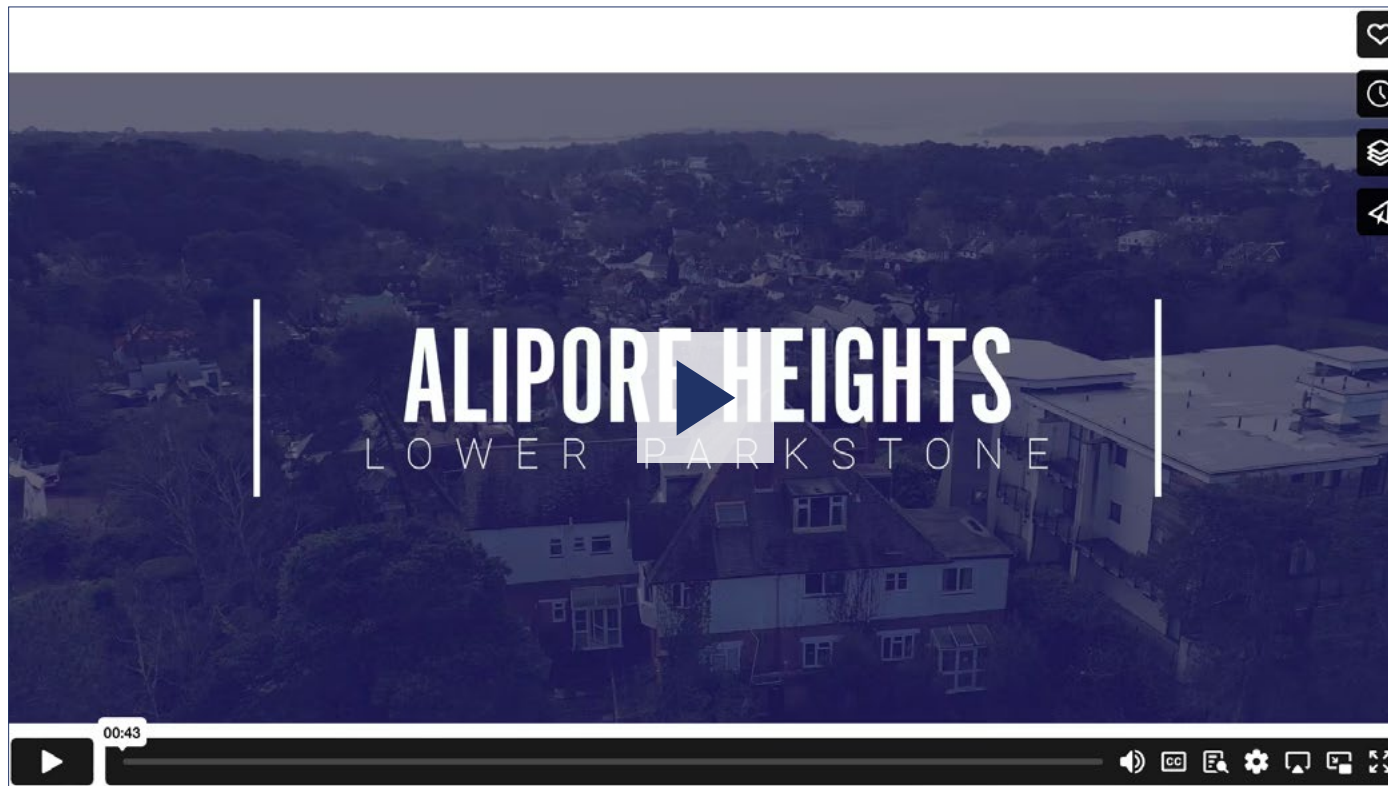


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Location Plan  
Scale 1: 1250

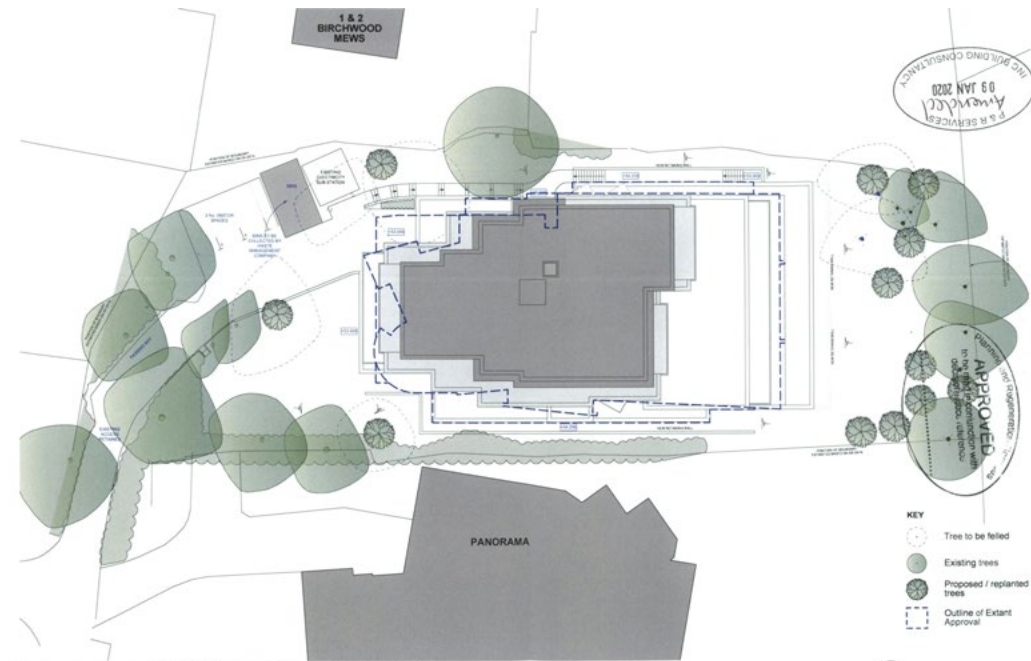


Block Plan  
Scale 1: 500

Drawn: AW, Checked: DJ, Version: A\_2018.11.14, Baseline outline amended, AW; B\_2018.12.12, Baseline outline amended, JVG; C\_2020.07.08, 8th store and number of store revised, JVG

1914 01C | Location and Block Plan | as shown @A3 | July 2019 | davidjames architects & partners ltd

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Drawn: AW, Checked: DJ, Version: A\_2018.11.14, Drawn, revised and paving key added following Planning Comments, AW; B\_2018.12.12, Line of Lower Ground Floor amended, JVG; C\_2020.07.08, 8th store and number of store revised, JVG

1914 02C | Site Plan | 1:250 @A3 | July 2019 | davidjames architects & partners ltd

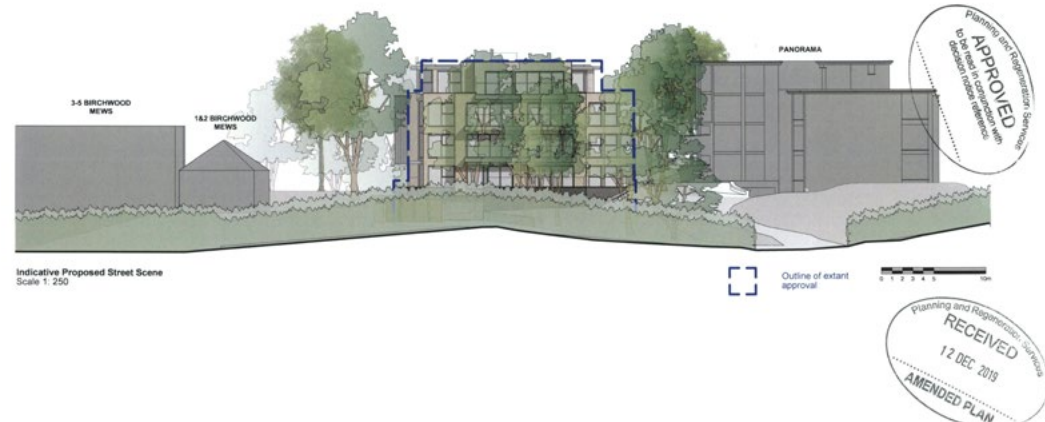
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Drawn: RH, Checked: DJ, Version: A\_2018.11.14, Baseline outline amended due to changes to Lower Ground Floor following Planning Comments, AW; B\_2018.12.12, Roof of Basement and Lower Ground Floor fully agreed out by 10th Nov, JVG; C\_2020.07.08, Lower Ground Floor fully agreed out by 10th Nov, JVG

1914 09B | North and East Elevations | 1:200 @A3 | July 2019 | davidjames architects & partners ltd

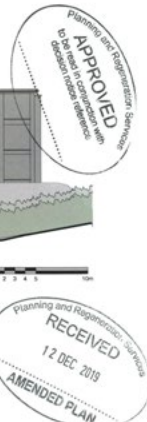
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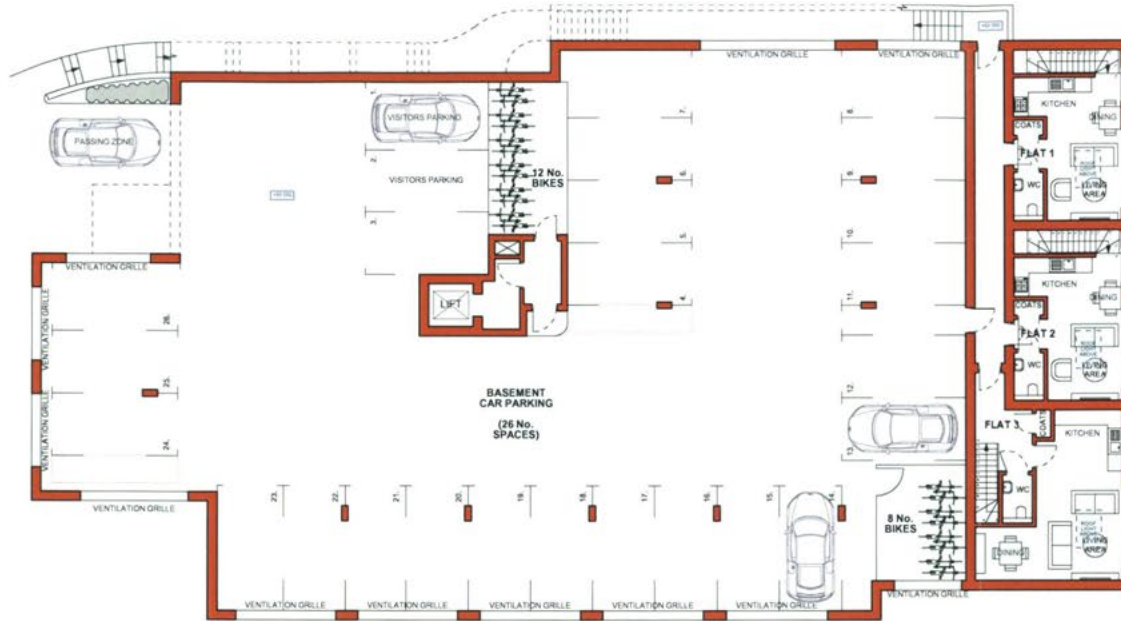
Drawn: RH, Checked: DJ, Version: A\_2018.11.14, Baseline outline amended due to changes to Lower Ground Floor following Planning Comments, AW

1914 13A | Street Scene | 1:250 @A3 | July 2019 | davidjames architects & partners ltd

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# Floorplan



**Lower Ground Floor Plan**  
Scale 1: 200



**Basement Floor Plan**  
Scale 1: 200

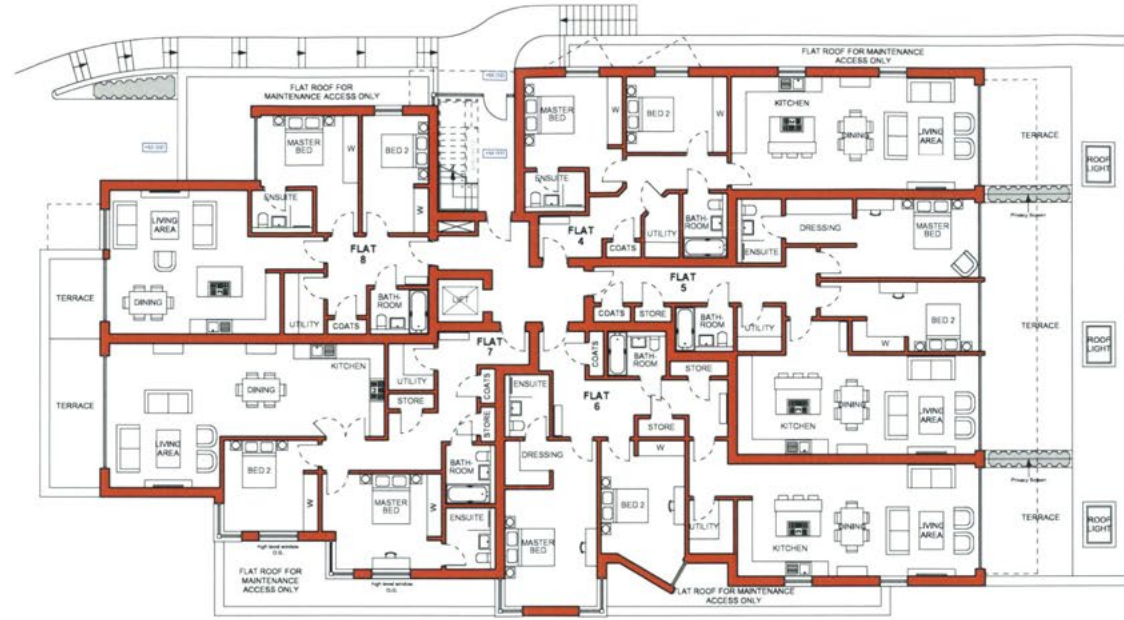
Planning and Regeneration Services  
**APPROVED**  
to be read in conjunction with  
decision notice reference

Planning and Regeneration Services  
**RECEIVED**  
12 DEC 2019  
AMENDED PLAN

Drawn	AW	Checked	DJ
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revisions: A\_2019.11.14\_Space in front of parking bays 1-3 increased following Planning Comments, core layout amended\_AW  
revisions: B\_2019.12.12\_Wall of Basement & Lower Ground Floor flats moved out by 100mm\_HVG  
Balconies @ Lower Ground Floor omitted\_HVG





Upper Ground Floor Plan  
Scale 1: 200

Planning and Regeneration Services  
**APPROVED**  
to be read in conjunction with  
decision notice reference

Planning and Regeneration Services  
**RECEIVED**  
12 DEC 2019  
**AMENDED PLAN**

Drawn	AW	Checked	DJ
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revisions: A\_2019.11.14\_Basement / terrace outline amended due to changes to Lower Ground Floor following Planning Comments\_AW  
revisions: B\_2019.12.12\_Lower Ground Floor wall amended\_HVG  
Balconies @ Lower Ground Floor omitted\_HVG  
High level windows added to Flat 7\_HVG



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**First Floor Plan**  
Scale 1: 200



Drawn	AW	Checked	DJ
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revisions: A\_2019.11.14\_Basement / terrace outline amended due to changes to Lower Ground Floor following Planning Comments\_AW  
 revisions: B\_2019.12.12\_Line of Lower Ground Floor amended\_HVG  
 High level windows added to Flats 10 & 13\_HVG







**Second Floor Plan**  
Scale 1: 200



Drawn	AW	Checked	DJ
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revisions: A\_2019.11.14\_Basement / terrace outline amended due to changes to Lower Ground Floor following Planning Comments\_AW  
 revisions: B\_2019.12.12\_Line of Lower Ground Floor amended\_HVG  
 High level windows added to Flats 15 & 17\_HVG





**ACCOMMODATION SCHEDULE**

Flat 1	70 sqm	753 sqft
Flat 2	70 sqm	753 sqft
Flat 3	83 sqm	893 sqft
Flat 4	103 sqm	1108 sqft
Flat 5	113 sqm	1216 sqft
Flat 6	128 sqm	1377 sqft
Flat 7	121 sqm	1302 sqft
Flat 8	94 sqm	1012 sqft
Flat 9	94 sqm	1012 sqft
Flat 10	106 sqm	1140 sqft
Flat 11	113 sqm	1216 sqft
Flat 12	128 sqm	1377 sqft
Flat 13	121 sqm	1302 sqft
Flat 14	94 sqm	1012 sqft
Flat 15	105 sqm	1130 sqft
Flat 16	119 sqm	1281 sqft
Flat 17	101 sqm	1087 sqft
Flat 18	97 sqm	1044 sqft
Flat 19	91 sqm	979 sqft
Flat 20	105 sqm	1130 sq ft

**Total**      **20 units**  
**2056 sqm**      **22,124 sqft**



**Third Floor Plan**  
 Scale 1: 200



Drawn	AW	Checked	DJ
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revisions: A\_2019.11.14\_Basement / terrace outline amended due to changes to Lower Ground Floor following Planning Comments\_AW  
 revisions: B\_2019.12.12\_Line of Lower Ground Floor amended\_HVG  
 Accommodation schedule amended, Flats 1, 2 & 3 revised





## Summary

Development opportunity with full planning permission to construct 20 luxury apartments located on a quiet cul-de-sac. Alipore Heights, Alipore Close, Lower Parkstone is conveniently located in between the Ashley Cross Village and Penn Hill shopping parade with a variety of restaurants, shopping facilities as well as national and local transport links are close by.

The current owner has obtained planning permission (APP/19/01211/F) to demolish the existing building and construct 20 spacious two bedroom apartments with outdoor areas and underground parking. The majority of the apartments will benefit from fantastic views out towards Poole Harbour and beyond. This unique site is circa 0.6 acres and is rare in this location.

This would be a fantastic development opportunity for a developer looking to build a statement block of apartments and the finished apartments would attract a lot of interest on the open market. Potential purchasers are invited to view from inside the existing building in order to fully appreciate the elevated position and distant views from this peaceful location.

For all enquiries please call the office on 01202 007373. Luxury & Prestige are to be retained by any potential purchaser at 1%+VAT (1.2% inc. VAT) of the agreed price in the event of successfully completed transaction.

- Rare development opportunity
- Planning Permission approved
- Demolish existing & construct 20 apartments
- All two bedroom apartments
- Underground parking
- Units range from 753-1,377 square feet
- Great views from majority of apartments
- Located on a quiet cul-de-sac
- Approx. 0.6 acre plot
- For more info call 01202 007373

## Details

<b>Guide Price:</b>	£2,650,000
<b>Tenure:</b>	Freehold
<b>Stamp Duty:</b>	Advice should be sought





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**Property Ref:** L0067



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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.