



Plot 1 4 Alington Road, Poole, Dorset BH14 8LZ
£3,395,000

**** PLANNING PERMISSION GRANTED **** for a **STUNNING CONTEMPORARY DESIGN** for a dwelling extending to **OVER 5,000 SQ FT** and benefiting from **HARBOUR VIEWS**. This is in a wonderful & prestigious location adjacent to some of the areas most valuable homes!

Situated on the highly sought-after Evening Hill, this stunning plot is perfectly positioned to offer contemporary living in an unrivalled waterside location. Set just off the Sandbanks Peninsula, the design boasts around 5,100 square feet of luxury living accommodation, designed, and curated to maximise panoramic sea views and inspire a unique coastal lifestyle, surrounded by nature and moments away from award winning sandy beaches.

This single plot for Sorrento comes with the benefit of detailed planning permission and it has been designed by a leading architect. As a clear plot it should attract the low commercial rate of SDLT (to be confirmed by purchaser's own advisors).

Although this is a self build opportunity the seller's sister company can help with build & interiors if requested. There are potential SDLT savings of up to £797,000 in SDLT by buying as an owner occupier compared with purchasing the finished house at £5,500,000 as an additional home. The finished dwelling will offer sophisticated contemporary living with the benefit of wonderful harbour views. Turn in one direction and Sandbanks beach is around 0.75 miles away but turn the other direction and Salterns Marina is even closer where some of the areas most glamorous boats are moored.

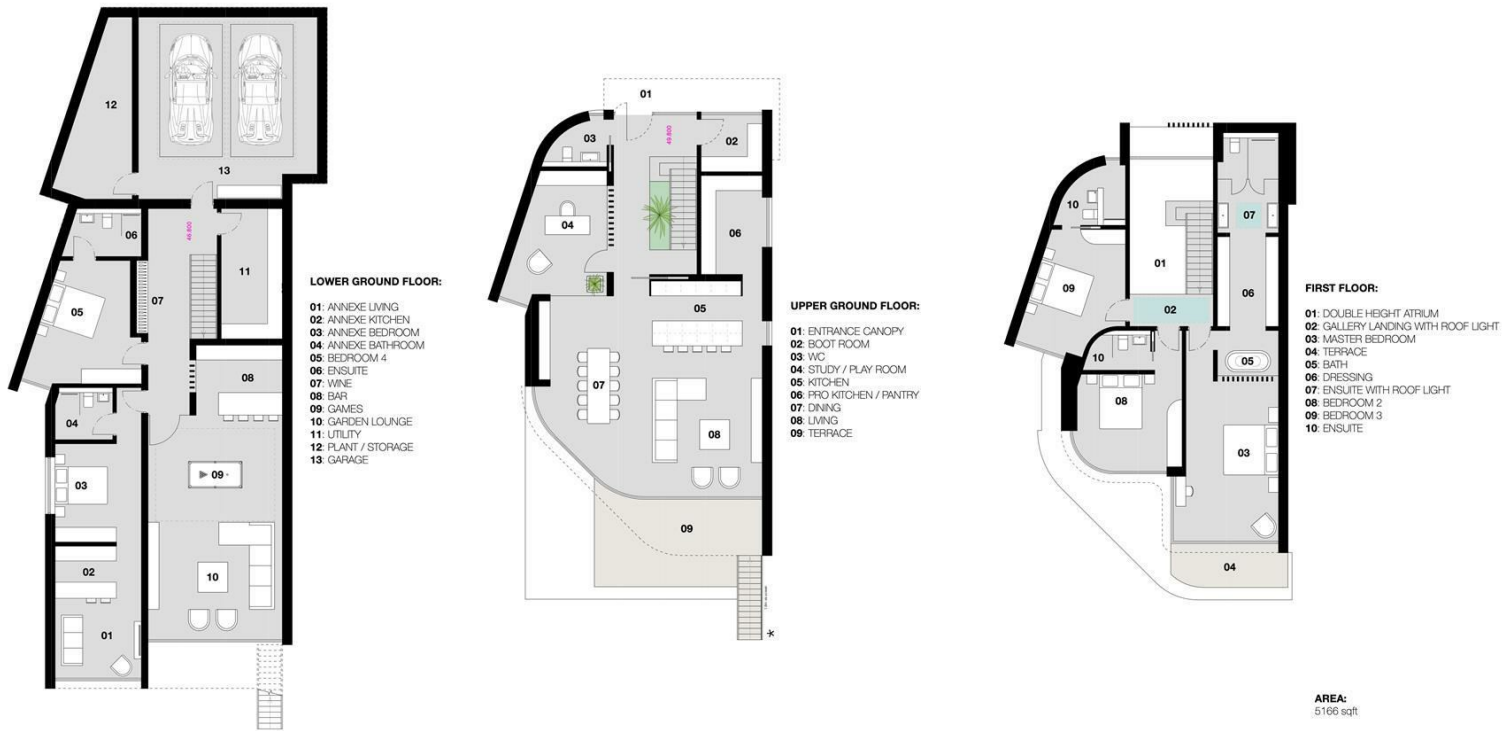
Planning permission is being sought for a roof garden with even more incredible harbour views, the benefit of which is potentially available subject to planning and at additional cost.

Arranged over three floors, the layout of Sorrento includes five luxurious bedrooms, each with their own private high specification en suites with walk in wet room showers. The ground floors host grand double height entrance halls that lead to expansive open plan kitchen, living and dining spaces connecting on to outdoor terraces, all of which benefit from a south facing aspect and exceptional bay views. Additional entertaining spaces on the lower ground floors incorporate a bars, games area, secondary relaxed sitting area, and access to the rear gardens. Further rooms include studies, hidden pro kitchens, laundry rooms, WCs, and underground double garages with hydraulic car lifts.

Please check out our Video

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team.

Sorrento, 4 Alington Road, Evening Hill, Poole, BH14 8LZ



This floor plan differs slightly from the approved plans with minor changes subject to approval in recent minor material amendment application - please enquire for details.