



Plot 2, 4 Warwick Road, Poole, BH14 8SY

£900,000

**** PLANNING PERMISSION GRANTED **** Unique opportunity to purchase a building plot with a planning approved for a **STUNNING TRADITIONALLY DESIGNED** dwelling extending to **OVER 3,100 SQ FT** . This is in a wonderful and quiet location walking distance to Ashley Cross Village. **** POTENTIAL SDLT SAVING ****

This is a rare chance to purchase a development plot with approved planning permission and is part of the latest project by the highly acclaimed KLF Developments, renowned for delivering some of the area's most distinctive and stylish contemporary homes in recent years. With planning permission already approved, the development comprises two striking detached homes, each offering approximately 3,100 square feet of thoughtfully designed luxury accommodation. Every detail has been carefully considered to reflect KLF's signature high standards in both design and specification.

Each home features four spacious bedrooms, three beautifully appointed bathrooms, a generous open-plan kitchen/living area and a separate study or entertainment room. They also include an integral garage and ample off-road parking. The beautifully landscaped rear gardens are designed for privacy and relaxation. Perfectly positioned, the homes are located just a short stroll from the vibrant Ashley Cross Village, with the serene waters of Poole Harbour equally close, offering an exceptional lifestyle right on your doorstep.

At this early stage purchasers will have the unique opportunity to collaborate with KLF Developments to personalise the interior finish and layout (subject to the stage of construction), creating a truly bespoke home tailored to your requirements. There may be significant Stamp Duty (SDLT) savings available if purchased as a clear plot and built via a build contract—compared to buying a completed home. (Buyers are advised to seek independent financial/legal advice regarding SDLT implications).

Please check out our Video

All of our properties feature a professionally produced short video.

Floorplan

Plot 2, 4 Warwick Road,
Lower Parkstone, Poole, BH14 8SY

GROSS INTERNAL AREA

House:
Total: 3,105 sq. ft / 288 m²

Sizes and dimensions are approximate, actual may vary.

