

‘Quiet Waters’
3 Gardens Crescent

Lilliput, Poole
Dorset BH14 8JE



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Price Guide OIEO £2,850,000

A rare opportunity to acquire one of the last remaining building plots on the water in Lilliput, with planning permission already granted for a substantial detached family house circa 5000 sq ft with direct water access and views over Brownsea Island.

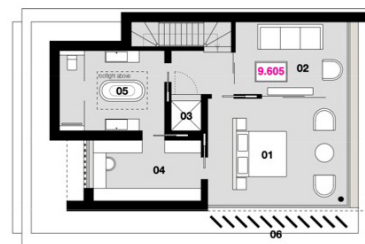
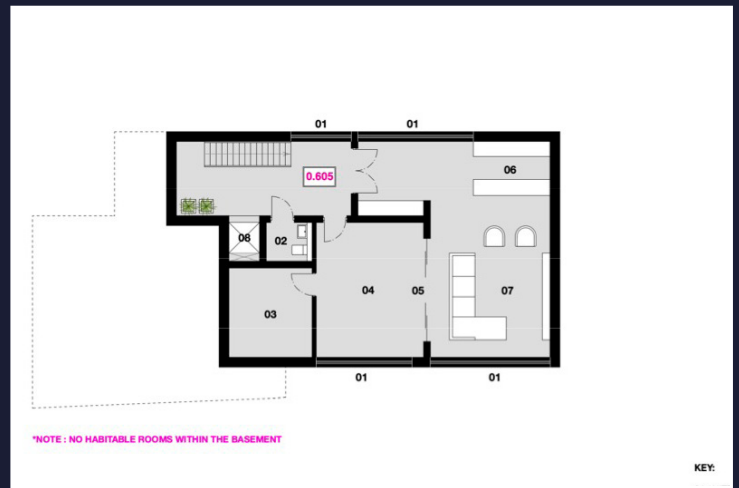
SUMMARY OF ACCOMMODATION

Remarkable building plot in a picturesque location

Private and safe beach, perfect for relaxation and leisure

Planning permission granted for an impressive 5,000 sq ft home

Embrace the coastal lifestyle with a private waterfront





Nestled within a picturesque location, this remarkable building plot offers an unrivalled opportunity for those seeking a slice of paradise. Situated along the southwest-facing harbour front, the plot enjoys breathtaking views and benefits from an abundance of natural light throughout the day.

One of the standout features of this property is the private and safe waterfront access that accompanies it. Imagine your own private shore, basking in the gentle ocean breeze, and enjoying the tranquil. It's a true haven for relaxation and leisure.

Adding to its allure, this building plot already possesses planning permission for a truly remarkable dream home spanning an impressive 5000^{sqft}. The possibilities are endless when it comes to designing and crafting your perfect coastal retreat.

From expansive living areas to luxurious bedrooms and state-of-the-art amenities, the scope to create your ideal living space is vast.

In the interim, the existing property on the plot presents a versatile option. Spanning close to 2500 square feet, it can serve as a comfortable and welcoming home or be utilised as a lucrative holiday let. This flexibility allows you to make the most of the property's potential while preparing for the construction of your envisioned dream home.

Positioned along the enchanting shores of Poole, Lilliput exudes a charm that captivates all who encounter its coastal allure. Renowned for its idyllic setting and exclusive residential character, this sought-after area offers a harmonious blend of natural beauty and modern amenities.

Beyond its coastal splendor, Lilliput offers a range of upscale amenities, including convenience stores, trendy cafes, and fine dining establishments.

The area is also home to renowned schools, making it a popular choice for families seeking an exceptional quality of life.

With excellent transport links, Lilliput provides easy access to the bustling town of Poole, with its vibrant shopping centers, cultural attractions, and vibrant nightlife.

For those seeking further exploration, the stunning Dorset countryside and the world-famous Jurassic Coast are just a short drive away.

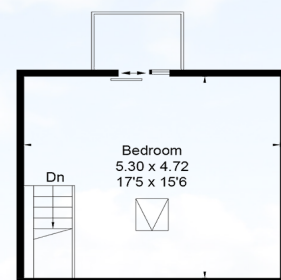
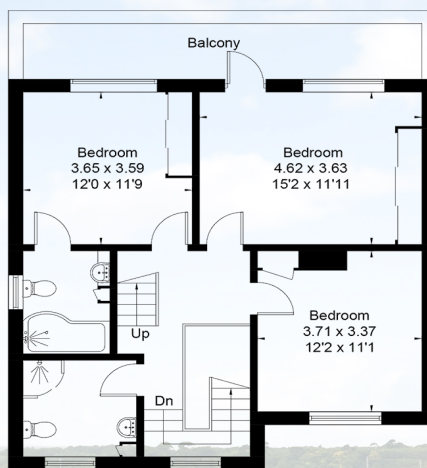
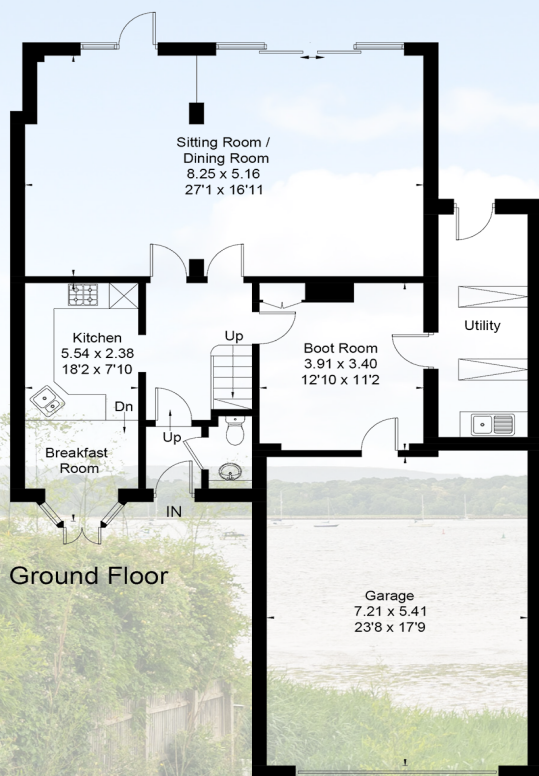
Lilliput truly offers a lifestyle of tranquility, elegance, and natural beauty, making it one of the most coveted areas along the Poole coastline. Immerse yourself in its captivating charm and experience coastal living at its finest.

Full size plans are available on request.

Plans viewable online at <https://boppa.poole.gov.uk/> using planning reference APP/22/01717/F.



Approximate Area = 225.9 sq m / 2431 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 321510

Lloyds Property Group

PROPERTY NAME
3 Gardens Crescent
LOCATION
Lilliput BH14 8JE

APPROXIMATE MEASUREMENTS (EXISTING)
Approx Area = 225.9 sq m / 2431 sq ft
Inc Limited Use Area (1.1 sq m / 12 sq ft)

VIEWING ARRANGEMENTS
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Illustration for identification purposes only, measurements are approximate, not to scale