

01202 683444

Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG

www.quayliving.co.uk



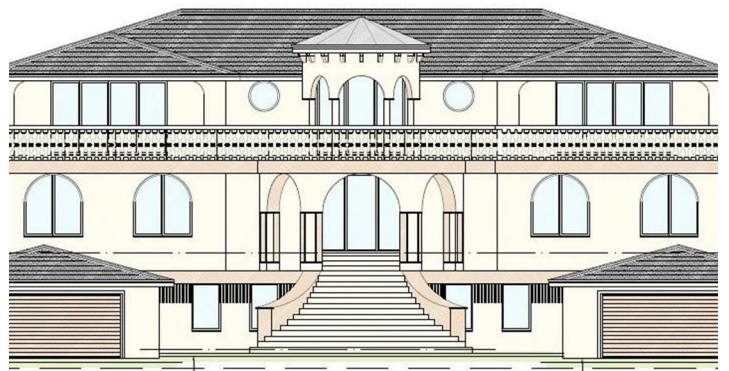
8 Branksea Avenue

Poole, Dorset, BH15 4DW

£2,500,000 Freehold



- **Exceptional Waterfront Setting with Water Access**
- **Set within the prestigious Branksea Avenue**
- **Planning Permission for over 13,000 sq ft of accommodation**
- **Indoor & Outdoor Pool Complex**
- **5 En-suite Bedrooms**
- **Waterfront Development Plot**
- **Private Location and Setting**
- **Magnificent views across Poole Harbour from Brownsea Island, Long Island to Arn with the Purbeck Hills beyond**
- **Dual Entrance, Underground Garages and Driveway Parking**
- **South West Facing Garden**



Proposed Build

A magnificent opportunity to build your own architect-designed home.

The plot is set in an enviable position on the waters edge, with Panoramic views across Poole Harbour from Brownsea Island to Arn.

Positioned within Branksea Avenue in the most peaceful location, the site extends to approximately 266 x 96 ft and benefits from full planning consent for a magnificent new residence of over 13,666 square feet. The approved plans envision a home of outstanding architectural merit and luxurious proportions.

The proposed residence will combine elegant classical styling with contemporary living, offering a seamless blend of spacious grandeur, comfort, and cutting edge amenities. The designs further incorporate lift access to all floors, providing flat level access to all elevations.

The upper ground floor is designed for both family life and entertaining on a grand scale, featuring a spectacular open-plan kitchen and family room, a formal drawing room, dining room, and a private study. Large windows will flood the interiors with natural light while offering views over the harbour and island views.

Upstairs, the first floor will accommodate five generously proportioned en-suite bedrooms, including a stunning principal suite with dressing areas and a private terrace. Each bedroom is designed to offer privacy, comfort, and refined finishes.

The lower ground floor is dedicated to leisure and wellness, with a state-of-the-art indoor and outdoor swimming pool, snooker/games room, a boat store, and

access to the twin integral double garages.

The plot is accessed via an in-and-out driveway, offering an abundance of parking through the underground garages and additional driveway parking.

Tenure

Freehold

Council Tax Band: New Build Rate not yet available

Broadband Speeds available:

Standard 4 Mbps 0.5 Mbps Good

Superfast 72 Mbps 18 Mbps Good

Ultrafast 1800 Mbps 220 Mbps Good

Networks in your area - Openreach

Environment Agency Flood Risk:

Very low risk of surface level flooding

Very low risk of sea flooding

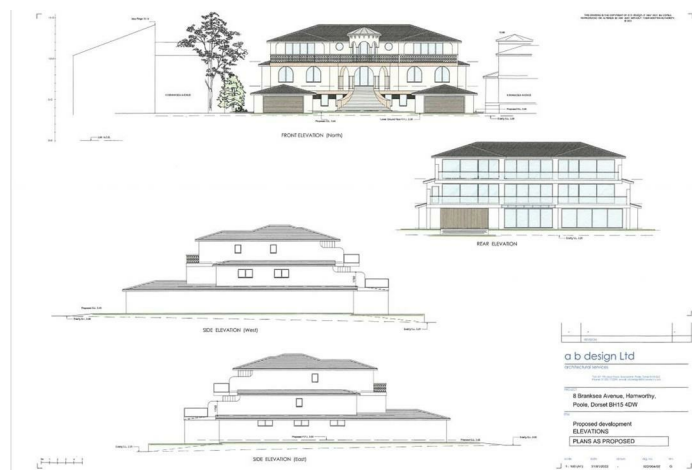
Planning Consent

The site benefits from full planning consent, granted in April 2023 under planning application number APP/22/01457/F.

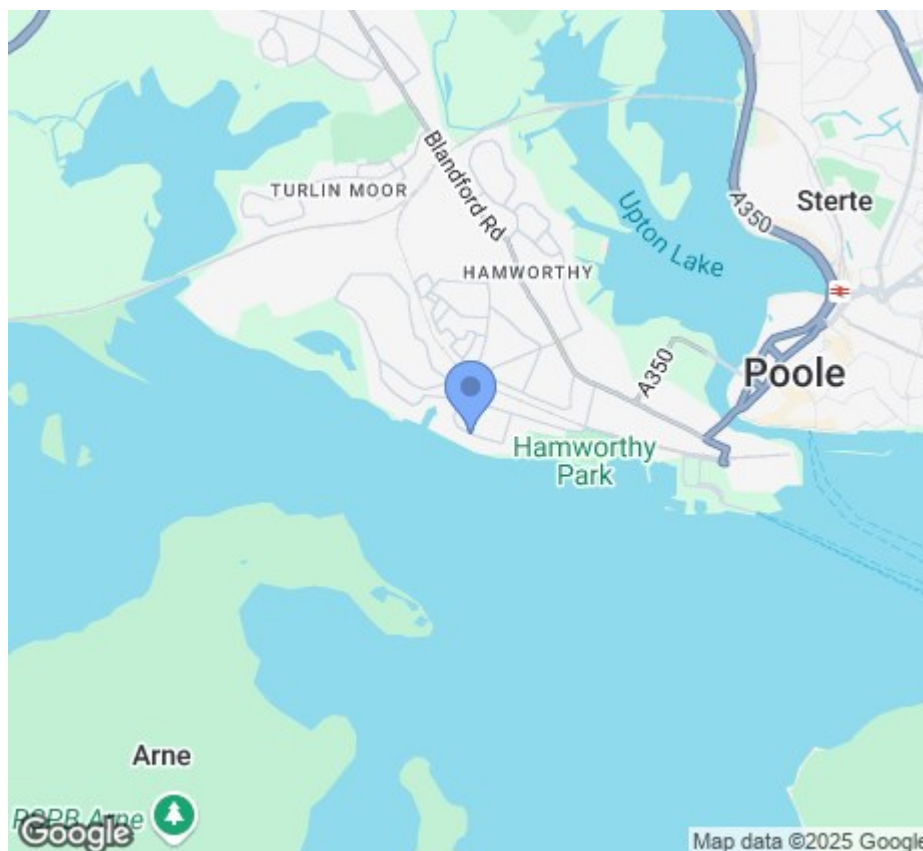
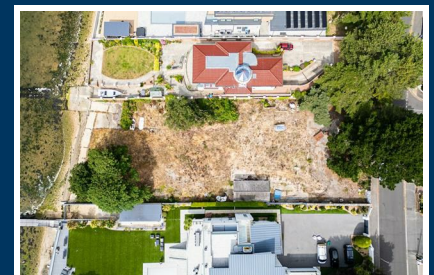
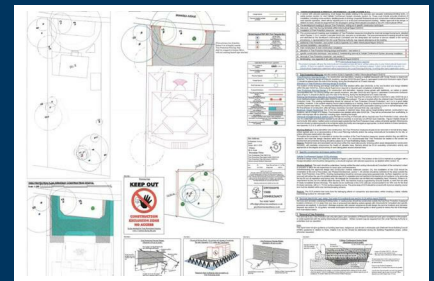
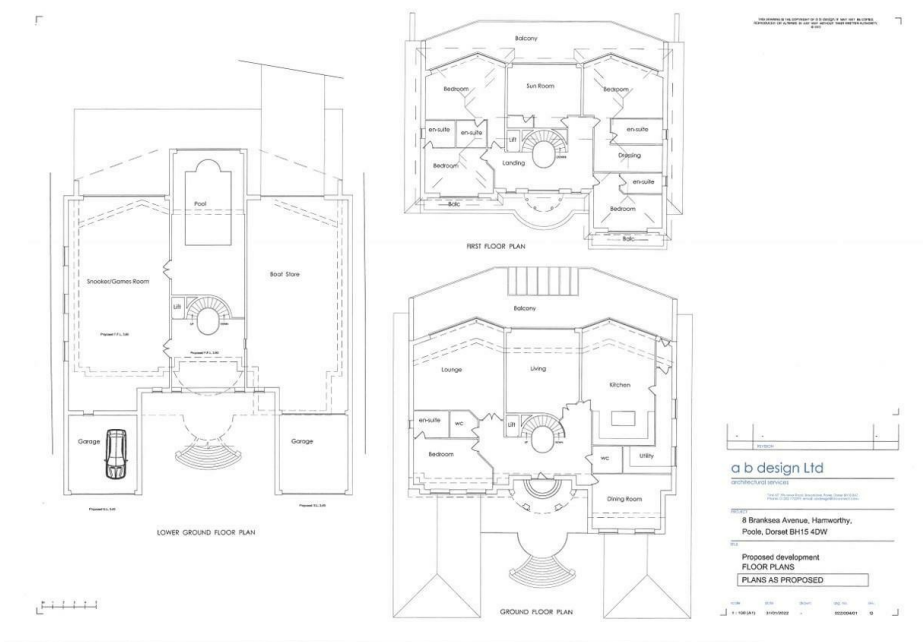
Full details can be seen on BCP Council's planning portal at:

planning.bcpCouncil.gov.uk/planning/display/APP/22/01467

As part of the planning consent, a Community Infrastructure Levy of £162,999 will be due.



LOCATION PLAN 1:1250



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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