

Luxury+Prestige

LAND AT 48 NAIRN ROAD

CANFORD CLIFFS, POOLE, BH13 7NH







TAKE A STEP INSIDE



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

vimeo

Floorplan

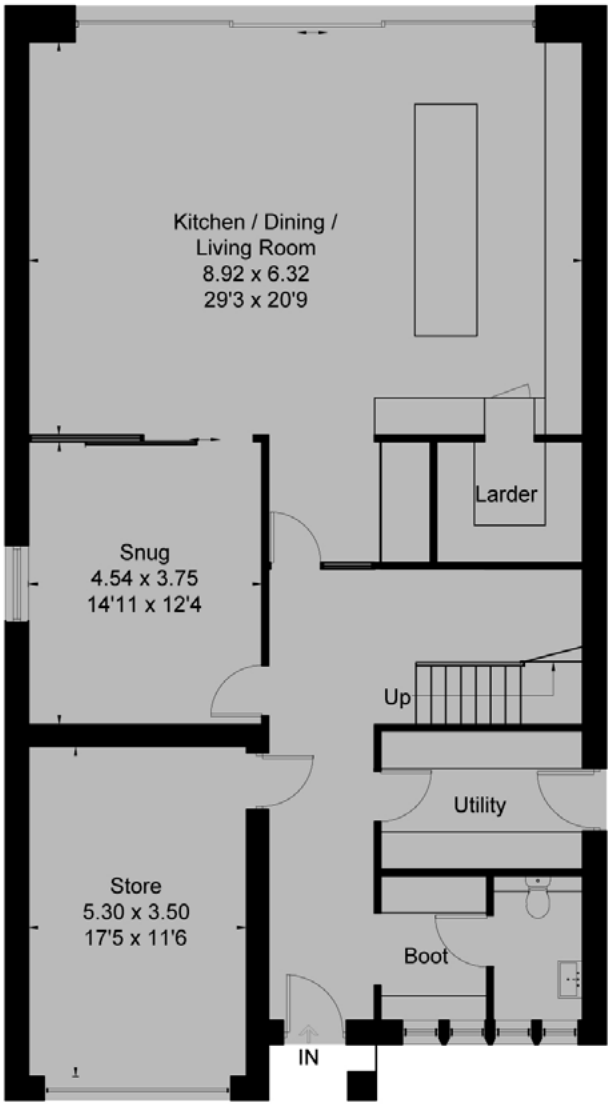
Plot 1, 48 Nairn Road
Canford Cliffs, Poole, BH13 7NH

GROSS INTERNAL AREA

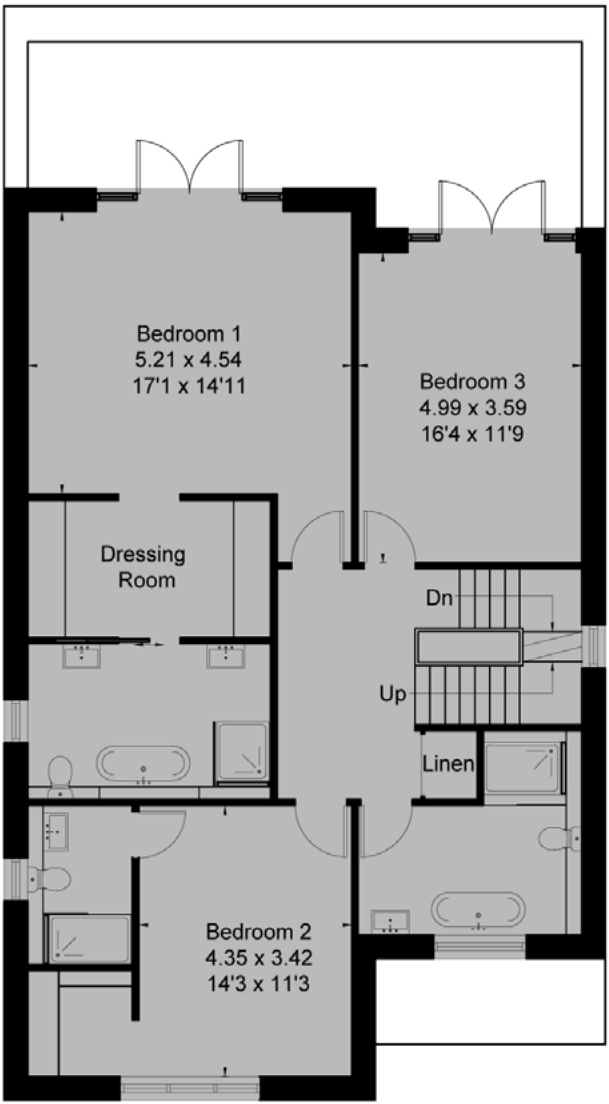
House: 3,588 sq. ft / 333 m²

Sizes and dimensions are approximate, actual may vary.

House 01

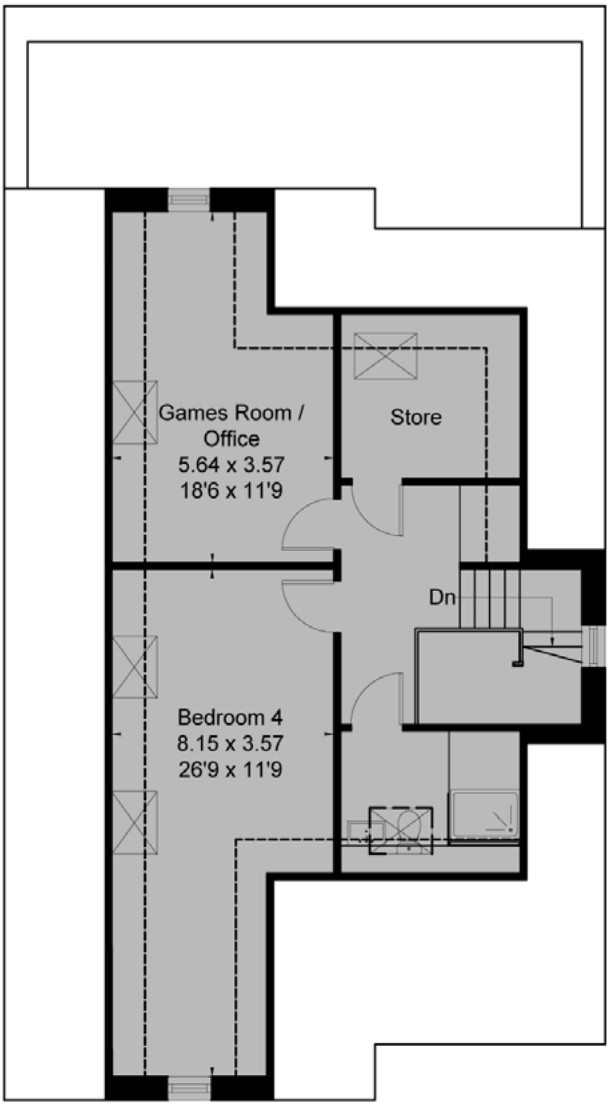


Ground Floor



First Floor

[Dashed line symbol] = Reduced head height below 1.5m



Second Floor



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Summary

This is a rare opportunity to secure a home by purchasing a plot with a separate building contract at the earliest stage of an exceptional new development by the highly regarded KLF Developments.

Renowned locally for delivering some of the area’s most desirable new homes in recent years, this latest project promises the same outstanding standard of design, craftsmanship and specification. Each residence will extend to approximately 3,600 sq ft of beautifully appointed accommodation, thoughtfully designed for modern luxury living. The homes will feature four/five generously proportioned bedrooms, four elegant bathrooms, and an impressive open-plan kitchen, dining and living space that forms the heart of the home. In addition, there is a separate snug, perfect for quieter relaxation, along with an integral garage. Set within a truly prime coastal location, the development lies just moments from the shores of Poole Harbour, while the renowned beaches of Sandbanks are close at hand. Canford Cliffs Village, with its boutique shops, cafés, and restaurants, is also within easy walking distance in the opposite direction. Purchasing at this early stage presents a unique opportunity to collaborate with KLF Developments to personalise elements of the home, allowing buyers to tailor aspects of the design and finish to suit their individual lifestyle. There may also be the potential for significant SDLT savings extending to a six figure sum if the property is purchased as a clear plot and built under a separate build contract, rather than acquiring a completed home. (Buyers should seek independent advice regarding SDLT). Further details, including the full specification, are available upon request.

Details

Guide Price:	£1,000,000
Tenure:	Freehold
Lease Length:	N/A
Maintenance:	N/A
Ground Rent:	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Local Authority:	BCP Council
Council Tax:	Band F 2026/2027 £3,466.65 pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + Wonderful location
- + Convenient for Canford Cliffs
- + Access to beach via Flathead Chine
- + Potential for huge savings on SDLT
- + Approximately 3,600 sq ft
- + 4/5 beds
- + 4 baths
- + Tailored specification
- + Design by leading architect
- + Hi end finishes available

Our team



Steve Isaacs
Managing Director

07970 878106
steve@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Lead Photographer

07944 986977
adrianna@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Valentina Morana
Residential Sales

07366 799790
valentina@luxuryandprestige.com



Jane Honour
Administrator

01202 007373
jane@luxuryandprestige.com

Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
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