

Luxury+Prestige

ALIPORE HEIGHTS

ALIPORE CLOSE, LOWER PARKSTONE, POOLE, BH14 9NS













Location Plan
Scale 1: 1250



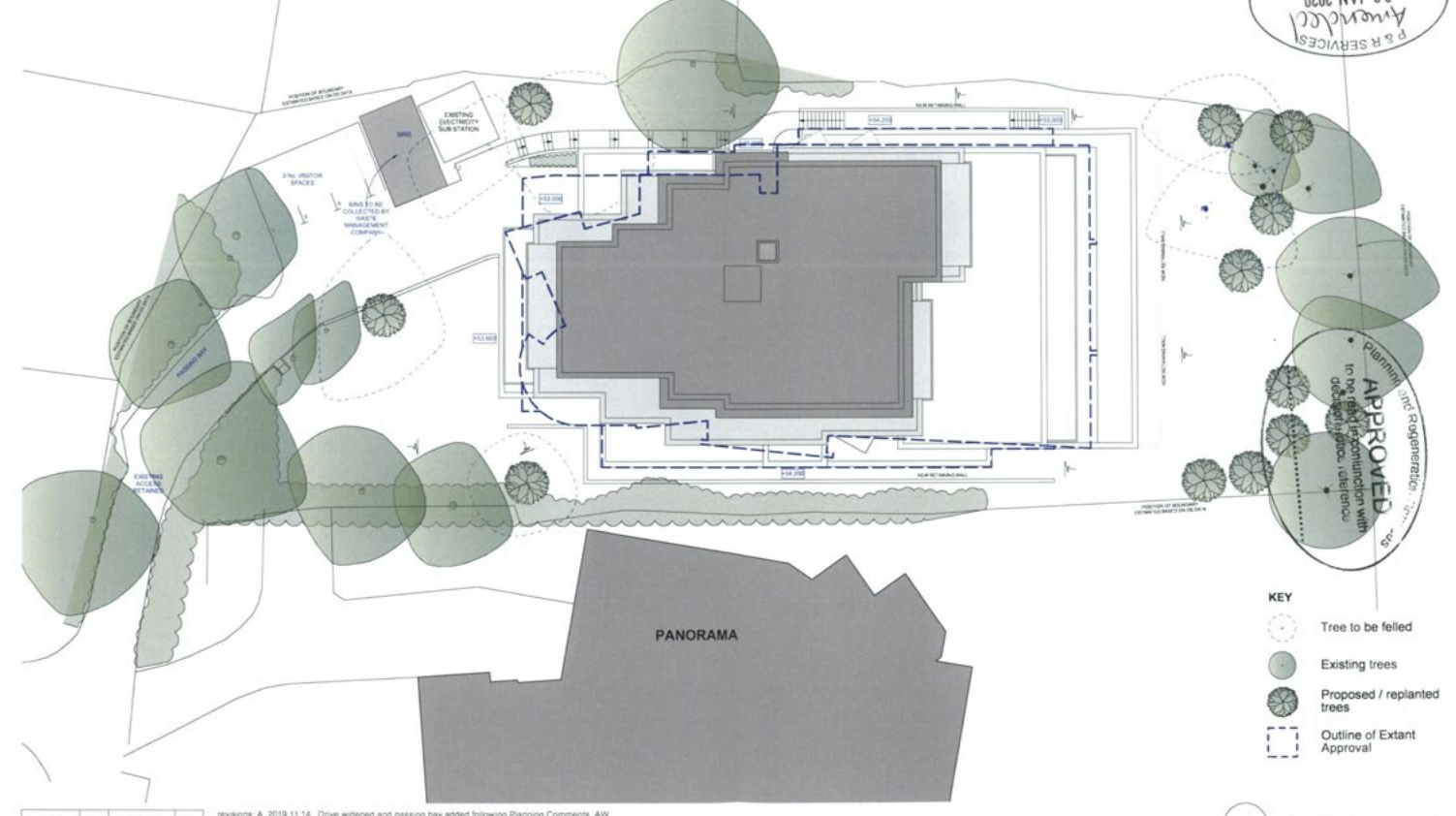
Block Plan
Scale 1: 500

Outline of existing buildings
Outline of proposed Ground Floor
Outline of extant approval

0 2 4 6 8 10 20m

09 JAN 2020
Approved
P&R SERVICES

Planning and Regeneration Services
APPROVED
to be used in conjunction with
decision notice reference



Drawn: AW
Checked: DJ

revisions: A_2019.11.14_Drive widened and passing bay added following Planning Comments_AW
revisions: B_2019.12.12_Line of Lower Ground Floor amended_HVG
revisions: C_2020.01.09_Bin store and number of bins revised_HVG

KEY
Tree to be felled
Existing trees
Proposed / replanted trees
Outline of Extant Approval

0 1 2 3 4 5 10m

Planning and Regeneration Services
APPROVED
to be used in conjunction with
decision notice reference



Indicative Proposed Street Scene
Scale 1: 250

Outline of extant approval

0 1 2 3 4 5 10m

Planning and Regeneration Services
APPROVED
to be used in conjunction with
decision notice reference

Planning and Regeneration Services
RECEIVED
12 DEC 2019
AMENDED PLAN

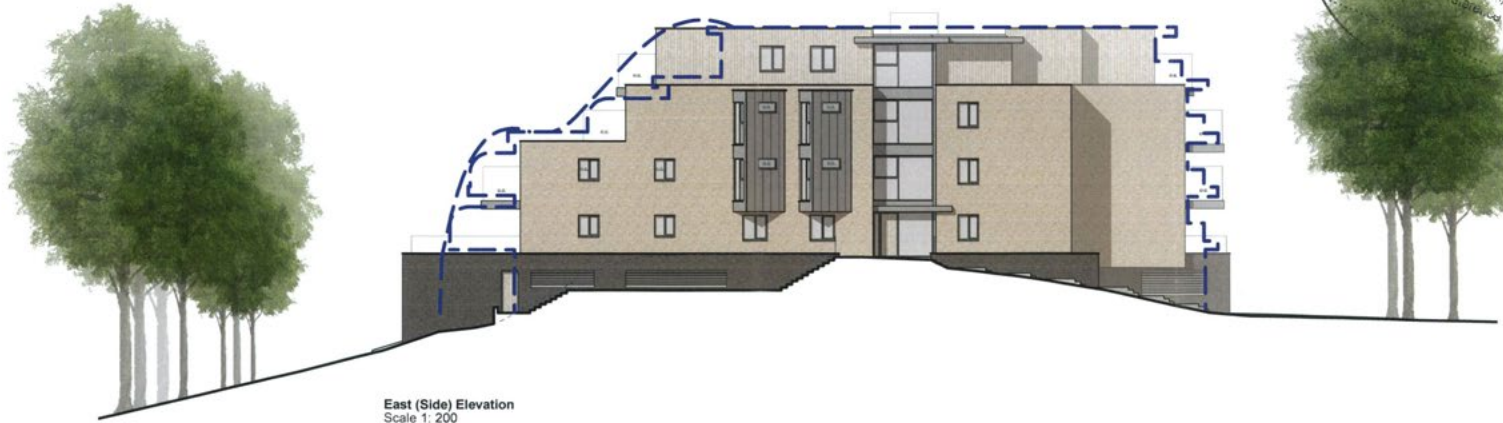
Drawn: RH
Checked: DJ
revisions: A_2019.11.14_Basement / terrace outline amended due to changes to Lower Ground Floor following Planning Comments_AW



North (Front) Elevation
Scale 1: 200

MATERIALS KEY
Buff Brick
Dark Engineering Brick
Timber Effect Cladding
Zinc fascias
Aluminium fascias / capping
Aluminium framed windows / doors / glazing
O.G. Opaque glazing
Existing levels to be amended
Outline of extant approval

Planning and Regeneration Services
APPROVED
to be used in conjunction with
decision notice reference



East (Side) Elevation
Scale 1: 200

TAKE A STEP INSIDE

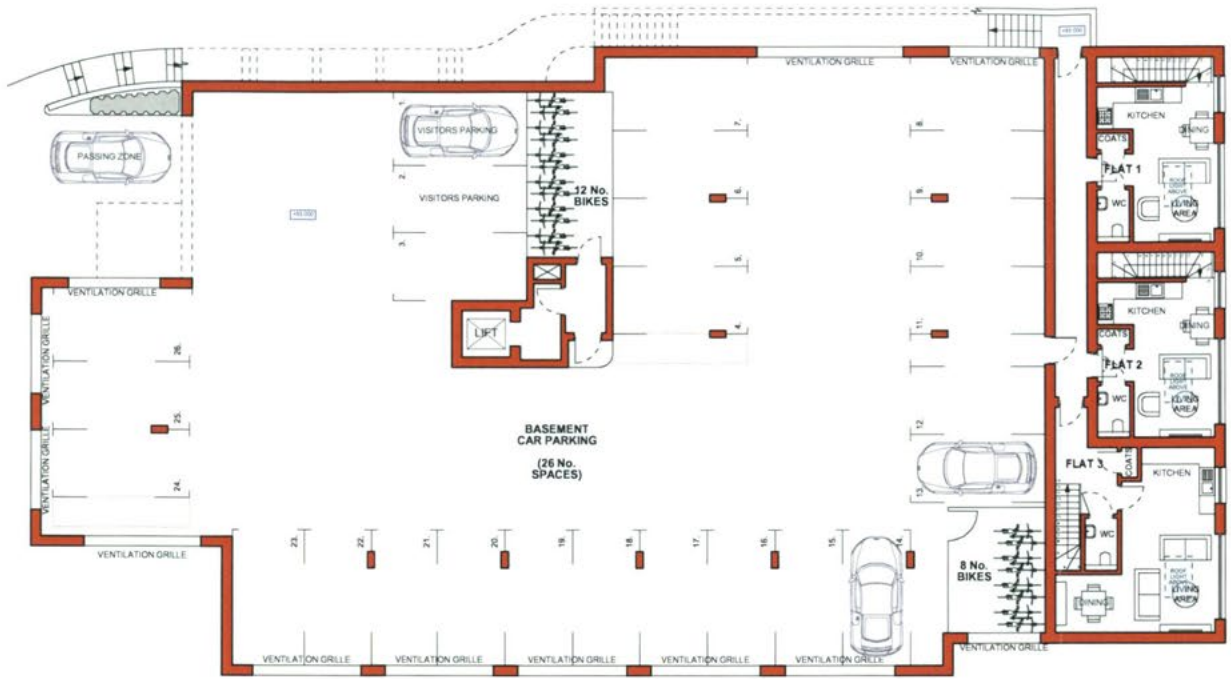


Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

vimeo

Floorplan - Lower Ground Floor

Alipore Heights, Alipore Close,
Lower Parkstone, Poole, BH14 9NS



Lower Ground Floor Plan
Scale 1: 200



Basement Floor Plan
Scale 1: 200

Drawn	AW	Checked	DJ
-------	----	---------	----

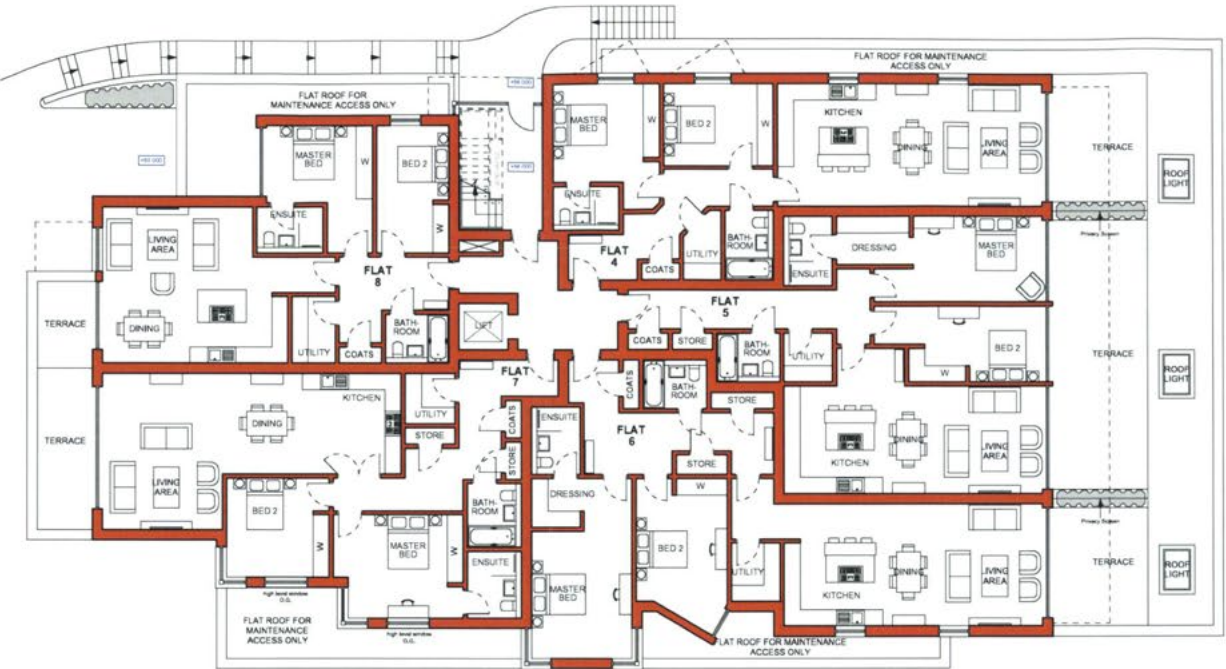
revisions: A_2019.11.14. Space in front of parking bays 1-3 increased following Planning Comments, core layout amended_AW
revisions: B_2019.12.12. Wall of Basement & Lower Ground Floor flats moved out by 100mm_HVG
Balconies @ Lower Ground Floor omitted_HVG



Note: This drawing is the copyright and remains the property of David James Architects & Partners Ltd. ©
Do not scale from this drawing and check all dimensions on site. Unauthorised use of the drawing for any use is prohibited.

Floorplan - Upper Ground Floor

Alipore Heights, Alipore Close,
Lower Parkstone, Poole, BH14 9NS



Upper Ground Floor Plan
Scale 1: 200

Drawn	AW	Checked	DJ
-------	----	---------	----

revisions: A_2019.11.14_ Basement / terrace outline amended due to changes to Lower Ground Floor following Planning Comments_AW
revisions: B_2019.12.12_ Lower Ground Floor wall amended_HVG
Balconies @ Lower Ground Floor omitted_HVG
High level windows added to Flat 7_HVG



Alipore Heights, Alipore Close, Poole | Planning Application

1914 04B | Upper Ground Floor Plan | 1:200 @A3 | July 2019 | davidjames architects & partners ltd ©

Note: This drawing is the copyright and remains the property of David James Architects & Partners Ltd. ©
Do not scale from this drawing and check all dimensions on site. Unauthorised use of the drawing for any use is prohibited.

Floorplan - First Floor

Alipore Heights, Alipore Close,
Lower Parkstone, Poole, BH14 9NS



First Floor Plan
Scale 1: 200



Drawn	AW	Checked	DJ
-------	----	---------	----

revisions: A_2019.11.14_ Basement / terrace outline amended due to changes to Lower Ground Floor following Planning Comments_AW
revisions: B_2019.12.12_ Line of Lower Ground Floor amended_HVG
High level windows added to Flats 10 & 13_HVG



Note: This drawing is the copyright and remains the property of David James Architects & Partners Ltd. ©
Do not scale from this drawing and check all dimensions on site. Unauthorised use of the drawing for any use is prohibited.

Floorplan - Second Floor

Alipore Heights, Alipore Close,
Lower Parkstone, Poole, BH14 9NS



Second Floor Plan
Scale 1: 200



Drawn	AW	Checked	DJ
-------	----	---------	----

revisions: A_2019.11.14: Basement / terrace outline amended due to changes to Lower Ground Floor following Planning Comments_AW
revisions: B_2019.12.12: Line of Lower Ground Floor amended_HVG
High level windows added to Flats 15 & 17_HVG



Floorplan - Third Floor

Alipore Heights, Alipore Close,
Lower Parkstone, Poole, BH14 9NS

ACCOMMODATION SCHEDULE		
Flat 1	70 sqm	753 sqft
Flat 2	70 sqm	753 sqft
Flat 3	83 sqm	893 sqft
Flat 4	103 sqm	1108 sqft
Flat 5	113 sqm	1216 sqft
Flat 6	128 sqm	1377 sqft
Flat 7	121 sqm	1302 sqft
Flat 8	94 sqm	1012 sqft
Flat 9	94 sqm	1012 sqft
Flat 10	106 sqm	1140 sqft
Flat 11	113 sqm	1216 sqft
Flat 12	128 sqm	1377 sqft
Flat 13	121 sqm	1302 sqft
Flat 14	94 sqm	1012 sqft
Flat 15	105 sqm	1130 sqft
Flat 16	119 sqm	1281 sqft
Flat 17	101 sqm	1087 sqft
Flat 18	97 sqm	1044 sqft
Flat 19	91 sqm	979 sqft
Flat 20	105 sqm	1130 sq ft
Total	20 units 2056 sqm	22,124 sqft



Third Floor Plan
Scale 1: 200



Drawn	AW	Checked	DJ
-------	----	---------	----

revisions: A_2019.11.14_ Basement / terrace outline amended due to changes to Lower Ground Floor following Planning Comments_AW
revisions: B_2019.12.12_ Line of Lower Ground Floor amended_HVG
Accommodation schedule amended, Flats 1, 2 & 3 revised



Summary

Development opportunity with full planning permission to construct 20 luxury apartments located on a quiet cul-de-sac.

Alipore Heights, Alipore Close, Lower Parkstone is conveniently located in between the Ashley Cross Village and Penn Hill shopping parade with a variety of restaurants, shopping facilities as well as national and local transport links are close by. The current owner has obtained planning permission (APP/19/01211/F) to demolish the existing building and construct 20 spacious two bedroom apartments with outdoor areas and underground parking. The majority of the apartments will benefit from fantastic views out towards Poole Harbour and beyond. This unique site is circa 0.6 acres and is rare in this location. This would be a fantastic development opportunity for a developer looking to build a statement block of apartments and the finished apartments would attract a lot of interest on the open market. Potential purchasers are invited to view from inside the existing building in order to fully appreciate the elevated position and distant views from this peaceful location. For all enquiries please call the office on 01202 007373. Luxury & Prestige are to be retained by any potential purchaser at 1%+VAT (1.2% inc. VAT) of the agreed price in the event of successfully completed transaction.

Details

Guide Price:	OIEO £2,500,000
Tenure:	Freehold
Stamp Duty:	Advice should be sought

Key features

- + Rare development opportunity
- + Planning permission approved
- + Demolish existing & construct 20 apartments
- + All apartment two bedrooms
- + Underground parking
- + Units range from 753-1,377 square feet
- + Great views from majority of apartments
- + Located on a quiet cul-de-sac
- + Approx 0.6 acre plot
- + For more info call 01202 007373

Our team



Steve Isaacs
Director

07970 878106
steve@luxuryandprestige.com



David Chissell
Director

07795 835647
david@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Photographer

01202 007373
adrianna@luxuryandprestige.com



Ryan Horan
Land & New Homes

07512 196688
ryan@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Asia Roberston
Social Media Manager

01202 007373
asia@luxuryandprestige.com



Valentina Morana
Marketing Assistant

01202 007373
valentina@luxuryandprestige.com



Joanne Bound
Search Agent

01202 007373
jbound@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
Property ref:	L0067
Published:	February 2025



Important notice
Luxury and Prestige Realty Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Luxury and Prestige have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Luxury+Prestige

luxuryandprestige.com