

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.



# Floorplan

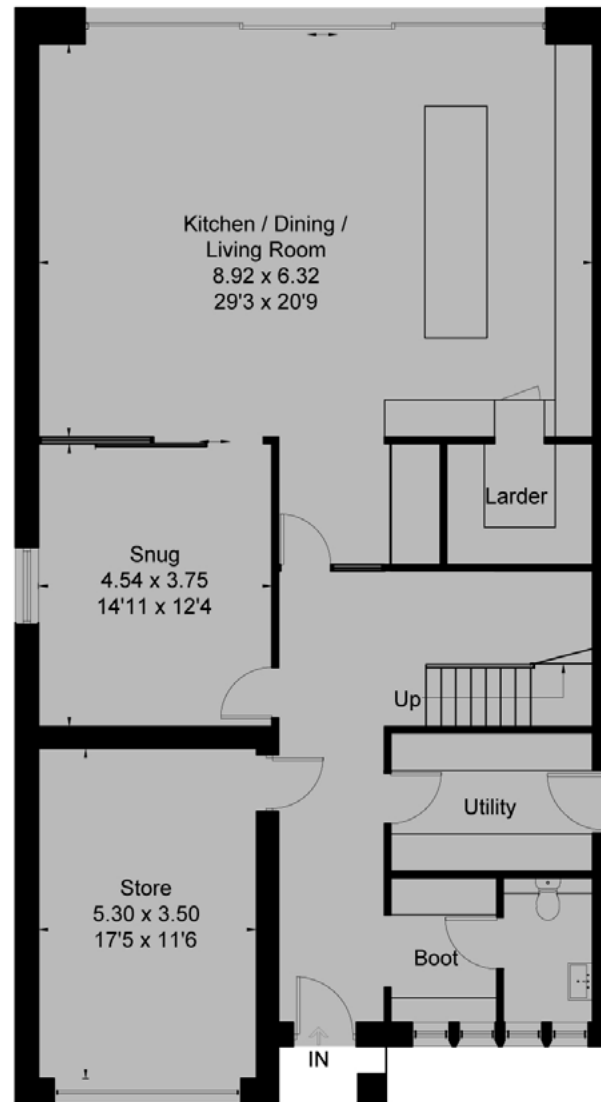
Plot 1, 48 Nairn Road  
Canford Cliffs, Poole, BH13 7NH

## GROSS INTERNAL AREA

House: 3,588 sq. ft / 333 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.

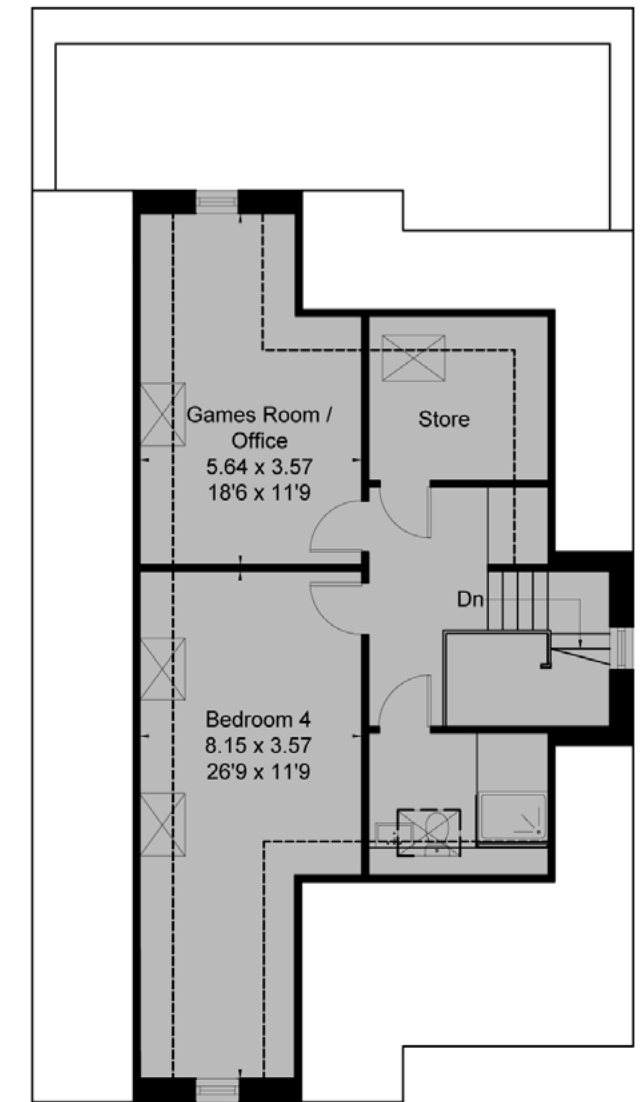
House 01



Ground Floor



First Floor



Second Floor

= Reduced head height below 1.5m



Drawn for illustration and identification purposes only by @fourwalls-group.com #104424

# 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

<b>Guide Price:</b>	£1,195,000
<b>Tenure:</b>	Freehold
<b>Lease Length:</b>	N/A
<b>Maintenance:</b>	N/A
<b>Ground Rent:</b>	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
<b>Local Authority:</b>	BCP Council
<b>Council Tax:</b>	Band F 2026/2027                    £3,466.65 pa*** *** Amount shown is for a main home, please seek advice for additional home.
<b>Services:</b>	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



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