

POOLE

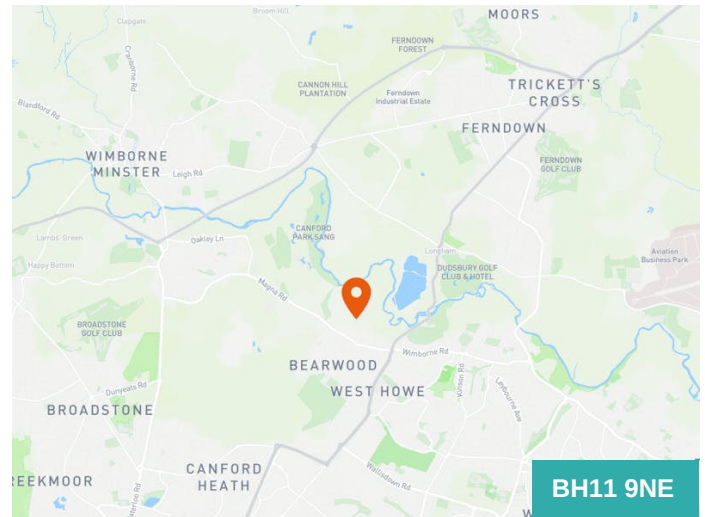
Community Hub Building Land, Canford Vale, Canford Park, BH11 9NE



HALL/MISC FOR SALE

0.13 ACRES

- Suitable for community uses - D1/D2/F2
- Situated centrally within the wider residential development comprising 695 new homes
- Within an desirable location
- Available parcel of land is a 0.13 acre plot (515 sq m)
- Benefits from 20 allocated parking spaces, including 2 accessible parking bays and 5 visitor parking spaces
- Services will be provided to the boundary



Summary

Available Size	0.13 Acres
Price	Price on application
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

The available parcel of land occupies a prominent position, making it an ideal focal point within a modern neighbourhood development. Suitable for community uses such as D1/D2/F2. The land is available for use classes approved under the outline consent [App ref: APP/22/00092/R] and the building size will need to be discussed further with the local authority. The site area has room to provide a detached building and outside space.

Benefits from 20 allocated parking spaces, including 2 accessible parking bays and 5 visitor parking space, which are situated immediately north west of the boundary.

Location

The development is located off Knighton Lane, Canford Magna, Poole (BH11), between Canford Magna and

Bearwood. the Community building is situated centrally within the development. It forms part of the wider Canford Park masterplan, a major new community that was approved with up to 695 homes, community facilities, retail space, workspaces, open space and a care home.

Viewings

Are to be arranged by sole agents, Vail Williams.



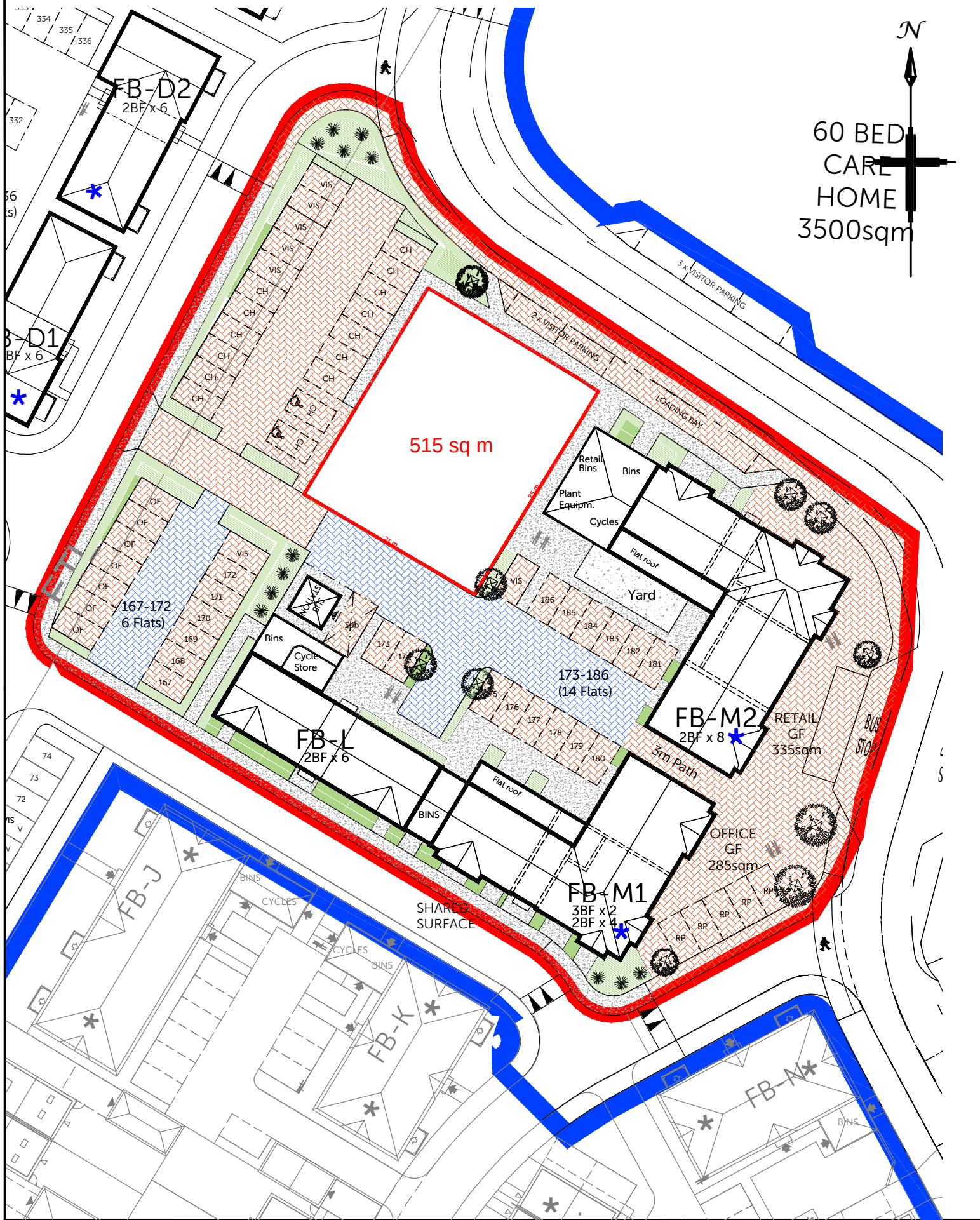
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60 BED
CARE
HOME
3500sqm

SITE:	CANFORD PHASE 1.4			Taylor Wimpey Southern Counties Colvedene Court Wessex Way Wessex Business Park Colden Common WINCHESTER. SO21 1WP. Tel.: 01962 676700 Fax.: 01962 711516 www.taylorwimpey.co.uk 
DRAWING	PROPOSED COMMUNITY HUB LAND			
SCALE:	1:500 @A4	DATE:	13/07/2026	