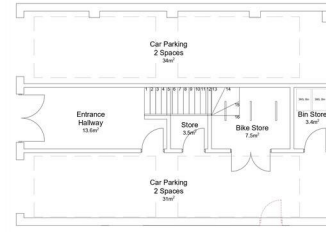
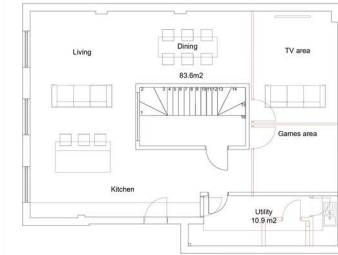




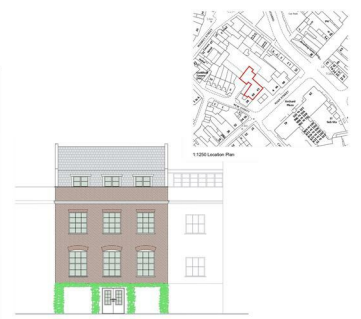
40-42 High Street, Poole, BH15 1BT
£450,000 Share of Freehold



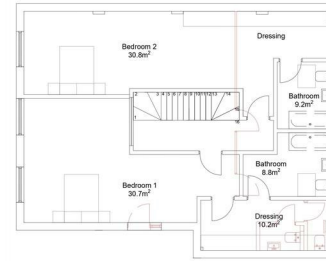
Proposed Lower Ground Floor Plan (Car Park)
Scale 1:50 @ A1



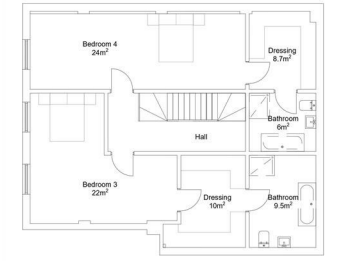
Proposed Upper Ground Floor Plan
Scale 1:50 @ A1



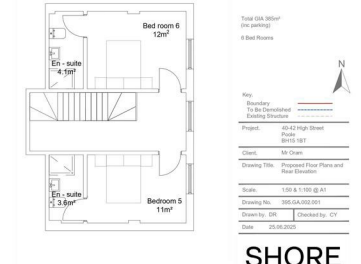
Existing Elevation
Scale 1:100 @ A1



Proposed First Floor Plan
Scale 1:50 @ A1



Proposed Second Floor Plan
Scale 1:50 @ A1



Proposed Third Floor Plan (Mezzanine Area)
Scale 1:50 @ A1

Total GFA	900m ²
(inc parking)	
# Bed Rooms	8
Key:	
Shedding	To Be Demolished
Existing Structure	
Project	40-42 High Street Poole BH15 1BT
Client	Mt Glen
Drawing Title	Proposed Floor Plans and Rise Elevations
Scale	1:50 & 1:100 @ A1
Drawing No.	105-SA-003-001
Drawn by	DR
Checked by	JY
Date	28.09.2025

SHORE

1 Grand Parade, Poole, Dorset, BH15 1AD

Web: www.shorearchitects.co.uk
 Email: info@shorearchitects.co.uk
 Phone: 01204 880000
 These drawings are for planning purposes only. They do not constitute a contract and are subject to the terms and conditions of our standard conditions of sale. To be used for building.





An excellent opportunity to acquire this substantial dwelling in the heart of Poole Old Town. Rich in character, this 4100 sq.ft property boasts permitted development to be turned into a 6 bedroom, 6 en suite with 3 reception rooms

- PERMITTED DEVELOPMENT
- HUGE POTENTIAL
- CENTRAL POOLE LOCATION
- A UNIQUE OPPORTUNITY
- 4144 SQ.FT OF ACCOMMODATION
- IDEAL INVESTMENT

Property Comprises

A rare opportunity to acquire a substantial property in the heart of Poole Old Town, just moments from Poole Quay. Spanning approx. 385 sq m (including parking), this characterful dwelling is arranged over multiple floors and offers space for a spacious open-plan living, six double bedrooms, multiple dressing rooms, and en-suites.

The plan features a large kitchen/living/dining space, utility room, and dedicated games and TV areas. The lower ground floor provides two private parking spaces, a bike store, and bin storage – an exceptional benefit in this central location.

Perfectly positioned near the historic Guildhall, cafes, restaurants, and the waterfront, this unique home is ideal as a luxurious family residence or a high-end investment opportunity.



