



**The Drive** , *Brudenell Avenue, Poole, BH13 7NW*

**SPENCERS**  
COASTAL







*The land and future property offers a luxurious and serene lifestyle with access to beautiful beaches, water activities, fine dining, and a close-knit community of high-end homes. It's an attractive location for those seeking a premium living experience in Canford Cliffs.*

## The Property

Spencers Coastal is thrilled to present a unique land opportunity with planning permission for an ultra-modern residence.

This striking five-bedroom architectural design spans over 3004 sq ft (3453 sq ft including terraces) and across three generous floors. Crafted by renowned local firm UX Architects, this plot results from the current owners dividing their existing large plot.

The new build and existing property 'Links view' will share the same driveway. Nestled at the end of 'The Drive,' a private lane branching off the prestigious Brudenell Avenue, this location offers tranquillity within proximity to vibrant Sandbanks Harbour and the Parkstone golf course. The world-famous Poole Harbour lies just 320 meters away.

Ideal for creating your dream main or holiday residence, BCP Council has granted planning permission under reference APP/21/00450/F.

**Plot with full planning application:  
Offers in Excess of £1,000,000**

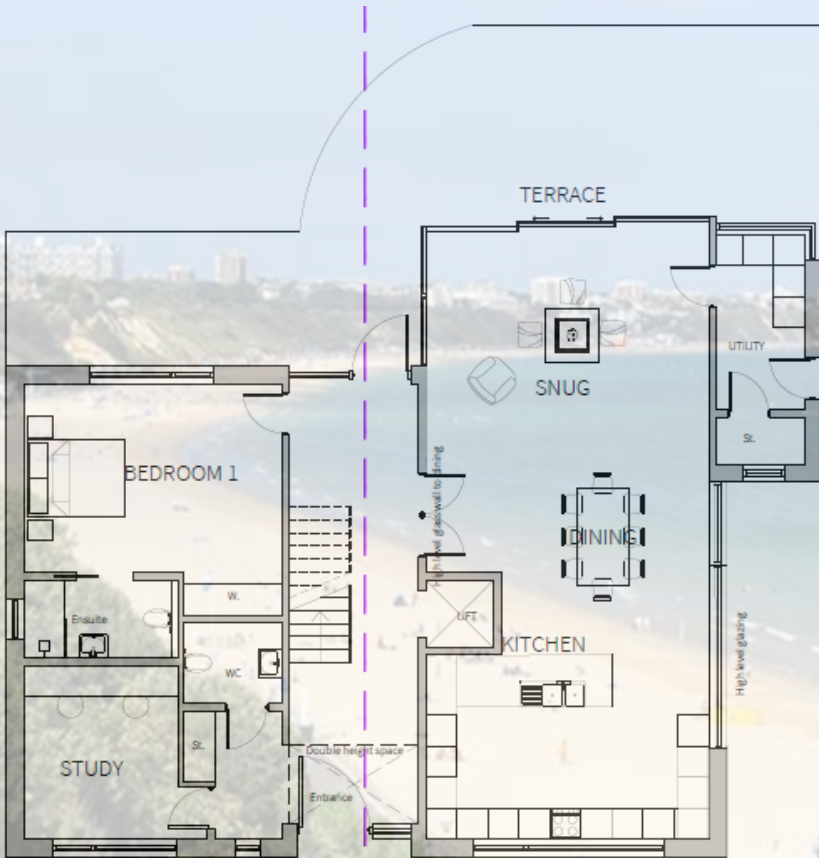


Rear View



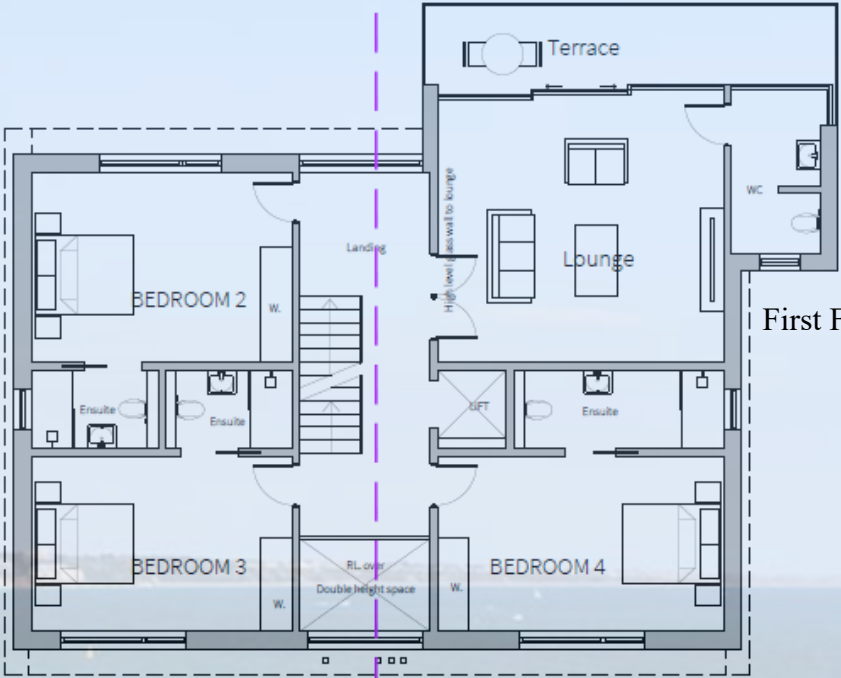
Side View

FLOOR PLAN



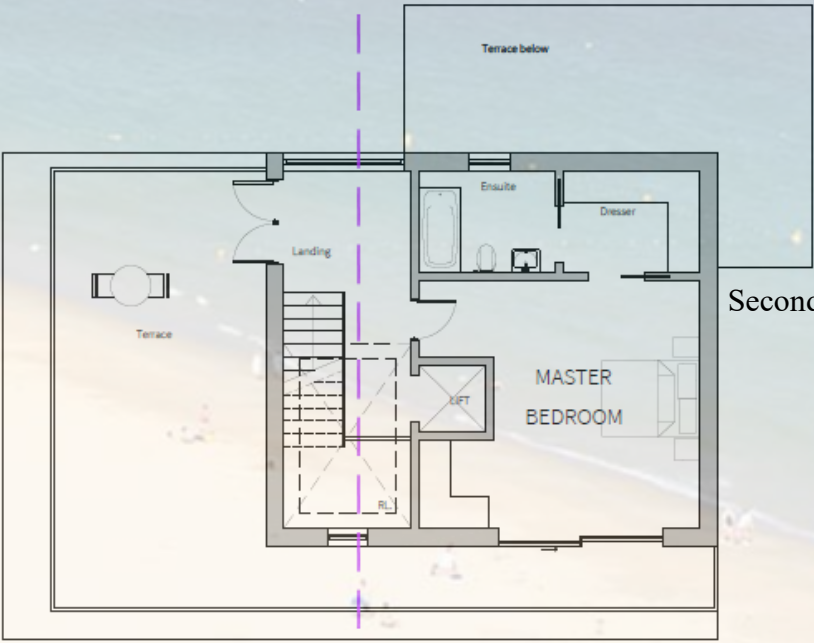
PROPOSED GROUND FLOOR PLAN // 1:100  
GIA: 140 SQM

Ground Floor



PROPOSED FIRST FLOOR PLAN // 1:100  
GIA: 130 SQM

First Floor



PROPOSED SECOND FLOOR PLAN // 1:100  
GIA: 50.8 SQM

Second Floor



## The Situation

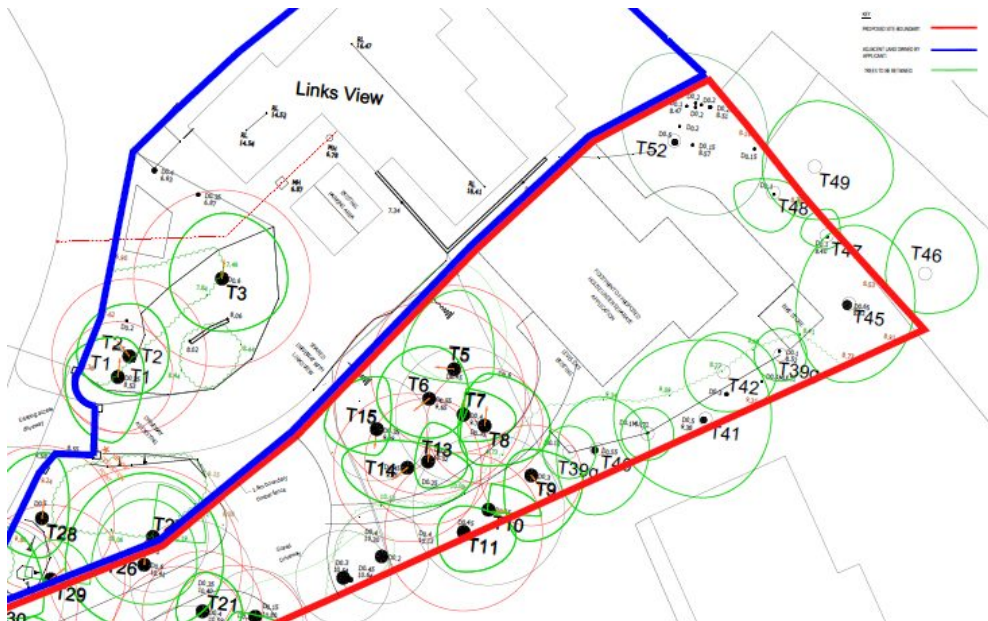
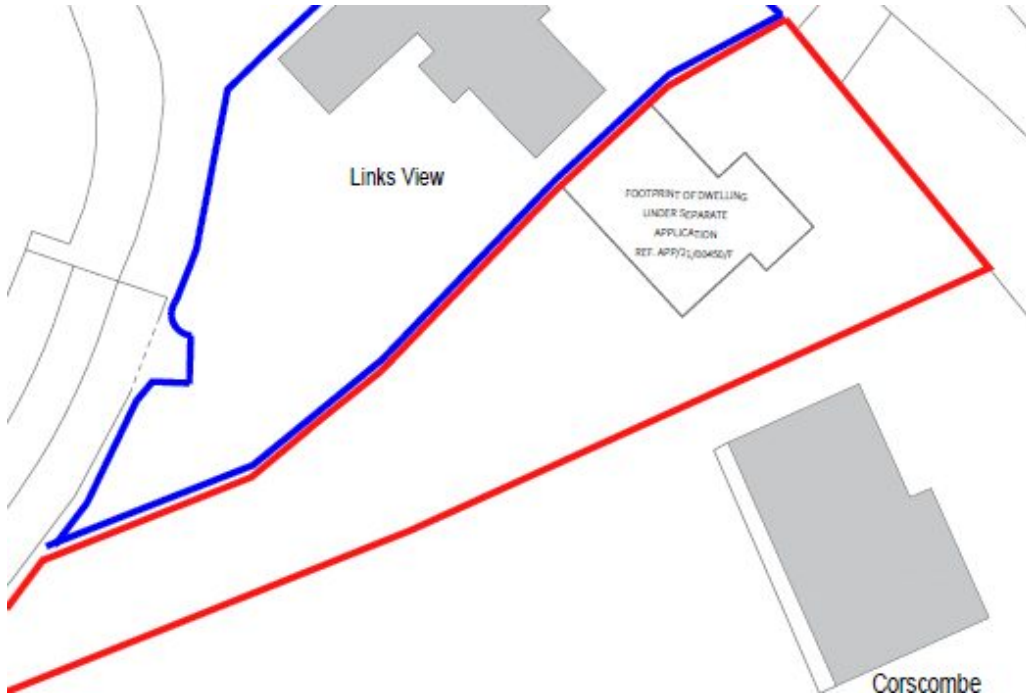
The property is situated in one of the most sought-after locations of Canford Cliffs, which is known for its exclusivity and upscale living.

The location is set down a private drive, shared with only 7 detached homes, each with a substantial value ranging from £2.5 million to over £6 million.

The property is conveniently located close to internationally renowned Sandbanks and Poole Harbour, which is not only the second largest natural harbour in the world but also offers stunning, award-winning, golden sand beaches, a beautiful waterfront setting for various aquatic activities, a chain ferry which provides easy access to the Purbecks, Shell Bay, Swanage and the Jurassic coastline.

There are several dining options in the vicinity, including Rick Stein's restaurant, The Pig On the Beach, Shell Bay fish restaurant, and the renowned Ocean Palace Chinese restaurant located inside Harbour Heights Hotel.

The area is home to prestigious yacht clubs, including the Royal Motor Yacht Club



## Points Of Interest

Canford Cliffs shops	0.7 Miles
Lilliput shops	0.8 Miles
Sandbanks beach	0.3 Miles
Rick Stein Restaurant	1.1 Miles
Poole town centre	3.0 Miles
Bournemouth town centre	4.0 Miles
Bournemouth Airport	11.0 Miles

## Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

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