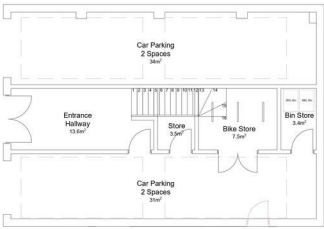
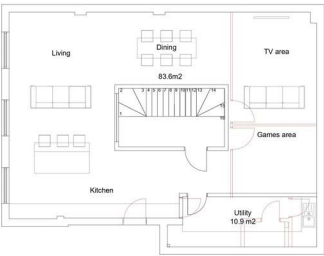




40-42 High Street, Poole, BH15 1BT
£450,000 Share of Freehold



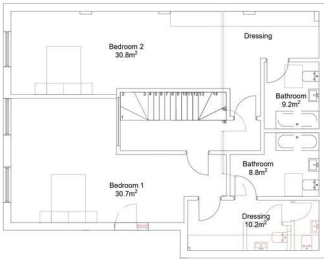
Proposed Lower Ground Floor Plan (Car Park)
Scale 1:50 @ A1



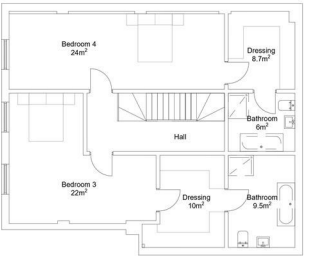
Proposed Upper Ground Floor Plan
Scale 1:50 @ A1



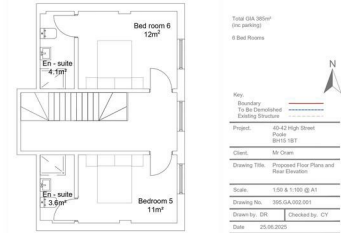
Existing Elevation
Scale 1:100 @ A1



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: 1800m ²	
(see parking)	
8 Bed Rooms	
Key:	
Boundary	
To be demolished	
Existing Structure	
Project:	402 St High Street
Phase:	BH15 1BT
Client:	Mr. Green
Drawing Title:	Proposed Floor Plans and
	Room Elevations
Scale:	1:50 & 1:100 @ A1
Drawing No.:	105 SA 003 001
Drawn by:	DR
Checked by:	CV
Date:	28.09.2023

SHORE

1 Grand Parade, Poole, Dorset, BH15 1AD

Web: www.shorearchitects.co.uk

Email: info@shorearchitects.co.uk

These drawings are for planning purposes only and do not constitute a contract. The client is responsible for obtaining all necessary permissions and approvals.





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.





Key Drummond

Tel: 01202 700771

canfordcliffs@keydrummond.com

www.keydrummond.com

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

• Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.

• They do not constitute an offer of contract for sale.

• Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further

clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

