

40 Dorset Lake Avenue

Lilliput • Poole • Dorset



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**40 Dorset Lake Avenue
Lilliput, Poole, Dorset BH14 8JD**

A unique opportunity to acquire this south west facing waterside plot of approximately 0.45 acres suitable for an important luxury dwelling of up to 10,000 sq ft subject to the necessary consents (which cannot be guaranteed).

With expansive panoramic views over Poole Harbour and Brownsea Island. Considered to be located in one of the area's premier waterside locations.

A prime waterfront location at what many people consider to be the gateway to Sandbanks, where values rival or even exceed those achieved on the world famous Sandbanks Peninsula.

This plot, along with others on this small and exclusive stretch of waterfront, offers a sunny aspect and is one of the few places in the area with potential for access to the water via a private slipway. "Sealegs" RiBs are popular in this location as they can be driven to deep water across the sand and launched even when the tide is out. Full planning permission (APP/10/01557/F) for a contemporary styled four storey detached residence with accommodation of approximately 10,000 sq ft was granted in February 2011 has since elapsed.

Situation

Local amenities at nearby Lilliput include a variety of shops such as a Tesco Express and Co-operative, a Patisserie and restaurant. Salterns Marina is also in Lilliput where some of the areas' finest yachts and motorboats reside. Sandbanks can be reached by car in a few minutes or on foot via Evening Hill.

Lilliput offers excellent communications to the town centres of Poole and Bournemouth and also to Studland, where one of the South Coast's most beautiful nature reserves can be found.

An excellent location for families, retired individuals, professional couples or a second home owner. This rare opportunity will, in our opinion, be difficult to replace.

The site extends to approximately 0.45 of an acre and slopes gently down to the waters edge, being one of just a handful within one of the most premier roads in the surrounding area.





Viewing: Strictly by prior appointment through sole selling agents Lloyds
VIEWING 7 DAYS A WEEK. Ref: 2791

Important Notice

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