

Luxury+Prestige

31 BRUDENELL AVENUE

CANFORD CLIFFS, POOLE, BH13 7NW







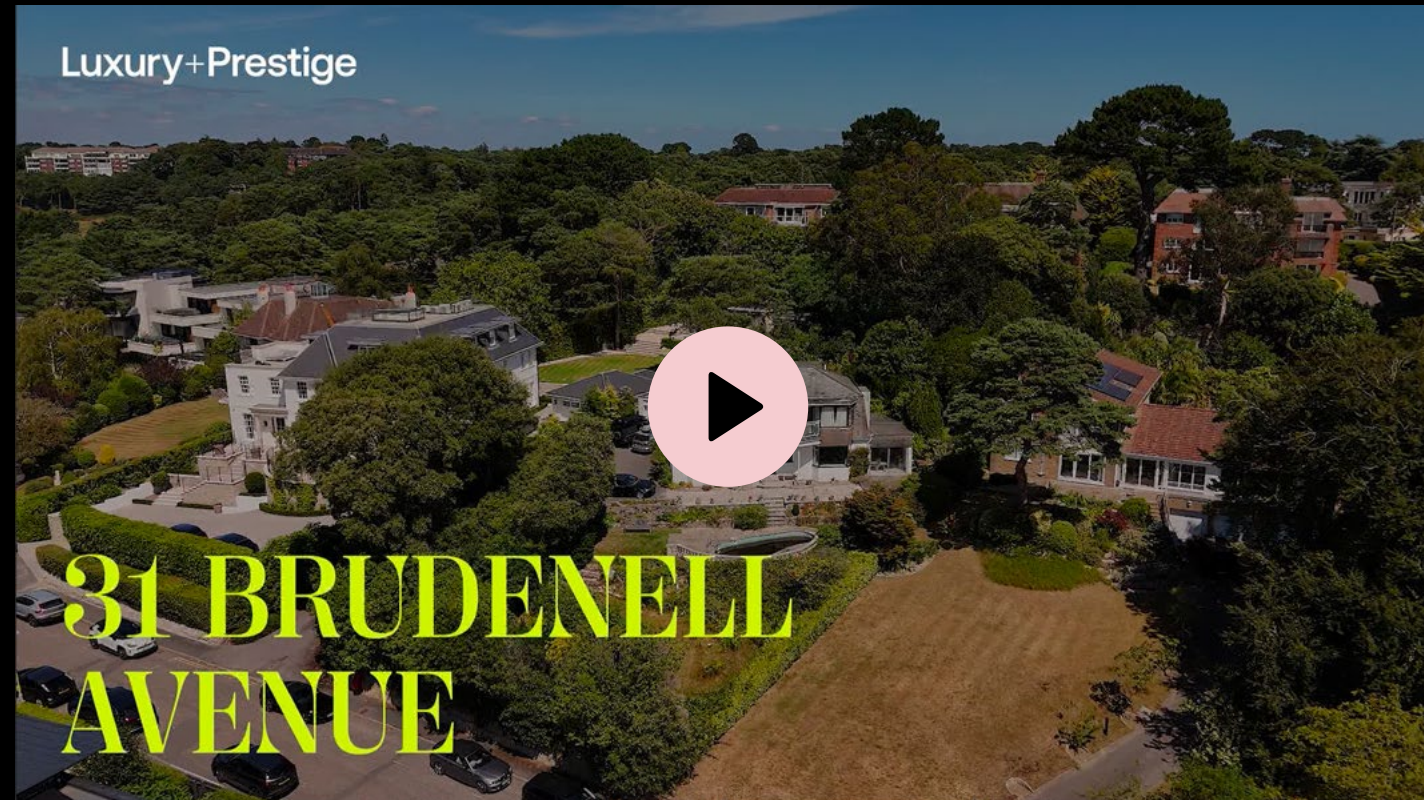








TAKE A STEP INSIDE



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

vimeo

Floorplan

31 Brudenell Avenue, Canford Cliffs
Poole, BH13 7NW

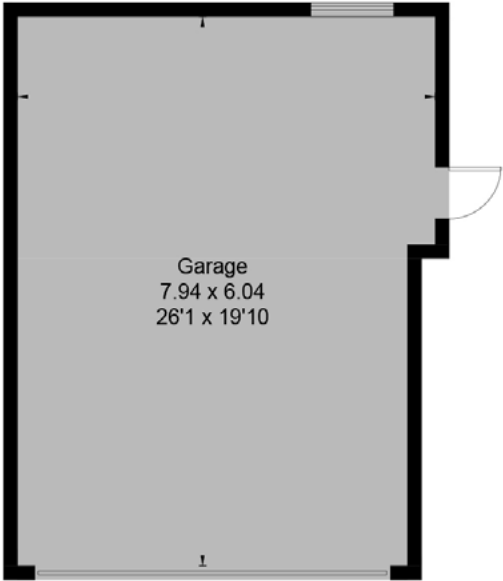
GROSS INTERNAL AREA

House:	3,124 sq. ft / 290 m²
Garage:	497 sq. ft / 46 m²
Outbuildings:	25 sq. ft / 2 m²
Overall Total:	3,646 sq. ft / 338 m²

Sizes and dimensions are approximate, actual may vary.



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

Summary

Rare to the market is a term frequently used to describe properties for sale but this opportunity would be almost impossible to replicate as potentially the most sought after of all potential plots in one of the area's most popular roads.

The vantage point benefits from an incredible view over Poole Harbour encompassing the Sandbanks Peninsula, Brownsea Island as well as the working port to the west. The sloping plot extends to 0.5 acres with the potential for stunning landscaped grounds and it also affords a surprising degree of privacy.

The current dwelling dates from the Pre-War era but appears to have been extended and modernised a number of times over the years. The bricks and mortar have been overtaken by the value of the plot now making this ripe for redevelopment subject always to the necessary consents.

Properties in the vicinity include one which sold (at the nearby Luscombe development) for nearly £6.75M and arguably one of the areas most beautiful and valuable houses was recently constructed on an adjacent plot. Brudenell Avenue is sought after due to its attractive street scene combined with close proximity to Poole Harbour and Sandbanks beyond and from time to time it has featured in the national press.

Details

Guide Price:	£3,500,000		
Tenure:	Freehold		
Lease Length:	N/A		
Maintenance:	N/A		
Ground Rent:	N/A*		
	* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.		
Stamp Duty:	Main Home	£333,750**	
	Additional Home	£508,750**	
	** based on guide price,		
Local Authority:	BCP Council		
Council Tax:	Band G		
	2025/2026	£3,758.23pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		

Key features

- + Incredible views
- + 0.5 acre plot
- + Arguably the best position in the road
- + Popular and sought-after location
- + Ripe for redevelopment (subject to the necessary consents)
- + Attractive street scene
- + Adjacent to very important homes
- + Rare opportunity
- + Almost impossible to replace
- + No forward chain

Our team



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