

Luxury+Prestige

PLOT 1 48 NAIRN ROAD

CANFORD CLIFFS, POOLE, BH13 7NH









Completed projects by KLF





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TAKE A STEP INSIDE



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



Floorplan

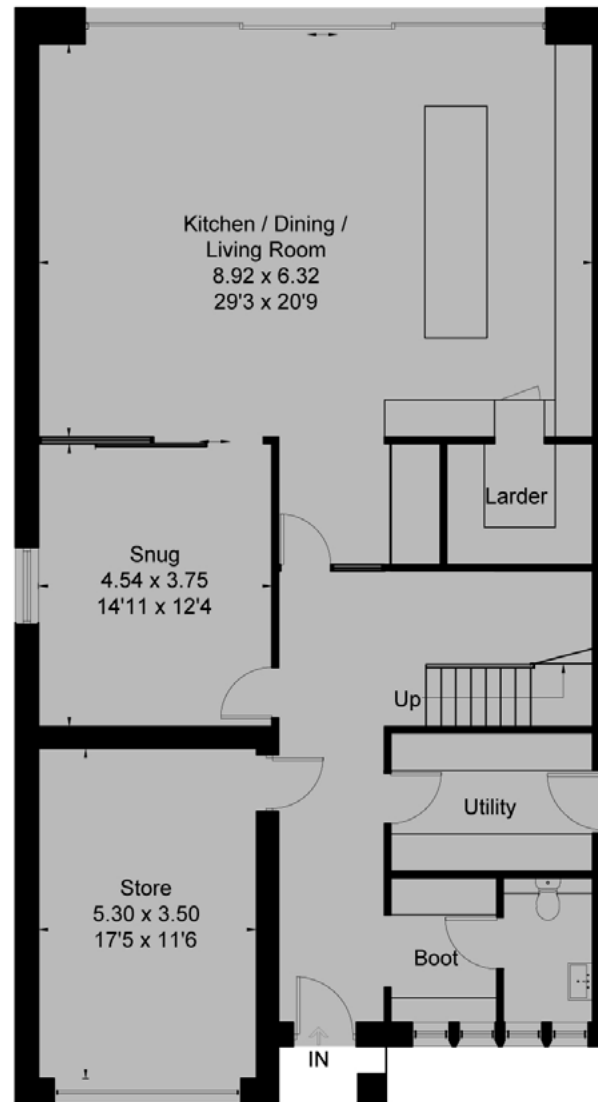
Plot 1, 48 Nairn Road
Canford Cliffs, Poole, BH13 7NH

GROSS INTERNAL AREA

House: 3,588 sq. ft / 333 m²

Sizes and dimensions are approximate, actual may vary.

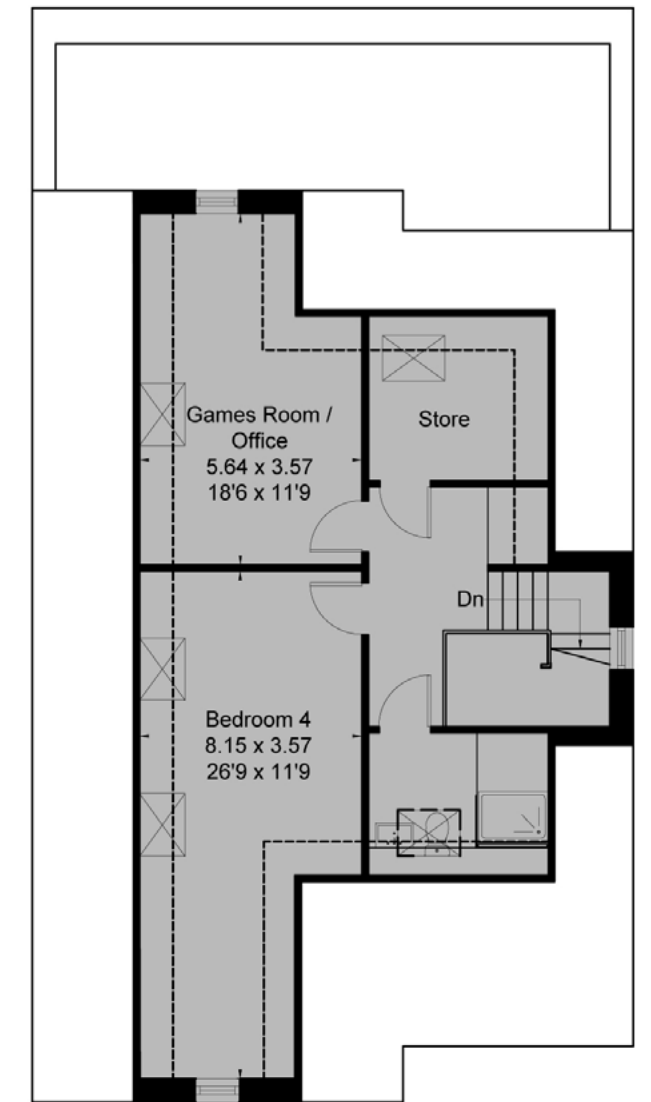
House 01



Ground Floor



First Floor



Second Floor

= Reduced head height below 1.5m



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Summary

This is a rare opportunity to secure a home at the earliest stage of an exceptional new development by the highly regarded KLF Developments.

Renowned locally for delivering some of the area's most desirable new homes in recent years, this latest project promises the same outstanding standard of design, craftsmanship and specification. Each residence will extend to approximately 3,600 sq ft of beautifully appointed accommodation, thoughtfully designed for modern luxury living. The homes will feature four/five generously proportioned bedrooms, four elegant bathrooms, and an impressive open-plan kitchen, dining and living space that forms the heart of the home. In addition, there is a separate snug, perfect for quieter relaxation, along with an integral garage. Set within a truly prime coastal location, the development lies just moments from the shores of Poole Harbour, while the renowned beaches of Sandbanks are close at hand. Canford Cliffs Village, with its boutique shops, cafés, and restaurants, is also within easy walking distance in the opposite direction. Purchasing at this early stage presents a unique opportunity to collaborate with KLF Developments to personalise elements of the home, allowing buyers to tailor aspects of the design and finish to suit their individual lifestyle. There may also be the potential for significant SDLT savings if the property is purchased as a clear plot and built under a separate build contract, rather than acquiring a completed second home. (Buyers should seek independent advice regarding SDLT). Further details, including the full specification, are available upon request.

Details

Guide Price:	£2,750,000
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.
Local Authority:	BCP Council
Council Tax:	Band TBC 2025/2026 £x,xxx.xx pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + **Upcoming KLF Developments project**
- + **Extremely sought after location**
- + **Stunning traditional design with contemporary twist**
- + **Four/five bedrooms, four bathrooms**
- + **Extends to circa 3,600 square feet**
- + **Off road parking and integral garage**
- + **Luxurious specification throughout**
- + **Short walk to Poole Harbour and Canford Cliffs Village**
- + **Opportunity to personalise at this early stage**
- + **Potential for significant SDLT savings**

Our team



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