

PS



1a Lawrence Drive, Canford Cliffs, Poole - BH13 7EN

For Sale - offers over £1,500,000

PS



1a Lawrence Drive

Canford Cliffs

Set within one of Canford Cliffs' most established residential pockets, this is a rare opportunity to secure a private, level plot with full planning permission already in place for a contemporary architectural residence*.

The setting is calm and discreet, with mature surroundings and a natural orientation that draws in light throughout the day. For a buyer seeking to create a long term coastal home, the groundwork has been thoughtfully prepared, balancing scale, privacy and design clarity.

- Just over 1km to Flaghead Chine & Canford Cliffs Chine leading to beaches
- Existing 2,900 sq.ft detached house with planning permission granted for contemporary residence (*Scheme APP 24 00288 F)
- Opportunity for refurbishment or redevelopment
- 0.37 acre level and private garden
- Five bedrooms and three reception rooms
- Central orientation to plot with strong natural wrap-around light
- Corner plot with permission to create 2nd entrance
- 900m to Parkstone Golf Course - in the UK's top 100
- Quiet established residential setting
- Gated driveway parking & detached garage
- Freehold
- Council Tax Band G £3,999.98
- EPC rating: E



ABOUT THIS PROPERTY:

The existing house extends to more than 2,900 sq.ft across three floors, offering immediate usability while longer term plans are realised. The entrance opens into a series of well proportioned reception spaces, including two dining rooms, a separate study and a generous kitchen breakfast room supported by a utility and cloakroom. The layout already demonstrates strong fundamentals, with clear zoning between formal and informal living.

Upstairs, four double bedrooms are arranged across the first floor, two with en suite facilities alongside a family bathroom. The second floor provides a further substantial bedroom, well suited to guest accommodation or an independent teenage space, set away from the main bedroom level.

Externally, the 0.37 acre garden is a defining feature. Level, private and well proportioned, it offers excellent scope for considered landscaping, outdoor entertaining and future leisure elements. The orientation supports consistent natural light, enhancing both the existing home and the proposed design.

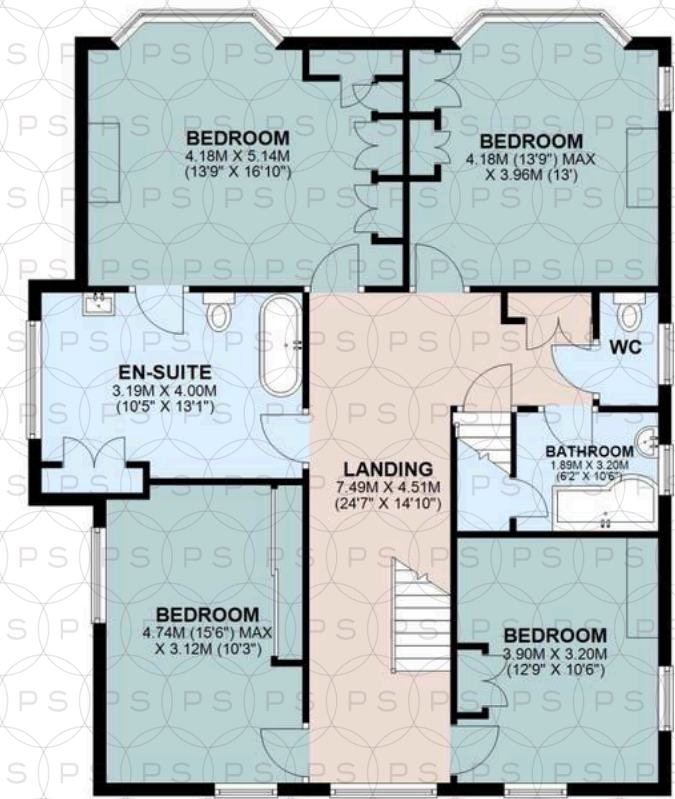
*The approved scheme, reference APP 24 00288 F, introduces a clean lined contemporary design that responds intelligently to the plot. The proposed architecture enhances volume, flow and connection to the garden, creating a residence aligned with modern coastal living while respecting the established character of the area.

LOCATION:

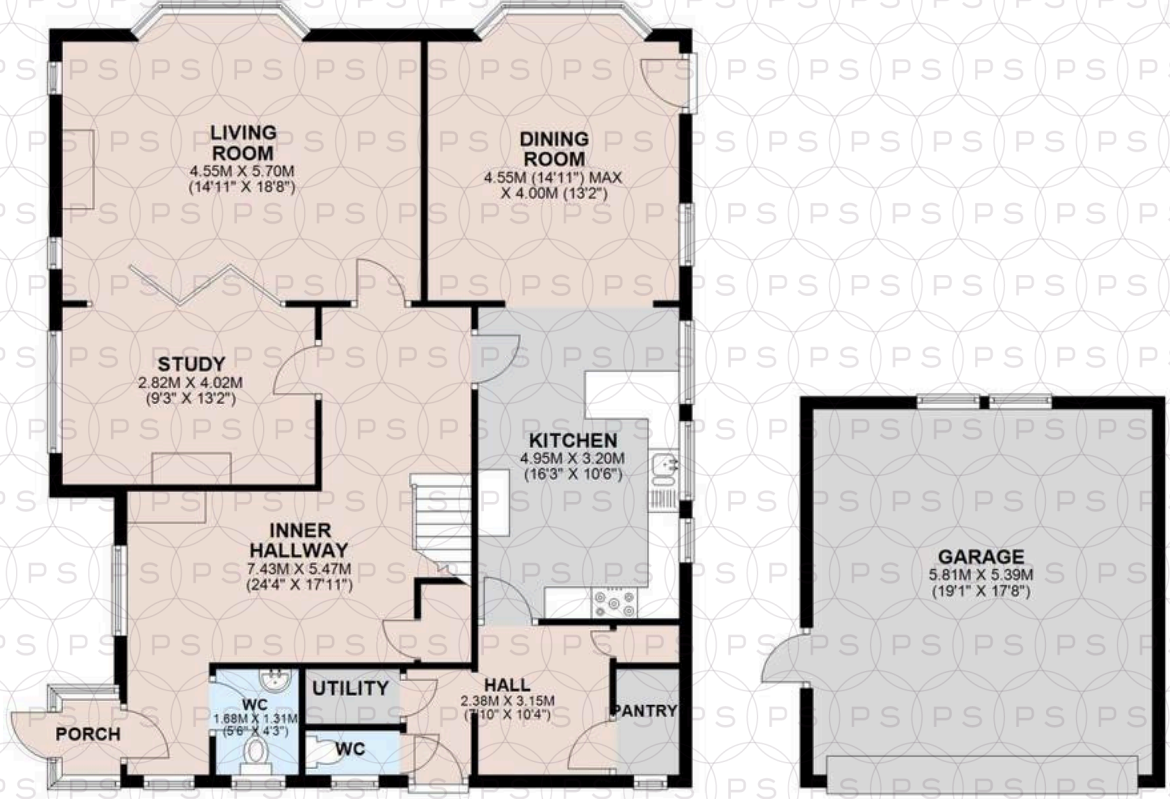
Canford Cliffs remains one of the South Coast's most desirable locations, known for its tree lined avenues and proximity to the coastline. The village centre offers a curated selection of cafés, restaurants and everyday amenities, with access to award winning beaches within easy reach. Sandbanks, Parkstone Golf Club and Poole Harbour are all close by, while mainline rail connections to London Waterloo can be reached from nearby Poole & Bournemouth Stations.



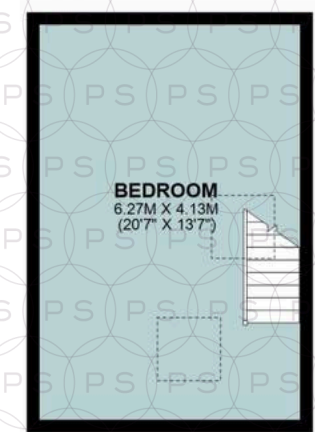
FIRST FLOOR
APPROX. 108.8 SQ. METRES (1171.0 SQ. FEET)



GROUND FLOOR
APPROX. 142.6 SQ. METRES (1534.9 SQ. FEET)



SECOND FLOOR
APPROX. 25.9 SQ. METRES (279.0 SQ. FEET)



TOTAL AREA: APPROX. 277.3 SQ. METRES (2985.0 SQ. FEET)

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Plan produced using PlanUp.



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