

POOLE

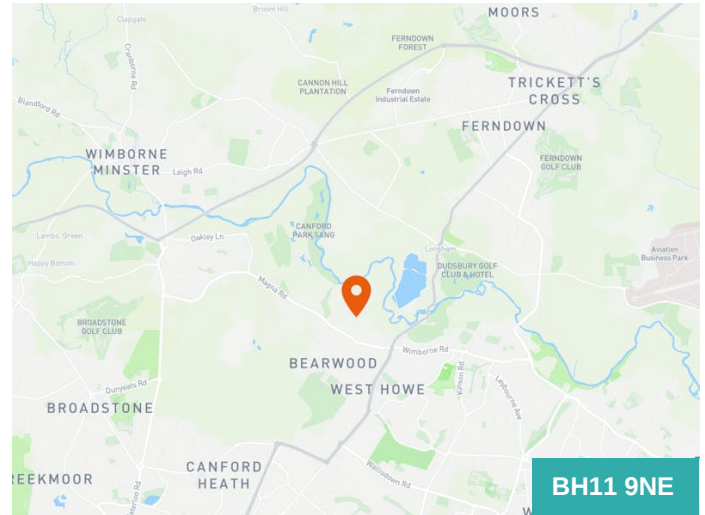
Community Hub Building Land, Canford Vale, Canford Park, BH11 9NE



LAND / NEW BUILD FOR SALE

0.13 ACRES

- Suitable for community uses - D1/D2/F2
- Situated centrally within the wider residential development comprising 695 new homes
- Within an desirable location
- Available parcel of land is a 0.13 acre plot (515 sq m)
- Benefits from 20 allocated parking spaces, including 2 accessible parking bays and 5 visitor parking spaces
- Services will be provided to the boundary



Summary

Available Size	0.13 Acres
Price	Price on application
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

The available parcel of land occupies a prominent position, making it an ideal focal point within a modern neighbourhood development. Suitable for community uses such as D1/D2/F2. The land is available for use classes approved under the outline consent [App ref: APP/22/00092/R] and the building size will need to be discussed further with the local authority. The site area has room to provide a detached building and outside space.

Benefits from 20 allocated parking spaces, including 2 accessible parking bays and 5 visitor parking space, which are situated immediately north west of the boundary.

Location

The development is located off Knighton Lane, Canford Magna, Poole (BH11), between Canford Magna and

Bearwood. the Community building is situated centrally within the development. It forms part of the wider Canford Park masterplan, a major new community that was approved with up to 695 homes, community facilities, retail space, workspaces, open space and a care home.

Viewings

Are to be arranged by sole agents, Vail Williams.



Matt Cureton
0121 654 1065
07786 735 596
mcureton@vailwilliams.com



Andrew Lubman
07780749718
alubman@vailwilliams.com

vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 19/08/2026

