



52 Pearce Avenue
Lilliput, Poole, BH14 8EH

Unique Prime Coastal Luxury Home Opportunity

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52 Pearce Avenue

An exceptional and secluded waterfront home on the most exclusive road in BH14. A rare opportunity offering sumptuous refined luxury and convenience. This property will combine a large and private plot with architecture that celebrates the panoramic harbour and nature reserve views with direct water access to offer an unrivalled elegant and environment-embracing coastal lifestyle.

The Plot

Occupying an exceptional position on Pearce Avenue, one of the area's most discreet and prestigious addresses and home to Parkstone Yacht Club, this remarkable waterside plot supports the creation of a true coastal masterpiece.

With the site extending to approximately 100 metres in length, plans include an approach that is both impressive and private. A sweeping driveway leads to the residence which is set well back from the road, ensuring complete seclusion and an immediate sense of arrival.

To the rear, beautifully private gardens unfold towards the water's edge, where 17 metres of direct frontage provides an extraordinary connection to Poole Harbour, one of Europe's largest natural harbours. Plans are currently in progress to secure permissions for a private boathouse and slipway, enabling easy, effortless access to the harbour and open water beyond. This is waterside living at its best.

The Property

Full planning permission has been granted for an outstanding contemporary residence of approximately 10,000 sq ft, designed to maximise light, space and panoramic harbour views from virtually every principal room. A build contract is also in place. Arranged over four floors, the architecture combines striking design with effortless functionality:

- A dramatic entrance hall with immediate, uninterrupted harbour views sets a breath-taking first impression. A sculptural spiral staircase wraps elegantly around a hydraulic glass lift, connecting all levels with both style and comfort.
- An expansive open-plan kitchen, living and dining space, forms the heart of the home. Floor-to-ceiling glazing opens onto cascading terraces that descend towards the landscaped gardens, swimming pool and garden room. The tiered design preserves elevated harbour views while creating seamless indoor-outdoor living; perfect for both relaxed family life and sophisticated entertaining.
- A formal dining room, equally suited as a private cinema or executive home office.
- A dedicated wellness suite featuring a gym, yoga studio, sauna and indoor pool, with fully retracting doors that dissolve the boundary between interior and garden bringing coastal air and tranquillity directly inside.
- A spectacular top-floor principal bedroom suite, designed as a private sanctuary. Two dressing rooms and two luxurious ensuite spa bathrooms accompany a private sitting area with terrace capturing the morning sun over Parkstone Bay. A further full-width balcony provides sweeping, panoramic harbour views across to Arne nature reserve.
- Five further bedroom suites, four of which enjoy captivating harbour vistas.
- A lower ground floor car gallery with wide access ramp and turntable; ideal for showcasing vintage or sports car collection.
- Climate-controlled glass wine wall, boot room and separate laundry, designed for practical coastal living.
- Flexible lifestyle spaces, adaptable as a library, music room, snug or executive office.

The Build

Every element of the build from architectural detailing to materials, finishes and integrated technology will reflect uncompromising super-prime standards. At this early stage, a purchaser has the rare opportunity to influence interior specification and tailor the home to their own vision of refined coastal luxury.





The home is on the waterfront with stunning views over Poole Harbour towards Arne nature reserve and an everchanging vista of sea birds, passing yachts and watercraft.



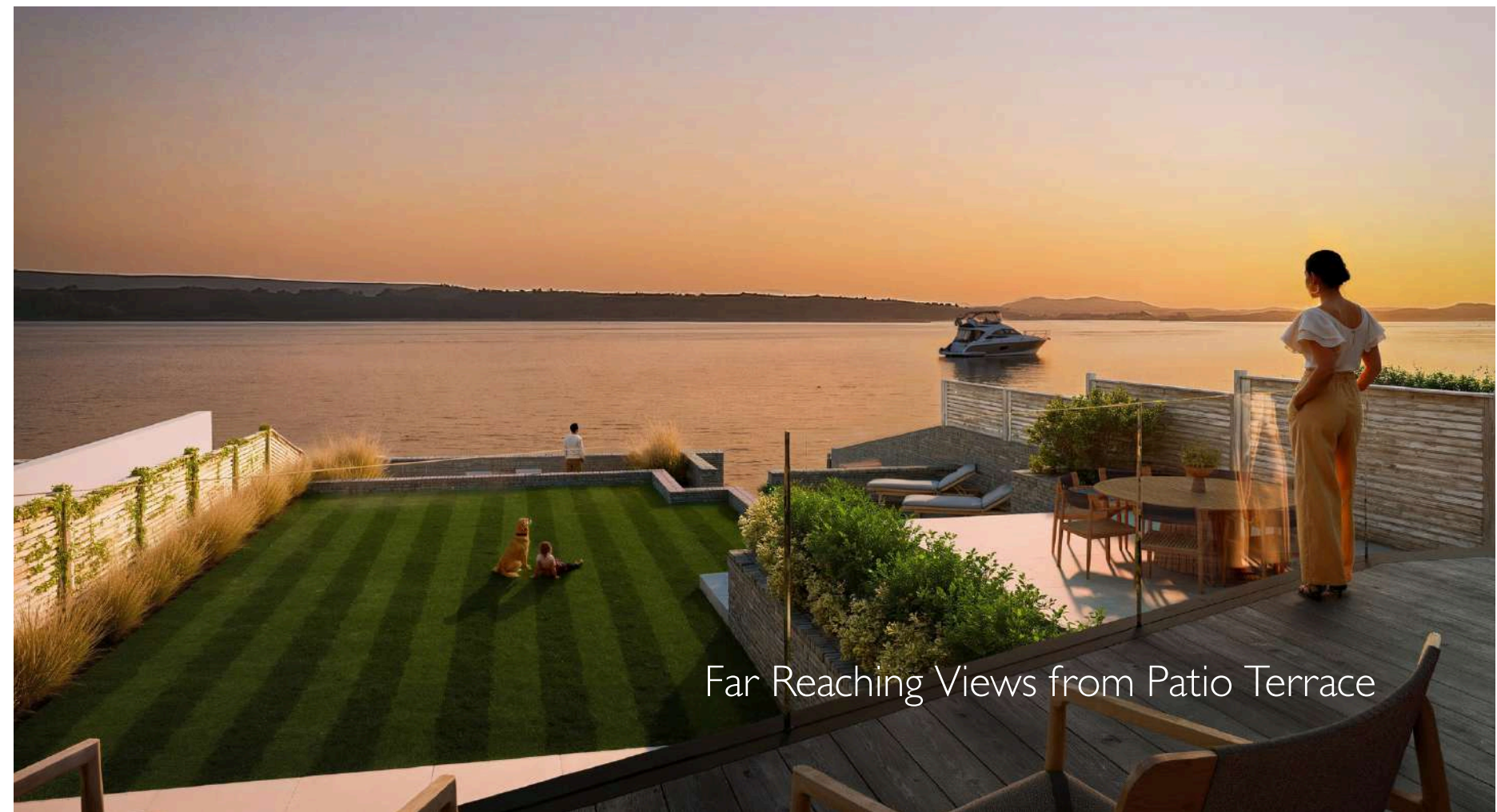
Disclaimer - The computer-generated images (CGIs), floor plans and visuals provided are for illustrative purposes only and are intended to give a general indication of the proposed development. They do not constitute part of any offer or contract. All measurements, layouts, finishes, fixtures, fittings and landscaping are indicative and may be subject to change during the design, planning or construction process. Purchasers should satisfy themselves as to the accuracy of all information and seek independent verification prior to exchange of contracts.



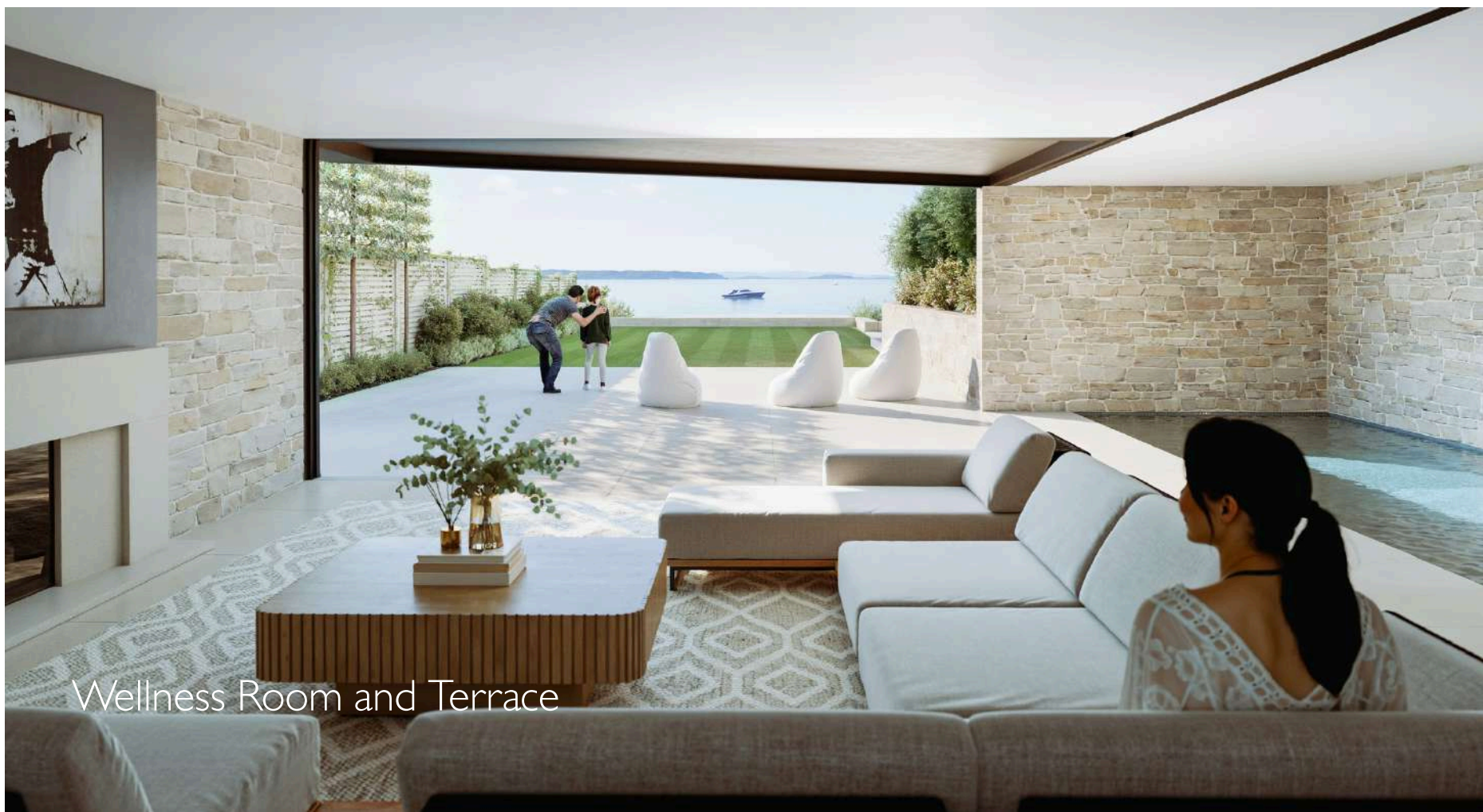
Rear Plot View from Poole Harbour



Kitchen Leading to Sitting Room



Far Reaching Views from Patio Terrace



Wellness Room and Terrace



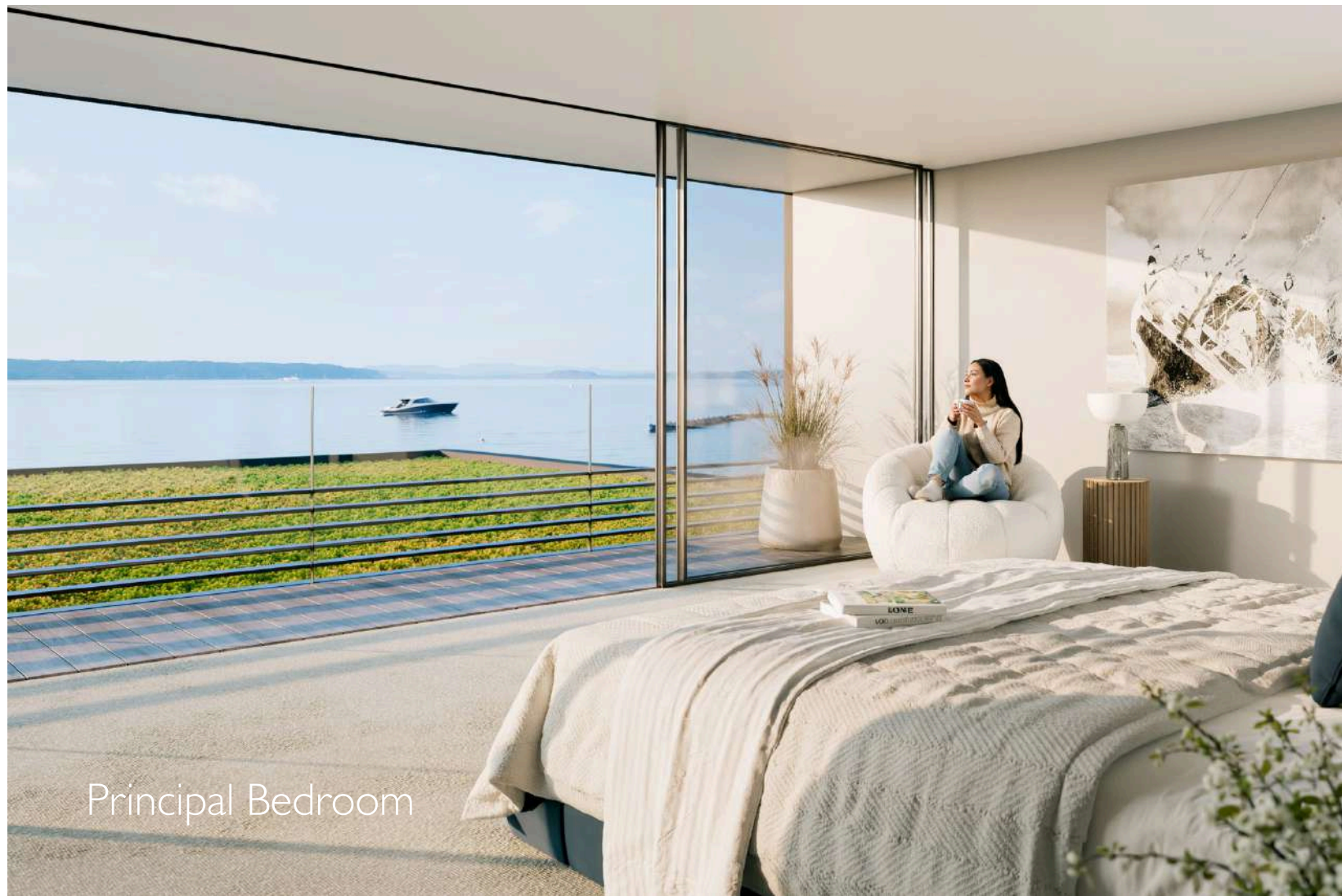
Gymnasium



Car and Wine Gallery



The rear aspect, gardens and balcony terraces are perfectly positioned to enjoy glorious golden hour sunsets; a romantic view as you relax, entertain guests or take to the water on a paddleboard, RIB or Sealegs from your own slipway.



Principal Bedroom



Spa Bathroom



Dressing Room

Example for inspiration

Design, Specification & Delivery

Designed and specified by an RIBA Award winning practice, to the highest of standards using premium materials, 52 Pearce Avenue has been carefully designed to make the most of this premium site and incorporates the following features:

Main features:

- Externally natural stone walls with cut stone detailing and metal fish scale panels
- Minimally framed floor to ceiling windows and doors
- Cantilevered glass balustrades to maintain full view
- Bespoke designed kitchen with soft close doors/drawers and stone/composite worktops
- High quality Sub Zero/Gaggenau appliances including range cooker, fridge/freezer/wine cooler, twin dishwashers, combination microwave/oven, Quooker tap
- Pantry with semi-concealed prep area
- Climate controlled wine cellar wall
- Indoor heated swimming pool with fully retracting window system allowing the pool to be integrated in to the garden room and garden
- Custom built sauna with glass wall looking over swimming pool/harbour
- Bespoke joinery including wardrobes and bathroom storage
- Curved stairway with lift set in glazed enclosure
- TV den with large screen, integrated surround sound and sliding walls to allow separation from main living space
- Carefully landscaped garden with semi-mature planting, terracing, lawn areas and beach area waterside

Mechanical & Electrical Spec:

- Lutron control lighting system to main living space, dimmer switches to all other rooms
- Sockets with integral USB charging
- LED plastered-in downlights and feature chandeliers
- Mains operated smoke/heat/CO2 alarms and fire suppression misting system
- Intruder alarm, video entry and CCTV system and electric entrance gates
- Heat pump with integrated comfort cooling
- Underfloor heating
- Integrated Sky TV, AV and hi-speed broadband
- Electrically operated garage door and car turntable
- Large photo voltaic array on main roof with battery storage
- Electric charging points for car in drive and garage, and boat by slipway
- Mechanically operated sky lights at top of galleried landing areas providing light throughout the circulation space and passive stack ventilation

New Build Warranty:

The property will benefit from a ten year new build warranty

Track Record:

MRD Architecture has been creating beautiful homes for discerning clients for decades. It has developed a reputation locally for high quality design and attention to detail as evidenced through other developments in Poole, London and elsewhere, examples of which can be seen on www.mrdarchitecture.co.uk.





52 PEARCE AVENUE - SITE PLAN

Key

1. Boat slipway
2. Sealegs 7.1m Sports Rib
3. Boat and kit store
4. Private beach

Key

5. Entrance to garage
6. Private walled garden
7. Gated entrance



Approximate Internal Area

Lower ground floor	298.4 sq m	3132 sq ft
Upper ground floor	264.0 sq m	2842 sq ft
First floor	266.8 sq m	2872 sq ft
Second floor	105.8 sq m	1139 sq ft
Total	935.0 sq m	9985 sq ft

Design input opportunity:

Buyer can fine tune at the early stages of the project

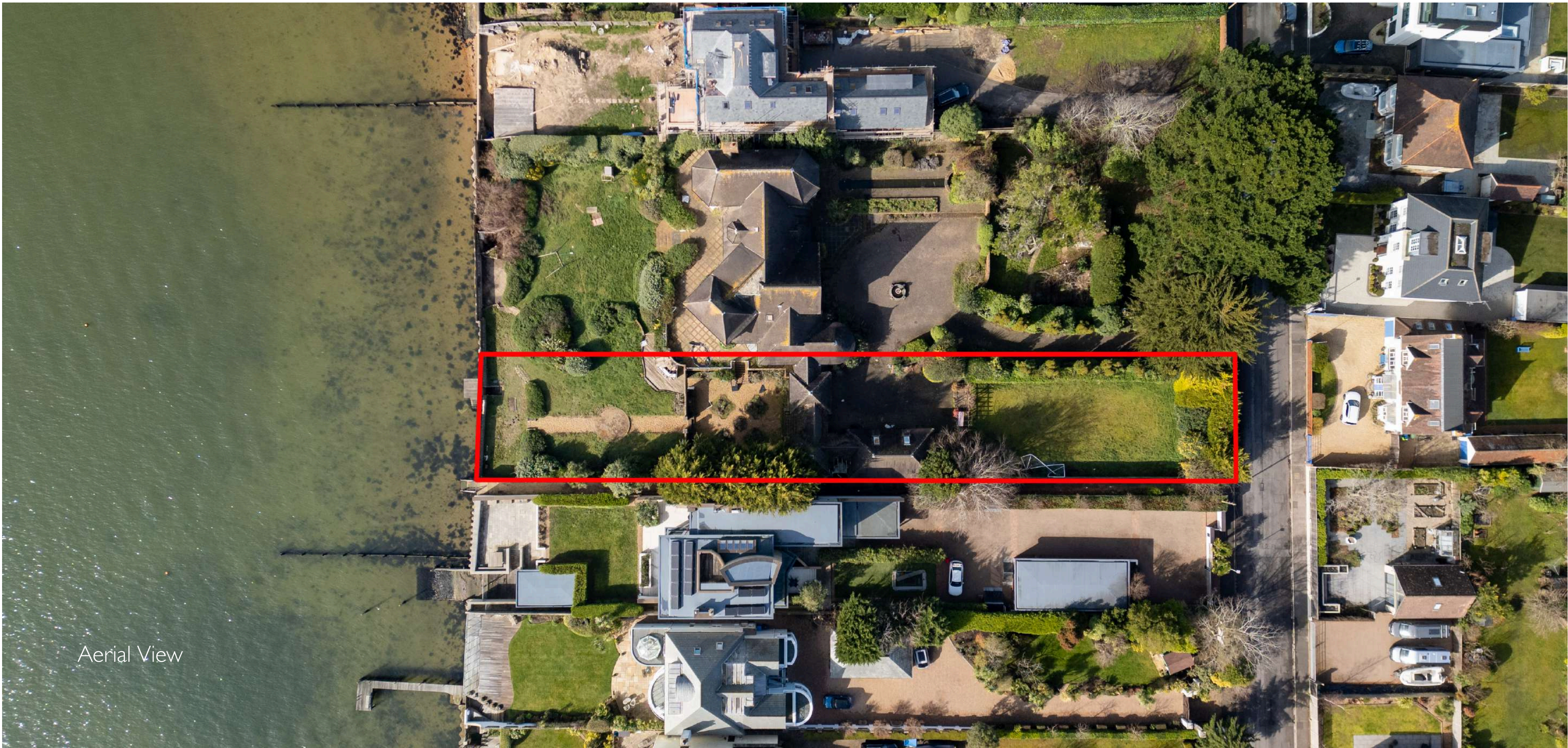
Timeline

Build circa 2 years.

Please Note

The opportunity is a residential plot with planning permission for a single dwelling. No construction has commenced. It is suitable for a self-build or custom home project. The purchaser is responsible for any CIL self-build exemption applications. Section 106 assessment will be provided on request.

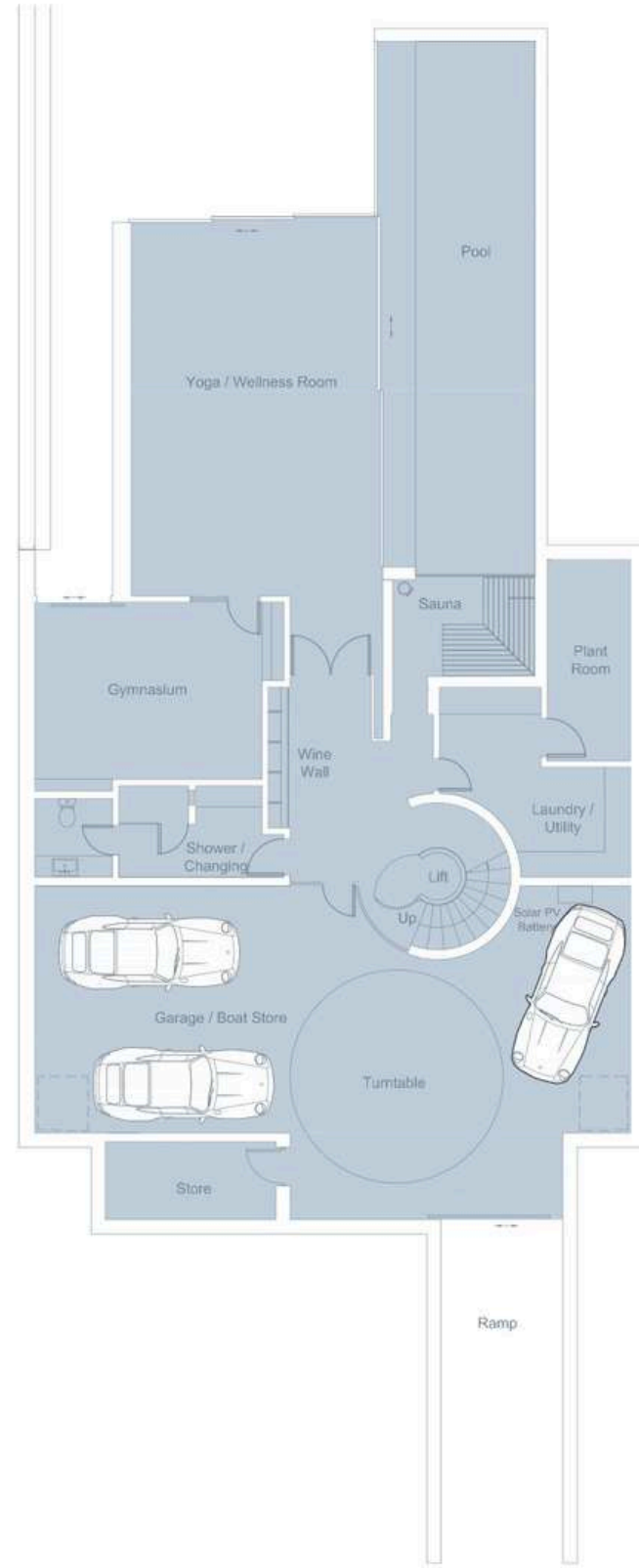
There may be the potential for significant SDLT savings if the property is purchased as a clear plot and built under a separate build contract, rather than acquiring a completed second home. (Buyers should seek independent advice regarding SDLT).



Aerial View

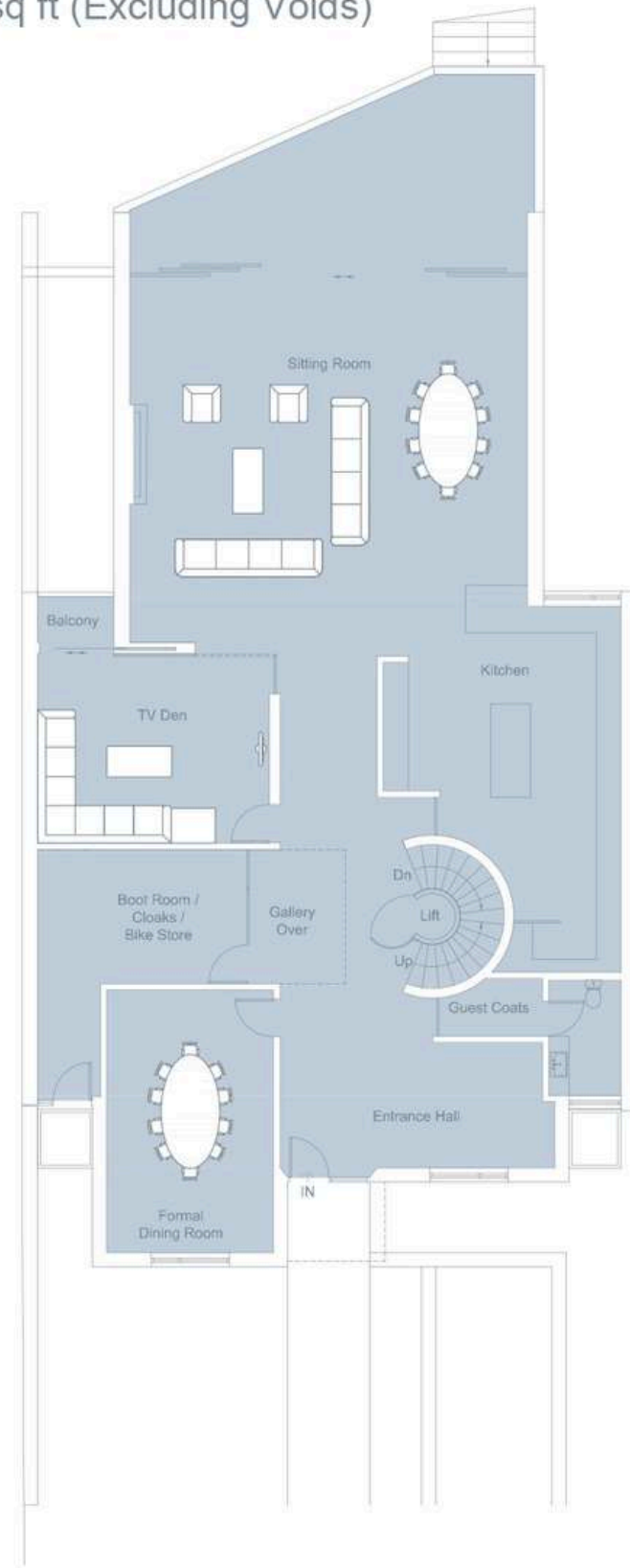
An impressive plot ensures the property is set well back from the road to provide a secluded, peaceful and very private home with 17m of direct water frontage.

Approximate Floor Area = 922.9 sq m / 9934 sq ft (Excluding Voids)



Lower Ground Floor

Garage / Boat Store	13.97m x 5.80m	45'10" x 19'0"
Gymnasium	5.33m x 4.15m	17'6" x 13'7"
Yoga / Wellness Room	8.76m x 5.77m	28'9" x 18'11"
Pool	12.50m x 3.56m	41'0" x 11'8"



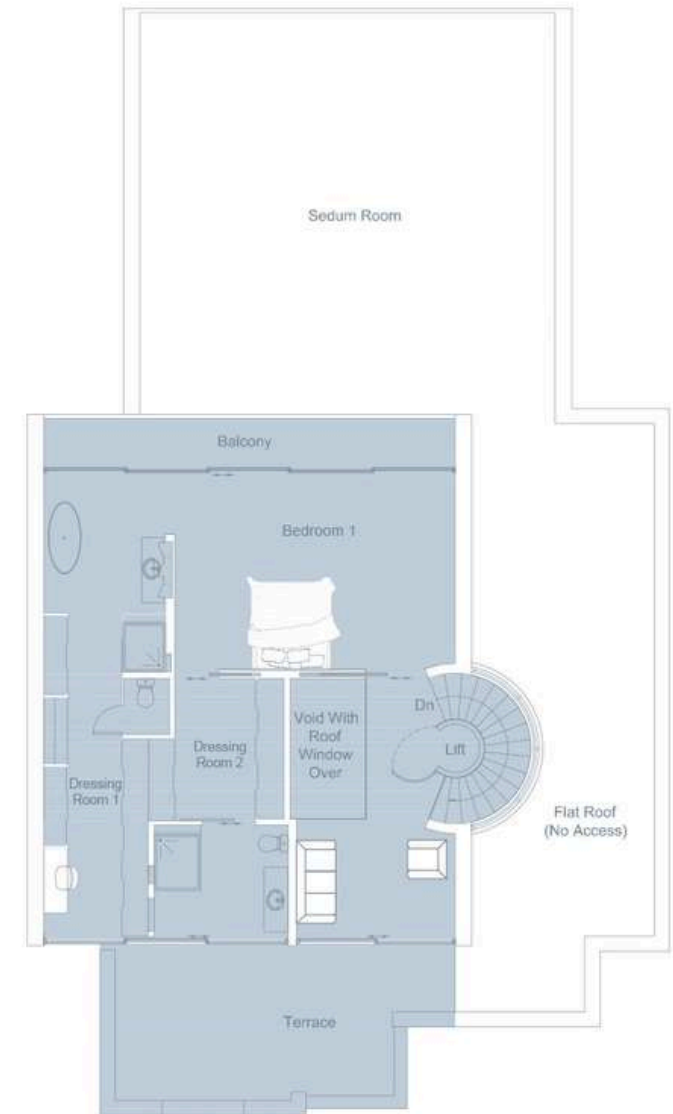
Upper Ground Floor

Formal Dining Room	6.30m x 4.00m	20'8" x 13'1"
Boot Room / Cloaks / Bike Store	6.00m x 5.02m	19'8" x 16'6"
TV Den	5.56m x 4.54m	18'3" x 14'11"
Kitchen	8.76m x 5.70m	28'9" x 18'8"
Sitting Room	9.53m x 8.77m	31'3" x 28'9"



First Floor

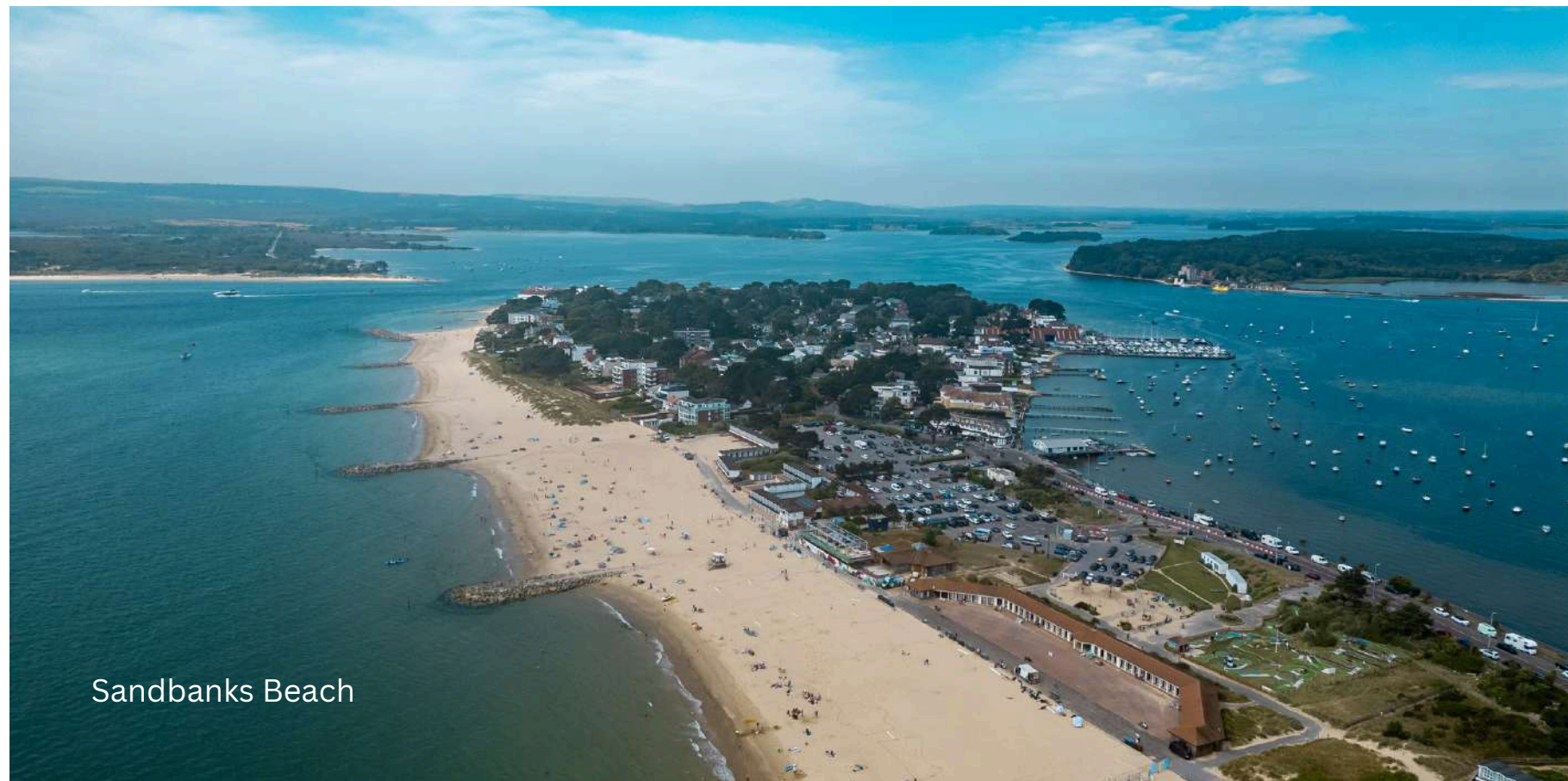
Bedroom 2	6.59m x 5.58m	21'7" x 18'4"
Bedroom 3	5.38m x 3.80m	17'8" x 12'6"
Bedroom 4	7.46m x 4.88m	24'6" x 16'0"
Bedroom 5	5.65m x 4.66m	18'6" x 15'3"
Bedroom 6	6.30m x 5.28m	20'8" x 17'4"
Study	4.71m x 3.93m	15'5" x 12'11"



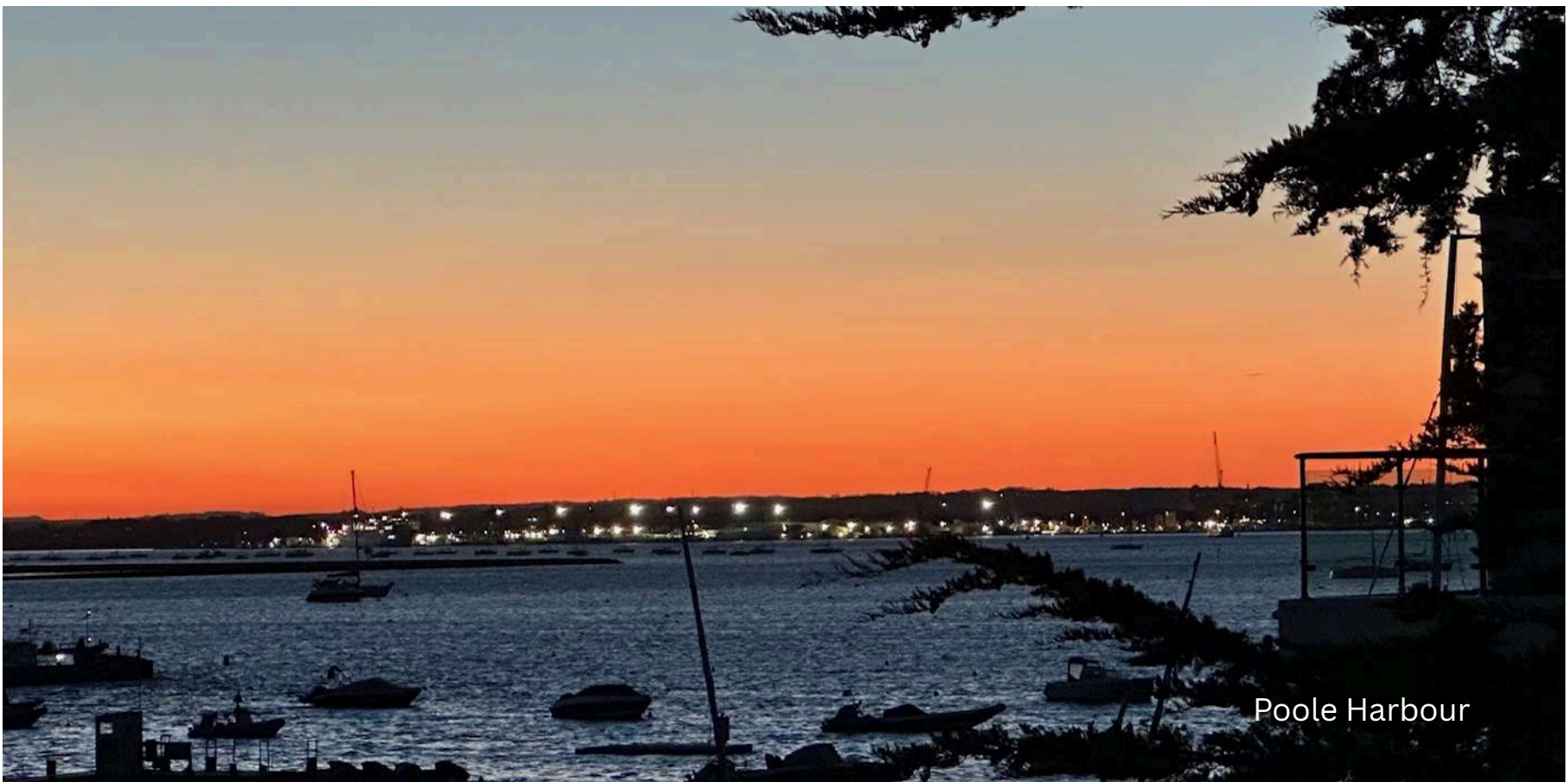
Second Floor

Bedroom 1	6.43m x 4.53m	21'1" x 14'10"
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Floorplan



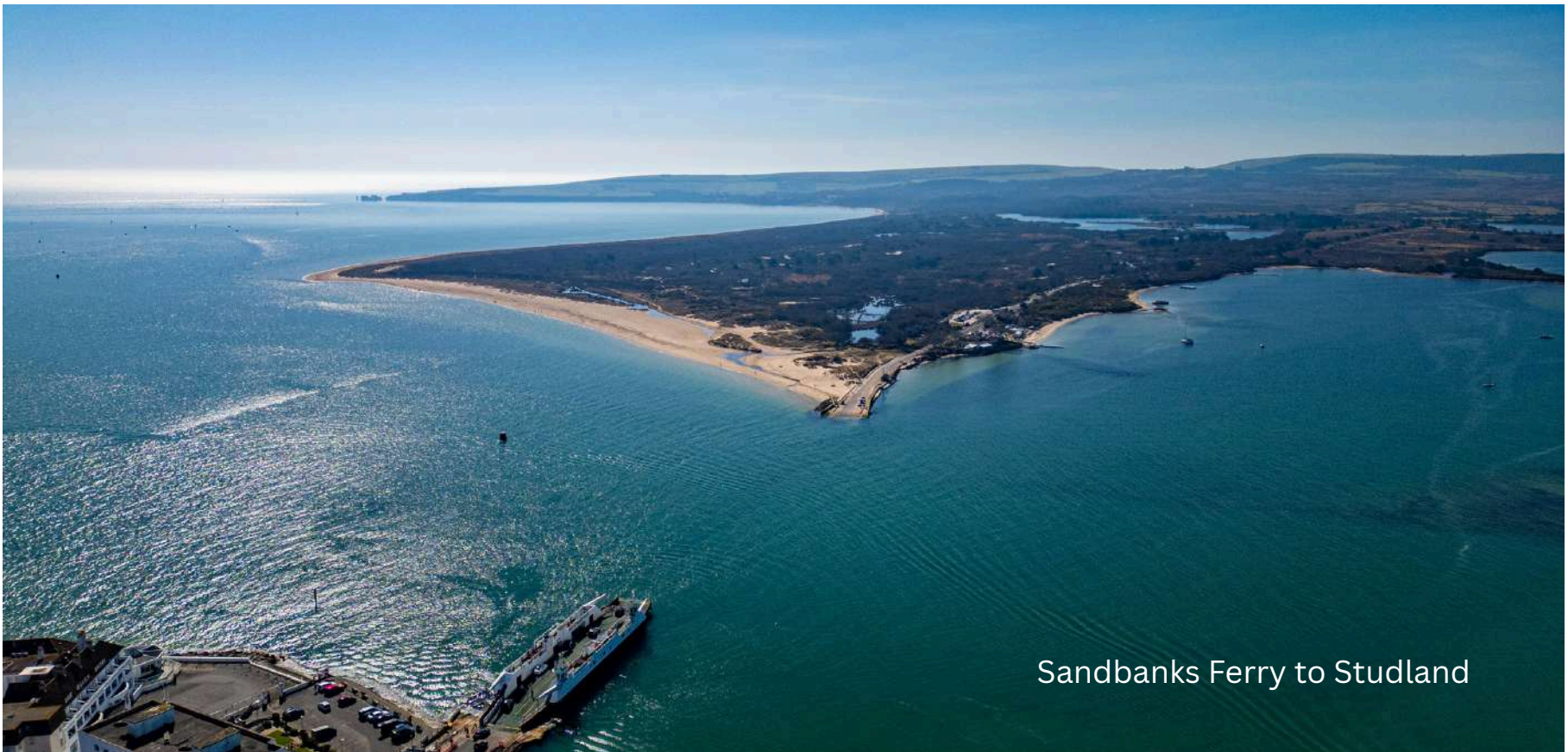
Sandbanks Beach



Poole Harbour



Parkstone Golf Club



Sandbanks Ferry to Studland

Poole offers an exceptional coastal lifestyle, defined by its historic harbour, calm waters and vibrant boating culture, all set alongside excellent amenities, characterful old town streets and easy access to beaches and unspoilt countryside, all just 2 hours from London by car or train and 25 minutes from Bournemouth International Airport.



The Lifestyle

Life here is defined by an exceptional connection to Poole Harbour. Positioned on one of Lilliput's most sought after waterfront settings, daily life naturally centres around the water, with calm, sheltered conditions ideal for paddleboarding, kayaking and sailing. Direct access to the harbour, including a private slipway, makes time on the water feel effortless and instinctive rather than planned.

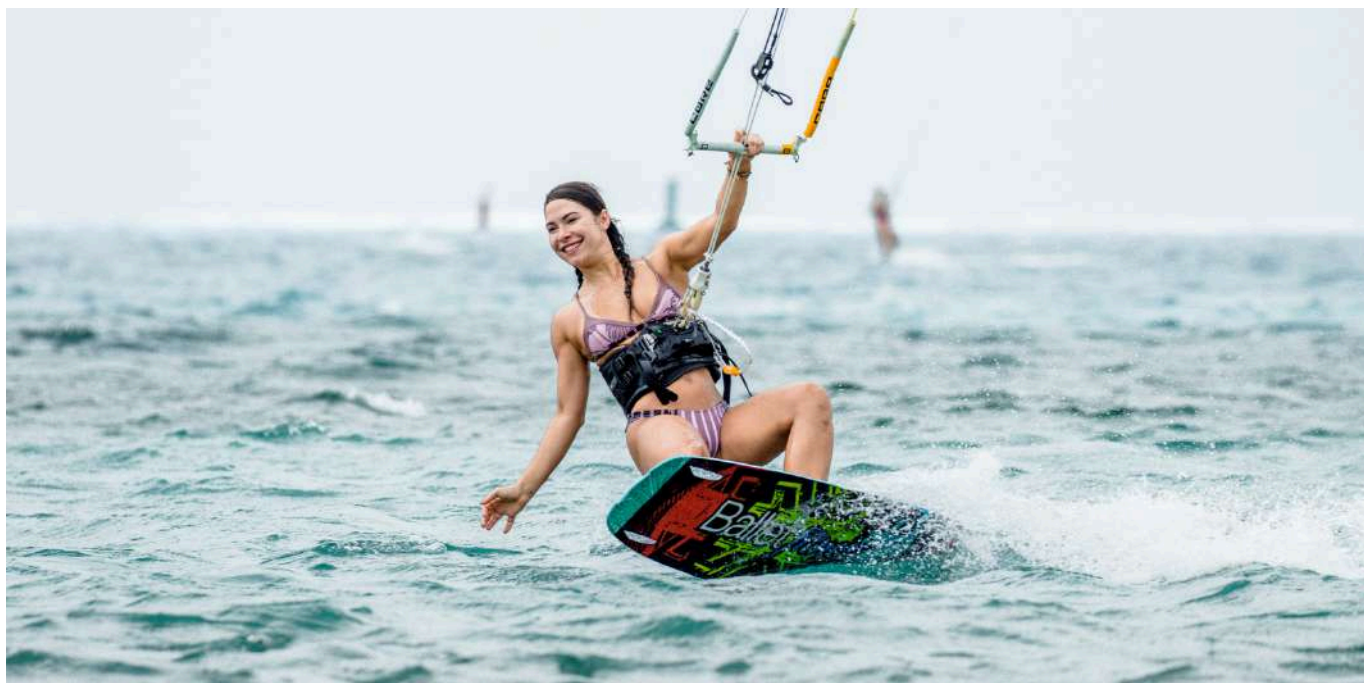
The harbour edge encourages a relaxed rhythm of living. Early morning walks follow the shoreline, while evenings bring changing light and long views across the water towards Brownsea Island. The outlook is constantly evolving, offering interest and tranquillity from sunrise through to sunset.

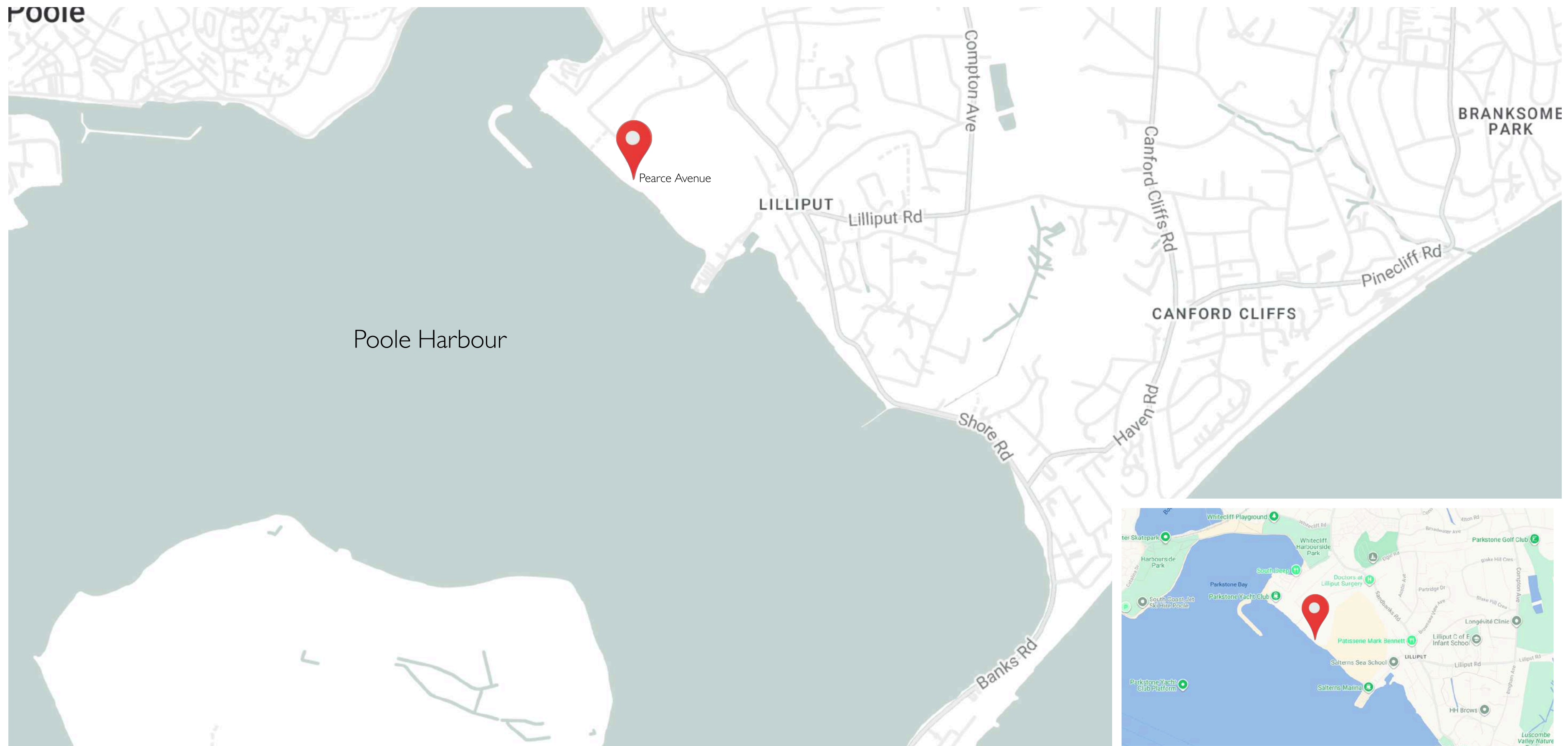
For walkers and cyclists, scenic routes trace the harbour's edge, connecting to green open spaces and leading towards Old Town Poole, combining uninterrupted water views with peaceful, traffic free stretches.

Back at the property, outdoor living takes centre stage. Southwest facing aspects deliver warm afternoon light and memorable sunsets across the harbour, creating a setting ideal for relaxed entertaining or quiet moments overlooking the water.

With marinas, sailing clubs, nature reserves and Parkstone Golf Club close by, alongside the restaurants and social energy of Poole Quay, this is a location that balances privacy, activity and ease, offering a rare and refined waterside lifestyle.

It's also an exciting and inspiring place to raise a family with so many opportunities for children including access to exceptional public and private schools, sea scouts and lifeguarding and a vibrant sporting community on and off the water whatever your skills or interests.





52 Pearce Avenue offers an exceptional coastal lifestyle, with uninterrupted harbour views from the harbour entrance, across Brownsea Island to Arne RSPB nature reserve directly from the home and a prime position within Poole Harbour in Lilliput, perfect for boat lovers and those who enjoy spectacular sunsets over Poole Harbour.

Lilliput high street is a short walk away which offers a great mix of independent restaurants, cafés and pubs, with coastal walks, marina facilities and excellent transport links.



Poole offers miles of coastline from scenic cliff walks to unspoilt Blue Flag sandy beaches perfect for traditional family days at the seaside. The tidal harbour offers safe and shallow waters ideal to learn the latest water sports whatever your age and there are plenty of local beauty spots to explore by land or sea. There is a good selection of excellent restaurants and bars close at hand and a wide variety of sports and social clubs make it easy to immerse yourself in the local community and meet like-minded people enjoying a luxurious coastal lifestyle.

Some local highlights:

- The Boat Club at Salterns Marina - access a range of exciting motorboats for days out on the water
- Royal Motor Yacht Club - exclusive members only social and yacht club
- Parkstone Yacht Club - members span all ages and generations, has a proud 125-year history
- The Watersports Academy - wind surfing, kite surfing, paddle boarding and more
- SuStudio - Dynamic Pilates and wellness community and café
- The Saltwater Sauna - on Sandbanks beach
- Parkstone Golf Club - world class golf course and club facilities
- Nature reserves and National Trust beaches at Studland and Brownsea Island
- Osprey Cruises to enjoy the remarkable local birdlife
- Cycling clubs and organised ride-outs
- Weekly summer fireworks at Poole Harbour
- Annual Sand Polo at Sandbanks including Sandfest music festival

And to eat:

- Rick Steins Seafood restaurant Sandbanks
- Shell Bay fish restaurant Studland
- Rockwater restaurant and lifestyle brand Branksome Chine
- Compton Acres botanical gardens and award winning café
- Mark Bennetts patisseries
- St Tropez Lounge bistro on Poole Quay
- Koh Thai Lilliput
- South Deep Café Parkstone Bay Yacht Club

Transport links:

Lilliput is well connected being around two hours from London by car or rail. Bournemouth Airport is 20 minutes away and provides private jet services and scheduled domestic and international flights.

Local schools

- Canford School - canford.com
- Bryanston - bryanston.co.uk
- Lilliput C of E Infant School – lilliput.poole.sch.uk
- Baden Powell Junior School - bpspjuniior.co.uk
- Bournemouth Collegiate Prep – bournemouthcollegiateschool.co.uk
- Talbot Heath School – talbotheath.org
- Parkstone Grammar School – parkstone.poole.sch.uk
- Poole Grammar School - poolegrammar.com

52 Pearce Avenue

Lilliput, Poole, BH14 8EH

Floor area: 9934 sq ft

Price: £5,000,000 plot + build contract £6,000,000

Tenure: Freehold

Council Tax Band: TBC

EPC Rating: TBC

Local Authority: BCP

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Sandbanks peninsula has long been known for its premium waterside property, now Pearce Avenue has become a location synonymous with similarly impressive prime real estate. The quiet and private location makes this a perfect place for a coastal main residence, directly on the water, close to award winning sandy beaches and with excellent schools and local amenities it's not just a house, its a home.

If you'd like to discuss this land & build opportunity in more detail or arrange a site visit, please get in touch on 01202 708383.

Adrian & Jessica

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