



The £2.2m sea view

By **Bill Moulard**

IT IS a small, scruffy, sand-blown plot of land.

But 124 Panorama Road, outlined above, is one of the most expensive addresses in the country - before a brick has even been laid.

It has been sold for £2.2million because of its location, location, location on the Sandbanks Peninsula in Poole, Dorset.

By next year its value could have trebled after a developer has built a £4million, four-storey glass and granite house within its 278ft by 52ft confines.

One of the selling features will be an 'infinity swimming pool' - so-called because it will look as if its position by the water's edge extends naturally across the sea. In the absence of anything else

And this plot could go for treble the price once there's a house

to impress buyers, the estate agents' brochure shows the sunset dancing a sparkling path over the water.

The plans show a square glass-panelled house with five bedrooms, including a penthouse suite, and that all-important view over Poole Harbour.

One of the sights is Green Island, whose owners are currently considering offers for its 20 acres of seclusion. The asking

price is £2.5million but demand may double it.

The plot, close to the £8million home of Harry Redknapp, manager of Southampton Football Club, was originally on the market for £2.75million but was bought at a 'knockdown' £550,000 less by Amiri Developments.

The company, which is more used to building luxury properties in Sotogrande, Spain, has subsequently been offered £2.6million for the land - but refused to sell.

Gill Emeny, who handled the sale of the plot for estate agents Tailor Made, said: 'There was a little bungalow on the plot before, but that has now been cleared. Sandbanks is just a beautiful area, which some people say has the fourth most expensive property in the world after Manhattan, Tokyo and London.'

'There are five islands in Poole Harbour, including Brownsea Island, and the property has views of them all. It doesn't have its own beach, but there will be room for a deep water jetty for the new owner's yacht.'

'Just half a minute's walk away are ten miles of white sand beaches. It is totally untouched and offers an idyllic lifestyle with the warmest temperatures in Britain. People find it captivating.'

Other residents include former cricketer Geoffrey Boycott and Pslon computer millionaire Sir Peter Ogden.

b.moulard@dailymail.co.uk

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