



Holdenhurst Road, Bournemouth.



INVESTMENT
£1,200,000.



TERM
24 months



RETURN
£2,500,000.

40-44 Holdenhurst Rd, Bournemouth.

A Prime opportunity in a thriving University Town.

We are delighted to present a premier investment opportunity in the heart of Bournemouth, one of the UK's most dynamic and popular university towns.

The Project:

- Property Type: 79 purpose-built student studio apartments.

Key Features:

- Prime Location: Situated in a central location with easy access to Bournemouth University (BU) and Arts University Bournemouth (AUB).
- High Demand: Bournemouth has a significant and growing student population, driving consistent demand for modern, high-quality accommodation.
- Purpose-Built Design: Each studio apartment is designed to meet the specific needs of students, ensuring high occupancy rates and rental yields.

This project offers an ideal entry point or addition to a property portfolio, providing a reliable income stream and strong potential for capital appreciation.

✓ SITE PURCHASE PRICE £3.1M	✓ SENIOR FUNDING AT 90% OF COSTS / 70% LTGDV
✓ FULL DPP FOR 79 STUDENT STUDIO APARTMENTS.	✓ EQUITY REQUIRED C.£1.2M, INCLUDING FEES
✓ BUILD COSTS £7.7M	✓ 10% COUPON PAID ON EQUITY + 30% PROFIT SHARE.
✓ TOTAL COSTS WITH FINANCE £12.3M	✓ RETURN BASED ON 24-MTH INVESTMENT £2.5M
✓ GDV £15.8M	✓ ANNUALISED RETURN ON INVESTMENT 50%.



HOLDERNHURST

BOURNEMOUTH

79 Student Studio Apartments







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— BOURNEMOUTH —

79 Student Studio Apartments



Location - Bournemouth

Why Bournemouth is the perfect place to live and study:

A Unique Coastal Campus: Imagine swapping the concrete jungle for golden sandy beaches. Bournemouth boasts seven miles of award-winning coastline, providing the perfect backdrop for studying, relaxing, and socialising.

A thriving student community: With two world-class universities, Bournemouth is home to a large and diverse student population. The town centre is alive with student-friendly nightlife, from vibrant clubs and bars to cosy pubs and live music venues.

More than just academics: When you're not in the lecture hall, you can explore the stunning Jurassic Coast, the New Forest National Park, or enjoy the town's extensive parks and gardens. From water sports on the sea to the annual Air Festival, there's always something happening.

Excellent transport links: Bournemouth is incredibly well-connected, with a compact town centre that's easy to navigate. A reliable bus network links both university campuses, the town centre, and all major student accommodation hubs. London is just a short train journey away, making it easy to get home or explore other parts of the UK.

High Demand & Occupancy Rates: supporting a large and growing student population of approximately 20,000. The national student body is expanding, but the supply of high-quality, purpose-built accommodation is not keeping pace. This creates a significant supply-demand imbalance that drives strong occupancy rates, often for the entire academic year (typically 40-51 weeks). This consistent demand minimizes void periods, ensuring a stable income stream for investors.

Developer - Stonehaven

Welcome to Stonehaven Homes LTD

<http://www.stonehavenhomes.co.uk/>

Stonehaven has fast become a powerhouse of property in the South West. Proud of its 20-year history in the construction industry, which goes hand-in-hand with over a decade focusing on residential property development.

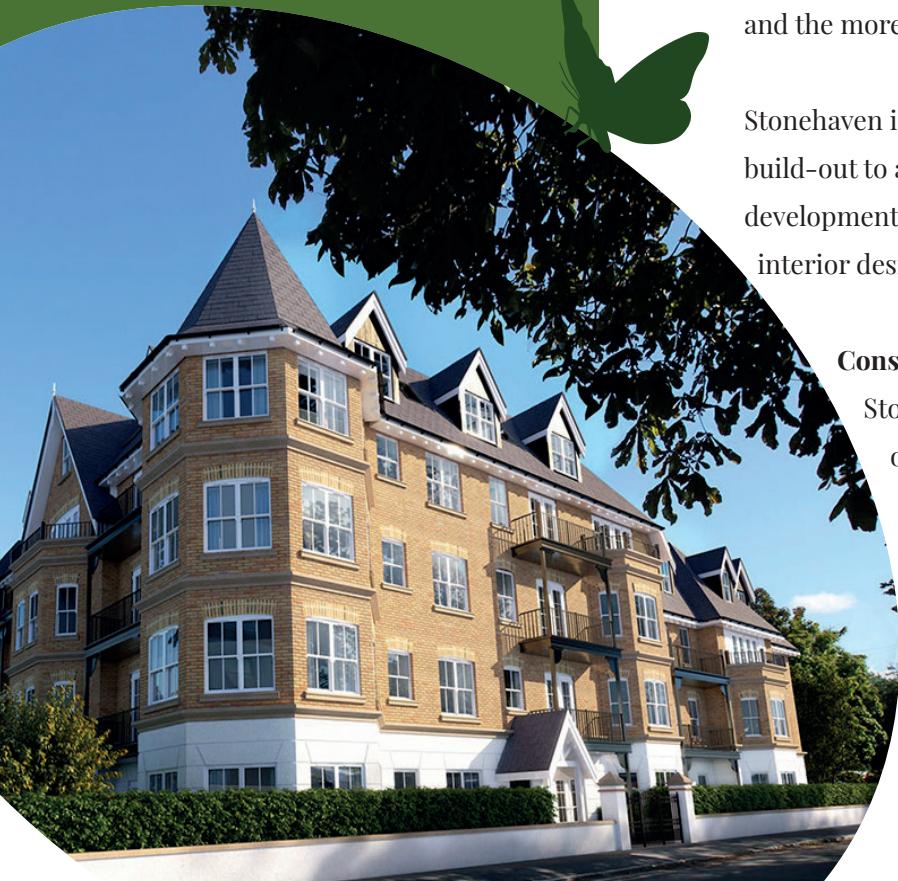
Stonehaven pride themselves on diversity. Building starter-homes and apartments to mid-range properties and the more luxurious.

Stonehaven is renowned for their ability to identify a potential successful development site and in turn build-out to a high-standard across the board. Stonehaven is extremely well-versed in all aspects of development, from acquisition of sites, to conveyancing, planning solutions, instructing professionals, interior design, establishing demand and sales.

Construction

Stonehaven construction was created to undertake all aspects of construction works within our development properties.

With our experienced contracts, manager and site agents within Stonehaven we now have the ability to ensure high standard of construction throughout our developments and provide a quality after-care service for our buyers.





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Why Choose to Invest through Verde?

Registered & based in Gibraltar, Verde Developments UK partners are BBA Finance, a highly respected UK property finance brokerage with over 120 years of combined experience. This collaboration offers investors access to a vast network of UK property developers and strategic partnerships with land agents, providing opportunities to invest in carefully vetted projects with a proven track record.

BBA proprietor - Derek Bradstock

Derek's 35-year banking career includes over 25 years specialising in real estate finance. He has held senior roles at major institutions like RBS Group, as well as with challenger banks and private property funders. Derek joined BBA Finance in 2019 and later purchased the company, after having led property divisions at Secure Trust Bank, Wellesley Finance, and Zorin Finance.

How We Protect Your Investment?

Equity Investors: Your investment is secured by a second legal charge behind a senior debt funder. Both Verde/BBA and the senior funder conduct extensive due diligence, including an independent "Red Book Valuation" and the appointment of an Independent Monitoring Surveyor. As an investor, you get direct access to these reports, ensuring the project has been independently assessed by industry professionals.

100% Funding Opportunities: For investors who fully fund a project, your investment is secured by a first and only legal charge. In these cases, Verde/BBA takes on a more involved management and monitoring role, ensuring funds are released only as work is complete. This helps minimise cost overruns and ensures the project stays on track.

Trusted UK legal advisors: We also recommend trusted legal advisors and valuers specialising in property finance to protect your interests..

