

# Verde developments<sup>LTD</sup>

*18 Pinewood Road, Poole, Dorset.*



**INVESTMENT**  
**£1,000,000.**



**TERM**  
**18 months**



**RETURN**  
**£1,500,100.**

Verde Developments Ltd | Company Reg No: 124568 | 2 Neptune House, Marina Bay, Gibraltar. GX11 1AA

[www.verdedevelopments.com](http://www.verdedevelopments.com)

# 18 Pinewood Rd, Westbourne

Discover an unparalleled level of coastal living with The Westbourne Collection, an exclusive new development of just 18 luxury apartments.

Situated in a prime Westbourne location, this is more than a home—it's a statement of sophisticated elegance and a sanctuary for those who appreciate the finest things in life.

- ✓ SITE PURCHASE PRICE £1.85M
- ✓ FULL PLANNING FOR 18 X 2 BED APARTMENTS.
- ✓ BUILD COSTS £2.35M  
TOTAL COSTS WITH FINANCE £4.8M
- ✓ GDV £6M
- ✓ PROFIT £1.2M
- ✓ SENIOR FUNDING AT 65% LTGDV
- ✓ EQUITY REQUIRED C.£1M, INCLUDING FEES
- ✓ 10% COUPON PAID ON EQUITY + 30% PROFIT SHARE.
- ✓ £1.51M RETURN BASED ON 18-MTH INVESTMENT
- ✓ ANNUALISED RETURN ON INVESTMENT 35%.



**PINEWOOD**

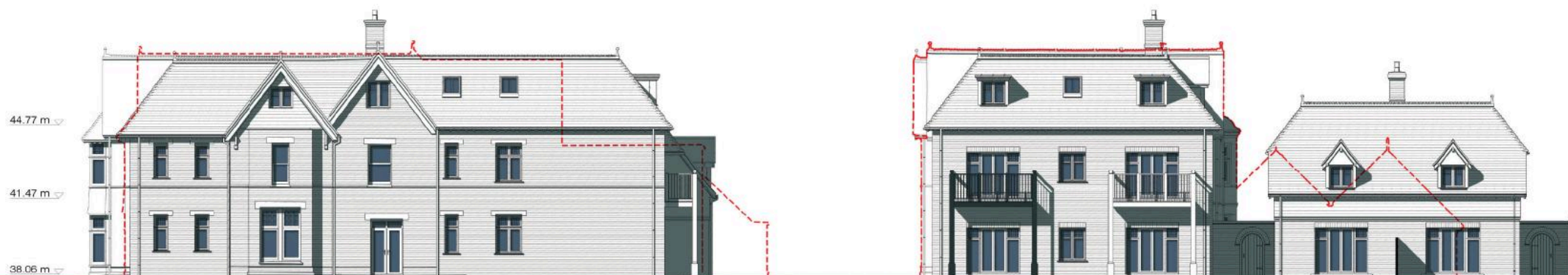
POOLE - DORSET

*luxury Apartments*





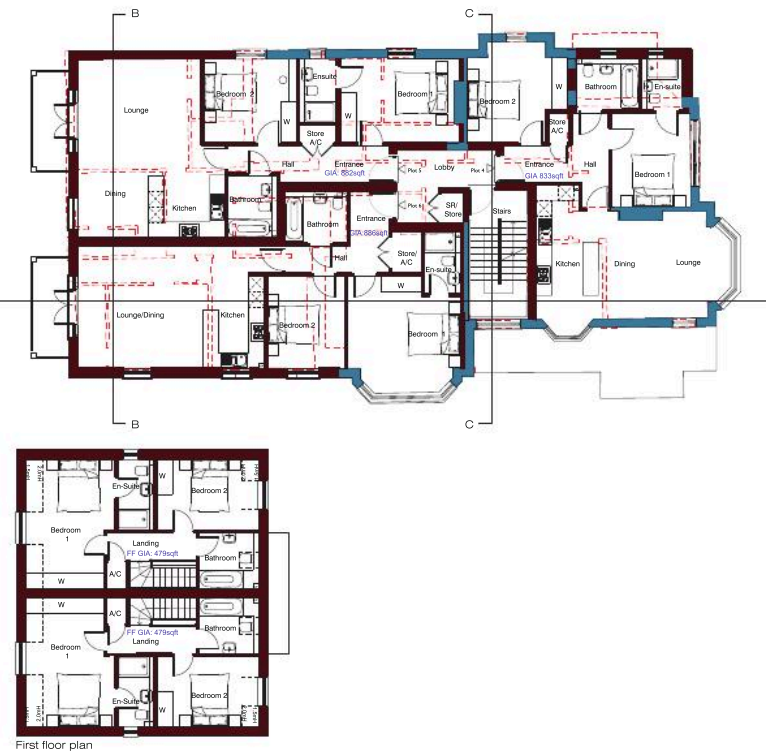
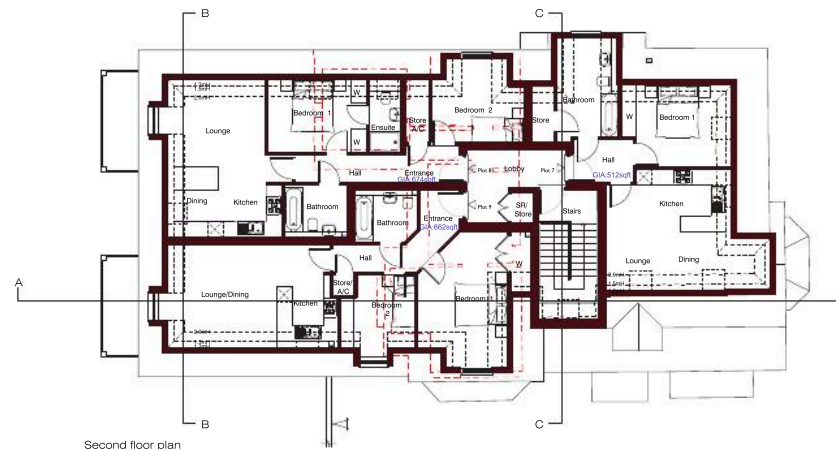
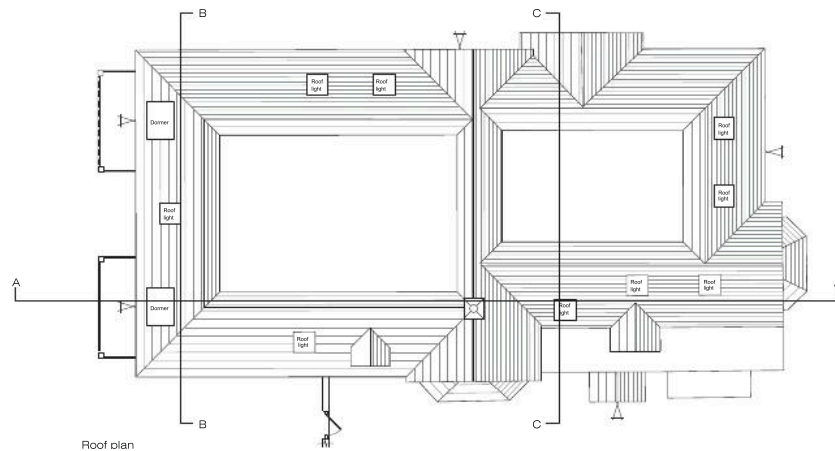
/ New Extension to replace existing / Existing building to be retained / Path to garden / New Cottages / Path to garden & cycle store / Existing building to be retained / New Extension to replace existing / Datum 35.0 m



Datum 35.0 m / Existing building to be retained / New Extension to replace existing / New Extension to replace existing / Extent of existing building in the background, to be retained / New Cottages / New Extension to replace existing

North Elevation

South Elevation



# NOTES

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DRAWINGS CAN BE SCALED FOR PURPOSES OF PLANNING APPLICATION ONLY.

THIS DRAWING IS FOR PLANNING ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION OR SETTING OUT.

This drawing has been prepared for the client for the project on the site shown. It was prepared for a purpose agreed with the client and will have a commensurate degree of accuracy. It is not a report 'as built'. This drawing is not intended for use by any other person or for any other purpose than that specified here. Scott Worsfold Associates accept no liability whatsoever if this drawing is used by any other person or for any other purpose.

Check all dimensions on site before work proceeds or materials are ordered. report discrepancies to the Architect.

If in doubt ask it

## NOTE

This drawing has been prepared from topographical/survey/GIS data prepared by others. No responsibility is taken for accuracy. Please refer to original topographical/survey/GIS data.

To be read in conjunction with all other specialist reports.

REV DESCRIPTION DATE AUTHOR CHK'D

Rev DESCRIPTION Date XX XX

## Key:

- Existing structure retained
- New structure
- Existing structure to be removed

All Gross Internal Areas (GIAs) indicated are approximate and based on current preliminary design assumptions. Final areas are subject to confirmation and adjustment during detailed design development. Locations and specifications of compartment walls, fire-resistant constructions, and acoustic separations are indicative only at this stage and will be reviewed in accordance with statutory requirements, fire strategy, and acoustic performance standards as the design progresses.

**DRAFT / FOR DISCUSSION**

**Scott Worsfold Associates**  
Architects & Urban Designers

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Telephone: 01752 548902 e-mail: info@swa-arch.com

SCALE	DATE	AUTHOR	CHK'D
1:100 @ A1	May/2022	MP	GW
JOB NO.	DRAWING NO.	REV	
25-1180	FP01	P1	





PINEWOOD

POOLE - DORSET

*Luxury Apartments*

# Location - Westbourne

## Welcome to Westbourne: Your next chapter begins here

Discover the Westbourne property scene, a vibrant and welcoming community offering an exceptional quality of life.

## A Coveted Location

Nestled on the coast, Westbourne provides the ideal balance of seaside charm and convenient city living. Enjoy easy access to stunning beaches, lush parks, and a thriving town center. With excellent transport links, commuting is a breeze, connecting you to major cities and beyond.

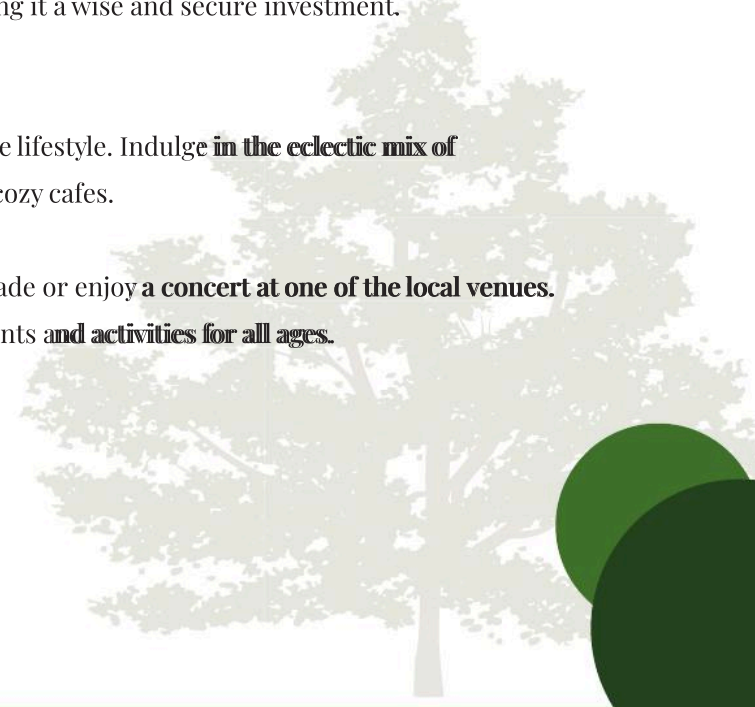
## Diverse Properties, Enduring Value

Westbourne's property market is as diverse as its community. From elegant Victorian and Edwardian houses to modern, stylish apartments, there's a home for every taste and budget. The area's enduring popularity ensures that property values remain strong, making it a wise and secure investment.

## The Westbourne Lifestyle

Living in Westbourne means embracing a rich and active lifestyle. Indulge in the eclectic mix of independent boutiques, fine dining restaurants, and cozy cafes.

Take a stroll through the renowned Victorian arcade or enjoy a concert at one of the local venues. The community is tight-knit, with a host of events and activities for all ages.





PINEWOOD

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# 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.

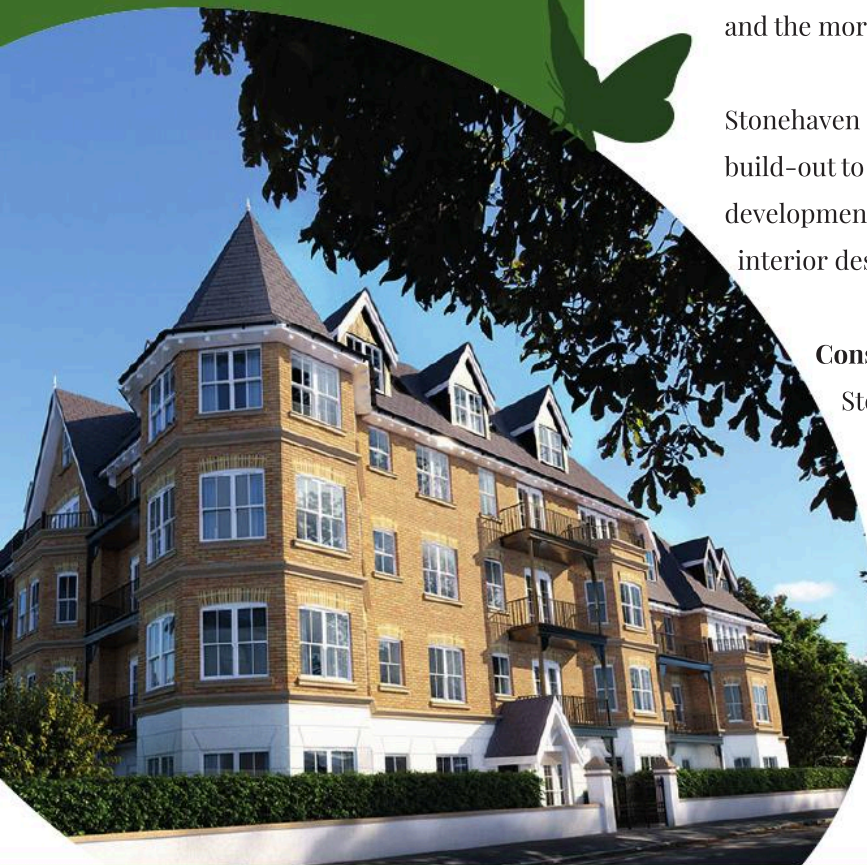
Stonehaven pride themselves on diversity. Building starter-homes and apartments to mid-range properties and the more luxurious.

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..



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