

Verde developments LTD

18-22 Studland Rd, Westbourne, Dorset.



INVESTMENT
£2,000,000.



TERM
24 months



RETURN
£4,000,000.

18-22 Studland Rd, Westbourne.

A Unique Investment in a Thriving Coastal Community.

We are pleased to present an exceptional development opportunity for a prime residential project in the highly sought-after area of Westbourne, Dorset.

The Project:

- Property Type: 45 two-bedroom apartments.

Key Features:

- Sought-after residential area with strong demand.
- Close proximity to the vibrant Westbourne Village, renowned for its boutique shops, cafes, and restaurants.
- Excellent transport links to Bournemouth and Poole, and easy access to award-winning beaches.

This project offers a significant chance to capitalise on the robust housing market in one of the UK's most desirable coastal locations. The demand for high-quality, two-bedroom apartments in this area is consistently strong, driven by both young professionals and those seeking a lifestyle close to the sea and amenities.

✓ SITE PURCHASE PRICE £4.25M	✓ PROFIT £5.3M
✓ FULL PLANNING FOR 45 2 BEDROOM APARTMENTS.	✓ SENIOR FUNDING AT 90% OF COSTS / 70% LTGDV
✓ BUILD COSTS £10.6M	✓ EQUITY REQUIRED C.£2M, INCLUDING FEES
✓ TOTAL COSTS WITH FINANCE £18M	✓ 10% COUPON PAID ON EQUITY + 30% PROFIT SHARE.
✓ GDV £23.53M	✓ POTENTIAL RETURN BASED ON 2-YR INVESTMENT £4M

ANNUALISED RETURN ON INVESTMENT 50%.



STUDLAND
WESTBOURNE - DORSET

Luxury Apartments



FRONT SOUTH ELEVATION
SCALE 1:100



REAR NORTH ELEVATION
SCALE 1:100



SIDE EAST ELEVATION
SCALE 1:100



SIDE WEST ELEVATION
SCALE 1:100

NOTES-PLANNING

rev-19-05-22

LEGEND



OUTLINE OF APPROVAL

MATERIAL SCHEDULE (A1 FIRE RATED) :-	
EXTERNAL WALLS:-	LIGHT GREY/BUFF BRICKWORK THIN BRICK CLADDING INSULATION
BALCONIES:-	BRONZE EFFECT POWDER COATED ALUMINUM
WINDOWS & DOORS:-	BRONZE EFFECT ALUMINUM
ROOF:-	SINGLE TIER YAHABANE WITH ALUMINUM FASGA AND UNDER EAVES

A. • Note added to corner glazing adjacent to basement ramp, now showing to be obscured.

• All side & rear elevations checked & amended where necessary.

• Indicative suds plan notes recorded.

No.	Revision.	date	by
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PROPOSED DEVELOPMENT
18 - 22A STUDLAND ROAD
ALUM CHINE
BOURNEMOUTH
BH4 8JJ

BLOCK A ELEVATIONS

scale	AS SHOWN @ A1	checked
date	AUGUST 2022	drawn WD
9631/106	A1	

Anders Roberts Cheer Ltd

Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EP

The logo for the American Research Council (arc) is located in the bottom right corner of the page. It consists of the lowercase letters "arc" in a bold, sans-serif font, with a small "american research council" in a smaller, lighter font underneath.



FRONT SOUTH ELEVATION
SCALE 1:100



REAR NORTH ELEVATION
SCALE 1:100

10m @ 1:100



SIDE EAST ELEVATION
SCALE 1:100



SIDE WEST ELEVATION
SCALE 1:100

1. The content of this drawing are copyright.
2. Nothing on this drawing is to be used for planning purposes & no reliance on compliance with building regulations should be placed.
3. Contractors must verify all dimensions only to be used.
4. Contractors must verify all dimensions and report any discrepancies before putting work in hand or moving to the next stage of the project.
5. All fixings to be fitted with 10mm slate washers. Code 2015 regulations underpin this drawing. It is the responsibility of the Contractor to provide evidence of compliance if a Building Control Officer asks to see it.
6. We do not take responsibility for the check of slate fixings.
7. Contractors must check with slate fabricator for slate compliance and sang, prior to contractors ordering.
8. Contractors must check with bricklayer for brick compliance with respect to masonry to be instructed and detail of basement walling design.
9. We take no responsibility for the depicted the ownership boundary. Clients must notify us if they feel the depicted boundary is incorrect.
10. We do not take responsibility for the check of slate fixings.
11. We do not take responsibility and do not carry out a check in relation to any fixtures relating to the safety of the building.
12. All design details relating to the safety are shown for indicative purposes only and should be read alongside the relevant Building Regulations and the Building Safety Code. If you require any further information contained in such a report, please ABC drawing in its entirety. No assumption of any responsibility can be made by the author of this drawing if you do not have a copy of the latest version of the report, please contact ABC in writing immediately.
13. It is the responsibility of the client to ensure that the building is safe and suitable for the purpose for which it is intended and to take all reasonable steps to ensure the safety of the building and the safety of the public and the safety of the workers. Please note that subject to a the consumers confirmation the following points may be required in order to ensure the safety of the building and the safety of the public and the safety of the workers:
14. Fixed shut the safety glass. Any plan changes in relation to the safety glass may result in loss of safety glass and potential requirement for additional planning applications, this is not an exhaustive list.
15. Fixed shut the safety glass. Any plan changes in relation to the safety glass may result in loss of safety glass and potential requirement for additional planning applications, this is not an exhaustive list.

LEGEND



OUTLINE OF APPROVAL

MATERIAL SCHEDULE (A1 FIRE RATED):	
EXTERNAL WALLS:	<ul style="list-style-type: none"> LIGHT GREY/BUFF BRICKWORK BRICKWORK THIN BRICK CLADDING BRONZE EFFECT CLADDING
BALCONIES:	<ul style="list-style-type: none"> BRONZE EFFECT PAINTED COATED ALUMINUM
WINDOWS & DOORS:	<ul style="list-style-type: none"> SINGLE GLAZED ALUMINUM
ROOF:	<ul style="list-style-type: none"> SINGLE LAYER MEMBRANE WITH ALUMINUM FASCIA AND UNDER EAVES

Note: All materials to be confirmed by fire consultant prior to construction. The above material choices are for planning/esthetic purposes only and confirmation of fire performance should agree with specialist. Fixing system behind cladding should also be non-combustible A1 or A2 rated and agreed with fire consultant.

A. • Note added to corner glazing adjacent to basement ramp, now showing to be obscured.
• All side & rear elevations checked & amended where necessary.
• Indicative suds plan notes amended.

No.	Revision.	date	by

PROPOSED DEVELOPMENT
18 - 22A STUDLAND ROAD
ALUM CHINE
BOURNEMOUTH
BH4 8JJ

BLOCK B ELEVATIONS

scale AS SHOWN @ A1	checked
date AUGUST 2022	drawn WD

9631/107

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STUDLAND
WESTBOURNE - 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.

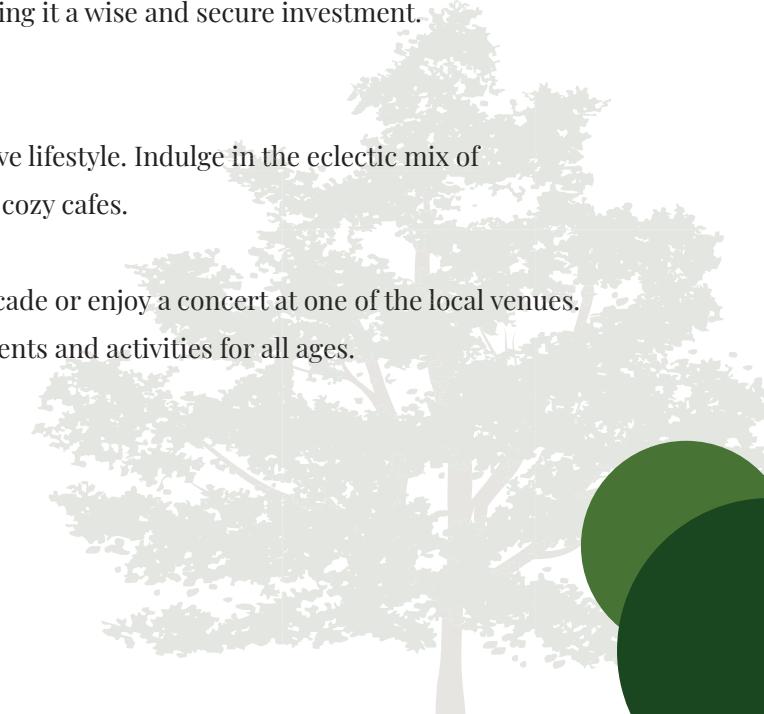
Diverse Properties, Enduring Value

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.

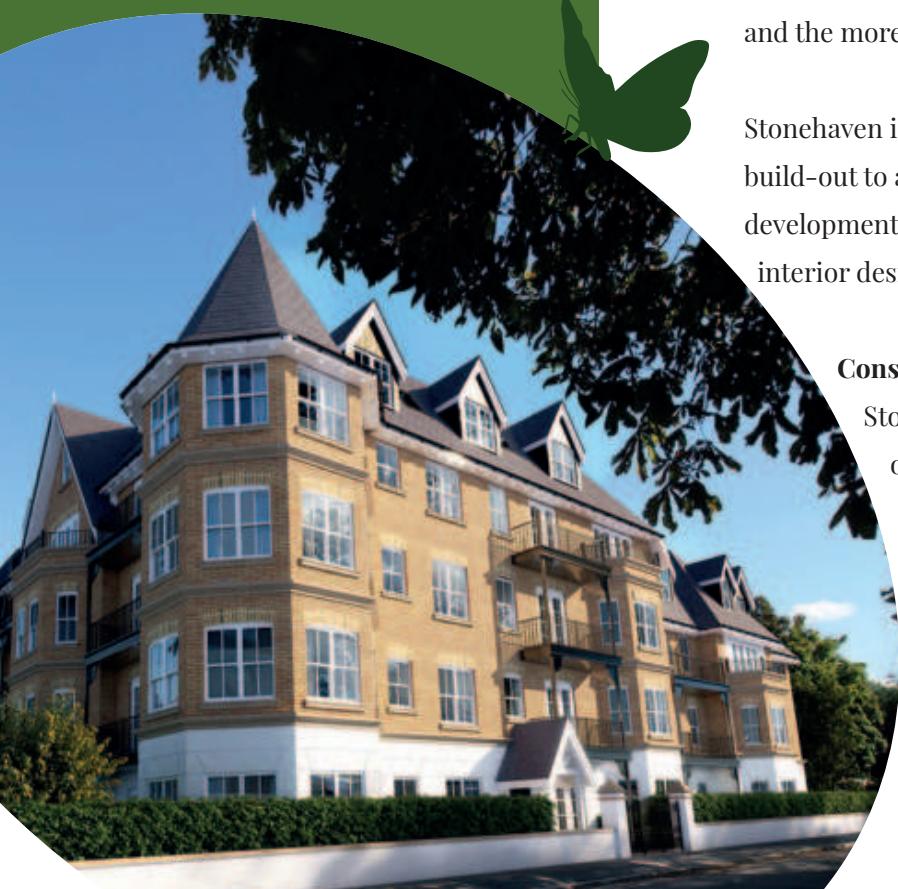




STUDLAND

WESTBOURNE - DORSET

Luxury Apartments



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.



STUDLAND
WESTBOURNE - DORSET

luxury Apartments



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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