



FERRYMANS WAY • WEYMOUTH • DORSET • DT4 9YU

A LUXURY DEVELOPMENT OF WATERFRONT HOMES, PENTHOUSES & APARTMENTS

THE APARTMENTS



Chesil Bank

"It is above all an elemental place, made of sea, shingle and sky, its dominant sound always that of waves on moving stone: from the great surf and pounding "grounds of seas" of sou'westers, to the delicate laps and back-gurgling of the rare dead calm...." John Fowles





EXCLUSIVE LIVING ON THE JURASSIC COAST

No.1 Chesil Beach is located on the edges of the Chesil and Fleet Nature Reserve on Weymouth's southerly point, harboured between the sea of Weymouth Bay and the Fleet Lagoons - creating the Chesil Peninsula.

This stylish, 'lifestyle' development of luxury Waterfront Homes, Penthouses & Apartments, surrounded by beaches and water with stunning panoramic views in all directions offering arguably the best views along the south coast, are combined with contemporary living of the highest quality in a bustling and vibrant community with fantastic transport links, being on the mainline to London Waterloo.

The development itself of which is due to complete in 2024 has been designed with luxury and eco-credentials at the forefront, using sustainable materials and locally sourced stone.





ABOUT THE LOCATION



Easily accessible from London with a mainline rail link from Waterloo, Weymouth offers an eclectic, abundance of sporting, leisure and recreational facilities as a destination retreat for all year round.

The iconic watersports scene, home to the National Sailing Academy, was re-juvenated by the London 2012 Olympics – hosting some of the best competitions and instructors in the UK, being based at local training centres on the Chesil. Weymouth harbour itself covers an area of 8.6 square kilometres and is ideal for sports such as sailing, windsurfing & kiteboarding as it is exposed to reliable winds from most directions, combined with Chesil Beach and the breakwater offering shelter enough from large waves and currents for more leisurely sports such as paddleboarding, kayaking & fishing.

On foot from No 1 Chesil, the South West Path provides a causeway for flat cycling or walking along the waterfront to the Quay and into the town (approx. 2 miles) and leading to the promenade along the bay.

Weymouth is a great place for leisure, with the vibrant cobbled streets offering a variety of boutique shops, artisan cafes and galleries, as well as the popular Hope Square for its traditional pubs.

The esplanade and seafront offers the best of the Great

British Seaside Town, with a pierred pavilion, fun fair, promenade around the Bay, arcades, fudge & sweet shops and of course fish and chips.

The town centre and restaurants of Weymouth are also easily accessible by boat with both the Quay and Marina located just under 2 miles from No.1 Chesil. Weymouth Quay is now boasting an array of renowned fish restaurants and eateries with fresh fish coming into the Quay daily, such as The Crab House, Sea Beats and Rock Fish to name a few. If going out further on the boat for the day, the restaurants such as The Hut on the Isle of White, The Pig on the Beach in Studland, Rick Steins in Sandbanks and The Priory in Wareham can all easily be accessed via the water should you keep a boat in the Weymouth Marina or come up to the Quay for the day.

Other leisure activities are also encouraged, with both horse riding and dog walking allowed on the beach all year round.

King George III is depicted on his horse on the famous landmark, the 'Osmington White Horse' on the north of Weymouth on the South Dorset Downs – an ideal place for country walking with dogs, hiking and horse riding. The South West Coast Path also continues all along the Jurassic Coast, a UNESCO World Heritage Site and towards Studland



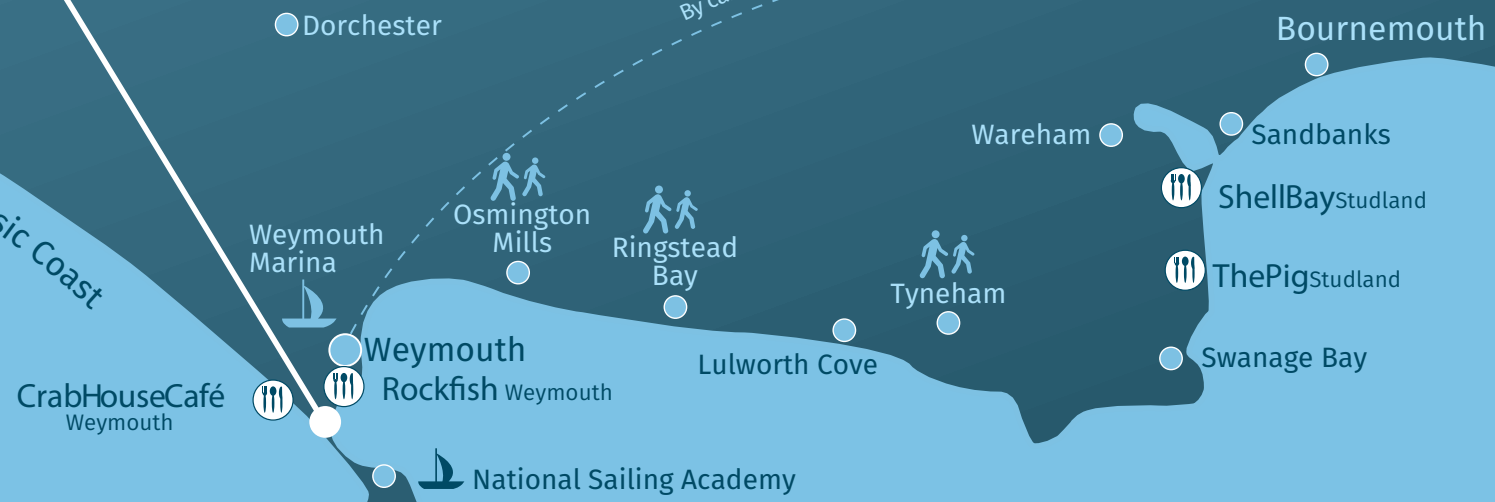
WELL CONNECTED

N°1 CHESIL BEACH
DORSET

D O R S E T

By car to Bournemouth Airport 37 miles / 65 mins

Jurassic Coast



Ferries
Poole - France
Southampton - Isle of Wight





WEYMOUTH BY CAR TO-

Poole	31mIs	47mins
Bournemouth	37mIs	65mins
Southampton	61mIs	1hr 29mins

AIRPORTS BY CAR TO-

Bournemouth Airport	37mIs	65mins
Southampton Airport	61mIs	1hr 29mins
Heathrow Airport	118 mIs	2hrs 15mins

WEYMOUTH BY TRAIN TO-

Bournemouth	57mins
Southampton	1 hr 29mins
Waterloo	2 hrs 46mins

STUNNING VIEWS







THE APARTMENTS

WATERFRONT HOMES



N°1
CHESIL
BEACH
DORSET

THE APARTMENTS AT N°1 CHESIL BEACH

- Amazing sea views
- Underground parking for all apartments
- Lockable storage units
- Electric car and bicycle charging points
- Communal grounds
- Sunny aspect
- Contemporary interiors
- Ideal investment properties
- Share of Freehold Apartments once all completed
- AST and Holiday Lets permitted
- Pets permitted
- Ideal 'lock-up and leave'
- Private gardens/balconies to individual apartments

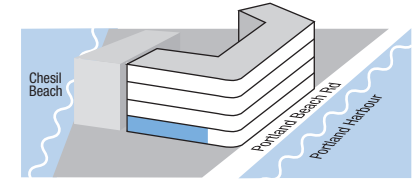
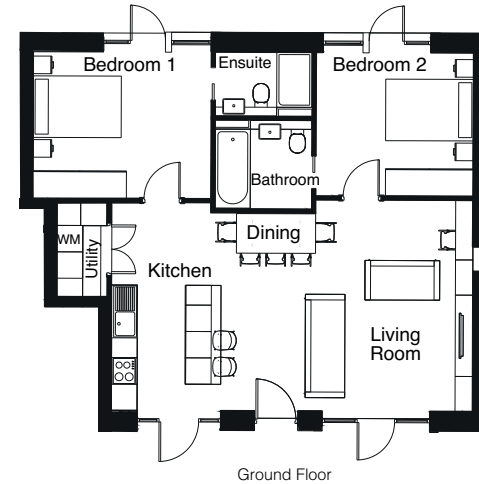
A stunning collection of 6 Waterfront Homes, 20 Apartments and 3 Penthouses, offering dual aspect sea views and beaches to both sides, finished to the highest standards of contemporary living in this unique coastal location. Available immediately to be bought off-plan, with completion due 2024, these apartments are ideal either as primary residences or as fantastic 'lock-up and leave' second homes or holiday home investments in this thriving seaside town.

The Apartments focal feature is to maximise the stunning sea views, combined with luxury and contemporary interiors, with fully-fitted bespoke Kitchens and Bathrooms, quality carpeted bedrooms and contemporary living spaces. Furthermore, the majority of the apartments have balconies to enjoy the

expansive sea views, as well as landscaped communal gardens. The Penthouses offer unrivalled panoramic sea views across the harbour and Fleet Nature Reserve and are flooded with sunlight from the continuous balcony. There is an underground car park whereby each unit includes either parking spaces or garaging, as well as secure storage facilities for sports equipment and bike stores.

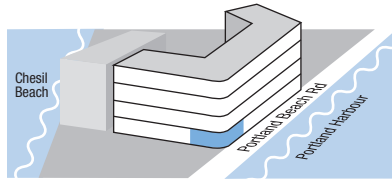
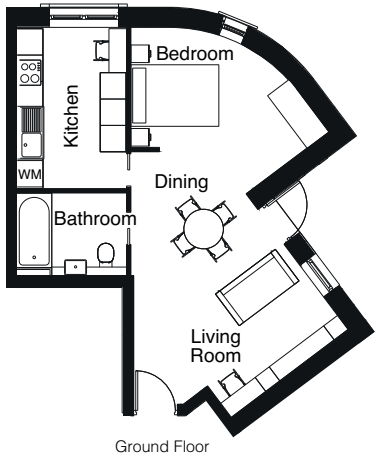
In regards to the eco-credentials of the development, aesthetically considered and locally-sourced stone has been used as much as possible to the exterior of the building. Installed are Air Source Heat Pumps for both the heating and water (of which will be individually metered via SmartMeters) for efficiency, plus both car and bicycle charging points for communal use.

THE APARTMENTS FLOOR PLANS



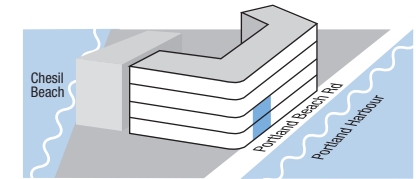
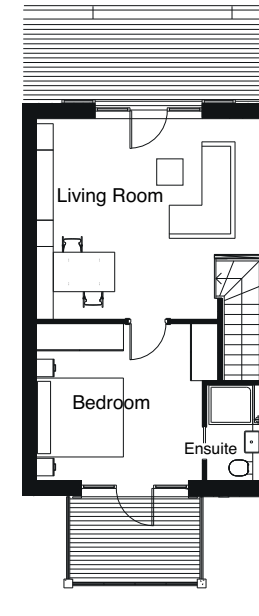
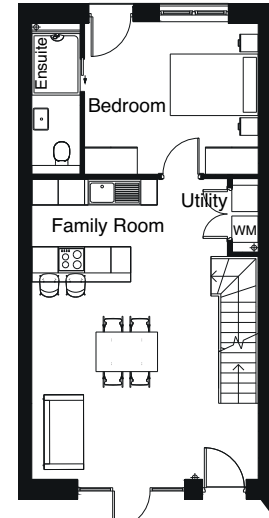
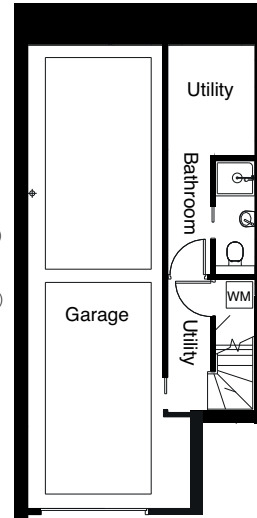
APARTMENT 1 817sq.ft. 75.9m²*

Living/Dining /Kitchen	27'1" x 15'7"	8.27m x 4.79m (max)
Bedroom One	13'5" x 11'0"	4.10m x 3.38m
Bedroom Two	11'8" x 10'8"	3.57m x 3.25m



APARTMENT 2 492sq.ft. 45.7m²*

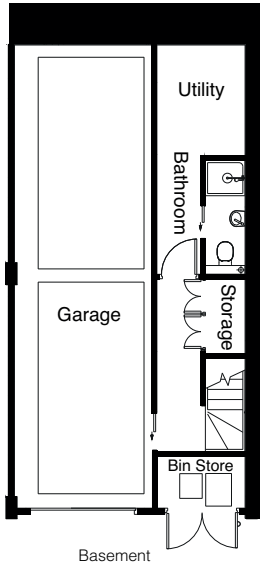
Living/Dining	20'5" x 16'4"	6.27m x 5.02m (max)
Kitchen	8'4" x 12'2"	2.56m x 3.74m
Bedroom	14'10" x 9'11"	4.53m x 3.03m (max)



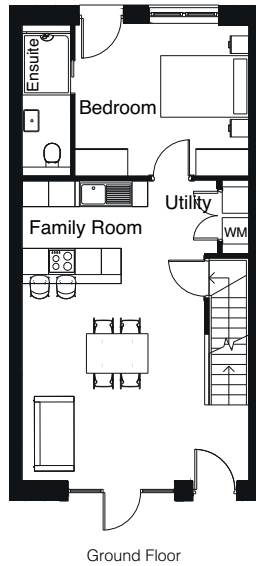
APARTMENT 3 1583sq.ft. 147.1m²*

(Triplex)

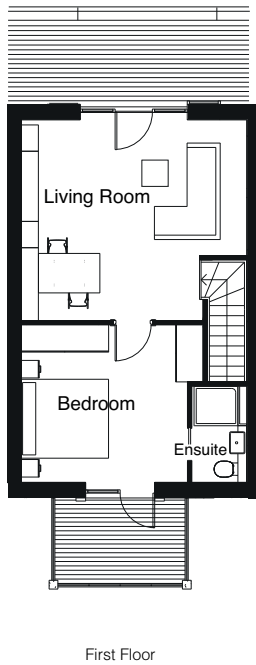
Family Room	22'4" x 17'2"	6.84m x 5.27m (max)
Living Room	17'2" x 15'0"	5.27m x 4.58m (max)
Bedroom One	14'0" x 11'7"	4.27m x 3.59m (max)
Bedroom Two	13'3" x 11'2"	4.07m x 3.43m



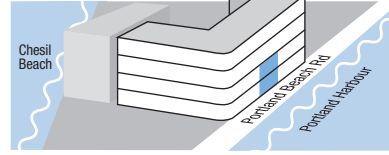
Basement



Ground Floor

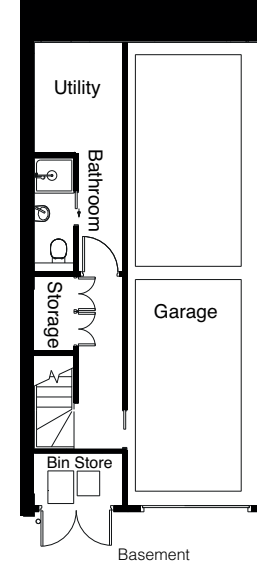


First Floor

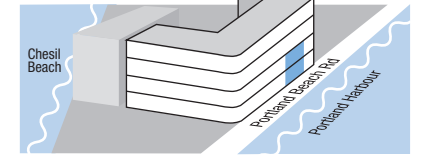


APARTMENT 4 1626sq.ft. 151m²*
(Triplex)

Living Room	17'3" x 15'3"	5.27m x 4.58m (max)
Family Room	17'2" x 12'5"	6.84m x 5.27m (max)
Bedroom One	14'0" x 11'7"	4.27m x 3.59m
Bedroom Two	13'3" x 11'3"	4.07m x 3.43m

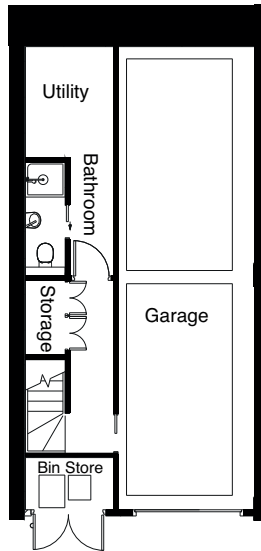


Basement

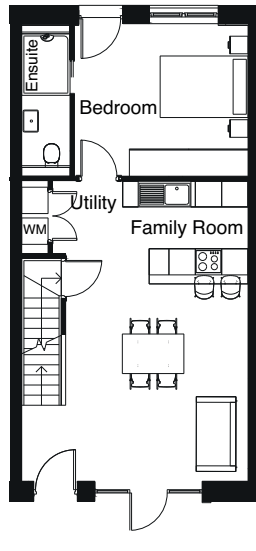


APARTMENT 6 1620sq.ft. 150m²*
(Triplex)

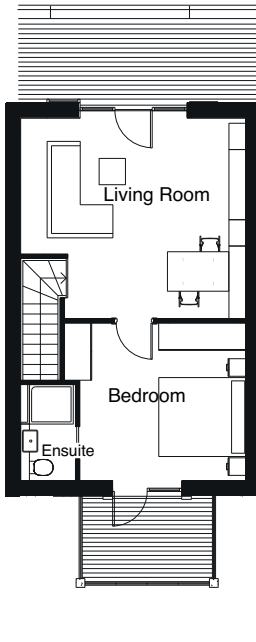
Living Room	17'2" x 15'0"	5.27m x 4.58m
Family Room	22'4" x 17'2"	6.84m x 5.27m (max)
Bedroom One	14'0" x 11'7"	4.27m x 3.59m (max)
Bedroom Two	13'3" x 11'2"	4.07m x 3.43m



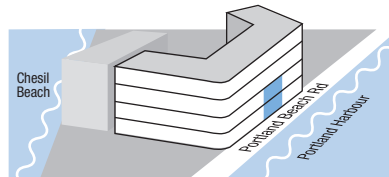
Basement



Ground Floor

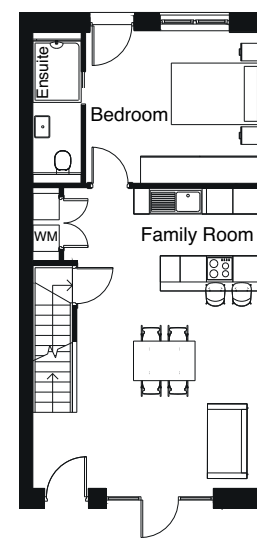


First Floor

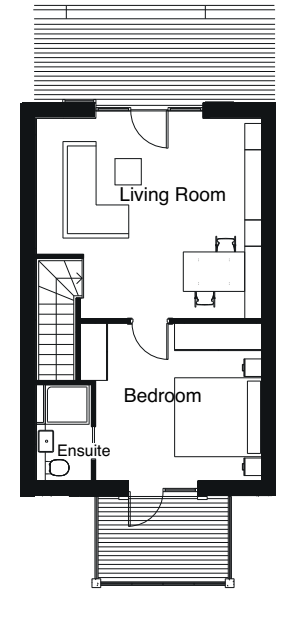


APARTMENT 5 1626sq.ft. 151m²*
(Triplex)

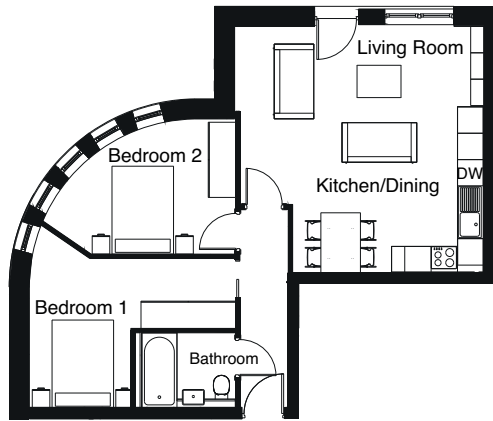
Living Room	17'2" x 15'0"	5.27m x 4.58m (max)
Family Room	22'4" x 17'2"	6.84m x 5.27m (max)
Bedroom One	14'0" x 11'7"	4.27m x 3.59m (max)
Bedroom Two	13'3" x 11'2"	4.07m x 3.43m



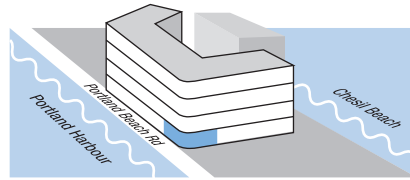
Ground Floor



First Floor

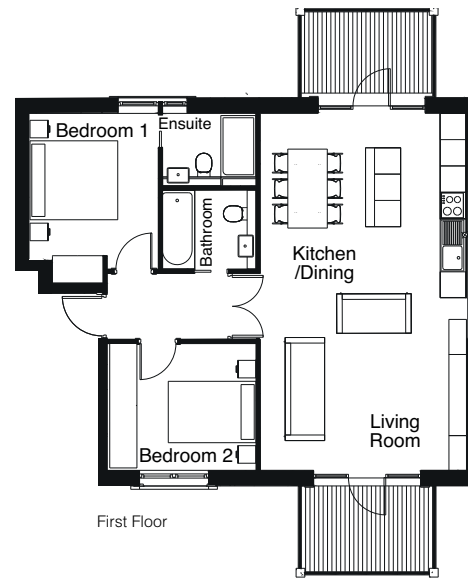


Ground Floor

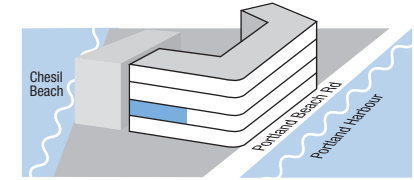


APARTMENT 7 695sq.ft. 64.7m²*

Living/Dining /Kitchen	18'8" x 18'7"	5.73m x 5.70m (max)
Bedroom One	15'3" x 11'3"	4.69m x 3.45m (max)
Bedroom Two	14'3" x 10'1"	4.38m x 3.07m (max)

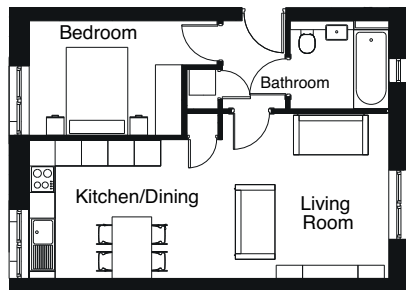


First Floor

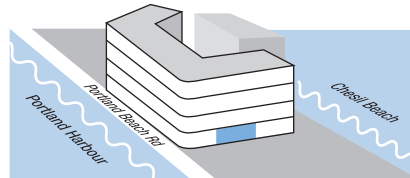


APARTMENT 10 794sq.ft. 73.7m²*

Living/Dining /Kitchen	26'7" x 15'6"	8.14m x 4.73m
Bedroom One	11'6" x 9'8"	3.55m x 3.01m
Bedroom Two	11'3" x 9'5"	3.45m x 2.89m (max)

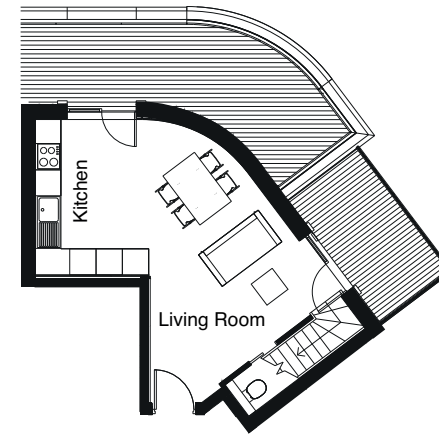


Ground Floor

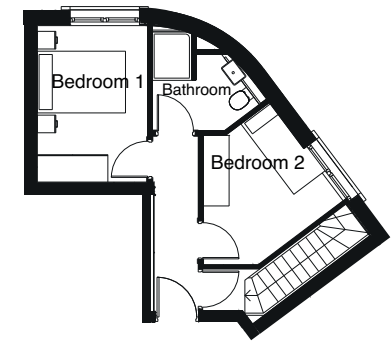


APARTMENT 8 517sq.ft. 48.0m²*

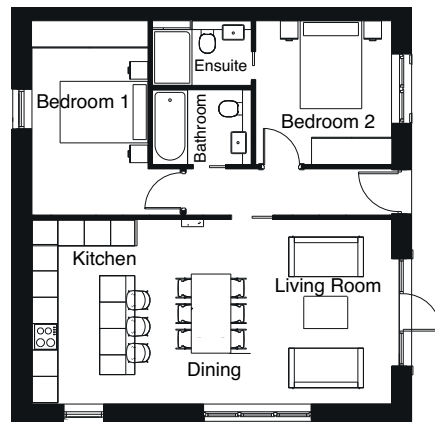
Living/Dining /Kitchen	26'8" x 13'0"	8.18m x 3.99m (max)
Bedroom	11'4" x 8'9"	3.49m x 2.72m



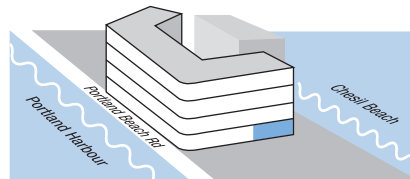
First Floor



Second Floor



Ground Floor

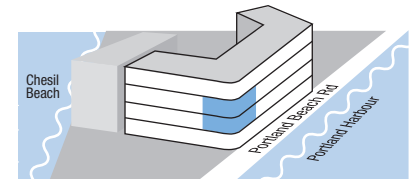


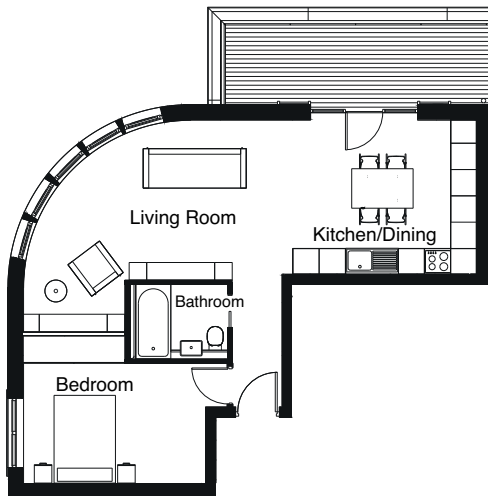
APARTMENT 9 770sq.ft. 71.5m²*

Living/Dining /Kitchen	26'8" x 13'9"	8.18m x 4.20m
Bedroom One	8'6" x 14'5"	2.64m x 4.43m
Bedroom Two	10'1" x 10'7"	3.09m x 3.28m

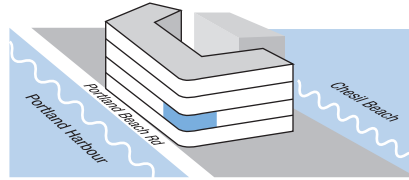
APARTMENT 11 651sq.ft. 60.5m²*
(Duplex)

Living/Dining /Kitchen	24'4" x 21'4"	7.44m x 6.55m (max)
Bedroom One	11'9" x 8'3"	3.63m x 2.56m
Bedroom Two	9'3" x 11'0"	2.85m x 3.38m (max)



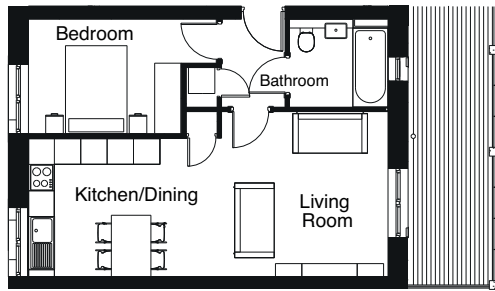


First Floor

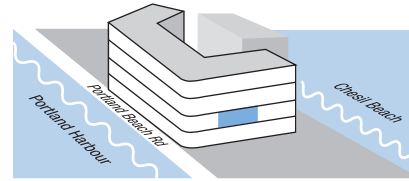


APARTMENT 12 627sq.ft. 58.3m²*

Living/Dining /Kitchen	34'1" x 15'8"	10.40m x 4.83m (max)
Bedroom	13'8" x 10'9"	4.22m x 3.35m (max)

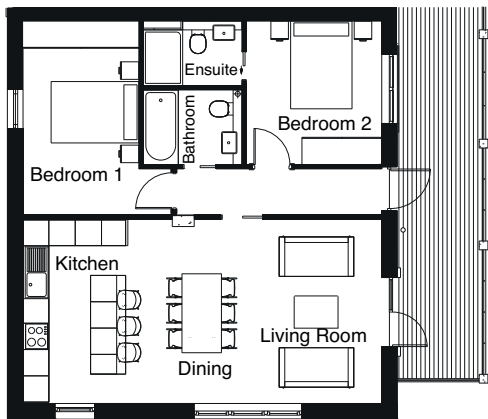


First Floor

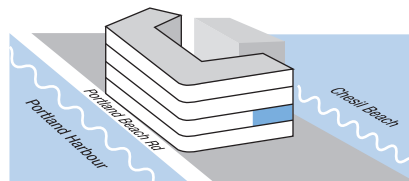


APARTMENT 14 517sq.ft. 48.0m²*

Living/Dining /Kitchen	26'8" x 13'1"	8.18m x 4.00m (max)
Bedroom	11'5" x 8'9"	3.49m x 2.72m

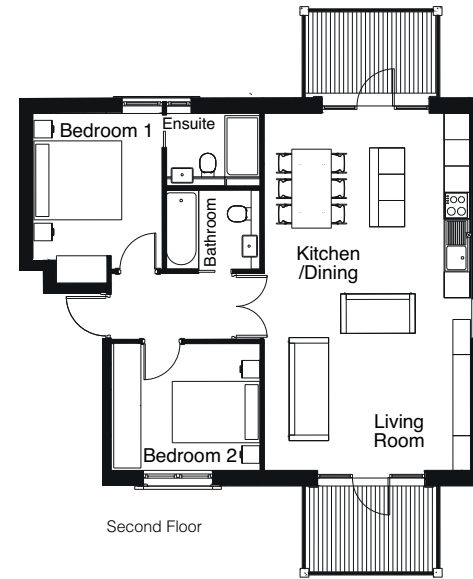


First Floor

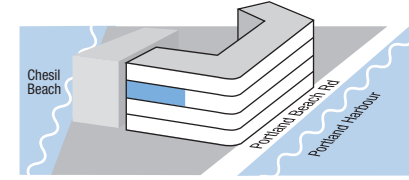


APARTMENT 15 770sq.ft. 71.5m²*

Living/Dining /Kitchen	26'8" x 13'9"	8.18m x 4.20m
Bedroom One	8'8" x 14'6"	2.64m x 4.42m
Bedroom Two	10'1" x 10'9"	3.09m x 3.27m

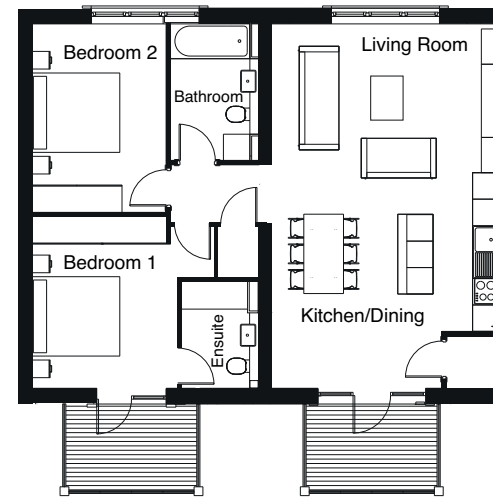


Second Floor

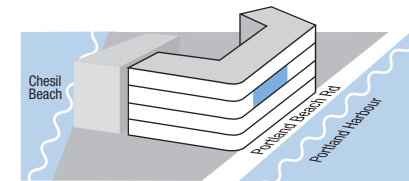


APARTMENT 16 794sq.ft. 73.7m²*

Living/Dining /Kitchen	26'7" x 15'6"	8.14m x 4.73m
Bedroom One	11'8" x 9'8"	3.60m x 2.99m
Bedroom Two	12'1" x 9'5"	3.70m x 2.89m (max)

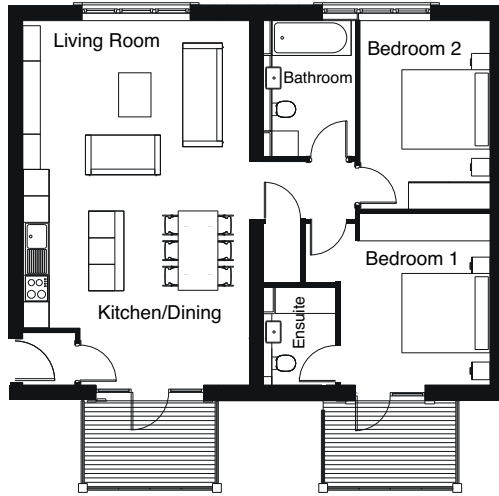


Second Floor

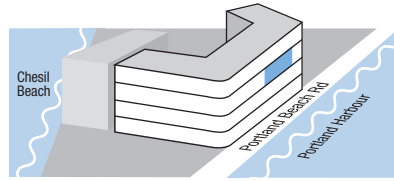


APARTMENT 17 945sq.ft. 87.8m²*

Living/Dining /Kitchen	27'4" x 17'2"	8.37m x 5.27m (max)
Bedroom One	13'8" x 12'9"	4.21m x 3.94m (max)
Bedroom Two	13'8" x 10'1"	4.23m x 3.09m

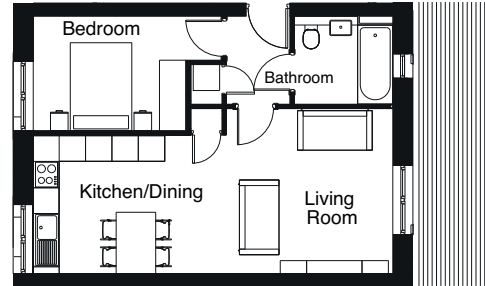


Second Floor

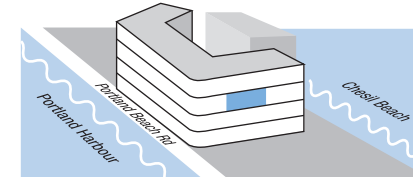


APARTMENT 18 945sq.ft. 87.8m²

Living/Dining /Kitchen	27'4" x 17'3"	8.37m x 5.27m (max)
Bedroom One	13'8" x 12'9"	4.21m x 3.94m (max)
Bedroom Two	13'8" x 10'1"	4.23m x 3.09m

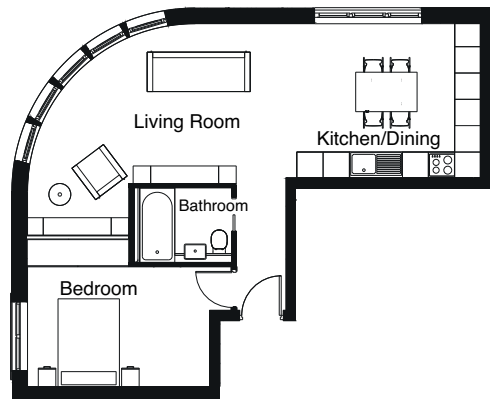


Second Floor

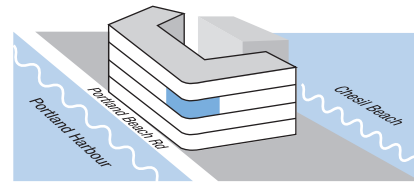


APARTMENT 20 517sq.ft. 48.0m²

Living/Dining /Kitchen	26'8" x 13'1"	8.18m x 4.00m (max)
Bedroom One	11'5" x 8'9"	3.49m x 2.72m

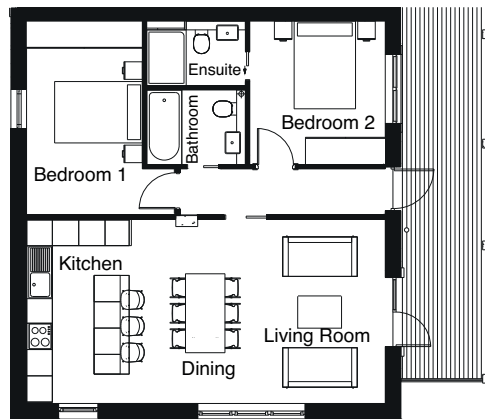


Second Floor

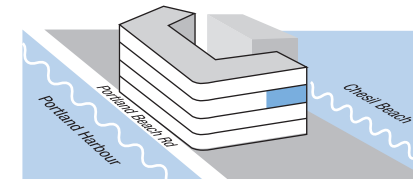


APARTMENT 19 627sq.ft. 58.3m²

Living/Dining /Kitchen	34'1" x 15'8"	10.40m x 4.83m (max)
Bedroom	13'8" x 11'0"	4.21m x 3.36m (max)

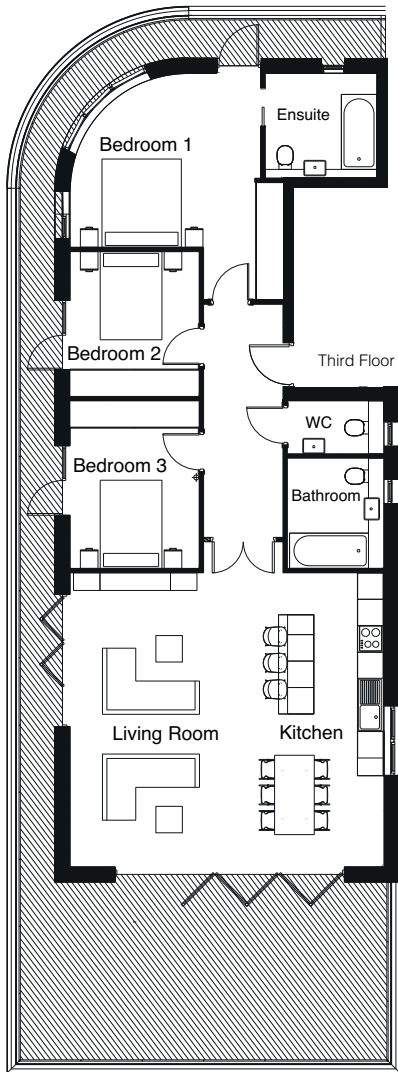


Second Floor



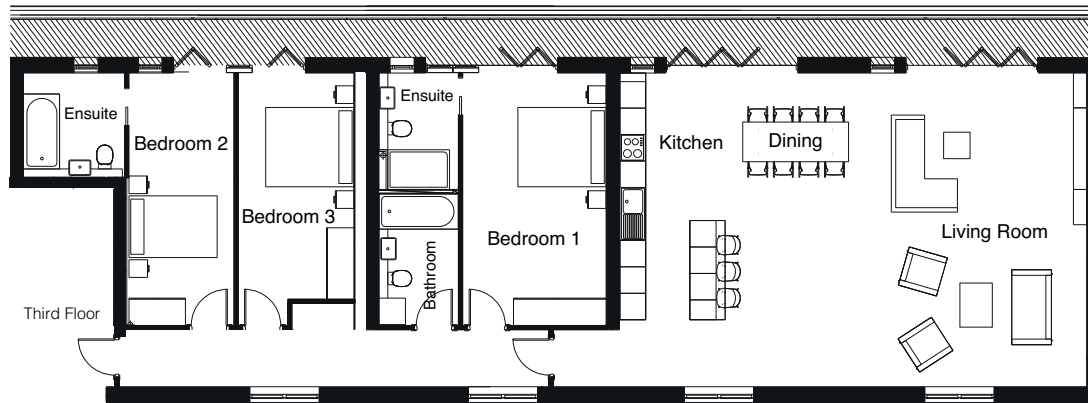
APARTMENT 21 770sq.ft. 71.5m²

Living/Dining /Kitchen	26'8" x 13'9"	8.18m x 4.20m
Bedroom One	14'5" x 8'6"	4.42m x 2.64m
Bedroom Two	10'9" x 10'1"	3.27m x 3.09m



WEST PENTHOUSE 1236sq.ft. 114.8m²

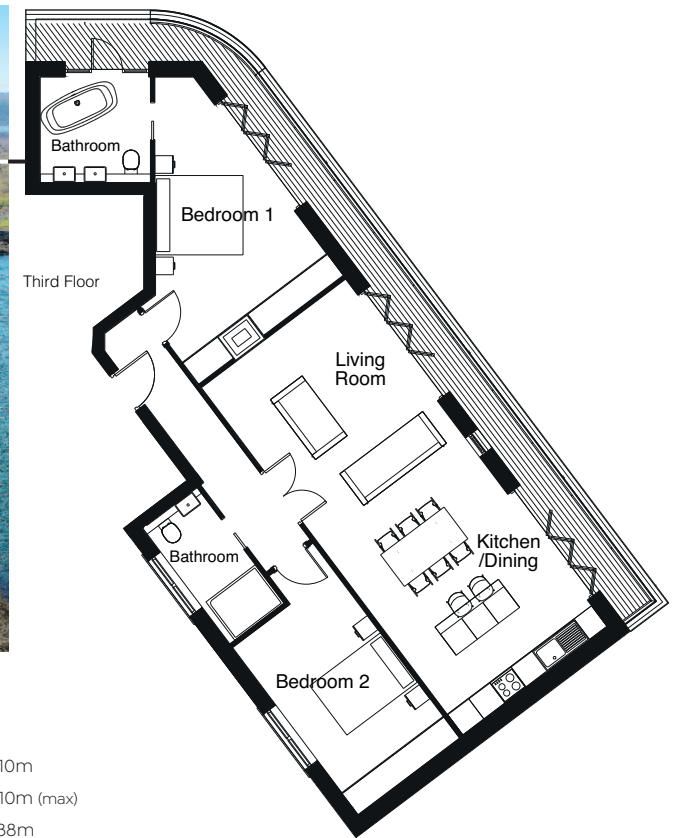
Living/Dining /Kitchen	23'3" x 21'8"	7.12m x 6.67m
Bedroom One	14'2" x 12'9"	4.33m x 3.94m (max)
Bedroom Two	10'8" x 9'6"	3.29m x 2.93m
Bedroom Three	12'4" x 9'6"	3.80m x 2.93m



EAST PENTHOUSE

2155sq.ft. 200.2m²*

Living/Dining /Kitchen	35'1" x 23'3"	10.72m x 7.12m
Bedroom One	18'7" x 10'8"	5.73m x 3.29m
Bedroom Two	18'8" x 8'1"	5.73m x 2.48m
Bedroom Three	18'8" x 8'9"	5.73m x 2.68m



SOUTH 1332sq.ft. 123.8m²*

Living/Dining /Kitchen	32'4" x 13'4"	9.90m x 4.10m
Bedroom One	18'4" x 13'4"	5.63m x 4.10m (max)
Bedroom Two	15'6" x 9'5"	4.77m x 2.88m

BASEMENT



GROUND FLOOR



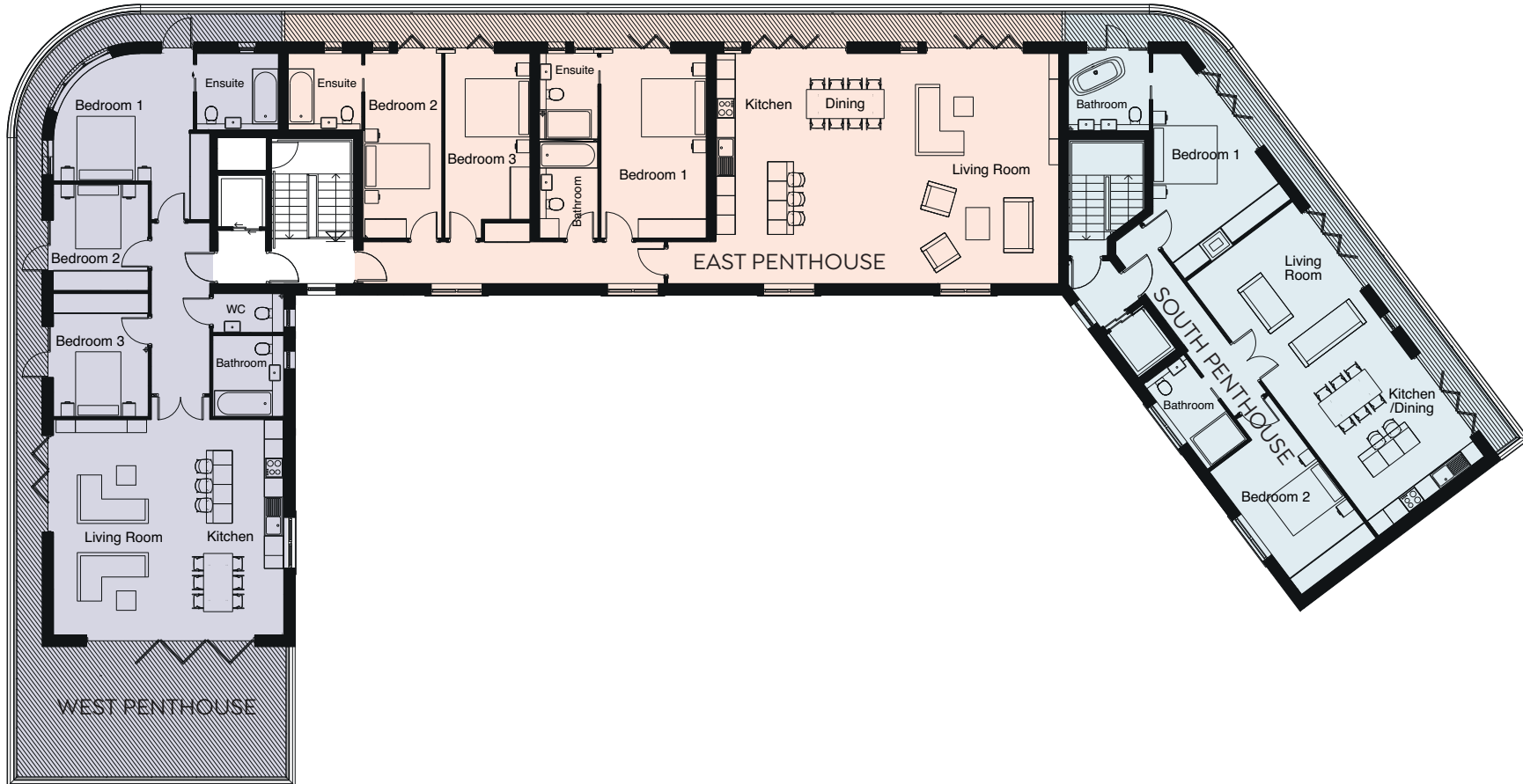
FIRST FLOOR



SECOND FLOOR

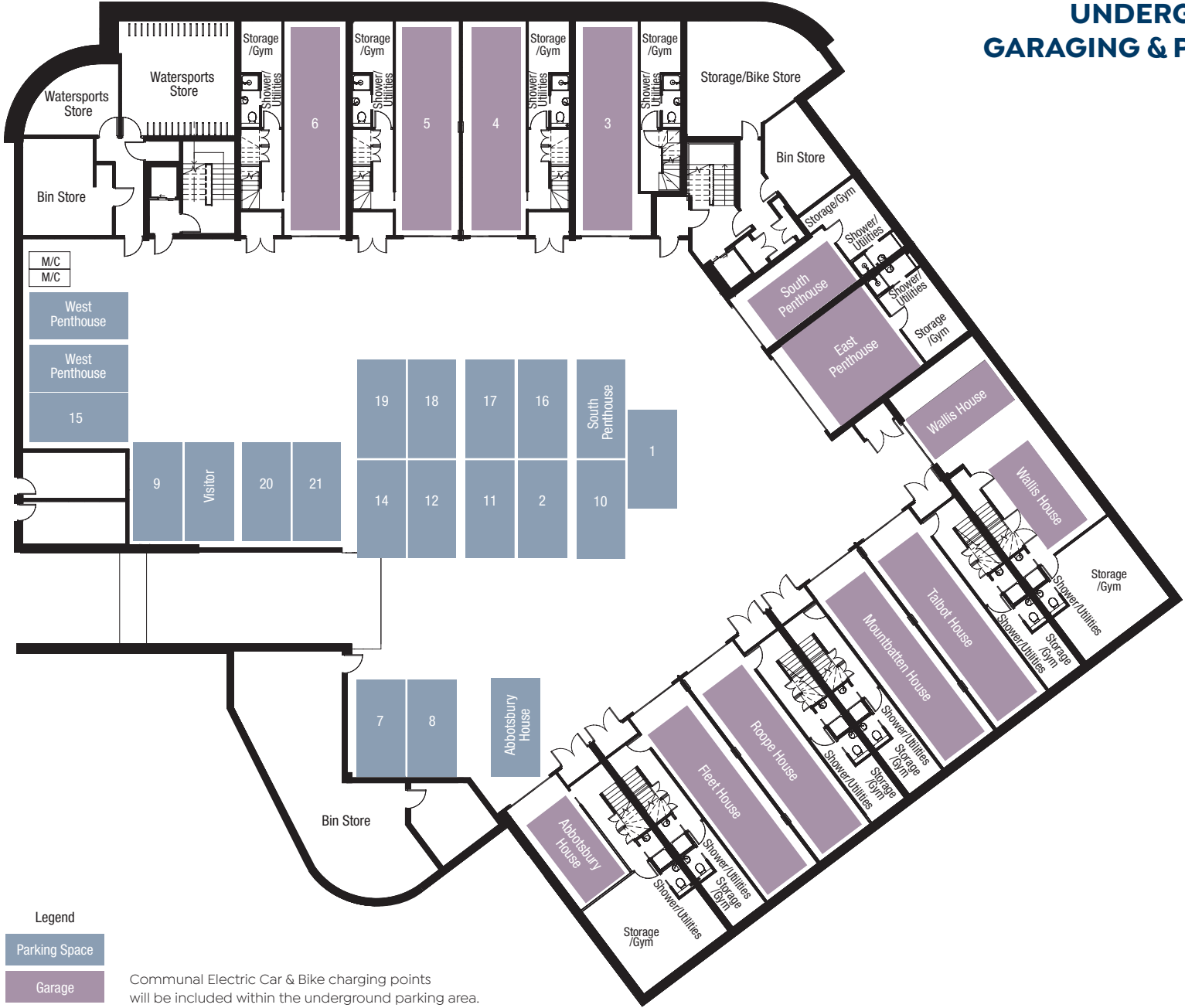


THIRD FLOOR PENTHOUSES



UNDERGROUND GARAGING & PARKING

**N°1
CHESIL
BEACH
DORSET**



**GARDEN &
LANDSCAPING**

**N°1
CHESIL
BEACH**
DORSET









SPECIFICATION

The items within this specification are for guidance only and may be substituted at any time. Please check with a sales executive for the latest information.

Kitchens

- Designer handleless modern kitchens with gloss finish, soft close doors and drawers
- Fully integrated appliances to include:-
- Electric Ovens
- Fridge Freezers
- Dishwashers
- Induction Hobs
- Washer/Dryers
- Undermounted Sinks with Chrome Spray Hose Taps

Bathrooms

- Chrome Fittings to Showers and Baths
- Heated Chrome Ladder Towel Rails
- Shaver Sockets
- Mirror Lighting

Penthouses & Waterfront Homes

- Air source heat pumps
- Air conditioning
- Underfloor heating

Fitout, Mechanical & Electrical

- Air source heat pump boilers (hot water)
- Electric radiators
- Smart Control
- LED downlights with dimming
- External CCTV monitoring from Entryphone
- Ultrafast Broadband supporting Speeds up to 1Gbps
- Stylish hard floorings to Reception Rooms and Kitchens
- Fitted Carpets to Bedrooms

- Aluminium Framed Windows & Terrace Doors
- Storage for Sports Equipment
- Car & Bicycle Charging Facilities
- Bicycle Storage

General

- 10 year New Build ICW Warranty
- AST & Holiday Lettings Permitted

The information within this document is indicative and is intended to act as a guide only as to the finished product. Subject to variation. These particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves by inspection or otherwise as to their correctness. Any areas, measurements or distances are approximate. The dimensions given on plans are subject to variation and are not intended to be used for carpet sizes, appliance sizes or items of furniture.



MEET THE TEAM

THE AGENTS

Albury & Hall are a family run, independent estate agents covering all sides of Poole Harbour, Isle of Purbeck, Dorset Towns and County Villages.

We are specialists in country & coastal properties offering our expertise in Sales, Lettings and Land & Development, whether to assist in finding your perfect property or to give advice on investment opportunities, our tailored services are here to assist you in all aspects of residential property.

Each of our Dorset offices are run by experienced professionals whom both work and live locally to their respective branches, offering unrivalled knowledge of the area and with fantastic connections.

Our focus within our teams and as a business, puts service with a personable approach to the forefront of our ethos, frequently sponsoring local events and organisations and with mindfulness to the support and development of the local communities we call home, to preserve our special part of Dorset for generations.

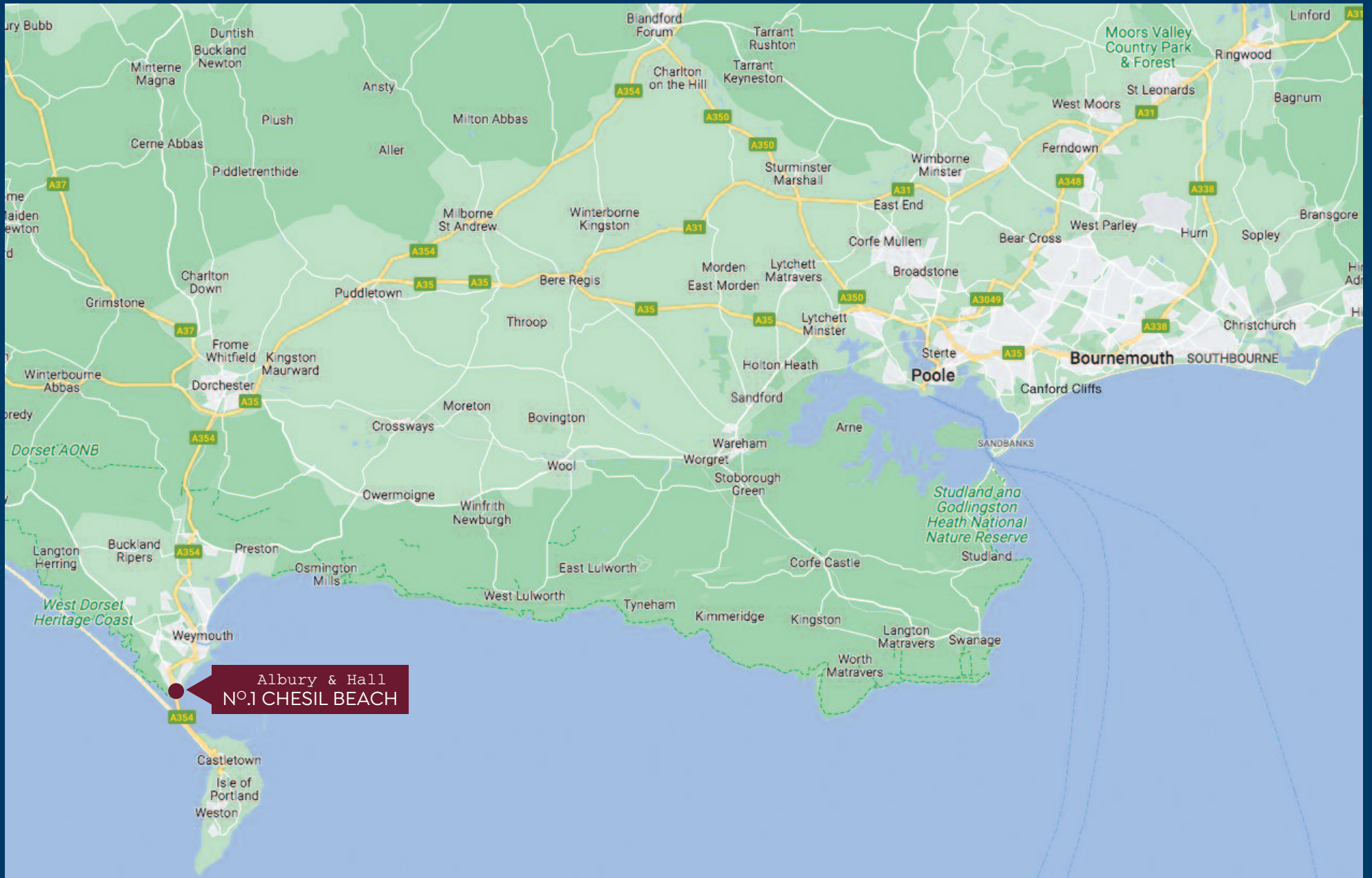
Our specialist New Home Department are a skilled team consisting of legally qualified staff, development and land acquisition specialists experienced in all aspects of new home marketing through to off-plan sales. We also work in close synergy with local architects, solicitors and developers, offering a comprehensive service from identifying and acquiring land sites, market appraisal reports, design advice and sales progression – guaranteeing we are best placed to ensure your new build purchase runs smoothly through to completion.

Our residential letting team can offer specialist advice on individual investment properties and highlight the most suitable for your requirements within a development to ensure investors receive a competitive return for a completely tailored service whilst purchasing in a unique setting with the assurance of new build warranties.

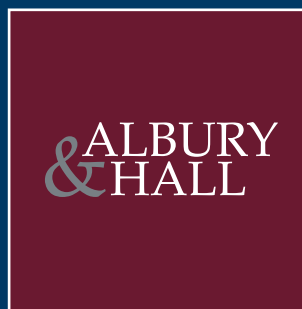
THE DEVELOPERS

The team encompasses a first class collaboration of highly experienced developers, designers and architects including a privately owned real estate company that specialises in property finance and development investment, all working in harmony creating footprints of landmark projects whilst being up to date with the latest technology and green solutions.

Past and present projects include coastal homes, high end luxury residential homes in Central London and in other major towns and cities throughout the United Kingdom that have a strong local economy and/or affluent local demographics which include residential, office and mixed use developments.



Albury & Hall
N°.1 CHESIL BEACH



01305 700 800

newhomes@alburyandhall.co.uk
www.alburyandhall.co.uk



ALBURY & HALL (DORSET) LTD
COASTAL & COUNTRY | RESIDENTIAL SALES & LETTINGS | LAND & DEVELOPMENT