



01305 700 800

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



FERRYMANS WAY • WEYMOUTH • DORSET • DT4 9YU

A LUXURY DEVELOPMENT OF WATERFRONT HOMES, PENTHOUSES & APARTMENTS

WATERFRONT HOMES

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



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.



**N°1
CHESIL
BEACH
DORSET**

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 No1 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 piered 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 Priors 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 'Osington 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



**N°1
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WELL CONNECTED

H A M P S H I R E

D O R S E T



WEYMOUTH BY CAR TO-

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

AIRPORTS BY CAR TO-

Bournemouth Airport	37mils	65mins
Southampton Airport	61mils	1hr 29mins
Heathrow Airport	118 mls	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

WATERFRONT HOMES AT N°1 CHESIL BEACH

A stunning collection of 6 luxurious Waterfront Homes, offering panoramic sea views and beaches to both sides, finished to the highest standards of contemporary living in this unique coastal location. Each home comprises 4 double bedrooms and spacious living accommodation, multiple balconies & underground garaging. Available immediately to be bought off-plan, with completion due 2024, these homes 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 Waterfront Homes 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, each home offers individual private outside space with multiple balconies showcasing the expansive sea views, as well as landscaped communal gardens. There is an underground car park whereby each house is afforded private garaging for 2 cars, as well as a utility room, shower room and W.C. There is also secure storage

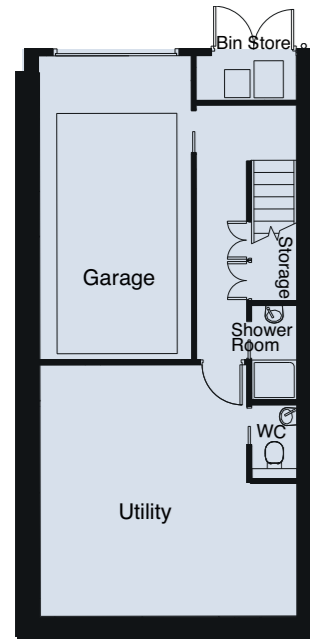
facilities for sports equipment and bike stores.

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.

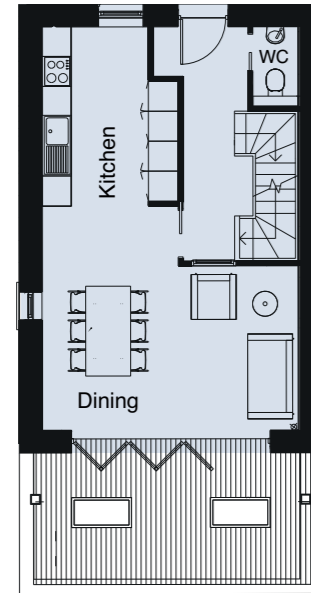
Within the development is also available 20 Apartments and 3 Penthouses.

WATERFRONT HOMES AT ONE CHESIL BEACH

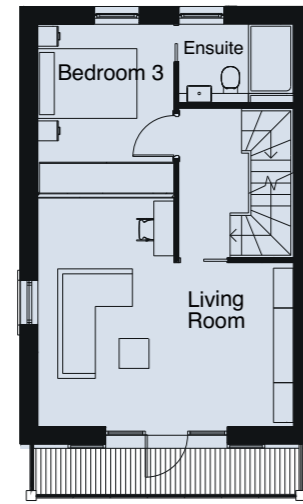
**N°1
CHESIL
BEACH**
DORSET



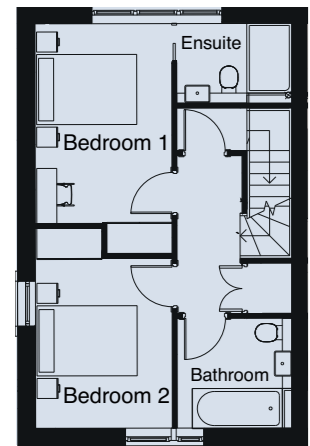
Basement



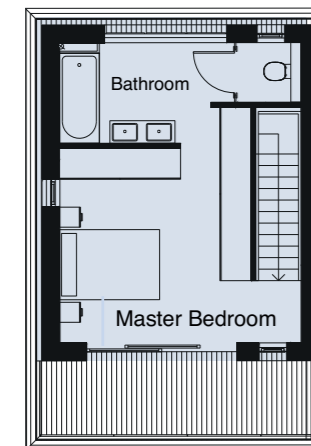
Ground Floor



First Floor



Second Floor

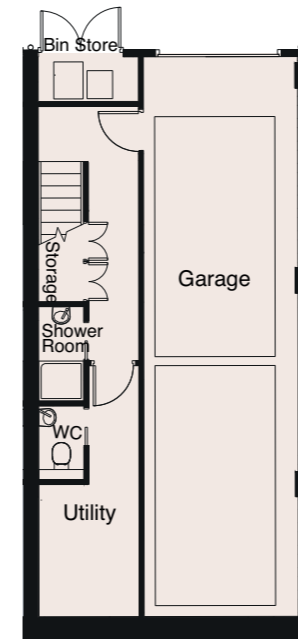


Third Floor

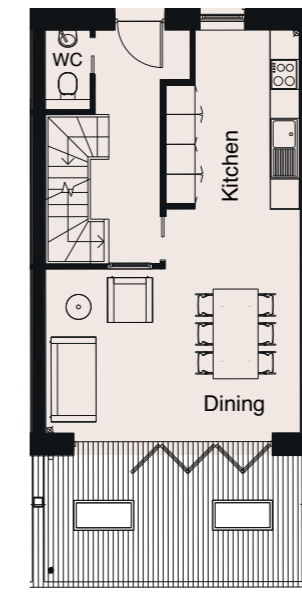
ABBOTSBURY HOUSE 2269sq.ft 210.7m²

Kitchen	11'9" x 8'11"	3.59m x 2.7m
Family Room	8'0" x 10'9"	2.45m x 3.29m
Dining	14'8" x 8'11"	4.49m x 2.45m
Living Room	15'0" x 17'0"	4.59m x 5.18m
Bedroom 1	15'0" x 8'11"	4.59m x 2.73m
Ensuite	7'9" x 5'2"	2.36m x 1.59m
Bedroom 2	13'1" x 8'11"	3.99m x 2.73m
Bathroom	7'2" x 7'8"	2.19m x 2.35m
Bedroom 3	8'11" x 11'1"	2.73m x 3.39m
Ensuite	7'8" x 5'2"	2.35m x 1.59m
Master Bedroom	15'5" x 12'6"	4.70m x 3.81m
Bathroom	16'0" x 6'7"	4.87m x 2.08m

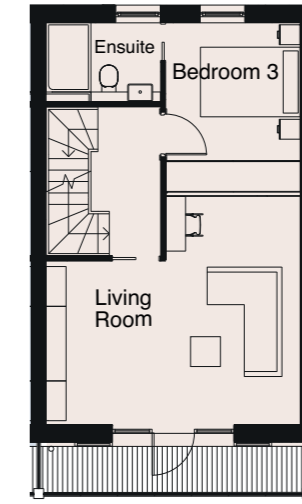
Floor areas may be subject to variation



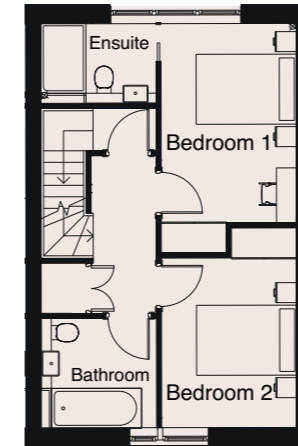
Basement



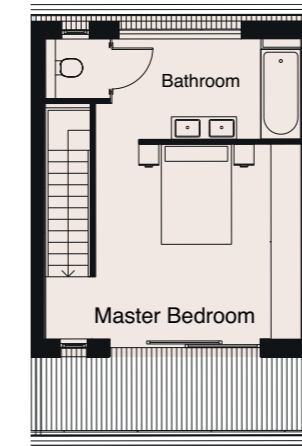
Ground Floor



First Floor



Second Floor



Third Floor

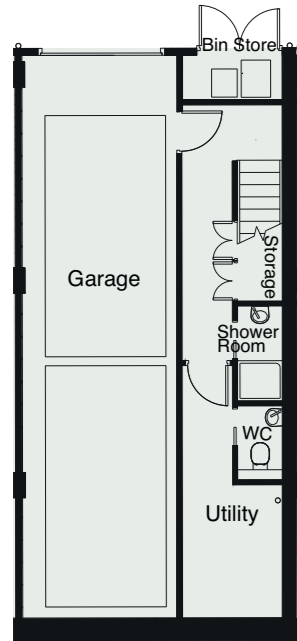
FLEET HOUSE 2284sq.ft. 212.1m²

Kitchen	11'9" x 9'0"	3.59m x 2.75m
Family Room	8'0" x 10'9"	2.45m x 3.29m
Dining	14'8" x 9'0"	4.49m x 2.75m
Living Room	15'0" x 17'1"	4.59m x 5.21m
Bedroom 1	15'0" x 9'0"	4.58m x 2.75m
Ensuite	7'8" x 5'2"	2.35m x 1.59m
Bedroom 2	13'1" x 9'0"	3.99m x 2.75m
Bathroom	7'2" x 7'8"	2.19m x 2.35m
Bedroom 3	11'1" x 8'11"	3.39m x 2.73m
Ensuite	7'9" x 5'2"	2.36m x 1.59m
Master Bedroom	15'5" x 13'7"	4.70m x 4.15m
Bathroom	17'1" x 6'7"	5.21m x 2.00m

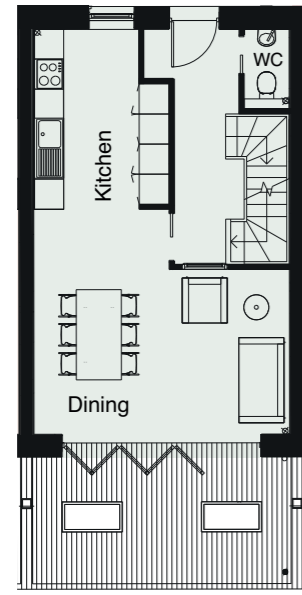
Floor areas may be subject to variation

WATERFRONT HOMES AT ONE CHESIL BEACH

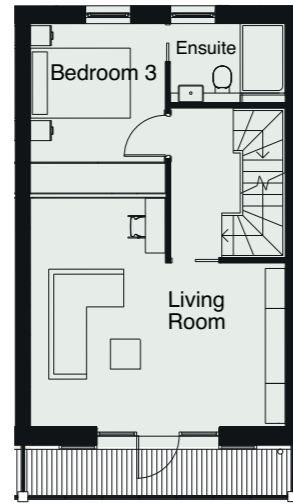
**N°1
CHESIL
BEACH**
DORSET



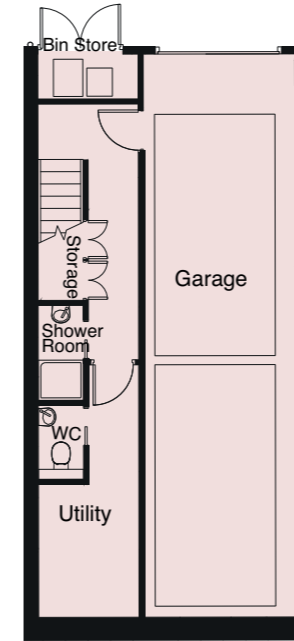
Basement



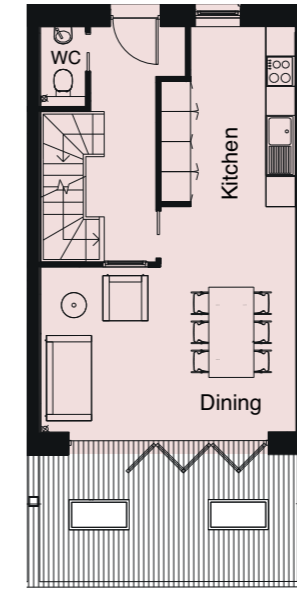
Ground Floor



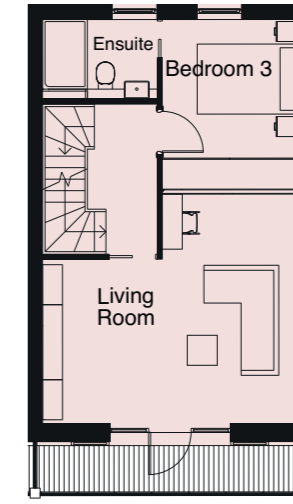
First Floor



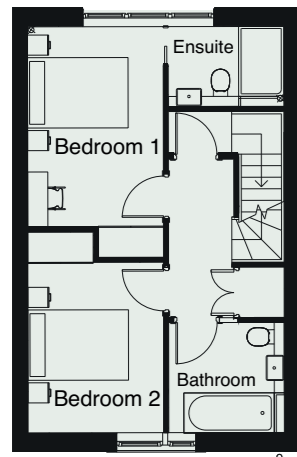
Basement



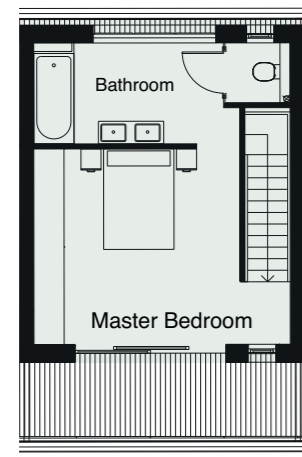
Ground Floor



First Floor



Second Floor

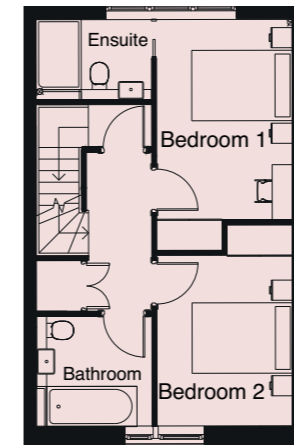


Third Floor

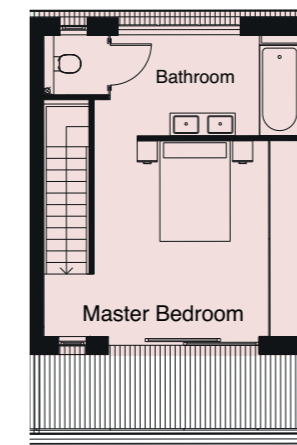
ROOPE HOUSE 2284sq.ft. 212.1m²

Kitchen	11'9" x 8'11"	3.59m x 2.7m
Family Room	8'0" x 10'9"	2.45m x 3.29m
Dining	14'8" x 8'11"	4.49m x 2.45m
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Bedroom 3	8'11" x 11'1"	2.73m x 3.39m
Ensuite	7'8" x 5'2"	2.35m x 1.59m
Master Bedroom	15'5" x 12'6"	4.70m x 3.81m
Bathroom	16'0" x 6'7"	4.87m x 2.08m

Floor areas may be subject to variation



Second Floor



Third Floor

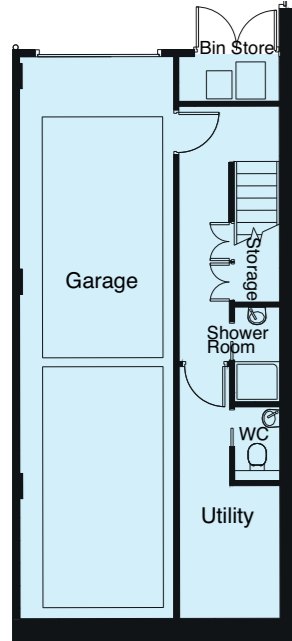
MOUNTBATTEN HOUSE 2284sq.ft. 212.1m²

Kitchen	11'9" x 9'0"	3.59m x 2.75m
Family Room	8'0" x 10'9"	2.45m x 3.29m
Dining	14'8" x 9'0"	4.49m x 2.75m
Living Room	15'0" x 17'1"	4.59m x 5.21m
Bedroom 1	15'0" x 9'0"	4.58m x 2.75m
Ensuite	7'8" x 5'2"	2.35m x 1.59m
Bedroom 2	13'1" x 9'0"	3.99m x 2.75m
Bathroom	7'2" x 7'8"	2.19m x 2.35m
Bedroom 3	11'1" x 8'11"	3.39m x 2.73m
Ensuite	7'9" x 5'2"	2.36m x 1.59m
Master Bedroom	15'5" x 13'7"	4.70m x 4.15m
Bathroom	17'1" x 6'7"	5.21m x 2.00m

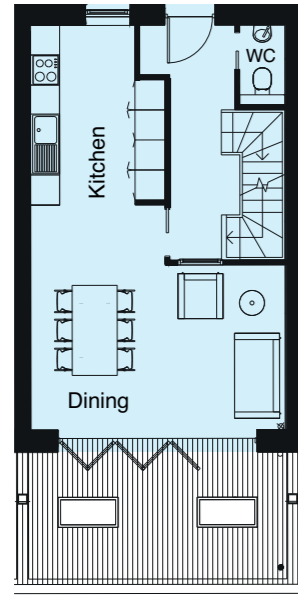
Floor areas may be subject to variation

WATERFRONT HOMES AT ONE CHESIL BEACH

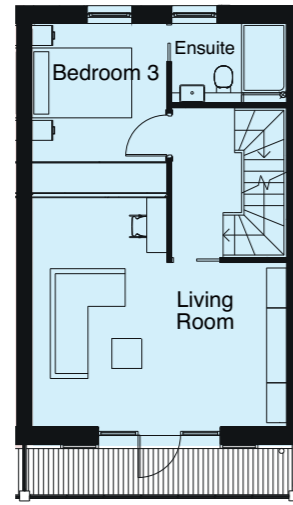
**N°1
CHESIL
BEACH**
DORSET



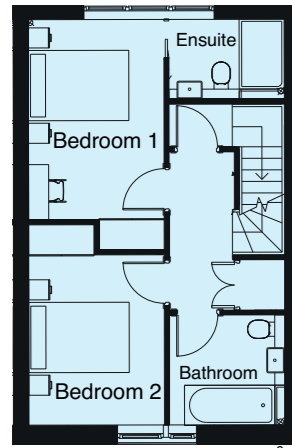
Basement



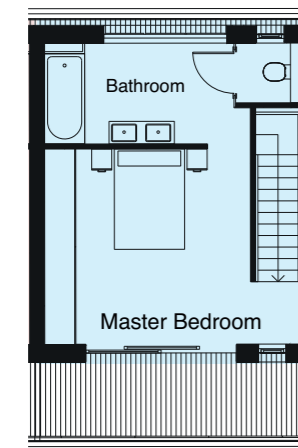
Ground Floor



First Floor



Second Floor

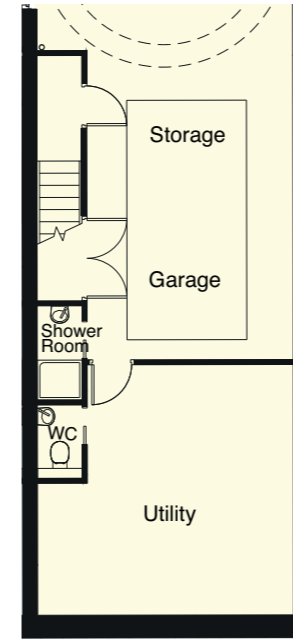


Third Floor

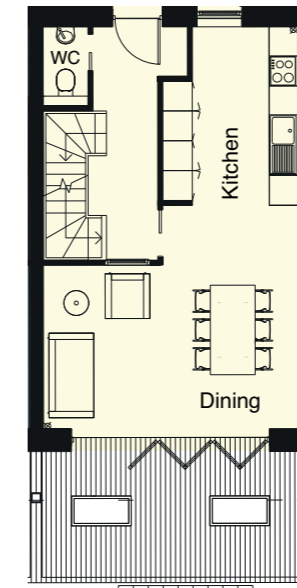
TALBOT HOUSE 2284sq.ft. 212.1m²

Kitchen	11'9" x 8'11"	3.59m x 2.7m
Family Room	8'0" x 10'9"	2.45m x 3.29m
Dining	14'8" x 8'11"	4.49m x 2.45m
Living Room	15'0" x 17'0"	4.59m x 5.18m
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Master Bedroom	15'5" x 12'6"	4.70m x 3.81m
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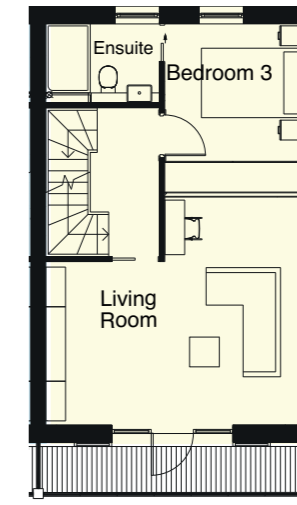
Floor areas may be subject to variation



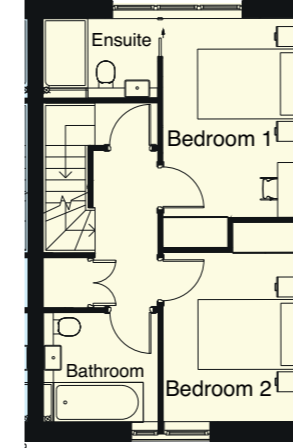
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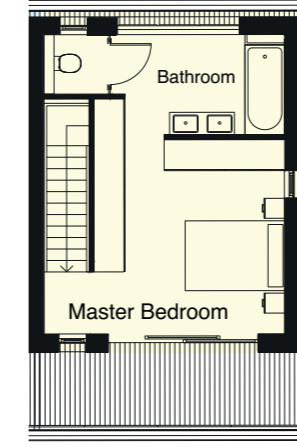
Ground Floor



First Floor



Second Floor



Third Floor

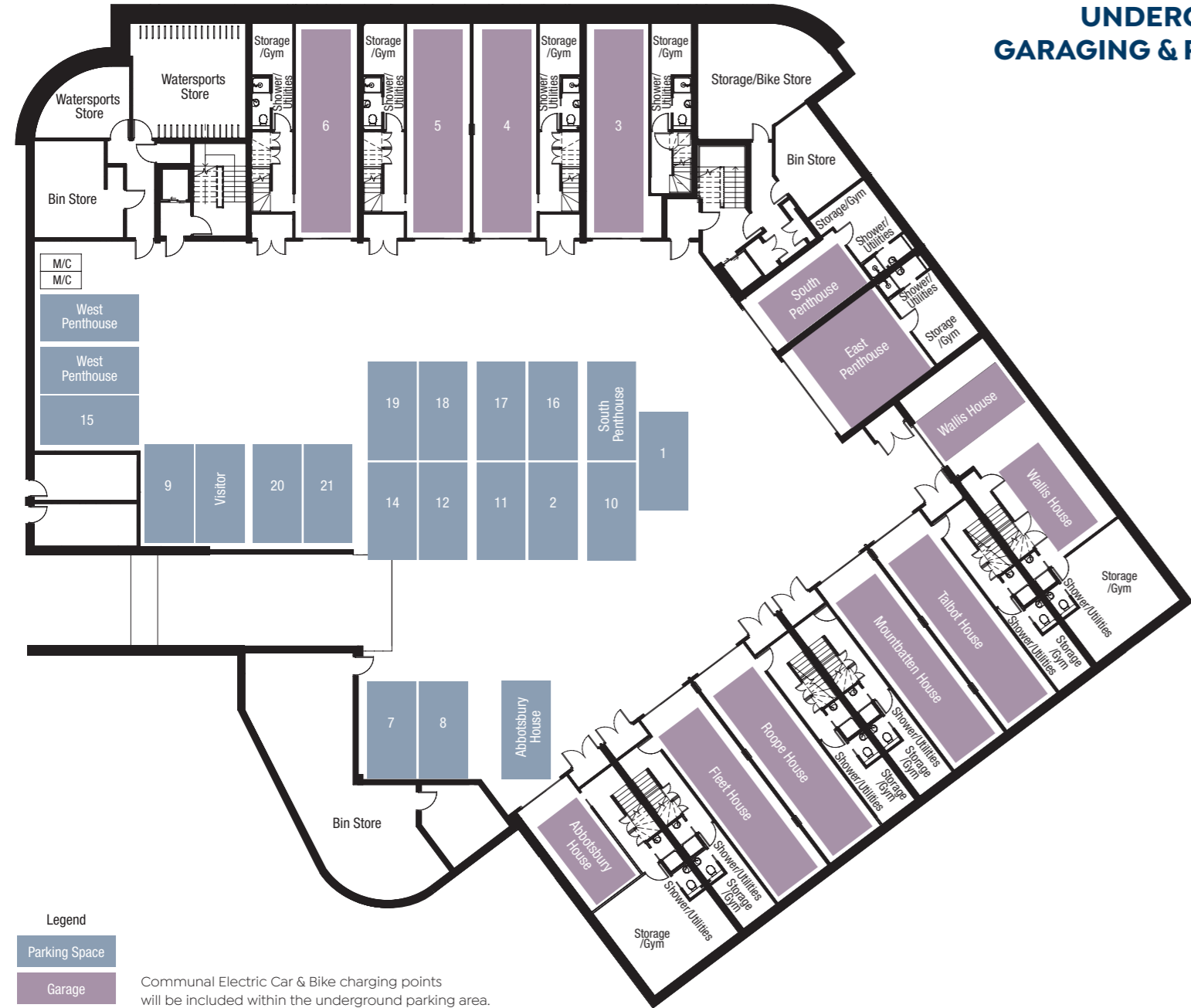
WALLIS HOUSE 2538sq.ft. 235.7m²

Kitchen	11'9" x 9'0"	3.59m x 2.75m
Family Room	8'0" x 10'9"	2.45m x 3.29m
Dining	14'8" x 9'0"	4.49m x 2.75m
Living Room	15'0" x 17'1"	4.59m x 5.21m
Bedroom 1	15'0" x 9'0"	4.58m x 2.75m
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Master Bedroom	15'5" x 13'7"	4.70m x 4.15m
Bathroom	17'1" x 6'7"	5.21m x 2.00m

Floor areas may be subject to variation

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 & Townhouses

- 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
- Wide Oak Timber Flooring to Reception Rooms and Kitchens
- Fitted Carpets to Bedrooms
- Sprinkler Systems
- 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.

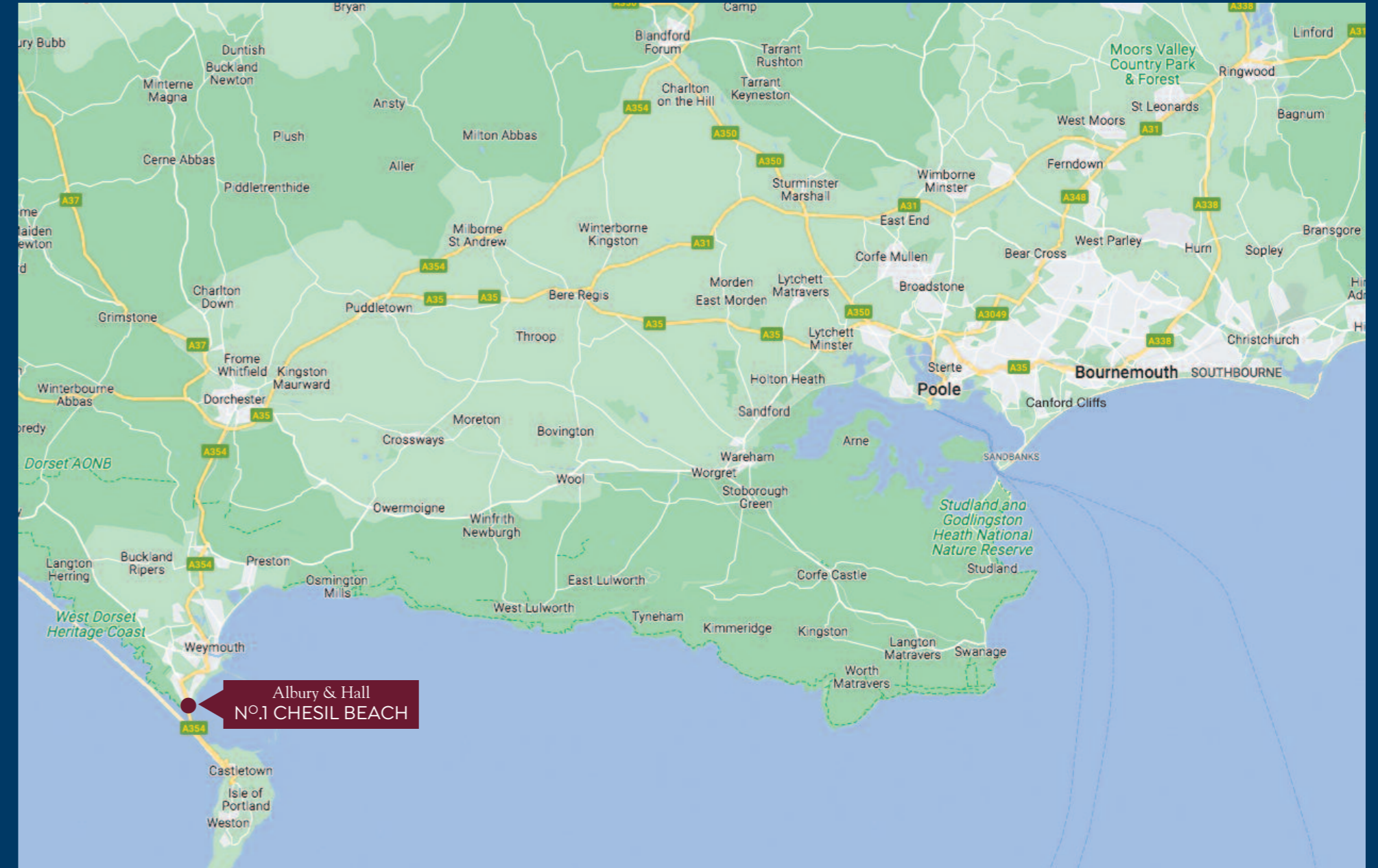
Our specialist New Home Department are a skilled team consisting of legally qualified staff, development and land acquisition specialists experienced in all aspects of new home marketing through to off-plan sales. We also work in close synergy with local architects, solicitors and developers, offering 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 – Polaris Investment Management – 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 NEW HOMES COUNTRY & COASTAL COVERAGE