



FERRYMANS WAY • WEYMOUTH • DT4 9YU

A LUXURY WATERFRONT DEVELOPMENT OF TOWNHOUSES, 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

N°1
CHESIL
BEACH
DORSET

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 Townhouses, 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 2023 is being built with luxury combined with eco-credentials at the forefront, using sustainable materials and with locally-sourced stone from the Quarry just 'a stones-throw away'..



**N°1
CHESIL
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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.

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

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.

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 No1 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.

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.

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

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.

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

The esplanade and seafront offers the best of the Great



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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





N°1
CHESIL
BEACH
DORSET

THE APARTMENTS AT N°1 CHESIL BEACH

A stunning collection of x6 Townhouses, x20 Apartments and x3 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 2023, 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.

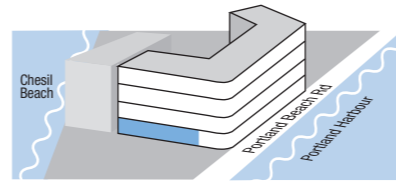
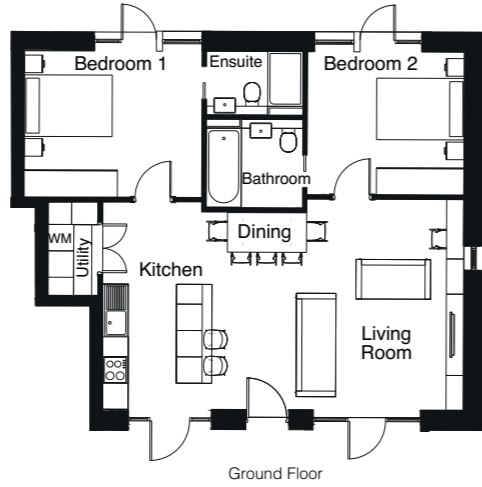
The Apartments focal feature is to maximise the stunning

sea views, of which are offered to every unit, 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.

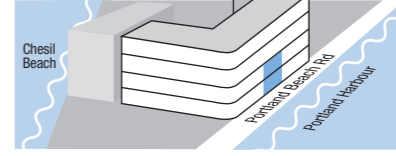
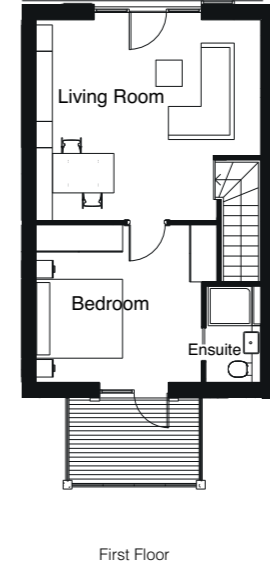
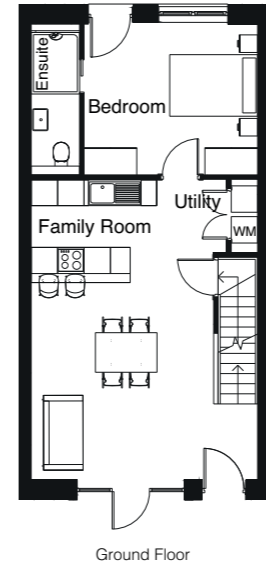
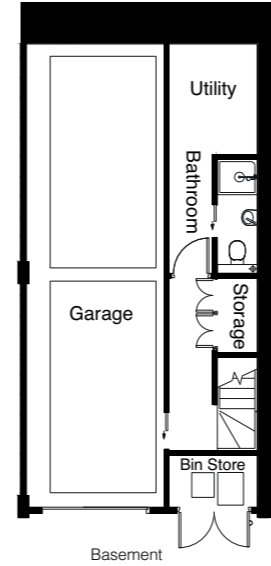
In regards to the eco-credentials of the development, aesthetically considered and locally-sourced stone has been used as much as possible to the exterior of the building. Installed are Air Source Heat Pumps for both the heating and water (of which will be individually metred via SmartMeters) for efficiency,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

THE APARTMENTS FLOOR PLANS



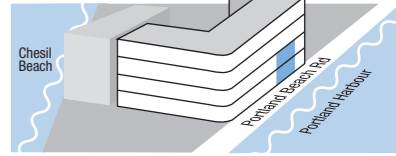
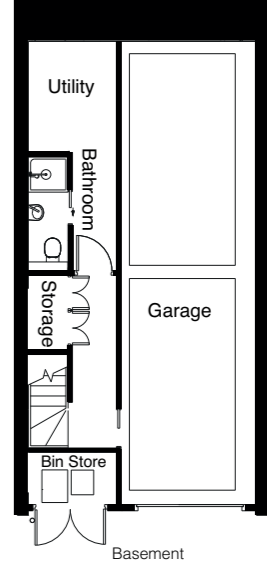
APARTMENT 1 814sq.ft.

Living Room	256 sq.ft.
Kitchen	110 sq.ft.
Dining Area	48 sq.ft.
Bedroom One	144 sq.ft.
Bedroom Two	124 sq.ft.



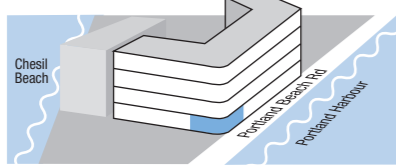
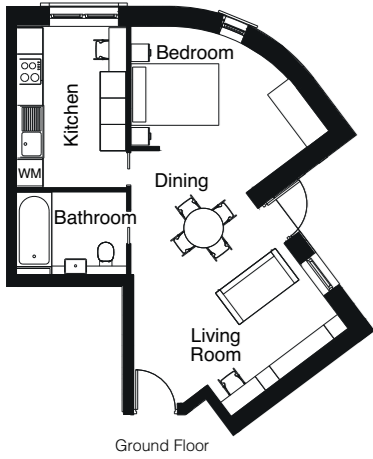
APARTMENT 4 1625sq.ft.

Family Room	361 sq.ft.
Living Room	265 sq.ft.
Kitchen	99 sq.ft.
Bedroom One	146 sq.ft.
Bedroom Two	151 sq.ft.



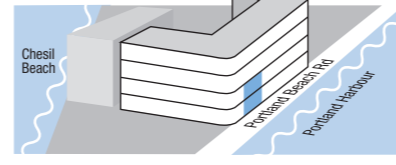
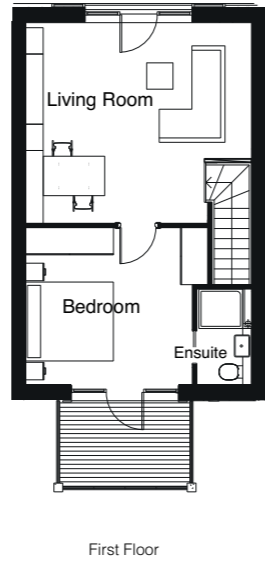
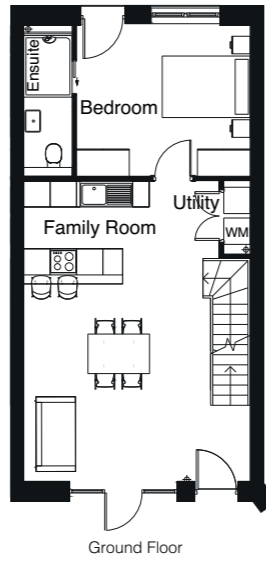
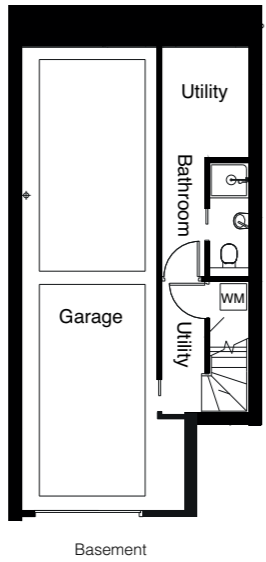
APARTMENT 6 1618sq.ft.

Family Room	361 sq.ft.
Living Room	265 sq.ft.
Kitchen	99 sq.ft.
Bedroom One	146 sq.ft.
Bedroom Two	149 sq.ft.



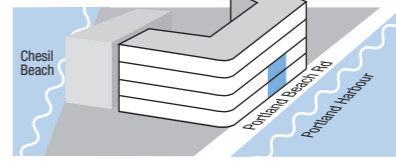
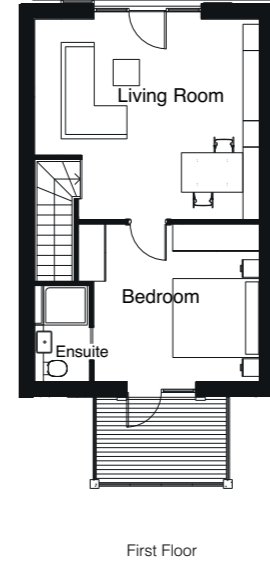
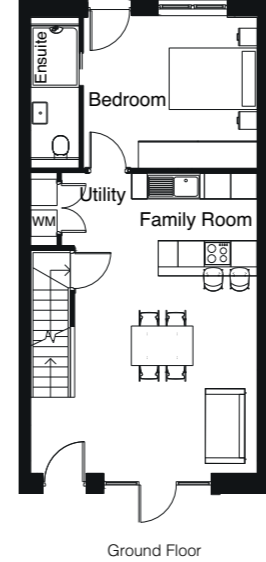
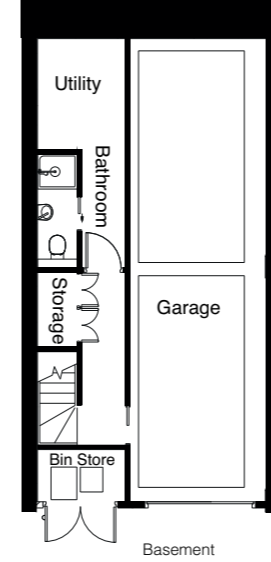
APARTMENT 2 491sq.ft.

Living Room	135 sq.ft.
Dining	77 sq.ft.
Kitchen	99 sq.ft.
Bedroom	119 sq.ft.



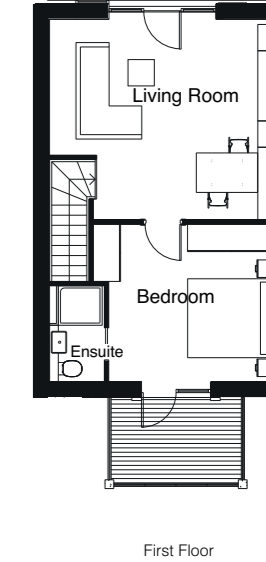
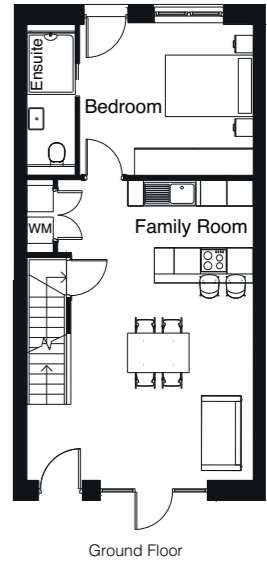
APARTMENT 3 1581sq.ft.

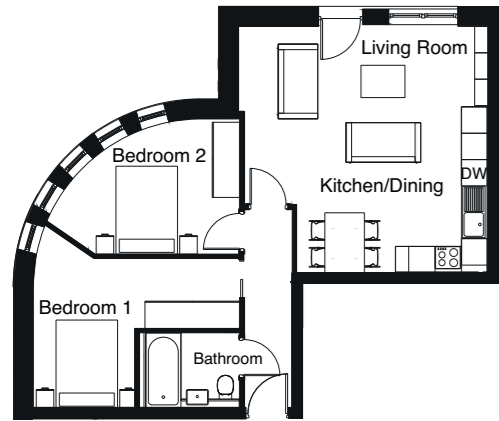
Family Room	365 sq.ft.
Living Room	265 sq.ft.
Kitchen	99 sq.ft.
Bedroom One	146 sq.ft.
Bedroom Two	151 sq.ft.



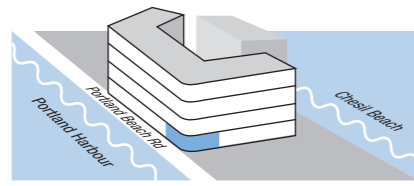
APARTMENT 5 1625sq.ft.

Family Room	361 sq.ft.
Living Room	265 sq.ft.
Kitchen	99 sq.ft.
Bedroom One	146 sq.ft.
Bedroom Two	149 sq.ft.



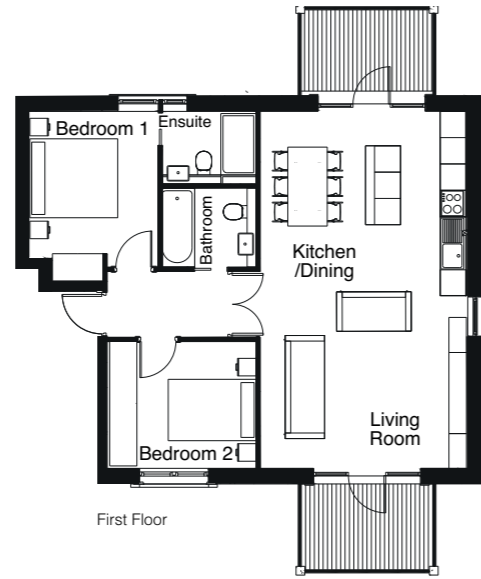


Ground Floor

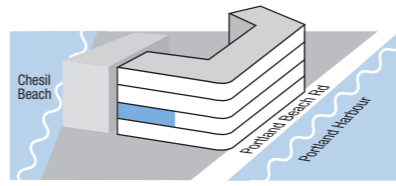


APARTMENT 7 695sq.ft.

Living Room	189 sq.ft.
Kitchen/Dining	129 sq.ft.
Bedroom One	130 sq.ft.
Bedroom Two	116 sq.ft.

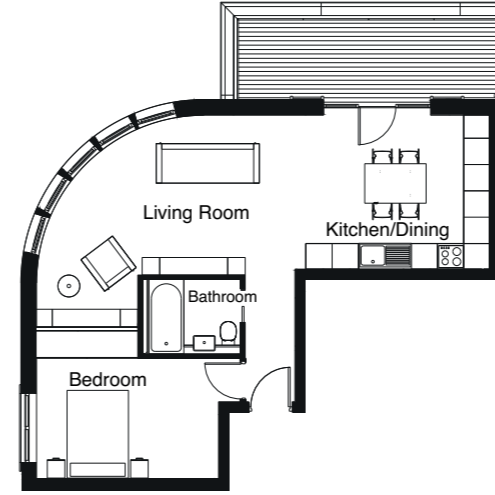


First Floor

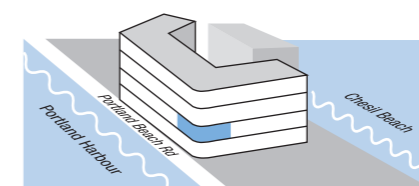


APARTMENT 10 791sq.ft.

Living/Kitchen/Dining	409 sq.ft.
Bedroom One	115 sq.ft.
Bedroom Two	98 sq.ft.

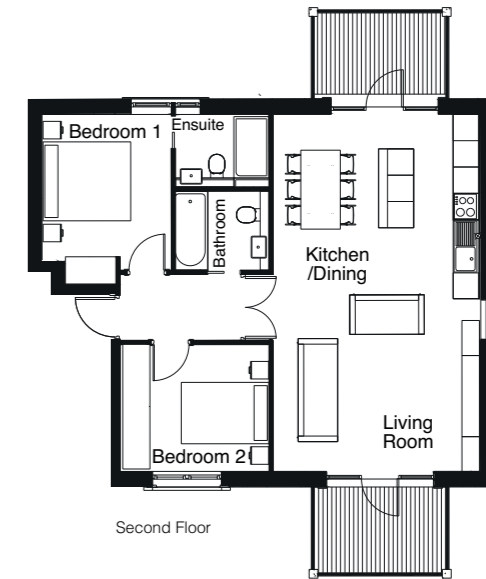


First Floor

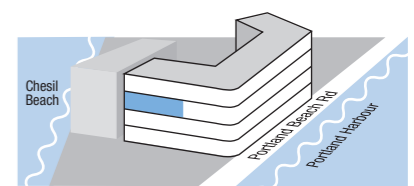


APARTMENT 12 626sq.ft.

Living	293 sq.ft.
Kitchen/Dining	135 sq.ft.
Bedroom	143 sq.ft.

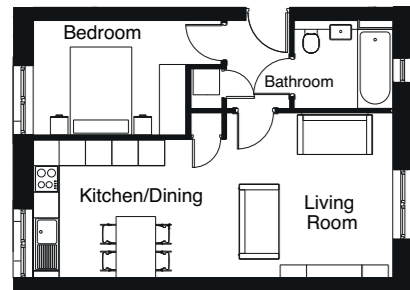


Second Floor

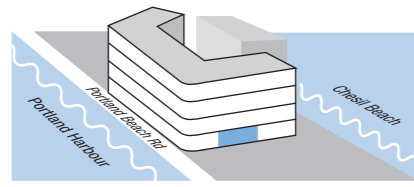


APARTMENT 15 791sq.ft.

Living Room	238 sq.ft.
Kitchen/Dining	186 sq.ft.
Bedroom One	111 sq.ft.
Bedroom Two	105 sq.ft.

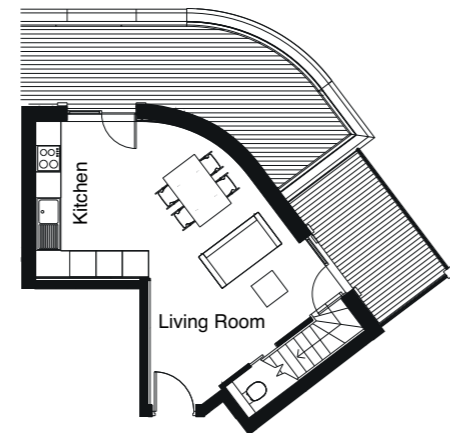


Ground Floor

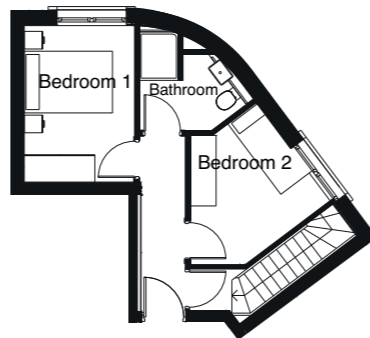


APARTMENT 8 516sq.ft.

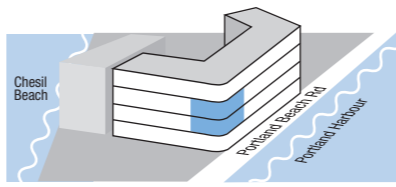
Living Room	207 sq.ft.
Kitchen/Dining	94 sq.ft.
Bedroom	106 sq.ft.



First Floor

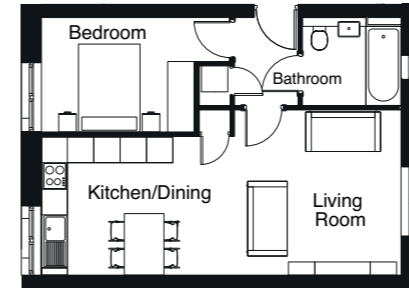


Second Floor

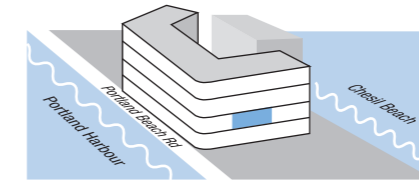


APARTMENT 11 650sq.ft.

Kitchen/Dining	157 sq.ft.
Living Room	139 sq.ft.
Bedroom One	95 sq.ft.
Bedroom Two	82 sq.ft.



First Floor

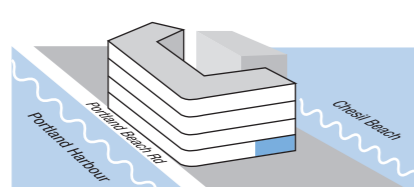


APARTMENT 13 516sq.ft.

Living Room	106 sq.ft.
Kitchen/Dining	94 sq.ft.
Bedroom	107sq.ft.

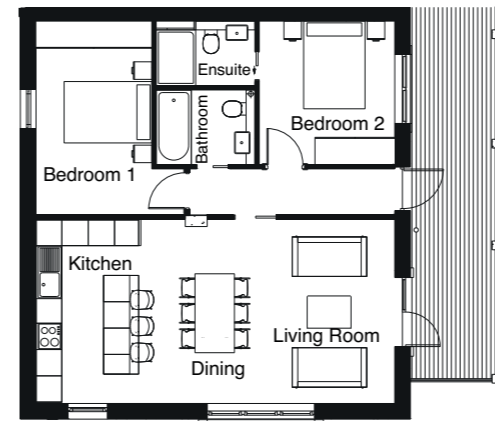


Ground Floor

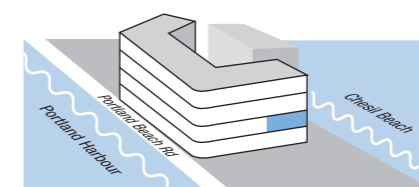


APARTMENT 9 767sq.ft.

Living Room	142 sq.ft.
Dining	121 sq.ft.
Kitchen	105 sq.ft.
Bedroom One	134 sq.ft.
Bedroom Two	108 sq.ft.

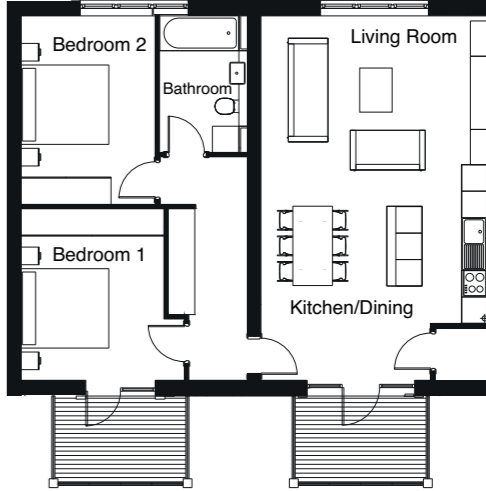


First Floor

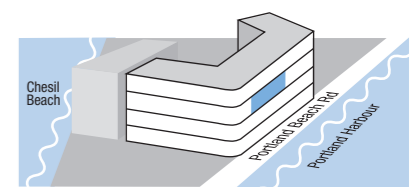


APARTMENT 14 767sq.ft.

Living Room	142 sq.ft.
Dining	121 sq.ft.
Kitchen	105 sq.ft.
Bedroom One	134 sq.ft.
Bedroom Two	108 sq.ft.

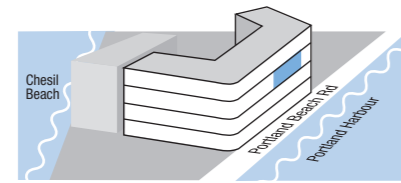
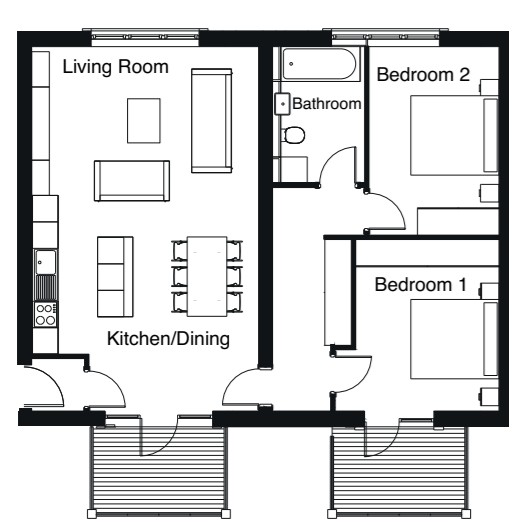


Second Floor



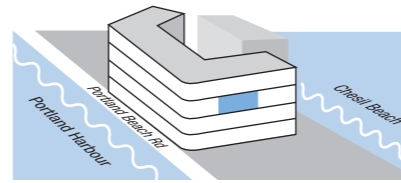
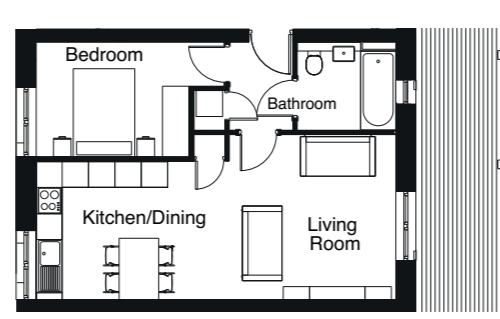
APARTMENT 16 943sq.ft.

Living Room	238 sq.ft.
Kitchen/Dining	201 sq.ft.
Bedroom One	143 sq.ft.
Bedroom Two	139 sq.ft.



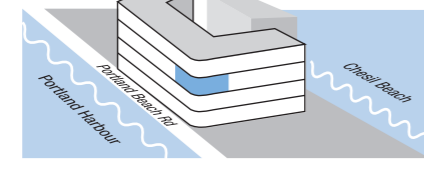
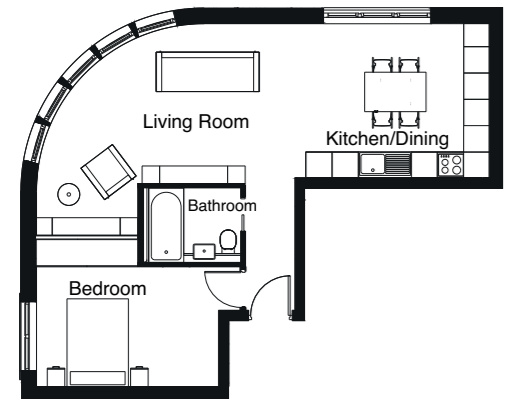
APARTMENT 17 943sq.ft.
 Living Room 238 sq.ft.
 Kitchen/Dining 201 sq.ft.
 Bedroom One 143 sq.ft.
 Bedroom Two 135 sq.ft.

Second Floor



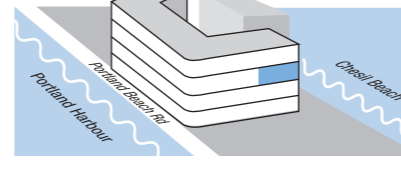
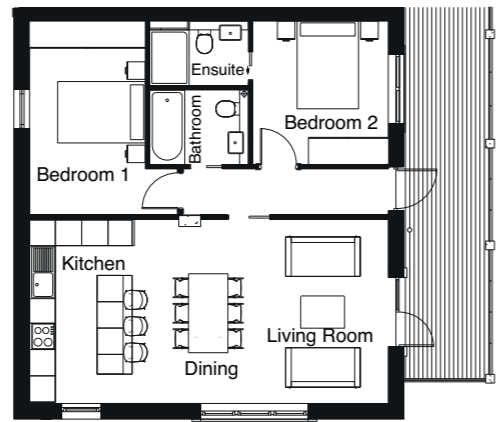
APARTMENT 19 516sq.ft.
 Living Room 207sq.ft.
 Kitchen/Dining 94 sq.ft.
 Bedroom 106 sq.ft.

Second Floor



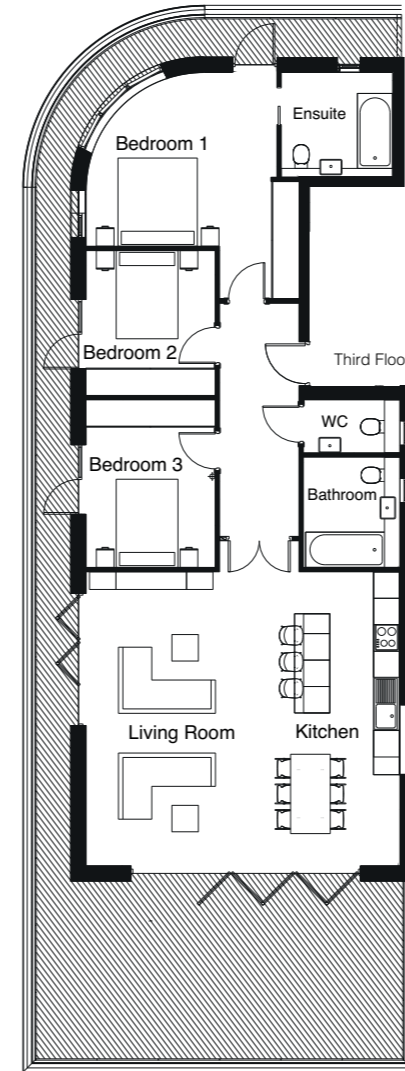
APARTMENT 18 625sq.ft.
 Living Room 293 sq.ft.
 Kitchen/Dining 135 sq.ft.
 Bedroom 143 sq.ft.

Second Floor

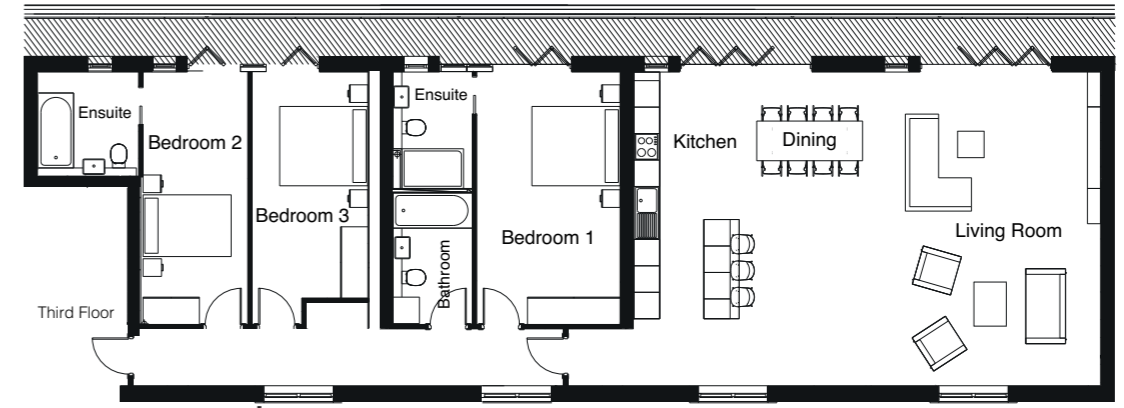


APARTMENT 20 767sq.ft.
 Living Room 142 sq.ft.
 Dining 121 sq.ft.
 Kitchen 105 sq.ft.
 Bedroom One 134 sq.ft.
 Bedroom Two 108 sq.ft.

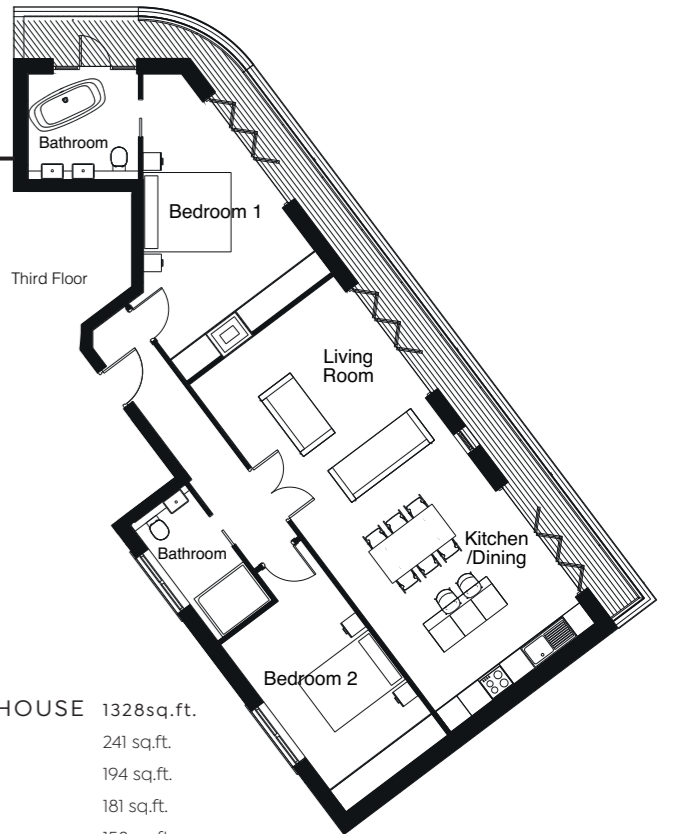
Second Floor



WEST PENTHOUSE 1232sq.ft.
 Living Room 441 sq.ft.
 Kitchen 82 sq.ft.
 Bedroom One 198 sq.ft.
 Bedroom Two 103 sq.ft.
 Bedroom Three 119 sq.ft.



EAST PENTHOUSE 2151sq.ft.
 Living Room 576 sq.ft.
 Dining 105 sq.ft.
 Kitchen 150 sq.ft.
 Bedroom One 200 sq.ft.
 Bedroom Two 148 sq.ft.
 Bedroom Three 151 sq.ft.



SOUTH PENTHOUSE 1328sq.ft.
 Living Room 241 sq.ft.
 Kitchen/Dining 194 sq.ft.
 Bedroom One 181 sq.ft.
 Bedroom Two 158 sq.ft.

BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



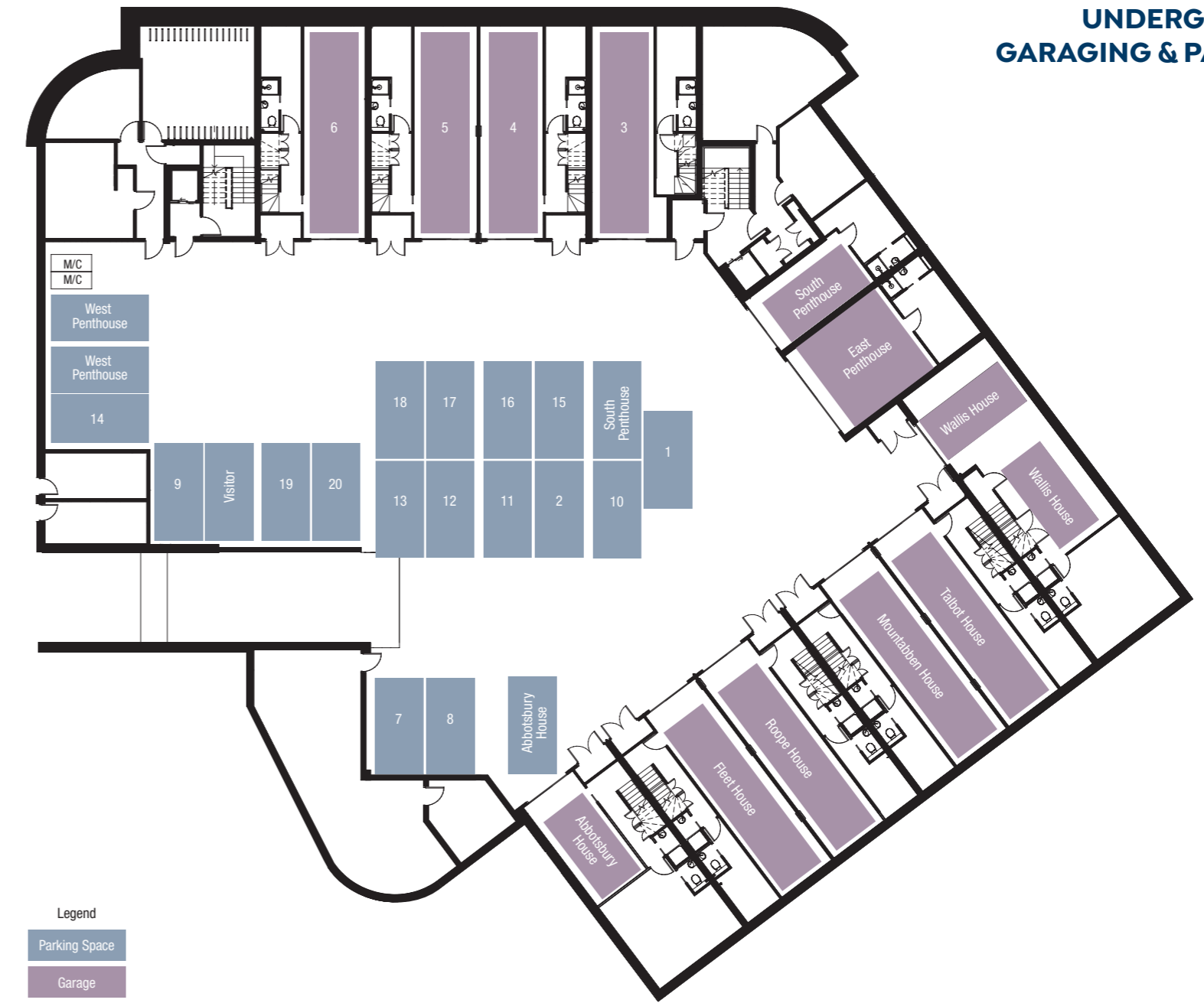
THIRD FLOOR PENTHOUSES

THIRD FLOOR PENTHOUSES



UNDERGROUND GARAGING & PARKING

**N°1
CHESIL
BEACH**
DORSET



- Legend
- Parking Space
 - Garage





SPECIFICATION

Kitchens

- Designer handleless modern kitchens with gloss finish, soft close doors and drawers
- Fully integrated Bosch appliances (Miele to Townhouses and Penthouses) to include:-
 - Electric Ovens
 - Fridge Freezers
 - Dishwashers
 - Induction Hobs
 - Washer/Dryers
- Undermounted Sinks with Chrome Spray Hose Taps
- Composite stone worktops and Splashbacks

Bathrooms

- Chrome Fittings to Showers and Baths

- Heated Chrome Ladder Towel Rails
- Shaver Sockets
- Mirror Lighting
- Quality Porcelain Tiling

Penthouses & Townhouses

- Electric log fire effect fireplaces to Penthouses and Townhouses
- Air Cooling

Fitout, Mechanical & Electrical

- Air Source Heat Pumps for Heating and Hot Water Individually Controlled and Metered
- 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 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. 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, as well as having a presence in London's Mayfair Office. We are specialists in country and coastal properties offering our expertise in Sales, Lettings and Holiday Lettings 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 local 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 Homes Department is based in the prominent village of Canford Cliffs, with our dynamic and skilled team consisting of legally qualified staff, property development and land acquisition and experience 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 and sales progression – ensuring we are best placed to ensure your new build purchase runs smoothly through to completion.

Our residential letting and holiday 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.

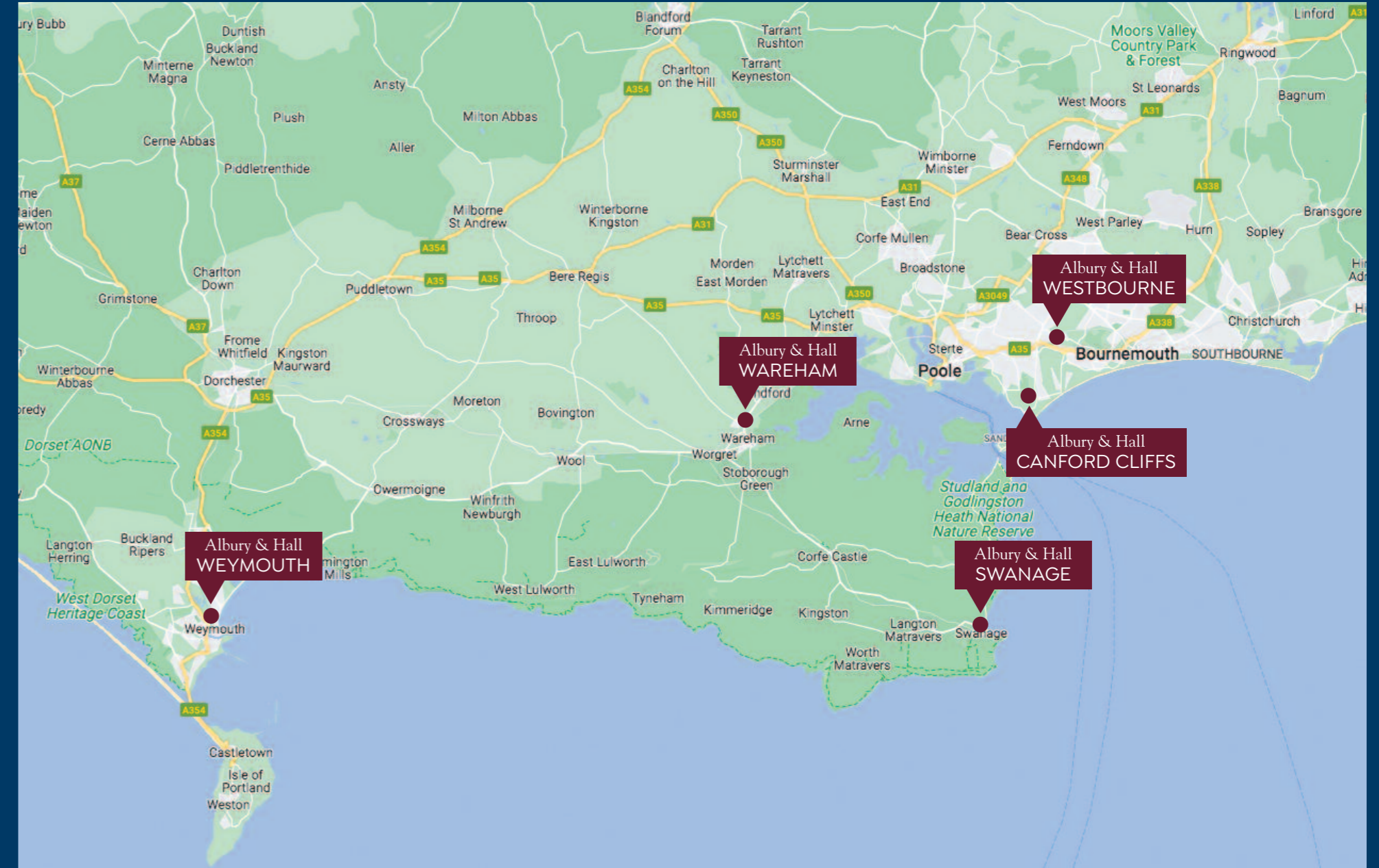
THE DEVELOPERS

Polaris Investment is a privately owned real estate company that specialises in Property Finance/ Development/ Investment/ Asset Management. Our objective is to create a footprint of landmark projects along with value creation for our investors. Our focus is on residential, office and mixed use developments. We concentrate on major towns and cities in the United Kingdom that have a strong local economy and/or affluent local demographics.

THE ARCHITECTS

HELM is a unique multi-disciplinary property consultancy and architectural design practice based in West London. We provide bespoke high-quality solutions on a wide range of residential projects for developers and owner-occupiers. Regardless of budget the focus is always on quality.

The team at HELM have a long history of designing and delivering award-winning homes. Our attention to detail is reflected in every property, from large scale developments to single homes.





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