



THE BROOK

— SWANAGE —



BAYVIEW

DEVELOPMENTS

— WELCOME HOME —



WELCOME TO THE BROOK

Named after the local river, The Brook is a collection of 13 distinctive, detached homes in the charming seaside town of Swanage in Dorset. The houses are located next to open countryside, minutes from some of Britain's most stunning coastline, beaches and landscapes.

We always pride ourselves on our thoughtful design, meticulous attention to detail and superior finish. These 3 and 4 double-bedroom homes also have extra-generous space, light and higher-than-usual ceilings, which create an airy feel.

You'll have room to breathe in these new homes with vast tracts of open land and sea on your doorstep.

SWANAGE

*Quite possibly Dorset's
best kept secret*





LOCAL LIFE



*A great place
to call home*

From its safe, sandy bay lined with pretty wooden beach huts and quirky cafés, to its classic Steam Railway and the magnificent Wellington Clock Tower standing proud at the entrance to the harbour, this vibrant town is a unique blend of ancient history, 1950s seaside charm and 21st century modernity.

Its thriving, lively centre boasts a great selection of independent shops, high street stalwarts, supermarkets, delis and boutiques along with traditional pubs and a growing number of excellent coffee shops, cafés and restaurants. There are very good schools to choose from, all highly rated by OFSTED, and super-fast broadband is also available.

Added to a packed calendar of art and music festivals, from nationally iconic to - frankly - quite niche, it really is a great place to make your home.

PURBECK

*An area of outstanding
natural beauty -
and that's official*



Breathe in and unwind

The Isle of Purbeck is a designated area of outstanding natural beauty (AONB), much of it managed by the National Trust. It's an unspoilt region of open farmland, glorious chalk downs, heathland and stretches of wilderness teeming with wildlife. There are nature reserves to visit and pretty villages to explore, such as Corfe Castle, Kimmeridge and Lulworth.

Purbeck also offers some of the best outdoor activities; paddleboarding in the calm bays or coasteering in the wilder coves at Durdle Door or Dancing Ledge. You can learn to sail, scuba-dive or discover the coast by kayak. Or simply bob in and swim. Away from the water, there's a spectacular 18-hole course at the Isle of Purbeck Golf Club, tennis at the Swanage Club and walking or cycling to satisfy the most demanding ramblers or MAMILs.

Foodies are well catered for too, with the award-winning Pig on the Beach at Studland, a beautifully kept pint at the famous Square and Compass at Worth Matravers or a bowl of steaming mussels or local crab at Top Deck. For the sweeter tooth, there's a slice of something home-made at Love Cake or a chocolate dinosaur from the local chocolatier, Chococo.



LOCAL LEISURE



STROLL ALONG THE PIER, PERHAPS FOR A SPOT OF EARLY-MORNING FISHING OR JUST TO ENJOY A COFFEE. BREATHE IN THE FRESH, INVIGORATING SEA AIR AND TAKE IN THE VIEW TOWARDS OLD HARRY ROCKS AND BEYOND. PERFECT.



LOCAL CUISINE

THE PIG ON THE BEACH

www.thepighotel.com/on-the-beach



LOVE CAKE ETC

www.lovecakecatering.co.uk



OLD BRICK PIZZA CO.

www.oldbrickpizzacompany.co.uk



SQUARE & COMPASS

www.squareandcompasspub.co.uk



THE SHIP INN

www.theship-swanage.co.uk



CHOCOCO

www.chococo.co.uk



THE SALT PIG

www.thesaltpig.co.uk

Dig in, pig out!

ONE OF ENGLAND'S TOP 100 COURSES AND AMONG THE FINEST
IN DORSET, THE ISLE OF PURBECK GOLF CLUB OFFERS NOT ONLY
GREAT GOLF BUT ALSO AWESOME VIEWS.



RAMBLE ALONG THE CHALKY RIDGES OF THE PURBECK HILLS, PAUSING TO APPRECIATE THE BREATHTAKING VIEWS OF SWANAGE, POOLE HARBOUR AND STUDLAND FROM YOUR LOFTY VANTAGE POINT.



IDEAL LOCATION



Where the town meets the countryside and the Jurassic Coast

Our 13 new homes are set around a short, private cul-de-sac, next to open farmland with direct access to the spectacular Nine Barrow Down and views of Ballard Down, yet just 15 minutes' walk to the centre of town and the beach. Each property has private parking and the amenities of Swanage are just 3 minutes' drive away.

Each home has a landscaped garden, including terraces large enough for outside dining when the weather is kind - and Swanage is one of the sunniest spots in Britain.

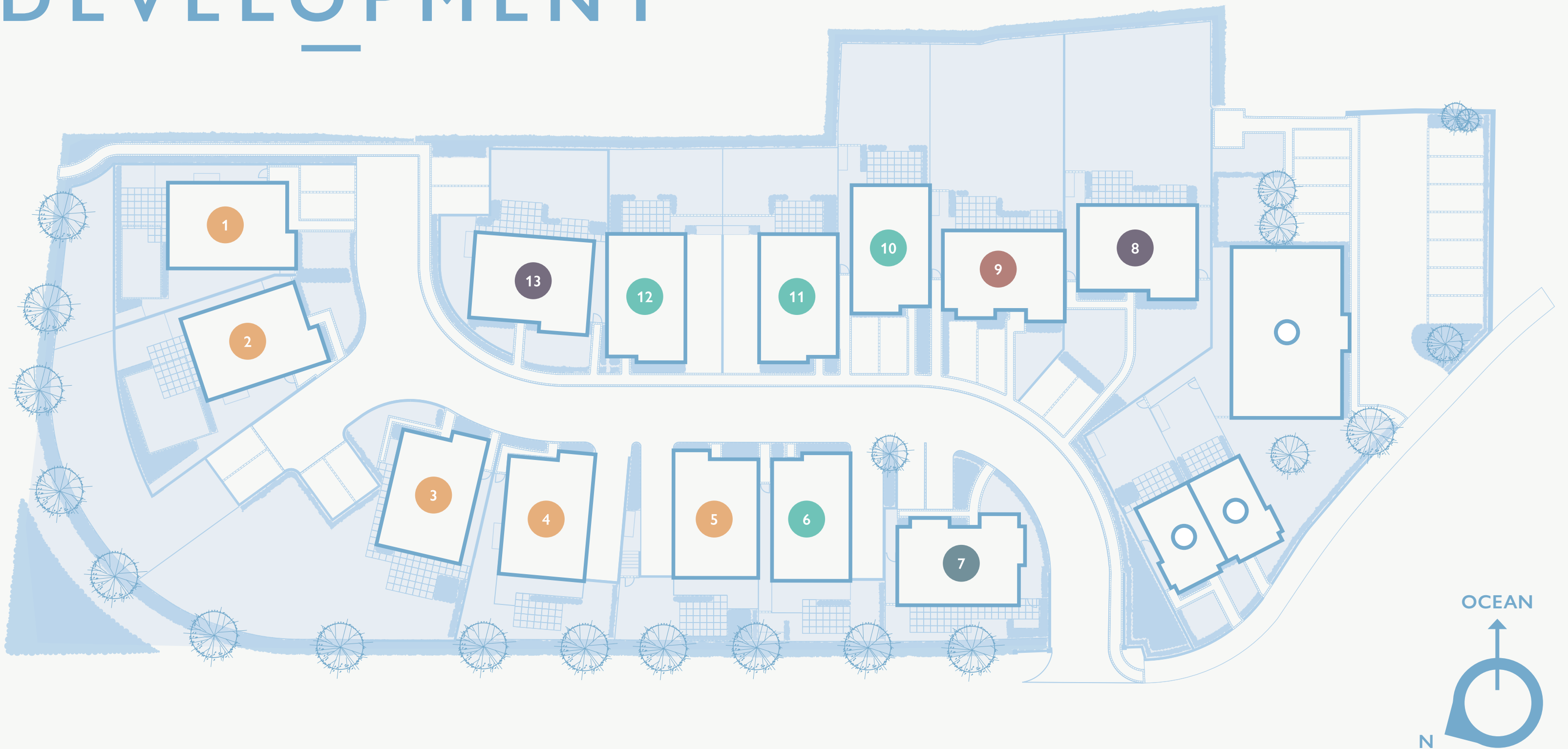
The architectural style we chose complements the local environment, with natural timber, Purbeck stone, stone lintels and characterfully-detailed, quality brickwork. Roofs are either slate or red tiles, creating a collection of varied and distinctive properties.



SHAKER-STYLE KITCHENS IN AN OPEN-PLAN CONFIGURATION, CREATING THE SOCIAL HUB OF THE HOME.

Manufacturer's image of kitchen units chosen for The Brook

THE DEVELOPMENT



The Sherford
HOMES 1 - 5
3 BEDROOM DETACHED

The Sheerwater
HOMES 6, 10, 11 & 12
4 BEDROOM DETACHED

The Weatherbury
HOME 7
4 BEDROOM DETACHED

The Fulmar
HOMES 8 & 13
3 BEDROOM DETACHED

The Haleswell
HOME 9
4 BEDROOM DETACHED

Reserved for BCHA



Three double bedrooms

OVERALL SQ FT = 1206sqft

THE SHERFORD HOMES 1 – 5

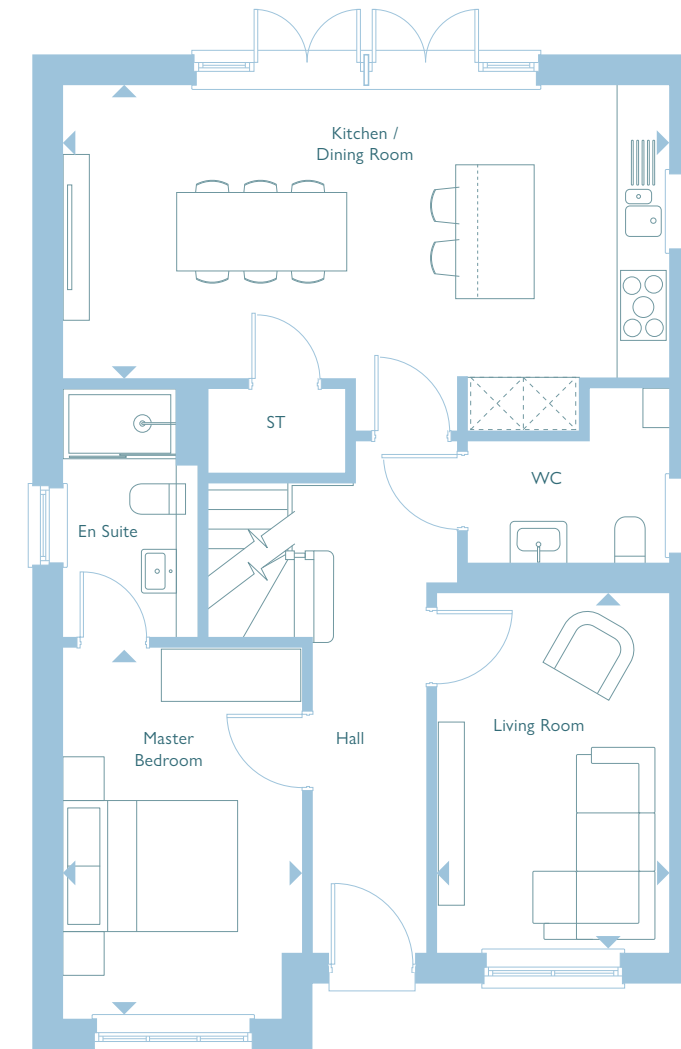
5 HOUSES WITH 3 BEDROOMS
AND EITHER LARGE OR
SMALLER GARDENS

These lower-rise, pretty houses have an especially easy-flowing internal layout giving a warm and welcoming ambience. Plentiful light-enhancing features create an airy feel throughout.

On the ground floor, a very spacious kitchen and dining room spans the entire width of the property with two sets of French doors opening onto the terrace and garden at the rear, creating a simply lovely, light space. The contemporary kitchen area has an island unit, large enough for casual dining, with plenty of room for a full-sized dining table or informal seating instead.

To the front, there is a spacious sitting room and a good-sized guest cloakroom. The master bedroom has an over-sized, arched window and a luxurious en suite bathroom with a walk-in shower.

On the first floor, there are two large double bedrooms of equal size and a good-sized family bathroom with a bath as well as a walk-in shower.

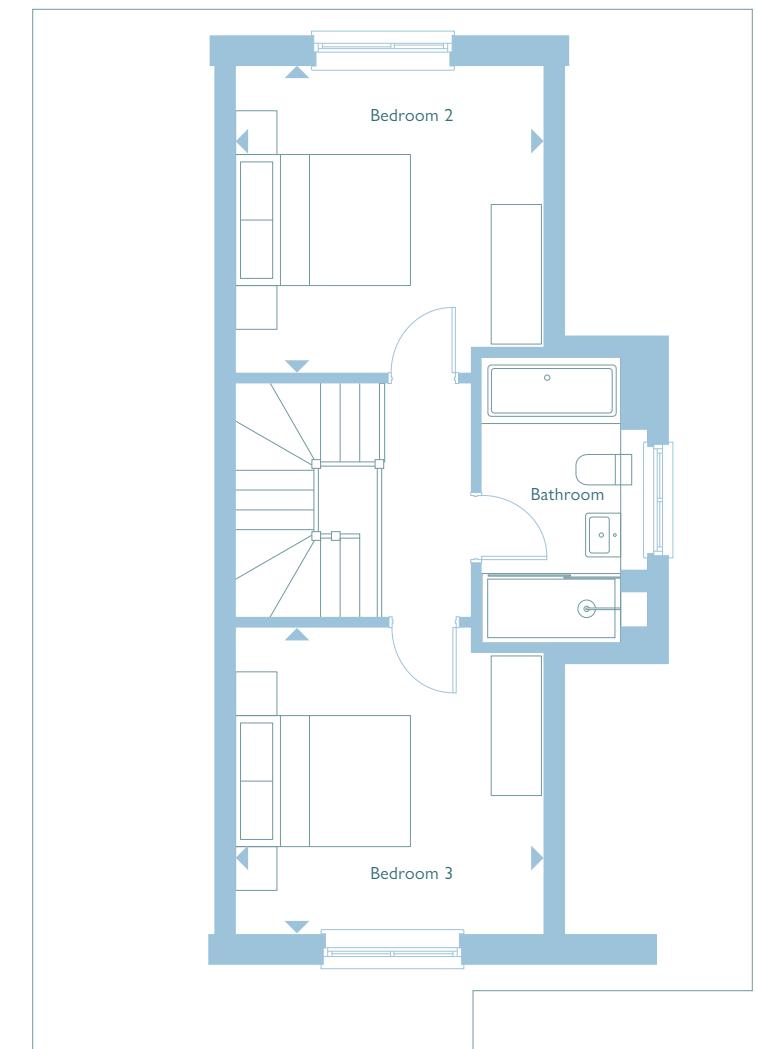


GROUND FLOOR

Living Room	2700mm x 4173mm	8' 10" x 13' 8"
Kitchen / Dining Room	7000mm x 3398mm	23' 0" x 11' 2"
Master Bedroom	2775mm x 4288mm	9' 1" x 14' 1"
En Suite		
WC		

FIRST FLOOR

Bedroom 2	3561mm x 3559mm	11' 8" x 11' 8"
Bedroom 3	3561mm x 3559mm	11' 8" x 11' 8"
Bathroom		



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THE SHEERWATER HOMES 6, 10, 11 & 12

4 HOUSES WITH 4 BEDROOMS AND SMALLER GARDENS

These traditionally-styled, two storey homes are designed with a lot of thought for families or those with regular visitors. There is an especially large living room, forming a great social hub and a generously-sized TV room to retreat to on the ground floor. As well as a roomy master suite, there are three equally spacious double bedrooms on the first floor, making children or visitors equally happy.

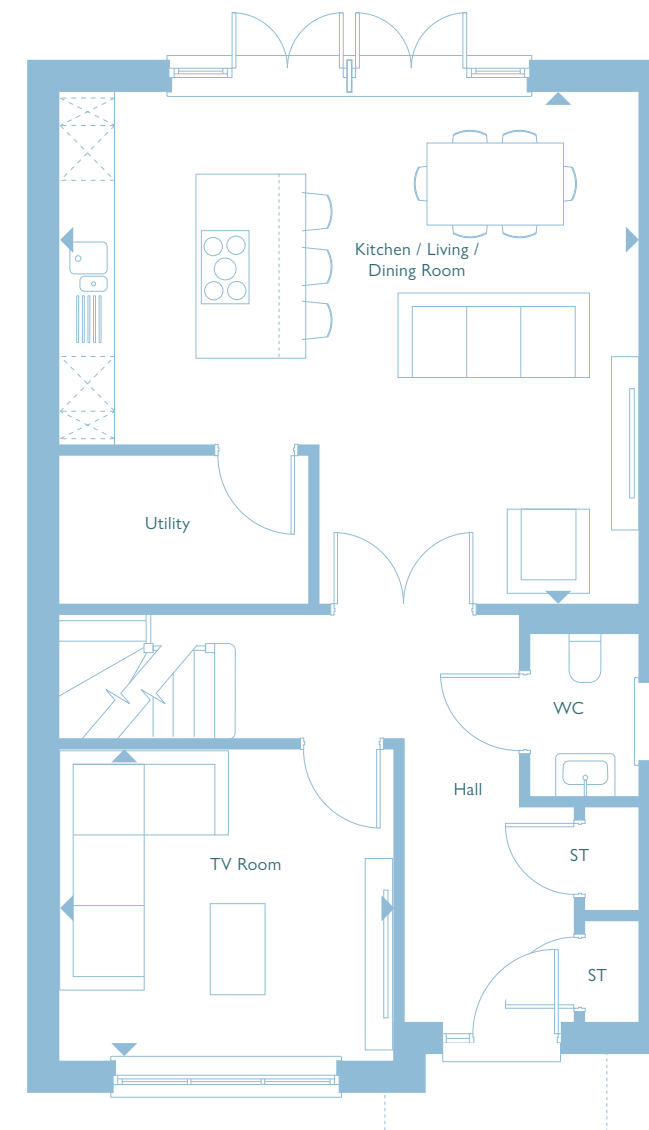
The property has an impressive entrance into a good-sized hall with a guest cloakroom, cupboards and elegant double doors into the expansive living room, which spans the entire width of the property.

The kitchen, living and dining space has a contemporary kitchen area with a large island unit, suitable for casual eating, and plenty of room for both a full-sized dining table and a comfy seating area. There are two sets of double French doors to the terrace and garden, creating a delightfully light and airy room that will become the heart of this home, winter and summer.

On the first floor there are four large double bedrooms and two bathrooms, one en suite to the master bedroom, with a walk-in shower, and one family bathroom with a bath.

Four double bedrooms

OVERALL SQ FT = 1453sqft



GROUND FLOOR

Kitchen / Living / Dining Room
6400mm x 5650mm 21' 0" x 18' 6"

TV Room
3700mm x 3450mm 12' 2" x 11' 4"

Utility

WC

FIRST FLOOR

Master Bedroom
3731mm x 3605mm 12' 3" x 11' 10"

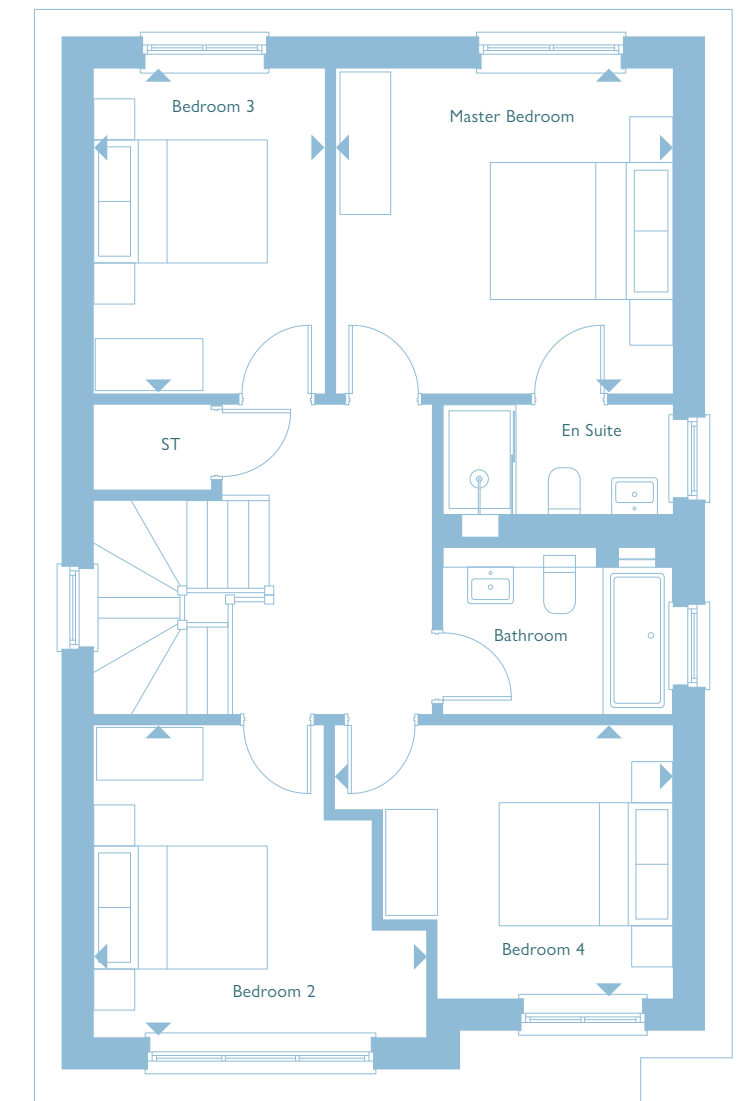
En Suite

Bedroom 2
3690mm x 3450mm 12' 1" x 11' 4"

Bedroom 3
2581mm x 3605mm 8' 6" x 11' 10"

Bedroom 4
3746mm x 3046mm 12' 3" x 10' 0"

Bathroom



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THE WEATHERBURY HOME 7

1 HOUSE WITH 4 BEDROOMS AND SMALLER WRAP-AROUND GARDEN

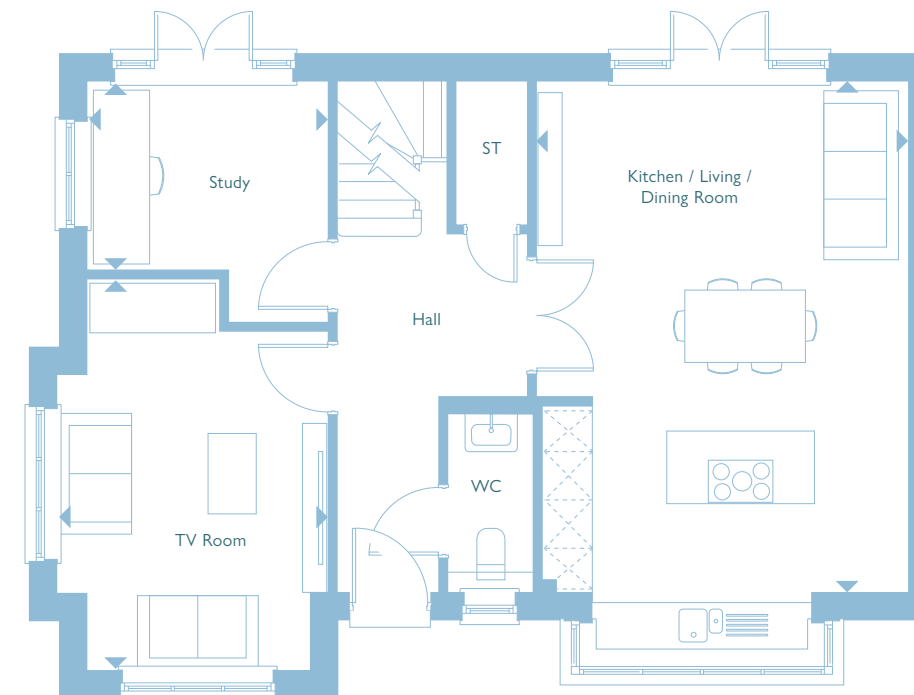
This double aspect house has bags of character and is one of a kind on this development. With versatile ground floor space and a large living room, it will accommodate a variety of living, and possibly working, needs.

The spacious entrance hall has a guest cloakroom, storage and double doors into the airy living room, which has windows to the front and French doors to the rear, opening onto the terrace and garden. The contemporary kitchen has a large island unit, suitable for casual dining, and enough space for a full-sized dining table and a seating area. The large TV room has views over the side garden and the separate study also has French doors to the rear garden.

Upstairs is a large master bedroom with an en suite bathroom with a walk-in shower, a particularly spacious second bedroom and two further double bedrooms as well as the family bathroom and a store cupboard.

Four double bedrooms

OVERALL SQ FT = 1528sqft

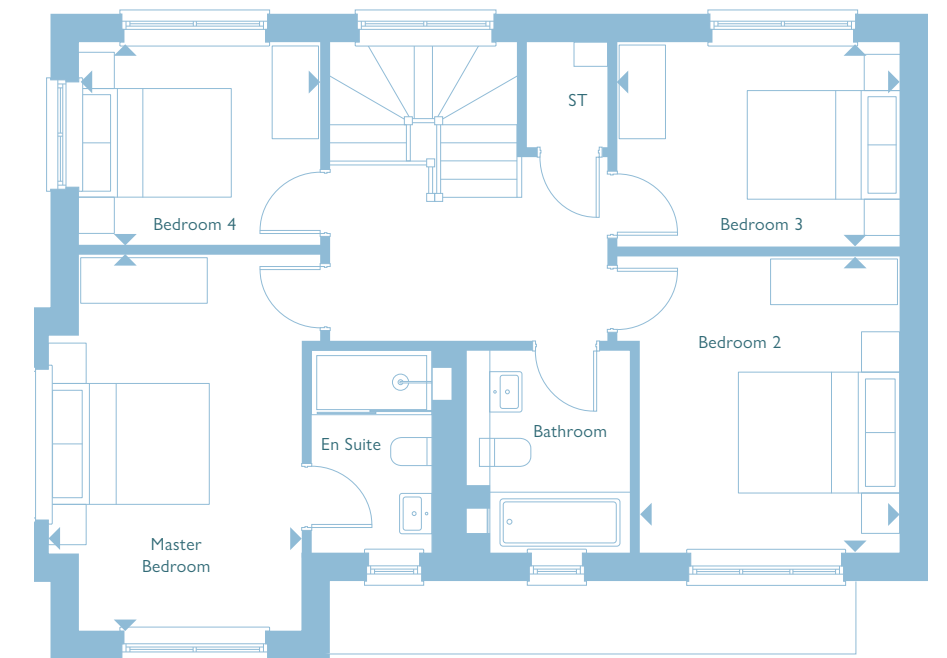


GROUND FLOOR

Kitchen / Living / Dining Room	4650mm x 6400mm	15' 3" x 21' 0"
TV Room	3400mm x 4890mm	11' 2" x 16' 1"
Study	3025mm x 2375mm	9' 11" x 7' 10"
WC		

FIRST FLOOR

Master Bedroom	3190mm x 4711mm	10' 6" x 15' 5"
En Suite		
Bedroom 2	3279mm x 3730mm	10' 9" x 12' 3"
Bedroom 3	3540mm x 2580mm	11' 7" x 8' 6"
Bedroom 4	3046mm x 2565mm	10' 0" x 8' 5"
Bathroom		

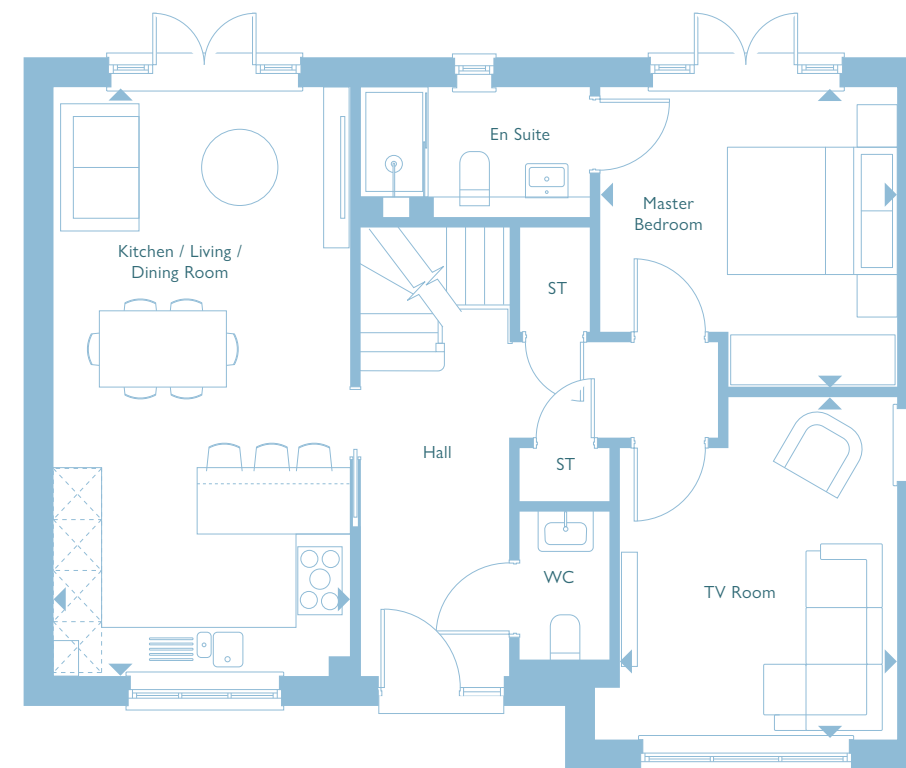


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Three double bedrooms

OVERALL SQ FT = 1270sqft



GROUND FLOOR

Kitchen / Living / Dining Room	3540mm x 7000mm	11' 7" x 23' 0"
TV Room	3303mm x 4075mm	10' 10" x 13' 4"
Master Bedroom	3540mm x 3575mm	11' 7" x 11' 9"
En Suite		

THE FULMAR

HOMES 8 & 13

2 HOUSES WITH 3 BEDROOMS AND EITHER A LARGE OR A SMALLER GARDEN

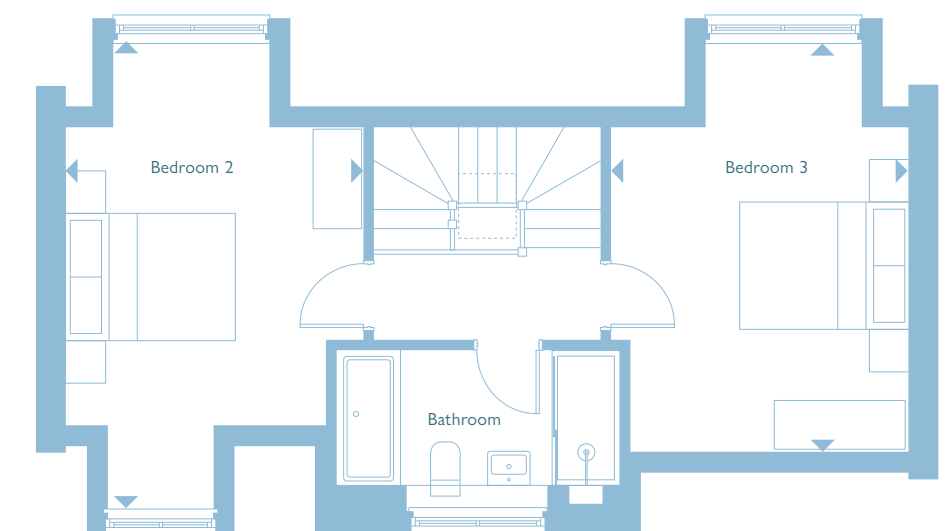
These lower-rise houses have arched windows, gabled bedrooms and a spacious entrance to welcome visitors into the airy and light-filled interior.

The entrance hall has a cloakroom and two storage spaces and leads to the contemporary kitchen with a smart breakfast bar, dining room and snug area. This is a generous space with French doors to the garden. A large TV room with an arched window faces to the front of the property. To the rear is a delightfully light master bedroom with an en suite shower room and French doors to the terrace and garden.

Upstairs are two double bedrooms with dormer windows and a family bathroom with a bath and walk-in shower.

FIRST FLOOR

Bedroom 2	3561mm x 5540mm	11' 8" x 18' 2"
Bedroom 3	3561mm x 4816mm	11' 8" x 15' 10"
Bathroom		

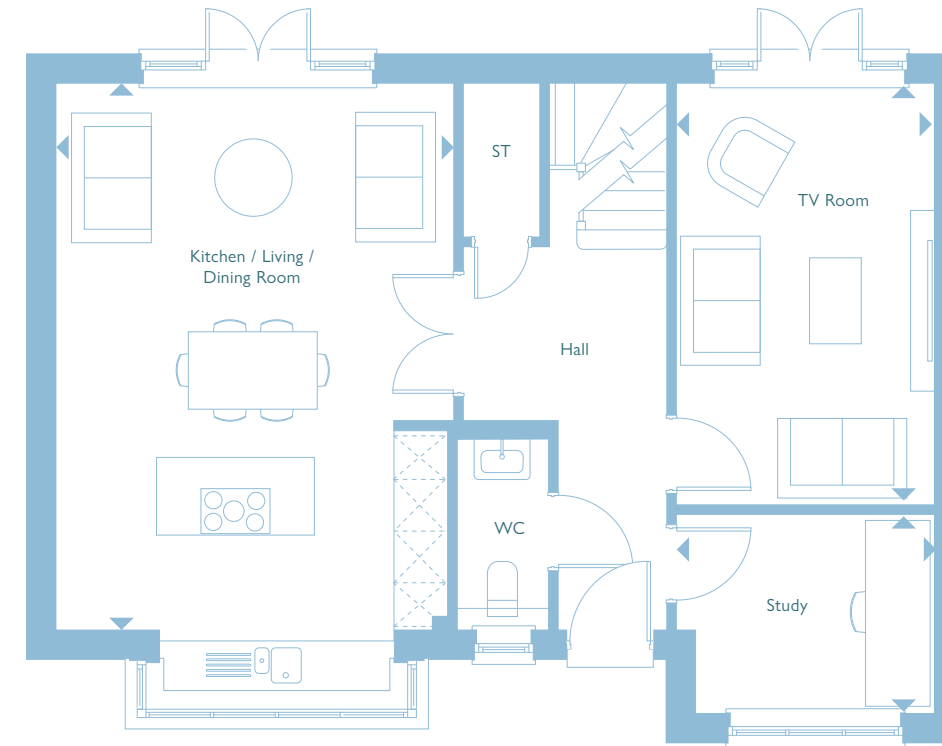


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Four double bedrooms

OVERALL SQ FT = 1496sqft



GROUND FLOOR

Kitchen / Living / Dining Room	4638mm x 6375mm	15' 3" x 20' 11"
TV Room	3013mm x 4925mm	9' 11" x 16' 2"
Study	3013mm x 2340mm	9' 11" x 7' 8"
WC		

THE HALESWELL HOME 9

1 HOUSE WITH 4 BEDROOMS
AND LARGE GARDEN

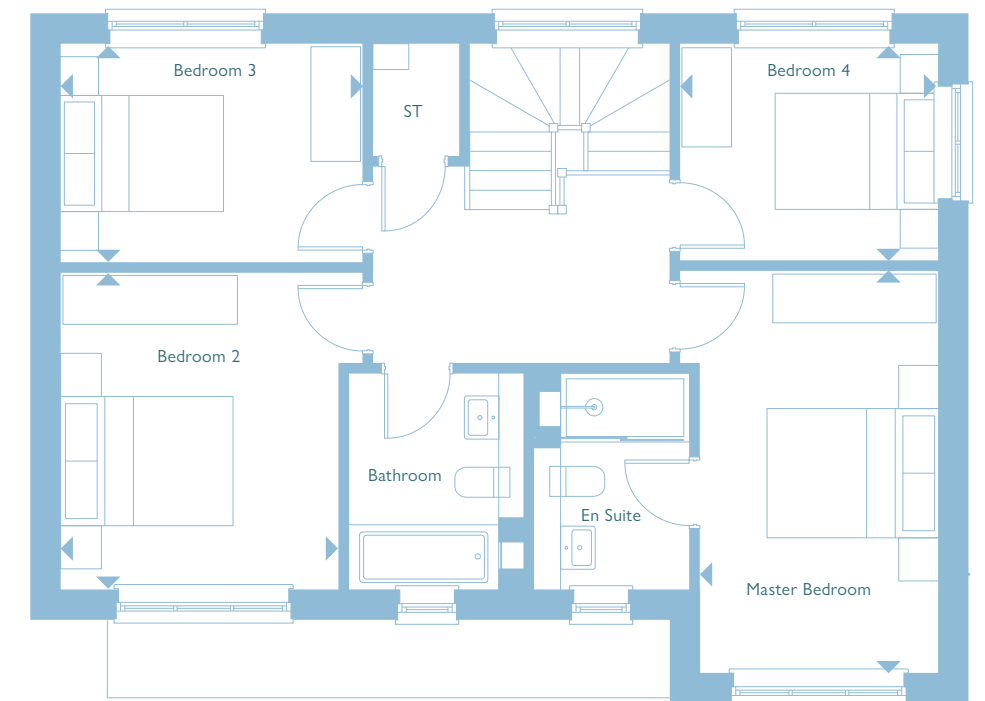
Plentiful natural wood and brick detailing gives this house loads of personality, and it is one of a kind on this development. With versatile ground-floor space and a large living room, it will accommodate a variety of living, and possibly working, needs.

The entrance hall is spacious, with a guest cloakroom, storage and double doors to the large living space. The airy feel in the living room is created by views to the front through a large window and French doors to the terrace and sizable garden to the rear. There is enough room for a large breakfast bar, a full-sized dining table and a sitting area - definitely the social hub and heart of the home. A spacious TV room to retreat to also has French doors to the terrace and garden and there is a study with views to the small front garden from good-sized windows.

Upstairs there are four bedrooms, a master suite with an en suite shower room, a very large second double and two further good-sized double bedrooms. There is also a family bathroom with a bath and a storage cupboard on the landing.

FIRST FLOOR

Master Bedroom	2815mm x 4711mm	9' 3" x 15' 5"
En Suite		
Bedroom 2	3279mm x 3731mm	10' 9" x 12' 3"
Bedroom 3	3546mm x 2581mm	11' 8" x 8' 6"
Bedroom 4	3046mm x 2565mm	10' 0" x 8' 5"
Bathroom		



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Quality, character and style

GENERAL

- Gas fired central heating including high efficiency combination boiler
- Two parking spaces for each home
- Professionally landscaped gardens including turf to rear gardens
- Timber staircase and handrail, with painted feature spindles
- Painted walls and ceilings in muted matt emulsion
- Painted internal doors with reeded door knobs
- Luxury vinyl tile flooring to open spaces on ground floor
- Wool-blend loop carpet to TV room (where applicable)
- Separate store cupboard

KITCHEN

- Shaker-style kitchen with island units in all homes (excluding 8 & 13)
- Designer-style Encore solid work surfaces
- Visible appliances to be Bosch
- Appliances to include: large induction hob with extractor; integrated double oven, integrated tall fridge/freezer and integrated dishwasher

BATHROOMS

- Beautifully appointed with high quality branded sanitaryware
- Brassware from Vado
- Vitra/Duravit vanity units in all bathrooms
- Overhead shower heads and hand-held showers in all shower and bath areas.
- Wall-hung pans with concealed cisterns and flushplates from Vitra
- High quality porcelain wall and floor tiles
- Zehnder heated towel radiators
- Dual voltage shaver sockets

BEDROOMS

- Fitted wardrobe in master bedroom
- Wool-blend loop carpet

ELECTRICAL INSTALLATION

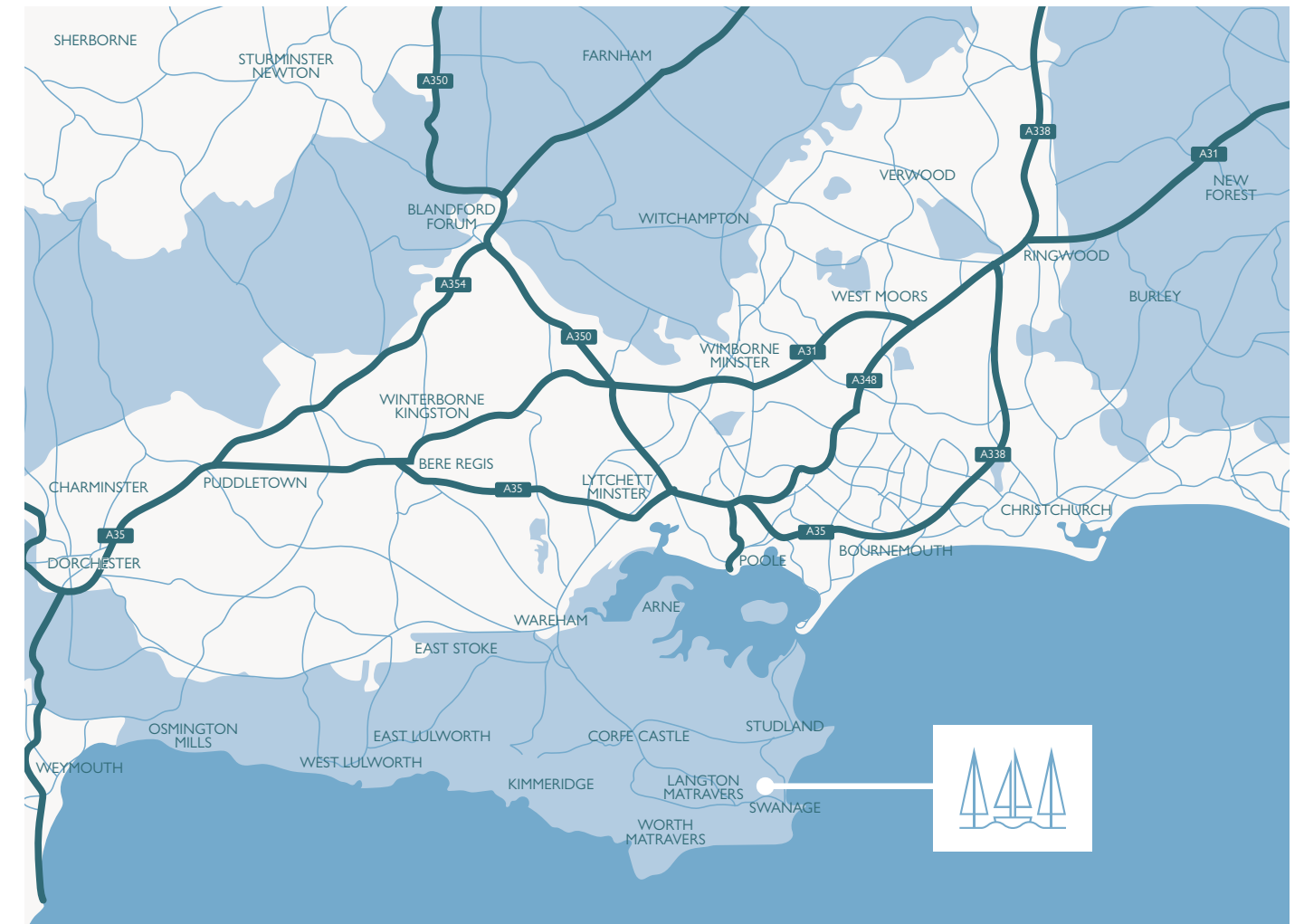
- LED lighting throughout
- TV points including CAT6
- Wired for Sky+
- Mains-operated smoke detectors
- White faceplates throughout

BUILDING WARRANTY

- 10 year ICW building warranty

THE IMAGES SHOWN DEPICT PREVIOUS BAYVIEW DEVELOPMENTS' PROJECTS.

PLEASE NOTE, 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.



We have a clear and simple mission:

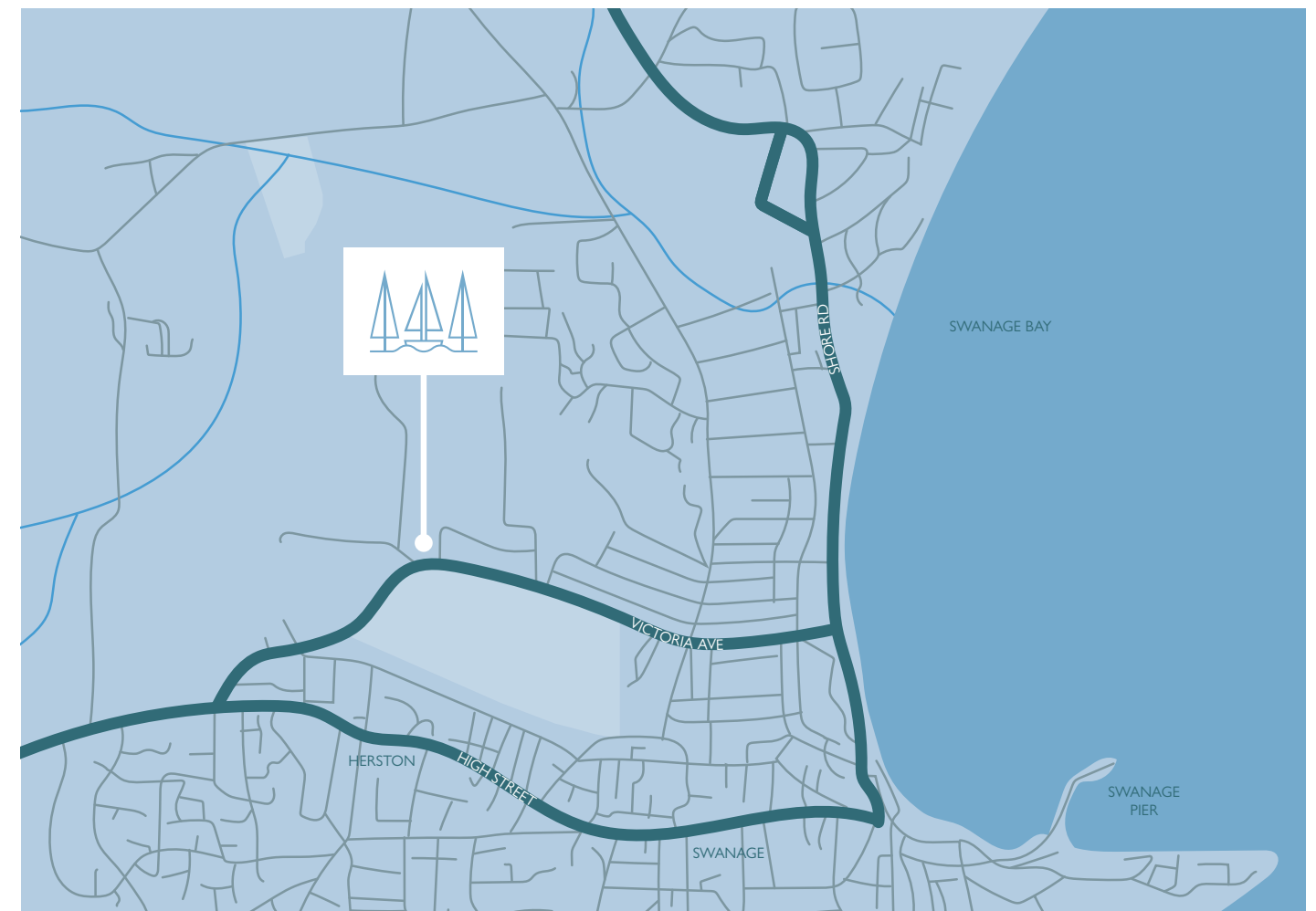
TO CREATE UNIQUE, HIGH QUALITY HOMES IN OUTSTANDING LOCATIONS.

We are committed to achieving this objective by building unique properties that will stand the test of time; combining traditional skills and advanced technology to create aspiring homes for 21st century living. We believe in providing a dedicated and personal service, putting our current and prospective home owners at the centre of what we do, from planning and design to construction and aftersales care.

We select only the best locations for our developments and work with award-winning architects and designers to ensure the homes that we build will always enhance and complement the local environment, using carefully chosen materials, specialist suppliers and craftsmen to build with passion and with care.



Bayview Developments, The Bolthole,
11 Durley Chine Road South,
West Cliff, Bournemouth, Dorset, BH2 5JT
Tel: 01202 985053



THE BROOK, VICTORIA AVENUE, SWANAGE, BH19 1AS

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