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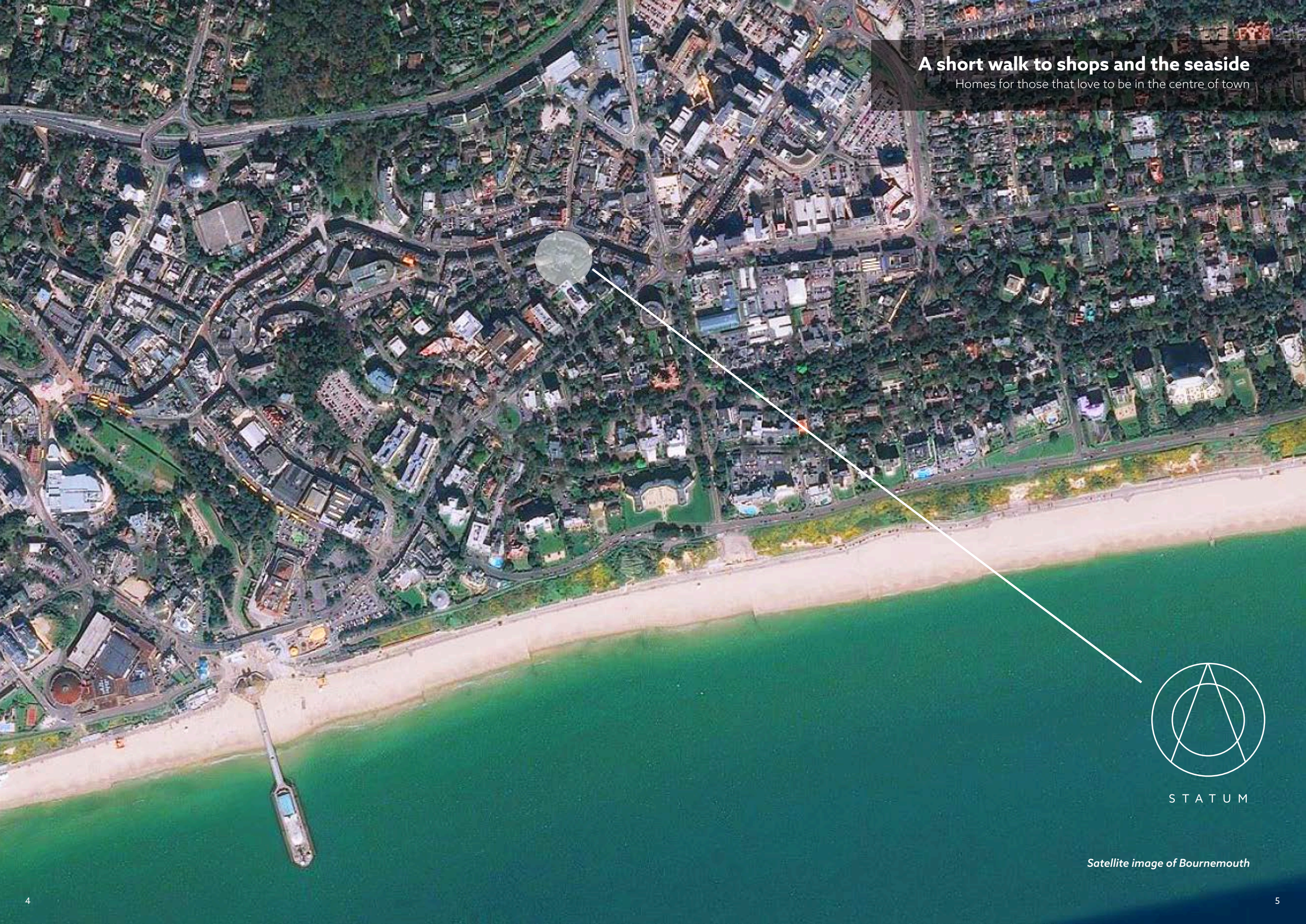
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Clever space, ideal for a modern first home
Situating in the heart of Bournemouth town centre



Statum CGI drawing of building front



A short walk to shops and the seaside

Homes for those that love to be in the centre of town



STATUM

Satellite image of Bournemouth



ABOUT BOURNEMOUTH

Bournemouth Pier at sunset

Living in Bournemouth offers everything you would expect from a classic English seaside resort, and more! Not only is it listed as one of the UK's up and coming financial centres but it also hosts a lively arts scene and is home to an abundance of shops, cafés and fine dining. Bournemouth beach was ranked the best in the UK & Channel Islands in TripAdvisor's Traveller's Choice Awards this year, not to mention the fifth best in Europe. The town is a short drive from the famous Poole Harbour and only a few miles from the New Forest. Local transport services are plentiful and reliable, with regular buses and excellent rail connections, getting you to London in just 2 hours.



Colourful huts along Bournemouth beach front



*Bournemouth beach
- building sand castles*

ON YOUR DOORSTEP

DISCOVER DORSET

One major attraction of living in Bournemouth is that it borders many other beautiful locations. To the west of Bournemouth lays the beautiful heritage of the Jurassic Coast and to the east, the magnificent New Forest, with over 200 square miles of National Park and home to a range of wild habitats. Bournemouth is also easily accessible to various smaller historic towns, one being Christchurch which hosts a priory that dates back to Norman times. Closer to home is the Port of Poole, which is a short boat ride away from Brownsea Island, Shell Bay, Studland and the world famous Sandbanks Peninsula, with miles of white sand beaches.

Old Harry rocks, Studland



Cocktail dining



Bournemouth Air Festival



Sandbanks at sunset

SHOPPING

Bournemouth boasts a truly diverse shopping experience, from large chain stores to small boutiques, there is something for everyone. Discover high street shops we all know and love at Castlepoint and in Bournemouth town centre, or if you like something a little different, browse unique boutique style stores in Westbourne. Wherever you end up, you'll be sure to find plenty of eateries to tingle your taste buds.

NIGHT LIFE AND SOCIAL SCENE

Far from the usual sleepy seaside town, by night, Bournemouth is buzzing with energy and excitement. Whether you see yourself in a huge nightclub, at a high-end bar with sea views with an exquisite cocktail in hand or you fancy a bohemian vibe for the night with live music and local talent, Bournemouth knows how to have a good time. Head into town and you will easily stumble across an array of events, music and nightlife.

LOCAL EVENTS

No matter your age, the season, or your taste in entertainment, you are simply spoilt for choice of enjoyment! From Bournemouth Air Festival to Bournemouth 7's festival, the town offers something for everyone. Bournemouth is enhanced by its International Centre, the Pavilion Theatre and the 02 Academy. In addition to this, Bournemouth went above and beyond and developed a new western central leisure complex consisting of over 13 restaurants and a 2,000 seat state of the art cinema.

S P R I N G

KINGSTON LACY EASTER EGG TRAIL

Keep the kids entertained over the Easter holidays and enjoy a Cadbury Easter egg hunt, following the clues and claims.

ABBOTSBURY SWANNERY FOR THE CYGNETS HATCHING

The beautiful sight of newly hatched swans has delighted staff at the Swannery, a great experience for the entire family.

EASTER FUN ON BROWNSEA ISLAND

Get ready for a long weekend of fun and discovery. Spot the first signs of spring and experience nature bursting into life on Brownsea. The weekend includes bunny clues and Easter egg hunts.

CHRISTCHURCH FOOD & WINE FESTIVAL

A festival that evokes a sense of community pride and attracts over 70,000 visitors all looking for their very own culinary adventure.

BOURNEMOUTH 7S FESTIVAL

Renowned as the Sporting Glastonbury, Bournemouth 7s has established a formidable reputation amongst sportspeople and festival-goers alike!

BOURNEMOUTH WHEELS FESTIVAL

Epitomising motion, power and elegance, the family wheels-themed festival returns to the UK's best seaside resort for the third year, attracting over 500,000 people.



Spring fields



Autumn leaves

S U M M E R

WIMBORNE MINSTER FOLK FESTIVAL

Three days of folk, family and fun with mixed dance displays, live bands, family activities, workshops and stalls throughout the historic towns streets.

BOURNEMOUTH FRIDAY FIREWORKS

Fireworks return with a bang, every Friday night in the height of summer during August.

CAMP BESTIVAL, LULWORTH CASTLE

Try something a little different this summer with a family friendly music festival in the heart of Dorset.

BOURNEMOUTH AIR FESTIVAL

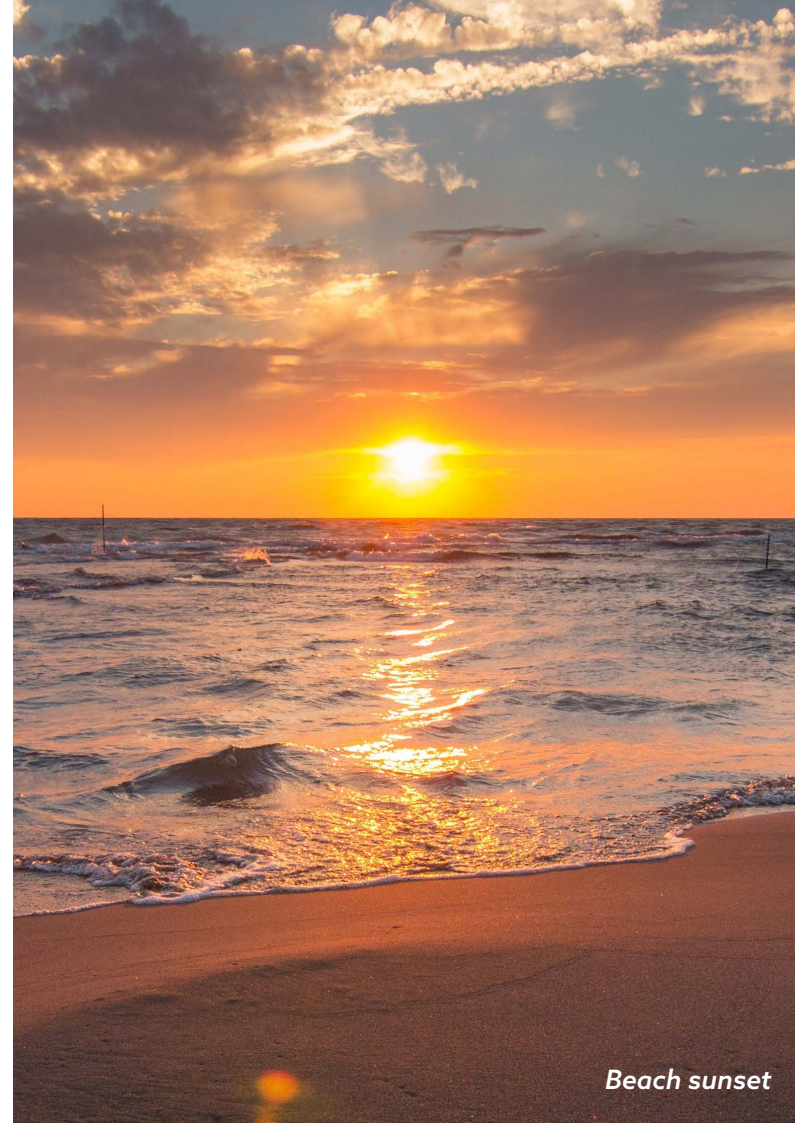
Bournemouth's fantastic free festival, with 4 days of action and entertainment in the air, on land and at sea.

POOLE HARBOUR BOAT SHOW

The South Coasts biggest ever free boat show will feature more than 200 exhibitors and entertainment for the whole family including waterborne displays, tall ships, fireworks and live music.

BOURNEMOUTH FOOD & DRINK FESTIVAL

10 whole days of delight for foodies, enjoy good food, top-notch cooking skills, cocktail masterclasses and fabulous displays.



Beach sunset



Christmas tree

A U T U M N

GREAT DORSET STREAM FAIR

An excellent, action-packed day out. Absorb Great Britain's industrial, agricultural and leisure history.

BOURNEMOUTH MARATHON FESTIVAL

Run through beautiful coastal views, from Boscombe pier to Bournemouth pier amongst busy crowds cheering with support.

ENCHANTED FLOODLIT GARDENS

Abbotsbury subtropical gardens will be ablaze with light and colour for the annual illuminations.

BOURNEMOUTH ARTS BY THE SEA FESTIVAL

A Rich mix of some of the best regional, national and international arts across dance, film, theatre, performance, visual arts, spoken word, literature and music.

CLASSIC CARS ON THE PROM

A classic car club made up of like-minded owners displaying their pride and joy of motoring from years gone by.

W I N T E R

BOURNEMOUTH CHRISTMAS FESTIVAL

The place to be for the festive season, featuring a two-storey customer built Alpine Lodge serving festival tipples, delicious cheese and platters, the bar has both indoor and outdoor seating for your convenience.

PANTOMIMES

A theatrical production, featuring laugh-out-loud entertainment for all the family.

KINGSTON LACEY SNOWDROPS

A beautiful walk through Lacy gardens, unlike any other. Stroll through a stretch of 40 acre garden for 1.5 miles.

SANTA SPECIAL SWANAGE RAILWAY

Spreading Christmas cheer for children and adults for a total distance of 530 miles. Hop aboard 44 festive trains!

BOURNEMOUTH LIGHTS FESTIVAL

Indulge in a little glamour during the festive season with twinkling lights displayed in Bournemouth gardens. To top it off, there are also alpine stores and a temporary ice rink.

GETTING AROUND

Statum puts you in easy reach of many locations. Whether you're driving or utilising public transport. Bournemouth train station is just a 12 minute walk, whilst the nearest bus stop only 2 minutes.



BOURNEMOUTH AIRPORT	12 mins	N/A
SOUTHBOURNE	13 mins	12 mins
CHRISTCHURCH	15 mins	7 mins
POOLE	16 mins	9 mins
NEW FOREST (ASHURST)	21 mins	35 mins
WAREHAM	33 mins	23 mins
SOUTHAMPTON	43 mins	27 mins
WINCHESTER	44 mins	45 mins
HEATHROW AIRPORT	85 mins	151 mins
LONDON WATERLOO	119 mins	111 mins

TRAVEL CONNECTIONS

AIRPORT

- Bournemouth Airport (6.2 miles)
- Southampton Airport (29.3 miles)
- Bristol Airport (58.6 miles)

TRAINS

- Bournemouth (0.4 miles)
- Pokesdown (1.9 miles)
- Branksome (2.3 miles)

FERRY

- Sandbanks ferry terminal (6.4 miles)
- Poole ferry terminal (7.3 miles)
- Portsmouth ferry terminal (52.7 miles)

BUSES

- Wootton Gardens (0.07 miles)
- Lansdowne, Bath Road (0.3 miles)

AMENITIES

SCHOOLS

- Malmesbury Park Primary School (0.7 miles)
- St Michael's Church of England School (0.9 miles)
- Bethany Church of England (1.0 miles)
- Talbot Heath School (1.2 miles)
- Canford Heath School (6.4 miles)
- Canford School (8.1 miles)

HOSPITALS

- Nuffield Health Hospital (0.7 miles)
- Bournemouth Hospital (3.4 miles)
- Christchurch Hospital (5.2 miles)
- Poole Hospital (5.5 miles)

GYM & LEISURE CENTRES

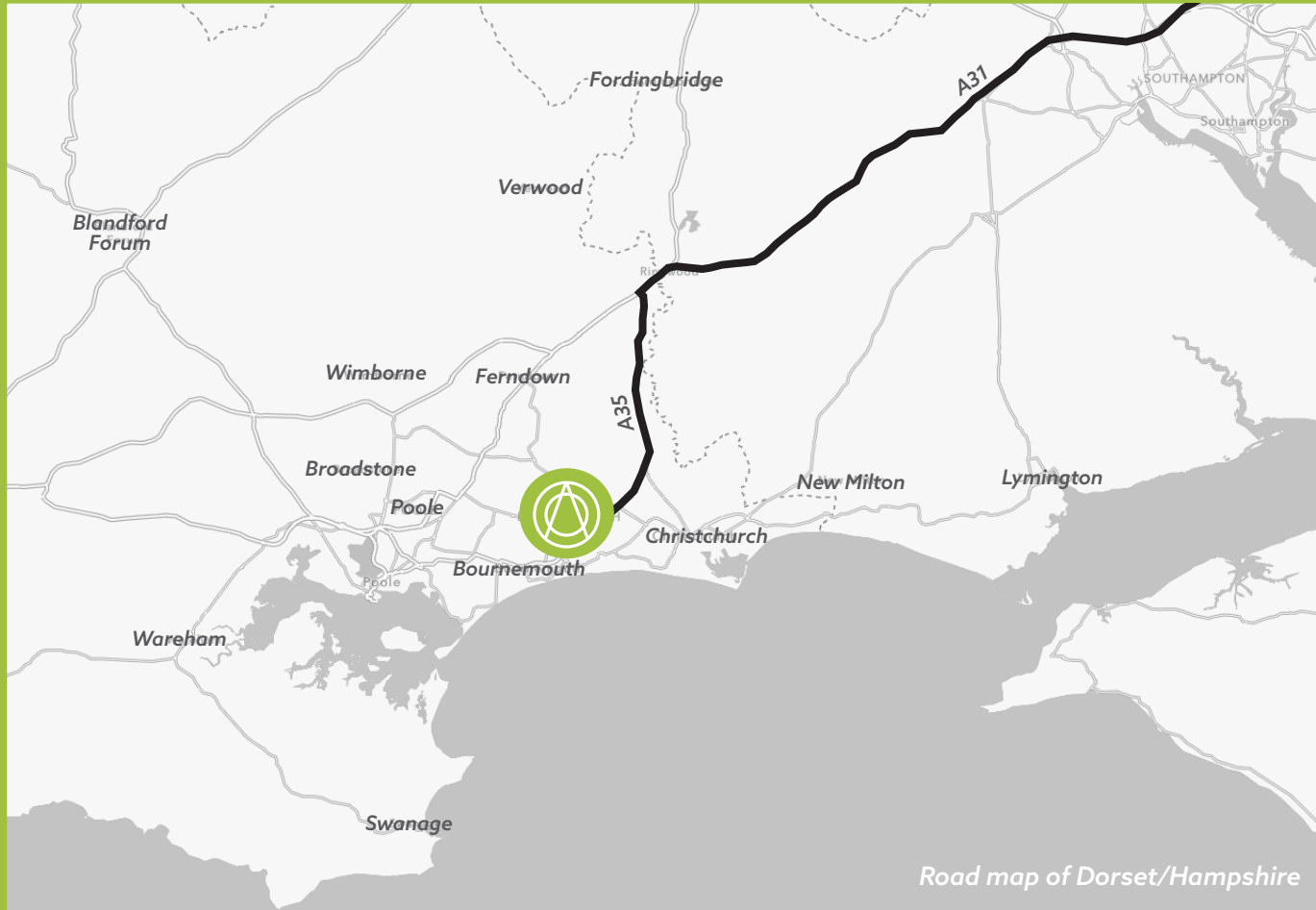
- The Gym (0.7 miles)
- Pure Gym (1.5 miles)
- BH Live Active Queens Park (2.1 miles)
- DW Fitness First Branksome (3.7 miles)

SHOPPING CENTRES

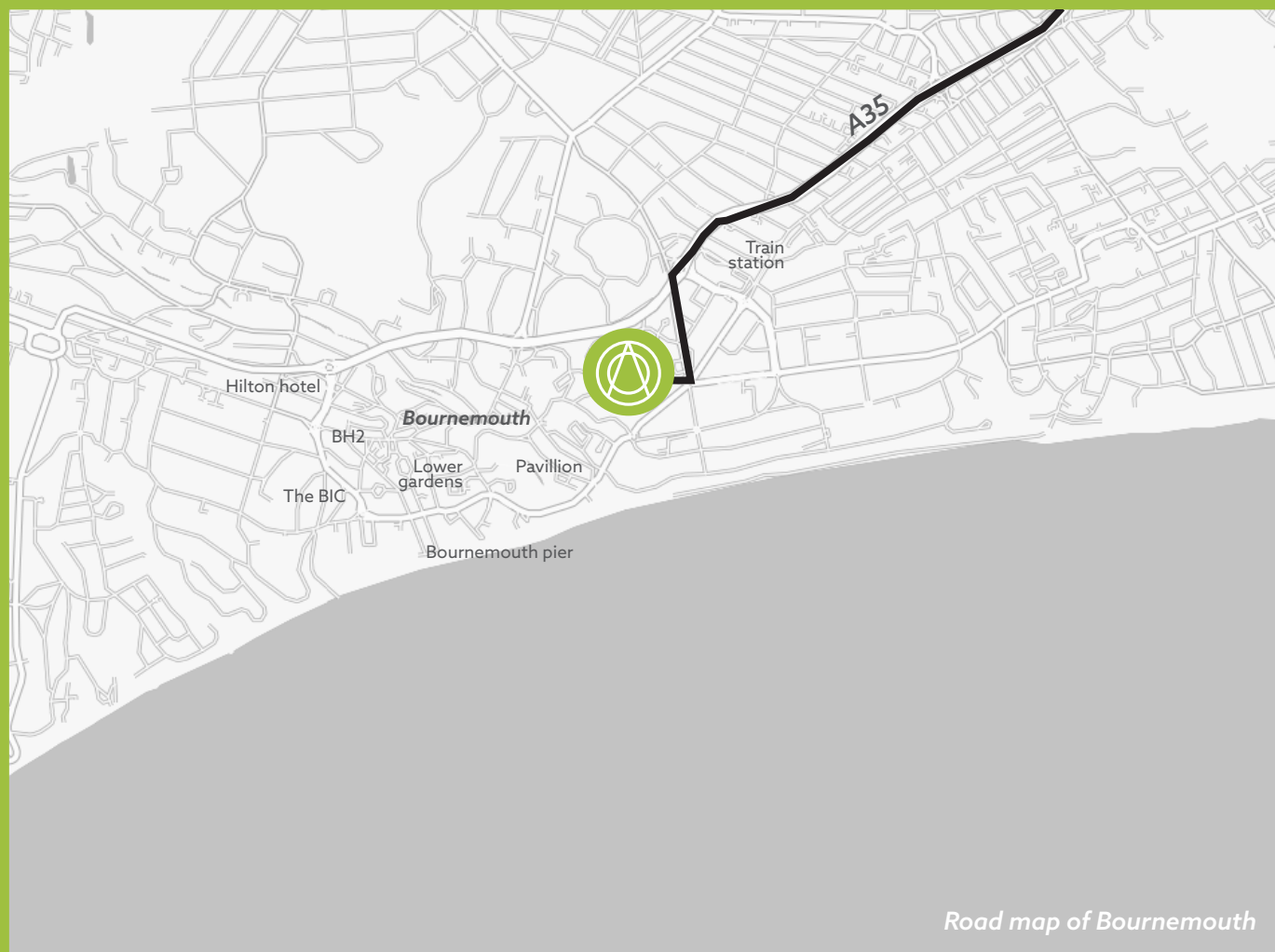
- Bournemouth town centre (0.8 miles)
- The Avenue (1.2 miles)
- Castlepoint (3.7 miles)
- Sovereign Centre (1.6 miles)

RESTAURANTS

- The Noodle Bar
- Hungry Oven
- Cosy Club
- Starbucks
- Prezzo
- Ask Italian



Road map of Dorset/Hampshire



Road map of Bournemouth

FINDING STATUM

FROM THE M3

Take exit 13 towards Southampton Docks, Bournemouth. Merge onto the M27 towards the West and continue onto the A31. Take the first exit at the Ashley Heath roundabout onto the Wessex Way towards Bournemouth and Christchurch. Take the first exit at the roundabout onto St Pauls Road A35, head to Station Roundabout, then take the 3rd exit onto Holdenhurst Road B3066. Turn left onto Wootton Gardens, until location Statum is reached. There is both on-site parking and plenty close by, the location can be reached by GPS with postal code BH1 1PJ.

FROM THE A35

Take the A35 towards Poole, Blandford. At the roundabout take the second exit onto A35 towards Poole, Bournemouth. At the next roundabout take the first exit, followed by the second exit at the next roundabout taking you onto A350 towards Bournemouth, Ringwood. At the next roundabout take the first exit onto the A3049 and the second exit at the next two roundabouts onto Ringwood Road. At the traffic lights turn left onto Sea View Road, then at the next roundabout, take the 2nd exit onto Ashley Road, continue to the next roundabout and take the 2nd exit. This will take you onto Wessex way, follow the road down to the Station roundabout and take the 2nd exit St Pauls Road A35 then onto the Station Roundabout, take the 3rd exit onto Holdenhurst Road B3066. Turn left onto Wootton Gardens, until location Statum is reached. There is both on-site parking and plenty close by, the location can be reached by GPS with postal code BH1 1PJ.

INTRODUCTION TO THE APARTMENTS



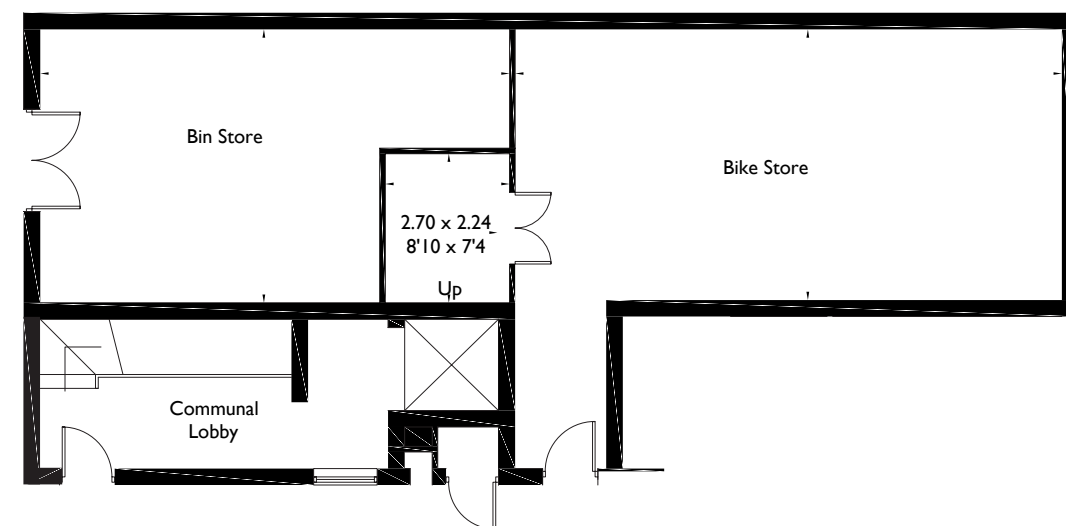
A CLASSIC DESIGN FOR A NEW WAY OF LIVING

Stonehaven and Fortitudo are delighted to bring to the market, Statum. The development of 36, one and two-bedroom state of the art apartments with surface parking, all finished to an impressively high standard. Each apartment reflects modern living and is just a short walk away from Bournemouth's thriving town centre.

This highly sustainable site was formerly home to a 1970's office building which had become vacant. Working with the Landowner, Stonehaven and Fortitudo had the opportunity to present a new residential scheme. The apartments are all associated with the government Help to Buy scheme, giving first-time buyers who are looking for new quality homes the opportunity to get onto the property ladder.

Only a short walk to Bournemouth high street, restaurants and cafés you won't be short of things to do within walking distance. With the seaside down the road, glorious scenery isn't amiss and nightlife is also on your doorstep with many bars and nightclubs near by.

COMMUNAL BIKE STORE



FIRST FLOOR

Approximate gross internal area'

Plot 1
Bedroom 1 - 3.32 x 2.74, 10'11 x 9'0
Kitchen / Living / Dining Room -
6.21 x 3.14, 20'4 x 10'4
Bath - 1.70 x 1.64, 5'7 x 5'5

Plot 2
Bedroom 1 - 3.34 x 2.98, 10'11 x 9'9
Kitchen / Living / Dining Room -
6.21 x 3.29, 20'4 x 10'10
Bath - 1.86 x 1.84, 6'1 x 6'0

Plot 3
Bedroom 1 - 3.44 x 2.86, 11'3 x 9'5
Kitchen / Living / Dining Room -
4.96 x 4.86, 16'3 x 15'11
Bath - 2.46 x 1.78, 8'1 x 5'10

Plot 4
Bedroom 1 - 4.46 x 2.86, 14'8 x 9'5
Bedroom 2 - 4.46 x 2.68, 14'8 x 8'10
Kitchen / Living / Dining Room -
7.96 x 4.12, 26'1 x 13'6
Bath - 2.64 x 2.17, 8'8 x 7'1

Plot 5
Bedroom 1 - 3.44 x 3.09, 11'3 x 10'2
Kitchen / Living / Dining Room -
4.64 x 4.11, 15'3 x 13'6
Bath - 3.41 x 1.78, 11'2 x 5'10

Plot 6
Bedroom 1 - 3.11 x 3.14, 10'2 x 10'4
Kitchen / Living / Dining Room -
4.62 x 4.44, 15'2 x 14'7
Bath - 2.45 x 1.89, 8'0 x 6'2



SECOND FLOOR

Approximate gross internal area'

Plot 7
Bedroom 1 - 3.32 x 2.74, 10'11 x 9'0
Kitchen / Living / Dining Room -
6.21 x 3.14, 20'4 x 10'4
Bath - 1.70 x 1.64, 5'7 x 5'5

Plot 8
Bedroom 1 - 3.34 x 2.98, 10'11 x 9'9
Kitchen / Living / Dining Room -
6.21 x 3.29, 20'4 x 10'10
Bath - 1.86 x 1.84, 6'1 x 6'0

Plot 9
Bedroom 1 - 3.44 x 2.86, 11'3 x 9'5
Kitchen / Living / Dining Room -
4.96 x 4.86, 16'3 x 15'11
Bath - 2.46 x 1.78, 8'1 x 5'10

Plot 10
Bedroom 1 - 4.46 x 2.86, 14'8 x 9'5
Bedroom 2 - 4.46 x 2.68, 14'8 x 8'10
Kitchen / Living / Dining Room -
7.96 x 4.12, 26'1 x 13'6
Bath - 2.64 x 2.17, 8'8 x 7'1

Plot 11
Bedroom 1 - 3.44 x 3.09, 11'3 x 10'2
Kitchen / Living / Dining Room -
4.64 x 4.11, 15'3 x 13'6
Bath - 3.41 x 1.78, 11'2 x 5'10

Plot 12
Bedroom 1 - 3.11 x 3.14, 10'2 x 10'4
Kitchen / Living / Dining Room -
4.62 x 4.44, 15'2 x 14'7
Bath - 2.45 x 1.89, 8'0 x 6'2



THIRD FLOOR

Approximate gross internal area'

Plot 13
Bedroom 1 - 3.32 x 2.74, 10'11 x 9'0
Kitchen / Living / Dining Room -
6.21 x 3.14, 20'4 x 10'4
Bath - 1.70 x 1.64, 5'7 x 5'5

Plot 14
Bedroom 1 - 3.34 x 2.98, 10'11 x 9'9
Kitchen / Living / Dining Room -
6.21 x 3.29, 20'4 x 10'10
Bath - 1.86 x 1.84, 6'1 x 6'0

Plot 15
Bedroom 1 - 3.44 x 2.86, 11'3 x 9'5
Kitchen / Living / Dining Room -
4.96 x 4.86, 16'3 x 15'11
Bath - 2.46 x 1.78, 8'1 x 5'10

Plot 16
Bedroom 1 - 4.46 x 2.86, 14'8 x 9'5
Bedroom 2 - 4.46 x 2.68, 14'8 x 8'10
Kitchen / Living / Dining Room -
7.96 x 4.12, 26'1 x 13'6
Bath - 2.64 x 2.17, 8'8 x 7'1

Plot 17
Bedroom 1 - 3.44 x 3.09, 11'3 x 10'2
Kitchen / Living / Dining Room -
4.64 x 4.11, 15'3 x 13'6
Bath - 3.41 x 1.78, 11'2 x 5'10

Plot 18
Bedroom 1 - 3.11 x 3.14, 10'2 x 10'4
Kitchen / Living / Dining Room -
4.62 x 4.44, 15'2 x 14'7
Bath - 2.45 x 1.89, 8'0 x 6'2



FOURTH FLOOR

Approximate gross internal area'

Plot 19
Bedroom 1 - 3.32 x 2.74, 10'11 x 9'0
Kitchen / Living / Dining Room -
6.21 x 3.14, 20'4 x 10'4
Bath - 1.70 x 1.64, 5'7 x 5'5

Plot 20
Bedroom 1 - 3.34 x 2.98, 10'11 x 9'9
Kitchen / Living / Dining Room -
6.21 x 3.29, 20'4 x 10'10
Bath - 1.86 x 1.84, 6'1 x 6'0

Plot 21
Bedroom 1 - 3.44 x 2.86, 11'3 x 9'5
Kitchen / Living / Dining Room -
4.96 x 4.86, 16'3 x 15'11
Bath - 2.46 x 1.78, 8'1 x 5'10

Plot 22
Bedroom 1 - 4.46 x 2.86, 14'8 x 9'5
Bedroom 2 - 4.46 x 2.68, 14'8 x 8'10
Kitchen / Living / Dining Room -
7.96 x 4.12, 26'1 x 13'6
Bath - 2.64 x 2.17, 8'8 x 7'1

Plot 23
Bedroom 1 - 3.44 x 3.09, 11'3 x 10'2
Kitchen / Living / Dining Room -
4.64 x 4.11, 15'3 x 13'6
Bath - 3.41 x 1.78, 11'2 x 5'10

Plot 24
Bedroom 1 - 3.11 x 3.14, 10'2 x 10'4
Kitchen / Living / Dining Room -
4.62 x 4.44, 15'2 x 14'7
Bath - 2.45 x 1.89, 8'0 x 6'2



FIFTH FLOOR

Approximate gross internal area'

- Plot 25**
Bedroom 1 - 3.32 x 2.74, 10'11 x 9'0
Kitchen / Living / Dining Room -
6.21 x 3.14, 20'4 x 10'4
Bath - 1.70 x 1.64, 5'7 x 5'5

Plot 26
Bedroom 1 - 3.34 x 2.98, 10'11 x 9'9
Kitchen / Living / Dining Room -
6.21 x 3.29, 20'4 x 10'10
Bath - 1.86 x 1.84, 6'1 x 6'0

Plot 27
Bedroom 1 - 3.44 x 2.86, 11'3 x 9'5
Kitchen / Living / Dining Room -
4.96 x 4.86, 16'3 x 15'11
Bath - 2.46 x 1.78, 8'1 x 5'10

- Plot 28**
Bedroom 1 - 4.46 x 2.86, 14'8 x 9'5
Bedroom 2 - 4.46 x 2.68, 14'8 x 8'10
Kitchen / Living / Dining Room -
7.96 x 4.12, 26'1 x 13'6
Bath - 2.64 x 2.17, 8'8 x 7'1

Plot 29
Bedroom 1 - 3.44 x 3.09, 11'3 x 10'2
Kitchen / Living / Dining Room -
4.64 x 4.11, 15'3 x 13'6
Bath - 3.41 x 1.78, 11'2 x 5'10

Plot 30
Bedroom 1 - 3.11 x 3.14, 10'2 x 10'4
Kitchen / Living / Dining Room -
4.62 x 4.44, 15'2 x 14'7
Bath - 2.45 x 1.89, 8'0 x 6'2



SIXTH FLOOR

Approximate gross internal area'

- Plot 31**
Bedroom 1 - 3.32 x 2.74, 10'11 x 9'0
Kitchen / Living / Dining Room -
6.21 x 3.14, 20'4 x 10'4
Bath - 1.70 x 1.64, 5'7 x 5'5

Plot 32
Bedroom 1 - 3.34 x 2.98, 10'11 x 9'9
Kitchen / Living / Dining Room -
6.21 x 3.29, 20'4 x 10'10
Bath - 1.86 x 1.84, 6'1 x 6'0

Plot 33
Bedroom 1 - 3.44 x 2.86, 11'3 x 9'5
Kitchen / Living / Dining Room -
4.96 x 4.86, 16'3 x 15'11
Bath - 2.46 x 1.78, 8'1 x 5'10
- Plot 34**
Bedroom 1 - 4.46 x 2.86, 14'8 x 9'5
Bedroom 2 - 4.46 x 2.68, 14'8 x 8'10
Kitchen / Living / Dining Room -
7.96 x 4.12, 26'1 x 13'6
Bath - 2.64 x 2.17, 8'8 x 7'1

Plot 35
Bedroom 1 - 3.44 x 3.09, 11'3 x 10'2
Kitchen / Living / Dining Room -
4.64 x 4.11, 15'3 x 13'6
Bath - 3.41 x 1.78, 11'2 x 5'10

Plot 36
Bedroom 1 - 3.11 x 3.14, 10'2 x 10'4
Kitchen / Living / Dining Room -
4.62 x 4.44, 15'2 x 14'7
Bath - 2.45 x 1.89, 8'0 x 6'2



THE FINER DETAILS

COMMUNAL

- Bicycle store
- Bin store
- Individual door entry system
- Block paved and landscaped communal gardens

KITCHEN

- Quality fitted kitchens
- Tailored tile selection
- Built in oven, hob & extractor, dishwasher, fridge-freezer, washer-dryer

BATHROOM

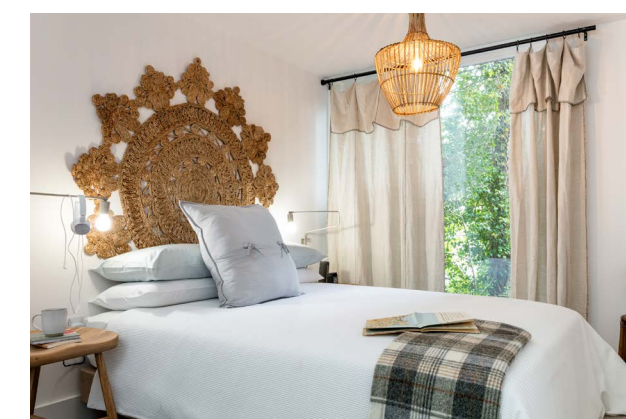
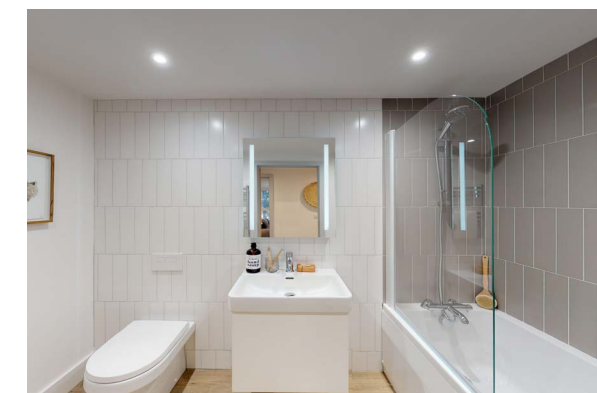
- Fully tiled bathroom
- Enclosed bath with shower over
- Wash hand basin and low-level WC
- Heated towel rail
- Extractor fan

GENERAL

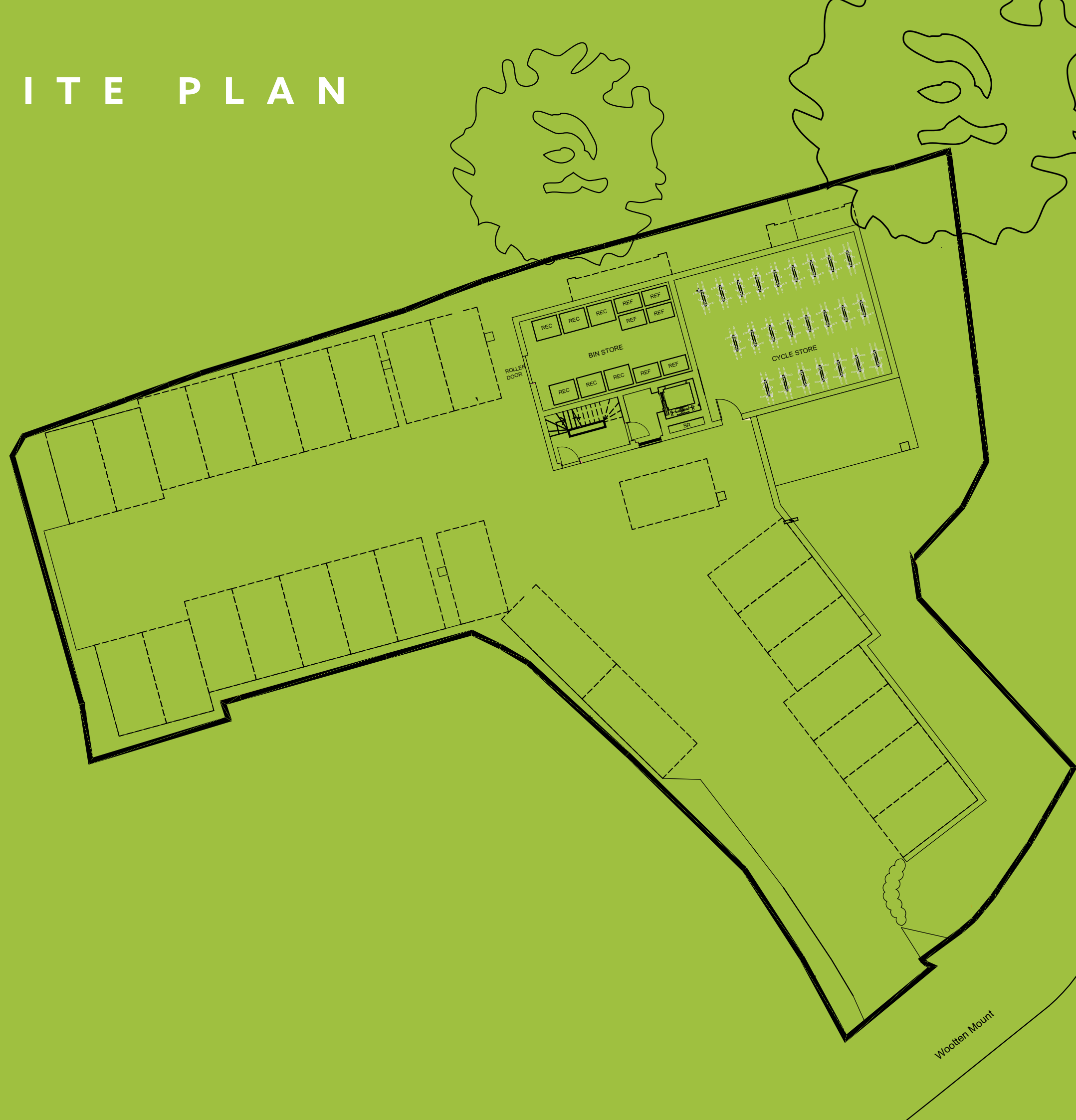
- White flush internal doors and contemporary ironmongery
- Security entrance system
- Whole house ventilation system
- TV point in the living area and master bedroom
- Telephone / Broadband point in the living area
- Double glazed sliding patio door to outside space
- 10-year ICW building warranty



SHOW APARTMENT



S I T E P L A N



S T A T U M



OPENING THE DOOR TO OWNING YOUR OWN HOME

At Stonehaven and Fortitudo, we strive in making first homes more accessible for everyone. All apartments at Statum are associated with the government Help to Buy scheme, this enables you to purchase one of these luxury new build apartments with just a 5% deposit. The government will lend you an interest-free loan of up to 20% of the property for 5 years. You may choose to repay your loan at any time, or on the sale of your new home. No longer do you need a large sum of money sitting in the bank to buy a property.

For more information please visit our website www.fortitudoproperty.com

ABOUT STONEHAVEN & FORTITUDO

Stonehaven Developments has teamed up with Fortitudo to bring you Statum, an exciting new development. Stonehaven has over 20 years experience in commercial, industrial and residential property development specialising in property/land acquisition and identification of planning opportunities. We work in partnerships with architects, planning consultants to gain planning approval for potential development opportunities.

We work alongside the most experienced businesses in the industry, and promise in delivering excellence. Our developments have enabled people to finally get on to the property ladder, receiving the keys to a brand new home that's theirs for the very first time. Shape your future with a new horizon. We are skilled in designing, gaining, planning and regenerating commercial assets to become commercially viable again, benefitting the local communities they're in. Our bespoke homes turn dreams into realities, sensitive to the lie of the land we find that they supersede the original wishes of the owner.



fortitudo

www.fortitudoproperty.com

Selling Agent

Key Drummond Estate Agent
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