



**T H E   K E E L**  
**H I G H C L I F F E**

**COLTEN**  
FINE NEW HOMES





## A STYLISH RETREAT

The Keel is a fine new residence of seven exquisitely designed 1, 2 and 3 bedroom apartments in an exclusive residential area of Highcliffe. The beach, accessed from the nearby Highcliffe Castle, is approximately 500 metres away.

Appealing to those who appreciate fine living, the classically-styled buildings are surrounded by mature gardens making it a secluded location whilst being close to the high street and excellent range of local amenities.





THE KEEL  
HIGHCLIFFE



Artist's impression

## ABOUT COLTEN

Colten Developments is a family-owned Hampshire house builder established over fifty years ago in Lymington.

Every Fine New Home we produce is designed and constructed with attention to detail at its heart.

We integrate the latest technologies to ensure your home is safe, warm and efficient whilst utilising traditional skills and methods of construction. For instance, our new homes are hand-built with traditional brick and block walls under a tiled roof. This ensures a tangible and lasting quality we are proud to put our Colten name to.



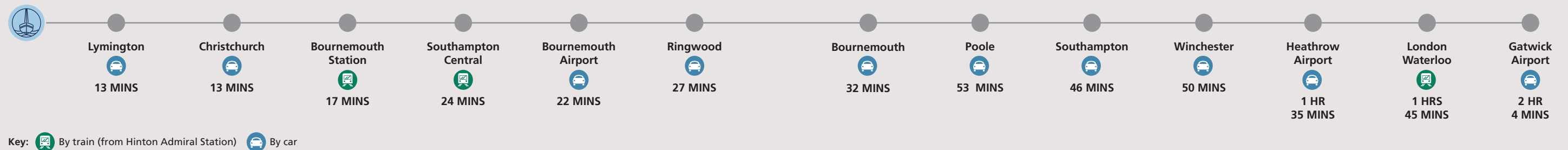
Every fine new home we produce is designed and constructed with attention to detail at its heart.





## LOCATION DISTANCES

Note: Distances to Christchurch, High Street and Hinton Admiral train station above are from The Keel.



## THE KEEL

At The Keel a choice of attractions are right on your doorstep. The nearby Grade I listed Highcliffe Castle is open to the public and described as arguably the most important surviving house of the Romantic and Picturesque style of architecture. The beautifully landscaped grounds of the castle, a few minutes stroll away, give access to the beach via a zigzag path.

Parts of the brick front boundary walls at The Keel are Grade II listed and originally formed boundary walls to the Highcliffe Castle estate.

The 18-hole Highcliffe Castle Golf Club, voted Dorset's Friendliest Golf Club by Fire Radio in 2020, is moments away.

The late golfing legend Peter Allis once said, *"...the remarkable thing about Highcliffe Castle Golf Club is the fact it covers less than 50 acres, but for its small acreage, the course has a great deal of charm..."*. You can play a round in comfortably under three hours whilst enjoying a warm, friendly environment, taking in the idyllic surroundings of the Steamer Point Nature Reserve that runs adjacent to the course.

The nearby Steamer Point Nature Reserve is a 24-acre clifftop designated nature reserve situated between Highcliffe Castle and Friars Cliff on the Dorset coastline. It comprises of woodland and aquatic habitats and supports a wide variety of flora and fauna.

## LOCAL AREA

The vibrant High Street is just a short walk from The Keel and offers an excellent range of local amenities, including food stores, restaurants, pubs, dentists and a medical centre. Everything you need is on your doorstep. Just around the corner is the Grade I listed Highcliffe Castle and a stroll through its beautiful grounds brings you onto Highcliffe Cliff Top, above a lovely stretch of sandy beach, with some of the most spectacular and panoramic views to be found anywhere on the South Coast. Views are across Christchurch Bay to the Isle of Wight and The Needles in the east, and over to Christchurch Harbour, Mudeford Quay and Hengistbury Head (with the Purbecks in the background) to the west. For seafront refreshments or dining, soak up the views from The Cliffhanger, or walk along the coast towards Mudeford and enjoy a

beachfront experience at The Noisy Lobster. For a special occasion, try the amazing Jetty restaurant within the grounds of the Christchurch Harbour Hotel.

There is so much more to explore locally, including the historic fishing quay at Mudeford and the charming centre of Christchurch, only three miles away, in the shadow of the inspiring 11th century Christchurch Priory.

Within ten-minutes drive, the New Forest National Park provides 92,000 acres of unspoilt heath and woodland to explore. Hinton Admiral mainline railway station (Bournemouth to London Waterloo) is just one mile from The Keel.





## APARTMENTS 1&2 GROUND FLOOR



### Key Features

- 2 bedroom home
- Private Patio
- Built in Storage
- Allocated parking
- Beach Hut style external storage
- Access to communal gardens

APARTMENT 1	Metres	Feet
LOUNGE/KITCHEN	5.97 max x 5.71 max	19'7" max x 18'9" max
BEDROOM 1	4.66 x 2.99	15'3" x 9'10"
BEDROOM 2	3.41 x 2.88	11'2" x 9'5"
<b>Total Apartment Area</b>	<b>72 sqm</b>	<b>775 sqft</b>

APARTMENT 2	Metres	Feet
LOUNGE/KITCHEN	8.89 x 3.84	29'2" x 12'7"
BEDROOM 1	4.49 x 2.96	14'9" x 9'9"
BEDROOM 2	4.30 x 3.17	14'1" x 10'5"
<b>Total Apartment Area</b>	<b>78 sqm</b>	<b>840 sqft</b>



Ground Floor Accommodation

*All imagery, floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.*





## APARTMENTS 3&4

### FIRST FLOOR



#### Key Features

- 2 bedroom home
- Private Balcony
- Built in Storage
- Allocated parking
- Beach Hut style external storage
- Access to communal gardens

APARTMENT 3	Metres	Feet
LOUNGE/KITCHEN	5.97 max x 5.71 max	19'7" max x 18'9" max
BEDROOM 1	4.66 x 2.99	15'3" x 9'10"
BEDROOM 2	3.41 x 2.88	11'2" x 9'5"
<b>Total Apartment Area</b>	<b>72 sqm</b>	<b>775 sqft</b>

APARTMENT 4	Metres	Feet
LOUNGE/KITCHEN	8.89 x 3.84	29'2" x 12'7"
BEDROOM 1	4.49 x 2.96	14'9" x 9'9"
BEDROOM 2	5.75 max x 4.3 max	18'10" max x 14'1" max
<b>Total Apartment Area</b>	<b>83 sqm</b>	<b>893 sqft</b>



First Floor Accommodation



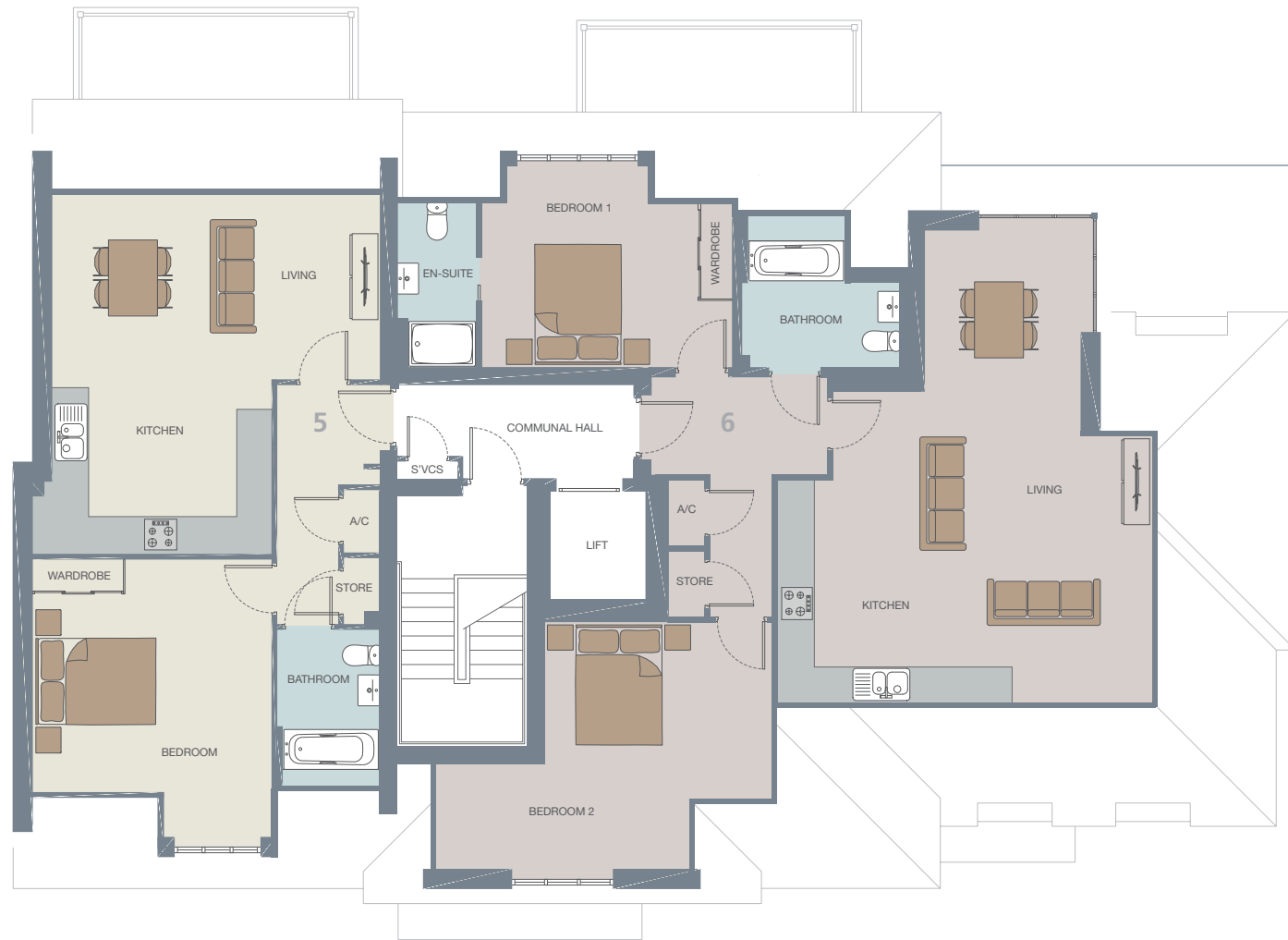
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## APARTMENTS 5&6

### SECOND FLOOR

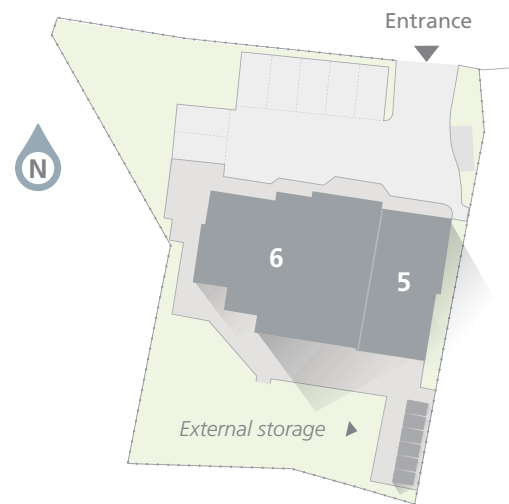


#### Key Features

- 1 and 2 bedroom homes
- Built in Storage
- Allocated parking
- Beach Hut style external storage
- Access to communal gardens

APARTMENT 5	Metres	Feet
LOUNGE/KITCHEN	6.34 max x 5.71 max	20'10" max x 18'9" max
BEDROOM 1	4.84 max x 4.16	15'11" max x 13'8"
<b>Total Apartment Area</b>	<b>63 sqm</b>	<b>678 sqft</b>

APARTMENT 6	Metres	Feet
LOUNGE/KITCHEN	8.23 max x 6.55 max	27' max x 21'6" max
BEDROOM 1	4.37 max x 3.50 max	14'4" max x 11'6" max
BEDROOM 2	5.86 max x 4.30 max	19'3" max x 14'1" max
<b>Total Apartment Area</b>	<b>95 sqm</b>	<b>1,023 sqft</b>



Second Floor Accommodation



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## APARTMENT 7

### DUPLEX



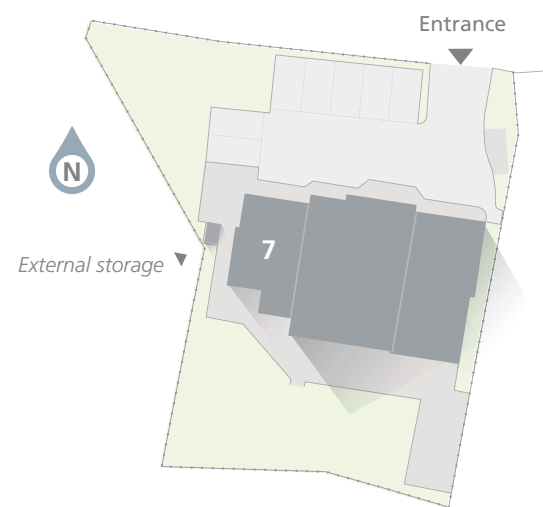
Ground Floor

First Floor

#### Key Features

- 3 bedroom home
- Private Patio
- Built in Storage
- Allocated parking
- Beach Hut style external storage
- Access to communal gardens

APARTMENT 7	Metres	Feet
KITCHEN	3.95 x 3.03	13' x 9'11"
LIVING/DINING	5.86 max x 5.70 max	19' 3" max x 18'9" max
BEDROOM 1	3.65 max x 3.40 max	12' max x 11'2" max
BEDROOM 2	3.44 x 2.71	11'3" x 8'11"
BEDROOM 3	3.31 x 2.97	10'11" x 9'9"
<b>Total Apartment Area</b>	<b>95.8 sqm</b>	<b>1,031sqft</b>



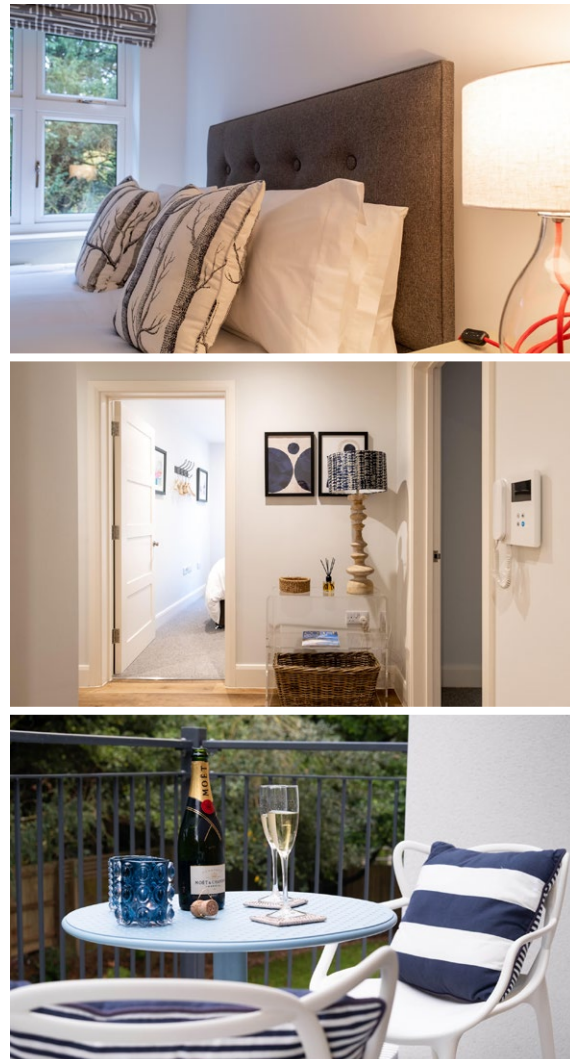
Ground/First Floor Duplex



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# CONTEMPORARY INTERIORS AND BEAUTIFUL FINISHES



*As a family owned and operated business since 1971, we think of you, our Fine New Home owner, at each stage of the design and build process.*



*Every Colten Fine New Home we design is for living. With peace of mind your home is built with lasting quality and finish.*



The modern kitchen and living spaces in The Keel are bright and social spaces with ground and first floor apartments enjoying a private balcony or patio. Master bedrooms to each apartment feature an en-suite bathroom and fitted wardrobe. The gas fired central heating and hot water systems are efficient, controllable, and are easy to operate.

*Imagery / artist's impressions indicative of interiors from previous Colten Development homes.*



# SPECIFICATION

With convenient private off-street parking, video remote door entry system, luxurious communal areas and a passenger lift servicing upper floors you will be proud to arrive at The Keel. The apartments are built of traditional cavity wall construction with insulating blocks and partial fill cavity wall insulation. The facing bricks are Michelmersh Stocks and Bath cast stone cills by Forticrete. The Front Elevation includes a render self-finish by Webber in Chalk white.

## ROOFS

Roofs are Marley Ashmore Double Plain tiles.

## WINDOWS

All windows are grey exterior with white internal pvcu double glazed units with 24.8mm glass in Pilkington Low E for superior performance. There are sliding patio doors to all lounges in a similar colour finish but these are Aluminium.

## FASCIAS

Fascias on all properties are PVCu in white to reduce maintenance.

## DOORS

The front communal entrance doors are IG steel doors with access control; each apartment front door is a Secure by Design grey panel-effect Securidor by Stairways. The internal doors are LPD white painted contemporary four-panel shaker fire doors, with the door furniture in Dale Venus Satin Chrome.

## EXTERNAL LIGHTING

External bollard lighting is provided at the front and rear of the property.

## COMMUNAL STAIRCASE & LIFT

The staircase has a traditional metal baluster, including a hardwood oak handrail with Wharf seamless marble effect edging to steps and fitted with carpet to give a contemporary twist. A passenger lift gives easy access to all floors.

## LUXURY WARDROBES

Master bedrooms have sliding wardrobes with fitted shelving and hanging rail space by Gooding Group.

## BATHROOMS AND EN-SUITES

Specialist suites fitted with Ideal Standard sanitary ware and Ideal Concept bathroom furniture and accessories, with large fitted mirrors and lighting above.

The showers in each en-suite are large enclosures with Ideal Thermostatic showers and screens. In the family bathroom, shower baths are fitted with screens.

All bathrooms and en-suites are tiled with Porcelanosa large-format ceramic tiles.

## KITCHENS

Kitchens are fitted with a luxury range of units by Symphony. Inline grey units with 30mm quartz worktop with upstand. Each kitchen is equipped with a stainless steel oven, built in combination microwave and a gas hob, all by Neff. Further integrated appliances include fridge/freezer, dishwasher and washer dryer.

## TELEPHONE AND TV

Points are provided and each property is pre-wired for Sky TV.

## CEILINGS

Smooth plastered ceilings are provided in each property

## CENTRAL HEATING

A central heating system is installed in each apartment with hot water radiators and thermostatic radiator valves. A Valiant gas-fired wall mounted boiler is fitted to each apartment. There are dual-fuel heated ladder towel rails fitted to all bathrooms and en-suites.

## SECURITY SYSTEMS

Each apartment benefits from the use of a video door entry system. Apartment 7 has independent access.

## COMMUNAL ENTRANCE

These are tiled on the ground floor and fitted out to a high standard with security post/mail boxes on the ground floor of each block. First and second floors are carpeted and all areas are lit with contemporary style lighting.

## GARDENS

The Keel has a landscaped communal garden laid to paving and grass. There are individual stores (Beach Hut style) at the rear for plots 1 to 6. Plot 7 has its own separate store.

## PARKING

Each property has its own allocated parking space.

## WARRANTY

All of the properties benefit from the NHBC Buildmark 10 year warranty.

## Experience peace and seclusion in the beautiful, landscaped garden



Buying a home is typically the largest investment you will make. You can be safe in the knowledge our homes provide a legacy to pass onto future generations. We are an NHBC registered builder, meeting their rigorous requirements, and provide a ten-year NHBC Buildmark Cover for warranty and insurance protection.



Raising Standards. Protecting Homeowners

## DISCLAIMER

Please note that descriptions, images, floor plans, measurements and layouts are for illustrative purposes only. They are not statements of fact and do not constitute part of any contract, nor do they constitute an offer. Colten reserve the right to make alterations to the specification without notice.

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**T H E K E E L**  
**H I G H C L I F F E**

165 Lymington Road  
Highcliffe  
Christchurch  
BH23 4JS



**HOW TO FIND THE KEEL**

From the High Street, head towards Christchurch on the A337.  
After approximately 0.5 miles, The Keel will be found on the left-hand side.

**SAT NAV POSTCODE: BH23 4JS**

**COLTEN DEVELOPMENTS LTD**

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