



THE HOY
HIGHCLIFFE

A man and a woman are embracing on a beach. The man is in the foreground, smiling, wearing a dark blue zip-up jacket over a white t-shirt. The woman is behind him, her arms around his shoulders, also smiling. They are both looking towards the right. The background shows a sandy beach, the ocean, and a clear blue sky.

A STYLISH RETREAT

The Hoy is a fine new residence of seventeen exquisitely designed two and three bedroom apartments, arranged over two blocks, 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 still being close to the village centre and excellent range of local amenities.



Artist's impression

WELCOME TO THE HOY

ABOUT COLTEN

Colten Developments is a family-owned Hampshire house builder established 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, all 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.

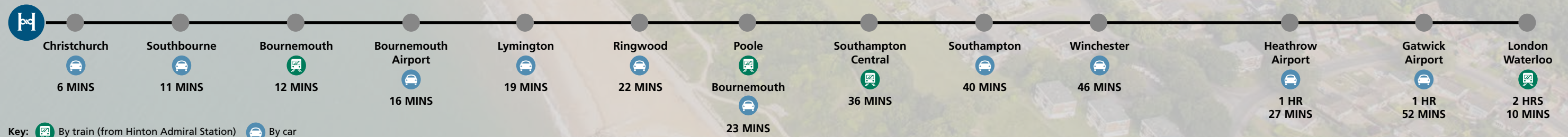


Every fine new home we produce is designed and constructed with attention to detail at its heart



LOCATION DISTANCES

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



Key: By train (from Hinton Admiral Station) By car

THE HOY

'The Hoy' takes its name from the 'Isle of Wight Hoy', a boat which plied between the mainland and the Isle of Wight. 'Ye Olde Hoy' was a former inn located on the site. In the 19th century, gamekeepers from various estates would gather there. Parts of the brick front boundary walls at The Hoy are Grade II listed and originally formed boundary walls to the Highcliffe Castle estate.

There is a choice of attractions 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.

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 Hoy 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.

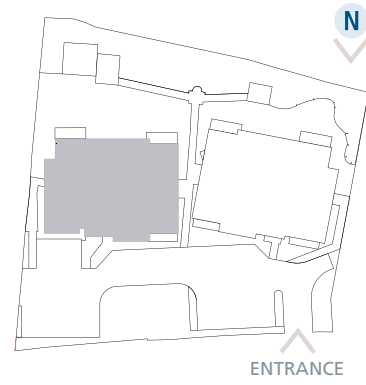
For seafront refreshments or dining, soak up the views from The Cliffhanger, or walk along the coast towards Mudeford and enjoy a beachfront experience at The Noisy Lobster. For a special occasion, try the amazing Jetty restaurant within the grounds of the Christchurch Harbour Hotel.

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-minute 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 Hoy.

APARTMENTS 1-3

GROUND FLOOR



SITE PLAN
Showing Apartments 1 - 8



APARTMENT 1

	Metres	Feet
LOUNGE/KITCHEN	7.05 max x 6.35	23'2" max x 20'10"
BEDROOM 1	3.80 max x 4.59	12'6" max x 15'1"
BEDROOM 2	3.86 max x 3.27	12'8" max x 10' 9"
Total Apartment Area	85.71 sqm	923 sqft

APARTMENT 2

	Metres	Feet
LOUNGE/KITCHEN	7.04 x 5.53 into bay	23'1" x 18'2" into bay
BEDROOM 1	4.82 max x 3.60	15'10" max x 11'10"
BEDROOM 2	3.35 x 3.01	11'0" x 9'11"
BEDROOM 3	3.35 x 2.68	11'0" x 8'10"
Total Apartment Area	90.91 sqm	979 sqft

APARTMENT 3

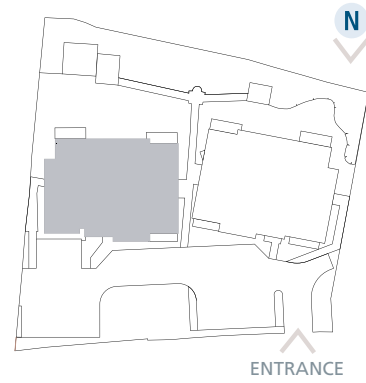
	Metres	Feet
LOUNGE/KITCHEN	6.23 x 4.58	20'5" x 15'1"
BEDROOM 1	5.20 max x 3.71	17'1" x 12'2"
BEDROOM 2	4.41 x 2.86	14'6" x 9'5"
Total Apartment Area	83.95 sqm	904 sqft

APARTMENT 3

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APARTMENTS 4-6

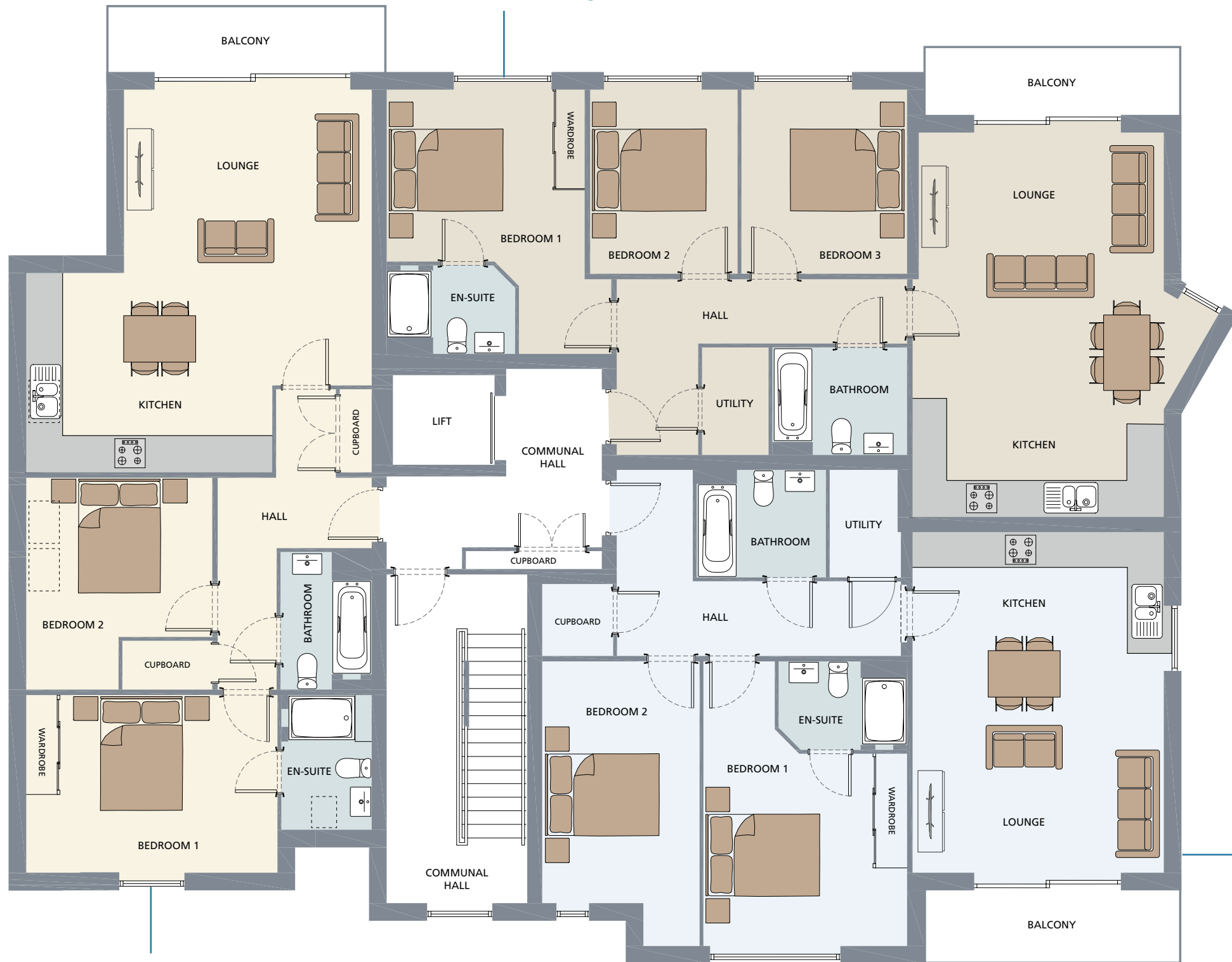
FIRST FLOOR



SITE PLAN
Showing Apartments 1 - 8



APARTMENT 5



APARTMENT 4

	Metres	Feet
LOUNGE/KITCHEN	7.05 max x 6.35 max	23'2" max x 20'10" max
BEDROOM 1	3.32 x 4.59	12'6" x 15'1"
BEDROOM 2	3.86 max x 3.38	12'8" max x 11' 1"
Total Apartment Area	81.93 sqm	882 sqft

APARTMENT 5

	Metres	Feet
LOUNGE/KITCHEN	7.04 x 5.53 into bay	23'1" x 18'2" into bay
BEDROOM 1	4.82 max x 3.60	15'10" max x 11'10"
BEDROOM 2	3.35 x 3.01	11'0" x 9'11"
BEDROOM 3	3.35 x 2.68	11'0" x 8'10"
Total Apartment Area	90.91 sqm	978 sqft

APARTMENT 6

	Metres	Feet
LOUNGE/KITCHEN	6.23 x 4.58	20'5" x 15'1"
BEDROOM 1	5.20 max x 3.71	17'1" x 12'2"
BEDROOM 2	4.41 x 2.86	14'6" x 9'5"
Total Apartment Area	83.95 sqm	903 sqft

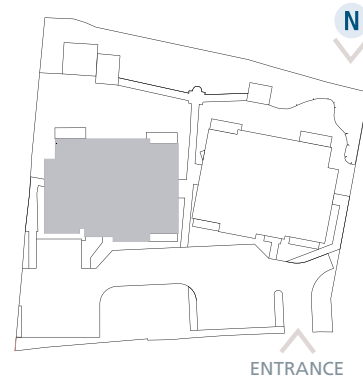
APARTMENT 6

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APARTMENT 4

APARTMENTS 7-8

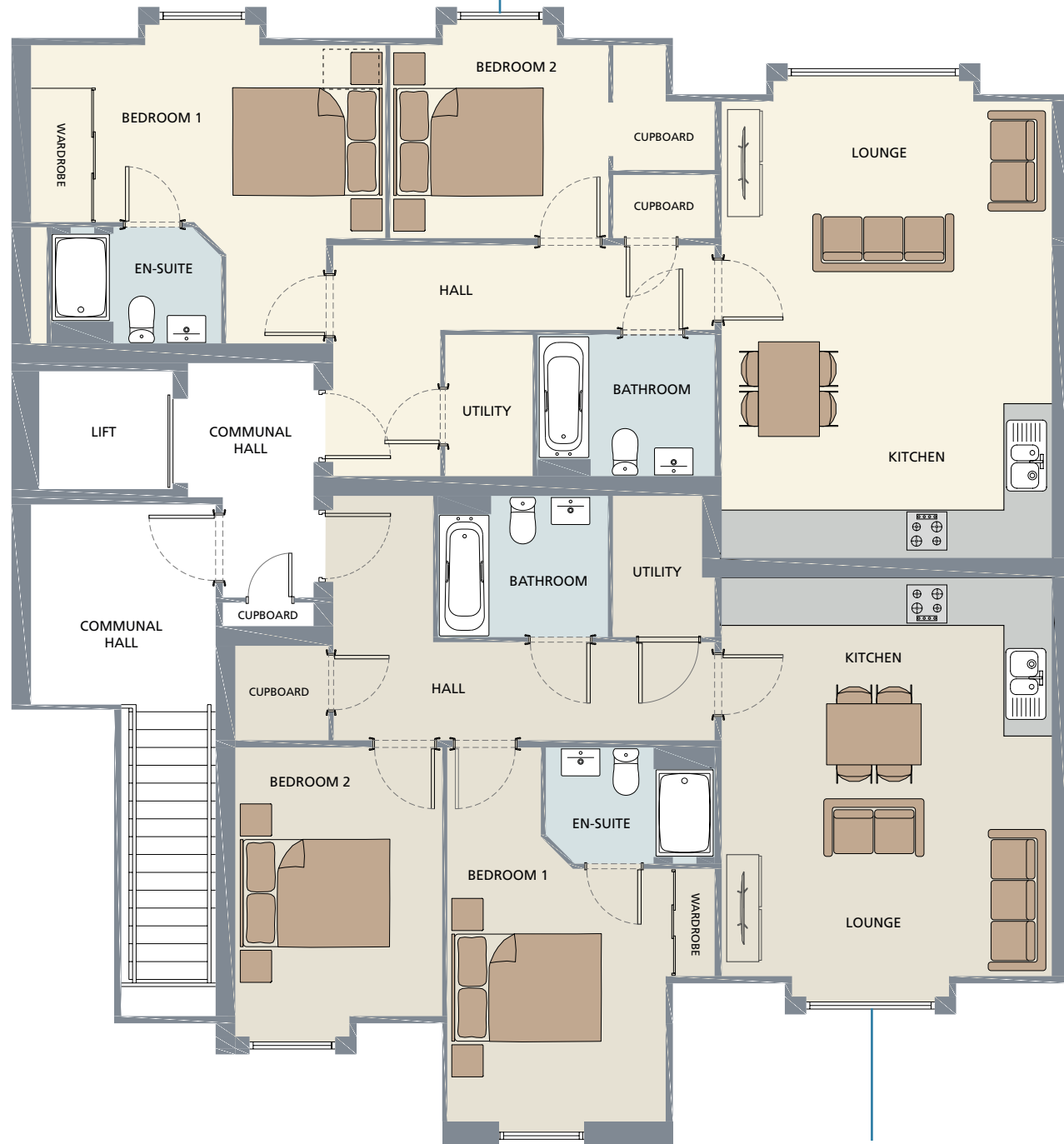
SECOND FLOOR



SITE PLAN
Showing Apartments 1 - 8



APARTMENT 7



APARTMENT 8



APARTMENT 7

	Metres	Feet
LOUNGE/KITCHEN	6.64 into bay x 4.58	21'10" into bay x 15'1"
BEDROOM 1	4.43 max x 4.93 max	14'6" max x 16'2"
BEDROOM 2	2.95 into bay x 2.86 max	9'8" into bay x 14'10" max
Total Apartment Area	81.25 sqm	874 sqft

APARTMENT 8

LOUNGE/KITCHEN	5.83 into bay x 4.58	19'2" into bay x 15'1"
BEDROOM 1	5.20 max x 2.87	17'1" max x 9'5"
BEDROOM 2	4.01 into bay x 2.86	13'2" into bay x 9'5" max
Total Apartment Area	77.49 sqm	834 sqft



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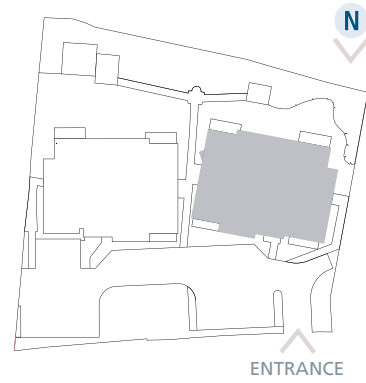
Every Colten **Fine New Home** we design is for living, with the peace of mind your home is built with lasting quality and finish. As a family owned and operated business, we think of you, our customer, at each stage of the design and build process. The modern kitchen and living spaces in The Hoy are bright and

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

FLEXIBLE SPACES DESIGNED FOR COMFORT AND SOCIABLE LIVING

APARTMENTS 9-11

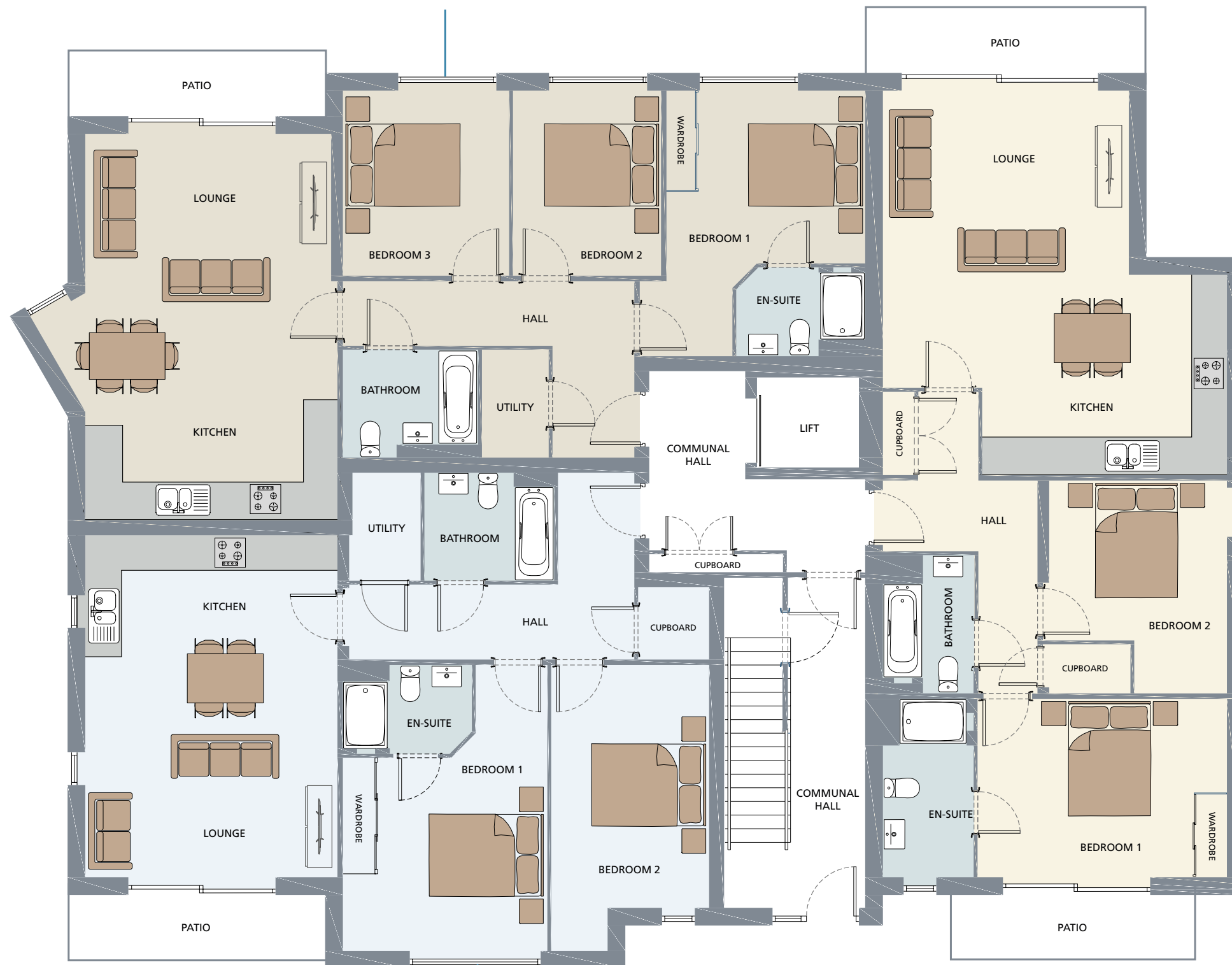
GROUND FLOOR



SITE PLAN
Showing Apartments 9 - 17



APARTMENT 10



APARTMENT 11

APARTMENT 9 Private patio

	Metres	Feet
LOUNGE/KITCHEN	7.00 max x 6.27 max	23'0" max x 20'7" max
BEDROOM 1	3.23 x 4.54	10'7" x 14'11"
BEDROOM 2	3.86 x 3.22	12'8" x 10'7"
Total Apartment Area	84.88 sqm	914 sqft

APARTMENT 10 Private patio

LOUNGE/KITCHEN	7.04 x 5.52 into bay	23'1" x 18'1" into bay
BEDROOM 1	4.82 max x 3.60 max	15'10" max x 11'10" max
BEDROOM 2	3.35 x 2.99	11'0" x 9'10"
BEDROOM 3	3.35 x 2.66	11'0" x 8'9"
Total Apartment Area	90.91 sqm	978 sqft

APARTMENT 11 Private patio

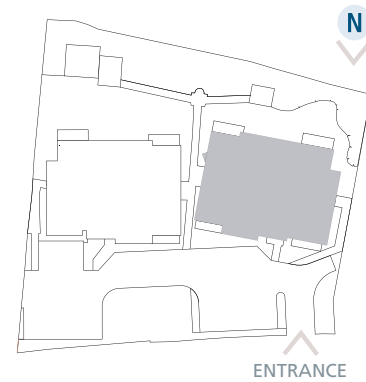
LOUNGE/KITCHEN	6.25 x 4.58	20'6" x 15'1"
BEDROOM 1	5.20 max x 3.71	17'1" x 12'2"
BEDROOM 2	4.41 x 2.86	14'6" x 9'5"
Total Apartment Area	83.95 sqm	903 sqft

APARTMENT 9

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APARTMENTS 12-14

FIRST FLOOR



SITE PLAN
Showing Apartments 9 - 17



APARTMENT 13



APARTMENT 14

APARTMENT 12 Private balcony

	Metres	Feet
LOUNGE/KITCHEN	7.00 max x 6.27 max	23'0" max x 20' 7" max
BEDROOM 1	3.23 x 4.54	10'7" x 14'11"
BEDROOM 2	3.86 max x 3.22	12'8" max x 10'7"
Total Apartment Area	84.88 sqm	914 sqft

APARTMENT 13 Private balcony

LOUNGE/KITCHEN	7.04 x 5.52 into bay	23'1" x 18'1" into bay
BEDROOM 1	4.82 max x 3.60 max	15'10" max x 11'10" max
BEDROOM 2	3.35 x 2.99	11'0" x 9'10"
BEDROOM 3	3.35 x 2.66	11'0" x 8'9"
Total Apartment Area	90.91 sqm	978 sqft

APARTMENT 14 Private balcony

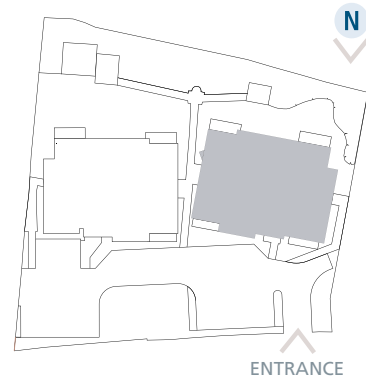
LOUNGE/KITCHEN	6.25 x 4.58	20'6" x 15'1"
BEDROOM 1	5.20 max x 3.71	17'1" x 12'2"
BEDROOM 2	4.41 x 2.86	14'6" x 9'5"
Total Apartment Area	83.95 sqm	903 sqft

APARTMENT 12

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APARTMENTS 15-17

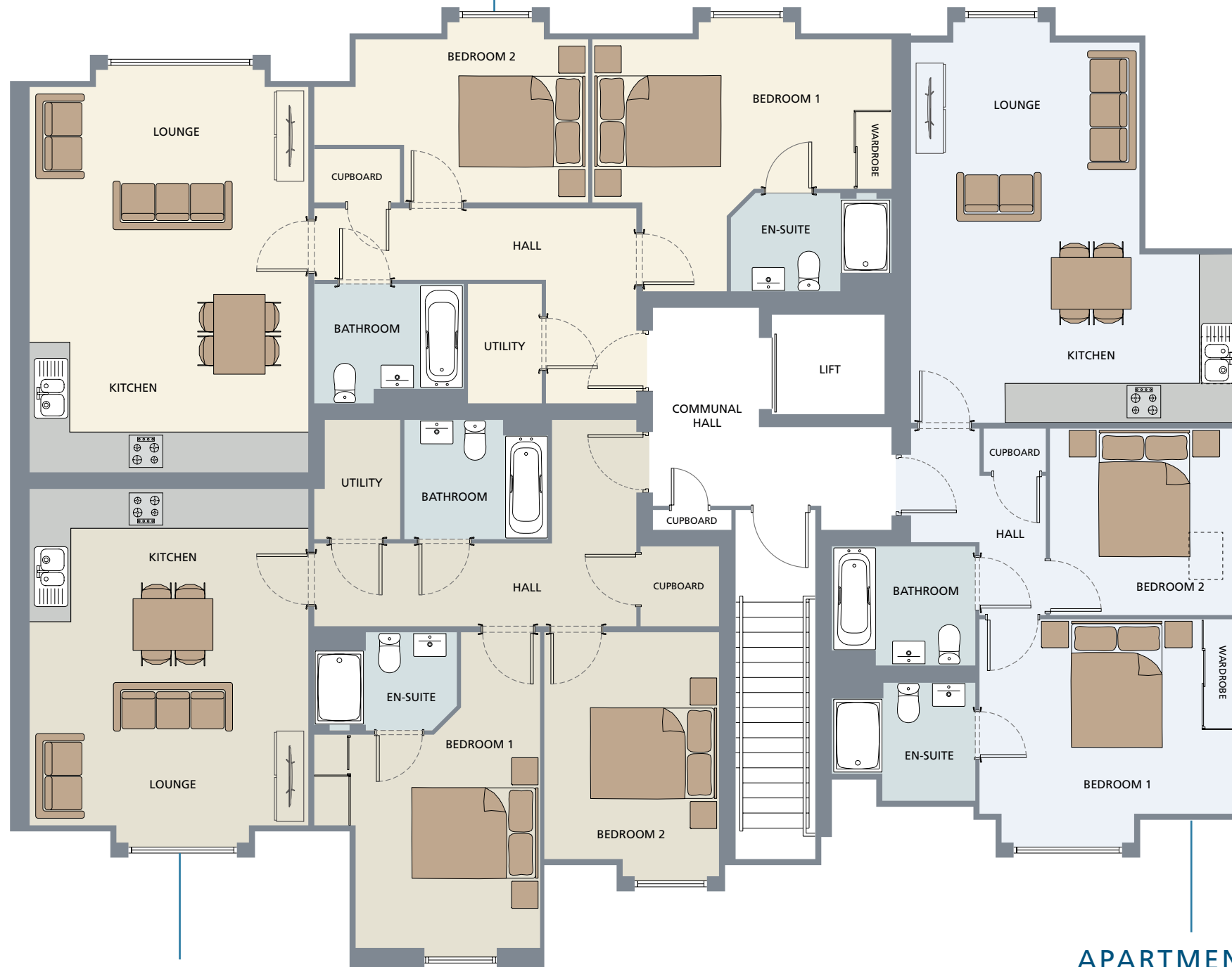
SECOND FLOOR



SITE PLAN
Showing Apartments 9 - 17



APARTMENT 15



APARTMENT 15

	Metres	Feet
LOUNGE/KITCHEN	6.36 x 4.58	20'10" x 15'1"
BEDROOM 1	4.43 max 4.93 max	14'6" max x 16'2" max"
BEDROOM 2	2.99 into bay x 3.56 max	9'8" into bay x 11'8" max
Total Apartment Area	78.68 sqm	847 sqft

APARTMENT 16

LOUNGE/KITCHEN	5.83 into bay x 4.58	9'2" x 15'1"
BEDROOM 1	5.20 max 2.79 min	17'1" max x 9'2" min
BEDROOM 2	4.02 into bay x 2.84	13'2" into bay x 9'4"
Total Apartment Area	74.73 sqm	804 sqft

APARTMENT 17

LOUNGE/KITCHEN	6.60 into bay x 5.37 max	21'8" into bay x 17'8" max
BEDROOM 1	3.67 into bay x 4.06	12'1" into bay x 13' 4"
BEDROOM 2	3.06 x 2.89	10' 0" x 9'6"
Total Apartment Area	65.72 sqm	707 sqft

APARTMENT 16

APARTMENT 17

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SPECIFICATION

With 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 Hoy.

The apartments are traditionally built of brick and insulating block with 75mm partial fill cavity wall insulation. The facing bricks are Michelmersh

Freshfield Lane First Quality stocks and Bath Cast Stone cills by Forticrete. The elevations have a render self-finish by Webber in chalk white.

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



Experience peace and seclusion in the beautiful, landscaped garden

Artist's impression

ROOFS

Roofs are Marley brown clay tiles.

WINDOWS

All windows are Grey RAL7015 outside and white inside 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 each block.

COMMUNAL STAIRCASE & LIFT

Each 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.

Both blocks have a lift which gives easy access to all floors.

LUXURY WARDROBES

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

CEILINGS

Smooth plastered ceilings are provided in each property.

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 case 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 tilings.

KITCHENS

Kitchens are fitted with a luxury range of units by Symphony.

Inline grey units with 30mm quartz worktops with upstands.

Each kitchen is equipped with a black stainless steel oven, built-in combination microwave and a gas hob, all by Neff. Further integrated appliances include fridge/freezer, dishwasher and washer dryer.*

* Integrated washer dryer to apartments 1, 4, 9, 12 & 17. The remaining apartments have a utility with space and plumbing for appliances.

TELEPHONE AND TV POINTS

Provided and each property is wired for Sky television, via a communal dish.

CENTRAL HEATING SYSTEMS

A central heating system is installed in each apartment with hot water radiators and thermostatic radiator valves.

A gas-fired Vaillant condensing combi boiler is fitted to each apartment.

There are heated ladder towel rails fitted to all bathrooms and en-suites which are dual fuel (include electric element).

SECURITY SYSTEMS

Each apartment benefits from the use of a video door entry system.

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.

PATIO / BALCONY

Ground and first floor flats have the benefit of their own patio or balcony.

GARDENS

The Hoy has a landscaped communal garden laid to paving and grass. There is a cycle store at the rear for all owners to use.

PARKING

Each property has allocated parking.

WARRANTY

Each property benefits from an NHBC ten-year warranty.





THE HOY

HIGHCLIFFE

Flats 1-17 The Hoy
167-169 Lymington Road
Highcliffe
Christchurch BH23 4JS



HOW TO FIND THE HOY

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

SAT NAV POSTCODE: BH23 4JS



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.

20210526

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