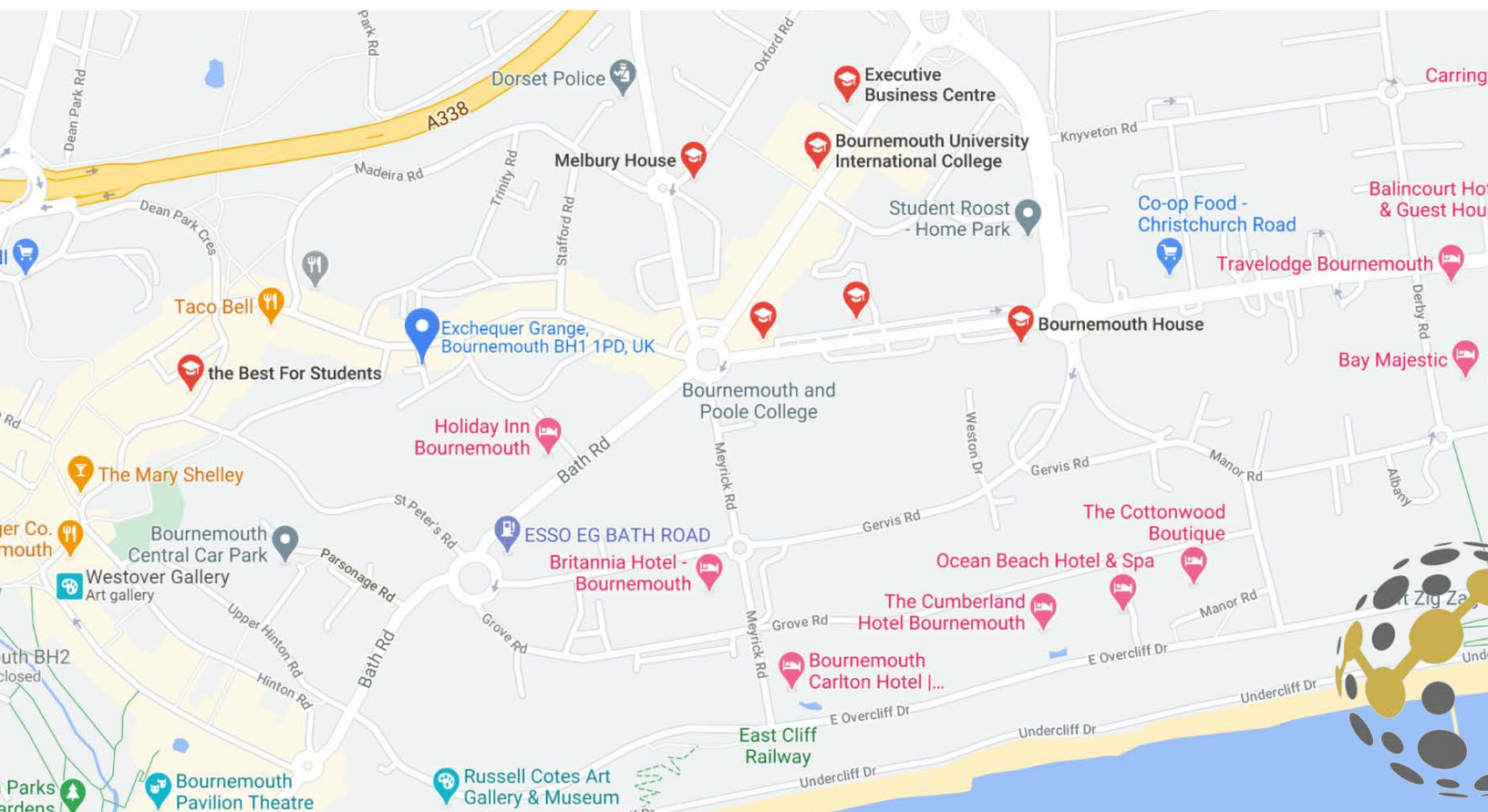TURYAP
UK

Exchequer Grange
Bournemouth

SALES BROCHURE

Introduction

Exchequer Grange, Wootton Grange
Bournemouth, BH1 1PW

Bournemouth is one of the top leisure destinations on the south coast with a cosmopolitan and cultural town centre that offers a wealth of bars and restaurants complemented by the university.

The developer has taken this 1900s building and brought the property back to life converting the current offices to 14 self-contained modern and light apartments specifically build for serviced accommodation taking full advantage of the centralised location.

The properties are full furnished with modern fittings to accommodate the 3.5 million visitors Bournemouth attracts every year. Situated just a five-minute walk to the award-winning beach voted as the best beach in the UK for the past two years.

PWC completed a report in 2019 covering the growing demand for hotel accommodation in Bournemouth stating occupancy rates are forecast to pass 76%. Explaining why major hotel chains such as The Malmaison, The Ramada Encore Hotel Group and The Premier Inn are in construction.

Investment

The £40 million regeneration of Bournemouth town centre is underway. The project is being delivered by The Bournemouth Development Company (BDC), a public-private partnership involving Bournemouth Borough Council and Morgan Sindall Investments.

The Madeira Road scheme will bring several benefits. Student accommodation is a very appropriate residential use of the site which will help to increase the number of people living in the town centre, so affording additional vibrancy and life together with an economic boost to local traders.

The Location and Local Market
**Bournemouth Beach voted best beach in the UK 2019, TripAdvisor.**

The property is situated just off the high street in a quiet cul-de-sac of residential buildings in Bournemouth town centre with direct access to Old Christchurch Road. This is primarily a commercial area with a mixture of residential, office and retail with university students well catered for. The A338 Wessex Way is approximately half a mile from the building which provides excellent communication to the wider area, Bournemouth train station is approximately 1 mile offering a direct service to London Waterloo.

Bournemouth boasts on one the safest and most popular beaches in the UK winning trip advisors beach of the year two years in a row, this stunning bay enjoys its own micro-climate   with some of the warmest sea temperatures in the UK. Hotel transactions increased by 23% in   2019 with occupancy rates also continuing to increase and attract global hotel brands.

Growth

The area has seen a strong incline in housing prices over the last 5 years, totalling an average capital growth of 22%, reference propertydata.co.uk.

5-year price growth
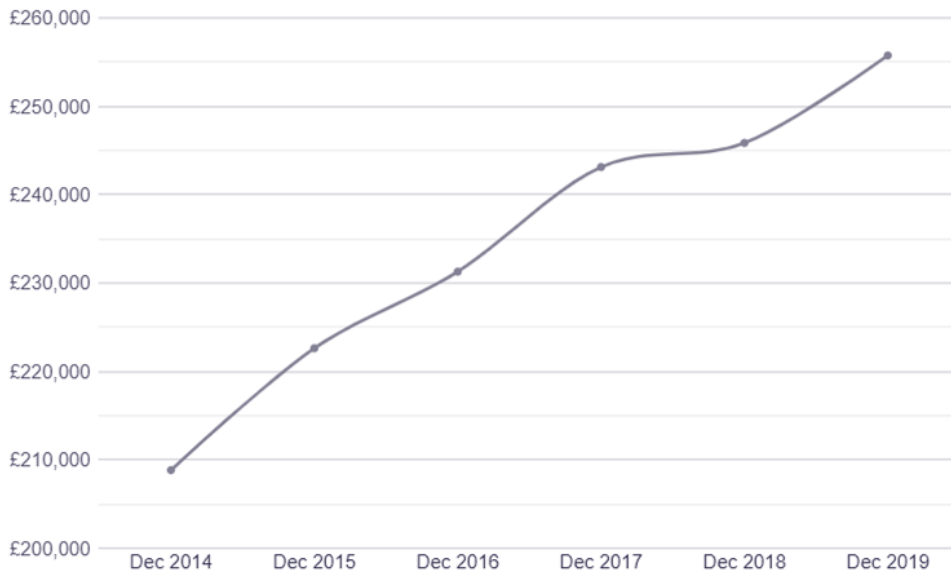
Date	Avg price	+/-
Dec 2014	£208,840	-
Dec 2015	£222,629	6.6%
Dec 2016	£231,290	3.9%
Dec 2017	£243,128	5.1%
Dec 2018	£245,854	1.1%
Dec 2019	£255,749	4.0%

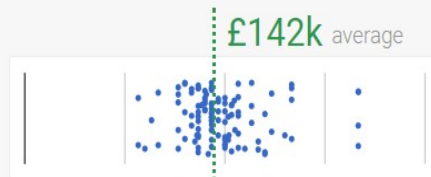| 4%	11%	22%
1-YEAR	3-YEAR	5-YEAR

Average Prices

The area has seen an increase in property prices with the below apartment types achieving the average sales prices listed, it is worth noting that the majority of apartments in Bournemouth are not able to be let as serviced accommodation due to lease restrictions.

Studio
£116k average
£80k - £135k
80% of properties

1 bed
£142k average
£120k - £180k
80% of properties

2 bed
£221k average
£160k - £295k
80% of properties

Fully Furnished Apartments

**Included in purchase price - as well as white goods & TV**

Example furnishings - for a full furniture guide please ask your consultant

Serviced Accommodation

The property has been converted into 14 self-contained apartments and operated as serviced accommodation units generating high returns in the fantastic central location.

The following statistics have been provided by AIRDNA for Bournemouth in 2019, the data is provided by AIRBNB and HomeAway two of the largest serviced accommodation websites in the UK:
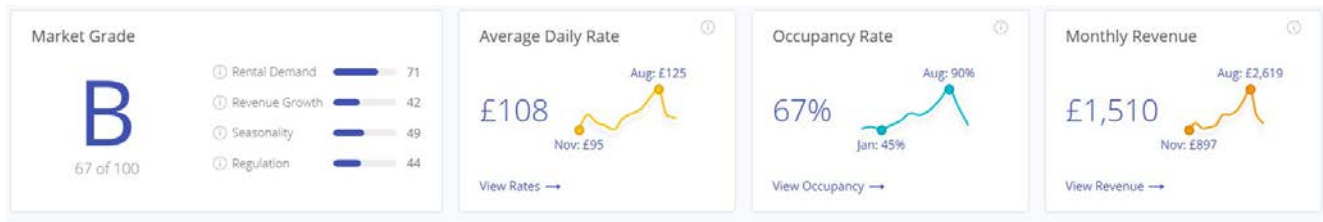
The below graphs taken from AIRDNA show that £3,292,720 was spent across two websites on serviced accommodation units in August 2019 with a total of 893 properties booked.
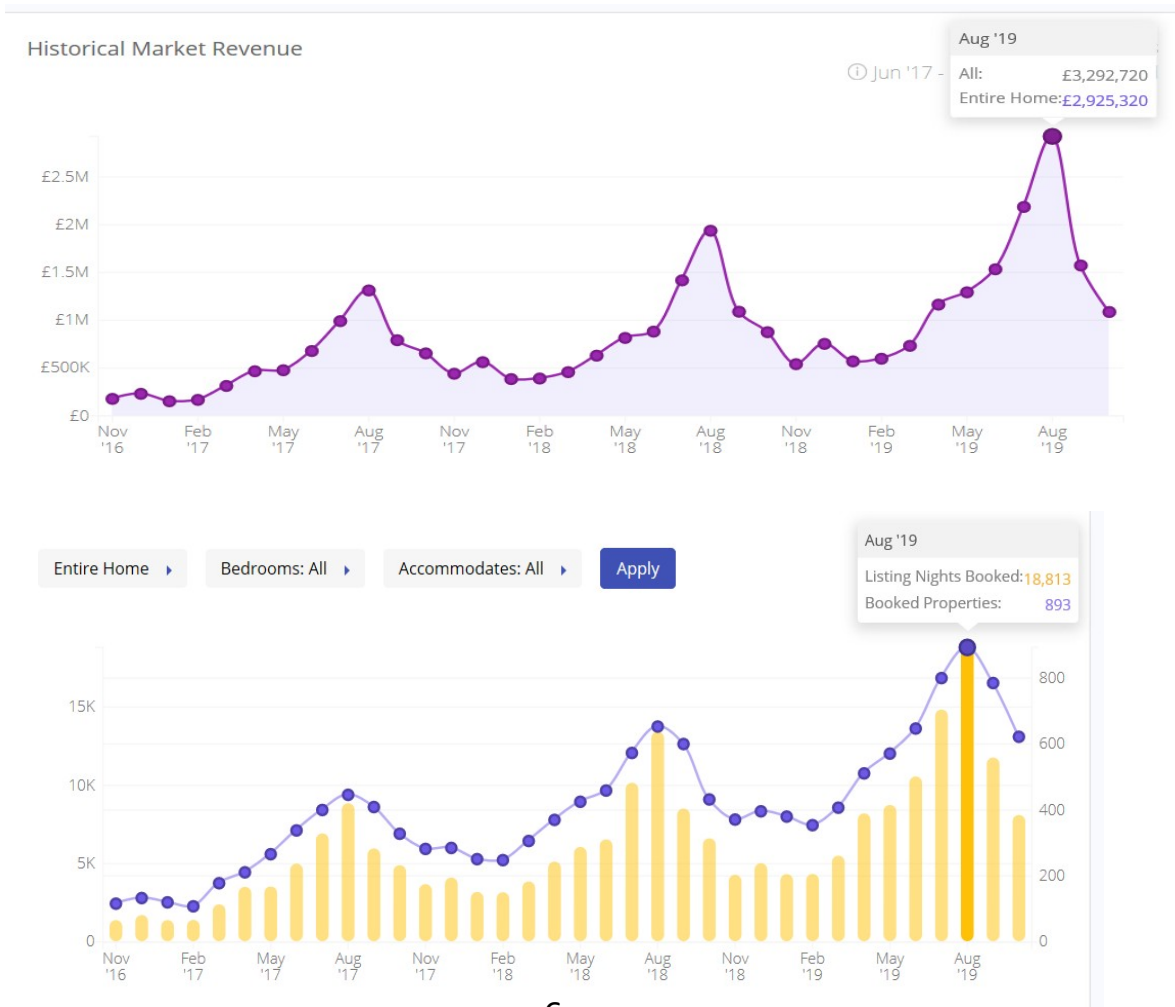
Floor Layout

Apartment 10 – One bed Floorplan

wardrobe

Apartment 14 – Studio Floorplan

rooflight

rooflight

rooflight

rooflight

Payment Plan

To Purchase per apartment:

- £5000   Reservation Deposit on Reservation

Simultaneous Exchange & Completion minus the Reservation Deposit (£5000)

Contact:

For an information pack please contact your investment consultant

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