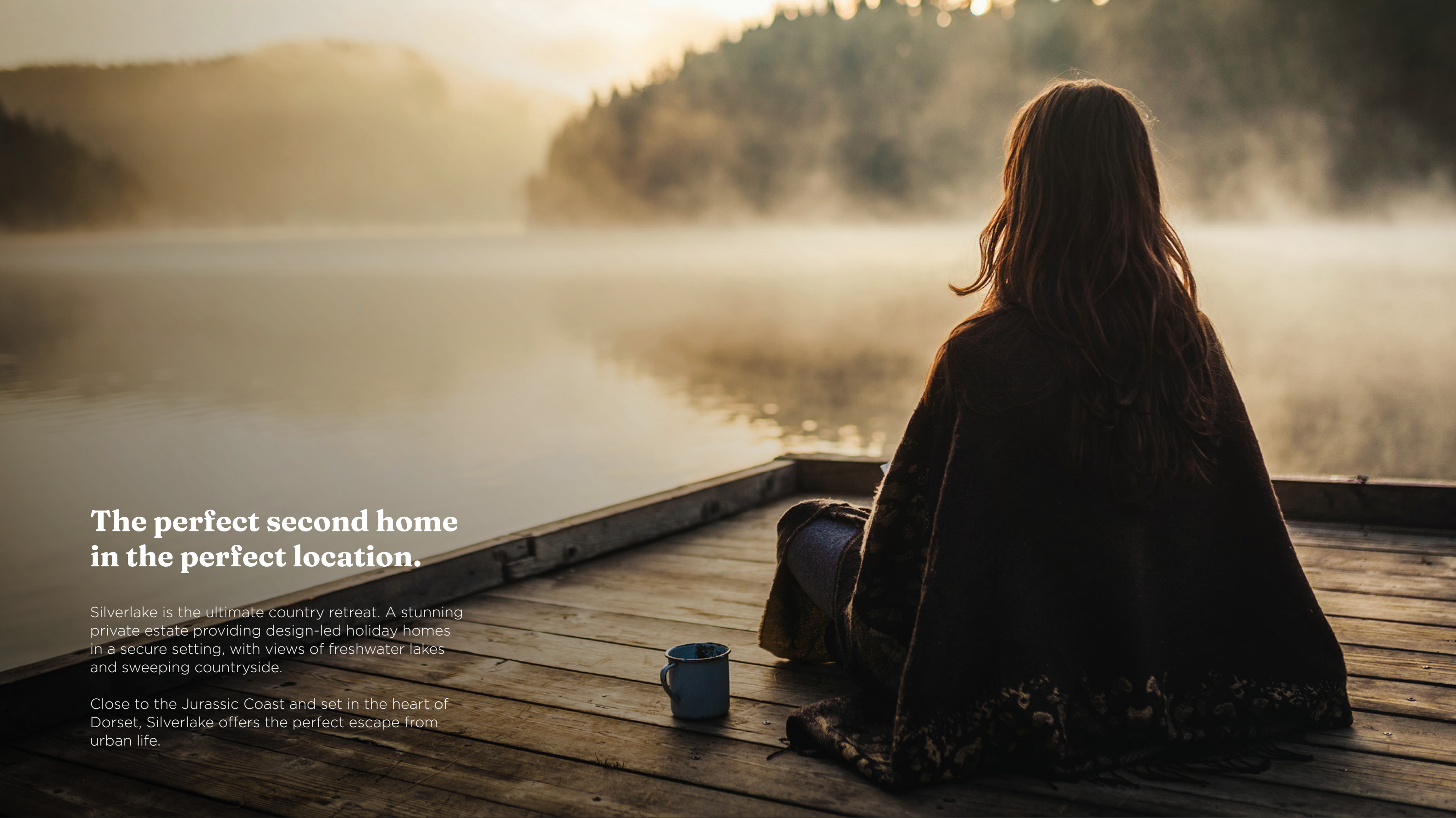




# Eden Arc at Silverlake (Plot 51 - Deers Meet)

Dorset



## The perfect second home in the perfect location.

Silverlake is the ultimate country retreat. A stunning private estate providing design-led holiday homes in a secure setting, with views of freshwater lakes and sweeping countryside.

Close to the Jurassic Coast and set in the heart of Dorset, Silverlake offers the perfect escape from urban life.



**Contents.** The first steps to owning your perfect second home.

<b>Introduction.</b>	4	An overview of the Eden Arc Alp, set in the heart of Silverlake, the Dorset countryside, private second home estate.
<b>The Location.</b>	7	Nestled between Dorchester and Weymouth in the stunning Dorset countryside Silverlake is a haven of rural tranquility.
<b>The Estate.</b>	10	The Silverlake Estate provides a safe, club-like environment for holiday homes, based around calming freshwater lakes and waterways with sweeping countryside view.
<b>The Property.</b>	14	This generous two bed, two bath configuration, architecturally designed and detailed to the Eden Arc Alp high standard specification, offers you the ultimate second home.
<b>Eden Arc.</b>	26	Eden Arc is a sustainable architectural design, development and construction firm specialising in unique solutions for second home developments.



## Eden Arc at Silverlake.

### Introduction and highlights.

The ultimate country retreat, Silverlake offers design-led holiday homes in a secure, stunning setting of freshwater lakes, sweeping countryside and the Jurassic Coast on your doorstep. This is the perfect escape from urban life, nestled in the heart of 'Thomas Hardy's Wessex'.

At the heart of the estate sits the Eden Arc Alp, a generous single-storey, contemporary barn-style 2 bed / 2 en-suite bathroom residence.

Eco-chic, architecturally designed and built to full British Building Regulations using our rapid two-month above-ground construction method, the Alp redefines what a high-end holiday home can be.

A large vaulted ceiling draws the eye upward, while fully glazed gables frame the countryside beyond - bringing the outside in and the landscape to life. This unique freehold property can be yours for just £549,500\* (\*including plot at Silverlake's Nature Garden).



### **Alp 118 / 2 bed 2 bath**

All yours for just £549,500\*

**Area - 118.6m<sup>2</sup> / 1276ft<sup>2</sup>**

(\*including freehold plot -  
located at Silverlake's Nature Garden)

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### **Fractional Ownership Option**

Half Share from £325,000\*

Fully finished, turnkey co-ownership option to Eden Arc Alp specification, furnished and includes Silverlake freehold plot purchase.

Fractional Ownership offers reduced capital investment while enjoying all the benefits of a fully managed property, with 24 weeks' exclusive annual use and historically proven high rental demand managed by on-site rental company.



Freehold  
ownership with  
stamp duty  
savings

Rapid  
2-3 month  
build time

UV protected  
aluminium  
framed glazing

Energy-efficient  
MVHR,  
heating/cooling,  
hot-water system

Additional  
council tax  
premium  
exemption

Wealth  
preservation  
opportunity

Built to  
Passive House  
standards

Full membership to  
on-site first-class  
spa, pool and gym

Historically  
proven high  
rental returns

Fractional  
Ownership  
option

Highly  
insulated /  
Low energy

Access to the best  
of Dorset - Jurassic  
Coastline, beaches  
and countryside

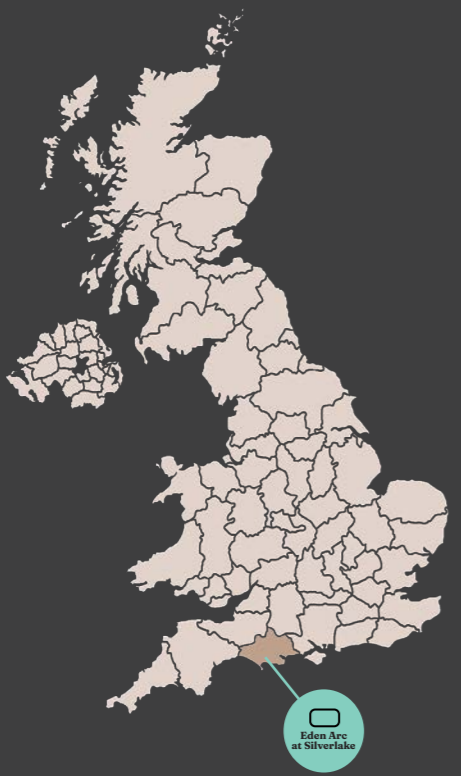
A wide-angle landscape photograph of Dorset's coastline. In the foreground, a grassy hillside slopes down towards the sea. A winding path or road is visible on the hillside. In the middle ground, a prominent white chalk cliff face rises from the sea. The sea is a calm, light blue-grey color. In the background, more white cliffs are visible under a pale, overcast sky. The overall mood is serene and natural.

**World-class beaches,  
beautiful coves and  
vibrant seaside towns.**

Dorset's timeless charm captivates its visitors. A haven of rural tranquility away from big cities and motorways, it invites reconnection with nature through unspoiled landscapes and endless exploration.



# Home of the iconic Jurassic Coast.



### Getting here

Dorchester South Train Station	6 miles
Bournemouth Airport	28 miles
Southampton Airport	52 miles
Bristol Train Station	69 miles
London	126 miles

### Places of interest

Jurassic Coast	7 miles
Weymouth Harbour	11 miles
Lulworth Cove	10 miles
Durdle Door	10 miles
Monkey World	7 miles
Bovington Tank Museum	7 miles
Corfe Castle	16 miles
Lulworth Castle	10 miles

### Dorset. South-west England.

The Eden Arc Alp is located in the country club-like environment of the Silverlake Estate, nestled between Dorchester and Weymouth in the stunning county of Dorset, south-west England.

This idyllic retreat is close to some of the UK's most spectacular coastlines, including the renowned Jurassic Coast, a UNESCO World Heritage Site that attracts visitors from all over the world.

Enjoy scenic walking trails, fun-packed family activities and some of the most picturesque countryside the UK has to offer, with the enchanting Lulworth Cove, Durdle Door and picturesque Weymouth Harbour being visitor favourites.

With easy access from London in just over 2.5 hours, you can quickly arrive at the ultimate sanctuary to relax and unwind, unplugging from the hustle and bustle of daily life.



Silverlake offers the perfect location to explore the region's highlights and is close to world-class beaches, beautiful coves and vibrant seaside towns.



**Where nature  
meets design.**

An expert team of ecologists, conservationists  
and architects have shaped Silverlake into  
something remarkable.



## The perfect rural retreat.

### Silverlake. A world apart.

Set on the former grounds of RAF Warmwell, Silverlake is a place where history, nature and exceptional design converge. This is Dorset at its most unspoiled - sweeping countryside, abundant wildlife and the kind of stillness that reminds you what really matters.

Nestled in the heart of Thomas Hardy's Wessex, barely ten minutes from the UNESCO World Heritage Jurassic Coast, the Silverlake Estate is a world apart. Calm freshwater lakes, open waterways and wide panoramic views form the backdrop to a truly extraordinary country retreat - secure, serene and designed to let you breathe.

This is eco-chic living, architecturally realised. A sanctuary from the pace of modern life and a place you'll never want to leave.



### Where nature meets design.

An expert team of ecologists, conservationists and architects have shaped Silverlake into something remarkable - a living, breathing landscape where wildlife flourishes and the great outdoors stretches endlessly in every direction.

### Get out and explore.

Whether you're discovering the estate by water or by trail, Silverlake has everything you need to make the most of it. Take to the lakes with paddle boards, kayaks, canoes or the charming coracle. Alternatively venture further afield on premium mountain bikes, available for adults and children, with a toddler trailer for the little ones.

And when you're ready to simply be, the estate has that covered too.

### Life on the estate.

- Fishing lake
- Cycle and footpaths
- Dormouse Trail
- MUGA and tennis court
- The Beach - freshwater swimming and relaxation
- Hurricane Spa - heated pool, sauna, gym and full treatments
- Yurt and pizza oven - for evenings worth remembering



Eden Arc  
at Silverlake



### **Sustainability at it's core.**

While coastal towns face growing pressure from seasonal tourism, Silverlake takes a different approach. Purpose-built and self-contained, it sits lightly on the land - protecting the environment and surrounding communities rather than straining them.

### **Part of something bigger.**

Silverlake is part of Habitat First Group, a development company built on a profound respect for the natural world. Built on a former quarry that is now a flourishing nature reserve, it's proof that holiday home communities and nature can not only coexist - but thrive together.

### **Habitat zero.**

Habitat First's commitment to a carbon-neutral future is visible across every corner of the estate - from building with Nature Accredited construction and renewable timber builds, to EV charging points, native tree planting, carbon offsetting for homeowners and natural habitat management through grazing livestock.

This isn't just responsible development. It's a better way to build.

### **A wildlife sanctuary like no other.**

Silverlake is a living, breathing nature reserve. Over 150 bird species have been recorded across the estate and every season brings something new to discover.

### **Lakes and ponds.**

Tufted Duck, Little Egret and Great Crested Grebe are regular visitors, while autumn brings the spectacle of Starling murmurations rolling in over Beaumont Lake. In summer, 17 species of dragonfly dart across the water, otters are increasingly spotted at dawn and dusk and small herds of deer graze quietly in the reed beds.

### **Heathlands.**

Rare heather varieties, Heath-spotted Orchids and Bog Asphodel carpet the ground across Outer Heath and Dart Heath, while Nightjars, Barn owls, rare butterflies and thousands of invertebrate species make these some of the most biodiverse habitats in the region.

### **Woodland and Heath Hide.**

Dormice, badgers, Bullfinch and Goldcrest thrive in the woodland around Dart Heath. A short walk behind the Eco Pool leads to Heath Hide - a peaceful vantage point over Silverlake mire and Warmwell Heath. Bring binoculars.



## Redefining the holiday home.

The distinctive design blends style with sustainably built, functional living - effortlessly merging indoor and outdoor living.



## The Eden Arc Alp

### Distinctive by design.

Eden Arc residences effortlessly merge indoor and outdoor living, blending sleek, contemporary barn-style architecture with sustainably built, functional spaces that feel as good as they look.

Full-height aluminium framed gable windows flood the open-plan living space with natural light, framing the landscape beyond and opening onto a covered canopy terrace, creating seamless inside-outside living.

The fully fitted kitchen - complete with integrated dishwasher, fridge freezer, wine cooler, induction hob, oven and generous central island - is designed for relaxed dining and effortless entertaining.

Premium ceramic wood-effect tiles run throughout, carpeted bedrooms, complemented by custom wall coverings, curated lighting and thoughtful finishes that create a calm, luxurious atmosphere.

Generously sized double bedrooms come with en-suite and family bathrooms and a separately accessed boot room with laundry sits off the entrance hall, a practical necessity for life at Silverlake.



### **Where style meets sustainability.**

Every Eden Arc home is engineered using highly insulated structural panels (SIPs) and modern sustainable materials. Built to full British Building Regulations and Passive House standards, our Alps are designed for low-impact living without compromising comfort or quality.

This generous 2 double bed / 2 en-suite bathroom configuration is located on a 500m<sup>2</sup> Nature Garden plot and will be ready for you to enjoy later this summer.

### **Specification highlights.**

- Contemporary barn-style architecture with aluminium cladding and thermally treated timber slats
- Modern highly insulated construction technology
- Built to full Building Regulations and Passive House standards
- Full-width UV-protected glazing with flush thresholds
- Generously sized open-plan living and kitchen space
- Built-in storage and wardrobe space
- Aluminium framed double glazing throughout
- Covered exterior terrace and separate boot room / utility
- Optional boathouse store or office space on plot
- Private parking with EV charging point
- Environmentally considered materials throughout



## Owning an Eden Arc Alp at Silverlake.

### For just £549,500\* including freehold plot

Own a stunning second home at Silverlake, the award-winning, prestigious, sustainable holiday home estate near Dorchester, West Dorset and benefit from;

- Freehold ownership located at Silverlake's Nature Garden
- Stamp duty savings
- Additional second homes council tax premium exemption
- Historically proven high rental demand managed by on-site rental company
- Ready for occupation this summer
- Wealth preservation opportunity (fractional ownership option - reduced capital investment while enjoying all the benefits of a fully managed property)
- Access to the best of Dorset and only 10 minutes from the UNESCO World Heritage Jurassic Coastline and beaches
- Full membership to on-site first-class spa, pool and gym
- On-site facilities included in ownership including;
  - A year-round outdoor heated swimming pool
  - Sauna, gym, rejuvenating spa with full range of treatments
  - Sandy beach on freshwater swimming lake and relaxing rooftop cafe
  - Resort activities include; nature walks and trails throughout the resort, watersports, tennis courts, bike and paddleboard hire



## Hassle-free second home ownership option.

### Half share from £325,000\* including freehold plot

Fully finished, turnkey co-ownership option to Eden Arc Alp specification, furnished and \*includes Silverlake freehold plot purchase:

Co-owning your holiday home is a simple yet intelligent way to enjoy high-end living for less - a fully managed property, beautifully furnished, impeccably maintained and ready whenever you are.

With two owners per home, properties stay occupied year-round, supporting the local community and championing a more socially responsible approach to second home ownership.

Fractional Ownership - reduced capital investment while enjoying all the benefits of a fully managed property;

- 24 weeks' exclusive annual use
- Co-ownership of freehold Silverlake plot and property
- A fully equipped property, including all appliances, furnishings and fittings
- Historically proven high rental demand managed by on-site rental company
- Shared running cost
- Property management, including site fees

For more details please contact our team at Fractional Group ([www.fractionalgroup.com](http://www.fractionalgroup.com)).

A modern bedroom with a large bed, wood-paneled walls, and a view of a bathroom through an open doorway. The room features a large bed with a tufted headboard, a dark wood bench at the foot, and a large window with a view of greenery. A small lamp is on a bedside table. The walls are finished with light-colored wood panels. A doorway in the background reveals a bathroom with a circular mirror and a vanity. A potted plant is visible on the left side of the frame.

**Finished to  
an exceptional standard.**

Every interior has been thoughtfully designed to maximise space and comfort, then finished to a standard that sets a new benchmark for holiday home living.



## Alp 118/ 2 bed 2 bath

All yours for just £549,500\*


Including 118.6m<sup>2</sup> / 1276ft<sup>2</sup> configuration (\*includes freehold plot - located on Silverlake's Nature Garden)

- highly insulated SIPs for 2 bed 2 bath structure
- generous main entrance hall and storage
- open-plan, vaulted ceiling kitchen and living area
- boot room / utility with services with second external entrance
- Two double bedrooms with en-suite, large built-in wardrobe
- fully fitted kitchen, boot room and bathrooms - all Neff or Bosch appliances (fridge freezer / oven and microwave / hob) and Hudson Reed sanitaryware and fixtures (basins, shower and bath)
- full double glazing throughout with flush threshold aluminium framed windows and doors (UV-protect glass)
- soft touch, hard-wearing wood-effect ceramic flooring tiles throughout with carpeted bedrooms
- painted and finished walls and ceilings throughout with stretched ceiling in kitchen / living (with unique feature wall mura)
- thermally treated timber and aluminium cladding
- built to full Building Regulations and passive House standards
- highly efficient compact air-source MVHR system for heating/cooling and hot water favoured by Passive House and low energy homes
- interior and exterior lighting and power
- soft and hard landscaping including Bodpave gravel driveway with parking for 2 cars (including EV charging point)



**Eden Arc - Alp 118 / 2 bed 2 bath - 118.6m<sup>2</sup> / 1276ft<sup>2</sup>**

Alp 118 Fractional Ownership option - Half share from £325,000\*



## Finishes & Fittings.

From exterior cladding to internal wall, floor, kitchen and bathroom finishes, Eden Arc employ a range of practical and durable finishes and fittings, complimented by neutral colours and soft touch materials, for the perfect lock-up and leave second home.



## Cladding of choice.



### Signature design.

Thermally treated black timber and aluminium wall and roof cladding panels, providing a precise yet soft textured external finish.

Low maintenance and high durability.



## Soft-touch flooring.

### **Durability meets elegance.**

Wood-effect porcelain flooring provides exceptional durability and a sleek, versatile look, perfect for achieving a stylish, soft feeling, low-maintenance surface in any room.

Contrast Bosco Wood-effect 300mm wide porcelain planks





## Kitchen finishes.

### Cupboard love.

The Verona Wenge kitchen door is eco-friendly, made from 100% recycled and recyclable wood and has a unique embossed "track effect" contemporary surface texture.

The woodgrain stand out against the intersection of the geometric lines creating a dynamic finish.

### Worktop wonder.

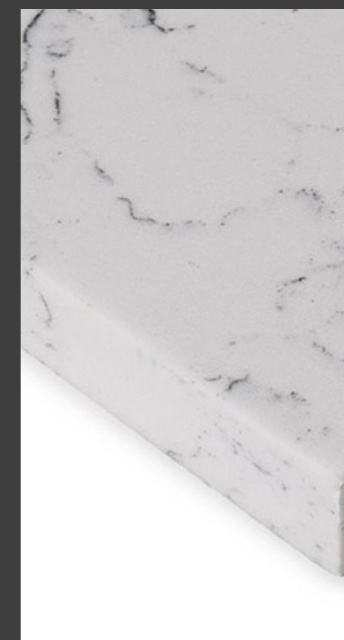
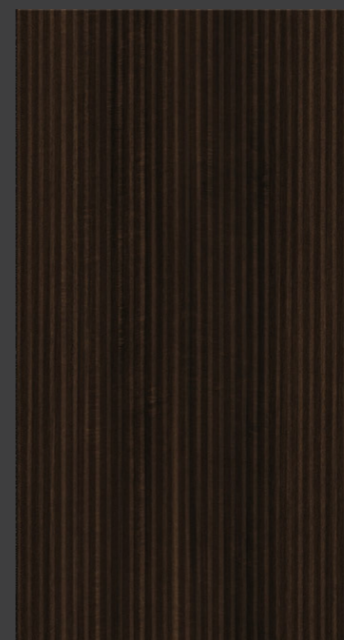
The Aria Quartz worktop give a refined and polished look to any new kitchen.

Quartz has a sophisticated appearance and consists of no less than 90% inorganic materials, mainly quartz and silicone.

### Luxury splashback.

The Sea Green Ultrathin Stone Veneer is an incredibly thin, flexible stone sheet finish, just 1mm thick.

The perfect finish for creating unique and stylish backdrops to any kitchen.





## Bedroom wall finish.

### Shhhhh...

Class A acoustic wall panel system that calms echo in living rooms, offices, kitchens and bedroom.

Smoked Oak Natural Wood acoustic panels made from hand-picked veneer for real grain and authenticity, all mounted on black felt backing.



## Bathroom wall finish.

### Its elemental.

Curated by interior designer, Linda Barker and exclusive to Multipanel.

This Stone Element panel, part of the designer collection, is inspired by materials from the natural world and feel like the real thing. Both durable and practical, these finishes provide the perfect second home finish.



## Living room feature wall.

### A room with a view.

With the airy vaulted ceiling in the living and kitchen space, the large full width end-wall provides the perfect canvas for the Nappa Glamora Wallcovering.

Bringing a touch of nature into the Alp, celebrating the prized location at the Nature Garden and its wonderful view through the full-width gable windows.





**Bedroom heaven.**

Generous spaces for Super and King size beds, innovative fitted wardrobes, with built-in vanity units for comfort and convenience.



## Form Follows Function.

Eden Arc is a sustainable architectural design firm specialising in unique solutions for hotels and resorts, and real estate developments.



## **Eden Arc.** Sustainable. Engineered. Architecture.

### **Who we are.**

Eden Arc is a sustainable architectural design firm specialising in innovative solutions for residential developments, hotels and resorts. Our ethos is rooted in practicality, robust design and commercially aware thinking - prioritising function whilst maintaining form.

We design, procure, construct and install high-performance, architecturally led buildings that are as beautiful as they are buildable - all sharing the same considered construction, precise detailing and rapid-build DNA.

Energy efficiency, durability and sustainability are at the core of everything we create. We strive to deliver premium, memorable experiences for owners and occupiers, while creating sustainable and profitable opportunities for buyers and investors.



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Registered in England & Wales  
Company Registration no. 16115727





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