



DARENT PLACE







A collection of splendid 2 & 3 bedroom houses, and 2 bedroom apartments, available through Shared Ownership.

Darent Place is a new development comprising 2 and 3 bedroom houses and 2 bedroom apartments. Parking is allocated to all properties.

This exciting development brings you 41 units of Shared Ownership properties conveniently located near Dartford Station. These properties are only minutes away from the River Darent and a short stroll to Central Park gardens.

Experience life away from the hustle and bustle of the big city but still enjoy the benefits of Dartford’s superb transport links and thriving town centre.



# Where London meets historic market town

Dartford is the principal town in the Borough of Dartford, Kent, England. It is situated on the border of Kent and Greater London.

Set either side of the River Darent, Dartford is a peaceful town catering for everyone from young professionals to growing families.

Dartford became a market town in medieval times and has a long history of religious, industrial and cultural importance. Host to the beautiful Central Park and Brooksland Lake reservoir, Dartford is a thoroughly scenic and relaxing place to live.

Dartford has all the amenities you would expect from a thriving Kent town. Excellent local schools cater for all stages of education from nursery right through to college.

Not only does Dartford itself provide a broad range of restaurants and shops including Boots, Sainsbury's and Marks and Spencer but with Bluewater so easily accessible you are never far away from an incredibly wide range of mainstream retail outlets.



Dartford is just a short journey from Bluewater, host to an incredible range of high street brands including John Lewis and Marks and Spencer.



Home to an abundance of lakes, parkland and trees, Dartford is the perfect place for the whole family to enjoy.



The development is well linked by motorways, bus routes, train stations, international train stations and is near London City Airport.

Dartford Market



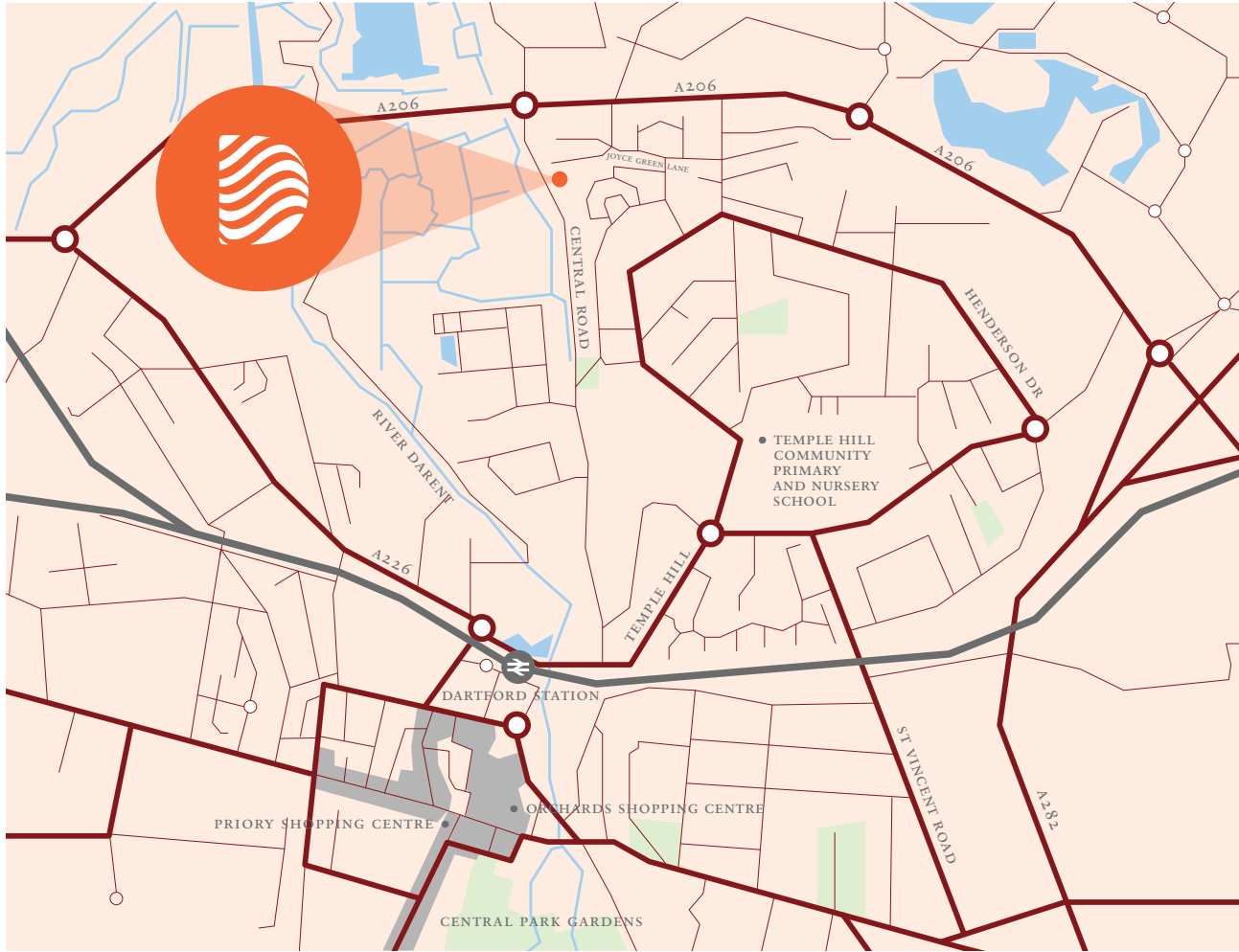
Central Park







Dartford Public Library







## Travel times from Dartford


- **Walking**
  - Less than 25 minute walk from Dartford Train Station
  - 25 minute walk to the Orchard Shopping Centre
  - 17 minute walk to the Temple Hill Community Primary and Nursery school
- **Driving**
  - 15/20 minute drive to Ebbsfleet International Train Station
  - 12 minute drive from Dartford Golf Club/North West Kent College
  - Short drive to Bluewater Shopping Centre
- **Trains**
  - 45 minute train journey from Dartford to London Bridge
  - Ebbsfleet International to London St Pancras International in approximately 19 minutes
  - Ebbsfleet International also offers a Eurostar link
- **Buses**
  - 24 minutes to Dartford Central Park from the Mill Pond Road Bus station
  - 37 minutes to Ebbsfleet International train station from the Mill Pond Road Bus station
  - 1 hour to Greenwich, London


*Times for travel by train taken from National Rail. Travel by walking, driving & buses taken from Google maps.*





The Orchard overlooking Dartford Train station


## Transport Links

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Darent Place is positioned close to the **Dartford Tunnel** and the **M25** as well as giving road users access to the **A2/M2** within a 10 minute drive.
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The area is well served by **buses** and offers regular daytime services to Bluewater Shopping Centre and surrounding areas such as Bexleyheath, Welling, Crayford and Sidcup.
- 

Only a 25-minute walk away, **Dartford Station** offers regular trains into London (via London Bridge, London Charing Cross and London Cannon Street), which take around 45 minutes. Dartford Train Station also offers services into rural Kent, taking approximately 15 minutes to arrive in Gravesend and 38 minutes to arrive in Gillingham.
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Only a 15/20-minute drive away, **Ebbsfleet International Train Station** offers a high-speed service into London St Pancras International, taking only 19 minutes. The Eurostar is also available here with trains into Paris and Brussels, among other European destinations.
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**London City Airport**, reaching 40 destinations in the UK, USA and Europe is just a 43 minute drive from Darent Place.

*Times for travel by train taken from National Rail. Travel by walking, driving & buses taken from Google maps.*





# Things to Do

## EATING OUT

Dartford hosts a broad range of great places to eat and drink. A lovely Greek-style steak & wine restaurant; Chinese noodle bar; authentic Indian restaurant; Thai food; and a pub which offers a children's play area are but a few.

## CULTURE

The Orchard Theatre and the Mick Jagger Centre are both located within walking distance of Darent Place, which hosts a wide variety of events including West End musicals, comedians, bands, drama plays, dance, classical recitals, operas and pantomimes. There is something here for everyone's taste.

## SHOPPING

The Orchard Shopping Centre with its variety of shops and nearby Kids' Club is a 25 minute walk away.

## ACTIVITIES

Wander over to Central Park where 26 acres of open landscape, river and reservoirs are yours to enjoy. Bluewater has a multiplex cinema as well as a range of leisure activities including an indoor rock-climbing wall. There is even a clay-shooting club nearby if this takes your fancy.



Darent Place Specification



KITCHEN /

- Appliances from the Zanussi range:
- Fan assisted electric oven
  - Four burner gas hob with stainless steel splashback
  - Chimney extract hood
  - Fridge freezer
  - Washing machine
  - Leisure Linear single bowl stainless steel sink
  - Leisure Aquamix monobloc mixer tap
  - Worktop level tiling
  - Large format ceramic floor tiles
  - Recycling waste bin

BATHROOM /

- Quality bathroom suite:
- Roca Laura pedestal basin
  - Roca Laura steel bath with grab handles
  - Glass shower screen where applicable
  - Full-height tiling to bath/shower and half-height throughout
  - Bristan Artisan thermostatic shower valve with handset
  - Bristan Orta basin taps
  - Chrome ladder radiator towel rail
  - Large format ceramic floor tiles
  - Mirror over basin

GENERAL /

- 12 years NHBC
- Carpets to living/dining area, stairs, hallway, and bedrooms to be Cormar Apollo plus 'Sea Breeze' 100% polypropylene with underlay
- Walls painted in Crown matt emulsion
- Lighting to front entrance door and rear patio with PIR sensor
- Gas central heating
- Video door entry system
- Lettered parking bays
- Communal bin stores with bins\*
- Water butt for rainwater collection/recycling
- Rotary clothes dryer to rear garden (6m+ line length)\*\*
- 6' x 4' Lockable external timber storage shed to rear garden on concrete base with path\*\*
- Water tap to rear garden\*\*

\*Apartments only      \*\*Houses only

*The information above is indicative and is intended as a guide as to the finished product. Accordingly, due to Hyde New Homes' policy of continuous improvement, the finished product may vary from the information provided. This information does not constitute a contract or warranty.*



Images depict typical Hyde New Homes interiors

Site plan



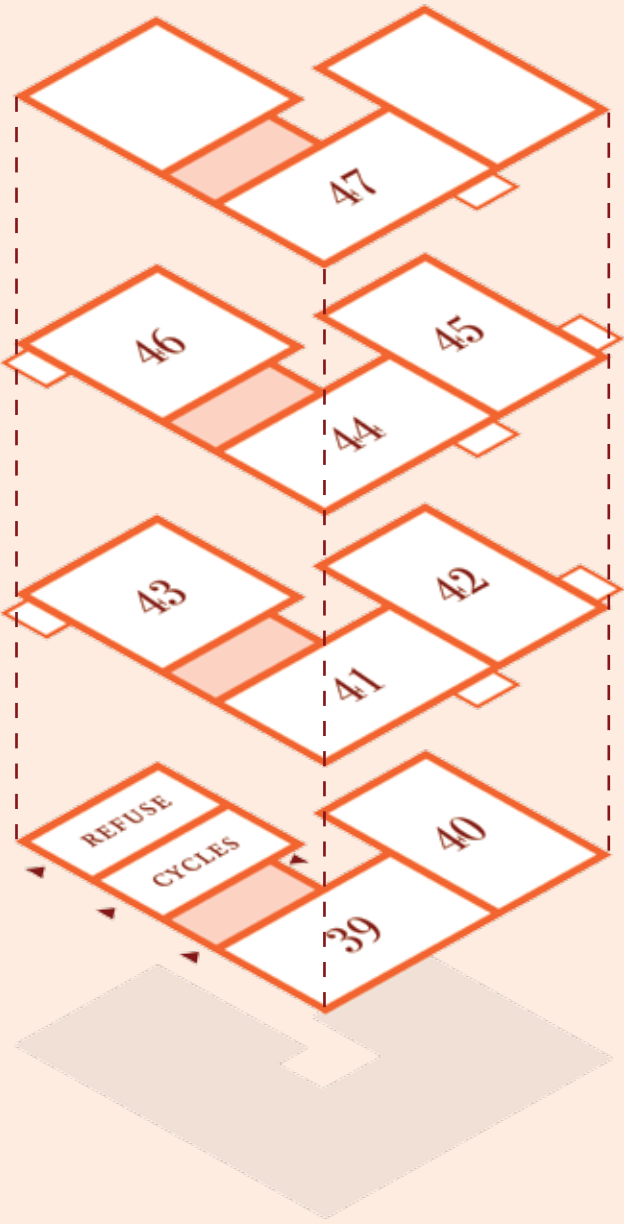
Block C  
plot locator

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

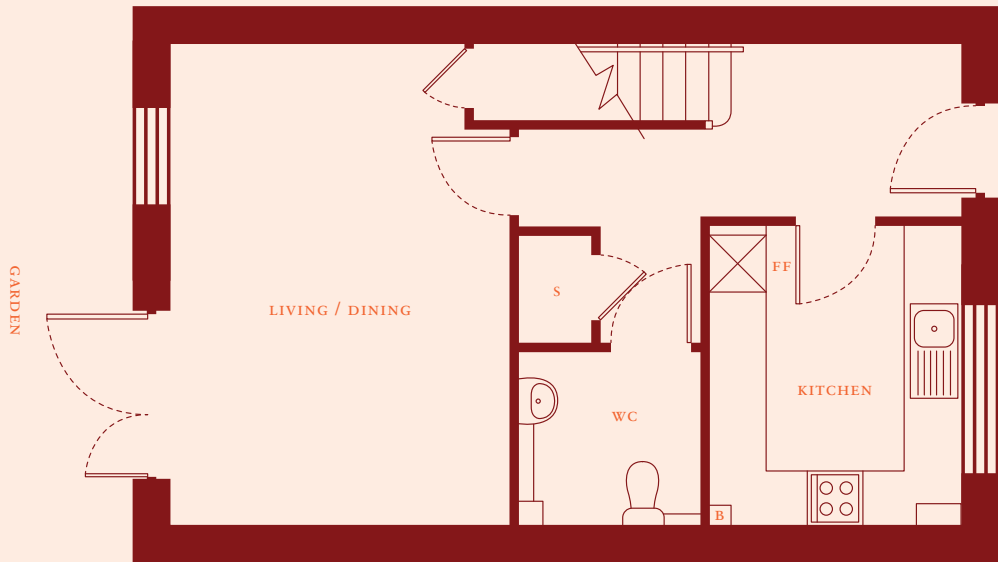
GROUND FLOOR



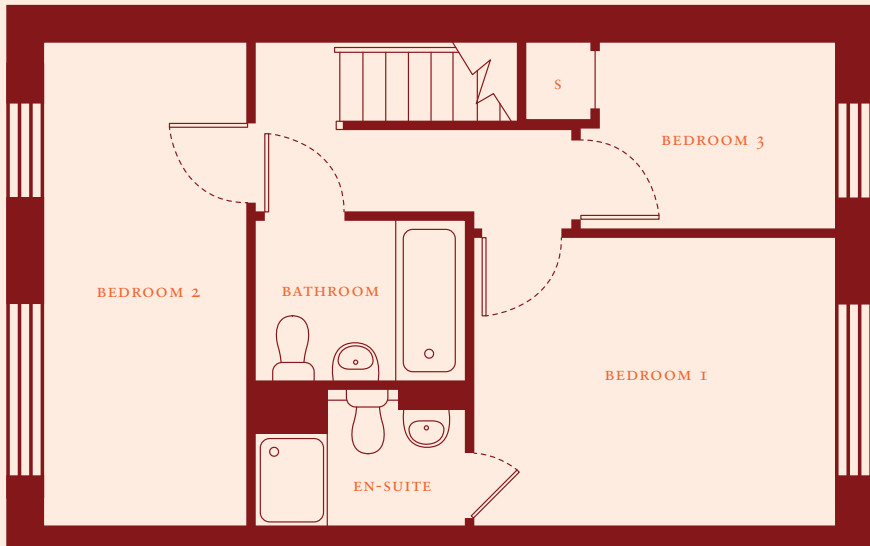


Three bedroom house type 1

GROUND FLOOR



FIRST FLOOR

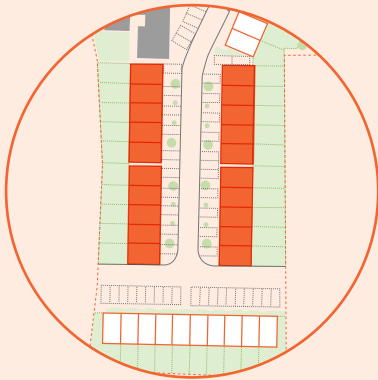


DIMENSIONS

|                 |                     |                         |
|-----------------|---------------------|-------------------------|
| Living / Dining | 5.15 x 3.58 m       | 16' 11" x 11' 9"        |
| Kitchen         | 3.20 x 2.66 m       | 10' 6" x 8' 9"          |
| Bathroom        | 1.70 x 2.20 m       | 5' 7" x 7' 3"           |
| Bedroom 1       | 3.07 x 3.80 m       | 10' 1" x 12' 5"         |
| Bedroom 2       | 5.15 x 2.16 m       | 16' 11" x 7' 1"         |
| Bedroom 3       | 1.98 x 2.66 m       | 6' 6" x 8' 9"           |
| TOTAL           | 87.2 m <sup>2</sup> | 938.62 sq <sup>ft</sup> |

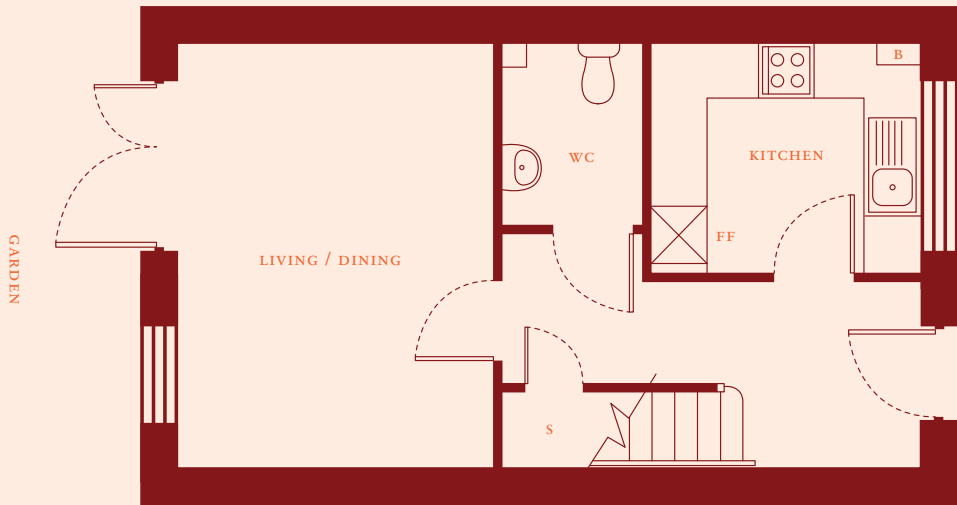
LOCATION

Plots 48-57  
Plots 68-77

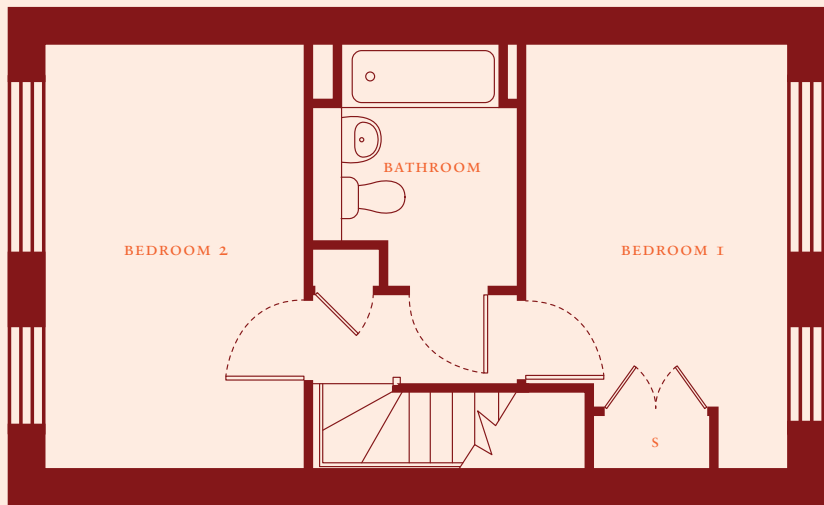


Two bedroom house type 2

GROUND FLOOR



FIRST FLOOR

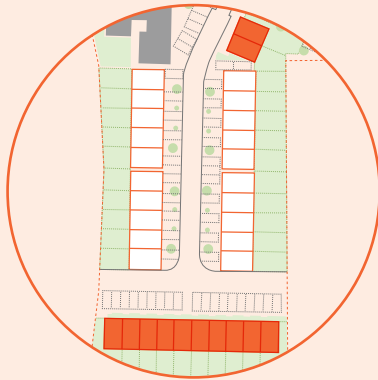


DIMENSIONS

|                 |                     |                         |
|-----------------|---------------------|-------------------------|
| Living / Dining | 4.55 x 3.33 m       | 14' 11" x 10' 11"       |
| Kitchen         | 2.45 x 2.86 m       | 8' x 9' 5"              |
| Bathroom        | 2.57 x 2.16 m       | 8' 5" x 7' 1"           |
| Bedroom 1       | 3.85 x 2.75 m       | 12' 7" x 9'             |
| Bedroom 2       | 4.55 x 2.75 m       | 14' 11" x 9'            |
| TOTAL           | 72.6 m <sup>2</sup> | 781.47 sq <sup>ft</sup> |

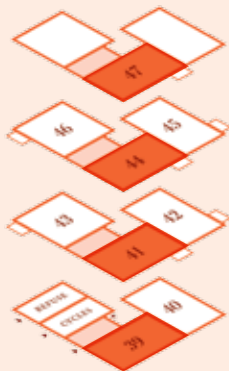
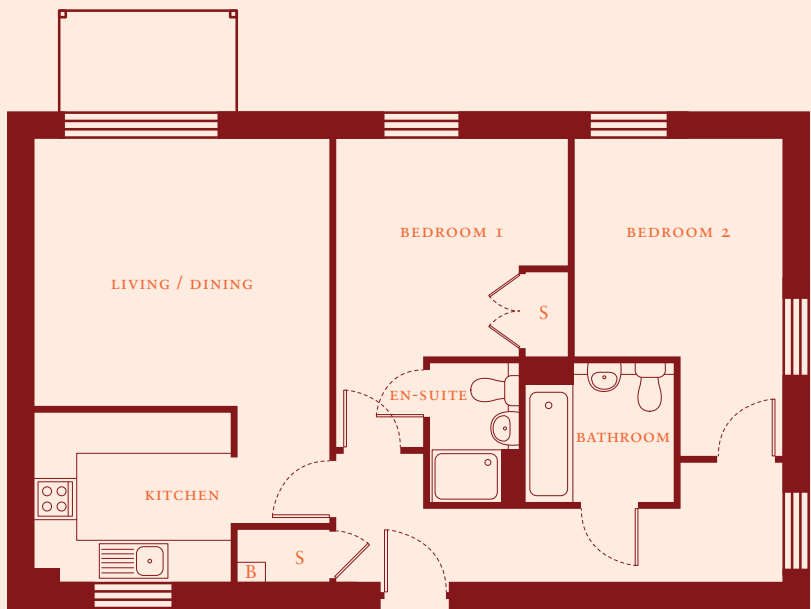
LOCATION

Plots 58-67, 78, 79



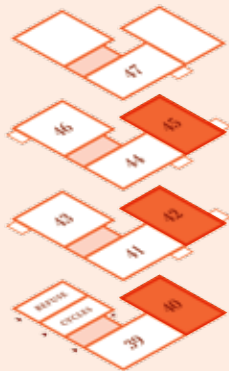
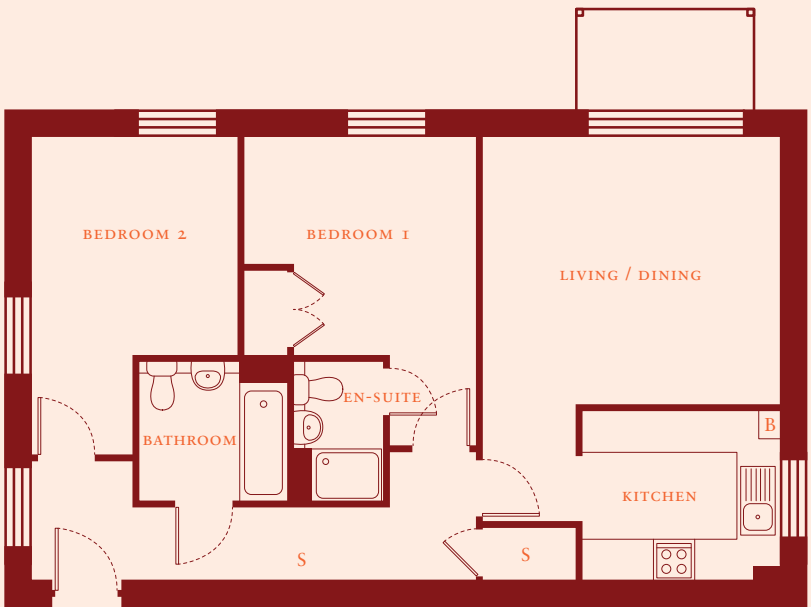


Two bedroom apartment



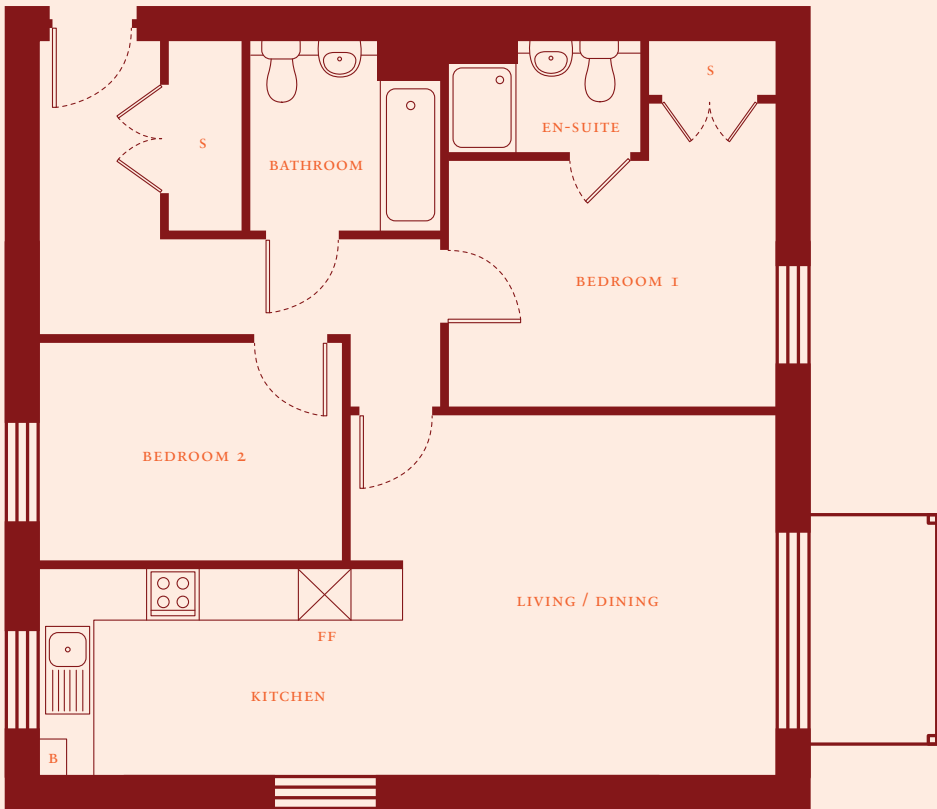
| DIMENSIONS      |                    |                         | LOCATION               |  |
|-----------------|--------------------|-------------------------|------------------------|--|
| Living / Dining | 3.88 x 4.29 m      | 12' 9" x 14' 1"         | Block C                |  |
| Kitchen         | 2.46 x 2.85 m      | 8' 1" x 9' 4"           | Plot 39 – Ground floor |  |
| Bathroom        | 2.03 x 2.18 m      | 6' 8" x 7' 2"           | Plot 41 – First floor  |  |
| Bedroom 1       | 3.16 x 3.38 m      | 10' 4" x 11' 1"         | Plot 44 – Second floor |  |
| Bedroom 2       | 3.16 x 2.99 m      | 10' 4" x 9' 10"         | Plot 47 – Third floor  |  |
| TOTAL           | 70.6m <sup>2</sup> | 759.94 sq <sup>ft</sup> |                        |  |

Two bedroom apartment



| DIMENSIONS      |                     |                         | LOCATION               |  |
|-----------------|---------------------|-------------------------|------------------------|--|
| Living / Dining | 4.29 x 3.88 m       | 14' 1" x 12' 9"         | Block C                |  |
| Kitchen         | 2.85 x 2.46 m       | 9' 4" x 8' 1"           | Plot 40 – Ground floor |  |
| Bathroom        | 2.18 x 2.03 m       | 7' 2" x 6' 8"           | Plot 42 – First floor  |  |
| Bedroom 1       | 3.38 x 3.16 m       | 11' 1" x 10' 4"         | Plot 45 – Second floor |  |
| Bedroom 2       | 2.99 x 4.61 m       | 9' 10" x 15' 1"         |                        |  |
| TOTAL           | 70.6 m <sup>2</sup> | 759.94 sq <sup>ft</sup> |                        |  |

Two bedroom apartment



| DIMENSIONS      |                     |                         | LOCATION               |  |
|-----------------|---------------------|-------------------------|------------------------|--|
| Living / Dining | 4.09 x 4.22 m       | 13' 5" x 13' 10"        | Block C                |  |
| Kitchen         | 2.35 x 4.13 m       | 7' 9" x 13' 7"          | Plot 43 – First floor  |  |
| Bathroom        | 2.16 x 2.18 m       | 7' 1" x 7' 2"           | Plot 46 – Second floor |  |
| Bedroom 1       | 4.16 x 3.70 m       | 13' 8" x 12' 2"         |                        |  |
| Bedroom 2       | 2.48 x 3.43 m       | 8' 1" x 11' 3"          |                        |  |
| TOTAL           | 70.5 m <sup>2</sup> | 758.86 sq <sup>ft</sup> |                        |  |







## About Hyde New Homes

Hyde New Homes is part of the award-winning Hyde Group, one of England's leading developers of homes for all needs and incomes.

Having delivered in excess of 50,000 homes, Hyde New Homes provides housing for outright sale, shared ownership or rent in prime locations, both in urban and rural settings. Last year, we assisted over 400 people to realise their dream of owning their own home.

We provide high quality, affordable housing, managed to the satisfaction of our residents and regenerating communities so that all stakeholders have the opportunity to prosper.

Hyde developments meet and often exceed Code for Sustainable Homes level 4 - as part of the group's commitment to the development of energy efficient housing, with a view to reducing fuel bills for residents and enhancing the environmental aspects of its properties.

Through our social investment arm, Hyde Plus, we work to build strong communities, where people want to live by improving play areas, setting up and supporting groups and activities, and running local community centres.

The homes we create are generously-sized, striking a balance of stylish, yet functional design that appeals to a wide range of home buyers. Our finish is always of the highest design standard with quality fittings and long-lasting materials. Quality, award-winning design, outstanding sustainability features and desirable locations are our focus and make Hyde's new homes attractive to buyers and investors alike.

Call: 0345 606 1221  
hydenewhomes.co.uk



## About Shared Ownership

Shared Ownership is a scheme which has been specifically designed to help those who are unable to afford the cost of buying a property outright on the open market.

It works by enabling you to purchase a share in your new home, and pay a subsidised rent on the part you don't own to Hyde New Homes. You will buy your home on a lease which will normally be 125 years for new homes.

You will own an equity share in your new home. A lease is a legal document between the freeholder or landlord and the purchaser and is binding on both sides and since you will own a lease you will be a 'leaseholder'. The lease covers the responsibilities including maintenance, rent setting, purchasing more equity, selling and insurance. You will have the same rights and responsibilities as a full owner occupier.

You can also watch your guide to Shared Ownership on our website:  
[www.hydenewhomes.co.uk](http://www.hydenewhomes.co.uk)

## Disclaimer

Note: All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition). Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floorplans. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors and windows may swing in the opposite direction to that shown on selected units. All measurements have been

prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual apartments. Measurements shown are maximum and may vary for each unit within a type. WM indicates space for washing machine, FF indicates fridge freezer. B refers to boiler, DW indicates space for a dishwasher and S refers to storage. The CGI is only a representation and may differ from the actual finished product.



Call 0345 606 1221  
[www.hydenewhomes.co.uk](http://www.hydenewhomes.co.uk)



DARENT PLACE



**Hyde New Homes**  
Making a lasting difference

**DARTFORD**  
BOROUGH COUNCIL