

thefishing village

St. Mary's Island • Chatham Maritime • Kent



welcome to

THE FISHING VILLAGE

*A new collection of contemporary 3 and 4 bedroom houses and
1 and 2 bedroom apartments on the historic St. Mary's Island.*

*Set within a traditional maritime setting and built with
the highest attention to detail St. Mary's Island is alive with
sights, sounds and new experiences for you to enjoy.*

Countryside
Maritime.com 



tranquillity begins at

ST. MARY'S ISLAND

The lure of the coast, the open air, the peace and quiet from the bustle of daily living, St. Mary's Island offers a new way of living. The Fishing Village provides you with the opportunity to join the lucky few who live the island dream.

Close enough to London not to feel out of touch, with panoramic views of the Medway Estuary, and the wooded banks of Upnor Castle, St. Mary's Island is an exciting place full of Riverside walks, cycle paths and grand vistas.

Once part of the Royal Dockyard, Chatham, the area was ready for redevelopment in 1984 when the dockyard was closed. Now an established community, St. Mary's Island and its surroundings has all the facilities you could ask for: shops, schools, doctors, restaurants, pubs, and a thriving community and residents association; all to enhance your lifestyle.

With excellent road links, rail connections, buses and waterways connecting The Fishing Village with Kent and beyond, let The Fishing Village be your very own coastal retreat to live, play and relax in.



ISLAND LIFESTYLE

thefishingvillage

YACHT DOCK & ELITE SAILING CLUB

PRIMARY SCHOOL

RIVERSIDE WALK

RIVERSIDE QUARTER

DOCTOR'S SURGERY & PHARMACY

FUTURE DEVELOPMENT

COMMUNITY CENTRE

DRY DOCK NO.9

FINSBOROUGH DOWN

LIFTING BRIDGE

MARINA

'SHIP & TRADES' PUB

LOCAL MINI SUPERMARKET

SHOPPING CENTRE

CINEMA

RESTAURANT VILLAGE

UNIVERSITIES



community spirit

ISLAND LIFE

You will encounter the strong sense of community on the island; passing and mingling with other residents of the island walking their dogs, going for a jog or simply taking a leisurely stroll beside the river or on the landscaped bunds that meander through the island with over 20 acres to enjoy.

Located on the north edge of the island, you can enjoy the fresh air by taking a riverside walk

along the paths and trails with views across the River Medway and Upnor Castle.

For open space and nature, head inland from the waterside and enjoy one of the many green spaces or parks. At The Fishing Village there is always an opportunity to enjoy the great outdoors.





local & easily accessible

ISLAND AMENITIES

Every amenity on St. Mary's Island has been thought about down to the smallest detail. The isle has its own St. Mary's Island Church of England primary school, which is also the local church. For your convenience and ease there is also a doctor's surgery and a pharmacy.

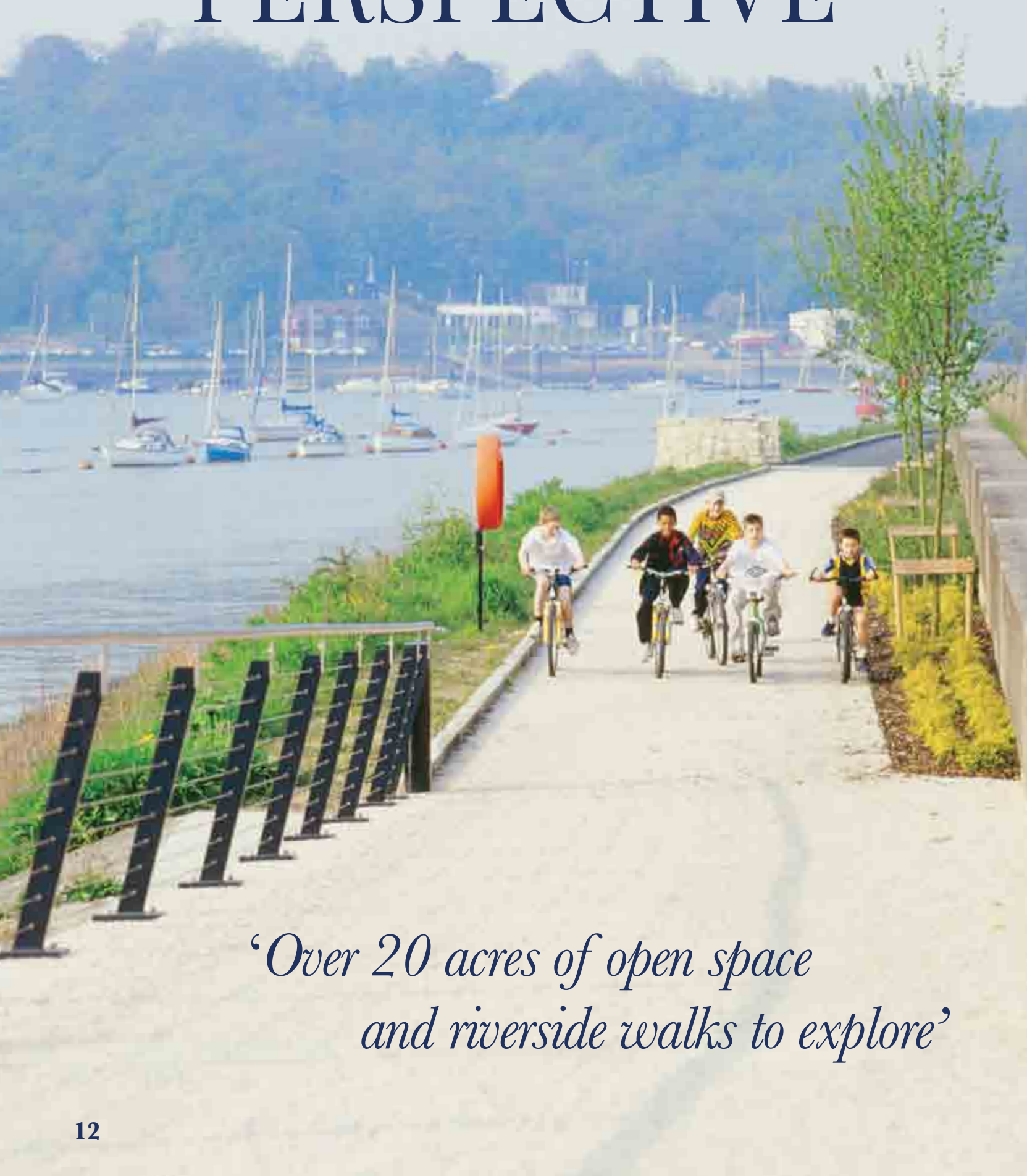
The community centre offers a wide range of activities to local residents such as fitness classes, dance, martial arts and slimming clubs. If you enjoy sailing and boating you will also find the

Elite Sailing Club at the marina on the island offering both sailing and motor cruising lessons and training courses.

With eating or shopping amenities just a short walk away, you can start your day with a scenic walk to collect fresh milk and the daily newspaper or stop for a bite to eat for lunch, taking in the view of the marina.



time to change your
PERSPECTIVE



*‘Over 20 acres of open space
and riverside walks to explore’*



*‘In 1568,
Queen Elizabeth I
designated
Chatham as a
royal dockyard’*



*‘Chatham and
Rochester offer
the best of
Medway on
your doorstep’*



exploring the local area

CHATHAM

Central to Medway is Chatham, a fabulous market town full of history, offering a wide range of amenities and attractions within easy reach of The Fishing Village. Spoil yourself at the Pentagon Shopping Centre which lies at its centre, with over 100 shops, a fitness gym and an indoor bowling alley. With two theatres to enjoy – The Brook and The Central – and many bars, pubs and restaurants across the town you will always fill an evening with entertainment of your choice.

Chatham is also home to The University of Kent and the University of Greenwich Medway

Campus providing excellent higher educational facilities within easy reach.

Discover the beautiful marina and The Historic Dockyard at Chatham, a stunning 80-acre site with historic buildings, museum galleries, historic warships and a vibrant programme of events and activities waiting to be explored.

Don't miss the fantastic range of retail outlets, eateries, a 9-screen cinema and Dickens World – a fantastic visitor complex themed around the life, books and times of Charles Dickens.





exploring the local area

ROCHESTER

Bringing together a wonderful blend of ancient and modern, home to the Victorian novelist Charles Dickens and dominated by a wonderful Norman castle and spectacular cathedral, nearby Rochester has a diverse culture and unique sense of character.

Whether you walk through streets lined with independent and boutique shops, experience the carnival atmosphere of the Dickens and Sweeps festivals or just take a boat trip on the Medway, The Fishing Village provides the perfect base to enjoy all that Rochester has to offer.



where to venture to find

NEARBY TREASURES

0.5

St. Mary's Island Church of England Primary School

Island Way West, St. Mary's Island, Chatham Maritime, Chatham, Kent ME4 3ST

A local primary school is located 2 minutes away which offers great educational services ideal for growing families who wish to school their children close to home.

0.5

St. Mary's Island Community Centre

Island Way West, St. Mary's Island, Chatham Maritime, Chatham, Kent ME4 3EP

The community centre is a modern building which brings the community together inviting local residents and visitors to join in with many activities and social events.

1.0

The Ship and Trades

Maritime Way, Chatham, Kent ME4 3ER

A stylish pub/bar, restaurant and hotel is situated in the heart of the marina. A comfortable place for everyone to relax and enjoy the history of the island.

1.2

Dockside Outlet Centre

Management Suite, Maritime Way, Chatham, Kent ME4 3ED

The Dockside Outlet Centre has over 30 leading retailers. Whilst enjoying a shopping trip you can also stop for a bite to eat or grab a coffee on the go.

1.2

The Co-op

Maritime Way, Chatham, Kent ME4 3ER

A convenient place to get your essentials and enjoy the atmosphere of island life.

1.3

Dickens World

Leviathan Way, Chatham Maritime, Kent ME4 4LL

Enjoy a Great Expectations Boat ride, a visit to a Victorian school or scare yourself silly with the Haunted House of 1859. The excitement of Dickens World is never ending!

1.4

Busy Bees Day Nursery

Chatham, Kent ME4 4AF

With a day nursery just around the corner, your children will be well looked after.

1.4

Odeon Cinemas

Dickens World, Leviathan Way, Chatham Maritime, Chatham, Kent ME4 4LL

Entertainment for all the family. Keep up-to-date with the latest film releases in the 7 screen multiplex cinema.

1.5

Chatham Marina

Maritime Marina, The Lock Building, Leviathan Way, Medway, Chatham, Kent ME4 4LP

A beautiful waterside location situated on the River Medway, the Marina is the perfect place to relax and explore the surrounding area.

1.8

Kent University

Medway Building, Chatham Maritime, Kent ME4 4AG

Kent University is just around the corner offering a wide range of courses to choose from which is ideal for students who want to study locally.

1.9

Historic Dockyard

The Historic Dockyard, Chatham, Kent ME4 4TE

A beautiful attraction to the locals with its historic buildings, museums, galleries and warships – the perfect way to entertain a family with various events and activities.

15.8

Bluewater

Greenhithe, Kent DA9 9ST

Bluewater has over 300 UK and international stores – the perfect shopping spree!

close connections, your

TRAVELLER'S GUIDE



6.7 miles

M2 Motorway

Chatham, Kent, UK

Fantastic for commuters, the M2 is within easy reach of the Island, connecting you to Kent and London.



3.4 miles

Chatham Railway Station

Railway Street, Chatham ME4 6PN

London Victoria – 49 minutes
London Cannon Street – 48 minutes
Ebbsfleet International – 17 minutes
Stratford International – 29 minutes
St Pancras International – 37 minutes



14.9 miles

Ebbsfleet International

Gravesend, Kent DA11

Connecting you to the Continent.
Paris – 2 hours 22 minutes
Brussels – 2 hours 7 minutes



there's shopping and then there's
BLUEWATER

Located just 15 miles west of The Fishing Village is Bluewater, one of the most famous shopping centres in the UK, which offers a remarkable retail and leisure mix, with its visitor-friendly philosophy and its revolutionary design and architecture.

Three malls with ample car parking indulge you with over 320 high street shops including: John Lewis, House of Fraser, Marks & Spencer and 59 international fashion and lifestyle stores.

With 40 restaurants, cafes and bars, a 13-screen cinema, a wide range of activities for children and a national exhibition centre, a day is sometimes never enough. Outside alone you will find 53 acres of parkland, and 7 lakes. And it's open 7 days a week.

Award-winning for its commitment to supporting the local community, Bluewater is not merely about shopping, it's a place to spend time and enjoy.





connecting you to London and Europe

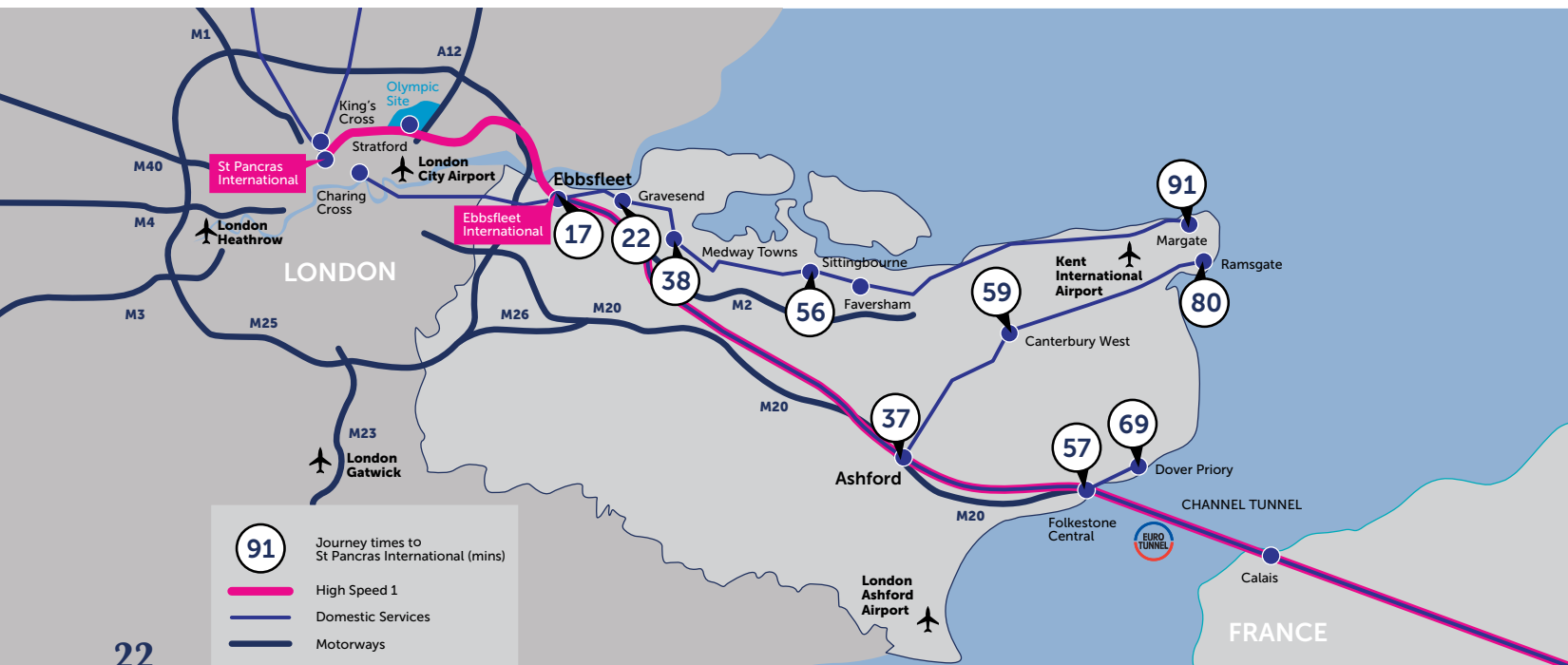
EBBSFLEET INTERNATIONAL

LOCAL RAIL

- 01 London St Pancras
17 mins
- 02 Gillingham
29 mins
- 03 London Bridge
38 mins
- 04 Charing Cross
47 mins
- 05 Cannon Street
49 mins

INTERNATIONAL RAIL

- 01 Lille
1 hr 10 mins
- 02 Brussels
1 hr 50 mins
- 03 Paris
2 hr 5 mins





our beautiful homes offer

A BREATH OF FRESH AIR

Our new homes at The Fishing Village bring a new lease of life to St. Mary's Island. With meticulously designed 1 and 2 bedroom apartments benefitting from stunning views of the River Medway, to our 3 and 4 bedroom houses thoughtfully designed to provide spacious and versatile interiors, perfect for modern day living.





look forward to
COMING HOME

At The Fishing Village we believe that home is not just where you live, it's an expression of the individual. It's who you are and where you want to be.

Each home has been individually designed to fit with today's modern lifestyle. Together, the vibrant cladding and unique floorplans add to their character whilst the premium specification ensures every home is finished to the highest standard.

Bright dual-aspect living areas featuring ceiling heights that lift the mood. Living/dining areas have enough space to comfortably entertain or relax in, and thoughtfully designed kitchens, handy en-suites and flexible bedrooms useful for guests, a nursery or study, are design features that make The Fishing Village the desirable place you'll want to return to.

Let the bright sea air uplift and embrace you. Kick off your shoes and relax. You'll know you're home.





'Designed with the family in mind'



'Light-filled living spaces, perfect for entertaining'



'The ideal surroundings to relax and unwind'





why it's best to
BUY NEW

Building a better future

Countryside Maritime creates quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes are designed for modern living with lower environmental impact and running costs, and low maintenance.

These provide compelling reasons to choose a new home from Countryside Maritime.

Make your home your home

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home from

Countryside Maritime on the other hand and you have the perfect blank canvas just waiting for you to make your home your own!

No nasty surprises

Buy a new home from Countryside Maritime and there'll be no nasty surprises or extra maintenance costs waiting for you and you'll have the peace of mind of a ten-year NHBC guarantee. Buy a second-hand home, and who knows what you could be faced with?



Your environment

We have an excellent track record of building high quality new homes that are comfortable, and highly energy and water efficient, that aim to improve our customers' quality of life. In choosing a new home from Countryside Maritime you are reducing your environmental footprint and saving money which at this time of ever-increasing utility costs is important.

Today the world's attention is firmly placed on combating climate change. Around 25% of the UK's carbon emissions are generated in homes and in Britain, on average, £1 in every £3 spent on energy in older homes is wasted immediately. However, a new home from Countryside Maritime is, on average, 6.5 times more energy efficient than one built just 30 years ago.

This development contributes to a higher quality of life by protecting the environment, promoting social cohesion and strengthening the local economy. We achieve this through building attractive residential areas with their own architectural character and identity, green open spaces, and convenient transport links to essential local amenities such as schools and shops. In addition, our new homes are well-designed, comfortable, safe and adaptable, and wherever possible they are constructed from materials that have a reduced impact on the environment.

EcoHomes

We are reducing our environmental impacts by measuring our schemes against the Building Research Establishment's EcoHomes rating scheme. EcoHomes is an authoritative rating for new home developments. It sets out a series of best practice criteria, against which the new developments can be assessed. Each development is rated on the basis of Pass, through to Good, Very Good and Excellent. One to four sunflowers depict these.

The Fishing Village has an EcoHomes rating of Very Good.

EcoHomes considers the broad environmental concerns of climate change, resource use and impact on wildlife, and balances these against the need for a high quality of life, and a safe and healthy internal environment. The issues assessed are grouped into seven categories including: energy, transport, water, ecology and land use, pollution, health and well being, and materials.

EcoHomes offers our customers the benefits of reduced costs through superior energy and water efficiency, and reduced maintenance, as well as comfortable, healthy, and flexible internal living space. It therefore helps to reduce carbon dioxide emissions, which in turn safeguards the environment.

To find out how easy it is to cut costs around the house – and help the environment visit:

www.countryside-properties.com/interactive-house

To calculate your personal carbon footprint visit:

<http://carboncalculator.direct.gov.uk/index.html>





Countryside Maritime

HERE FOR YOU

Customer Care

Countryside Maritime is committed to providing you, our customers, with quality homes. The whole Countryside Maritime team is working to achieve one common goal: to ensure that you are satisfied and happy with your new Countryside Maritime home, from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our 'New Homes' website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Countryside Maritime Customer Care begins at the outset, with our trained Sales Consultants who offer guidance on the legal

process involved in buying a home and help with arranging mortgage finance through independent financial consultants. Every Countryside Maritime home carries our commitment to quality and improvement. You have the added assurance of every Countryside Maritime home carrying the NHBC Warranty (Buildmark) against structural defects for a ten-year period following the date of legal completion.

Each property is quality checked and commissioned by our dedicated Customer Care team before handover to its new owner. Each new owner will be invited to meet the Countryside Maritime team prior to occupation to view a practical demonstration of their new home.

Countryside Maritime offers a dedicated after-sales support team to offer advice on the best way to look after your new home in the future.

An award-winning team

Homes and Communities Agency

The regeneration of Chatham Maritime is the responsibility of the Homes and Communities Agency (HCA). Countryside Properties and HCA are developing St. Mary's Island at Chatham Maritime under the name of Countryside Maritime Limited. The HCA, the national housing and regeneration agency for England, has provided vital investment for the development and regeneration of Chatham Maritime. Its vision is to create the opportunity for people to live in homes they can afford in places they want to live, by enabling local authorities and communities to deliver the ambition they have for their own areas.

The HCA has overseen the development and regeneration of Chatham Maritime. It is one of the largest regeneration schemes in Europe and so much has been invested in it to ensure its next few hundred years are as productive and successful as its earlier history.

Countryside Maritime Plc

Countryside Properties is a leader in property development, and the creation of sustainable communities and urban regeneration. Our vision is to create outstanding new homes in excellent locations for people to enjoy, now and in the future.

We can deliver every aspect of development, including both private and affordable housing, commercial property and recreational and community facilities. Our principal areas of operation are London and the Thames Gateway, the South East, East and North West of England.

We have a proven track record in creating high quality homes and places that our customers enjoy which stand the test of time. In recognition, we hold more CAGE Building for Life Standards than any other privately-owned developer.

Our individual design solutions integrate with and enhance the surrounding natural and built environment to create places of distinctive character. We deliver imaginative design solutions for every new home and development we build. Such good design helps to create a community, improves safety and security, and enhances our customers' quality of life.

Every one of our homes reflects our core brand values of individual character and lasting quality, with a strong emphasis on light, flexibility and space within the home. The Countryside Properties name is a byword for design excellence, much sought after by discerning homebuyers seeking a higher quality of life.



Photography is from previous Countryside Properties developments and is indicative only.



Homes & Communities Agency

Countryside Maritime.com



how to
FIND US

By road

St. Mary's Island, Chatham Maritime is located off the A289 approximately one mile north of Chatham Town Centre.

From the south: From the M2 junction 3, take the A229 and then the A230 and follow signs to Chatham Town Centre, then follow brown anchor signs to the Historic Dockyard and St. Mary's Island. Go down Dock Road, over the main roundabout onto Maritime Way which leads onto the Island.

From the west and the M25/A2: Leave the A2 at the A2/M2 junction, follow signs to Chatham Maritime via the A289 and the Medway tunnel. Leave the tunnel at the first exit and follow signs to St. Mary's Island.

By rail

There are frequent train services from London Victoria to Chatham. Journey time is approximately 45 minutes. There are also direct services to London Bridge and Waterloo.

By air

Heathrow, Gatwick, Stansted and Luton are within easy reach via the M2/M25. There is a private airport at Rochester and helicopter landing facilities are available within the Chatham Historic Dockyard.

By boat

The River Thames can be navigated from Basin No.1 via the River Medway. The private marina is operated by Marina Developments Ltd.



The information in this document should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continual product improvement and any individual features may vary as described by any order under the Property Misdescriptions Act 1991. All times and distances quoted are approximate only and taken from both maps.google.co.uk and nationalrail.co.uk. Map not to scale, June 2013.



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