

Riverside Place

Peters Village, Wouldham, Kent



AN EXCITING NEW VILLAGE IN THE GARDEN OF ENGLAND


RIVERSIDE PLACE

Peters Village, Wouldham, Kent

There's always been something special about living by the waterside. The steady, reassuring flow of a nearby river offers a different dimension and ambience to people seeking to put down roots and start a new life in a new place.

Riverside Place at Peters Village delivers precisely that. An exclusive and invigorating new village community, bursting with life on the banks of the River Medway. A unique and ambitious development, offering all of its residents a wealth of inspiring lifestyle opportunities.





*“A river seems a magic thing.
A magic, moving, living part
of the very earth itself.”*

Laura Gilpin



GROW WITH THE FLOW...

Peters Village has revitalised this charming corner of rural Kent, rapidly establishing itself as a vibrant, thriving neighbourhood, where families can settle and grow alongside the comforting flow of the River Medway.

Located right in the heart of an Area of Outstanding Natural Beauty, the idyllic setting of Peters Village, combined with superb local amenities and a first class transport infrastructure, make it one of the most sought-after new developments in the South East.

Riverside Place residences lie on the western side of Peters Village, in close proximity to the river itself, offering breathtaking views over the Medway to the open countryside and nature reserves beyond.

RURAL LIVING... CONTEMPORARY LIFESTYLE

It's not just the unsurpassed location that makes Riverside Place such an extraordinary place to live, a place where you can enjoy contemporary living against an authentic backdrop of rural England.

Whilst all of the Riverside Place homes are elegantly designed and thoughtfully planned, they are thoroughly modern, built to the highest of architectural standards and using the most up-to-date fittings. They are energy-efficient, durable and comfortable, allowing you and your family to cope easily with the demands of a busy, rewarding lifestyle.

Orbit is offering a variety of well-appointed homes to choose from; two and three bedroom houses alongside two bedroom apartments, some of which are available through the Shared Ownership scheme. There are also a number of other purchasing options, such as Help to Buy and Part Exchange.





VILLAGE LIFE... LOCAL CONVENIENCE

Life at Riverside Place is no different to any other village community, so you can simply pop down to the well-established village of Wouldham, where you'll find the Wouldham Village Stores for your day-to-day needs; there's also two traditional village pubs – The Medway Inn and The Waterman's Arms – for local refreshment. Alternatively, just over the new bridge is the town of Snodland, where you'll find a host of shops, takeaway restaurants, a chemist and a supermarket. There is also a convenience shop at the planning stage in Peters Village itself.

In addition, Wouldham All Saints CE Primary School has been part of the community for over 125 years. As part of the redevelopment it has now been relocated to brand new premises within Peters Village, so Riverside Place residents will also have the convenience of the school only a few minutes walk away. This excellent new school is ideal for young families, offering all the facilities and teaching expertise you'd expect from a modern school.



“It takes a village to raise a child...”



GET IN THE SWIM OF THINGS...



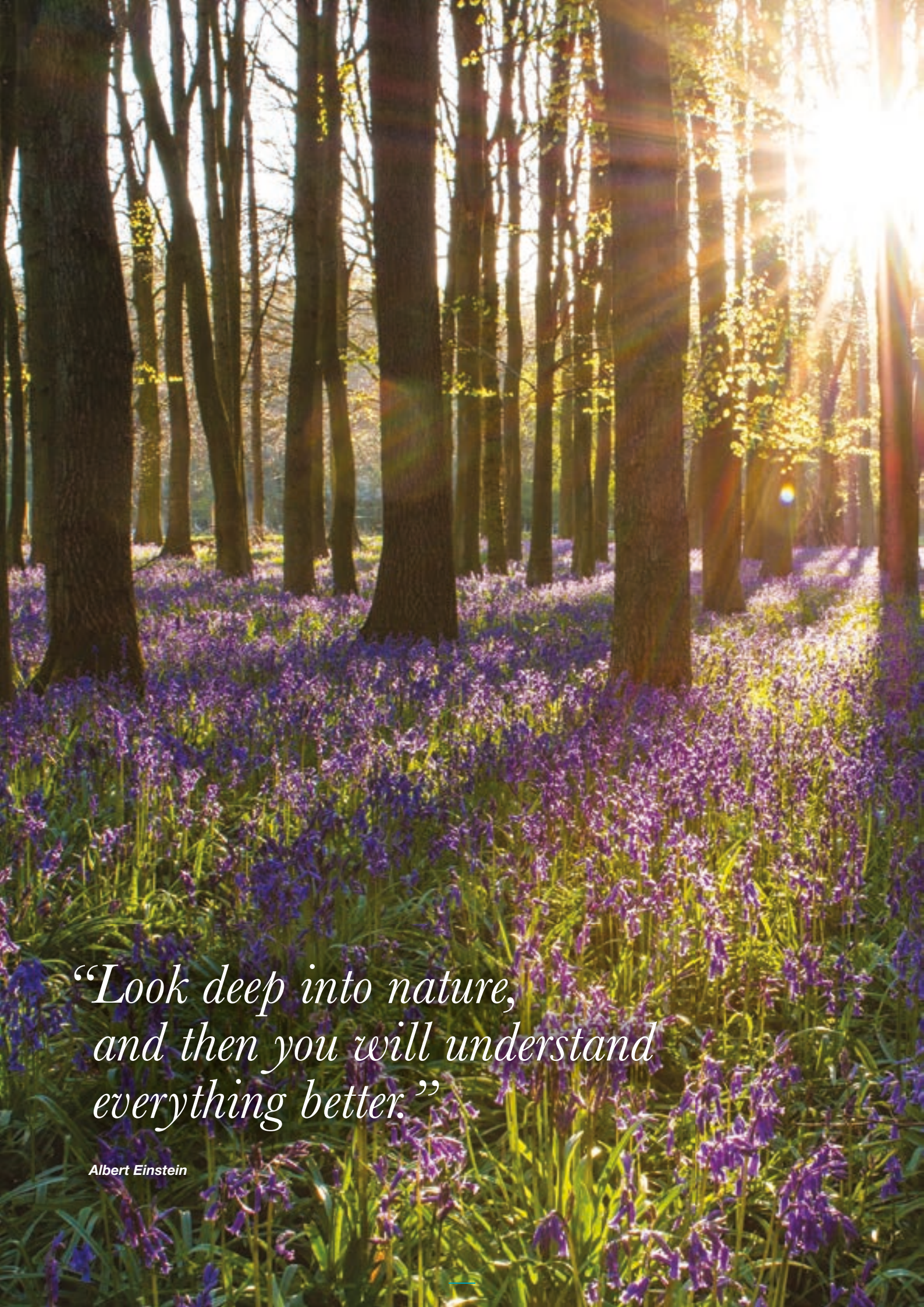
You'll also find there's plenty of scope to immerse yourself in sporting and leisure activities. Peters Village will have its own extensive playing fields, with changing rooms and Village Hall (subject to planning). Or you can get on your bike and explore the surrounding countryside on one of the numerous cycle paths, passing through unspoilt fields, forests and grasslands – home to a variety of flora and fauna. Local cycle routes include sections of National Cycle Network (NCN) Route 17, about 1km east of Peters Village, connecting to Maidstone to the south and Rochester, Chatham and Gillingham to the north. It includes child-friendly sections of traffic-free routes and connects with other key cycle routes.

A magnificent esplanade has been built along the entire development waterfront, perfect for running and cycling, or the start of a hiking expedition; it also includes a bridleway for horse-riding enthusiasts.

Anglers are very well-catered for too, with some of the best freshwater angling in the South East to be enjoyed at the Medway Valley Fisheries.

Here, you'll discover nine established and well-stocked lakes which can be enjoyed by experienced, junior or disabled anglers alike.

And for those of you who just like 'messaging about on the river,' you've come to the right place, with a succession of moorings, marinas and yacht clubs available further downstream. Whether you're looking for a gentle morning's boating, or some Kayaking action, there's something to please everyone.



*“Look deep into nature,
and then you will understand
everything better.”*

Albert Einstein



A NATURAL CHOICE...

The Kent Downs are rightly famed for their year-round attractions, offering a wealth of activities and attractions for all ages. Whether rambling through hidden woodland trails surrounded by Spring blossom, picnicking in enchanting bluebell woods, or exploring Kent's stunning coastline - savour the sea air at Whitstable (around 30 miles away) or soak up the panoramic seascape of a Sandwich Bay sunrise (around 52 miles away). Whatever your desire, you can leave the hurly burly and stresses of modern life behind you.

Peters Village is in the unique and enviable position of adjoining both a Site of Special Scientific Interest (SSSI) and the North Downs Area of Outstanding Natural Beauty (AONB). As a result, it boasts an extraordinary variety of wildlife great and small and an abundance of flora and fauna so rich that it's fundamentally integral to the fabric and wellbeing of village life.

Close by, you'll discover Peters Pit, designated a Nature Reserve by Natural England due to its status as a SSSI. Here, village residents can make the acquaintance of the rare Great Crested Newt, various types of orchid and the Adonis Blue Butterfly. Amazingly, Peters Village is one of only two locations in the UK where the Marsh Mallow Moth species can be found, it is a genuinely unique ecological paradise.

A few miles away, you'll find the majestic Blue Bell Hill, a 12 acre nature reserve offering uninterrupted panoramic views across the entire Weald. With the historically significant prehistoric trackway of the Pilgrims' Way skirting its foot, ramblers, hikers and nature-lovers come from far and wide to delight in the elemental beauty and tranquility of this bewitching hilltop, and for good reason. It's one of those rare places where you can stand above the clouds on a crystal clear Winter's morning, or watch a stunning sunset at the end of a satisfying day out. And all this, right on the doorstep of Peters Village residents!

CULTURE & HISTORY

The unmatched rural ambience of the Kent countryside is perfectly counterbalanced by the nearby Medway towns of Rochester and Maidstone.

The ancient cathedral city of Rochester is home to many historic buildings, dating from as early as the 14th Century. Rochester Castle boasts one of the best-preserved keeps in England and France, and the Cathedral is a perfect example of Norman architecture. In addition, it was a favourite haunt of Charles Dickens, who based many of his novels on the area, making it a fascinating destination to visit and shop for local curios. Rochester's close relationship with the great writer also forms the basis of two Dickens Festivals held annually in June and December.

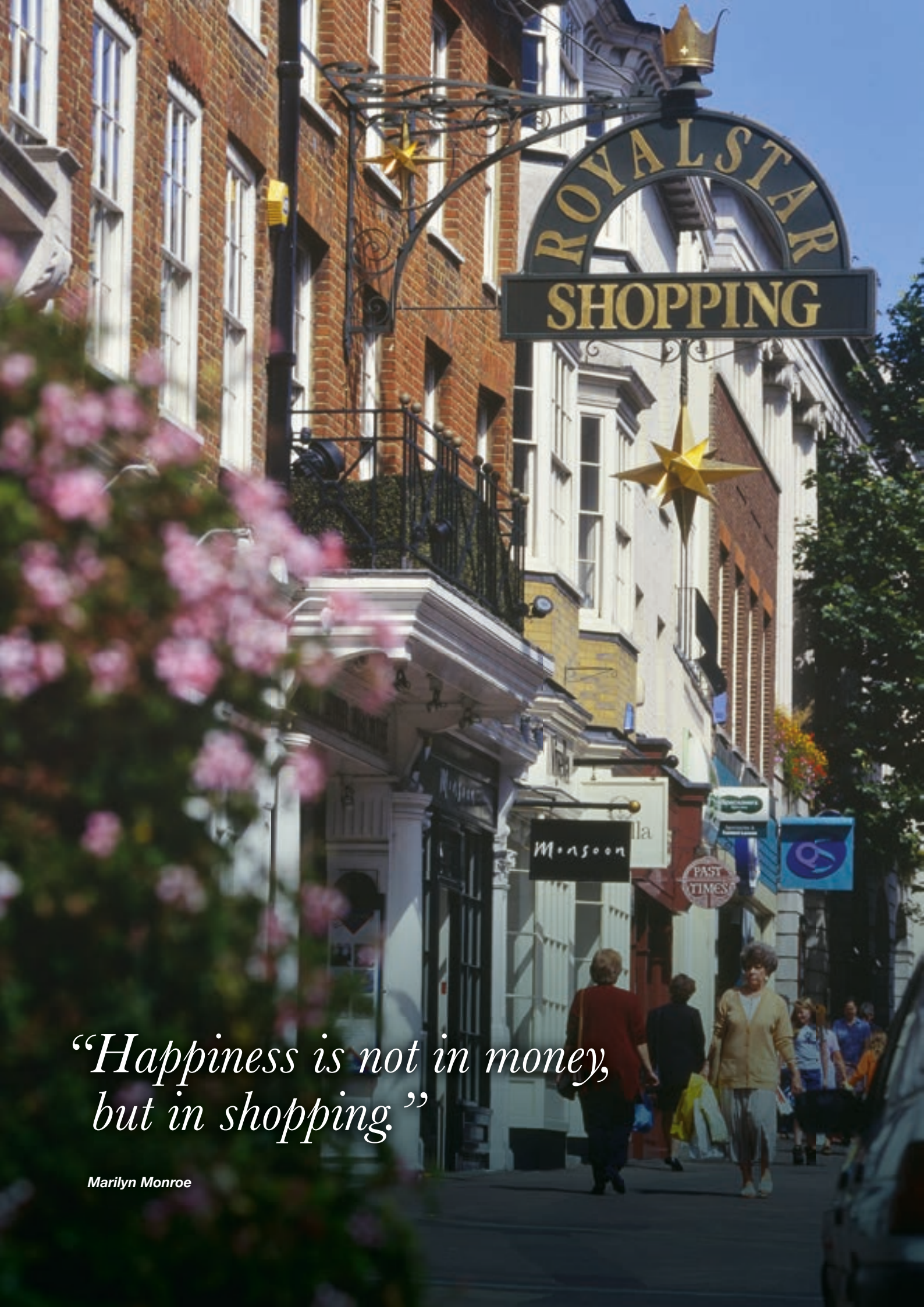
Every May, Rochester also hosts the historic Sweeps Festival, an authentically English festival, hugely popular with tourists, it's a revival of the ancient 'Jack-in-the-Green' celebration, featuring troupes of Morris Men and dancing chimney sweeps.

The county town of Maidstone is home to several fascinating museums and galleries, including the impressive Maidstone Museum & Bentsley Art Gallery. Housed in a charming Elizabethan Manor House, it has a diverse collection of over 660,000 artworks and artefacts from Old Masters to fascinating fossils. For theatre-goers, a visit to the The Hazlitt Theatre is a must, offering an entertaining programme of drama, comedy and music.

Less than 5 miles away at the mouth of the Medway, lies the well-preserved Historic Dockyard at Chatham, the principal Royal Navy base for several centuries. HMS Victory was built and launched there in 1765 and today the yard is a major tourist attraction. The Royal Navy's wonderful 'Wooden Walls' defences can be seen here along with an extensive collection of exhibits. It's also the venue for the popular Copper Rivet Craft Distillery, producing exceptional gins, whiskies and vodkas. Visitors to the yard can enjoy tours and tastings and even pick up a bottle of what they fancy at the distillery shop.

And nearby Wouldham Village itself is also steeped in history, with links to the Battle of Trafalgar. In the churchyard, you'll find the grave of Walter Burke, who was Admiral Nelson's purser on board his famous flagship HMS Victory, and the man who held Nelson in his arms as he died. Burke retired to Wouldham and owned properties there.





*“Happiness is not in money,
but in shopping.”*

Marilyn Monroe



SHOP TILL YOU DROP...

Bedecked with colourful bunting, the picturesque high street of Rochester features a variety of independent speciality shops and attractive boutiques offering unusual gifts and souvenirs, presenting visitors with a unique and enjoyable shopping experience. Against such an aesthetically pleasing backdrop, you can relax and indulge in a spot of traditional café culture in one of the myriad coffee shops, tea rooms or restaurants that line the pavements.

A little further afield is the county town of Maidstone, which offers a rather more contemporary shopping experience. In addition to a host of stylish, independent stores and exclusive boutiques in The Royal Star Arcade, the popular Fremlin Walk shopping area offers well-known high street retail brands.

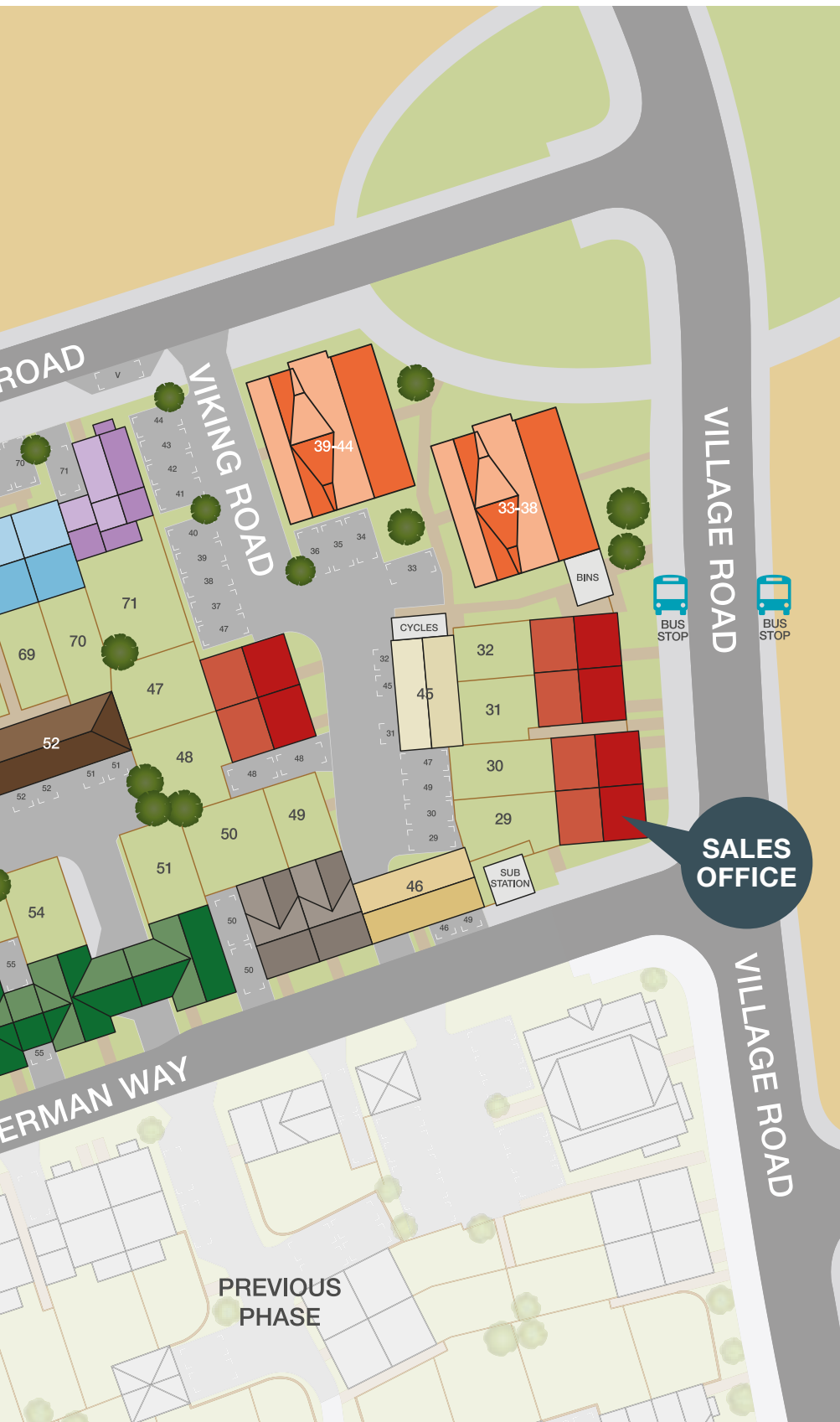
But for those in need of some serious retail therapy, the enormous Bluewater Shopping Centre is less than half an hour's drive away, offering just about every leading brand and outlet available on the UK high street.

Dining out in Maidstone is also a pleasure with plenty of choice, with franchised establishments including Bill's, Wagamama and Zizzi. Or, just behind the Archbishop's Palace, you can indulge in some fine Mediterranean dining at Embankments Bar & Restaurant, a unique floating dining venue with its wonderful waterside location. The highly-popular Nelson's in St Faiths Street, with its blazing, open fires and friendly, cosy atmosphere is also well worth a visit.

DEVELOPMENT LAYOUT



Development layout is not shown to scale and is given as a guide only. Orbit has a policy of continuous improvement and reserves the right to make changes at any time. Please ask the Sales Consultant for current information when reserving your new home. Information correct at time of going to print.



1 Bedroom Riverside Apartment



DOVE

78 79

JAY

76 77 80 81 84 85

MAGPIE

82 83 86 87

2 Bedroom Village Apartment



ROBIN

33 39 56

LARK

34 40 57

CURLEW

35 37 41 43 58 60

PLOVER

36 38 42 44 59 61

2 Bedroom Riverside Apartment



GOLDCREST

91 93 95 97

WREN

90 92 94 96

2 Bedroom Coach House



WAGTAIL

45



LAPWING

46



SANDPIPER

52 53 75

2 Bedroom House



EGRET

67 68 69 70



AVOCET

98 99



KINGFISHER

29 30 31 32 47 48

3 Bedroom House



HERON

49 50



MALLARD

88 89



OSPREY

51 54 55 62 63 64 72



MARTIN

73 74



SWAN

65



HARRIER

66 71

● Outright Sale

● Shared Ownership

HIGH SPECIFICATION

Kitchen

- Choice of kitchen cupboards, worktops and upstands*
- Stainless steel single oven
- Stainless steel double oven (Swan and Harrier only)
- Stainless steel 4 burner hob
- Stainless steel 5 burner hob (Swan and Harrier only)
- Stainless steel splashback behind hob
- Stainless steel extractor canopy
- Stainless steel 1½ bowl sink with chrome monobloc mixer tap
- Integrated fridge/freezer
- Removable cupboard for dishwasher with cold water supply (apartments coach houses, Egret, Avocet, Kingfisher, Heron, Mallard and Osprey)
- Integrated dishwasher (Swan and Harrier only)
- Space for washing machine with cold water supply
- Washer dryer (apartments and coach houses only)
- Ceiling downlighting
- Under-wall cupboard LED strip lighting

Bathroom and cloakroom

- Contemporary white sanitaryware
- Over-bath shower with glass shower screen (apartments, coach houses, Egret, Avocet, Kingfisher and Heron only)
- Full-height tiling around bath (apartments, coach houses, Egret, Avocet, Kingfisher and Heron only)
- Choice of ceramic tiles*
- Heated chrome ladder radiator
- Ceiling downlighting

Plumbing

- Gas-fired central heating with Ideal logic combination boiler
- Thermostatically controlled radiators

Electrical

- TV points to living room
- Data points to living room and up to three bedrooms
- Telephone points to hallway and living room
- Mains-wired smoke detectors with battery back-up
- Carbon monoxide detector
- PIR light to front entrance

Windows and doors

- PVCu double glazed windows
- GRP Part Q compliant multipoint locking front door

Internal

- Walls in Dulux matt white emulsion
- Ceilings in Dulux matt white emulsion
- Woodwork in Dulux satin white
- Fitted wardrobe to bedroom one

General

- Landscaping to front garden
- Turf to rear gardens (houses only)
- 1.8m closeboard fence to rear garden (houses only)
- Power and light to carports within curtilage of property
- 10 year NHBC warranty

***Some individual choices are only available subject to the stage of construction. Speak to our Sales Consultant for more information.**



WHY BUY A NEW-BUILD HOME?

A brand new start

A new-build home is a blank canvas. You don't need to alter someone else's décor and you also have the opportunity to personalise your home through Orbit Options.

A range of styles and sizes

We build in a variety of house styles, with varying numbers of bedrooms, offering you the broadest selection of homes to choose from.

Brand new everything

All fixtures and fittings are brand new. From bathrooms to kitchens, entrance doors with multi-point locking systems and double-glazed lockable windows – so there's no need to budget for expensive repairs and replacements.

Energy-efficiency

Our new homes are built using modern materials which comply to the latest Building Regulations, helping to deliver a far more efficient living space than a traditional older home might. Draft-free, double-glazed windows and doors, plus loft insulation combined with energy-efficient central heating all help to reduce your energy bills and save you money.

Peace of mind

Every new Orbit home comes with a two-year warranty in addition to the 10-year insurance backed warranty.

Orbit

More than 50 years ago, Orbit Group was established to provide accommodation for people who couldn't afford to buy their homes. Orbit still exists today, with the same charitable status and the aim of helping to solve housing problems by building lasting communities. These decades of heritage and expertise, coupled with an aspiration to provide high-quality housing options for everyone, regardless of age, status or circumstance, have laid the foundations for a new breed of housing developer: Orbit Homes.

Orbit Homes has now taken its accumulated experience in the provision of exceptional social housing and applied it to the new homes' market. It offers unrivalled quality, choice and buying options, so owning a home to be proud of is now both accessible and affordable for everyone.

Orbit Homes puts the customer front and centre – whether they're just starting out on their home-buying journey, or downsizing to experience all that life has to offer. It's all about getting the customer into the home of their dreams. It's all about taking them home.

Choose the way to buy

Orbit can offer you advice on some great ways to buy your new home, including Help to Buy. Our goal is to help reduce the hassle of buying a home and make it as easy for you as possible.

You won't be stuck in a long chain

When you buy a new-build home, there's no forward chain, meaning less stress and less chance of you losing a sale.

More time to enjoy where you live

With no need to spend your weekends on laborious house repairs and decoration, you'll have more time and money to enjoy your spare time.

Safe and secure

A new Orbit home comes complete with smoke alarms, security locks and fire-retardant materials, so your new home is much safer than the average older property.

Designed for modern life

All our homes are designed to use every part of your home effectively and efficiently.

Customer Charter

Buying a new home is likely to be one of the biggest commitments you'll ever make, and it's our commitment to make absolutely sure that the process is as straightforward as possible.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Our Customer Charter fully complies with the Consumer Code for Home Builders, a code which aims to ensure that buyers of new homes are treated fairly and provided with reliable information about their purchase.

The Orbit Customer Charter is available at orbithomes.org.uk/customer-charter

More information on the Consumer Code for Home Builders can be found at consumercode.co.uk

We have a duty to ensure your welfare whilst on site, so the following guidelines have been issued to comply with Health and Safety Legislation.

- Please use the designated car park and visit our sales office or show home first.
 - A qualified Orbit employee must always accompany you anywhere within the development construction areas.
 - The sales office, show homes and any finished or occupied areas outside construction zones will be safe for visitors. However, care should be taken when driving or walking around the site, as the top surfacing of roads and footpaths is occasionally incomplete and may be uneven or hazardous.
 - Please supervise any children with you when visiting our sales area (please note that children under the age of 16 are not allowed in construction areas at any time, even if accompanied by an adult).
 - Hard hats and appropriate safety footwear must be worn at all times, along with high visibility jackets or waistcoats. These are available within the sales office.
 - There is no access to areas where scaffolding is erected, nor where there are any open trenches or other excavations.
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Surrounding area

Our development layout shows general information relating to the surrounding area outside of the scheme, details of which are beyond the control of Orbit. For more up-to-date information, please contact the relevant local planning authority.

Development layout

Boundaries and layouts can change during development; this may affect any brochure plans you hold. So please check these details with the Sales Consultant and the detailed scheme plans. You will be taken through a checklist together with the latest plans and revisions, which will be noted on the checklist you will be required to sign prior to your reservation. The deed plan will be sent directly to your solicitor; this should be carefully inspected by you to ensure it's correct in relation to the plans you've already signed off.

Dimensions

Floor plans show the approximate dimensions of each room, typical of its type. Specific plot dimensions may vary, because each one is built individually, and the precise internal finishes may not always be the same.

Elevations

Building materials and elevations may vary from plot to plot and surrounding areas may differ from that shown. Computer Generated Images (CGIs) depict typical house types, but please check all details in relation to your plot with the Sales Consultant at the time of reservation, this will also be captured on the check list.

Specification

These are indicative and applicable to this development. Please check the specification in relation to your individual plot with the Sales Consultant at the time of reservation. Show homes are decorated and furnished for your enjoyment when you visit, and to give you a taste of how they might look. When reserving, please ask the Sales Consultant to clarify which items are included as standard.

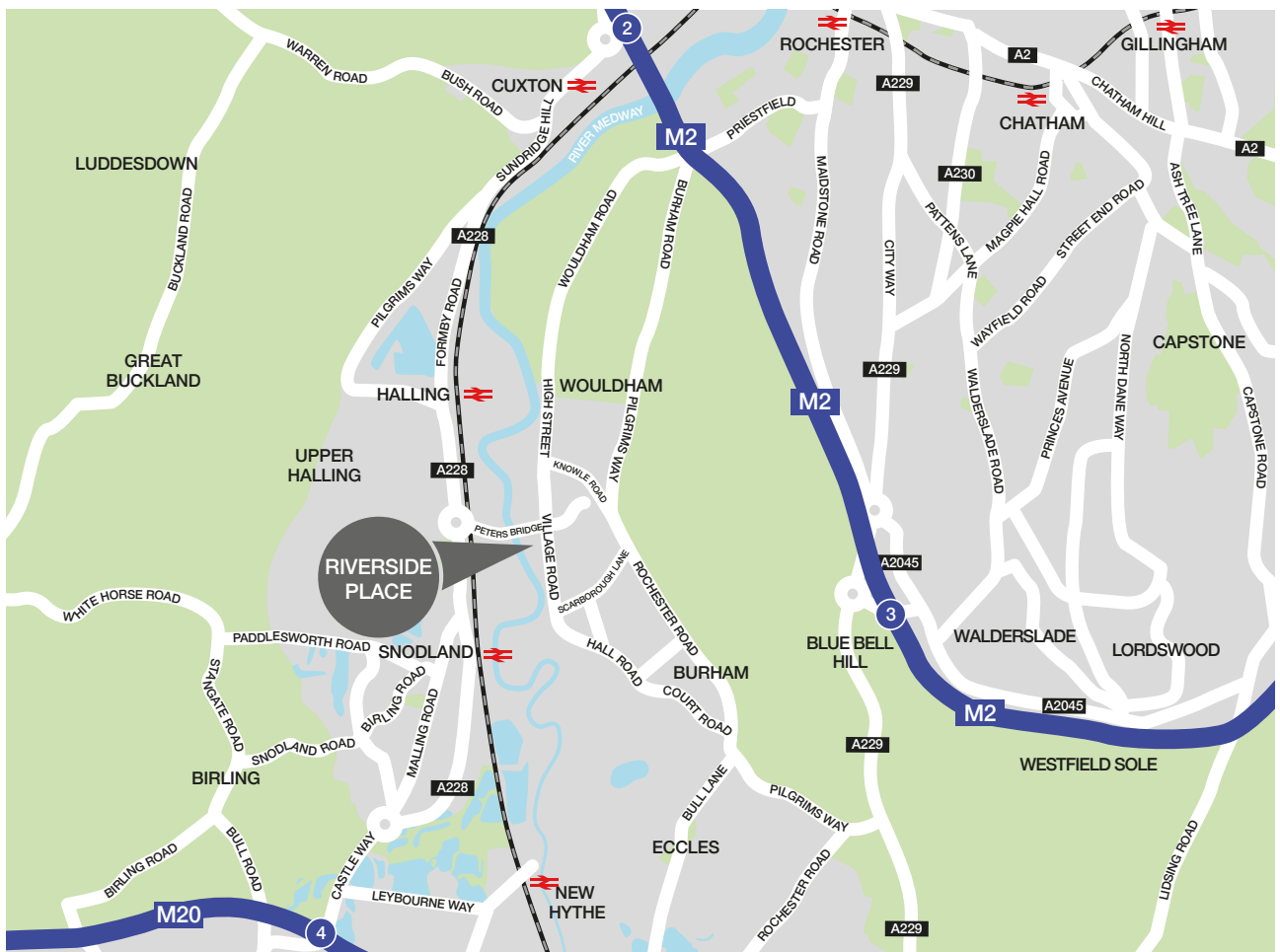
In the unlikely event of any major specification change during the reservation period, we will endeavour to bring it to your attention as soon as possible.

Head Office: Orbit, Garden Court, Harry Weston Road, Binley Business Park, Coventry CV3 2SU

Orbit is an exempt charity, registered under the Industrial and Provident Societies Act 1965.

Orbit has a policy of continuous improvement and reserves the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. Orbit reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or contain any representation of fact upon which any party is entitled to rely. Images are for illustrative purposes only. Information correct at time of going to print in March 2020. OH/RSP/BRO/0320

LOCATION



BY CAR, TRAIN, COACH OR BUS...



By car

The brand new Peters Bridge is a vital part of the Peters Village infrastructure. Spanning the River Medway, it permits direct access to and from the new community and the A228, and provides much easier links to the main motorways, it's now just 3.5 miles to the M2 and M20, with the M25 junction just a few miles further. This greatly improves journey times to key towns and shopping centres including Rochester, Tunbridge Wells, Maidstone and Bluewater. This impressive bridge has understandably been identified as crucial to the enviable transport connections of Peters Village, and significantly enhances the residents' prospects for work, education, shopping and leisure.

This also puts Gatwick, Heathrow and Stansted Airports all within about an hour's drive, and with central London just 30 miles away, the rest of the UK is yours to explore.



By train

The local train station is Snodland, a few miles away.

And with the UK's first high-speed rail line running through Kent, rapid access to mainland Europe and the rest of the UK is quick and easy.

Fast Javelin Trains connect Snodland station with Ebbsfleet International (around 30 minutes) and from here you can reach either Paris or Brussels on Eurostar in roughly two hours. Or you can be at London St Pancras International in less than an hour.

From Ebbsfleet, Javelin Trains also run to Kentish coastal towns like Margate, Ramsgate, Whitstable and Dover.



By coach

Clarks of London also has a commuter coach service which runs from the bus-stop outside Riverside Place to London. So you can relax in your reclining, guaranteed seat, connect to the complimentary WiFi and indulge in a variety of entertainment as you journey into central London.



Or locally by bus

There's a bus-stop right outside the Riverside Place development, where the 155 bus will take you to:

NORTH: Peters Village, Wouldham, Borstal, Rochester, Chatham.

SOUTH: Peters Village, Aylesford, Eccles, Burham, Maidstone train and bus stations.

Alternatively, a 20-25 minute walk across Peters Bridge to the River Medway's west bank will also access the:

- 151 service between Kings Hill and Chatham
- 653 service from Halling to Rochester and Chatham schools
- 71 & 575 services to Maidstone

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TheRiversidePlace.co.uk

