

COLONIAL WHARF

Chatham Quayside · Kent



TOGETHER, WE MAKE A HOME.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That's because we understand your new home is more than simply bricks and mortar. It's a private place of sanctuary where we hope you'll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that's sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Persimmon warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

HERE TO HELP

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from.



PART EXCHANGE

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



HOME CHANGE

Sell your current home with our support. We'll take care of estate agent fees and offer expert advice to help get you moving.



OUR STAR RATING

We've been awarded a five star rating by the Home Builders Federation in their 2022 survey.



OUR PLEDGE TO YOU

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of the pledge, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.



Becoming part of the scenery

While we may have over 400 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.



Always by your side

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our **two-year Persimmon warranty**, which runs alongside a **ten-year insurance-backed new homes warranty**.



Colonial Wharf

Chatham Quayside · Kent



Colonial Wharf at a glance:

- Choice of 3 & 4 bedroom homes and 1 & 2 bedroom apartments
- Private quayside development
- Excellent local amenities
- Easy access to the M2, A2 and M20
- Excellent choice of schooling and universities
- Close to nearby towns of Gillingham and Rochester

ENJOY THE WATERSIDE VIEWS

Colonial Wharf in Chatham is situated in a private waterside development, overlooking the quayside. Along with a wide choice of houses and apartments, the development features a landscaped quayside viewing plaza and children's play area.

Chatham is set in the heart of The Medway and has a rich maritime history dating back over 400 years. Today it's a popular place to live and has much to offer its residents. Colonial Wharf is built on the edge of Basin 2 which was part of the old Chatham Dockyard.

Just a few minutes' walk from the development, the Dockside Factory Outlet Shopping Centre is home to over 40 retailers, including fashion stores, homewares and a pet shop. Less than 2 miles away is Chatham town centre, its fully-pedestrianised high street offers a variety of shops. Gillingham and Strood are all nearby towns with popular high streets, each with a variety of well-known brands and independent shops.

Lovely local attractions

Colonial Wharf has a great choice of entertainment and leisure activities within walking distance. For more active entertainment, the Dockside is home to Flip Out trampoline park, Tru Gym and Pure Gym.

From pre-schools to grammar schools and private schools to colleges, Colonial Wharf has a good choice of educational opportunities for all ages nearby. Several universities have campuses close to the development, including the University of Kent (Medway Campus), University of Greenwich and Canterbury Christ Church University.

With its exceptional location overlooking the quayside, fantastic choice of shops and entertainment on your doorstep, plus speedy transport links to the capital, Colonial Wharf is a special place to call home.

JUMP IN THE CAR AND START EXPLORING:

- Gillingham | 1.8 miles
- Chatham train station | 2.3 miles
- Strood train station | 3 miles
- Rochester | 3.2 miles
- Maidstone | 20.5 miles
- Dartford | 44.8 miles



SITE PLAN

COLONIAL WHARF

KEY

- Victory House (1 & 2)
- Cavalier House (2)
- Ocelot House (2)
- The Greyfriars (3)
- The Greyfriars Corner (3)
- The Longford (4)
- The Lydford (4)
- The Wolvesey (4)

CB Car Barn

★ Apartment parking is situated on ground floor of building

(3) indicates number of bedrooms



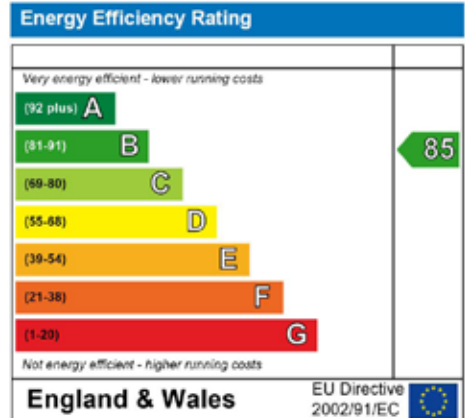
Sub Station





VICTORY HOUSE

One & Two bedroom apartments

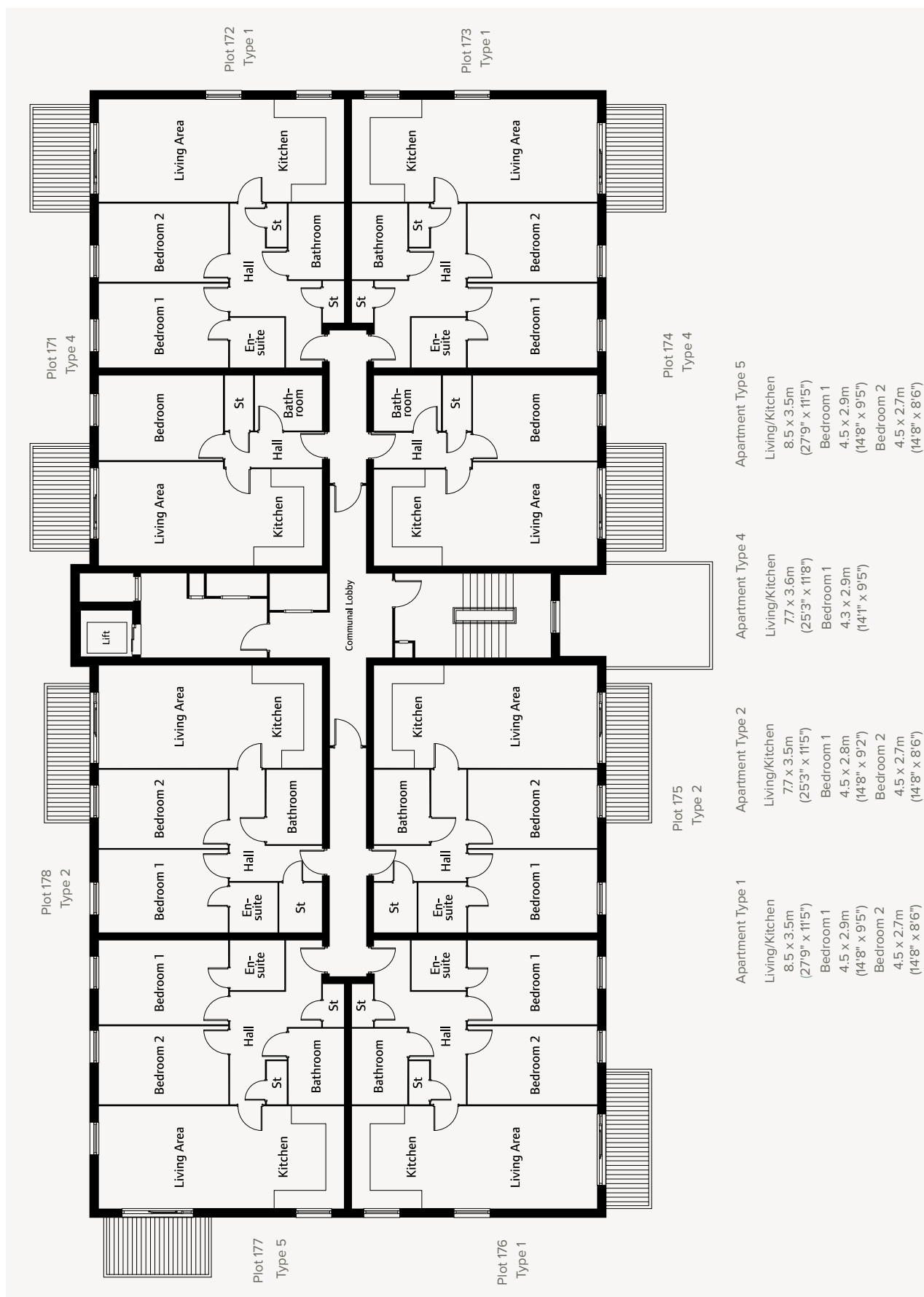


These stunning apartments benefit from a bright open plan living/kitchen/dining room with a balcony, either two double bedrooms (with bedroom one featuring an en suite), or a one-bedroom option, a good-sized bathroom and storage.



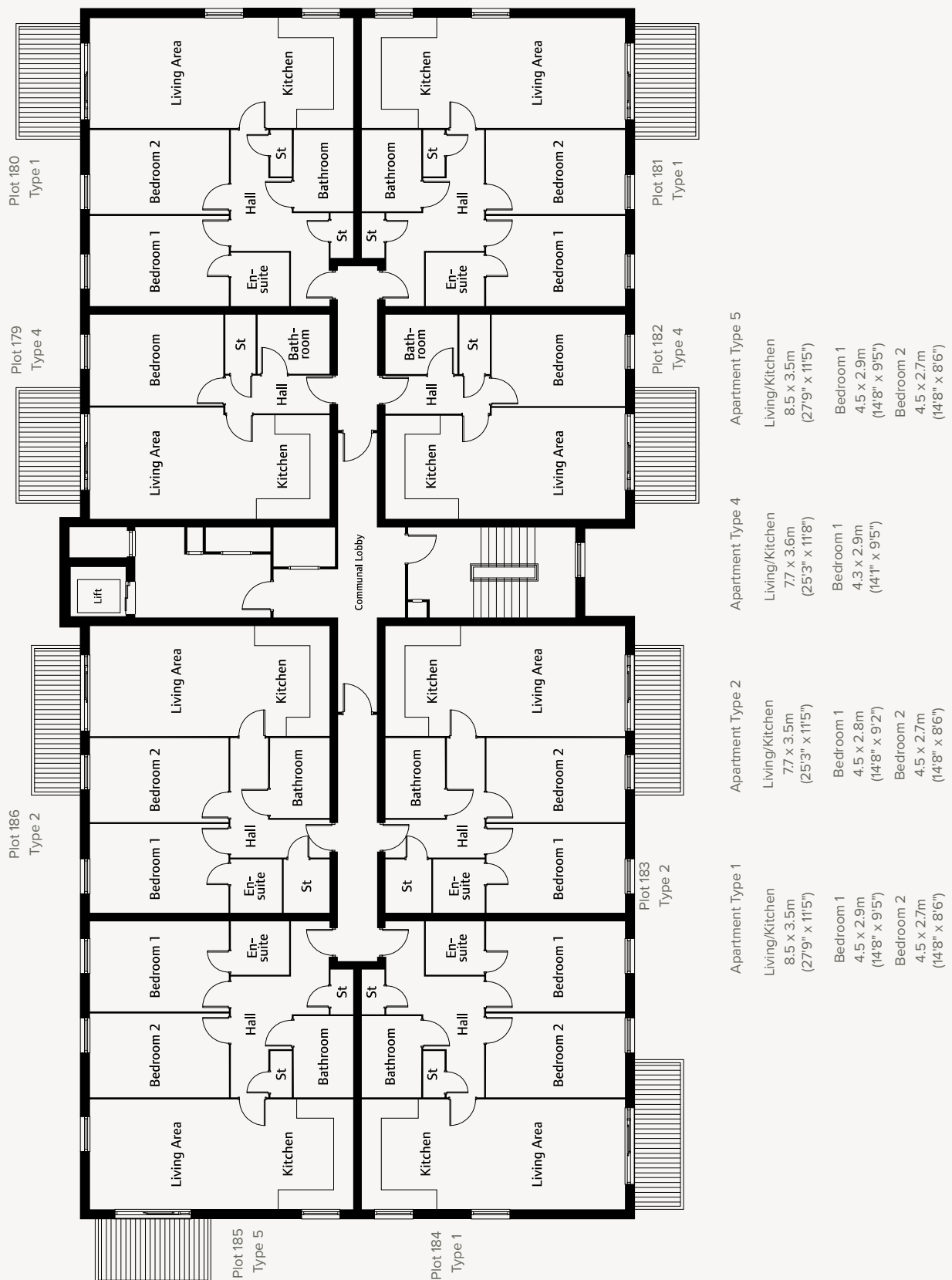
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First floor



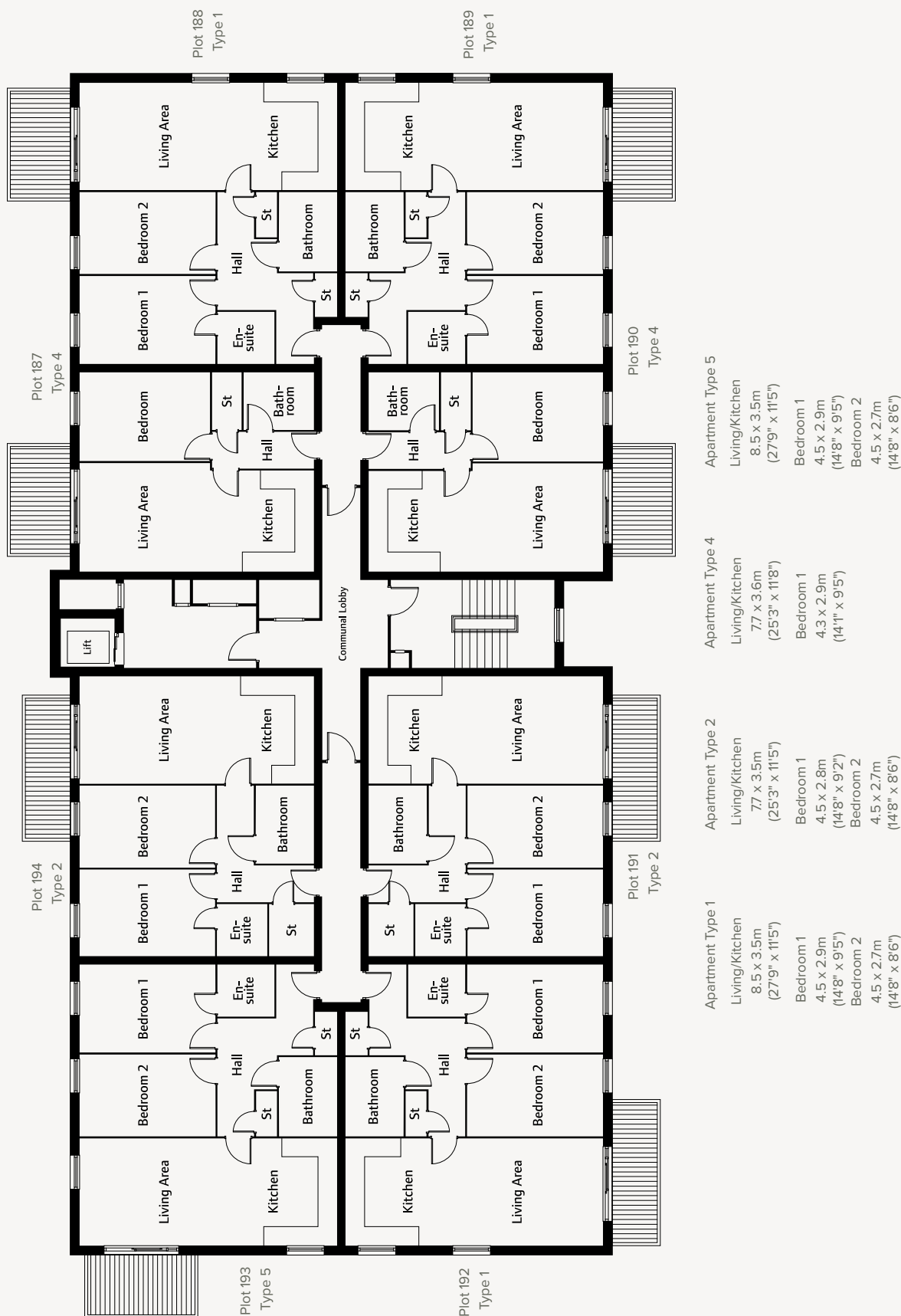
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Second floor



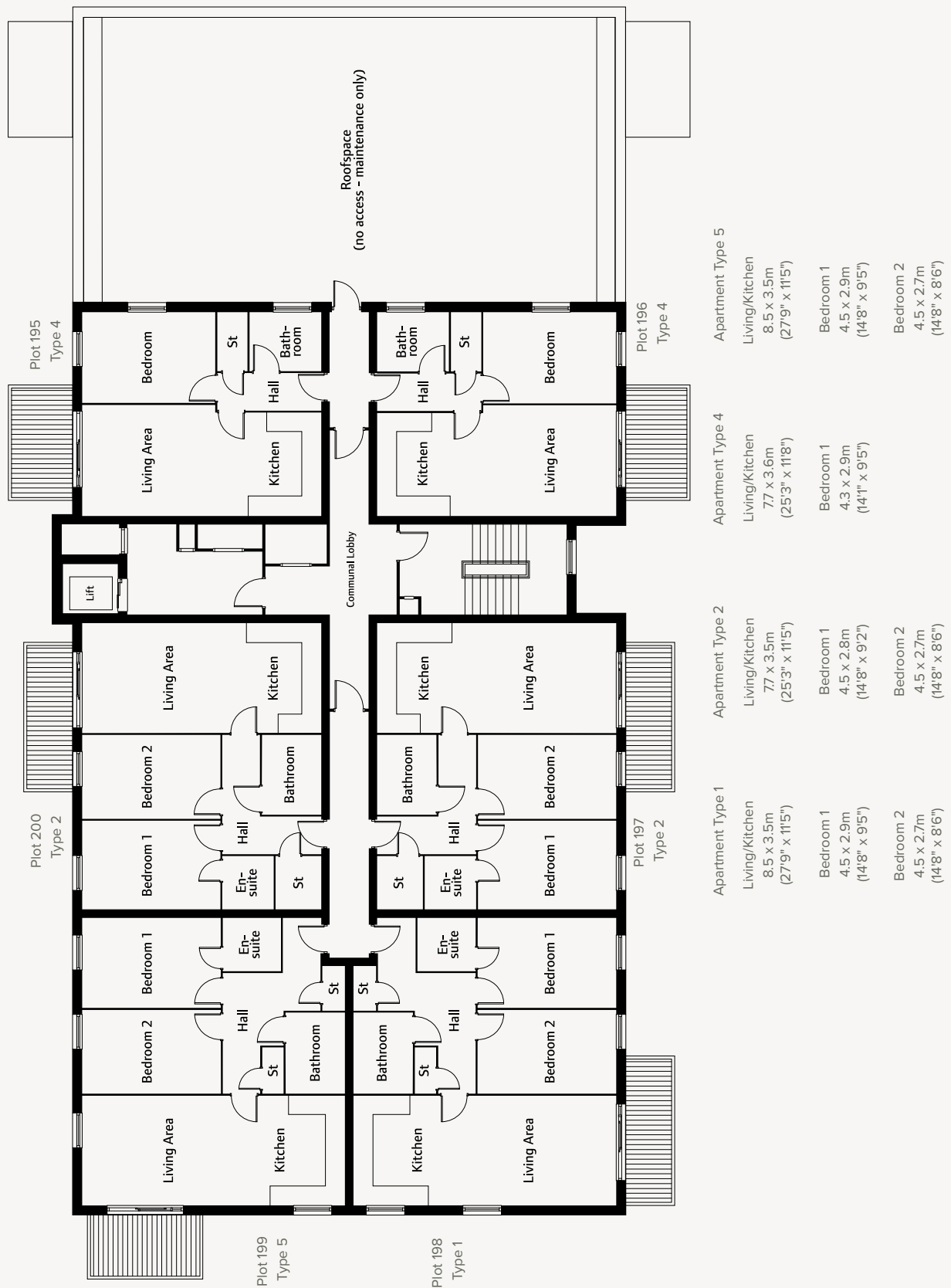
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Third floor



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Fourth floor

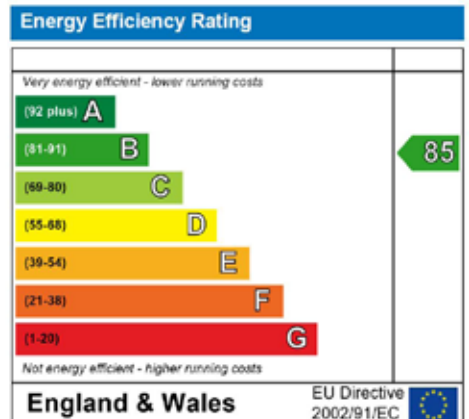


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CAVALIER HOUSE

Two bedroom apartments

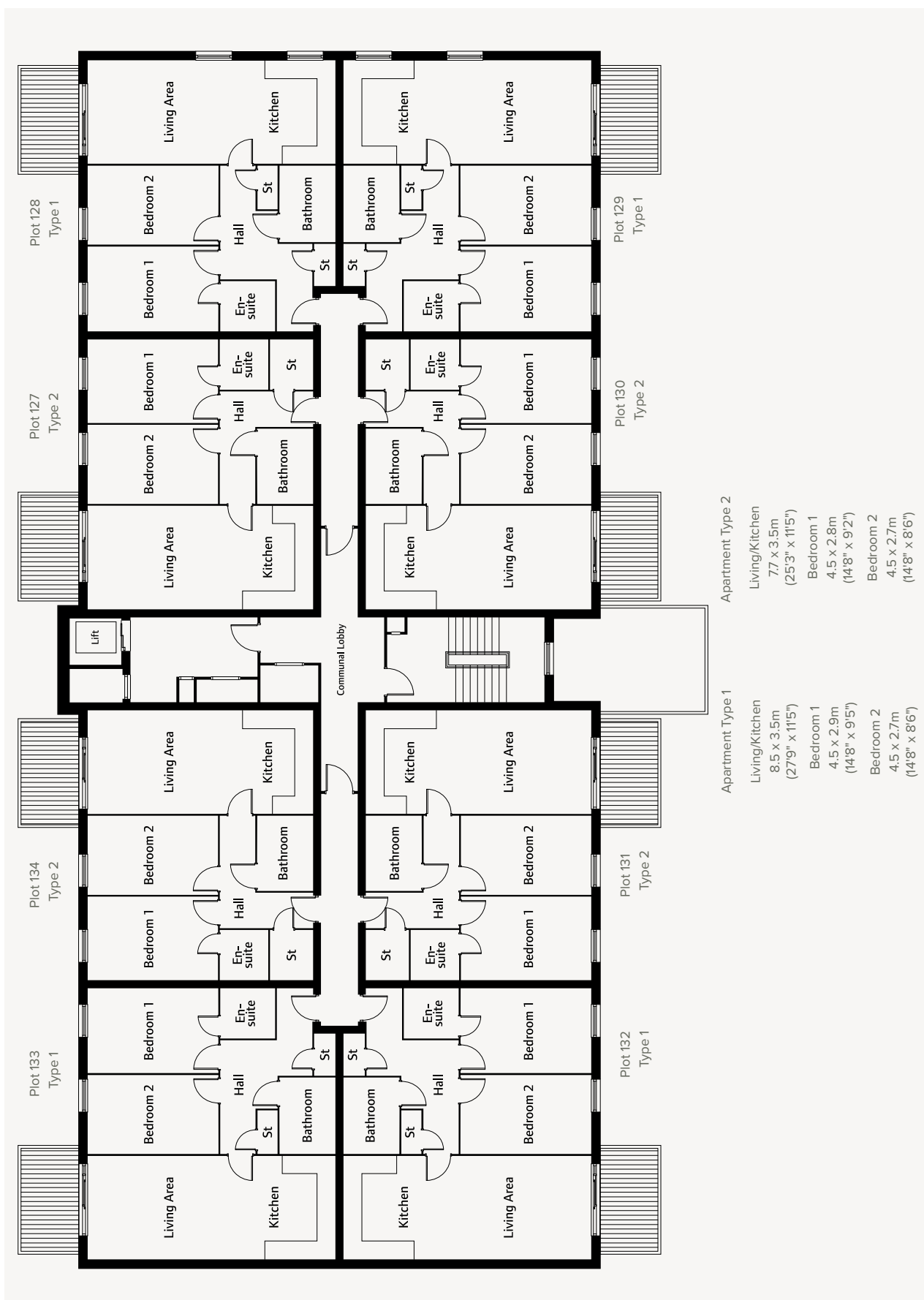


These stylish two-bedroom apartments feature a bright open plan living/kitchen/dining room with a balcony, two double bedrooms (bedroom one with an en suite), a good-sized bathroom and storage options.



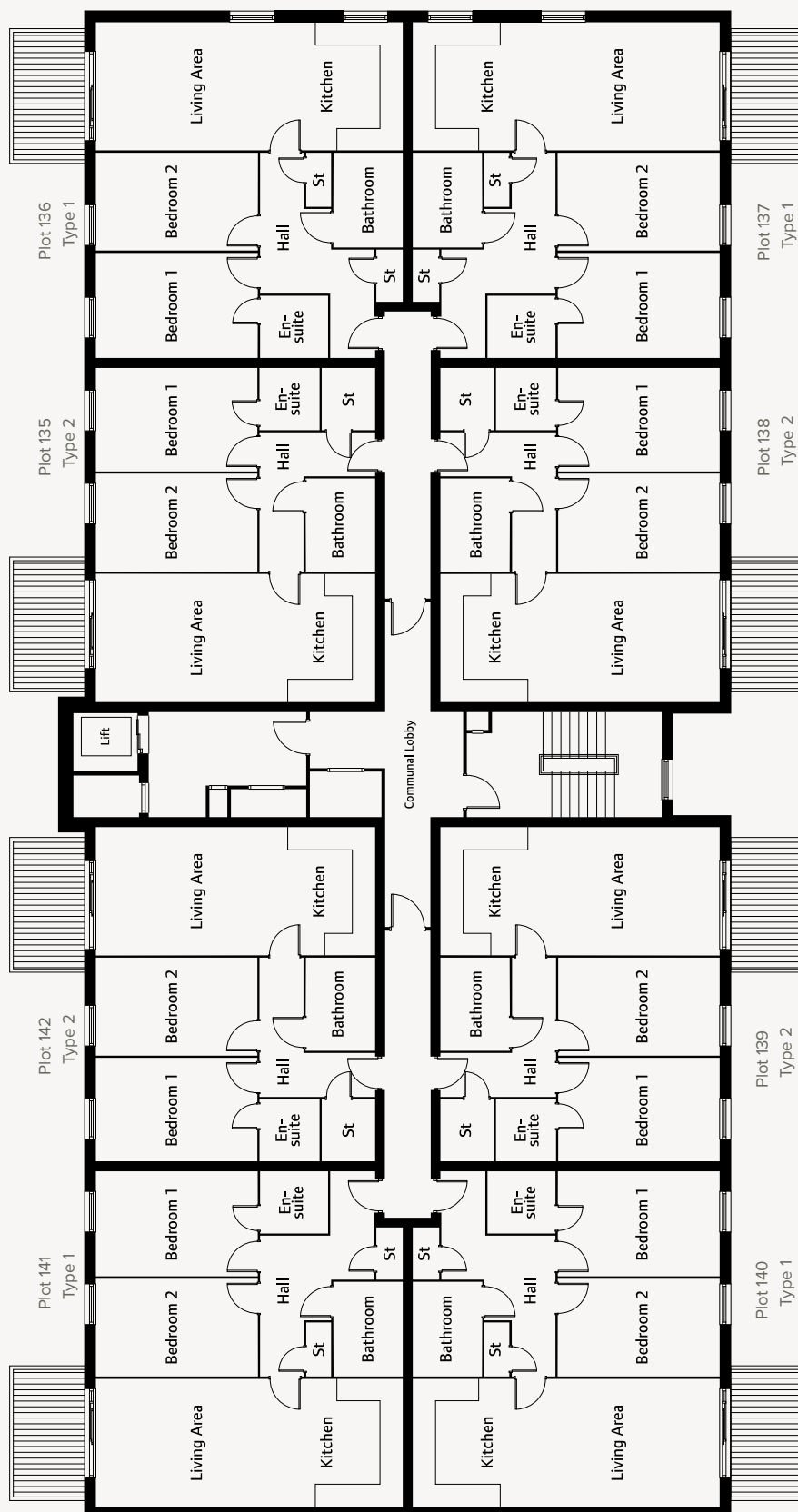
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Second floor



Apartment Type 2

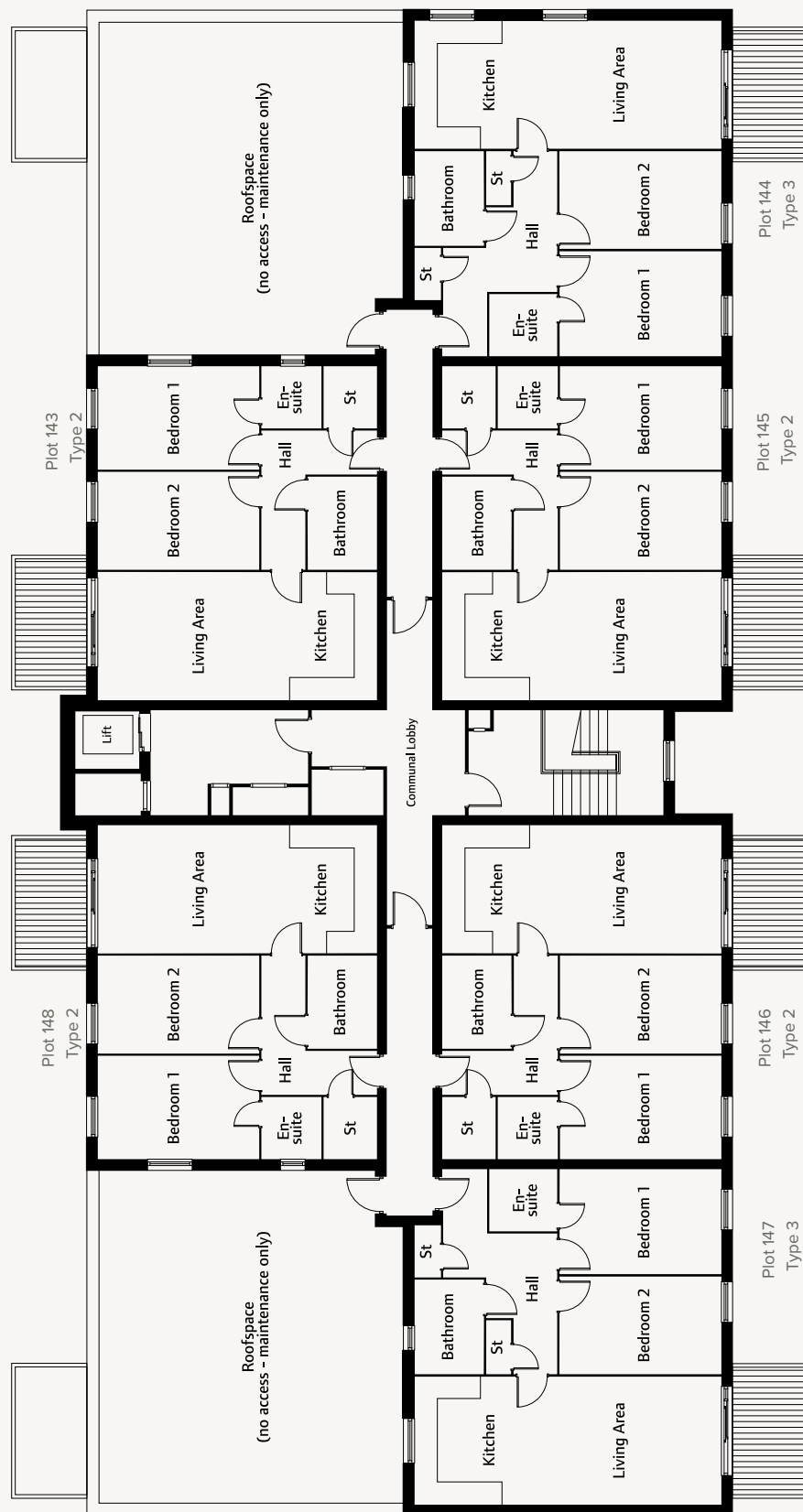
Living/Kitchen	7.7 x 3.5m (25'3" x 11'5")
Bedroom 1	4.5 x 2.8m (14'8" x 9'2")
Bedroom 2	4.5 x 2.7m (14'8" x 8'6")

Apartment Type 1

Living/Kitchen	8.5 x 3.5m (27'9" x 11'5")
Bedroom 1	4.5 x 2.9m (14'8" x 9'5")
Bedroom 2	4.5 x 2.7m (14'8" x 8'6")

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Third floor



Apartment Type 3

Living/Kitchen	8.5 x 3.5m
(27'9" x 11'5")	
Bedroom 1	4.5 x 2.9m
(14'8" x 9'5")	
Bedroom 2	4.5 x 2.7m
(14'8" x 8'6")	

Apartment Type 2

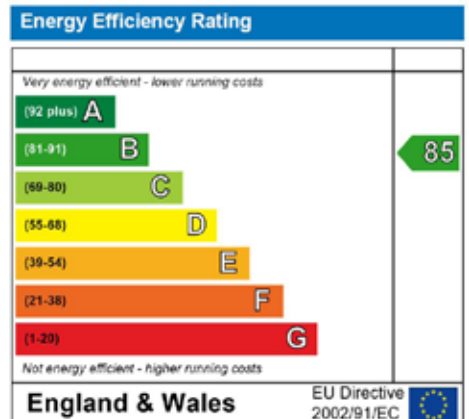
Living/Kitchen	7.7 x 3.5m
(25'3" x 11'5")	
Bedroom 1	4.5 x 2.8m
(14'8" x 9'2")	
Bedroom 2	4.5 x 2.7m
(14'8" x 8'6")	

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OCELOT HOUSE

Two bedroom apartments

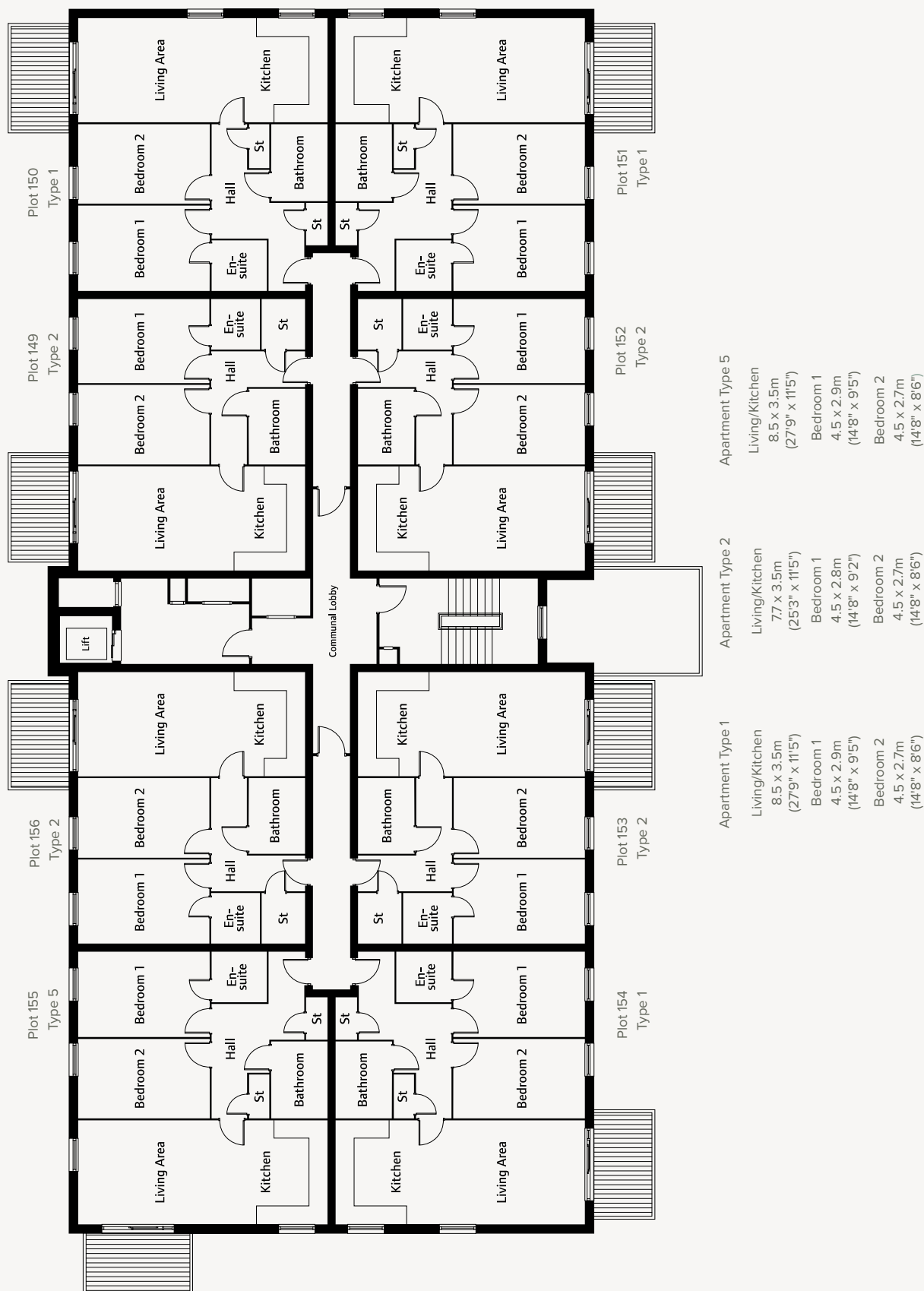


Ideal for the way we live today, these lovely two-bedroom apartments benefit from a bright open plan living/kitchen/dining room with a balcony, two double bedrooms - bedroom one featuring an en suite, a good-sized bathroom and storage options.



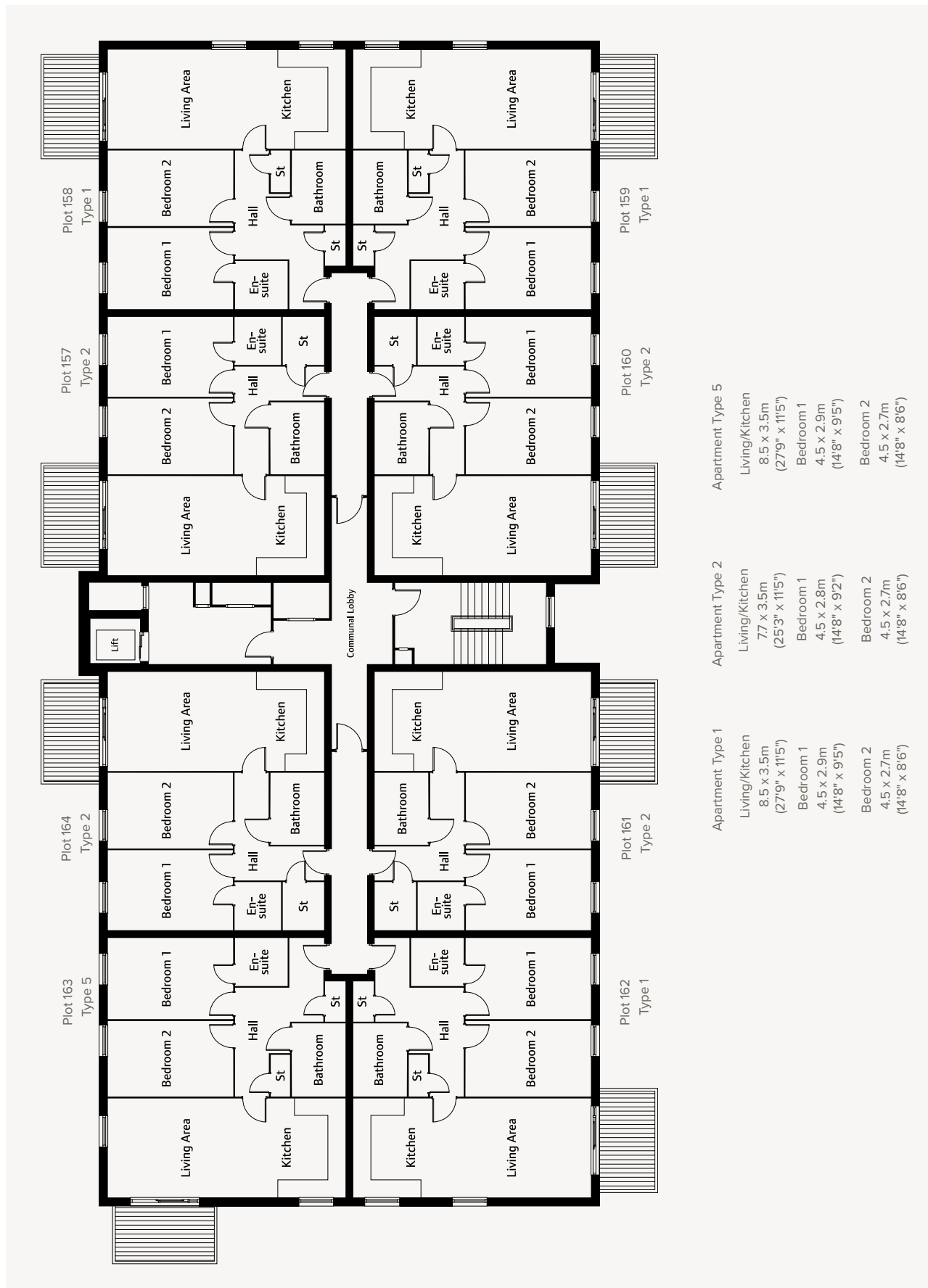
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First floor



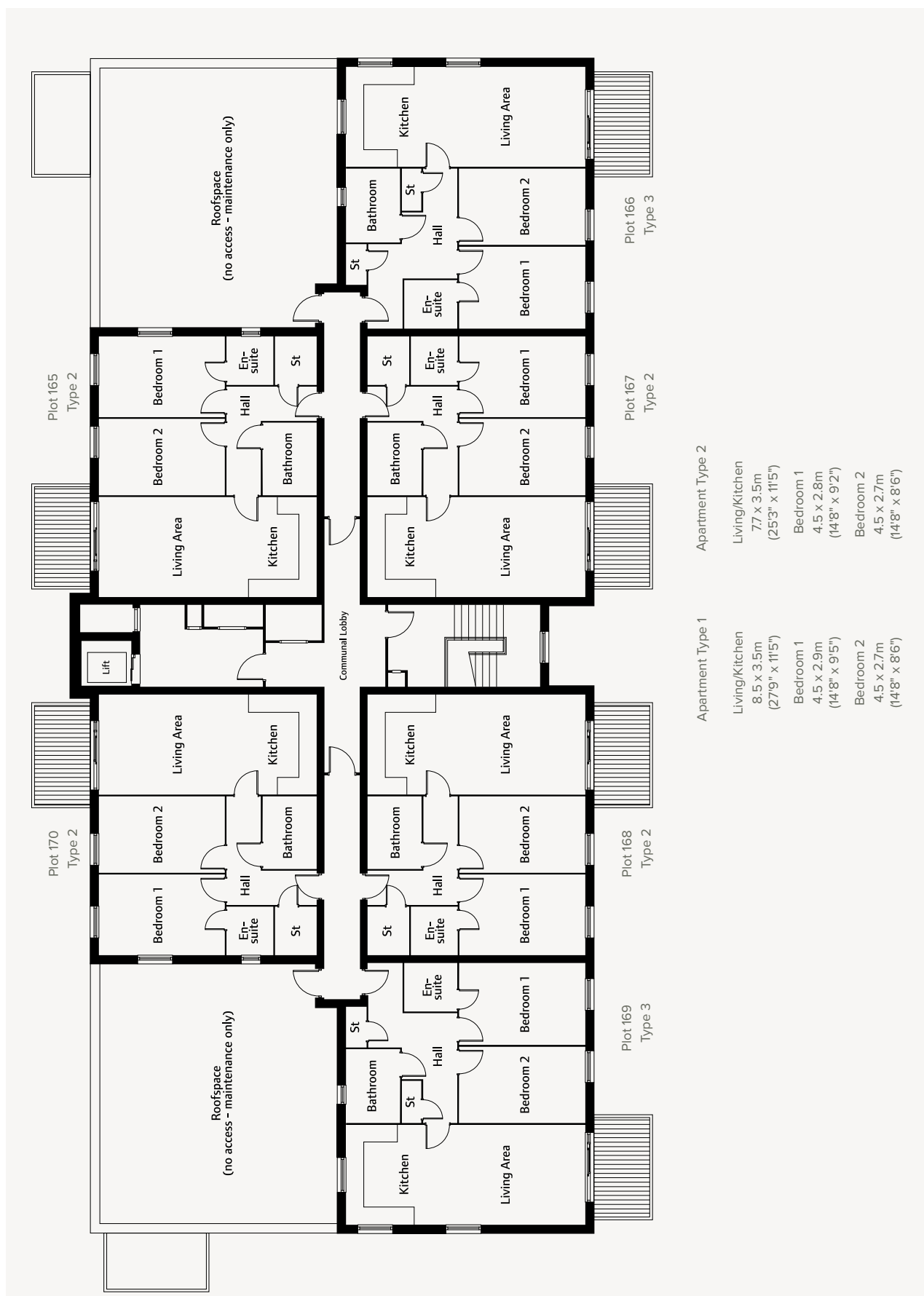
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Second floor



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Third floor



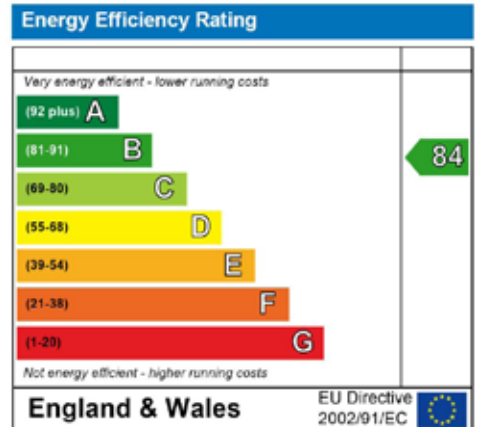
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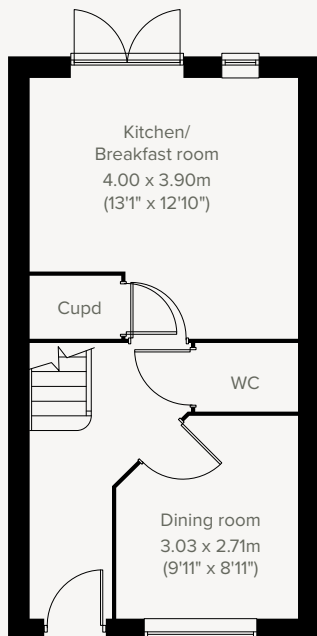
*The balconies depicted here are plot specific. Please ask our sales advisor for details.

GREYFRIARS

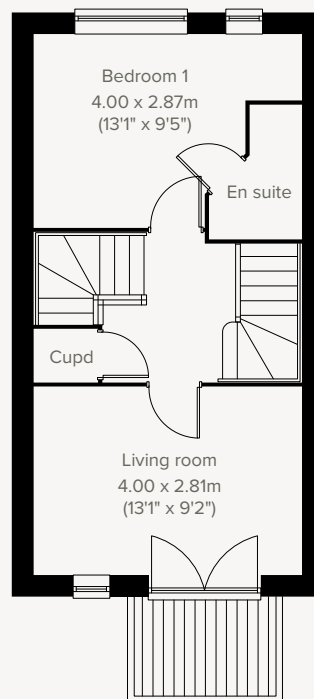
Three bedroom home



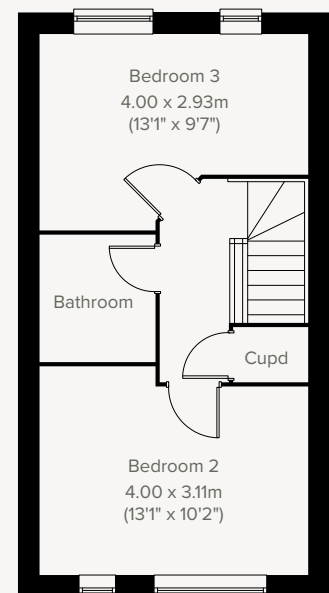
The Greyfriars is a three-bedroom family home boasting a spacious open plan kitchen/breakfast room and flexible dining/family room. The first-floor living room is bright and well-proportioned with a Juliet balcony. All three bedrooms are good-sized doubles, with bedroom one including an en suite. The large family bathroom, downstairs WC and two storage cupboards means this home is practical as it is stylish.



Ground floor



First floor



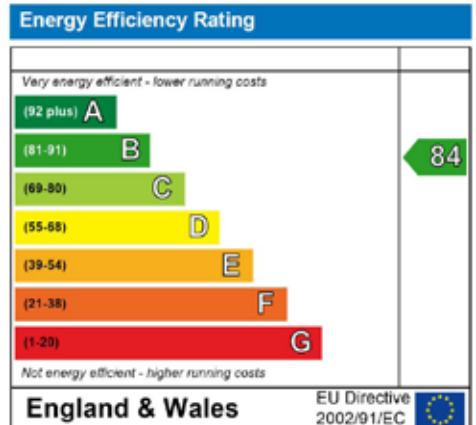
Second floor

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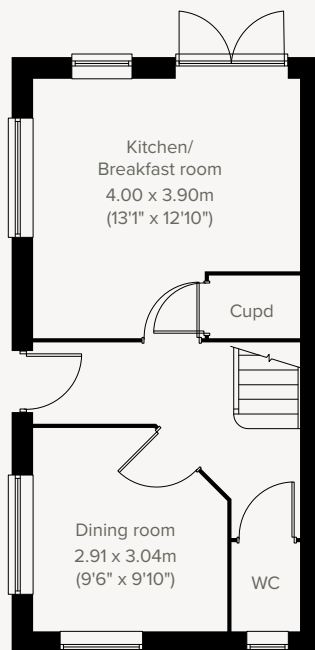


GREYFRIARS CORNER

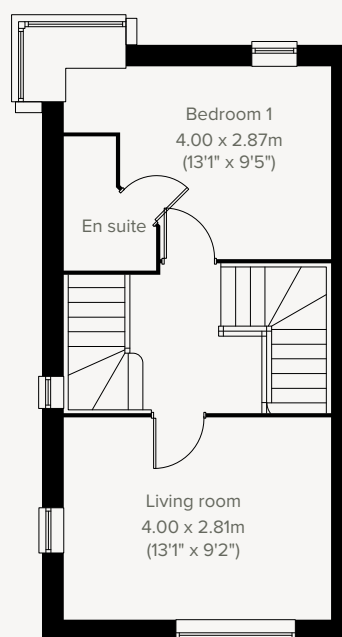
Three bedroom home



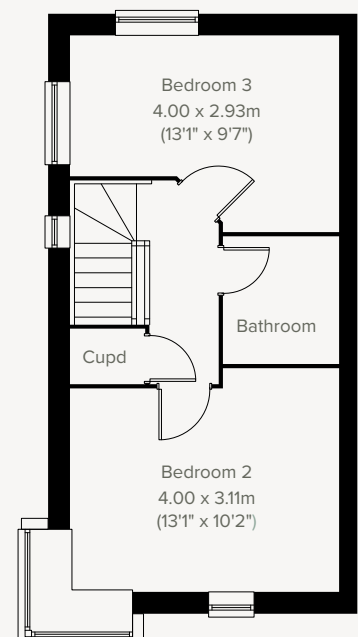
Enjoy the best of modern living in this popular home which benefits from a bright open plan kitchen/breakfast room with French doors leading into the garden and separate dining room, handy storage cupboard and WC. Upstairs The Greyfriars Corner features a front aspect living room and bedroom one, which has a unique corner window plus an en-suite. On the second floor you will find two further bedrooms and a good-sized family bathroom.



Ground floor



First floor



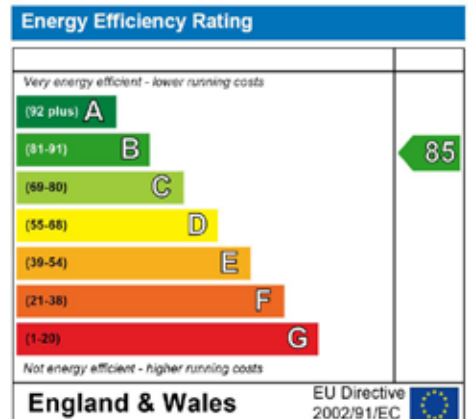
Second floor

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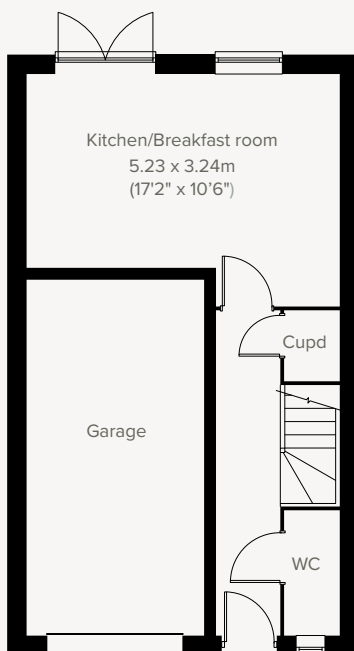


LONGFORD

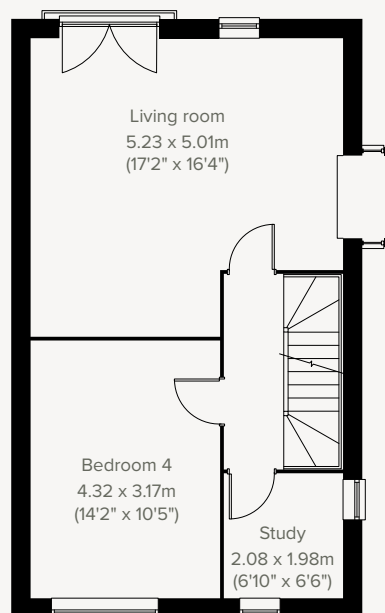
Four bedroom home



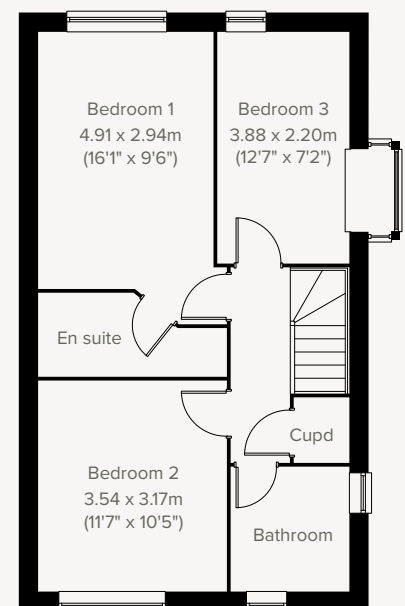
This modern three-storey home is ideal for family life. The Longford is a four-bedroom home featuring an open plan kitchen/breakfast room with French doors leading into the garden and integral garage. Upstairs the first floor features a separate bright living room with Juliet balcony and bay window, study and bedroom four. The second floor includes three good-sized bedrooms, bedroom one with an en suite and the family bathroom.



Ground floor



First floor



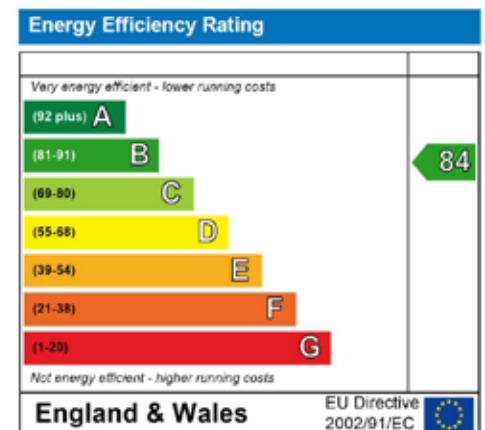
Second floor

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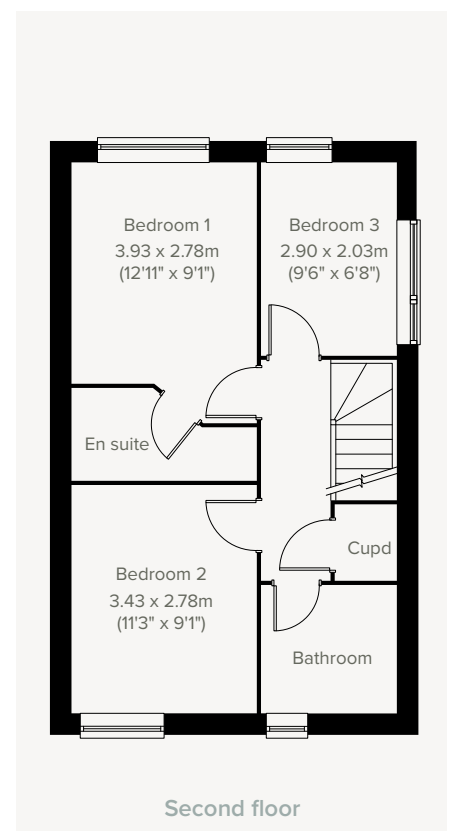
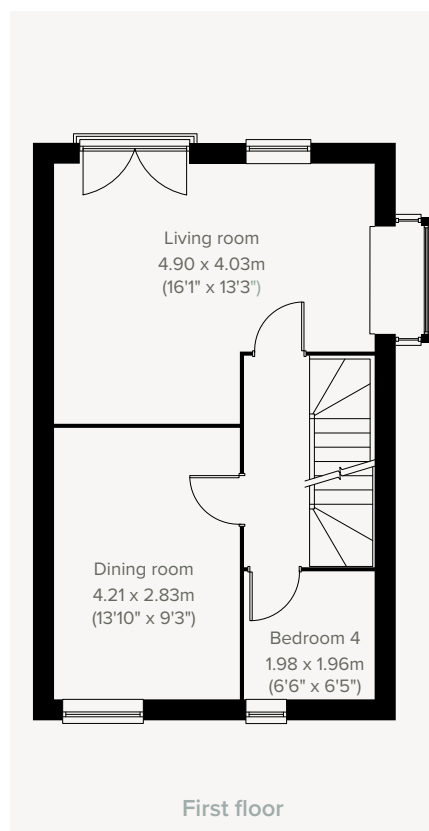
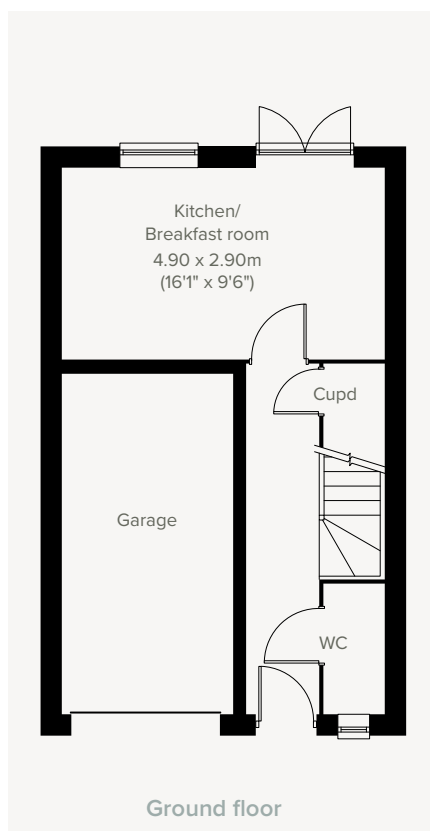


LYDFORD

Four bedroom home



The Lydford is an impressive three-storey townhouse with flexible living space to suit modern families. This four-bedroom family home has a practical ground floor including a spacious open plan kitchen/breakfast room, WC, storage cupboard and integral garage. The second floor features a bright living room with Juliet balcony, spacious dining room and bedroom four. The top floor is home to three bedrooms, with the master bedroom including an en suite, a family bathroom and storage cupboard.

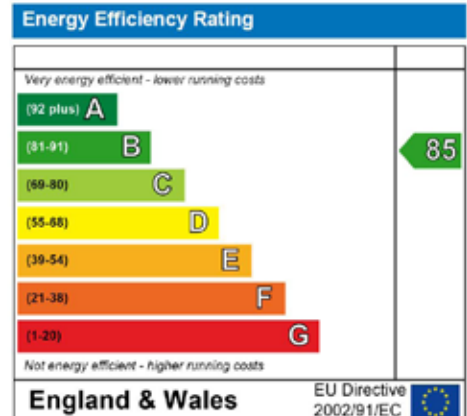


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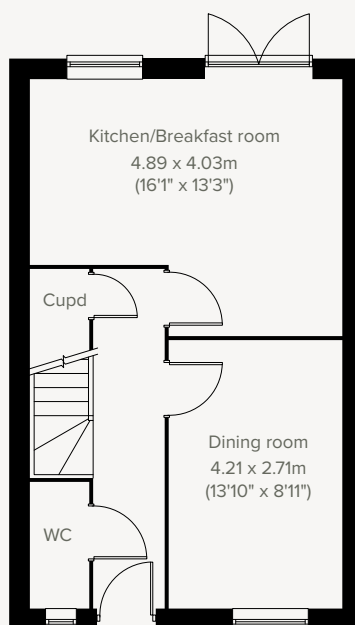


WOLVESEY

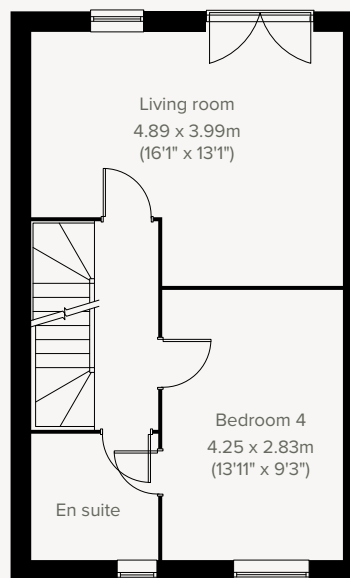
Four bedroom home



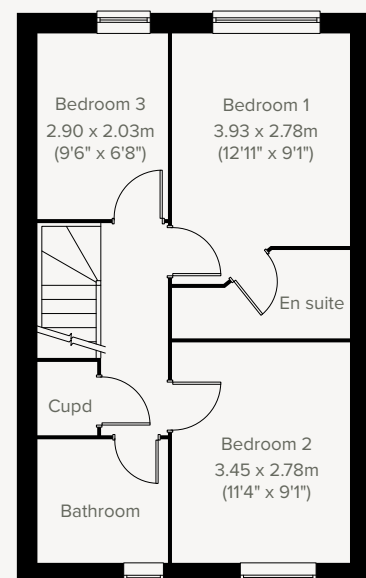
The Wolvesey is an impressive three-storey townhouse with flexible living space to suit modern families. This four-bedroom family home has a practical ground floor including a spacious open plan kitchen/breakfast room, WC, storage cupboard and dining/family room. The second floor consists of a bright living room with Juliet balcony, and bedroom four which features an en-suite. The top floor is home to three bedrooms, bedroom one with en-suite, a family bathroom and storage cupboard.



Ground floor



First floor



Second floor

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SPECIFICATIONS



External

Walls	Traditional cavity walls (Inner: timber frame or block Outer: Style suited to planned architecture)
Windows	Double glazed low E-glass windows in PVCu frames
Doors	GRP-skinned external doors with PVCu frames. Patio or French doors to garden or balcony (where applicable)
Doors	Door chime



Internal

Ceilings	Painted white
Lighting	Pendant or batten fittings with low-energy bulbs
Stairs	Staircase painted white
Walls	Painted in white emulsion
Doors	White pre-finished doors with chrome hinges
Heating	Gas-fired combi boiler with radiators in all main rooms (most with thermostatically-controlled valves)
Insulation	Insulated loft and hatch to meet current building regulations
Electrics	Individual circuit breakers to consumer unit and double electric sockets to all main rooms
General	TV point and phone point in living room



Kitchen

General	Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
General	Stainless steel bowl sink with mixer taps to kitchen only
General	Boiler housing
Appliances	Single electric oven and gas hob in stainless steel integrated cooker hood and stainless steel splashback
Appliances	Plumbing for washing machine
Appliances	Integrated fridge/freezer (Victory House only)
Lighting	White downlighters



Bathroom

Suites	White bathroom suites with chrome-finished fittings
General	Extractor fan to bathroom and en suite (where applicable)
Showers	Mira minimal thermostatic showers with chrome fitting - if there is no en suite shower will be fitted over bath with a glass screen and full height tiling around bath
Bathroom tiling	Half height tiling to sanitaryware walls
En suite tiling	Splashback to basin and full height to shower enclosure
General	En suite to bedroom one (plot dependant)



Security

Locks	Three-point locking to front and rear doors, locks to all windows (except escape windows)
Fire	Smoke detectors wired to the mains with battery backup, CO2 detector & fire doors
Doors	Audio/visual door entry (apartments only)
Lighting	External coach/security PIR light to front



Garage & Gardens

Parking	Allocated parking space/s
Gardens	Front garden landscaped and patio to rear garden (where applicable)
Fencing	1.8 metre fence to rear garden, plus gate



BUILT BY US, STYLED BY YOU

Our goal is to make your house feel like your home before you've even collected the keys. Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous **Finishing Touches** collection.

FINISHING TOUCHES

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out.

And rest assured, every upgrade and item available has been carefully chosen to complement the style and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.



Our Finishing Touches collection includes:

- ✓ Carpets
- ✓ Wardrobes
- ✓ Kitchen upgrades
- ✓ Bathroom upgrades
- ✓ Fixtures
- ✓ Appliances

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. And best of all, it can all be arranged from the comfort and convenience of one of our marketing suites.



The earlier you reserve, the greater the choice.

We'll always try and accommodate the Finishing Touches you want, however it's worth remembering that the earlier you reserve your home in the build stage, the more options you'll have available.

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the Sales Advisor on site.



#LOVEMYERSIMMONHOME

A new home is the perfect opportunity to showcase your unique style, creativity and personality at every turn which is why we love seeing how you transform your interior and exterior spaces. If you're thinking about redecorating but aren't sure where to start, head over to our Instagram page at [@persimmon_homes](#) for home décor ideas and colour inspiration.



SNAP. SHARE. WIN.

Upload your own photos with the hashtag **#lovemyersimmonhome** and you could be one of the three lucky winners we pick every month to receive a **£100 Next voucher**. We've included a few past winners on this page so you can check out the competition.

Good luck!

Visit our Instagram page for terms and conditions.





IT PAYS TO BUY NEW

✓ NO CHAINS

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

✓ NO SPACE GOES TO WASTE

Research shows that 17% of living space often goes unused in older properties. Modern homes are proven to use every inch of room as effectively as possible.

✓ LIVING IT UP IN STYLE

When you buy a new Persimmon home you can expect a brand spanking new fitted kitchen, bathroom suite, and in some cases an en suite and dressing room.

✓ LESS WORK, MORE FREEDOM

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.

✓ FLEXIBLE WAYS TO BUY

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange. You may also be eligible to use the Government's Help to Buy scheme.

✓ BETTER SAFE THAN SORRY

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

✓ LOWER ENERGY BILLS

New homes have to meet stringent energy-efficient standards, which means you'll spend less on your energy bills from day one. All our homes come with a cost-effective combi boiler, first-rate loft insulation and draught-free double glazed windows.

✓ FIRST-RATE, NOT SECOND-BEST

From your boiler and windows to your carpets and curtains, everything in your new home is new. This means you get to enjoy all the latest designs and tech, while also benefiting from the manufacturers' warranties that come with them. Win-win.

✓ LONG-TERM PEACE OF MIND

All our new homes come with a ten-year, insurance-backed warranty, as well as our very own two-year Persimmon warranty. In the unlikely event you ever need to make a claim, our Customer Care Team will be happy to provide all the help you need.

✓ THE CHOICE IS ALL YOURS

A new home offers you a blank canvas and a chance to showcase your own style and personality at every turn. So while our homes come with fitted kitchens and bathrooms, which you can fully customise them with our Finishing Touches (depending on the build stage).

Your home, better connected for a brighter future.

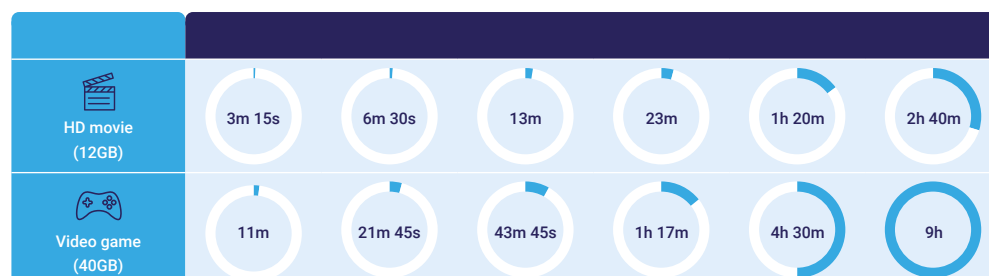
Great news! Colonial Wharf will benefit from access to ultrafast, full fibre-optic broadband.



Your home, better connected with FibreNest

- ▶ 100% full fibre-optic internet access installed directly into your new home
- ▶ You and your family can do more online at the same time, with less lag and hold-ups
- ▶ Enjoy lightning-fast speeds that won't be affected by the length of the line serving your property
- ▶ Full-fibre future-proofs your home, ensuring you'll always be able to access the latest in online services
- ▶ Stream 4k content, play online games and more on multiple devices all at the same time with less interruptions
- ▶ Work from home like you do in the office, thanks to our high-capacity, super reliable network
- ▶ Enjoy an exceptional level of customer support from our UK call centres

How our packages compare¹



To have your new home connected, register now at fibrenewest.com/connect
Questions? Just give our friendly team a call on **0333 234 2220**

Please see fibrenewest.com for up-to-date details on our packages and pricing.

500Mb

Ultrafast Broadband

Great for families with many devices, avid gamers and home workers.

Up to 500Mb download
Up to 50Mb upload

250Mb

Megafast Broadband

Stream 4k Ultra-HD content, play online games and more.

Up to 250Mb download
Up to 25Mb upload

125Mb

Superfast Broadband

Watch full HD TV whilst performing larger downloads.

Up to 125Mb download
Up to 10Mb upload

75Mb

Faster Broadband

Browse the web intensively, play online games and watch catch-up TV.

Up to 75Mb download
Up to 10Mb upload

20Mb

Standard Broadband

Browse, stream music and download larger files.

Up to 20Mb download
Up to 2Mb upload

10Mb

Budget Broadband

Suitable for basic general web browsing.

Up to 10Mb download
Up to 1Mb upload



¹Estimated download times are calculated at the maximum attainable speed and assumes that speed being available for the duration of the download. Speeds are delivered to your FibreNest Hub and may not be achieved when using a device that is incapable of communicating at that speed. Circular graphical illustrations represent proportional segments of time based on the longest and shortest download times displayed. ²FibreNest will not increase the price of your package during the minimum term of your contract unless required to by a change in law or regulatory obligations, for example, due to an increase in the rate of VAT. FibreNest does not plan automatic price increases to apply at the end of your minimum term; however, the basic price of our packages may vary over time and may take effect before you enter a subsequent minimum term with us.

Colonial Wharf

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