

A new riverside destination
featuring 1-4 bedroom homes



Rochester Riverside



Hyde
New Homes



COUNTRYSIDE
Places People Love





Rochester Riverside

Our vision for this landmark project is to bring an important and underutilised area to life. The ambition is more than providing new homes and creating new public spaces, it is to also integrate the development into the wider Rochester community and extend the life and vitality of the town centre back to the river's edge.



COUNTRYSIDE
Places People Love

Rochester Riverside

THE VISION



Maximising access to Rochester train station, with homes no further than 9 mins away



The harmony with natural Salt Marsh creeks flowing from the River Medway, gives this destination a distinctive character



The focus on public realm and interaction across the entire development will build a strong new community



Artist's impression of Phases 1, 2 & 3 at Rochester Riverside



Take in the impressive frontage that Rochester Riverside will create on the edge of the River Medway



EXPECTATION

A development built with passion and care for how it will enhance the local area. This is what you can expect from Rochester Riverside.

TIME

A vision being brought to life by people who care for building lasting communities and delivering a sustainable future. This is what Rochester Riverside will provide now and in the future.

EFFECT

The creation of a new destination and the delivery of quality homes will have a lasting impression on the area. The community will benefit in numerous ways with a new school, commercial space, shops and public art. A legacy starts by creating a place that people will love.

EXPECTATION

**10 ACRES OF
OPEN SPACE**

**2.5KM OF NEAR
CONTINUOUS RIVER
FRONTAGE**

**THREE SALT MARSH
CREEKS FLOWING FROM
THE RIVER MEDWAY,
GIVES A DISTINCTIVE
CHARACTER**

**ROCHESTER RIVERSIDE
WILL BE HOME TO A
BRAND NEW PRIMARY
SCHOOL, COMING
IN 2021**

Rochester Riverside

DARE TO DREAM

Rochester Riverside is a flagship regeneration project that will transform a previously unused space into a new waterside destination for Medway. The development will provide over 1,400 new homes, across four distinctive neighbourhoods, for the area. These new homes will be built to the very highest standards of placemaking and design. The diverse mix of housing types, along with hotel and retail space, will create a thriving mixed-use community as well as generate a wealth of new jobs.



Rochester High Street



Aerial view of Rochester Cathedral and Rochester Castle



Old ship to shore crane on the River Medway will remain on site



THE PAST
- on show -
FOREVER

A standing **MEMORY**

Rochester Riverside will open up an underused part of the Medway riverside for the very first time.

The history of the area is largely industrial, having accommodated a wide variety of large and small scale industrial, commercial and maritime activities since the beginning of the 19th century.

However, as the Medway area began its transition into the modern era this industry largely shut down, and the old Rochester gas works that dominated the site, with its three large gas holders and associated warehouses, was closed and cleared in 2005.

As a result of this industrial legacy, much of the site was made up of derelict and exposed riverside. But as part of the programme to clear the gas works, a new river walk and a number of creeks and salt marshes were established.

Rochester Riverside is building on these changes by making significant further improvements to the riverside, enhancing the appearance of the existing walkway.

TIME

**STUNNING VIEWS
UP AND DOWNSTREAM
AND INLAND TOWARDS
THE CASTLE AND
CATHEDRAL**

**A THRIVING COMMUNITY
WILL COME TO LIFE**

**NEVER FURTHER THAN
9MINS AWAY FROM
ROCHESTER TRAIN
STATION**

Rochester Riverside

IN THE SPIRIT *of community*



There will be 10 acres of open space, including parks, play areas and landscaping. This will be created in a way that preserves the natural character and ecological value of the existing salt marsh creeks and prepares for the future.

Alongside that, and to encourage a sense of community, Rochester Riverside will have its own nursery, primary school and commercial spaces. Finally, a landmark hotel will be included within Phase 1 of the development.



WHATEVER - the - WEATHER

Over 1,400 new homes, from detached riverfront houses to comfortable one-bed apartments, will revitalise the Medway Riverbank. All of the homes at Rochester Riverside are designed to make the most of the development's fantastic location.

Rochester Riverside has been developed on land that has a diverse history, from the Roman era to the modern day the site has been used for subsistence agriculture, communal pasturing and industry.

The development is bounded to the north and the east by the River Medway and punctuated by two main riverline features; Common Creek and Blue Boar Creek.

Rochester Riverside sits in an area where the tidal range and riverbank combine to form a unique saline environment, a salt marsh. These coastal wetlands are flooded and drained by salt water, salt marshes are on the decline due to ocean erosion and development encroachment, thus we feel obligated to protect what little is available and are privileged to have some right on our doorstep.

This environment attracts birdlife as well as small reptiles and crustaceans, many of which live beneath the surface, yet offer a welcome treat for the specialist birds able to find them. Residents will be able to watch this fascinating eco-system in action from their own homes.

Enjoy being **OUTDOORS**



Rochester Riverside

WITHIN
REACH
of London and more

Close to the historic centre of Rochester and never further than nine minutes walk away from Rochester railway station, the exciting and visionary lifestyle that Rochester Riverside offers you, gives you the best of both worlds.

On the doorstep of its outstanding brand new homes, the quaint and affable lifestyle of Rochester awaits, but going further afield needn't be a long haul as London can be reached in 38 mins by train. This really is your well-connected, vibrant modern community in a historic environment.*



BY RAIL

ROCHESTER ADJACENT TO ROCHESTER RIVERSIDE	EBBSFLEET INTERNATIONAL	STRATFORD INTERNATIONAL	ST PANCRAS INTERNATIONAL	LONDON VICTORIA
	17 MINS	30 MINS	38 MINS	52 MINS

BY ROAD

A2	M2	M20	M25
0.1 MILES	2.5 MILES	8.4 MILES	12.7 MILES

*Train times taken from nationalrail.co.uk. Distances taken from google.co.uk/maps

EFFECT

**GREAT DESIGN WITH
MODERN DAY LIVING
IN MIND**

**ENVIABLE
SPECIFICATION AS
STANDARD**

**10-YEAR NHBC
WARRANTY**

**WE CREATE PLACES
PEOPLE LOVE**

Rochester Riverside

WHERE
HOME
offers you more

We want to bring you happiness for years to come and so we match great design with careful development. Each home is unmistakably contemporary in style, and we work over each design until all the details are finished to deliver innovative, imaginative designs that you'll appreciate.

Carefully laid out to maximise sunlight with contemporary windows, varied designs and interesting finishes, each home is built

to high levels of sustainability and energy efficiency with unique details and flexible spaces.

From sparkling kitchens to spacious living areas and bathrooms of character each home enjoys excellent space and light and a superbly appointed finish. Traditionally built, using craftsmen with the best building materials, we take pride in our work and create places people love.



A typical house interior from Countryside

the HOUSES



Computer Generated Image

From inviting interiors to comfortable bedrooms each house at Rochester Riverside is designed for life the way you want to live. Open, bright, with an unmistakable specification and room for all, each home fuses looks with performance.



Computer Generated Image



Computer Generated Image



The timeless appeal of apartment living reaches new heights at Rochester Riverside. Thoughtful design and beautifully proportioned rooms make inspired living environments. Perfect for modern lifestyles, each home is a wonder of refinement.



the **APARTMENTS**



WE ALL NEED A LITTLE HELP TO BUY*



THE GOVERNMENT CREATED THE HELP TO BUY SCHEME TO SUPPORT PEOPLE BUYING THEIR OWN HOME.

Whether you are a first-time buyer or an existing homeowner looking for more space, this low deposit scheme can give you the extra help you need. Moving on or up the property ladder is now more affordable.

Help to Buy gives first-time buyers a helping hand to **STEP ON** the property ladder. Save just a 5% deposit, boost it with up to a 20% interest-free loan, and move in with a more affordable mortgage of just 75% of the value of your new home!

Help to Buy gives existing homeowners more opportunities to **STEP UP** the property ladder. Use your existing equity, keep the mortgage you can afford, boost your budget with up to a 20% interest-free loan and enjoy more space and the home of your dreams!

See table opposite for a typical example breakdown.

HOW IT WORKS ON A HOME COSTING

£299,995

You need just 5% for your deposit

£14,999

Government 20% equity loan (interest-free for the first five years)

£59,999

75% mortgage from commercial lender

£224,997

YOUR NEW HOME, 100% YOURS

£299,995



ALL YOU
NEED IS A 5%
DEPOSIT

NOT JUST
FOR FIRST-TIME
BUYERS

AVAILABLE ON
ALL PROPERTIES
UP TO
£600,000

UP TO 20%
INTEREST-FREE
FOR THE FIRST
5 YEARS

About COUNTRYSIDE



At Countryside, we believe that where we live matters. We're passionate about creating places people aspire to live, that deliver enduring value and where people feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. From award-winning architecture and beautifully crafted landscapes, to developments in unique settings across London, the Thames Gateway, and the south east, east and north west of England, our exacting standards and sustainable credentials combine to create places that will stand the test of time.

The character of the homes we build work in unison with the planning of environments and the unique detailing of the landscape, meaning our creative approach to place making creates places where people feel at home. They provide a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

WE BUILD PLACES PEOPLE LOVE.



COUNTRYSIDE
Places People Love

About HYDE



Hyde builds homes for people who aspire to own a quality home of their own, as well as for people who can't afford to access the housing market due to limited income. We provide homes and services to over 95,000 customers across London and the South East.

We have plans to complete 1,500 new homes per annum over the next five years and as a social business, we reinvest our profits to build more affordable homes. Our approach to both new build and large scale regeneration is innovative, flexible and commercially driven. But don't just take our word for it. Several of our large scale regeneration schemes, such as those in Bermondsey, Packington (Islington) and Stonebridge in Brent have been held up as exemplars of how regeneration should be done and transformed formerly troubled estates into thriving communities.

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. Innovative, award-winning design, outstanding sustainability features are desirable locations are our focus and make Hyde's new homes attractive to buyers and investors alike.



Hyde
New Homes

Commitment to our customers

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment 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 website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

Our customer service 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 home at Rochester Riverside carries our commitment to quality and improvement. All of our homes are built to National House-Building Council (NHBC) standards, the technical benchmark for all newly-built homes. The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards. To obtain a copy of the standards visit www.nhbc.co.uk. Each new home also carries the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion.

Each property is quality checked and commissioned by our dedicated customer service team before handover to its new owner.



www.consumercodeforhomebuilders.com
www.nhbc.co.uk

THE CUSTOMER SERVICE TEAM AT ROCHESTER RIVERSIDE IS COMMITTED TO PROVIDING YOU, OUR CUSTOMERS, WITH QUALITY HOMES





HOW TO FIND US

DIRECTIONS

From the M25. Exit the M25 at junction 2 and take the A2 signposted to Dover. Keep left and remain on the A2 instead of merging onto the M2. Continue on the A2 into Rochester, crossing the Medway Bridge onto the high street. Once across the bridge take the first left onto Gas House Road and then turn tight onto Cory's Road.

From Canterbury. Take the A2 heading towards Dartford. Take the first exit at the first roundabout onto the M2. Exit the M2 at junction 2. Then turn left at both the first and second roundabouts onto Sundridge Hill. Continue straight over the next roundabout and bear left immediately, remaining on Cuxton Road. At the end of the road turn right onto the High Street. Cross the Medway Bridge then take the first left onto Gas House Road and then turn right onto Cory's Road.

**ROCHESTER RIVERSIDE,
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R

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