

Daedalus Village

LEE-ON-THE-SOLENT

An exciting new community of 2, 3 and 4 bedroom
homes in a stunning position on the South Coast

A person is kitesurfing over the ocean at sunset. The person is silhouetted against the bright, orange and yellow sky, which is filled with scattered clouds. The person is holding onto a control bar connected to a kite line that extends upwards. The ocean below is dark blue with white-capped waves. The overall scene conveys a sense of adventure and freedom.

a breath of fresh air



DISCOVER A FEELING OF BELONGING

Daedalus Village is not just about building houses. We understand that we're delivering homes so that people can enjoy their lives and make memories. Homes where they'll love and laugh. Nurture children and watch them grow up. Because everyone deserves a great place to live.

Daedalus Village

LEE-ON-THE-SOLENT

This computer image shows the homes overlooking the open community space on the western edge of Manston Green

DAEDALUS VILLAGE HAS BEEN CAREFULLY DESIGNED TO CREATE A SAFE AND WELCOMING ENVIRONMENT FOR EVERYONE THAT LIVES HERE. OPEN SPACES, TREE-LINED AVENUES AND CHILDREN'S PLAY AREAS ARE BUILT INTO THE DESIGN TO PROMOTE AND FOSTER A SENSE OF COMMUNITY AND BELONGING.

As a key part of the larger regeneration of the former Naval Air Station, Daedalus Village has been conceived to create a new community on the western edge of Lee-on-the-Solent. The master plan envisages a new, exciting and vibrant environment encompassing a diverse community. Daedalus Village will provide the perfect base for anyone looking to take advantage of the easy travel links to Fareham, Portsmouth and Southampton, whilst still enjoying the best of the English South Coast.

LEE-ON-THE-SOLENT

Much of local life is understandably centred around the prize-winning beach with views across the Solent to the Isle of Wight. Sometimes it is even possible to see Queen Victoria's beloved Osborne House from the beach. Whilst the beach is used all year round by dog walkers, swimmers and runners, there's also plenty of opportunities for watersports, such as sailing, paddleboarding, kite and windsurfing .

With its location in the centre of England's South Coast, Lee-on-the-Solent typically benefits from a milder climate than the rest of the UK. The town also plays host to the Hovercraft Museum, which houses the world's largest collection of rare hovercraft. The compact shopping area located

on the High Street is well equipped with a choice of everyday shops including two butchers, two pharmacies and a greengrocer in addition to mini supermarkets. There's also a specialist craft shop, pet shop and book shop plus several cafes and boutique shops to browse through.



The Solent is famed throughout the world for its sailing and Lee-on-the-Solent boasts its own Sailing Club founded in 1908. Hamble, Gosport and Port Solent also offer sailing opportunities, whilst Ocean Village Marina in Southampton is only a short drive away.

Titchfield Haven National Nature Reserve is located just two miles away and encompasses 369 acres of the Meon Valley, where a variety of natural habitats are carefully managed, protecting wildlife.



Lee-on-the-Solent benefits from several traditional pubs such as The Old Ship, The Bun Penny and The Wyvern. In addition to the plethora of cafes scattered around, there are numerous local restaurants offering a range of cuisine from Italian, Indian, seafood and vegetarian dishes to the quintessentially British seaside fare of fish and chips.



For those seeking nightlife, venues abound with Gunwharf Quays – offering a cinema, restaurants, bars and an outlet shopping village. A greater variety of retail and culinary delights are also located in nearby Fareham and Whitely Village, where many of the well-known brands can be found in addition to all the major banks and building societies. Several superstores including Asda, Tesco and Sainsbury's can be found close-by in Fareham, while there is a Waitrose and a M&S Foodhall in Gosport.

The city of Portsmouth offers an array of retail, culinary and entertainment opportunities. There are shopping centres at Commercial Road and Cascades Shopping Centre as well as the popular designer outlet at Gunwharf Quays with the Emirates Spinnaker Tower offering spectacular views across the city.





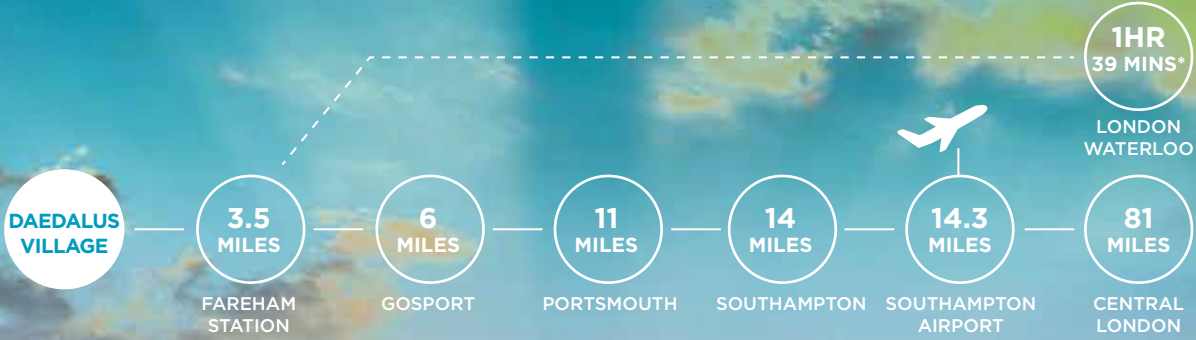
Education is well served in the area with Ofsted rated 'outstanding' infant and 'good' junior schools in Lee-on-the-Solent and Stubbington. 'Good' senior schools are also located close-by with Crofton Secondary School (11-16 yrs) in Stubbington and Bay House School and Sixth Form (11-18 yrs) situated adjacent to Stokes Bay. Independent schools are available locally including Meoncross School (2.5 – 16 yrs mixed), West Hill Park School (3-13 yrs mixed) and Boundary Oak day and boarding (2-16 yrs mixed). Fareham College and St Vincent Sixth Form College in Gosport both offer further education courses for those 16+. Indeed, all Automotive, Engineering and Manufacturing courses run by Fareham College are conducted at a new state-of-the-art facility CEMAST campus rated 'outstanding' on the Daedalus airfield in Lee-on-the-Solent.

Distances taken from Google Maps
*Taken from the National Rail timetable

PORTSMOUTH
11 miles via B3385 and M27
SOUTHAMPTON
14 miles via B3384 and M27
SOUTHAMPTON AIRPORT
14.3 miles via M27
LONDON
81 miles via A3

OUT OF TOWN, NOT OUT OF TOUCH

Daedalus Village is perfectly situated for those who love the sea and countryside, but don't want to miss out on a bit of retail action or nightlife. By car the new bypass links Lee-on-the-Solent with the A27, which provides a fast link to the M27 and easy access to Portsmouth, Southampton and London. The nearest train station is found in Fareham with regular services to London Waterloo, London Victoria (via Gatwick Airport), Brighton, Portsmouth Harbour and Southampton Central.



A THOUSAND POSSIBILITIES EVERYDAY

Living at Daedalus Village opens up a world of opportunities. Whether it's kite surfing on the beach, shopping at Gunwharf Quays, mountain biking along the coast or a quiet supper in the local. One thing is for sure - you'll never run out of new things to try.

06:40

Start the day with
'walkies' on the beach

08:30

Get the kids to school
and then head to work

*a breath
of fresh air*

17:15

A quick bit of retail therapy
in Gunwharf Quays before
heading home

18:50

A mid-week treat - out
with the family for supper

20:30

Time for a story
before lights out

Daedalus
Village

LEE-ON-THE-SOLENT

A BRAND NEW COMMUNITY

Daedalus Village forms part of a large regeneration project on the southern edge of Solent Airport. It consists of two distinct areas, Eastchurch Place and Manston Green. Together they will deliver 200 homes comprising one, two, three and four bedroom homes, 80 of which will be shared ownership, new community within Lee-on-the-Solent.

The development is a partnership between Wates Residential and Radian Homes. Wates are offering the two, three and four bedroom homes with Radian offering one and two bedroom apartments and houses under shared ownership.

ONE BEDROOM HOUSES

- THE ANSON*
- THE NIGHTJAR*

TWO BEDROOM HOUSES

- THE FIREFLY
- THE BALTIMORE*
- THE DAKOTA
- THE HUDSON*
- THE CANBERRA
- THE SEAFOX

THREE BEDROOM HOUSES

- THE LYSANDER
- THE MERLIN
- THE BUCCANEER

FOUR BEDROOM HOUSES

- THE DRAGONFLY
- THE BEAUFORT

APARTMENTS

- ONE + TWO BEDROOM*

*SHARED OWNERSHIP HOMES

MANSTON GREEN

SOLENT AIRPORT



EASTCHURCH PLACE



- 1

MANSTON GREEN
- 2

EASTCHURCH PLACE
- 3

Daedalus Drive
- 4

Marine Parade West
- 5

Marine Parade East
- 6

The Hovercraft Museum
- 7

Solent Airport
- 8

Health Centre
- 9

Alver Valley Country Park
- 10

High Street
- 11

Lee-on-the-Solent Infant + Junior School
- 12

Tennis Club
- 13

CEMAST
- 14

St Faith's Church



AT HOME WITH HISTORY



Daedalus Village is built on part of the old HMS Daedalus, a Royal Naval Air Station since July 1917, when it opened as a seaplane training school. The airfield played an important part in World War II, training pilots, defending Southampton and Portsmouth and operating planes in the Dunkirk evacuation, the Battle of Britain, D-Day and other air operations. Following the end of the war, HMS Daedalus continued to play an important military role, but by the 1980s the Station had lost its operation status as commitments were relocated elsewhere. It eventually closed as a naval establishment in 1996, whereafter it fell into disrepair.

Daedalus Village is part of a larger regeneration project for the western edge of the airfield. It is being delivered in two areas, Eastchurch Place and Manston Green, with both areas within walking distance of Lee-on-the-Solent high street and seafront. Together they will deliver 200 one, two, three and four bedroom homes.



Civilians at an open day in 1930



The Fifth Sea Lord inspecting the Guard of Honour at HMS Daedalus - December 1944



The airfield operated many different types of aircraft during and after World War II, including the classic FG1 Phantom

Naval gunfire spotters at HMS Daedalus being briefed on targets for missions over Normandy in 1944

A CAREFULLY DESIGNED AND WELCOMING NEW ENVIRONMENT

The mix of two, three and four bedroom homes are blended to provide visual diversity and interesting street views. In recognition of the area's deep-rooted history, the former naval building's character will be preserved and enhanced with feature brickwork and textured brick patterns to complement the existing local vernacular style.



Seafox and Dakota homes at Eastchurch Place

Both Manston Green and Eastchurch Place are designed around open spaces and tree-lined avenues. There is a generous allocation of resident and visitor car parking spaces.



The Beaufort four bedroom home



Dakota and Canberra terraced homes at Manston Green



Lysander and Dragonfly house types at Manston Green

A warm, intimate photograph of a woman with long, curly brown hair and a young child with short brown hair, both smiling and petting a ginger cat on a light-colored wooden floor. The woman is wearing a white long-sleeved top, and the child is wearing a red and blue plaid shirt and brown cargo pants. The scene is brightly lit, suggesting a sunny day indoors.

A PLACE THAT YOU'LL LOVE TO COME HOME TO

The homes are designed to deliver family orientated living. Accommodation is arranged over two floors, with separate living rooms and flexible, open plan kitchen/breakfast areas to many of the homes. They all benefit from attractive Amtico wood-effect flooring to areas of the ground floor. The external style has been designed to reflect the local vernacular. Inside all of the homes are equipped with a modern, fully fitted kitchen by Moores with a range of quality Bosch and Zanussi appliances. The stylish bathrooms feature Porcelanosa wall tiles and Amtico flooring with most homes also offering the addition of an en suite shower room to the master bedroom.

Each house also has its own garden complete with patio area, perfect to take advantage of those lovely, long summer evenings. Parking has, as always been a primary consideration during the design process with a mix of off-road parking and garages as well as allocated road-side spaces for residents – and of course not forgetting a generous allowance for visitor parking, so there's always plenty of spaces available for guests.



Backed by
HM Government

A HOME OF YOUR OWN- WITH A LITTLE HELP

GETTING ONTO THE PROPERTY LADDER HAS NEVER BEEN MORE DIFFICULT. BUT THE GOVERNMENT'S HELP TO BUY SCHEME IS HERE TO HELP.

With Help to Buy, you can buy your own home with just a 5% deposit and a 75% mortgage. The Government lends you up to 20% of the cost of your newly-built home, so you'll need a 75% mortgage to make up the remainder of the purchase price. The Help to Buy Equity Loan is interest-free for 5 years and can be repaid at any time or on the sale of the home.

The 20% equity loan is interest free for 5 years and in year 6 a fee of 1.75% of the loan is charged, paid monthly by direct debit. The fee increases annually by the Retail Price Index (RPI) + 1%. The loan can be repaid at any time at an amount equal to 20% of the market value, whether the property value has increased or decreased. Partial repayments are allowable at a minimum amount of 10% of the market value at the time of repayment. The loan must be repaid on the sale of the property or after 25 years, whichever comes first.

For more information talk to us or visit www.help2obuy.gov.uk

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT
KEEP UP REPAYMENTS ON YOUR MORTGAGE.**
A set fee may be payable upon completion of the mortgage
when you buy through the Help to Buy: Equity Loan scheme.

HOW IT WORKS

If you purchase a home for	£350,000
You must put down a deposit of 5%	£17,500
Help to Buy Equity Loan will contribute 20%	£70,000
You will need a mortgage for 75%	£262,500

EVERYBODY DESERVES A GREAT PLACE TO LIVE

Wates Residential is part of the Wates Group, one of the UK's most successful construction, property services and development companies. Established in 1897, we are also one of the UK's most highly respected family businesses.

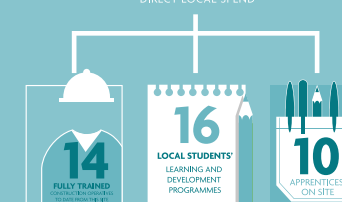
We do what we say we're going to do. Because we care. Of course, our technical expertise and years of experience allows us to deliver high-quality homes for our customers. But we do it with a rare passion. No compromise. No corners cut. We expect and deliver only the best. Because we believe that everyone deserves a great place to live.

At Lee-on-the-Solent, Wates Residential and Homes England have joined forces to create 200 new homes built at the historic location of the former HMS Daedalus. The 200 properties will consist of 120 private homes and 80 homes available through shared ownership for local people. Wates is directly investing £25m into regenerating the site.

WATES RESIDENTIAL IS INVESTING
IN THE LEE ON THE SOLENT COMMUNITY

£1,450,000

DIRECT LOCAL SPEND



Wates Residential are registered with the The Consumer Code for Home Builders and all homes are covered by the NHBC's Buildmark Cover.

The Consumer Code was developed by the home-building industry to make the home buying process fairer and more transparent for purchasers. The Code is designed to help you understand what levels of service to expect from your Home Builder, feel fully informed about your purchase and know your consumer rights before and after you move in.

Buildmark Cover provides insurance protection for purchasers during the buying process and, in the event of problems with the construction or land, for up to 10 years after moving.

For more details visit: consumercode.co.uk and nhbc.co.uk



BROCHURE

These particulars are provided as a general guide of what is being offered subject to contract and availability. These particulars are not intended, nor do they contain, any representation of fact upon which any interested party is entitled or should rely. Consequently this information should be treated as a general guidance and cannot be relied upon as accurately describing any of the Specified Matters described in any Order made under the Consumer Protection from Unfair Trading Act 2008 (CPR), the Business Protection from Misleading Marketing Regulations 2008 (BPR). All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

The information provided is intended for illustration purposes only and could change, for example, in response to market demands or ground conditions. No person in the employment of our selling agent and representatives has any authority to make any representations or warranty whatsoever in relation to the property.

023 925 54809
DAEDALUSVILLAGE.CO.UK

SALES AND MARKETING SUITE
Daedalus Drive, Lee-on-the-Solent
Open 10.00am - 5.00pm, seven days a week

PROPERTY DETAILS

