



RIVERSIDE PARK
ASHFORD

*Riverside Park Ashford brings
contemporary, connected
living to a major growth
area with a vibrant lifestyle
development of
246 apartments
and 26 townhouses,
surrounded by beautiful
green, open spaces.*

R



A new *destination*

Located just 38 minutes from London St Pancras International and less than two hours from Paris and Brussels, Ashford is a fast-growing destination primed for further growth. Part of a multi-million pound masterplan, new homes and jobs are bringing new life to the area.

This contemporary residential address will complement the ambitious transformation here. Five stunning apartment buildings and 26 townhouses will set standards for modern living, built around a central courtyard and public realm. Calm, tranquil, yet right in the centre, welcome to Riverside Park, a most exciting investment opportunity.

Riverside Park will make an important contribution to the region's quality housing. As the first development built to meet the needs of a growing population, it will appeal to a diverse cross-section of families and couples, in a location designed to suit City commuters, locals and international travellers alike.



Introducing Ashford

Ashford is a designated key expansion area in the South East of England, with over £600 million of capital investment so far – and over £250 million of infrastructure investment planned in the next five years.

An inviting blend of local charm and exceptional connectivity, there's easy access to London, the Eurotunnel & Eurostar train services and European ferry ports, and connections to all major road and airport networks. A superfast train service links Stratford International in East London to Ashford in just 30 minutes.





Computer generated image of Riverside Park. This aerial image was produced in 2017, since then a number of developments that were under construction at the time are now complete.



Parks and *green spaces*

Riverside Park is positioned to take full advantage of its neighbourhood. In a unique setting by the Great Stour river, a dedicated footbridge connects occupiers to beautiful Victoria Park and Watercress Fields with acres of green, open space as a backdrop.

You're part of the park as soon as you step outside the front door. A perfect place for health and wellbeing, there's space to go for a run, walk the dog, take the family and enjoy the downtime.



ABERCROMBIE & FITCH
 ALLSAINTS
 BARBOUR
 BEN SHERMAN
 BOSE
 BOSS MENSWEAR
 CHAPELLE JEWELLERY
 CHRISTY
 CK JEANS
 DIESEL
 FIORELLI
 FOSSIL
 FRED PERRY
 GUESS
 JACK WILLS
 JAEGER
 KURT GEIGER
 LACOSTE
 LEVI'S
 LINKS OF LONDON
 MOLTON BROWN
 MOSS BROS
 NIKE
 OSPREY LONDON
 POLO RALPH LAUREN
 RADLEY
 TED BAKER
 TIMBERLAND
 T.M. LEWIN
 TOMMY HILFIGER
 SKECHERS

120

More than 120 boutiques,
including iconic fashion brands
and high street favourites



Designer shopping

McArthurGlen Ashford Designer Outlet brings in 3.5 million local, regional and European shoppers every year. A seven day-a-week destination for global luxury brands Armani, Polo Ralph Lauren, Calvin Klein, Tommy Hilfiger and UGG.

Ashford's Park Mall and the 440,000 sq ft County Square are just a 10 minute walk from Riverside Park and feature some of the UK's most well known and trusted high street brands. With a John Lewis at Home Store, and London within easy reach, shoppers are spoilt for choice.

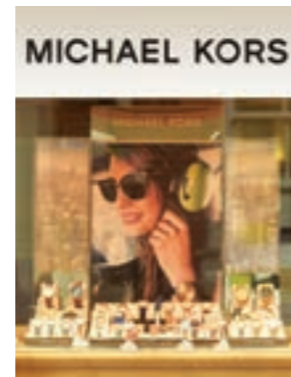


The future of luxury

A £90 million, 100,000 sq ft expansion at McArthurGlen Ashford Designer Outlet, completed in 2019, has added 40 exciting new stores including Armani, Karl Lagerfeld and Cath Kidston, to showcase even more of the best names in luxury, premium and designer fashion. Six new restaurants and cafés offering a variety of cuisines from Japanese to Lebanese, have also joined as part of the extension, further enhancing the experience for shoppers.

The newly expanded outlet has created 500 new jobs and is predicted to attract several million more visitors a year, with international visitors coming from Japan, USA, France and many more countries.





State of the art

Ashford has everything in place for life now – and there's a prosperous future. Connect 38, the first phase of Ashford's new commercial quarter, completed in 2018, has created 80,000 sqft of office space and attracted major companies including premium flooring specialists, Tarkett. A further 510,000 sqft is planned. Elwick Place, which opened to the public at the end of 2018, is changing the horizon even further, with a new six-screen cinema, 58-bed Travelodge Hotel, eight new restaurants and cafés and art spaces. Ashford International College – a new state of the art campus, opened its doors to students in September 2017.

COMMERCIAL

- 1 Commercial Quarter
- 2 The Panorama
- 3 Elwick Place

SHOPPING

- 4 Ashford Designer Outlet
- 5 County Square Shopping Centre
- 6 Park Mall Shopping Centre

SUPERMARKETS

- 7 Asda
- 8 Waitrose
- 9 Sainsbury's
- 10 Marks & Spencer Food
- 11 Tesco Express

EDUCATION

- 12 Ashford College
- 13 Ashford College Art, Design & Music Technology Campus
- 14 Goldwyn College
- 15 Ashford Oaks Primary School
- 16 Ashford School
- 17 Highworth Grammar School





Capital connections



AIRPORTS

Stanstead Airport
1 hour 26 minutes – by car

Heathrow Airport
1 hour 18 minutes – by car

London City Airport
1 hour 16 minutes – by car

Gatwick Airport
1 hour – by car

London Ashford Airport
24 minutes – by car



RIVERSIDE PARK



LONDON

Central London
1 hour 34 minutes – by car

Paddington
1 hour 8 minutes – by train

Waterloo
1 hour 2 minutes – by train

Charing Cross
59 minutes – by train

Victoria
59 minutes – by train

St Pancras International
38 minutes – by train

Stratford International
Quarter
30 minutes – by train



RIVERSIDE PARK



CHANNEL CROSSING TERMINALS

Dover
33 minutes – by car

Folkestone
24 minutes – by car



RIVERSIDE PARK



BEACHES

Brighton
62 miles

Hastings
24.5 miles

Whitstable
20.9 miles

Camber Sands
20.9 miles

Dungeness Beach
20.2 miles

Folkestone
15.4 miles



RIVERSIDE PARK



Bruges



Brussels



Amsterdam

Direct to *Paris & beyond*



BRUGES

3 hours 26 minutes



PARIS

1 hour 50 minutes



BRUSSELS

1 hour 38 minutes



AMSTERDAM

3 hours 50 minutes

Ashford is the only UK destination outside of London that offers unique access to Europe by train via Eurostar. From here, it's less than two hours to Europe – and beyond – with direct routes to Lille, Brussels, Paris and Marseille, plus the new Amsterdam route which launched in 2017.

Car drivers can use the Eurotunnel, and international ports offer ferry services at nearby Dover and Folkestone.



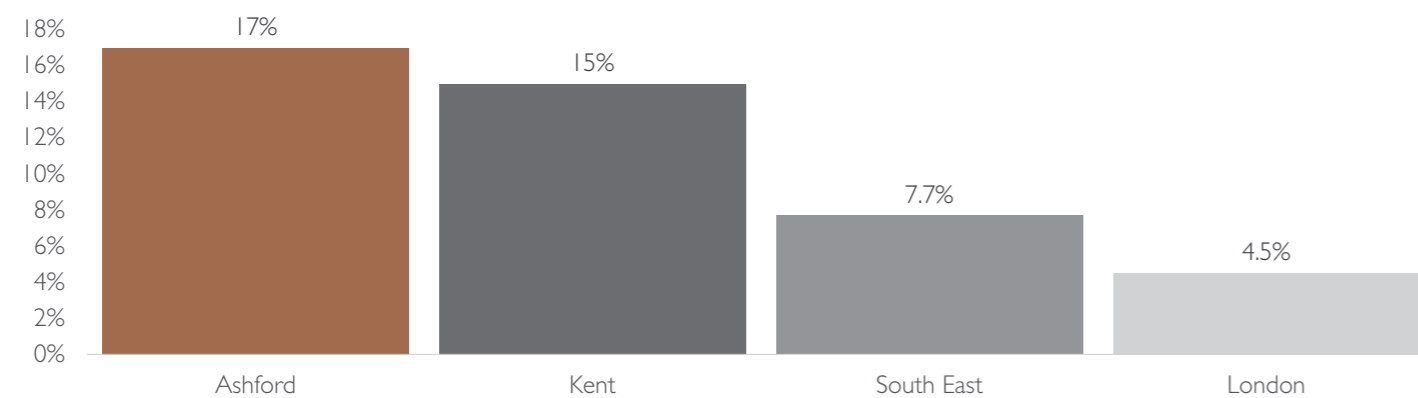
Paris

Ashford key facts

PROPERTY PRICES

The last four years has seen an upswing in growth in Ashford as its percentage surpasses Kent, London and the South East, indicating the spill over of London residents keen to move out of the capital into more affordable residential homes.

PROPERTY PRICE INCREASE – PAST 4 YEARS



Source: Land Registry

MAJOR INVESTMENTS 10 MINUTE WALK FROM RIVERSIDE PARK

590,000 sq ft

of new office space



The new Commercial Quarter will create up to 4,000 new jobs, and a further 590,000 sq ft of new office space (first phase completed in 2018)

£75 million

investment in leisure and retail



Elwick Place includes a new Picturehouse six-screen cinema, a 58-bedroom hotel, restaurants and cafés, car parking and a new public square (completed in 2018)

EDUCATION

£45 million

investment in 5 new schools (by 2022)



- £26m Ashford International College campus for 900 students (shown above). Completed in September 2017
- Five new schools planned to open by 2022
- University of Kent, located 16 miles away, is ranked 17th in the UK for research intensity and has over 20,000 students (Source: Times Higher Education)

NEWTOWN WORKS

£250 million

Film studio-led development



- Ashford International Studios launch in 2020
- 240,000 sq ft of production space
- 120-room hotel, 68 serviced apartments, creative industries conference centre, 10,000 sq ft gym, restaurants, and leisure space.

DESIGNER OUTLET EXPANSION

40 new stores

including Hugo Boss and Ralph Lauren



- 500 new jobs
- 3.5 million visitors per year, fast becoming an international destination
- Extension completed 2019

POPULATION

141,000 people

by 2021



Ashford Borough Council has predicted Ashford's current population of 118,000 inhabitants will reach 141,000 by 2021



Computer generated image of Elwick Place.

Space to enjoy

Predicted to be one of the fastest growing town centres in the South East, four major developments will place Ashford at the forefront of leisure, business and job creation opportunities.

For business, Commercial Quarter will create a total of 590,000 sq ft of office space and Newtown Works will create 240,000 sq ft of production space- both are next to Ashford International Station. Elwick Place transformed a 6.42-acre brownfield site, raising the night-time economy, with a boutique cinema, hotel and restaurant complex and this was complemented by the opening of

Curious Brewery in 2019. The Brewery includes a range of visitor facilities, further drawing people into the town centre.



Computer generated image of Commercial Quarter.

272 homes

We are delivering
272 residential
homes to Ashford



Computer generated image of Riverside Park exteriors.

Our vision

Our vision has vast potential. To be a meaningful addition to shaping the growing residential needs of central Ashford. To launch a contemporary residential living space that benefits both investors and residents, the local area and more.

Our vision takes residents on a journey from the urban to the tranquil, in a newly revitalised destination.

Delivering 272 much-needed residential homes to the Ashford market not only improves housing, but will increase disposable income as residents increase their spending power in the nearby town centre.





Modern *living*

Homes at Riverside Park all feature balconies to make the most of the unique setting between town and country. Many apartments and townhouses will face the spectacular Victoria Park and Watercress Fields.

High-quality interiors take advantage of the natural light, designed with welcoming open-plan living areas and high specification fittings.









Contacts

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