



WOLSEY PARK
RAYLEIGH • ESSEX

AN OUTSTANDING PARKLAND COMMUNITY OF
2, 3, 4 AND 5-BEDROOM HOMES



COUNTRYSIDE
Places People Love



WOLSEY PARK
RAYLEIGH • ESSEX

A new quality of life:
superb homes in a
parkland setting

Welcome to Wolsey Park - a collection of 500 exceptional 2, 3, 4 and 5-bedroom homes set in a breathtaking parkland location where the bustling town of Rayleigh meets the open skies of the Essex countryside.

As well as comfortable homes with a generous specification in well-planned streets, the collection's open green spaces set the scene for a remarkable new community. Residents will be able to stroll, run, ride or relax among grassy fields, waterside lawns, landscaped play areas and a network of footpaths and cycleways, all just a few steps from your front door.

With an emphasis on balance, peace and quality, you'll find Wolsey Park holds everything you need for a fulfilling modern lifestyle.

Discover a home you'll love, in a place you'll adore

WOLSEY PARK'S INITIAL PHASE COMPRISES 192 OUTSTANDING HOMES TO SUIT EVERYONE FROM FIRST-TIME BUYERS TO COMMUTERS, UPSIZERS AND BUSY FAMILIES OF ALL SIZES.

Combining traditional materials with exceptional craftsmanship and contemporary styling to deliver impressive, comfortable properties featuring elegant finishes, high-quality fittings and the latest in branded appliances, this development is just the start for an exciting, new parkland neighbourhood.

With homes arranged sensitively around carefully-planned roads and driveways, and supported by a network of tracks and pathways, Wolsey Park is the perfect blend of style, location and convenience. It's just a short journey from home to Rayleigh town centre, making the collection ideal for those who like their amenities close to hand, but love a connection with the peace and beauty of the countryside.

With space reserved for a possible school and health centre, Wolsey Park promises a fresh beginning for everyone who lives there.

“More space, great amenities,
easy travel links and a
peaceful home life.”



Indicative computer generated image. Details may vary from that shown.

The Master Plan

COUNTRYSIDE
at
WOLSEY PARK
RAYLEIGH • ESSEX



This materplan is indicative and subject to change.

Key



PARKLAND WALKS



CYCLE TRAILS



RESIDENTIAL DEVELOPMENT

These particulars should be treated as general guidance and for illustrative purposes only and should not be relied upon as statements or representations of fact. The layout, all landscaping, road and paving shown are indicative. We operate a policy of continual product development and individual features may vary. We recommend intending purchasers satisfy themselves by personal inspection or otherwise as to the correctness of these particulars. Areas of future residential development are shown for illustration only and are subject to planning. Boundary landscaping is subject to change. The development plan is not to scale. Please speak to our Sales Consultant for further information. November 2019.



Indicative computer generated image. Details may vary from that shown.



Surround yourself with green space and open skies

MORE THAN AN IMPRESSIVE COLLECTION OF HOMES, WOLSEY PARK IS A COMPLETE ENVIRONMENT - A WELL-PLANNED NEIGHBOURHOOD WITH A RURAL TOUCH.

Designed to place residents within a spacious parkland community, it's a place where everyone will feel able to relax and roam - walking, picnicking, playing or keeping fit with family, friends and neighbours alike. A safe space, away from busy roads, where you can let your children, your pets and your imagination run free.

Perfectly located for easy access to Rayleigh's vibrant town centre, superb local transport links, and the epic countryside and coastlines of South Essex, the new community of Wolsey Park will give residents the chance to enjoy the best of all worlds.



Stroll or cycle around the rural setting of Wolsey Park with country walks and off road cycle paths



WOLSEY PARK'S 50 ACRES OF OPEN GREEN SPACE - INCLUDING FRESH GRASSLAND, SHADED RECREATION AREAS, WATERSIDE WALKS AND TREE-LINED STREAMS - OFFER THE IDEAL SETTING FOR RESIDENTS TO STROLL, STRIDE OUT OR PUSH PEDALS TO EXPLORE THEIR SURROUNDINGS, STAY HEALTHY AND SOAK UP THE PEACE AND FRESH AIR OF THE COUNTRYSIDE.

Criss-crossed by a network of footpaths and tracks, this new parkland neighbourhood will be full of opportunities for walking, running and cycling without ever needing to go far from home. Surrounding Wolsey Park, you'll find numerous quiet roads and lanes connecting you to further local parkland between home and the town centre, and a wider network of country routes taking in the villages and farmland around the River Crouch.

Open spaces that give you the chance to relax, enjoy your environment and stay fit.





Light, space and quality

DESIGNED TO BRING COMFORT, CONVENIENCE AND STYLE TO DAILY LIFE, EVERY HOME AT WOLSEY PARK DELIVERS WELL-PROPORTIONED, FLEXIBLE LIVING SPACES THAT BOTH WORK INTUITIVELY AND APPEAL TO THE SENSES AS YOU WALK THROUGH AND LIVE IN THEM.



MAKING THE MOST OF NATURAL LIGHT, YOU'LL LOVE HOW ALL SURFACES, DOORWAYS, WINDOWS AND FITTINGS HAVE BEEN CAREFULLY CONSIDERED AND FINISHED TO THE HIGHEST STANDARDS.



Indicative photography. Specification may vary from that shown.



Indicative computer generated image. Details may vary from that shown.

Rayleigh - a historic market town with traditional character - the perfect place to relax and unwind

Enjoy a light lunch at The Crown dating back to the 1700s

SPORTING ACTIVITIES

One of Wolsey Park's closest neighbours is Rayleigh Town Sports & Social Club, home to pitches for football and cricket, a pavilion and a friendly bar, adjoining which will be two more football pitches of our own. Up the road on Rawreth Lane are a further three pitches used by Rayleigh Cricket Club's six active teams. 1.5 miles away is the upmarket Rayleigh Club; home to three golf courses and a sophisticated lounge bar and restaurant.

OUTDOOR SPACES AND PARKS

Nearby Sweyne Park offers a mix of woodland and open spaces with a modern children's play area, pond, several pathways and a 2km bridleway. Across town, King George V Playing Field is home to Rayleigh Bowls Club and features two football pitches, a snack bar, skate park and a large playground. Meanwhile, south of Rayleigh Grange Community Centre, the 65 acres of Wheatley Wood, planted 20 years ago in partnership with the Woodland Trust, is ripe for exploration.

Beautifully-maintained, mixing history and the countryside with the best in modern life, it's obvious to see why Rayleigh is such a sought-after place to live.

ATTRACTIONS FOR EVERYONE

As you'd expect in a historic market town, Rayleigh has its share of landmarks. Rayleigh Mount, the site of an early Norman castle, dominates the town centre, with the striking 19th-Century Rayleigh Windmill standing nearby. At the top of the High Street, you'll find Holy Trinity parish church with its Norman chancel and 15th-Century bell tower constructed with stone from the disused castle.

To really let your hair down, try the MegaCentre - a palace of family fun with multi-level soft play, laser tag, sensory play, youth clubs, movie nights and a café.



Step back in time and visit the historic Rayleigh Windmill, an award-winning tourist and educational attraction with a host of exhibitions throughout the year to discover.

Rayleigh high street, home to an outdoor market since 1181



Find locally sourced produce and high street fashion



EVERYTHING YOU NEED IS CLOSE AT HAND

Wolsey Park is a place where residents will appreciate the fresh air and open green space of their tranquil parkland surroundings. Perfectly positioned on the cusp between town and country, the convenience of a modern urban centre as well as the beauty of the Essex coastline and countryside are all easily within reach.

KEEPING IT LOCAL FOR FOOD AND DRINK

Residents will be well-served by the large Asda and Tesco supermarkets, both located just half a mile from Wolsey Park. There's also an M&S Foodhall, Iceland and Sainsbury's all within three miles.

Rayleigh high street is a vibrant mix of household names, independent boutiques, coffee shops, popular bars and eateries. From well-known franchises to family restaurants, gourmet gastropubs to Italian, Turkish, Chinese and Indian, there is definitely something for everyone.

Ye Olde Crown, The Red Door and the Paul Fry all serve great food and drink in characterful surroundings. The Lower Barn Cafe, adjacent to the London Road entrance, is a daytime hotspot for tasty bites.

Well connected

WHEREVER YOU NEED TO BE, WOLSEY PARK PUTS YOU IN THE DRIVING SEAT. NEARBY ROUTES CONNECT YOU DIRECTLY TO ALL MAJOR ROADS INTO LONDON, THE M25 AND THE WIDER ESSEX REGION, WHILE TRAINS FROM RAYLEIGH STATION WILL GET YOU INTO LONDON LIVERPOOL STREET IN 48 MINUTES.



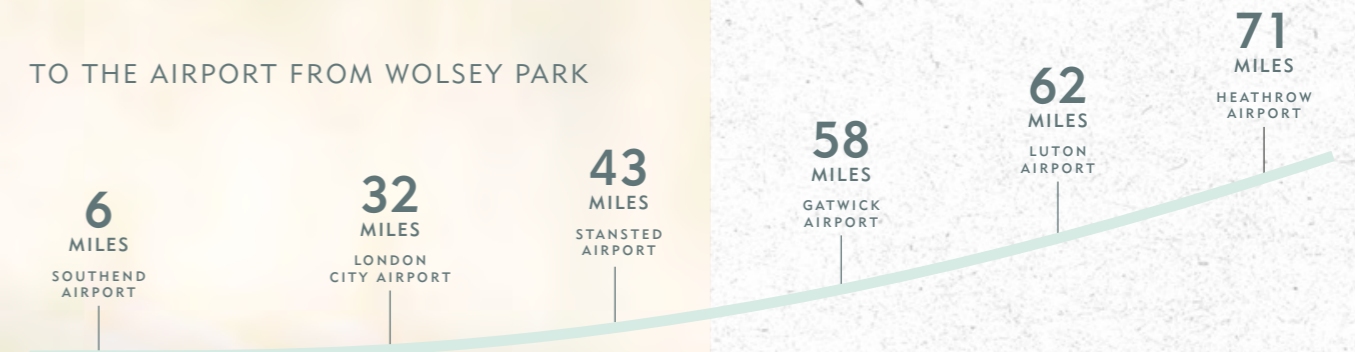
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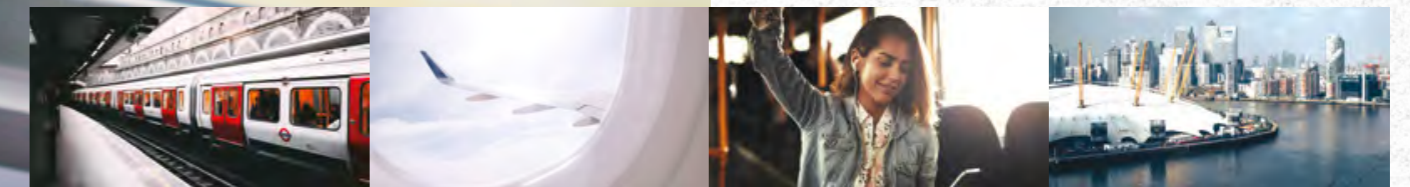
BY RAIL FROM RAYLEIGH STATION



TO THE AIRPORT FROM WOLSEY PARK



BY ROAD TO NEAREST MAJOR ROAD



BY ROAD

With the A127 and A130 around two miles away, you're less than 10 miles from central Southend, with fast access to all major towns in the region, and Canary Wharf or Stratford under an hour away. Northbound, the A130 connects you easily to the A12, putting you under 30 minutes from Chelmsford and less than 45 minutes from the Suffolk border.

BY RAIL

Rayleigh Station is approximately a mile and a half from the southern entrance to Wolsey Park, offering regular services in both directions between Southend Victoria and London Liverpool Street. Trains run every 10 minutes during peak times, 20 minutes during the day and 30 minutes in the evenings.

BY BUS

Arriva Southend and First Essex run regular bus services into central Rayleigh from the surrounding region. Nearest bus stops are located on Rawreth Lane around 100 metres from the north entrance, or by Lower Barn Farm on the A129 to the south. The X30 hourly coach service to Stansted Airport also runs from Rayleigh Station.

BY AIR

Less than eight miles away, around 20 minutes by car, Southend Airport serves a wide array of destinations all over Europe and the UK. Alternatively, Stansted Airport is just over 30 miles or around 45 minutes away via the A130 and B1008 to the A120; or London City Airport is 32 miles by road via the A13 and easily reachable by rail and DLR from Stratford.



11
Primary
Schools

11
Secondary
Schools



Top Class Education

AS PART OF A DYNAMIC REGION WHERE ASPIRATIONAL FAMILIES OF ALL SIZES SETTLE, GROW AND MAKE LIVES, RAYLEIGH OFFERS SEVERAL EXCELLENT FACILITIES LOCALLY THAT CATER TO THE EDUCATIONAL NEEDS OF THE NEXT GENERATION.

6
Colleges



2
Universities

ST NICHOLAS CHURCH OF ENGLAND PRIMARY

Just half a mile from Wolsey Park, bordering the lovely Sweyne Park and rated 'Good' by Ofsted, this primary emphasises values of respect, responsibility and integrity.

OUR LADY OF RANSOM CATHOLIC PRIMARY

Located close to Wolsey Park, just south of the London Road, with strong religious and sporting values, this school was rated 'Outstanding' in an RE inspection and 'Good' by Ofsted.

DOWN HALL PRIMARY

A mile and a half away, this much-loved local school is rated 'Good' by Ofsted, highlights a caring attitude and encourages plenty of activities.

THE SWEYNE PARK SECONDARY SCHOOL

The closest secondary school to home, Sweyne Park is a successful academy school for students aged 11-18, rated 'Outstanding' by Ofsted, with a focus on respect and inclusive activities.

FITZWIMARC SECONDARY SCHOOL

Just up the road from the High Street, with Rayleigh Youth Centre also on site, this school for 1600 students aged 11-18 features excellent sports facilities and a 6th form rated in the top 12% in Essex.

THE DEANES SECONDARY SCHOOL

Situated in 28 acres of woodland, just down the road in Thundersley. It's renowned for its high quality teaching and learning, ensuring teachers deliver lessons which challenge, engage and inspire students of all abilities.

UNIVERSITY OF ESSEX, SOUTHEND

The Southend campus houses the University of Essex's School of Health and Social Care, East 15 Acting School, Department of Psychosocial and Psychoanalytic Studies and Essex Business School, providing degree-level and postgraduate courses.

SOUTH ESSEX COLLEGE, BASILDON

A vibrant further education college offering a wide range of vocational qualifications, diplomas and certification to gain access to higher education.

MASTERS PERFORMING ARTS COLLEGE, RAYLEIGH

Highly-rated and very popular with students and critics, the college offers intensive, practical training in all performance disciplines to thoroughly prepare all students for a career in the arts.

We all need a little Help To Buy



All you need is a
5%
deposit

LOOKING TO GET YOUR FOOT ON THE PROPERTY LADDER, OR NEED TO FIND A BIGGER HOME? MAKE SURE YOU KNOW ABOUT THE HELP YOU CAN GET TO TAKE THAT VITAL NEXT STEP.*

Your next dream home at Wolsey Park could be closer than you think. The Government's Help To Buy scheme enables first-time buyers, or people looking to scale up, to make an offer on a home they may otherwise have struggled to afford.

Applicable to properties with a value of up to £600,000, if you can cover a 5% deposit then the Help To Buy scheme can provide a loan of up to 20% of the property value, meaning you will only need to apply for a 75% mortgage. This loan is interest-free for the first five years, taking a lot of the pressure off your early mortgage payments.

The good news? Most of our properties fall within the price limit for Help To Buy, so please speak to our advisers, or your mortgage broker, to get a complete picture of all your options.

A few points to remember:

- Help To Buy is not available for shared ownership or shared equity properties.
- It's for your primary home only, not additional homes, buy-to-let or investment properties.
- You can only use it for a capital repayment mortgage, not interest-only mortgages.
- Buyer cannot get help from a local authority or other government body with their deposit.
- A HomeBuy agent check will be required.

Any questions?

Please contact our sales team today, and they'll be able to point you in the right direction. Reserving your new home at Wolsey Park could be just a couple of discussions away.

How it works on a home costing £599,995

You need just 5% for your deposit	£30,000
Government 20% equity loan (interest free for the first five years)	£119,999
75% mortgage	£449,996
Your new home, 100% yours	£599,995

Not just for first time buyers

Available on new build properties up to £600,000

Up to 20% interest free for the first 5 years



*Terms and conditions apply. Contact us for further details. More information can be found on helptobuy.gov.uk.



About Countryside

AT COUNTRYSIDE, WE BELIEVE THAT WHERE WE LIVE MATTERS. WE'RE PASSIONATE ABOUT CREATING PLACES WHERE 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. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

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

We create places people love.



BEAULIEU, CHELMSFORD



ST IRVYNES, WICKHURST GREEN

A history of placemaking throughout Essex

Some of our other welcoming communities nearby.



BEAULIEU CHELMSFORD

At Beaulieu we aimed to set new standards in design, quality and scale - blending inspirational architecture, beautifully-landscaped open spaces and an array of amenities. Each individual neighbourhood within Beaulieu exudes its own character, Beaulieu Oaks being the latest addition, which shines with time-honoured tradition and charm throughout all its apartments and houses of 1-6 bedrooms.



BEAULIEU, CHELMSFORD

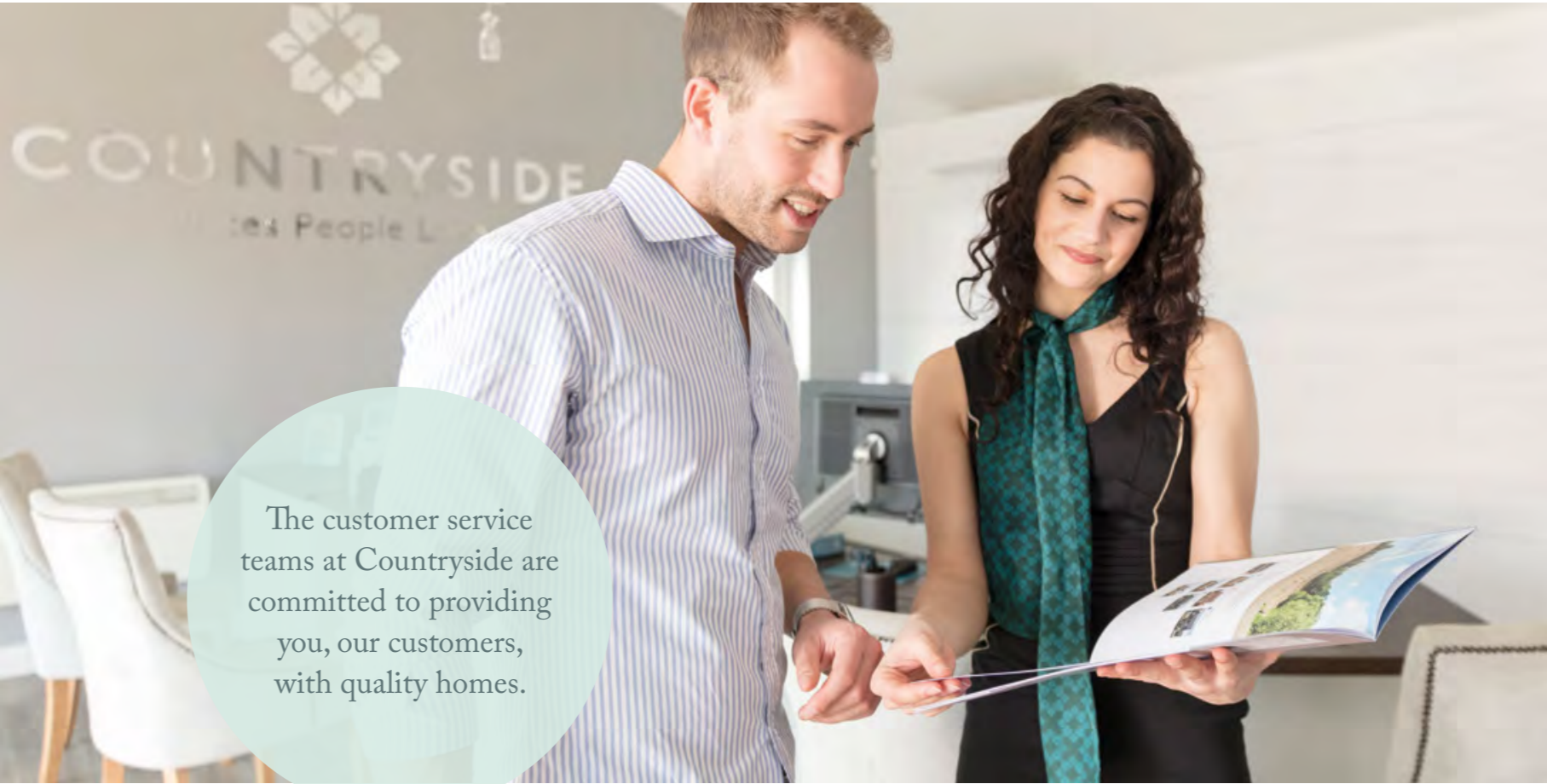
ST LUKE'S PARK RUNWELL

Set in a prime semi-rural location close to the A130, St Luke's Park is a carefully-planned new village of luxurious 2-5 bedroom homes built around an existing chapel, set against a backdrop of rolling green fields. With woodland walks right on your doorstep, and future plans for a school, shops and a village centre, this is a chance to become part of a growing, vibrant community.



ST LUKE'S PARK, RUNWELL

Why buy new?



The customer service teams at Countryside are committed to providing you, our customers, with quality homes.

Make your home your own

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. On the other hand, move into a brand new home at Wolsey Park and you have the perfect blank canvas to make your home your own.

No nasty surprises

Buy a new home at Wolsey Park and there'll be no nasty surprises or extra maintenance costs waiting for you, plus you'll have the peace of mind of a 10 year NHBC guarantee. Buy a second-hand home and who knows what you could be faced with.

10 year NHBC guarantee

Building a better future

We create eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes are designed for modern living with lower environmental impact and running costs and low maintenance. These provide compelling reasons to choose a new home at Wolsey Park.

Committed to our customers

The teams are working to achieve one common goal: to ensure that you are satisfied and happy with your new Countryside home from the moment that 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 Wolsey Park carries our commitment to quality and improvement. 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 find out more visit www.nhbc.co.uk/Builders/ProductsandServicesTechnicalStandards. We also carry the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion.

Further information can be found on www.nhbc.co.uk/warrantiesandcover/Homeowners/WhatdoesBuildmarkcover

Your interests are additionally covered by the Consumer Code for Home Builders which we adhere to. The code helps ensure all new home buyers are treated fairly at all times, are given reliable information, know what service levels to expect and know how to access the dispute resolution scheme. Further information on the Code, which gives protection and rights to purchasers of new homes, can be found on www.consumercodeforhomebuilders.com





How to find Wolsey Park

Approaching from London or the M25, at junction 29 take the A127 eastbound, or alternatively the A13 eastbound from junction 30, towards Basildon, Rayleigh and Southend, travelling around 12 miles until you reach the major junction with the A1245. Follow the A1245 northbound, crossing over the roundabout with the A129, until you reach the junction with Rawreth Lane on your right (signposted Hullbridge, Hockley, Rochford). The entrance to Wolsey Park will be less than a mile down the road on your right.

From Chelmsford or north Essex, leave the A12 at junction 17, taking the A130 southbound towards Battlesbridge, Rayleigh and Southend. After 5.5 miles, at the Hawk Hill roundabout, take the A1245 southbound approx 2 miles towards Rawreth until you reach the junction with Rawreth Lane on your right (signposted Hullbridge, Hockley, Rochford). The entrance to Wolsey Park is less than a mile down the road on your right.



WOLSEY PARK, RAWRETH LANE
RAYLEIGH, ESSEX SS6 9RH

01268 855340
wolseypark@cpplc.com
countrysideproperties.com/wolseypark

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COUNTRYSIDE
at



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RAYLEIGH • ESSEX



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www.countrysideproperties.com

01268 855340

wolseypark@cpplc.com

Marketing Suite open daily from 10am - 5pm.
Wolsey Park, Rawreth Lane, Rayleigh, Essex SS6 9RH



COUNTRYSIDE

Places People Love