

KEEPERS GREEN

— CHICHESTER —

A DELIGHTFUL NEW ADDRESS FOR GENERATIONS TO COME

Keepers Green is a new community consisting of contemporary, spacious homes combined with traditional aesthetics, ranging from one bedroom apartments to four bedroom houses. Features such as a communal cricket ground, a community pavilion and community garden make Keepers Green a peaceful neighbourhood for all to enjoy. The wide range of homes have been carefully designed to use local and traditional materials including a variety of bricks and characterful weatherboarding.

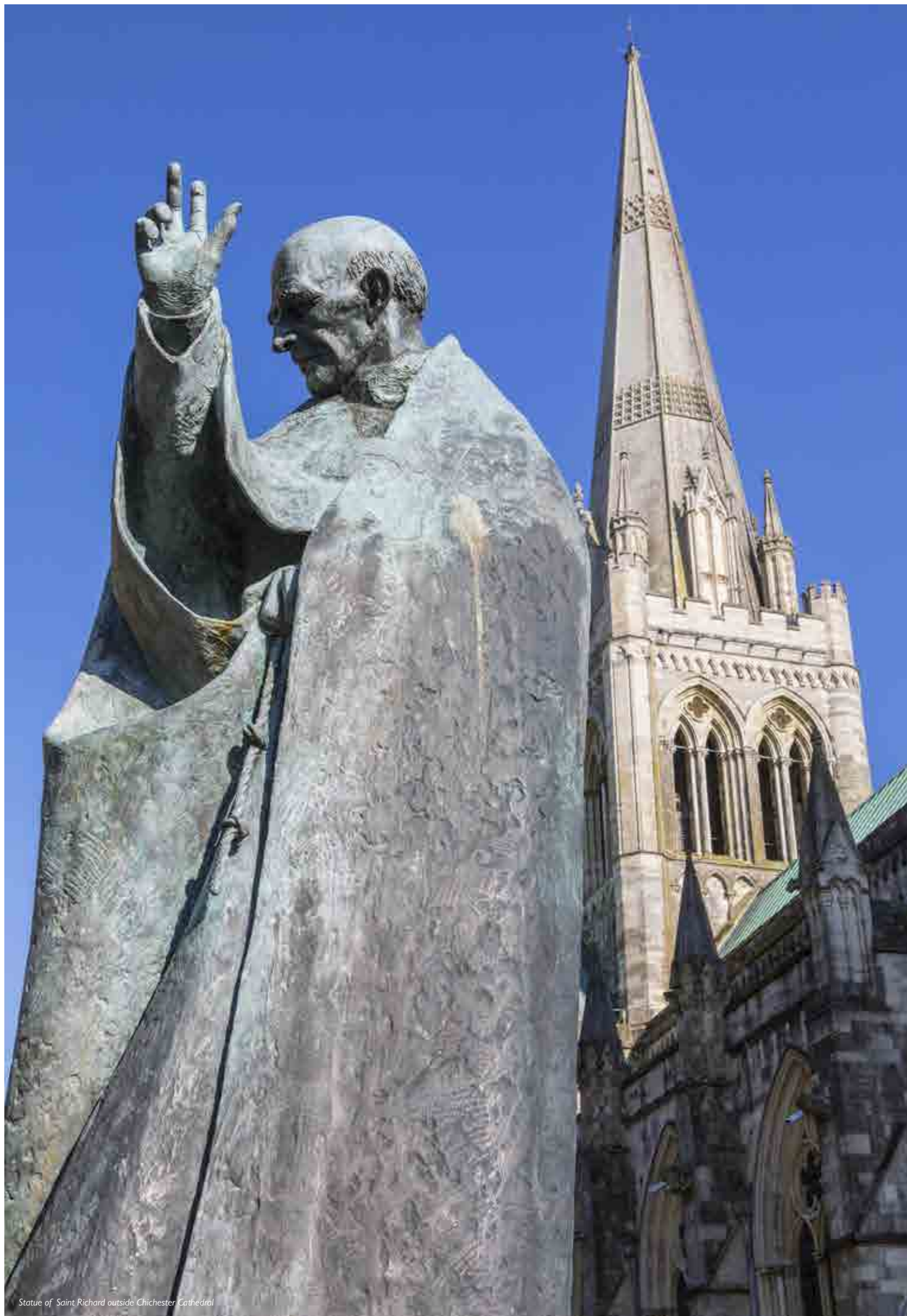
The positioning of Keepers Green, close to the heart of Chichester, one of UK's most historic and cultural cities, with beautiful beaches, countryside walks and national tourist attractions just a short distance away makes it the perfect place to make a home - and memories to last a lifetime.



Computer generated image

SURROUNDED BY A WORLD OF POSSIBILITIES





Statue of Saint Richard outside Chichester Cathedral

A PLACE YOU CAN BE PROUD TO CALL HOME

Chichester's historic city centre is just a twenty-minute stroll (or short bus ride) from your door. Once in Chichester itself, the rich history of the city is immediately apparent, from its Roman walls – the most preserved in the region – to its majestic cathedral. Keen historians of all ages can learn about the origins of their city at The Novium museum or at regular city-wide events such as Roman Week or the archaeological dig at Priory Park.

If you are seeking art, culture and unforgettable evenings out, Chichester Festival Theatre is one of the UK's flagship venues known for its high standard of original productions as well as its annual Festival Week, while the award-winning Pallant House Gallery, described by The Times as 'one of the most important galleries for British modern art in the country', runs regular family-friendly events and free fun days.

Chichester and its surrounding area is a hub for independent food and drink makers, with produce available at the region's many farmers markets, farm shops, cafes, pubs and restaurants – a number of which feature in the Michelin guide. All the family favourites are in and around the city centre for eating in, taking away or driving through, including Côte, Smith & Western, Wildwood and Giggling Squid as well as many premium pubs and bars.

When it comes to shopping, all the major retail brands have outlets here or if you're looking for that unique gift you can wander the historic lanes and browse Chichester's numerous independent and boutique stores. There are also conveniently located car parks throughout the city. For groceries, all the major supermarkets are within easy reach and there is both a Sainsbury's and Waitrose less than two miles from home.



Festival Theatre



Market Cross



Chichester Canal

GLORIOUS ATTRACTIONS ON YOUR DOORSTEP

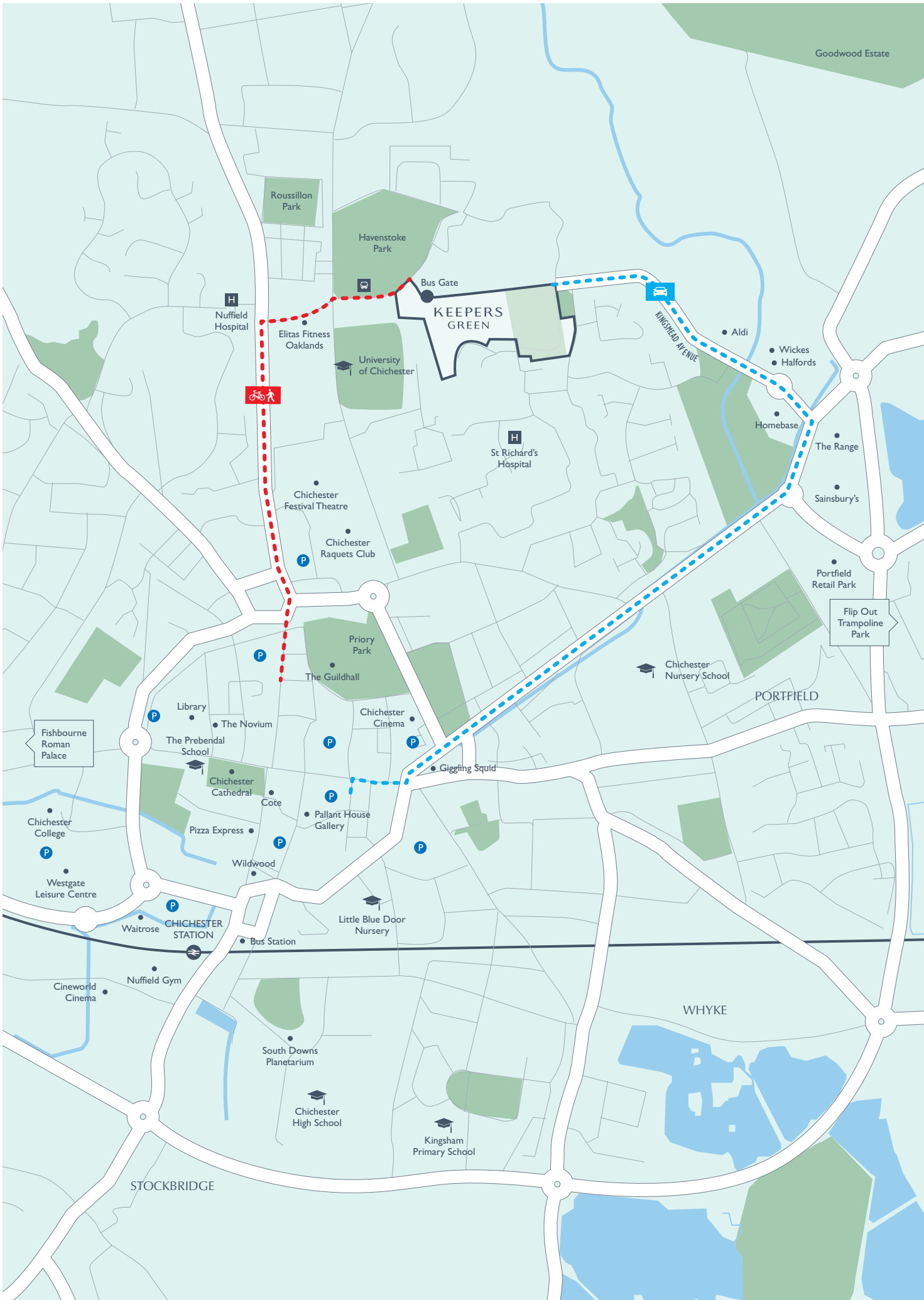
Just a few miles from your doorstep is the world-famous Goodwood House and sporting estate. It would be difficult to find another attraction that will appeal to such a diverse range of people. Whether yourself and your loved-ones are motorsport fanatics, keen golfers, foodies, budding historians, gardeners, nature lovers, hunters, shoppers, artists, equestrians or would-be aviators – everyone can expect an experience like no other here. And with regular international events – you can experience something different every visit.

Chichester Harbour is one of the South's most popular sailing destinations and is also a special place for rare wildlife thanks to its unique habitats. West Wittering beach is approximately ten miles away and so picturesque that it is regularly used as a film and photo shoot location, while Pagham beach is also within easy reach.

When venturing a little further, you are spoilt for choice from the woodlands of Cranbourne Chase or the bluebell woods and iconic bronze age chalk White Horse of North Wessex Downs to the ancient trees of the New Forest National Park or the magnificent white cliffs of the Seven Sisters in the South Downs National Park.

If you are feeling energetic, all these places offer cycling, sailing and outdoor activities for all ages and abilities. However, when you just want to stretch your legs or take the dog for an evening run-out, Havenstoke Park, Rousillon Park and the University playing fields are just a short stroll from your doorstep.





FROM THE DAILY COMMUTE TO DAYS OUT - EVERYTHING IS CLOSER THAN YOU THINK

The tranquility of Keepers Green, with its green open spaces and tree-lined roads, make it hard to believe just how well-connected you are to a thriving city centre. Local employers include Rolls Royce, Apex Car Rental, Goodwood and The SAS Group in the locality. But should you need to commute, Chichester offers direct rail links to London Victoria every 30 minutes, with journeys taking approximately 1.5 hours. Portsmouth is less than 25 miles away, while Southampton, Worthing and Brighton are less than 50 miles away.

KEEPERS GREEN	
Chichester City Centre	18 mins 5 mins 8 mins 13 mins
Chichester Station	
Portsmouth	27 mins
Worthing	27 mins
Brighton	47 mins
Southampton	53 mins
Gatwick Airport	59 mins
London Victoria	92 mins
Goodwood Estate	10 mins 5 mins
Chichester High School	11 mins 10 mins 25 mins
Chichester Golf Club	15 mins
Chichester Harbour	45 mins 24 mins
West Wittering Beach	49 mins 27 mins
Selsey	51 mins 24 mins
Portsmouth	26 mins
Southampton	50 mins
Brighton	57 mins

--- Walking & Cycling Route
--- Car Route
Vehicular access via
Kingsmead Avenue only

Travel times taken from google.co.uk/maps and thetrainline.com



A BETTER START IN LIFE

Chichester is known for the high standards of its educational institutions.

The local area offers a wide selection of award-winning nurseries and schools such as Jessie Younghusband, Bishop Luffa and Chichester High School – all of which are judged to be Outstanding by Ofsted. There are many well-known independent schools here, such as Westbourne House School, Great Ballard School and The Prebendal School – all of which have been judged as Excellent by the Independent Schools Inspectorate.

The University of Chichester, just a short walk from Keepers Green, is earning a global reputation as a leading institute of higher education. The recently opened Engineering and Digital Technology Park is attracting much interest and the University has recently been given awards from the Ministry of Defence and the Secretary of State and Education. Alumni includes numerous famous names from the sports and arts, and professors are regularly invited to speak at high-profile international events. All of this makes Keepers Green the perfect choice for now – and for your future.



DEVELOPMENT LAYOUT



When designing Keepers Green, our award winning architects were commissioned to place people at the heart of this new neighbourhood. One and two bedroom apartments for first time buyers, professionals, retirees or downsizers, townhouses, three and four-bedroom detached and semi-detached homes for local couples, growing families or those new to the area: Keepers Green will become a multi-generational neighbourhood with a real sense of pride in their community. The picturesque tree-lined setting with its locally-inspired character homes and communal cricket ground blends seamlessly with its green surroundings, creating a traditional village feel, with a thriving city centre close by. Keepers Green offers people a chance to lay the foundations for a secure, happy future, a delightful new address for generations to come.



- 2 Bedroom Houses
- 3 Bedroom Houses
- 4 Bedroom Houses
- Apartments
- Mixed tenure homes available through Clarion Housing Group

THE HOUSE COLLECTION



Computer generated image of The Arundel, a 3 bedroom home.



Computer generated image of The Rye, a 3 bedroom home.



Computer generated image of Selsey, a 2 bedroom home.



Computer generated image of The Felbridge, a 4 bedroom home.



Computer generated image of The Horsham, a 3 bedroom home.



Computer generated image of The Burgess, a 2 bedroom home.



Computer generated image of The Horsham, a 3 bedroom home.

HOUSES SPECIFICATION



KITCHENS

Contemporary and stylish bespoke kitchens, each kitchen designed and specified for the individual house type and featuring high gloss doors and drawers. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchens.

- Laminate worktops with matching upstands.
- + **Upgrade: Caesarstone worktops with matching upstands**
- Zanussi 600mm ceramic hob with stainless steel splashback
- + **Upgrade: Bosch 800mm ceramic hob with glass splashback where applicable**
- Zanussi integrated single oven
- + **Upgrade: Bosch integrated double oven and microwave**
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher
- Cooker hood - integrated or ceiling hood if applicable
- Blanco stainless steel sink with contemporary Blanco mixer tap
- LED feature lighting to wall units
- Soft close to doors and drawers
- Integrated pull out waste bin with recycling facility
- Zanussi integrated washer/dryer (if no utility)

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

UTILITY ROOM

- Units and worktops to match kitchen
- Blanco stainless steel sink with Blanco mixer tap where applicable
- Zanussi integrated washer/dryer

Utility room designs and layouts vary; please speak to our Sales Executives for further information

MASTER EN-SUITE

Our elegant and stylish master en-suites feature white Ideal Standard sanitary ware and complementing taps and showers by Hansgrohe, with dark wood effect vanity tops adding a hint of sophistication.

- Low profile shower tray with glass shower screen/door
- Dark wood effect vanity tops
- + **Upgrade: Feature mirror with LED lighting to match vanity top**
- Large format wall and floor tiles
- Heated chrome towel rails

BATHROOM AND SECONDARY EN-SUITES

Ideal Standard sanitary ware combined with Hansgrohe taps and showers are used throughout and dark wood effect vanity tops add a touch of elegance to create stunning bathrooms and en-suites.

- Bath with shower over and glass screen to bathrooms
- Low profile shower tray with glass shower screen/door to en-suites
- Dark wood effect vanity tops
- Large format wall and floor tiles
- Heated chrome towel rails

DECORATIVE FINISHES

To achieve a contemporary style interior we have selected clean lines for stairs, doors, architraves and skirting, keeping everything white or in subtle colours to create a calm and tranquil environment.

- White painted timber staircase with carpeted treads and risers
- White painted flush internal doors with contemporary brushed stainless steel ironmongery
- Built in mirrored wardrobe with sliding doors to master bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring to entrance hall, WC, kitchen, open plan kitchen/living/dining areas and utility room
- Carpet to separate living rooms (except plots with front door access direct to living room), stairs, landings and bedrooms
- Large format tiles to bathroom and en-suites

DOORS AND WINDOWS

- Black front door with multi-point locking system
- High efficiency oversized double glazed UPVC windows, with matching patio doors, finished white inside and out
- Up and over garage door, colour to match front door where applicable

HEATING AND WATER

- Radiators throughout each house
- Heated chrome towel rails to bathroom and en-suites
- Gas fired boiler
- Hot water storage tank (to plots 5,6 & 8)

ELECTRICAL

- Downlights to kitchen/dining room, bathroom, en-suites, WC and utility room*
- Pendant fittings to hallway, living room, selected kitchen/dining rooms, landings and all bedrooms*
- LED feature lighting to wall units in kitchen
- White moulded electrical switches and sockets throughout
- Shaver sockets to bathroom and en-suites
- TV points to kitchen/dining room, living room, living/dining room and all bedrooms
- Phone points to kitchen/dining room, living room, living/dining room and master and second bedrooms
- Data points to living room, landing and master and second bedrooms
- Wiring for customer's own broadband connection
- Pre-wired for customer's own SkyQ connection
- External lighting to front and rear of property
- Light and power to garages
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patio
- Timber or brick divisional and boundary fencing
- External tap

CONSTRUCTION

- Timber frame construction with exteriors in brick and cladding
- Concrete floor to ground floors with timber to upper floors
- Concrete roof tiles
- PVC rain-water goods

GENERAL

- Freehold
- 10 year NHBC warranty
- A service charge will be payable for the maintenance of the shared facilities and communal areas at Keepers Green

+ **Upgrades to The Mayfield and The Felbridge 4 bedroom homes.**

Facilities shared between the homes at Keepers Green such as any non-adopted private roads and landscaping, play areas, swales, plus any treatment plants, will all be looked after and maintained by a management company, which will be wholly owned by and within the control of the purchasers of Keepers Green and the affordable housing provider once all homes have been sold and conveyed. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required. *Electrical layouts may vary. Please speak to a Sales Executive for further information.

Photography is from previous Hill developments and is indicative only.

THE APARTMENT COLLECTION



APARTMENTS SPECIFICATION



KITCHEN

Contemporary and stylish bespoke kitchens, each kitchen designed and specified for the individual apartment and featuring high gloss doors and drawers. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchens.

- Laminate worktops with matching upstands
- Zanussi 600mm ceramic hob with stainless steel splashback
- Zanussi integrated oven
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher
- Integrated cooker hood
- Blanco stainless steel sink with contemporary Blanco mixer tap
- LED feature lighting to wall units
- Soft close to doors and drawers
- Integrated pull out waste bin with recycling facility
- Zanussi freestanding washer/dryer in hallway cupboard

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

MASTER EN-SUITE

Our elegant and stylish master en-suites feature white Ideal Standard sanitary ware and complementing mixer taps and showers by Hansgrohe, with dark wood effect vanity tops adding a hint of sophistication.

- Low profile shower tray with glass shower screen/door
- Dark wood effect vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

BATHROOM

Ideal Standard sanitary ware combined with Hansgrohe taps and showers are used throughout and dark wood effect vanity tops add a touch of elegance to create stunning bathrooms.

- Bath with shower over and glass screen
- Dark wood effect vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

DECORATIVE FINISHES

To achieve a contemporary style interior we have selected clean lines for doors, architraves and skirting, keeping everything white or in subtle colours to create a calm and tranquil environment.

- Solid front entrance door with multi-point locking system
- High efficiency double glazed UPVC windows
- White painted flush internal doors with contemporary brushed stainless steel ironmongery
- Built in mirrored wardrobe with sliding doors to master bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring to entrance hall and kitchen/living/dining room
- Carpet to bedrooms
- Large format tiles to bathroom and en-suite

HEATING AND WATER

- Radiators throughout each apartment
- Heated chrome towel rails to bathroom and en-suite
- Gas fired boiler

ELECTRICAL

- Downlights to kitchen/living/dining room, bathroom and en-suites
- Pendant fittings to entrance hall and all bedrooms
- LED feature lighting to wall units in kitchen
- White moulded electrical switches and sockets throughout
- Shaver sockets to bathroom and en-suite
- TV points to living/dining room and all bedrooms
- Phone points to living/dining room, master and second bedrooms
- Data point to living room
- Wiring for customer's own broadband connection
- Pre-wired for customer's own Sky Q connection

- Video entry system to every apartment, linked to main entrance door
- External lighting to balcony/terrace
- Hard-wired smoke, heat and carbon monoxide detectors
- Sprinkler system to all apartments and communal areas
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Decking or paving to balcony/terraces
- Timber divisional and boundary fencing

COMMUNAL AREAS

- Fob controlled access system to entrance lobby
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobby

PARKING

- 1 allocated parking space for each apartment

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Timber floors finished with screed
- Exterior treatments are a combination of brick and cladding
- Concrete roof tiles
- PVC rain-water goods

GENERAL

- 10 year NHBC warranty
- 250 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas at Keepers Green
- Ground rent charges applicable

The apartment building/s and non-adopted areas at Keepers Green will be maintained by a management company of which every home owner will become a shareholder once all the properties have been sold and conveyed. A managing agent has been appointed to maintain these areas and a service charge will be payable by each home owner for the services provided. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.



HOMES ENGLAND

Homes England is the government’s housing agency. Our role is to get more people in England access to better homes in the right places.

We work in collaboration with partners who share our ambition, including local authorities, private developers, housing associations, lenders and infrastructure providers. We act in response to local needs to ensure we deliver best value for money in all of our interventions, including those delivered with partners.

By releasing more land to developers who want to make a difference, we are making possible the new homes England needs, helping to improve neighbourhoods and grow communities. We welcome partners who share our ambition to challenge traditional norms and build better homes faster.



HILL

Hill, winner of Large Housebuilder of the Year at the Housebuilder Awards 2018, is one of the country’s top housebuilders, specialising in developing distinctive new homes across London and the South East.

We bring together contemporary design, sustainable materials and a sympathetic approach to create stunning, individual new properties and communities. By employing some of the very best in the business, we have been able to successfully deliver many exciting development projects and win awards for our achievements.

- Our team includes
- Creative architects and designers
 - Experienced planning and technical specialists
 - Efficient construction experts
 - Effective sales and marketing professionals
 - A dedicated customer care team

Each Hill development is unique and each is designed to work in perfect harmony with its surroundings. A home is a personal space - and choosing a Hill property is the chance to buy a truly unique new home.





TAKE THE STRESS OUT OF BUYING YOUR NEW HOME

Keepers Green is ready to welcome you into a brand new home and a truly comfortable life. Featuring contemporary kitchens, integrated appliances and luxurious fittings, you'll soon find yourself comfortable in your own new home.

Buying is made simple, thanks to our team of Sales Executives on-hand to guide and assist you throughout the buying process.

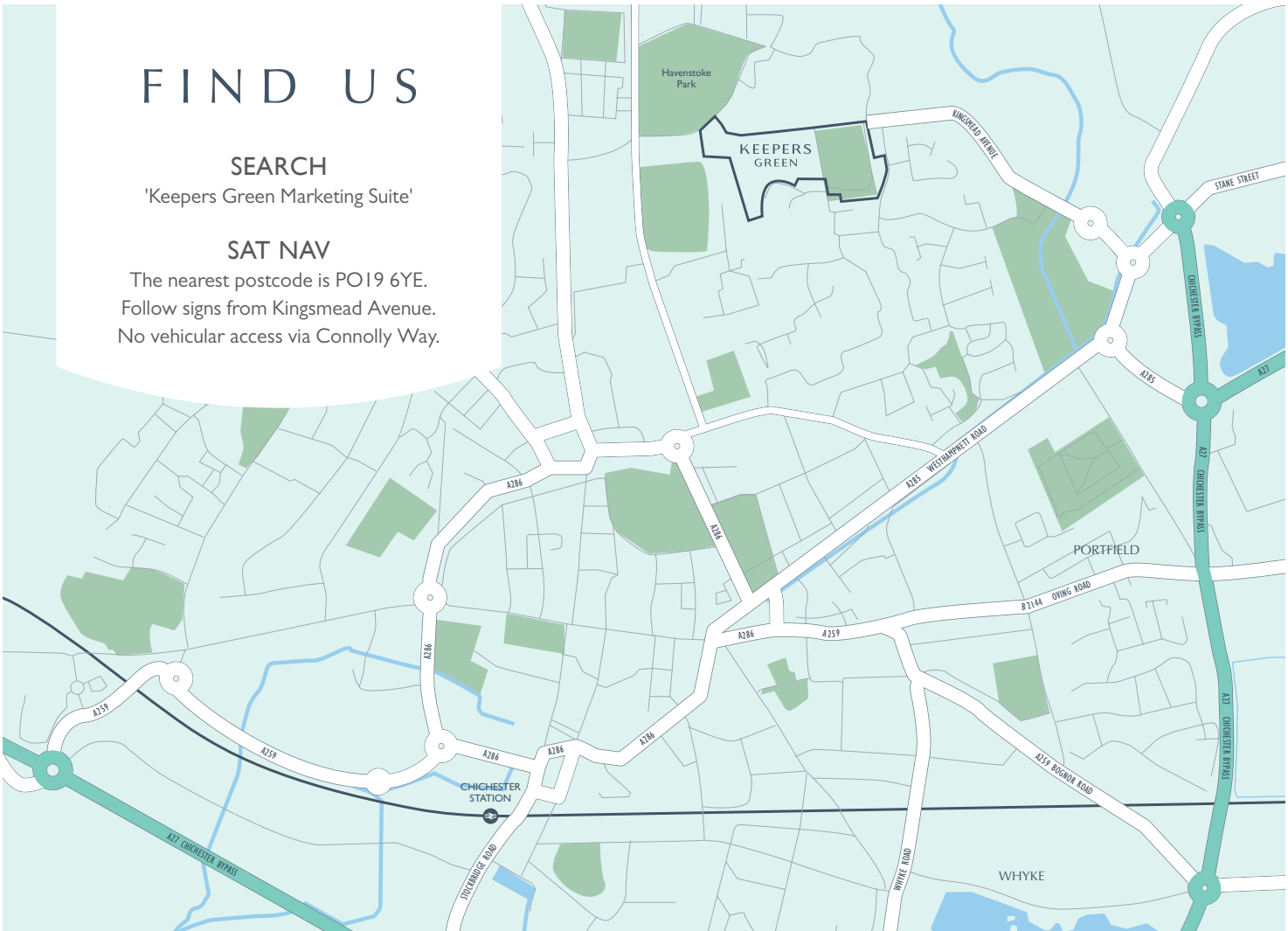
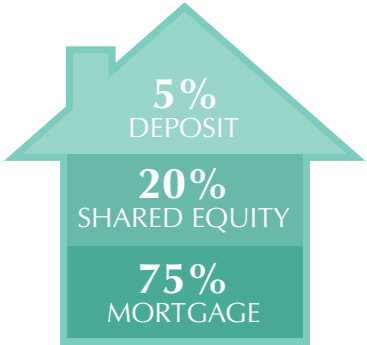
You may also be able to take advantage of the Government's Help to Buy scheme available on selected properties, giving you access to buying with only a 5% deposit and a 20% Government shared equity loan*.

Our new homes are built to very high standards and when buying from Hill you can expect state-of-the-art kitchens with energy efficient appliances, modern double glazing, boutique bathrooms and en-suites with white Ideal Standard sanitary ware as standard.



* Help to Buy subject to terms and conditions. For more information please visit www.hill.co.uk.

What's more, you will also be covered by a 10 year NHBC Buildmark warranty on your new property, safeguarding you against the unlikely and the unthinkable. The Hill Customer Service team will be on call answering your queries for the first two years after you've moved in. If you're looking for a home with a personal touch, you may have access to one of our off-plan opportunities – depending of course on the time of your purchase and our current build stage.



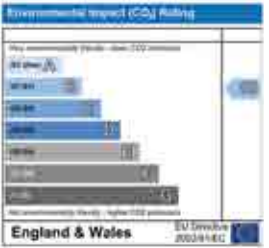
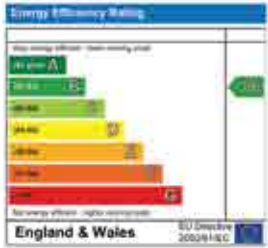
FIND US

SEARCH
'Keepers Green Marketing Suite'

SAT NAV
The nearest postcode is PO19 6YE.
Follow signs from Kingsmead Avenue.
No vehicular access via Connolly Way.

keepers-green.co.uk

01243 957 646 keepersgreen@hill.co.uk



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