



# DOCK<sup>28</sup>

ROYAL BOROUGH OF GREENWICH

28

**Fairview**<sup>®</sup>  
NEW HOMES Ltd.



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YOU HAVE ARRIVED IN THE HISTORIC  
ROYAL BOROUGH OF GREENWICH.  
DOCK HERE.

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# 28

# THIS IS A UNIQUE PLACE...

...WHERE THE MAJESTY  
OF THE OLD FLOWS WITH  
THE BUZZ OF THE NEW.

Life in Woolwich flows. It allows you to take a breath. While the tides of England's best-known river wash the past, the present, and the future, to create a new beginning. Where you can own a stylish, modern studio, 1, 2 or 3 bedroom apartment or a 3 bedroom duplex, and enjoy an exclusive roof terrace, with the peace of the Thames Path moments away, and the culturally-rich heart of Woolwich, and all its stores, restaurants and open spaces, just a short stroll from your door.

This is a new time. Your time. To start making your own. Welcome to Dock28.

## Cosied up to the meridian line is a place...

Where the tides wash the past.  
The present. The future.

Where life unfurls.  
And cultures anchor.

Where the majesty of the old.  
Buoys with the buzz of the new.

Landmarks for all time.  
Vibrant. Energised. Alive.

Markets. Museums.  
Wide open spaces.

Cobbled streets. Cafes. Festivals.  
Cable cars. Riverboats.  
Calming commutes.

Life here is like the river:

It plots its course.  
And takes you home.

Where your time begins.

Quality time: on your own terms.

**Dock here.  
Discover new time.  
And secure your future.**





Thames Path,  
London

# YOUR FUTURE IS BRIGHT. EMBRACE IT.

ENERGISED.  
VIBRANT. ALIVE.  
FEEL IT ALL HERE.

Meander through the leafy residential streets from your apartment for just a few moments and you'll arrive at the Thames Path. While you stroll, relax and take in the view: the gently lapping waves, the occasional jogger, the gleam of the Thames Barrier, and iconic Canary Wharf.

And then, minutes later, you're in the heart of historic Woolwich. All along the tree-lined high street are chain and independent stores selling everything from food to fashion. Hungry? Challenge your tastebuds at the Bao Bun Bar. Pick up a pastry or two from Boulangerie Jade, a French artisan bakery and patisserie.

Or, join friends at Dial Arch - welcoming, relaxed and with a great menu, and all in a restored 18th century armoury.



1



2

- 1. Olympian Way, Greenwich
- 2. Boulangerie Jade, Woolwich



3

- 3. Dial Arch, Woolwich
- 4. Canary Wharf and The O2



4

# LET LIFE UNFURL. WHEREVER YOU DECIDE TO GO.

TAKE TIME TO ENJOY  
DOING WHAT YOU WANT,  
WHERE YOU WANT.

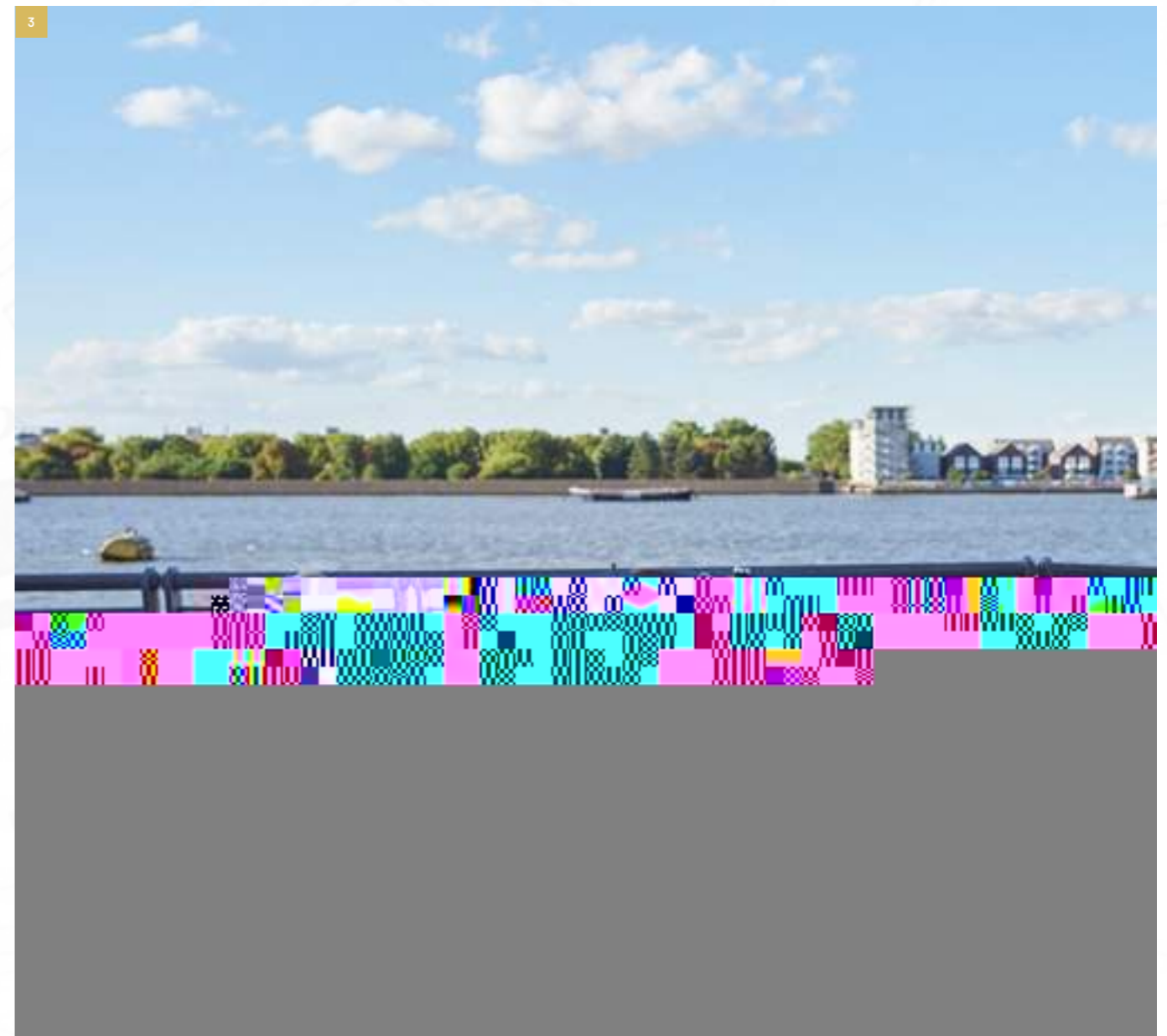
For the creative in you, this is an area full of spaces hosting all kinds of events from music to theatre to dance. There are also galleries and arts centres just along the Thames Path, if you want to spend some time wandering through the creative minds of others.

Want a little peace before heading elsewhere? Why not stay at the park? From this green space you can easily reach Woolwich and Woolwich Arsenal

stations, meaning you can enjoy the wider choice of shops and eateries on offer at Canary Wharf Shopping Centre, or Greenwich Shopping Park.

This part of the world is yours to enjoy. Explore however you wish.

1. Greenwich Park, Greenwich
2. Wellington Park, Woolwich
3. Thames Path, London







LIVE AMONGST ITS HISTORY.  
BE IMMERSSED IN ITS PRESENT.

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Look forward to having all you need close by. There are great shops, places to eat and socialise, open green spaces, and a popular gym. Plus, swift travel links to where you need and want to be, whether it's the heart of the City, or beyond.

They say location is everything. At Dock28, you'll quickly discover the truth of these words.

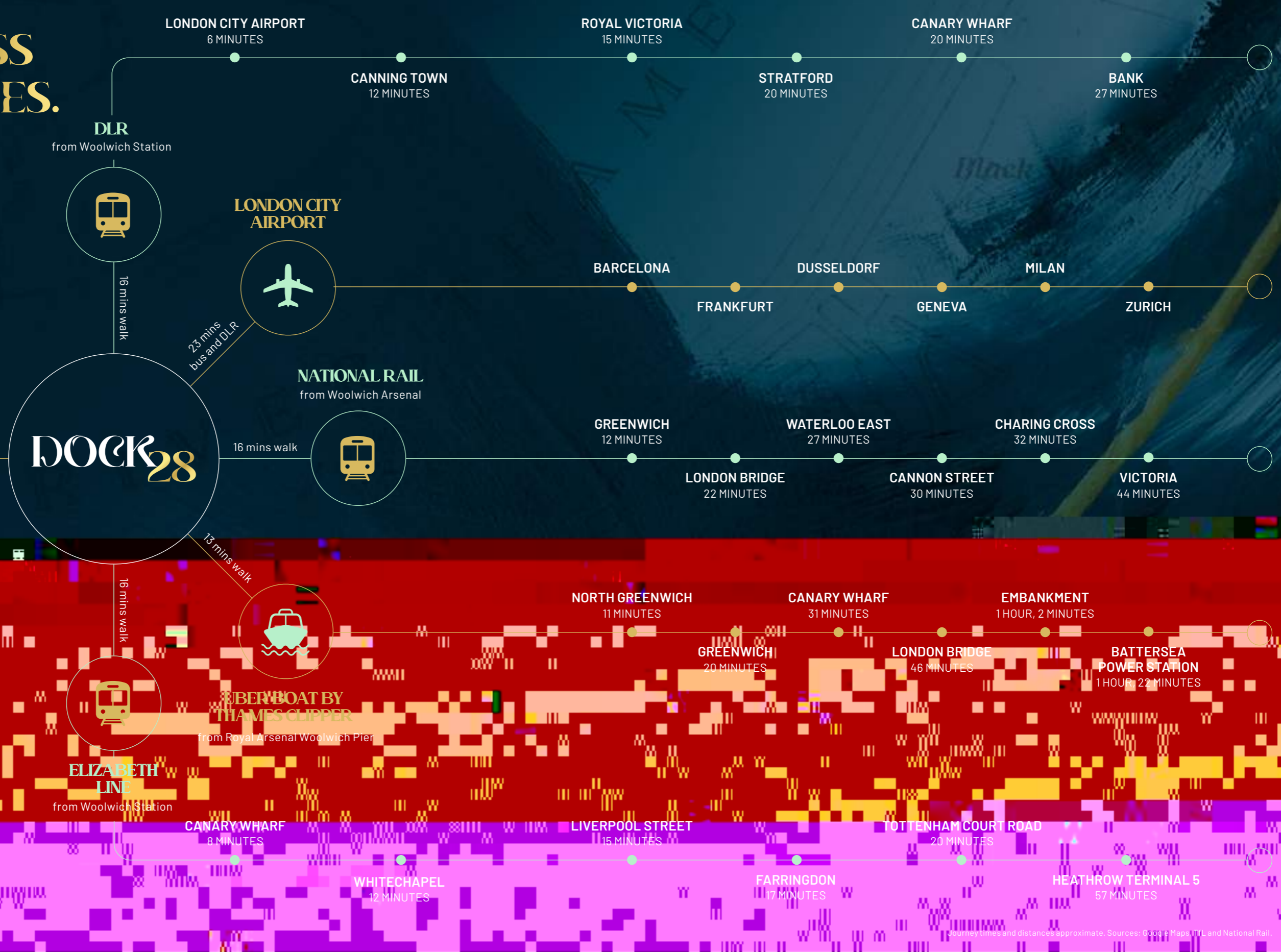


DOCK

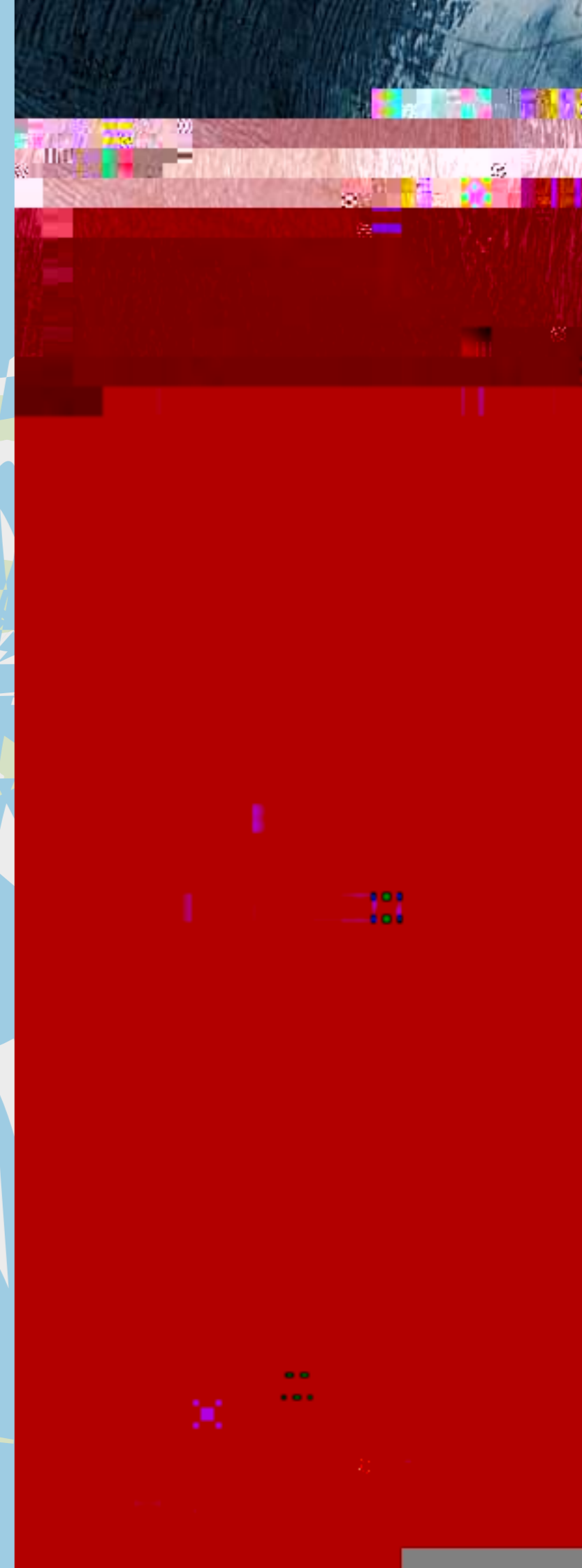
# ENJOY EFFORTLESS DEPARTURES.

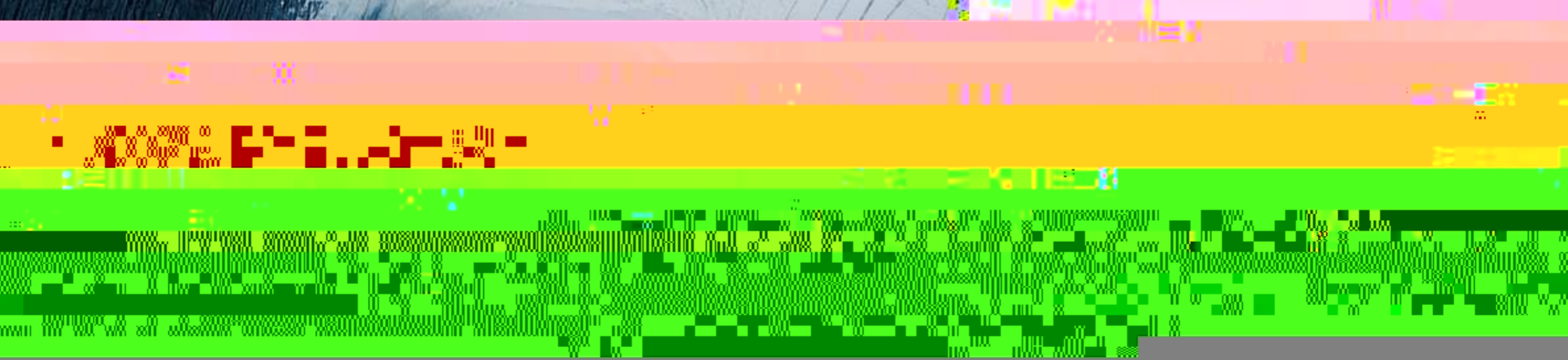
FOR WHATEVER PART OF THE CITY, OR THE WORLD, YOU WANT TO REACH.

Train and Tube connections. Simple walking distances. Even travelling on the water. There's no denying your new apartment at Dock28 is perfectly placed for getting around easily.



Journey times and distances approximate. Sources: Google Maps, TfL and National Rail.

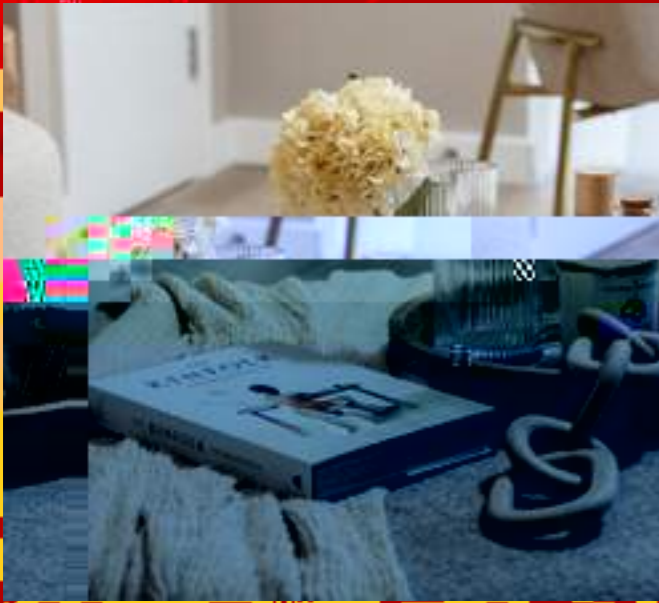




SHOPPING

1. Sainsbury's Local

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QUALITY TIME.  
 QUALITY  
 SURROUNDINGS.

ENJOY THE CLEAN SIMPLICITY OF DESIGN. INSIDE, AND OUT.

Your own space. Somewhere that offers peace. A sense of calm. Where we have carefully considered every detail, just for you.

Generously sized windows invite the light in as you gaze out; perhaps the ideal way to begin, or end, your day. Warm shades of brickwork and architectural detailing add a real sense of character.

And then there's the beautifully designed outdoor spaces; the exclusive roof terrace, and private landscaped podium gardens that offer you a great deal of space to relax in whenever you want.

Prepare to enjoy it all at your leisure.

- Anchor Court**  
Studio, 1, 2 & 3 bedroom apartments  
and 3 bedroom duplexes

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- Broadwater House\***  
Studio, 1 & 2 bedroom apartments

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- Affordable Housing**

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- GEN** Electric generator
- SS** Electric sub station
- Disabled parking space
- Bicycle storage
- Approx. number of external steps
- Bollard



# FEEL THE PULL OF HOME. AND LET IT TAKE YOU THERE.

AT DOCK28, YOU CAN RELAX, KNOWING YOU HAVE FOUND YOUR PERFECT NEW APARTMENT.

Leave the buzz of the City. Arrive back to your stylish, spacious studio, 1, 2 or 3 bedroom apartment or 3 bedroom duplex. Where you can enjoy 'me time' inside, or on your own private balcony/patio. This is where you want to be.

\*Some plots throughout this block are Affordable Housing. Development plan is a guide for illustrative purposes only and may be subject to change. Landscaping is indicative only.

# PLOT YOUR OWN COURSE.

STYLISH, LIGHT, OPEN SPACES.  
ENJOY TAKING YOUR TIME IN THEM.

Each apartment is designed to be a welcoming place. Where your unique style and personality can be brought to life however you want. These are your spaces. Go ahead and add all the personal touches you want.





## RELAX INTO EASY LIVING.

LIVE HOW YOU PLEASE.  
IT'S WHAT THIS IS  
DESIGNED FOR.

- Amtico Spacia 'Sun Bleached Oak' flooring to kitchen/living/dining area and hall
- Standard hanging pendant to living/dining area, hallway and bedrooms
- Walls painted in Timeless white matt and ceilings in white
- Premium painted doors with polished chrome/satin finish handles
- USB charging points in kitchen/living area and all bedrooms
- Audio video phone handset
- TV/FM/SAT/Telephone socket to living area with playback connection to master bedroom
- Smoke and heat detectors fitted
- External balcony/terrace wall mounted stainless steel light fitting (where applicable)

## MODERN KITCHENS.

SIP A COFFEE. BRING BRUNCH  
FROM COOKER TO COUNTER.  
THIS SPACE IS TRULY YOURS.

- Gloss dove grey handle-less wall and base units
- Soft close doors and drawers
- Quartz 'Salt & Pepper' worktops
- Wall units fitted with surface mounted lights
- Integrated stainless steel electric oven and black frameless induction hob
- Integrated canopy cooker hood
- Fully integrated 70:30 fridge/freezer
- 450 or 600 dishwasher
- Fully integrated or free-standing washer dryer
- Integrated combi microwave oven where installed in a tall housing or a wall unit fitted microwave
- White downlights with white light LED bulbs
- Amtico Spacia 'Sun Bleached Oak' flooring to kitchen area

For wheelchair adaptable units, please speak to a Sales Advisor for more information.





## RELAXING BEDROOMS.

SLEEP IS CALLING.  
ANSWER IT HERE  
(QUIETLY, OF COURSE.)

- Fitted 'New Dublin Twist' grey carpets
- TV playback socket to master bedroom



## BEAUTIFUL BATHROOMS.

WASH AWAY THE DAY'S  
STRESSES. BUT ALWAYS START  
TOMORROW, REFRESHED.

- White sanitaryware with chrome finish fittings
- Full height tiling around bath and shower enclosures†
- Future Stone white porcelain wall tiling and flooring in bathrooms and ensuites (where applicable)
- White downlights with white light LED bulbs
- Chrome heated towel rail
- Shaver socket

†Full height tiling around bath only in apartments where there is no ensuite.

# BUILDING WELL-DESIGNED HOMES ACROSS THE CAPITAL & HOME COUNTIES SINCE 1961.

THAT'S SOMETHING HOMEOWNERS ACROSS OUR DEVELOPMENTS WOULD AGREE WITH.

## RESERVE YOUR NEW HOME

With us, it's simple and straightforward. Once you pay your £2,000 reservation fee, the price of your new home will be fixed and the deposit will be credited once the sale has completed.

To secure your reservation, you will need to provide:

- AML (Anti Money Laundering) documents (passport/driving licence/utility bill)
- Proof of income
- Available deposit funds

If you already have a solicitor who will act on your behalf following the reservation, please provide us with their details. However, if you need help finding one, we can provide you with a list of recommended solicitors and conveyancers.

## FINDING A MORTGAGE

Mortgages are available, subject to status and valuation, through any leading financial institution. Once pre-sale valuations have been completed and your personal circumstances evaluated, we can assist you with arrangements for a mortgage with an approved, leading independent financial institution.

## OUR MANAGEMENT COMPANY

A dedicated Management Company will be formed for the benefit of all homeowners. Homeowners will become members upon legal completion.

The Management Company will be responsible for buildings insurance and for the maintenance and cleaning of common areas, e.g. staircases, gardens, access ways, refuse and cycle stores, etc.

When you buy with Fairview New Homes you get peace of mind that all of the communal areas are kept clean and well looked after. Service charges will be payable to the Management Company.

Our Sales Advisor will be able to provide you with information specifically relating to estimated service charges.

\*Reservation fee subject to change, please speak to your Sales Advisor for more information.



BUSOLA, NEWHAYES

*"NewHayes' location really suits my needs, it offers great access to Heathrow, my place of work and central London to socialise and shop."*



NIL AND NAZMI, NOLA

*"After deciding on Shenfield, we opted with Fairview as it's a well-known and trusted developer for new build properties. The reviews for Fairview were excellent, and our friends also purchased their first home with them, so we were able to see first-hand the high quality of the developments before we purchased our dream home."*



JAN, KINGSTON EAST

*"We are so happy that we went in to speak with the Sales team and view the show apartment. We're now able to stay in the area we love and are familiar with, but what's even better is that we now have a place to call our own and put our stamp on."*



LESLEY, REGENCY HEIGHTS

*"The actual apartment itself is just what I was looking for. The apartment is so spacious, the build quality is excellent and the view from the balcony is also amazing. I wanted to buy a new build home as I love the look and feel of new builds!"*



# THE FINER DETAILS.

ALL THE IMPORTANT INFORMATION ABOUT DOCK28. READ AT YOUR LEISURE.

## DEVELOPMENT OVERVIEW

### THE VENDOR AND BUILDING CONTRACTOR

Fairview New Homes

### LOCATION

Pier Way, Woolwich, SE28 0FH

### LOCAL AUTHORITY

Royal Borough of Greenwich

### TENURE

999 Years

### WARRANTY

10 Year NHBC Buildmark Warranty

### ARCHITECT

Frank Reynolds Architects

### PLANNING ARCHITECT

Metropolis and MCA

### EST COMPLETION

October 2025

### EST SERVICE CHARGE

Speak to the Sales team for more information

### EST GROUND RENT

Peppercorn

### TOTAL NUMBER OF UNITS

216

### CEILING HEIGHT

2.5m

### ADDITIONAL FEATURES

Private Balconies/Patios  
Excellent Transport Links

## QUALITY CONSTRUCTION

### MATERIALS

- Red Brick – Maplehurst light multi stock (Wienerberger)
- Buff Brick – Borough Blend (Traditional Brick & Stone)
- Grey Brick – Light Grey handmade (Camtech)

### MAIN STRUCTURE

- Block A1 & A7 (3 storey) – key element RC to Ground & First Floor + pre-cast planks & traditional brick and concrete block above
- Block A2, A3, A4, A5 & A6 (8 storey) – RC Frame
- Block B1, B2 & B4 (5 storey) – key element RC to Ground & First Floor + pre-cast planks & traditional brick and concrete block above
- Block B3 (12 storey) – RC Frame
- Block C/D (5 storey) – Key element RC to Ground & First floor + pre-cast planks & traditional brick and concrete block above
- Houses – traditional load bearing masonry

## DOCUMENTATION REQUIRED FOR RESERVATIONS

### PROOF OF ID

(one of the following documents):

- Passport
- Photo Driving Licence
- Passport and Visa for non-UK residents

### PROOF OF ADDRESS

(one of the following documents):

- Paper Driving Licence (old style) or Photo Driving Licence with the Counterpart
- Utility Bill dated within the last 3 months

### PROOF OF DEPOSIT AND FUNDS

- Bank statement, ISA, Bonds, Shares certificate (dated within the last 3 months)

### OTHER ASSOCIATED BUYING FEES

- £2,000 reservation deposit\*
- 10% deposit is required at point of exchange of contracts. The outstanding balance is required on legal completion.

## COUNCIL TAX BANDS 2023/2024†

Band A	£1,209.49
Band B	£1,411.06
Band C	£1,612.65
Band D	£1,814.23
Band E	£2,217.40
Band F	£2,620.55
Band G	£3,023.72
Band H	£3,628.46

\*Reservation fee is subject to change. If a reservation is cancelled, the reservation fee can be repaid to the Home Buyer, less any administrative or other costs we have incurred in processing and holding the reservation. Kindly see the New Build Housing Code for more information.

†Figures taken from royalgreenwich.gov.uk. Correct as of 16th March 2023 and subject to change.

# REASONS TO BUY WITH FAIRVIEW.

## 1. THE WATER

Live overlooking the water. Enjoy its calm, its tranquillity, and all the fantastic amenities that stretch just around the corner.

## 2. OPEN GREEN SPACES

A walk or cycle ride will get you to a choice of parks: Wellington, Maribor and Gallions. But there are also leafy, peaceful stops all along the Thames Path. Bring a book. Sit for a while. Breathe it all in.

## 3. SUPERB VALUE FOR MONEY

Superb specification and great energy efficiency. Plus, swift connections around London when you need them, and an enviable waterside lifestyle. It's all yours to enjoy, and for less than you might have thought.

## 4. OWN 100% OF YOUR HOME

Buy your new home with us and it is exactly that; 100% yours. No part buying or part renting – just you enjoying being a proud homeowner in this superb part of the capital.

## 5. RENT VS BUY

With rental prices in this area averaging over £1,700 pcm,\* you could be spending a lot less on monthly mortgage payments when you buy a stylish, spacious new apartment here at Dock28.

## 6. EDUCATION

For families, there is a good choice of Ofsted-rated schools within easy reach, meaning your children's education needs are easily taken care of.

## 7. DEPOSIT UNLOCK<sup>^</sup>

With access to a selection of low deposit mortgages at competitive rates, first time buyers and existing homeowners could buy with a 95% mortgage – so you just need a 5% deposit with this exciting new scheme.

## 8. FAIRVIEW & NHBC WARRANTY

To guarantee your peace of mind, our homes are backed by a 2-year Fairview warranty and 10-year NHBC Buildmark warranty, the gold standard for new homes.

## 9. INCENTIVES

Don't forget to ask about the exclusive Fairview New Homes incentives that have been designed to make your move as hassle-free as possible by saving you time and money.

## 10. CUSTOMER CARE

At Fairview New Homes we take pride in our outstanding customer care, which is available at every stage of the process. Our dedicated team are always happy to help and are at the end of the phone whenever you need them.



\*Rental cost based on average rental prices of renting a 1 bedroom apartment in SE28 + 1 mile, at an average of £1,737pcm over 5 years, correct as of 26.04.2023. Source: Rightmove.

<sup>^</sup>Deposit Unlock is subject to contract and status and available on selected properties in England only. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. The scheme is available in the UK, subject to lender criteria. A minimum 5% customer deposit is required. The product is backed by a mortgage indemnity insurance that covers a proportion of the sum loaned by the lender in the event of a loss as a result of repossession. Fairview New Homes make a financial contribution to the cost of the product including the cost of the insurance premium. The buyer's obligations to the lender remain unchanged, as the benefit of the insurance is for the lender. Fairview New Homes do not offer mortgage advice, any financial advice should be obtained from a mortgage adviser or lender. This offer is not available in conjunction with any other promotion. Please speak to your Sales Advisor for further details.

Please ask our Sales Advisor for further information. Journey times and distances approximate. Sources: Google Maps and National Rail. Images for illustrative purposes only.

Please note: These details are intended to give a general indication of the proposed development. The company reserves the right to alter any part of the development or specification at any time. The contents herein shall not form any part of any contract or be a representation inducing such contract. These properties are offered subject to availability and final specification. Purchasers are advised to contact the Marketing Suite or Selling Agent to ascertain the availability of any particular property and to ensure that what may be on offer suits their particular requirements. Dock28 is a marketing name and may not necessarily form part of the approved postal address. External finish may vary on certain plots, please check with the Sales Advisor. Computer generated images are for illustrative purposes only.

DOCK28

Pier Way,  
Woolwich,  
SE28 0FH

Awarded to Regency Heights in 2020, based on resident reviews on HomeViews.

**DOCK28**

Pier Way, Woolwich, SE28 0FH

Email: [woolwich.sales@fairview.co.uk](mailto:woolwich.sales@fairview.co.uk)

**020 4571 4676**

[fairview.co.uk/dock28](http://fairview.co.uk/dock28)