

Ebbsfleet Garden City, Kent
DA10 1AG

Castle Hill

A new selection of quality two-bedroom apartments,
available for Shared Ownership

29 homes available



CLARION
HOUSING GROUP

Quality homes, affordable prices


Experience the best of modern design – while enjoying both proximity to the capital and an ideal location close to the English countryside.

An attractive new range of apartments available for Shared Ownership, Castle Hill presents the ideal opportunity to acquire an elegant home in this beautiful part of Kent.

Part of the Ebbsfleet Garden City plan, Castle Hill will create a perfect mix of homes, parkland, leisure, business, retail and community resources – with London less than 30 minutes away by train, and Paris or Brussels just three hours from nearby Ebbsfleet International.

Castle Hill homes are designed for modern everyday life, combining bright contemporary interiors with flexible open-plan layouts – and each apartment also has its own private outdoor space, to increase your enjoyment of the area and improve your quality of living.

Perfect for singles, couples or young families, Castle Hill is the ideal place to make a home.



We understand that choosing the right home is one of the most important decisions you can take. Our simple mission is to make sure that you have the choice of a quality home at the best possible price. Clarion has over 100 years' experience of development with a strong focus on innovation and quality. The result is superbly designed, award-winning homes that improve quality of living and encourage real community.



Bluewater Shopping Centre



Gravesend

The perfect location

Ebbsfleet Garden City and its surroundings – which include the nearby towns of Swanscombe, Dartford and Gravesend – have a long and rich history going back to medieval times.

Today, the Ebbsfleet Garden City plan is transforming the area into a connected series of green neighbourhoods, villages and city parks – perfectly situated between the bustle of the capital and the Kent countryside. A new and vibrant commercial centre is taking shape around nearby Ebbsfleet International Station, which connects directly to Castle Hill in 10-15 minutes via a new footpath. This centre will be a hub for business, education, research and leisure, creating an estimated 30,000 new jobs in the next few years.

Ebbsfleet Garden City is well served for a wide range of amenities and services. A new local primary school, Cherry Orchard, has recently opened; nearby Swanscombe is also home to a further number of highly rated schools, as well as GP services (around 10 minutes' walk) and dentists (20 minutes' walk). Locally, Gravesend offers a range of department stores, supermarkets and a Farmers' market, while the famous Bluewater Shopping Centre – one of the biggest in Europe – is only three miles away, reachable by a direct bus service.

For relaxation, the area offers a range of traditional pubs such as The George and Dragon, The Sun, and The Wheatsheaf, as well as the recently opened Spring River hotel, pub and restaurant. Ebbsfleet Garden City will also redevelop the nearby River Thames for promenade walks, and the Ebbsfleet River for park spaces; other local attractions include some of the earliest archeological finds in the country on display at Swanscombe Skull Site National Nature Reserve and Heritage Park. So however you prefer to unwind, you'll never run out of things to do in this part of Kent.



Swanscombe Heritage Park



Artist in Swanscombe

* Information about the local area is based on a variety of external sources: while Clarion makes every effort to produce correct information, we cannot guarantee its accuracy.



What's nearby?

Ebbsfleet Garden City offers a wide range of amenities, including a number of schools, shops, restaurants, pubs and leisure facilities. You can also relax with a stroll in one of Swanscombe's green spaces – or visit one of the area's many attractions.

-  **Schools**
 -  Knockhall Primary School
 -  Craylands Primary School
 -  Manor Community Primary School
 -  Jumping Beans Pre-School Centre
 -  Ebbsfleet Academy
 -  Northfleet School for Girls
-  **Food & drink**
 -  Loch Fyne
 -  YO! Sushi
 -  Wahaca
 -  Swanscombe Fish Bar
 -  Café Rouge
 -  Akash Balti
 -  Yinks and Family Cakes
 -  The Sun
 -  The George and Dragon
 -  The Wheatsheaf
-  **Fitness & leisure**
 -  Swanscombe Leisure Centre
 -  Red Dragon Kickboxing
 -  Swanscombe Children's Centre
-  **Entertainment & attractions**
 -  Swanscombe Skull Site National Nature Reserve
 -  Pirate Cove at Bluewater
 -  Showcase Cinemas
 -  Ebbsfleet United Football Club
 -  Bluewater Shopping Centre
-  **Parks**
 -  Swanscombe Heritage Park
 -  Swanscombe Pavilion
-  **Ebbsfleet Garden City**



Transport links

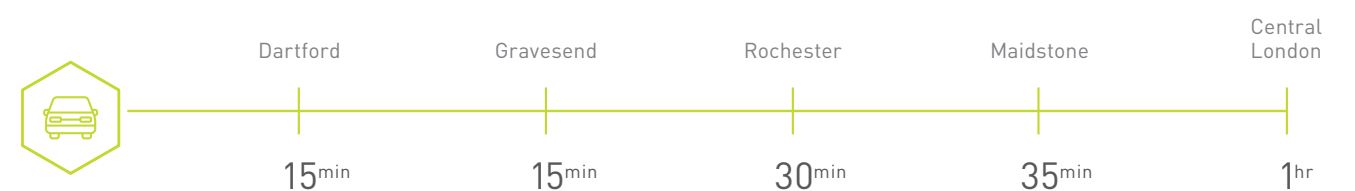
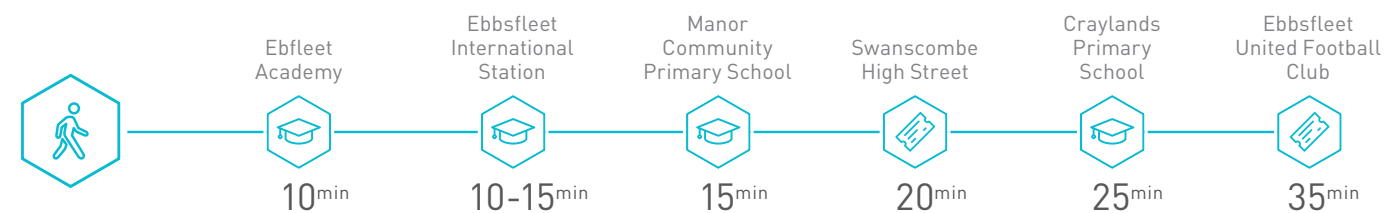
Ebbsfleet Garden City is well connected to London and the surrounding area.

Road links are particularly good, with the M25 and the QE2 bridge only 5 miles away for destinations around London. The nearby A2 takes you west into London and east to Rochester, Chatham, Canterbury and Dover. The A207 (London Road) is also accessible from the A226, which runs north of Swanscombe.

Regular trains run from Ebbsfleet International Station around every 15 minutes, with high-speed links to Ashford, Stratford International and London St Pancras – as well as Eurostar services to Paris and Brussels. The station is reachable via a direct footpath from Castle Hill, and is just 5 minutes' drive away. Services also run from Swanscombe station to London Charing Cross and Gravesend on the Southeastern line. Charing Cross services depart every 30 minutes or less: journey times are around an hour, calling at stations including Lewisham and New Eltham, while trains run to nearby Gravesend every 30 minutes.

The new Fastrack bus service throughout Ebbsfleet Garden City connects directly to Gravesend, Swanscombe, Bluewater (20 minutes journey time) and Dartford (30 minutes), running every 10 minutes from Ebbsfleet International. Standard local bus services are also excellent, with the 481 bus stopping near Castle Hill every 30 minutes and travelling to Bluewater, Gravesend and Riverview Park (taking around 15 minutes, 35 minutes and 1 hour respectively). From the Church stop in Swanscombe, the 455 bus also travels to Gravesend and Dartford once an hour, taking around 20 minutes.

* Travelling times and distances are adjusted estimates based on a variety of sources, including Google Maps, TfL, and train company averages. While Clarion makes every effort to reproduce correct information from external sources, we cannot guarantee its accuracy.



Explore Castle Hill

The Castle Hill development is part of a new Ebbsfleet Garden City area masterplan – a complete redesign of land south of Swanscombe to form new communities that perfectly combine transport, schools, amenities, retail, housing, offices and leisure.

Forty per cent of land is allocated for parks and other open spaces in order to create a series of linked neighbourhoods with a green and peaceful environment.

The Castle Hill neighbourhood comprises a collection of elegant, modern yet traditional homes located along Motte Lane in Lower Swanscombe. Motte Lane is accessed off Castle Hill Road, which runs west from Southfleet Road south of the town.

The entrance to Castle Hill will be framed by a large country park, and foliage is planted at intervals around the perimeter as well as throughout the neighbourhood. A park and play area is also situated just off Motte Lane, providing a fun focus for the life of the community.

Each Castle Hill apartment has a spacious balcony or terrace for your private enjoyment; parking is also available for selected units.



Key to Site Plan

■ Two Bedroom Apartments

Two bedroom apartments

Plots

24, 30, 37, 44, 49 – 60.8m²

[89] [93] [99] [105] [111] Motte Lane, Swanscombe, DA10 1AG

The focal point of these wonderful two-bedroom apartments is the bright, spacious open-plan kitchen/lounge. Featuring three separate windows for maximum daylight and a private balcony that extends around the corner of the building, it provides the perfect space for relaxation. The master bedroom is a comfortable double room with its own built-in wardrobe, adjacent to the second bedroom; and the hallway also has a large cupboard for all your storage needs.

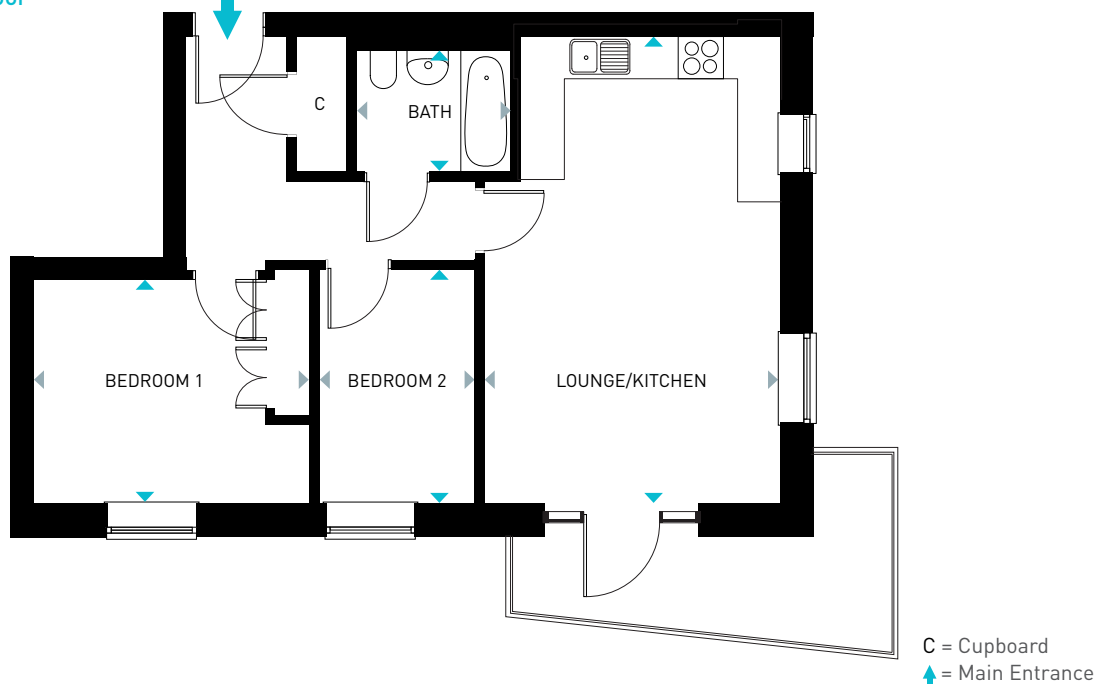
Ground Floor
Plot 24

1st Floor
Plot 30

2nd Floor
Plot 37

3rd Floor
Plot 44

4th Floor
Plot 49



A ◆ B ◆

Lounge/Kitchen	6.5m [21'4"]	x	4.1m [13'5"]
Bedroom 1	3.1m [10'2"]	x	3.8m [12'6"]
Bedroom 2	3.2m [10'6"]	x	2.1m [6'11"]
Bath	4m ²		

Predicated Energy Assessment (PEA) for the property are available on request from the Sales Team.

Two bedroom apartments

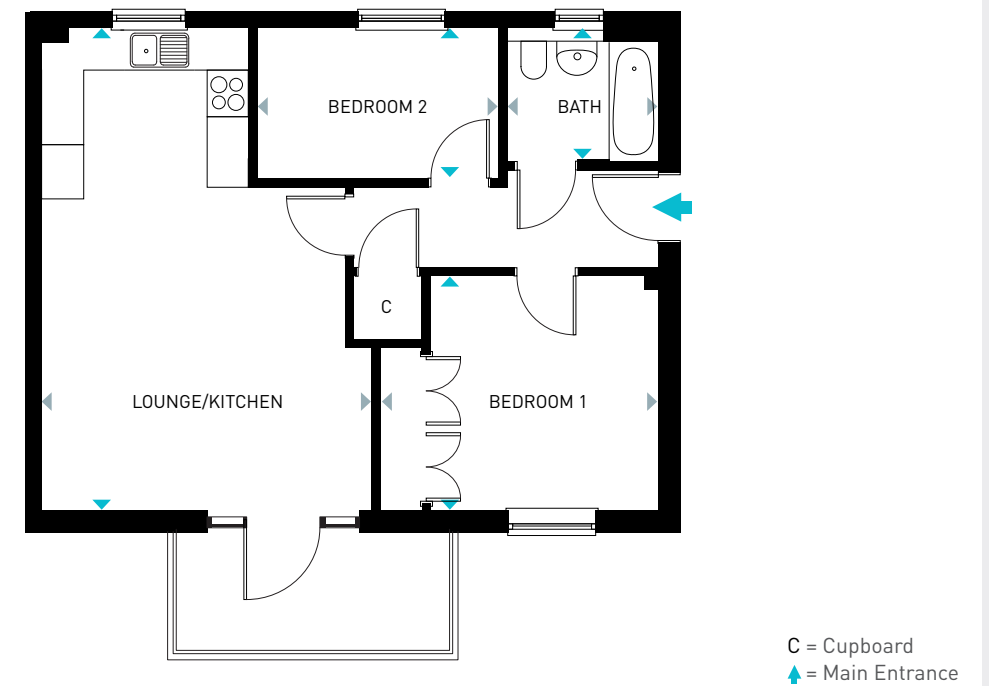
Plot

48 – 60.9m²

[113] Motte Lane, Swanscombe, DA10 1AG

These attractive two-bedroom apartments feature a bright and comfortable open-plan kitchen/lounge/dining room with its own private balcony. There is also room for a sizeable master bedroom with built-in wardrobe, a second bedroom, a windowed bathroom and ample hallway cupboard storage.

4th Floor



A ◆ B ◆

Lounge/Kitchen	6.8m [22'4"]	x	4.7m [15'5"]
Bedroom 1	3.3m [10'10"]	x	3.9m [12'10"]
Bedroom 2	2.1m [6'11"]	x	3.4m [11'2"]
Bath	4m ²		

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Two bedroom apartments

Plot

50 – 60.9m²

[115] Motte Lane, Swanscombe, DA10 1AG

These attractive two-bedroom apartments feature a bright and comfortable open-plan kitchen/lounge/dining room with its own private balcony. There is also room for a sizeable master bedroom with built-in wardrobe, a second bedroom, a windowed bathroom and ample hallway cupboard storage.

Two bedroom apartments

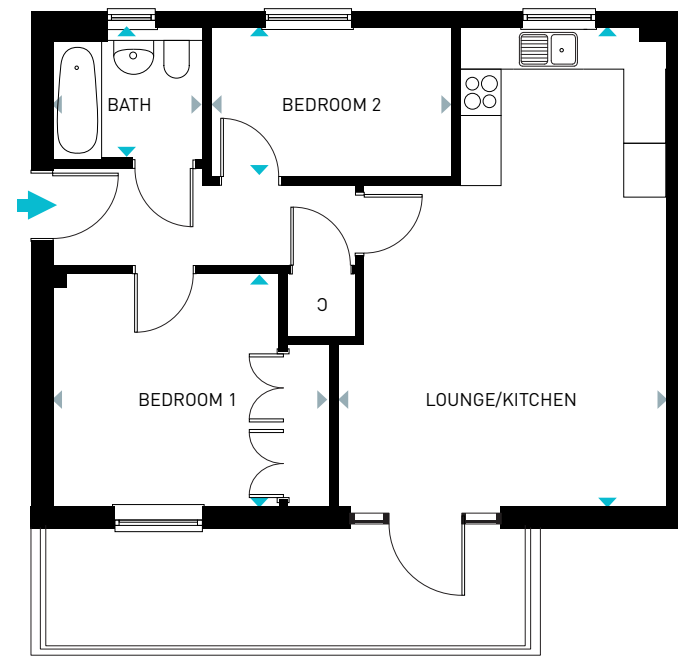
Plot

23 – 60.8m²

[91] Motte Lane, Swanscombe, DA10 1AG

Ideal for singles, couples or small families, these elegant two-bedroom apartments offer a comfortable kitchen/living room with its own private balcony. You will also find a sizeable master bedroom, a further single bedroom and a hallway cupboard for storage.

4th Floor



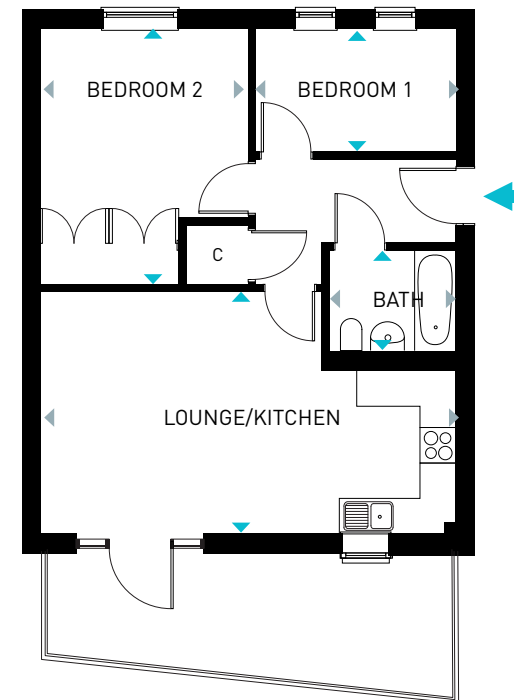
C = Cupboard
 ▲ = Main Entrance

A \updownarrow B $\leftarrow\rightarrow$

Lounge/Kitchen	6.8m [22'4"]	x	4.7m [15'5"]
Bedroom 1	3.3m [10'10"]	x	3.9m [12'10"]
Bedroom 2	2.1m [6'11"]	x	3.4m [11'2"]
Bath	4m ²		

Predicated Energy Assessment (PEA) for the property are available on request from the Sales Team.

Ground Floor



C = Cupboard
 ▲ = Main Entrance

A \updownarrow B $\leftarrow\rightarrow$

Lounge/Kitchen	7.0m [22'12"]	x	4.1m [13'5"]
Bedroom 1	4.3m [14'1"]	x	3.5m [11'6"]
Bedroom 2	2.0m [6'7"]	x	3.4m [11'2"]
Bath	4m ²		

Predicated Energy Assessment (PEA) for the property are available on request from the Sales Team.

Two bedroom apartments

Plots

22, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35 – 60.8m²

(75) (119) (117) (77) (79) (95) (97) (121) (123) (81) (83) Motte Lane, Swanscombe, DA10 1AG

Ideal for singles, couples or small families, these elegant two-bedroom apartments offer a comfortable kitchen/living room with its own private balcony. You will also find a sizeable master bedroom, a further single bedroom and a hallway cupboard for storage.

Ground Floor

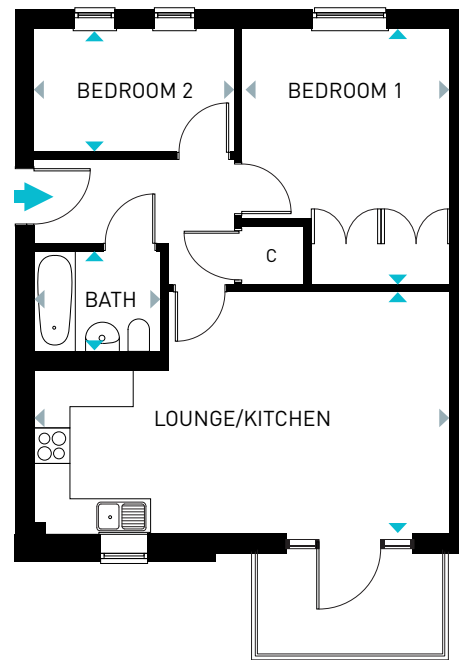
Plots 22 - 26

1st Floor

Plots 27 - 33

2nd Floor

Plots 34 - 35



C = Cupboard
▲ = Main Entrance

A ↔ B ↔

Lounge/Kitchen	7.0m (22'12")	x	4.1m (13'5")
Bedroom 1	4.3m (14'1")	x	3.5m (11'6")
Bedroom 2	2.0m (6'7")	x	3.4m (11'2")
Bath	4m ²		

Predicated Energy Assessment (PEA) for the property are available on request from the Sales Team.

Two bedroom apartments

Plots

36, 38, 39, 40, 41, 42, 43, 45, 46, 47 – 60.8m²

(101) (103) (125) (127) (85) (87) (107) (109) (129) (131) Motte Lane, Swanscombe, DA10 1AG

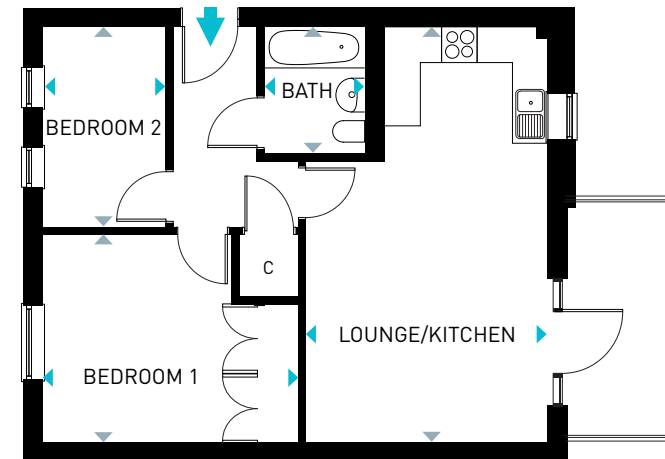
Ideal for singles, couples or small families, these elegant two-bedroom apartments offer a comfortable kitchen/living room with its own private balcony. You will also find a sizeable master bedroom, a further single bedroom and a hallway cupboard for storage.

2nd Floor

Plots 36 - 40

3rd Floor

Plots 41 - 47



C = Cupboard
▲ = Main Entrance

A ↔ B ↔

Lounge/Kitchen	7.0m (22'12")	x	4.1m (13'5")
Bedroom 1	4.3m (14'1")	x	3.5m (11'6")
Bedroom 2	2.0m (6'7")	x	3.4m (11'2")
Bath	4m ²		

Predicated Energy Assessment (PEA) for the property are available on request from the Sales Team.

Castle Hill Floor Plans

Clarion offers you a choice of 29 different Shared Ownership apartments at Castle Hill.

The illustrations below show the plan for each floor of Castle Hill, with the plot number of each available apartment also displayed. You can then compare each plot's location with its floor plan (shown on the preceding pages) to help choose the right apartment for you.



Specification



Castle Hill homes come with a selection of quality modern appliances, fittings and finishes.

There are fully fitted kitchen units, selected appliances and floor coverings throughout – while in the bathroom, finishings have been chosen to create a light and relaxed atmosphere.

Each property is tastefully decorated in a timeless fashion, making it easier to alter elements according to your own decorative style.

In addition to these features, there is also a communal roof terrace on the top floor for relaxation – and for your enjoyment of the neighbourhood.

Kitchen

- Fully fitted kitchen units and worktops
- Stainless steel oven, gas hob, and chimney hood
- Washing machine
- Integrated fridge/freezer

Bathroom

- Roca bath, toilet and basin
- Full-height tiling around bath and shower

Finishes

- Ceilings and walls are finished in Dulux White Emulsion

Fittings

- Fitted wardrobe in master bedroom
- BT and Sky+ points

Flooring

- Carpets fitted in hallways, bedrooms and lounge

General

- Parking to selected units
- Predicted energy efficiency rating A

* All images shown are for illustration only and are from previous Clarion developments.

MARIE'S



TEA ROOM

est. 2014



CAKES
FT



GRAVESEND
BOROUGH
MARKET

Your cake baking and decorating needs
We even do classes.
Why not let us make your cake for you?

Round the corner in
Wesham Borough Market

about
party cakes
and cupcakes



Shared Ownership

What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. You buy a share of between 25% and 75% of the property's value and pay a subsidised rent on the remaining share. A key advantage is that, as part-owner, you have a security of tenure that renting cannot offer. Over time, you can buy more of the property until you own 100%.

You will need a small deposit at the outset – generally a minimum of 5% of your share, subject to conditions – and you will need to raise a mortgage on the rest of the sum required.

Am I eligible?

There are certain conditions to be eligible for a Shared Ownership property:

- Your annual household income must be no more £80,000.
- You must be unable to purchase a home suitable for your needs on the open market without assistance.
- In many cases, you must be able to demonstrate a live or work connection.
- You must not have any outstanding credit issues (i.e. unsatisfied defaults or County Court Judgments).
- You must be a first-time buyer. If you already own a home and need to move but cannot afford to, or you have equity from a recent sale, please contact us, as there are some circumstances under which you may still be eligible.

You will be asked to have a free financial assessment with a mortgage specialist to find out what share you can afford to buy. You will also be asked to complete an application form with the local Help to Buy agent. Sometimes you may need to be registered with your Local Authority. Specific criteria will be detailed on the information for each property.



Building Homes. Developing Futures.

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.

All images displayed throughout are of example Clarion homes only, and may not correspond exactly to the available homes described in this brochure.



CLARION
HOUSING GROUP



Opening Times

9am to 5pm

Monday, Tuesday, Thursday and Friday

10am to 5pm

Wednesday



All Enquiries

Shaun White, Sales Executive:

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Shaun.White@clarionhg.com

www.clarionhg.com/sharedownership

Disclaimer: All floor plans in this brochure are for general guidance only. Measures are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion. Clarion supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Castle Hill. We may change the tenure of some homes subject to demand.

February 2018