



Hyde New Homes at

SHOPWYKE LAKES

PHASE 2

CHICHESTER PO20 2AA



Great homes for everyone



Welcome to Shopwyke lakes

Situated on the outskirts of the historic cathedral city of Chichester in a tranquil lakeside setting, Phase 2 at Shopwyke Lakes comprises a collection of 2 & 3 bedroom houses.

Set amongst the verdant fields of the West Sussex countryside and encompassing two established lakes and landscaped wooded parklands, Shopwyke Lakes offers residents the perfect balance of rural living with all of the amenities of a thriving and vibrant city just a mile to the west. With both outdoor and urban lifestyles well-catered for, Shopwyke Lakes truly is a home for all seasons.

Picture-perfect, year round

West Sussex boasts some of England’s most breathtaking countryside and is home to an abundance of stunning destinations popular with both locals and visitors



Shopwyke Lakes is located in the south west of the county; an area dominated by the rolling hills of the South Downs National Park. Chichester lies just south of the National park, approximately two and half miles away, and offers easy access by car to all that the area has to offer, from stunning walks and cycle routes to stately homes and historical attractions.



At the southern edge of the county, the golden sands of some of the most appealing beaches of the South Coast are within easy reach of Shopwyke Lakes. West Wittering, Immediately south of Chichester Harbour – a certified Area of Outstanding Natural Beauty – is widely regarded as one of the most beautiful and unspoilt coastal destinations in the region. As one of the premier Blue Flag beaches in the country, West Wittering is a haven for wildlife enthusiasts, wind and kite surfers and tourists alike.



A home at Shopwyke Lakes opens up a world of lifestyle possibilities year round, from cosy autumnal afternoons by the fireside of a traditional pub and quintessentially English winters in picture-perfect, snow-dusted historical towns to spring and summer days roaming meadows, lanes and beaches from the South Downs to the South Coast.

- 1. The South Downs National Park
- 2. Beach huts at West Wittering
- 3. Chichester Harbour (AONB)

History, Culture, Recreation and Retail

The Shopwyke Lakes development is situated in the sweet spot where the outskirts of historic Chichester meet the bucolic landscape of rural West Sussex bridging all of the convenience of city life and the tranquillity of the countryside



The cathedral city of Chichester is the county-town of West Sussex, rich in historical landmarks and providing all of the amenities necessary for contemporary living.

Chichester Cathedral is a stunning example of Norman architecture augmented by an impressive Victorian spire. The Cathedral is renowned for its art as home to both ancient and modern examples from medieval carvings to famous works of the 20th Century. Regular exhibitions, talks and concerts, alongside the popular Cloisters Café and shop, make Chichester Cathedral an ever-popular attraction for both tourists and locals alike.

- 4. Chichester Cathedral
- 5. The Novium Museum, Chichester
- 6. Chichester Cross, Chichester City Centre
- 7. Chichester Festival Theatre
- 8. Arundel Castle



Culture vultures are spoiled in Chichester; The state-of-the-art Novium Museum offers three floors of inspiring, interactive exhibits, The Otter Gallery, houses an extensive collection of contemporary art whilst The Pallant House Gallery is home to important works by Frank Auerbach, Peter Blake, and Lucian Freud, amongst others.



For theatre-goers, the Chichester Festival Theatre is considered one of the UK's flagship venues, renowned for the standard of its performances. For full immersion into the thriving West Sussex arts scene, the annual Festival of Chichester, is a four-week extravaganza of art and music spanning multiple venues across the city.



The development at Shopwyke Lakes is well catered for by a number of state and private schools that include: The March C of E and Tangmere primary schools, Bishop Luffa School, Chichester High School for Girls and Chichester High School for Boys as well as further and higher education centres, Chichester College and The University of Chichester

MAKE TIME FOR SOME R & R

Restaurants and retail are well covered in this corner of West Sussex, with Chichester playing host to major high street names including Marks & Spencer, LK Bennett, Hobbs, Jaeger and Waterstones as well as independent stores and boutiques concentrated around the area of Little London Walk.

Closer still to Shopwyke Lakes, the Portfield Retail Park is home to a number of larger stores including John Lewis at Home and M&S Foodhall. For the food shop, Tesco Express, Sainsburys and Waitrose can all be found within striking distance as well as a larger Tesco extra on the West side of the city.

FURTHER AFIELD

The impressive countryside of West Sussex presents a huge variety of destinations for hiking, cycling or a casual amble. Highlights include the Salterns Way, a 19km route for walkers and cyclists starting in the heart of historic Chichester and ending at the picturesque West Wittering Beach. For a more challenging trek, The South Downs Way is the only National Trail to lie entirely within a National Park and stretches from Winchester to the white cliffs of the Seven Sisters.







For history buffs, the possibilities extend beyond the rich heritage of Chichester to some spectacular ancient and period architecture. Arundel Castle, dating from the 11th Century, is a vision straight from a fairytale. Goodwood House, just 10 minutes from Shopwyke Lakes by car, is home to a range of attractions from the house and gardens itself to the famous Goodwood racing circuit, just one of the many sporting attractions for which the house is famous.



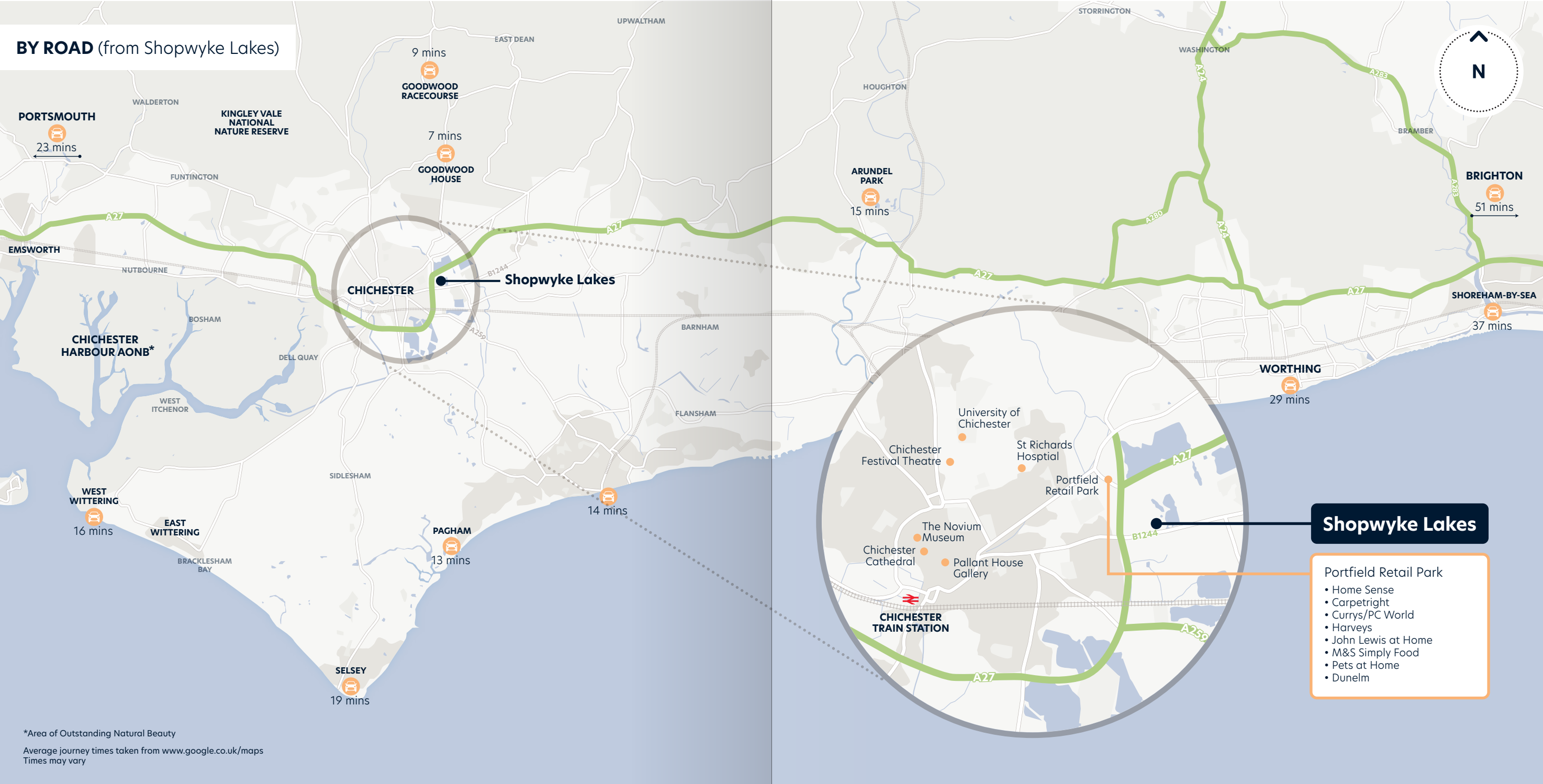
Connections

A destination with across-the-board appeal, West Sussex also boasts excellent connections to London to the North, Portsmouth and Southampton, with their international terminals, to the East and youthful, vibrant Brighton the cultural hub of the south coast, to the west

BY TRAIN (from Chichester Station)

	Portsmouth	20 mins		London Victoria	1 h 28 mins
	Brighton	49 mins		London Waterloo	1 h 37 mins
	Southampton	51 mins			
	Gatwick airport	55 mins			

BY ROAD (from Shopwyke Lakes)



Specifications

The Shared ownership homes at Shopwyke Lakes are specified to a high standard with great attention given to the fit and finish of the houses and apartments. Highly considered contemporary interiors provide the ideal blank canvas for your new home.



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change. Images depicted are of the Show home at Shopwyke Lakes.



Photographs of previous Hyde New Homes show home



KITCHEN

- Quality fitted kitchen units
- Laminate worktops with matching up-stands
- Stainless steel splash-back to hob
- Stainless steel sink
- Chrome monobloc sink mixer taps
- Appliances: 4 burner built in hob, electric built under single fan oven, stainless steel cooker hood, integrated fridge freezer and washing machine
- Space provided for dishwasher*
- Vinyl flooring

BATHROOM

- Quality white bathroom suite
- Chrome taps to basin
- Thermostatic chrome bath shower mixer kit
- Ceramic tiling: half height over bath and end of bath, splash-back tiling over basin (and cill of window)
- Chrome plated heated towel rail
- Vinyl flooring

GENERAL

- Vinyl flooring fitted to living areas
- Neutral carpet fitted to bedrooms
- Walls painted white matt emulsion throughout
- Joinery painted with hard-wearing white satin throughout
- Built in wardrobe to master bedroom
- Pendant light fittings to living areas. Bar light fittings to kitchen, bathroom and cloakroom
- Wall mounted combi boiler
- 12 year NHBC builders warranty

* Please note a freestanding dishwasher can be installed if required by removing a kitchen cupboard unit

Shopwyke Lakes

Site Plan

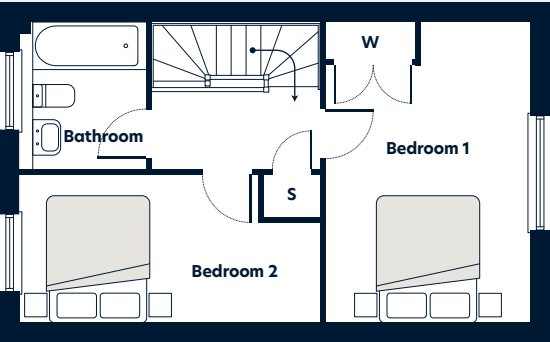


Plot 388, 389 & 390

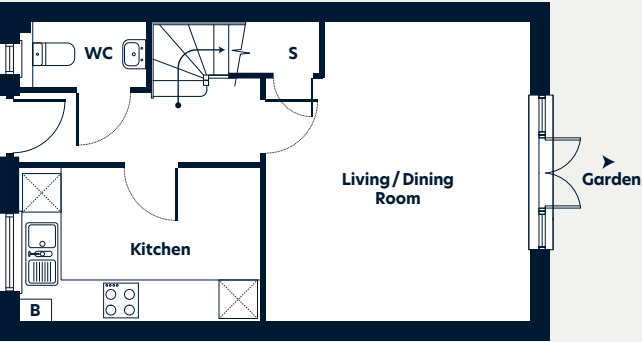
2 Bedroom House



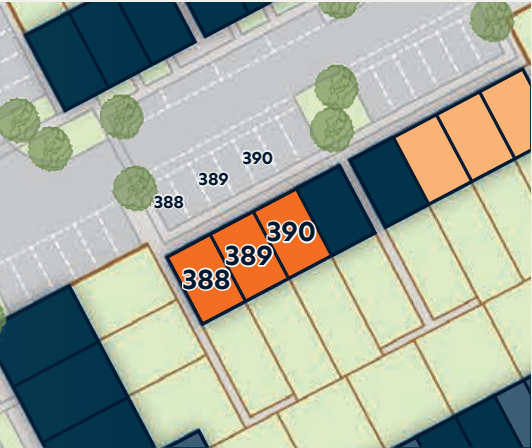
FIRST FLOOR



GROUND FLOOR



PLOT LOCATOR



Dimensions	M	Ft
Kitchen	3.70 x 2.33	12'1" x 7'7"
Living / Dining Room	4.61 x 4.06	15'1" x 13'3"
Bedroom 1	4.61 x 3.13	15'1" x 10'3"
Bedroom 2	4.63 x 2.26	15'2" x 7'4"
Gross Internal Area	73.8m ²	794.4ft ²

FLOORPLAN KEY

W Wardrobe S Storage B Boiler

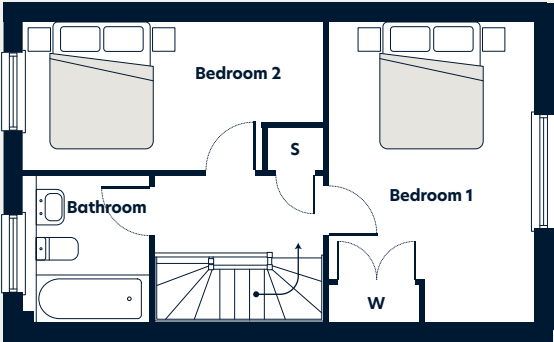
NOTE: Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition). The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.

Plot 393, 394 & 395

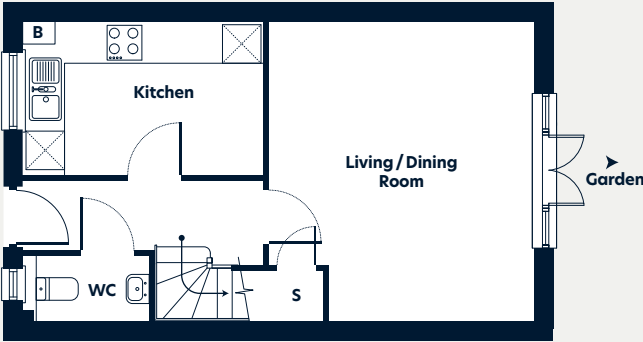
2 Bedroom House



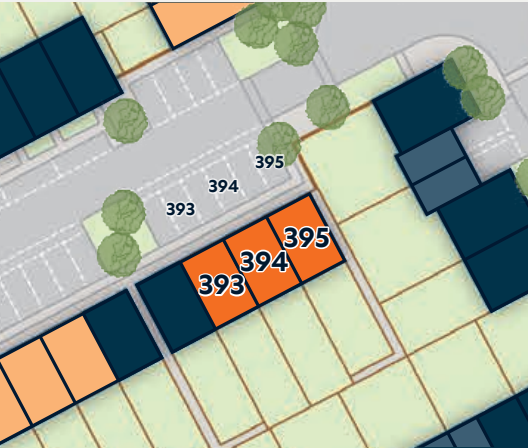
FIRST FLOOR



GROUND FLOOR



PLOT LOCATOR



Dimensions	M	Ft
Kitchen	3.70 x 2.33	12'1" x 7'7"
Living / Dining Room	4.61 x 4.06	15'1" x 13'3"
Bedroom 1	4.61 x 3.13	15'1" x 10'3"
Bedroom 2	4.63 x 2.26	15'2" x 7'4"
Gross Internal Area	73.8m ²	794.4ft ²

FLOORPLAN KEY

W Wardrobe S Storage B Boiler

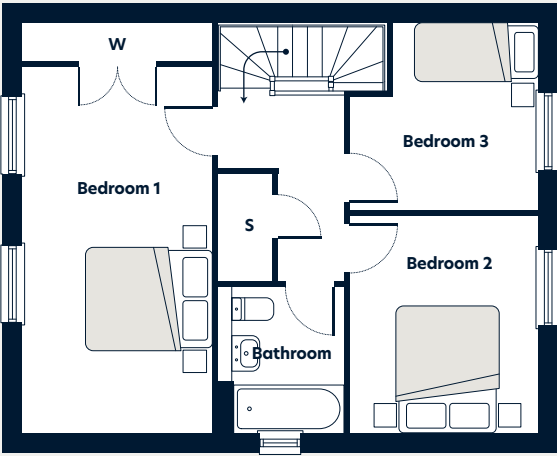
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Plot 372

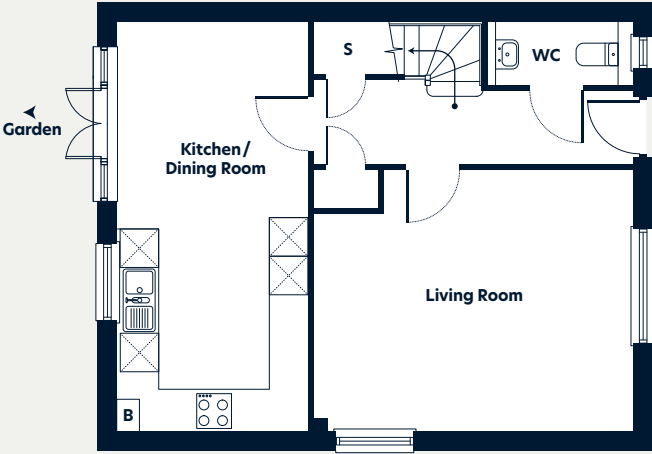
3 Bedroom House



FIRST FLOOR



GROUND FLOOR



PLOT LOCATOR



Dimensions	M	Ft
Kitchen/Dining Room	6.31 x 2.91	20'8" x 9'6"
Living Room	4.90 x 4.00	16'0" x 13'1"
Bedroom 1	5.64 x 2.91	18'6" x 9'6"
Bedroom 2	3.32 x 2.88	10'10" x 9'5"
Bedroom 3	2.88 x 2.86	9'5" x 9'4"
Gross Internal Area	102m ²	1098ft ²

FLOORPLAN KEY

W Wardrobe S Storage B Boiler

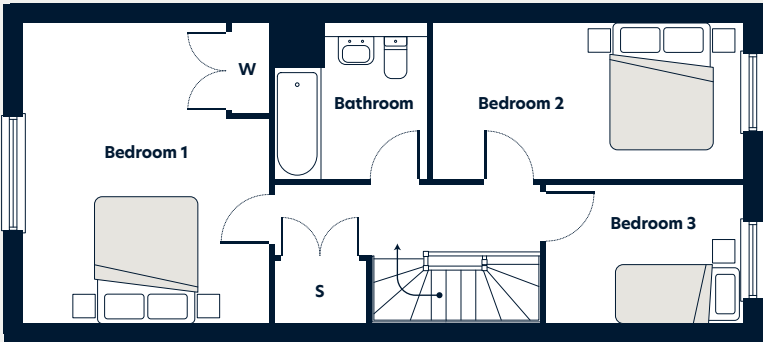
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Plot 345 & 346

3 Bedroom House



FIRST FLOOR



GROUND FLOOR



PLOT LOCATOR



Dimensions	M	Ft
Kitchen/Dining Room	5.72 x 3.75	18'9" x 12'3"
Living Room	5.27 x 4.61	17'3" x 15'1"
Bedroom 1	4.61 x 3.77	15'1" x 12'4"
Bedroom 2	4.77 x 2.36	15'7" x 7'8"
Bedroom 3	3.00 x 2.12	9'10" x 6'11"
Gross Internal Area	104.2m ²	1121.6ft ²

FLOORPLAN KEY

W Wardrobe S Storage B Boiler

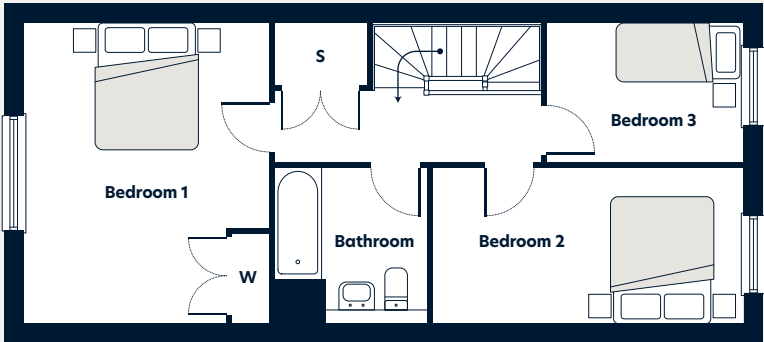
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Plot 347 & 348

3 Bedroom House



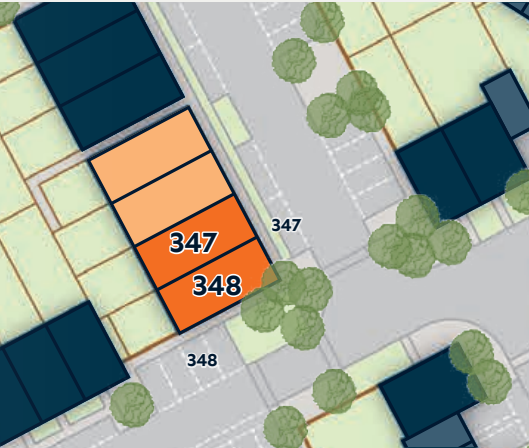
FIRST FLOOR



GROUND FLOOR



PLOT LOCATOR



Dimensions	M	Ft
Kitchen/Dining Room	5.72 x 3.75	18'9" x 12'3"
Living Room	5.27 x 4.61	17'3" x 15'1"
Bedroom 1	4.61 x 3.77	15'1" x 12'4"
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About Hyde New Homes

HOMES FOR THE FUTURE

Hyde New Homes is part of the Hyde Group, one of England's largest housing associations. Hyde owns and manages about 50,000 homes in London and the South East, as well as East of England and East Midlands. We provide about 105,000 people with homes at prices they can afford, on long tenancies, enabling them to improve their life chances.

Hyde New Homes brings home ownership within reach of many more people than could otherwise afford one.

We work with local authorities, Homes England and the Greater London Authority, as well as institutional investors, private housebuilders and developers, to build homes for shared ownership and for purchase through the Government-backed Help to Buy scheme, enabling more people to afford a home of their own.

We are proud that the homes we build are generous in size, stylish and functional. We use quality fittings and long-lasting materials, and also make the most of heating and insulation technology to minimise customers' fuel bills and cut emissions.

GOLD STANDARD SERVICE

Our ambition is to become a truly customer-driven housing provider. That means communicating clearly and listening to you throughout your home-buying journey, from the initial viewing to when you move in. We also work hard to ensure you're settled comfortably in your new home and we will be regular touch with you over the first few months.

Our expert inhouse sales consultants are always ready to help, but we also strive to enable you to you're your future home or complete your purchase through the use of technology, from the comfort of your own home. Our aim is always to make your purchase experience smooth and enjoyable.

A recent survey of some of our new shared owners and home owners, by independent research company In-house, shows the success of our approach, with over 90% of customers saying they would recommend Hyde to friends and family. We are delighted that, as a result, we have been granted the In-house Gold Award for the seventh year running.

All the profits generated from sales are ploughed back into what we do best: providing safe, decent and energy-efficient homes for everyone who needs one. Our objective is to build more of the right homes, in the right places, to help solve the nation's housing crisis - we plan to deliver 8,300 more homes in the next five years.

But we don't just build homes; we create thriving and sustainable neighbourhoods that regenerate local communities and improve residents' lives. Several of our major regeneration schemes, including Stonebridge in Brent, Remix Helix in Harlesden and Packington in Islington, have been held up as exemplars of how regeneration should be carried out.

WHAT OUR CUSTOMERS SAY

"Thank you so much for all your help over the last few months!

We love our new house and you made the process so much easier"

Purchaser at Heron Fields



ABOUT SHARED OWNERSHIP

Shared Ownership is a government-backed home ownership scheme which has been specifically designed to help those who are unable to afford the cost of buying a property at full market value.

It works by enabling you to purchase a percentage of the equity in your new home, which is usually between 20% and 40%, and pay a subsidised rent on the part you don't own to Hyde New Homes, as well as a monthly service charge.

You will have the same rights and responsibilities as a full owner occupier.

LEARN MORE ABOUT SHARED OWNERSHIP

You can also watch Your 'Guide to Shared Ownership' video on our website: www.hydenewhomes.co.uk



95% of our customers would recommend us to a friend



Call: 0808 3019 810
www.hydenewhomes.co.uk



Hyde New Homes

Directions to Shopwyke Lakes



SAT NAV ADDRESS

Shopwyke Road, Chichester PO20 2AA

Directions from the centre of Chichester by car:
A286, A259, B2144

- Take the ring road, A286 eastbound
- Turn right onto Needle-makers/A286
- Slight left onto The Hornet/A259
- Slight left onto Oving Rd/B2144
- The development is approximately 1 mile from Chichester on the left

Regular rail services to Chichester run direct from London Victoria, London Waterloo and Brighton

Call: 0345 606 1221

To find out more about Hyde New Homes
and Shared Ownership please visit
www.hydenewhomes.co.uk