



CUSHING GARDENS

PURLEY



Computer generated image is indicative only

Welcome to an exciting new collection of 1, 2 and 3 bedroom homes in leafy Purley. Cushing Gardens offers the opportunity to live in a highly desirable residential location, handy for commuting and the local shops, at an affordable price.

Cushing Gardens, named after the famous local actor Peter Cushing, offers a community of beautifully designed homes that deliver the best in contemporary living. From the streamlined modern kitchen to the stylish bathroom and open plan living spaces, these are homes beautifully proportioned and built around your lifestyle.

Every property has its own outside space that welcomes in the daylight. Eco features ensure your energy bills are kept to the minimum and cycle storage is available for every home. When it comes to enjoying the great outdoors, Cushing Gardens offers you and your family so many options on your doorstep.

NATURALLY PURLEY



ON YOUR BIKE

Purley marks the point where London's urban cityscape changes into the open greenery of the North Downs. Happy Valley is a great place to enjoy the views and Farthing Downs is the largest area of semi-natural downland in Greater London, filled with rare herbs and wildflowers.



RELAX & UNWIND

Purley Way playing fields is a favourite with locals and dog walkers, while Kenley Common is an ancient area of woodland and scrub that provides a fantastic place to enjoy the local wildlife. Make sure you also pay a visit to Oaks Park, Beddington Park and Mayfield Lavender Farm.



Purley is a dynamic, yet family friendly, suburb offering all the amenities you need to get the most out of life. The name goes back to medieval times when John de Purley tenanted a farm that became known as the Purley Farm. Even now the town has a feel for the open countryside that lies just beyond.

Its unique location gives you access to many of the best places in South East

England. The shops and entertainment venues of Croydon are a short drive away. The open countryside of Surrey – with its paintball parks, laser tags, petting farms and adventure venues – is within easy reaching distance, and Central London is just a few stops up the line, full of fun activities for people of all ages.

One day you might be climbing the rockface at the Craggy Island Caving Centre. The next experiencing Limitless VR in an immersive gaming experience. You'll never run out of things to do. Fancy free jumping at Oxygen Croydon? Or zorbing down the Surrey Hills? It's hard to think what John de Purley would have made of it all.

FAMILY FRIENDLY LIVING



With its well proportioned living spaces, a home at Cushing Gardens is the perfect place to raise a family. Especially with so much going on in the local area.



COOL FOR SCHOOLS

From pre-school right through to A-levels, there is a wide choice of local schools, both private and state funded, many of them with excellent OFSTED reports. These include 79 primary schools, 36 secondary schools and 32 colleges (16-18 years) all within a 3 mile radius from Cushing Gardens.

Source:
www.compare-school-performance.service.gov.uk

ACTIVE KIDS

There's local football, cricket, rugby, tennis and swimming. In fact, whatever sports your family are up for, you'll find a local club not far from Cushing Gardens.



Nearby there's a Christmas Tree Farm to explore and the foal rescue centre at Biggin Hill is a great place to teach your children about being kind to animals. Talking of animals, Crystal Palace is a great place to meet the dinosaurs and the Horniman Museum is another great way to travel back through time.

A VIBRANT LOCAL SCENE



OUT & ABOUT

Living at Cushing Gardens you will have local supermarkets, pubs and bars, restaurants and takeaways, close to your front door. The area is well served for amenities too, with good local transport and a nearby hospital.



CLOSE TO TOWN

With such great transport connections, it's simple to take advantage of central London whenever you wish. One day you could be shopping on Oxford Street, the next taking in a West End show, exploring the galleries and museums or dancing the night away. Whatever you want from London it's there to be enjoyed.



From the world-famous Fairfield Halls to trendy street food venues, with intriguing shops to vibrant clubs, this is a part of town that offers the best of urban living.

Whether you fancy a trip to the movies, a big name gig, a classical concert or a night at the theatre, Purley and Croydon have everything you need on hand. This is a great area for restaurants and bars too. Remember to check out BOXPARK which brings Shoreditch style street food dining south of the river. For special occasions, there's a choice of fine dining venues.

Croydon has long been an area famous for its shops. The Whitgift Centre is one of the South East's premier retail locations with so many of your favourite stores all under one rather stylish roof, while the Centrale Shopping Centre is an exciting fashion and lifestyle destination. There is a Chinese food superstore that attracts gourmet cooks for miles around and the Croydon IKEA makes a handy place to start planning your new home.

GETTING YOU PLACES



WALK
FROM CUSHING GARDENS

THE PEAR TREE
RESTAURANT - PURLEY
0.3 miles / 07 mins

PIZZA EXPRESS PURLEY
0.3 miles / 06 mins

PURLEY STATION
Thameslink & Southern
0.5 miles / 10 mins

24HR TESCO EXTRA
0.6 miles / 13 mins

JOHN FISHER PLAYING FIELDS
0.7 miles / 15 mins



CYCLE
FROM CUSHING GARDENS

PURLEY STATION
Thameslink & Southern
0.5 miles / 04 mins

PURLEY WAY PLAYING FIELDS
1.2 miles / 07 mins

THE PHOENIX SPORTS
& LEISURE CENTRE
1.6 miles / 07 mins

ROUNDSHAW PLAYING FIELD
2.0 miles / 09 mins

RIDDLEDOWN ROAD
2.2 miles / 17 mins

MAYFIELD LAVENDER FIELDS
2.5 miles / 15 mins



DRIVE
FROM CUSHING GARDENS

PURLEY WAR MEMORIAL
HOSPITAL
1.4 miles / 6 mins

24HR TESCO EXTRA
1.5 miles / 07 mins

LORD ROBERTS ON THE GREEN
1.9 miles / 07 mins

BEDDINGTON PARK &
THE GRANGE GARDENS
2.9 miles / 10 mins

CROYDON TOWN CENTRE
3.9 miles / 11 mins

VALLEY PARK RETAIL COMPLEX
3.9 miles / 15 mins

Source: www.tfl.gov.uk
www.google.co.uk/maps

Cushing Gardens is a great location. Whether you're commuting into the centre of London, or heading down to Brighton, nearby Purley Station is the perfect starting point. There are regular, direct rail services that link you with Blackfriars, London Bridge and Victoria stations in less than half an hour.

This is also a great location for road transport, with the main A23 close by and easy connections to the M25 and the rest of the motorway network. When you're heading further afield, London Gatwick is easy to get to and you have good road connections to London Heathrow and the channel tunnel.

HOMES DESIGNED WITH HEART

KITCHEN

- Contemporary style kitchen with Luna Matt Midnight base units and Luna MattWhite wall units. Soft close hinges and drawers
- Square edge laminate worktop with matching upstand
- Stainless steel 1½ sink with chrome mixer tap
- ZANUSSI ceramic hob with touch controls and stainless steel splashback
- ZANUSSI recirculating chimney cooker hood
- ZANUSSI electric oven
- Integrated fridge/freezer
- ZANUSSI white washer/dryer*
- Integrated waste/recycling bins



Image from a previous
Clarian Housing development

GENERAL

- White PVCU double glazed window with white finish internally
- White entrance door with viewer and multipoint locking
- Fitted with an audio visual door entry phone system
- Internal walls and woodwork painted white
- White internal doors with stainless steel furniture

FLOORING

- Ceramic flooring to kitchen
- Carpets to living areas
- Tiles to wet areas



Image from a previous Clarion Housing development

BATHROOM

- Contemporary white sanitaryware with semi recessed basin and vanity top, toilet and bath
- Large mirror above basin
- Ideal Standard Alto thermostatic bath/ shower mixer tap, with shower head on adjustable rail
- Bristan Soho mixer tap to basin
- Bath screen
- Large style porcelain wall and floor tiling

ENSUITE

- Contemporary white sanitaryware with basin and toilet
- Large mirror above basin
- Ideal Standard Alto thermostatic shower mixer valve, with shower head on adjustable rail
- Bristan Soho mixer tap to basin
- Glass shower enclosure with low profile shower tray and chrome frame
- Large style porcelain wall and floor tiling

HEATING & ELECTRICAL

- Worcester Bosch Greenstar CDI Combi boiler with radiators
- Chrome heated towel rail to bathroom and ensuite
- Recessed LED downlights to kitchen, bathroom and ensuite
- Pendant light fittings to bedrooms, living room and hallway
- Satellite TV, telephone points to lounge and master bedroom with Sky Q facility**
- Smoke detectors

WARRANTY

- 12 year NHBC build warranty

* Some plots have an integrated washer/dryer located in the kitchen. Others located in hall cupboard.

**Sky Q facility is subject to purchaser subscription and installation, post occupation. Please ask Sales Team for plot specific details. The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.



Computer generated images above are indicative only



WHAT IS SHARED OWNERSHIP?

Shared Ownership is an excellent way for people to take their first steps onto the property ladder and become home owners, even if they don't have the savings required to buy a property outright.

With Shared Ownership, you buy a share of your home – as much as you can afford – starting from as little as 25 per cent and rising up to 75 per cent of the property's value. You then pay subsidised rent to us on the remaining share of your home. When you wish to, you can buy a bigger share of the property until you own it outright.

Shared Ownership allows you to buy a new build or an existing property through one of our resale programmes. The deposit required for a Shared Ownership mortgage is a lot lower than if you were purchasing the property outright. This is because it is calculated on the initial share you are purchasing, rather than on the full value of the property.

Mortgages for Shared Ownership are available with as little as 5 per cent of the share value. However, the bigger your mortgage deposit, the more favourable your mortgage interest rate is likely to be.

SITE PLAN



BLOCK A



BLOCK A FLAT LOCATOR



GROUND FLOOR



SECOND FLOOR

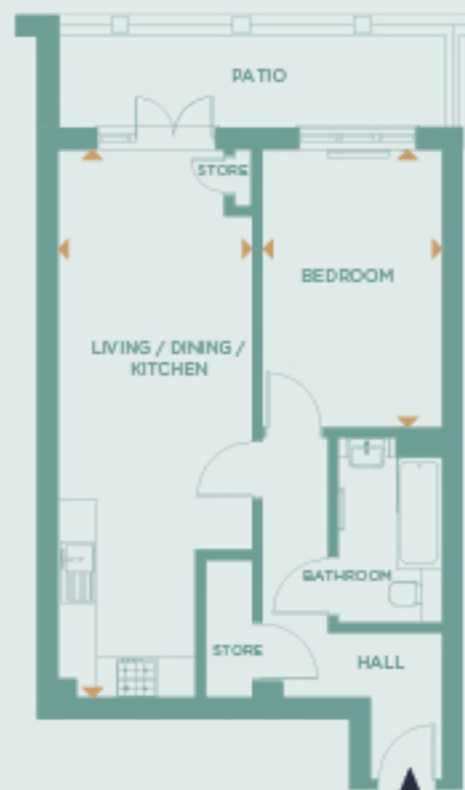


FIRST FLOOR

- 3 BEDROOMS
- 2 BEDROOMS
- 1 BEDROOMS
- P - PLOT NUMBER
- F - FLAT NUMBER



1 BEDROOM APARTMENTS



**PLOT 5 - FLAT 1, RUSSELL HILL PURLEY
GROUND FLOOR**

TOTAL AREA

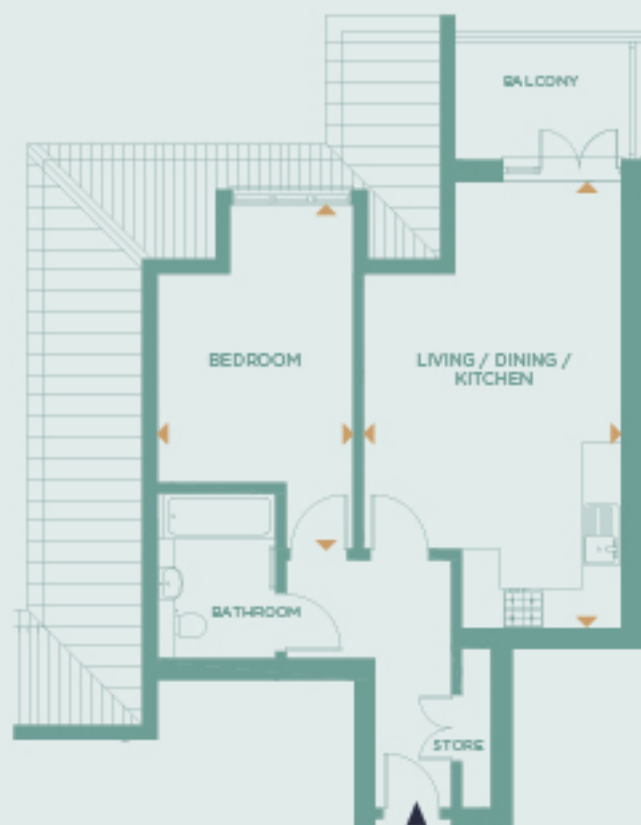
50 SQ M 538 SQ FT

LIVING / DINING / KITCHEN

8.33m x 2.96m 27' 4" x 9' 7"

BEDROOM 1

4.23m x 2.73m 13' 9" x 9' 0"



**PLOT 20 - FLAT 24, RUSSELL HILL PURLEY
SECOND FLOOR**

TOTAL AREA

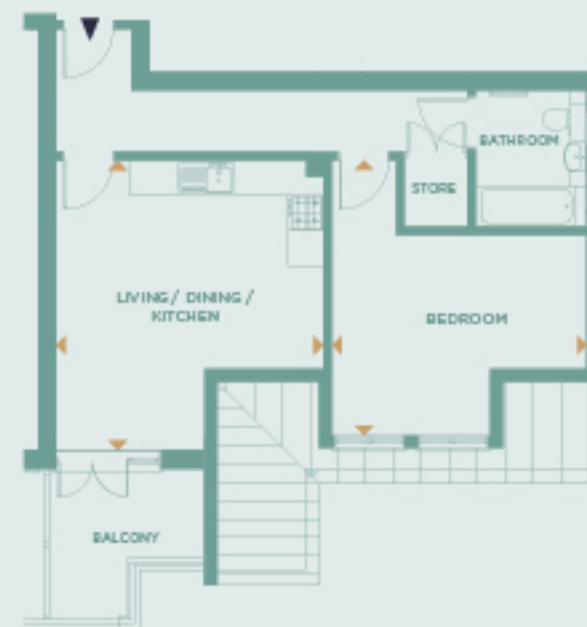
50 SQ M 538 SQ FT

LIVING / DINING / KITCHEN

6.77m x 3.92m 22' 2" x 12' 9"

BEDROOM 1

5.24m x 2.99m 17' 2" x 9' 8"



**PLOT 24 - FLAT 11, RUSSELL HILL PURLEY
SECOND FLOOR**

TOTAL AREA

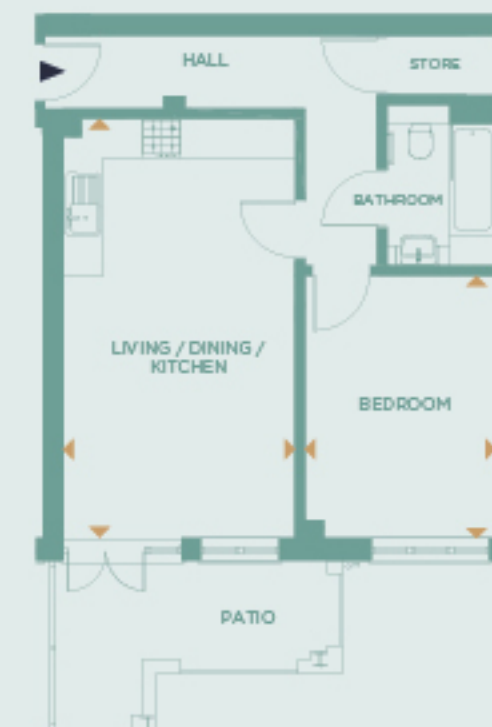
50.2 SQ M 540 SQ FT

LIVING / DINING / KITCHEN

4.95m x 4.56m 16' 3" x 15' 0"

BEDROOM 1

4.70m x 4.36m 15' 4" x 14' 3"



**PLOT 7 - FLAT 3, RUSSELL HILL PURLEY
GROUND FLOOR**

TOTAL AREA

50.6 SQ M 544 SQ FT

LIVING / DINING / KITCHEN

6.38m x 3.53m 20' 9" x 11' 6"

BEDROOM 1

3.99m x 2.90m 13' 0" x 9' 5"



1 BEDROOM APARTMENTS



**PLOT 9 - FLAT 18, RUSSELL HILL PURLEY
FIRST FLOOR**

TOTAL AREA

51.0 SQ M 548 SQ FT

LIVING / DINING / KITCHEN

6.51m x 3.90m 21' 4" x 12' 8"

BEDROOM 1

3.74m x 3.12m 12' 3" x 10' 3"



**PLOT 4 - FLAT 16, RUSSELL HILL PURLEY
GROUND FLOOR**

TOTAL AREA

51 SQ M 548 SQ FT

LIVING / DINING / KITCHEN

6.77m x 3.50m 22' 2" x 11' 5"

BEDROOM 1

3.91m x 3.05m 12' 8" x 10' 0"



**PLOT 11 - FLAT 20, RUSSELL HILL PURLEY
FIRST FLOOR**

TOTAL AREA

51.5 SQ M 554 SQ FT

LIVING / DINING / KITCHEN

5.86m x 4.14m 19' 02" x 13' 6"

BEDROOM 1

4.26m x 3.09m 14' 0" x 10' 2"



**PLOT 12 - FLAT 21, RUSSELL HILL PURLEY
FIRST FLOOR**

TOTAL AREA

53 SQ M 570 SQ FT

LIVING / DINING / KITCHEN

6.77m x 3.60m 22' 2" x 11' 8"

BEDROOM 1

4.12m x 2.84m 13' 5" x 9' 3"



1 BEDROOM APARTMENTS



**PLOT 21 - FLAT 25, RUSSELL HILL PURLEY
SECOND FLOOR**

TOTAL AREA

55.5 SQ M 597 SQ FT

LIVING / DINING / KITCHEN

6.77m x 3.90m 22' 2" x 12' 8"

BEDROOM 1

4.68m x 4.437m 15' 4" x 14' 4"



**PLOT 1 - FLAT 13, RUSSELL HILL PURLEY
GROUND FLOOR**

TOTAL AREA

56 SQ M 602 SQ FT

LIVING / DINING / KITCHEN

6.51m x 3.90m 21' 3" x 12' 8"

BEDROOM 1

4.90m x 3.09m 16' 10" x 10' 2"



2 BEDROOM APARTMENTS



**PLOT 6 - FLAT 2, RUSSELL HILL PURLEY
GROUND FLOOR**

TOTAL AREA

743 SQ M 799 SQ FT

LIVING / DINING / KITCHEN

6.88m x 3.45m 22' 6" x 11' 3"

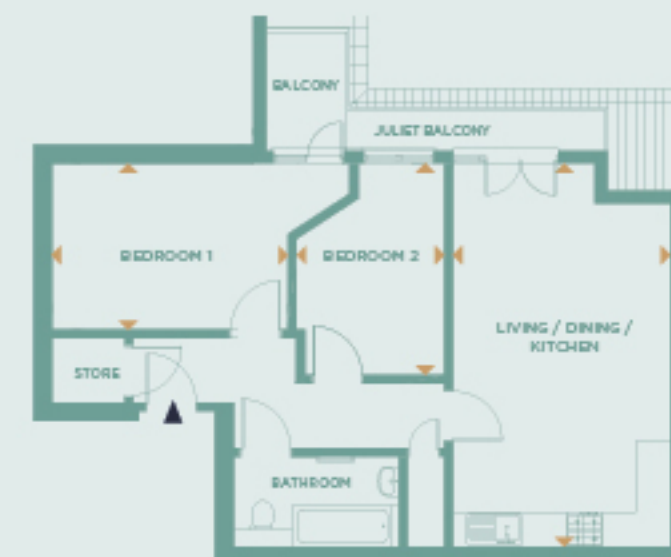
BEDROOM 1

4.34m x 3.10m 14' 3" x 10' 2"

BEDROOM 2

4.34m x 2.35m 14' 3" x 7' 7"

WHEELCHAIR ADAPTABLE



**PLOT 23 - FLAT 10, RUSSELL HILL PURLEY
SECOND FLOOR**

TOTAL AREA

60.7 SQ M 653 SQ FT

LIVING / DINING / KITCHEN

6.55m x 3.72m 21' 5" x 12' 2"

BEDROOM 1

4.04m x 2.84m 13' 3" x 9' 3"

BEDROOM 2

3.62m x 2.53m 11' 9" x 8' 3"



2 BEDROOM APARTMENTS



**PLOT 10 - FLAT 19, RUSSELL HILL PURLEY
FIRST FLOOR**

TOTAL AREA

61.0 SQ M 656 SQ FT

LIVING / DINING / KITCHEN

5.35m x 4.08m 17' 6" x 13' 4"

BEDROOM 1

4.72m x 2.65m 15' 5" x 8' 7"

BEDROOM 2

3.53m x 2.27m 11' 6" x 7' 5"



**PLOT 16 - FLAT 7, RUSSELL HILL PURLEY
FIRST FLOOR**

TOTAL AREA

61.5 SQ M 661 SQ FT

LIVING / DINING / KITCHEN

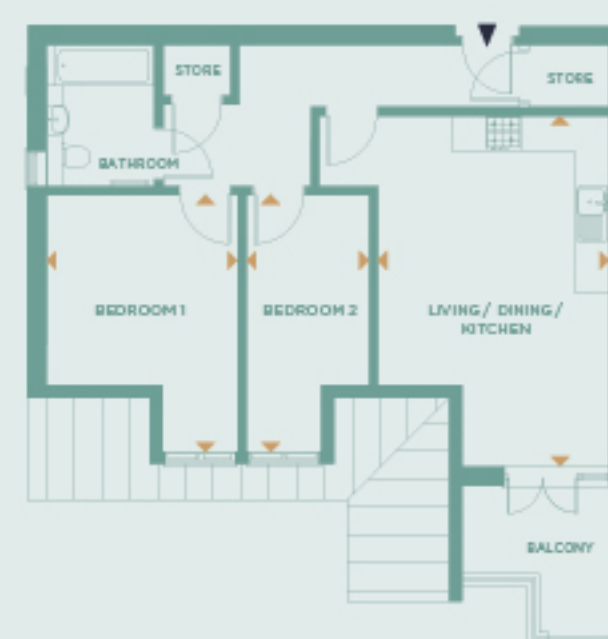
5.50m x 4.17m 18' 0" x 13' 7"

BEDROOM 1

4.85m x 2.48m 15' 9" x 8' 2"

BEDROOM 2

3.62m x 2.12m 11' 9" x 7' 0"



**PLOT 25 - FLAT 12, RUSSELL HILL PURLEY
SECOND FLOOR**

TOTAL AREA

61.6 SQ M 663 SQ FT

LIVING / DINING / KITCHEN

5.99m x 3.96m 19' 7" x 13' 0"

BEDROOM 1

4.39m x 3.27m 14' 4" x 10' 7"

BEDROOM 2

4.39m x 2.10m 14' 4" x 6' 9"



**PLOT 14 - FLAT 5, RUSSELL HILL PURLEY
FIRST FLOOR**

TOTAL AREA

63.3 SQ M 681 SQ FT

LIVING / DINING / KITCHEN

8.33m x 3.41m 27' 3" x 11' 2"

BEDROOM 1

4.58m x 2.78m 15' 0" x 9' 2"

BEDROOM 2

3.33m x 2.71m 11' 0" x 8' 9"



2 BEDROOM APARTMENTS



**PLOT 15 - FLAT 6, RUSSELL HILL PURLEY
FIRST FLOOR**

TOTAL AREA

63.8 SQ M 686 SQ FT

LIVING / DINING / KITCHEN

6.66m x 4.36m 21' 9" x 14' 3"

BEDROOM 1

3.54m x 3.47m 11' 6" x 11' 4"

BEDROOM 2

3.54m x 2.27m 11' 6" x 7' 5"



**PLOT 17 - FLAT 8, RUSSELL HILL PURLEY
FIRST FLOOR**

TOTAL AREA

66.0 SQ M 710 SQ FT

LIVING / DINING / KITCHEN

5.33m x 4.02m 17' 5" x 13' 2"

BEDROOM 1

4.39m x 3.07m 14' 4" x 10' 0"

BEDROOM 2

3.57m x 2.24m 11' 7" x 7' 4"



**PLOT 18 - FLAT 22, RUSSELL HILL PURLEY
SECOND FLOOR**

TOTAL AREA

70.2 SQ M 755 SQ FT

LIVING / DINING / KITCHEN

6.51m x 4.18m 21' 4" x 13' 7"

BEDROOM 1

3.48m x 3.14m 11' 4" x 10' 4"

BEDROOM 2

4.52m x 3.40m 14' 9" x 11' 2"



2 BEDROOM APARTMENTS



**PLOT 22 - FLAT 9, RUSSELL HILL PURLEY
SECOND FLOOR**

TOTAL AREA

70.2 SQ M 755 SQ FT

LIVING / DINING / KITCHEN

5.27m x 4.51m 17' 3" x 14' 8"

BEDROOM 1

4.90m x 2.71m 16' 0" x 8' 9"

BEDROOM 2

4.90m x 2.48m 16' 0" x 8' 0"



**PLOT 8 - FLAT 4, RUSSELL HILL PURLEY
GROUND FLOOR**

TOTAL AREA

72 SQ M 775 SQ FT

LIVING / DINING / KITCHEN

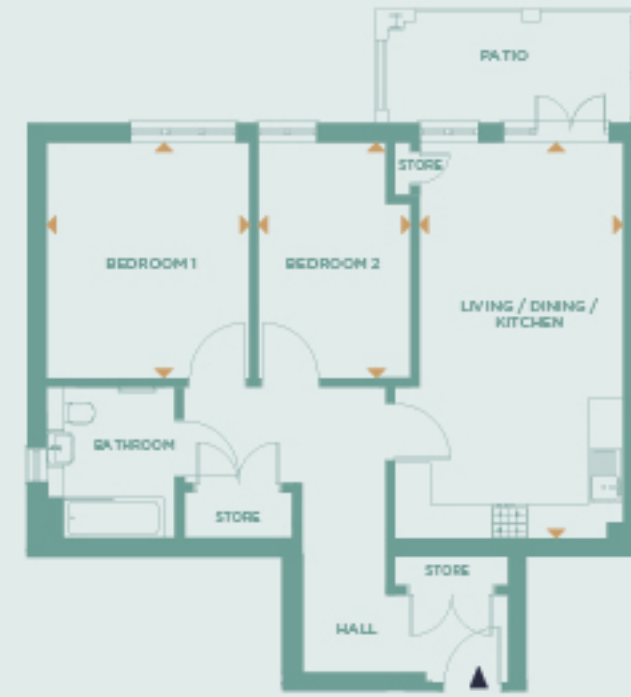
6.18m x 5.30m 20' 3" x 17' 3"

BEDROOM 1

3.95m x 3.01m 13' 0" x 10' 0"

BEDROOM 2

4.05m x 2.95m 13' 3" x 9' 7"



**PLOT 3 - FLAT 15, RUSSELL HILL PURLEY
GROUND FLOOR**

TOTAL AREA

74.6 SQ M 802 SQ FT

LIVING / DINING / KITCHEN

6.77m x 3.51m 22' 2" x 11' 5"

BEDROOM 1

4.03m x 3.47m 13' 2" x 11' 4"

BEDROOM 2

4.03m x 2.61m 13' 2" x 8' 6"

WHEELCHAIR ADAPTABLE



**PLOT 13 - FLAT 17, RUSSELL HILL PURLEY
FIRST FLOOR**

TOTAL AREA

81.5 SQ M 877 SQ FT

LIVING / DINING / KITCHEN

6.77m x 3.72m 22' 2" x 12' 2"

BEDROOM 1

4.98m x 3.01m 16' 3" x 9' 9"

BEDROOM 2

4.37m x 3.55m 14' 4" x 11' 7"



3 BEDROOM
APARTMENTS



PLOT 19 - FLAT 23, RUSSELL HILL PURLEY
SECOND FLOOR

TOTAL AREA

86 SQ M 926 SQ FT

LIVING / DINING / KITCHEN

6.68m x 3.82m 21' 9" x 12' 5"

BEDROOM 1

3.86m x 2.75m 12' 7" x 9' 0"

BEDROOM 2

5.37m x 2.75m 17' 6" x 9' 0"

BEDROOM 3

4.15m x 2.44m 13' 6" x 8' 0"



PLOT 2 - FLAT 14, RUSSEL HILL PURLEY
GROUND FLOOR

TOTAL AREA

98.2 SQ M 1057 SQ FT

LIVING / DINING / KITCHEN

6.68m x 4.84m 21' 9" x 15' 9"

BEDROOM 1

5.17m x 2.74m 16' 9" x 9' 0"

BEDROOM 2

3.29m x 3.09m 10' 8" x 10' 0"

BEDROOM 3

3.82m x 2.80m 12' 5" x 8' 5"

WHEELCHAIR ADAPTABLE



BLOCK B
FLAT LOCATOR



LOWER GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

P - PLOT NUMBER
F - FLAT NUMBER

Block B consists of 5 contemporary three bedroom family apartments set over three floors, with private outdoor space and parking available on selected plots. The living areas are open plan and perfect for family life.



3 BEDROOM
APARTMENTS



PLOT 30 - FLAT 30, RUSSELL HILL PURLEY
FIRST FLOOR

TOTAL AREA	
86.25 SQ M	928 SQ FT

LIVING / DINING / KITCHEN	
786m x 4.06m	25' 8" x 13' 3"
BEDROOM 1	
4.04m x 3.28m	13' 3" x 10' 8"
BEDROOM 2	
4.16m x 3.85m	13' 6" x 12' 7"
BEDROOM 3	
3.25m x 2.31m	10' 7" x 7' 6"



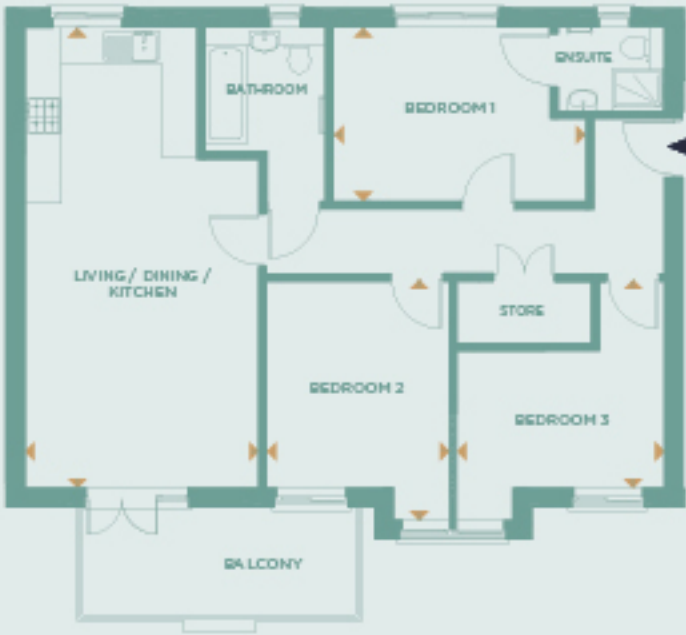
3 BEDROOM
APARTMENTS



PLOT 27 - FLAT 27, RUSSELL HILL PURLEY
GROUND FLOOR

TOTAL AREA	
86 SQ M	926 SQ FT

LIVING / DINING / KITCHEN	
7.86m x 3.99m	25' 8" x 13' 0"
BEDROOM 1	
3.61m x 3.51m	11' 9" x 11' 5"
BEDROOM 2	
4.11m x 2.99m	13' 5" x 9' 8"
BEDROOM 3	
3.50m x 2.44m	11' 5" x 8' 0"



PLOT 29 - FLAT 29, RUSSELL HILL PURLEY
FIRST FLOOR

TOTAL AREA	
86 SQ M	926 SQ FT

LIVING / DINING / KITCHEN	
7.86m x 3.99m	25' 8" x 13' 0"
BEDROOM 1	
4.31m x 2.96m	14' 2" x 9' 7"
BEDROOM 2	
4.11m x 3.11m	13' 5" x 10' 2"
BEDROOM 3	
3.56m x 3.54m	11' 7" x 11' 6"



3 BEDROOM

APARTMENTS



PLOT 28 - FLAT 28, RUSSELL HILL PURLEY
GROUND FLOOR

TOTAL AREA		
86.29 SQ M	928 SQ FT	

LIVING / DINING / KITCHEN		
7.86m x 4.63m	25' 8" x 13' 3"	
BEDROOM 1		
4.26m x 2.88m	14' 0" x 9' 5"	
BEDROOM 2		
4.20m x 3.02m	13' 8" x 9' 9"	
BEDROOM 3		
4.16m x 2.27m	13' 7" x 7' 4"	

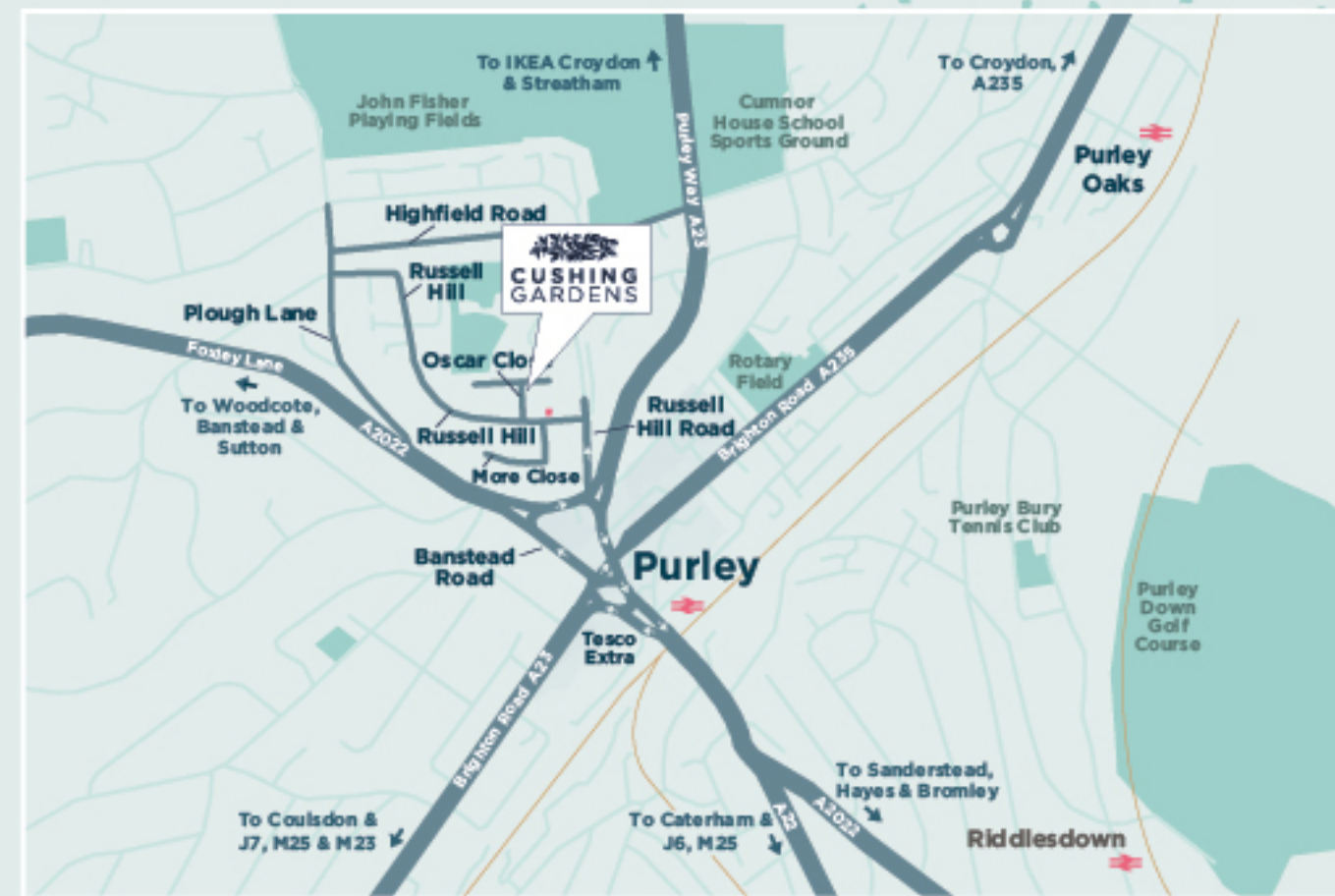


PLOT 26 - FLAT 26, RUSSELL HILL PURLEY
LOWER GROUND FLOOR

TOTAL AREA		
92.47 SQ M	995 SQ FT	

LIVING / DINING / KITCHEN		
7.86m x 4.01m	25' 8" x 13' 2"	
BEDROOM 1		
4.46m x 2.78m	14' 6" x 9' 0"	
BEDROOM 2		
4.21m x 2.78m	13' 8" x 9' 0"	
BEDROOM 3		
3.30m x 2.49m	10' 8" x 8' 2"	

EVERYBODY DESERVES A GOOD HOME



CUSHING GARDENS was named in memory of Star Wars actor **PETER CUSHING** who lived in Purley.

The actor, who died in 1994 aged 81, is best known for playing Grand Moff Tarkin in the ground breaking 1977 film but also starred in numerous fantasy and horror films, including 23 Hammer Film productions.

Born at a home in Godstone Road, Kenley, his family would later move into an art deco home in nearby St James' Road, in Purley, which was built in 1926 by Peter's father George, who was a quantity surveyor.

Cushing was a pupil at Purley County Secondary School.

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage positions. Kitchen and bathroom layouts are indicative only, these details do not form part of any contract. The specification outlined in this brochure is subject to the construction stage and may change, please consult your sales advisor for further plot specific details. Correct at time of print.



CLARION
HOUSING

CONTACT US

For any queries or to arrange a property viewing,
contact our Shared Ownership team by calling:

Call: 0300 100 0309

Email: shared.ownership@myclarionhousing.com
myclarionhousing.com/sharedownership