



MEADOW GRANGE

FOSSETTS WAY



WELCOME TO MEADOW GRANGE

Meadow Grange boasts a beautiful new collection of 2, 3 and 4 bedroom Shared Ownership homes on the edge of the vibrant and thriving seaside city of Southend-on-Sea.

Nestled between coast, city and countryside, Meadow Grange brings 131 new homes to Southend-on-Sea, debuting a range of designs including detached, semi-detached and terraced homes. Built using modern construction methods and with sustainability in mind, homes at Meadow Grange utilise superior insulation in the floors and walls, ensuring their energy efficiency.

Meadow Grange boasts high quality finishing touches, contemporary designs to suit modern living, ample parking (including electric vehicle charging points) and private gardens. You'll have everything you need to settle into your new home.

Located just on the outskirts of Southend-on-Sea's thriving city centre which is equipped with all the essentials for everyday living. Meadow Grange offers you space to relax and unwind in while enjoying a wealth of amenities. Nearby, you'll find Prittlewell and Southend Victoria stations, offering connectivity to London in less than an hour.

Whether you're a first-time buyer, growing family or downsizer, Meadow Grange is the ideal place to make a change and put down roots.





A CHANGE IN THE Making





THE GREAT Outdoors

Walk, roam and discover the natural wonders on your doorstep, all waiting to be explored.



JUBILEE BEACH

9 min drive / 14 min cycle

Whether it's enjoying a summertime dip in the sea or taking a brisk winter walk with an ice cream, Jubilee Beach's shingle is the perfect tonic to wash away all life's stresses.



BARLING MAGNA WILDLIFE RESERVE

12 min drive / 24 min cycle

Escape the hustle and bustle of everyday life and retreat into an oasis of peace. A small yet beautiful haven for nature and wildlife, Barling Magna Wildlife Reserve is brimming with bushes, trees and wildflowers, all maintained by dedicated volunteers. It's the ideal place to pause, reset and enjoy a tranquil walk in the best that nature has to offer.



PRIORY PARK

8 min drive / 10 min cycle

Boasting scenic pathways, a picturesque pond, four bowling greens, tennis and basketball courts, formal gardens and a 12th century monastery, Priory Park is well-loved by locals. Coming alive in the summer, Priory Park holds a plethora of events and is the perfect place for a picnic while you listen to local live music.



CHALKWELL PARK

13 min drive / 19 min cycle

With something for the whole family to enjoy, take advantage of Chalkwell Park's facilities, which include football and cricket pitches, tennis and basketball courts, a skate/BMX park and two children's playgrounds. Adults can browse the ornamental gardens with beautiful flowerbed displays and enjoy a cup of tea in the café.



GUNNERS PARK

13 min drive / 24 min cycle

For an idyllic escape, visit Gunners Park and the beautiful coastal grassland, remnant sand dunes, large ponds and historic military buildings. Set over 80 acres, boasting more than 12 habitats and a site of special scientific interest, Gunners Park is great for dog walking, aimless ambling or birdwatching.



ESSEX WILDLIFE TRUST BELFAIRS NATURE RESERVE

15 min drive / 29 min cycle

Discover the natural world as you walk and explore the oldest woodland recorded in Essex. A site of nature conservation, the ancient woodland is home to historic landscape features and key wildlife species. It's the perfect escape from the hubbub of the local town.



SHOPPING and AMENITIES

Despite being known for its impressive pier and beautiful coastline, there's more to Southend than just its seaside attractions.

THE ROYALS SHOPPING CENTRE

A vibrant shopping destination in the heart of Southend, The Royals has it all, from homeware to beauty and fashion favourites.

9 min drive / 12 min cycle

VICTORIA SHOPPING CENTRE

From fashion to fitness, Victoria Southend is the perfect place to head to when you're in need of a little retail therapy; it has a plethora of stores to cater to all your shopping needs. When your arms ache from carrying too many bags, stop for something to eat or drink at one of the centre's pubs, cafés or restaurants.

9 min drive / 10 min cycle

CADDIES SOUTHEND

Looking for a wild and wacky adventure in the heart of Southend? Look no further than mini golf at Caddies. Take on their two unique courses featuring bonkers obstacles and interactive features that will challenge your skills to see if they're on par.

9 min drive / 12 min cycle

PUREGYM

Looking for an affordable option for keeping fit? PureGym Southend is a no-contract gym that offers a range of fitness classes, personal training sessions and over 220 pieces of high-quality equipment.

2 min cycle / 7 min walk



SOUTHEND RUGBY FOOTBALL CLUB

Known for being one of the oldest rugby clubs in England, SRFC has a long history of producing many great rugby players. Committed to developing rugby at all levels, the club provides coaching and playing opportunities for people of all ages and abilities. If you're looking to watch a game or try out a new sport, head down to SRFC and give rugby a go.

4 min drive / 7 min cycle

SOUTHEND LEISURE & TENNIS CENTRE

With state-of-the-art facilities, the centre includes a gym, a 25-metre swimming pool, fun pool, sports hall, climbing wall and indoor tennis courts. Whether you're at the start of your fitness journey or are a seasoned athlete, there is something for everyone.

3 min drive / 5 min cycle



SCHOOLS

There are a range of primary and secondary schools in the local area that will help your child develop academically and personally, equipping them with the skills needed to be successful in their learning and beyond.

PRIMARY

TEMPLE SUTTON PRIMARY SCHOOL

Ofsted: **Good (2015)**
4 min drive / 3 min cycle

BOURNEMOUTH PARK ACADEMY

Ofsted: **Good (2019)**
4 min drive / 5 min cycle

ST MARY'S, PRITTLEWELL, CHURCH OF ENGLAND SCHOOL

Ofsted: **Good (2020)**
8 min drive / 11 min cycle

PRINCE AVENUE ACADEMY AND NURSERY

Ofsted: **Good (2022)**
8 min drive / 11 min cycle

BARONS COURT PRIMARY SCHOOL AND NURSERY

Ofsted: **Outstanding (2021)**
10 min drive / 14 min cycle

SECONDARY

SOUTHEND HIGH SCHOOL FOR GIRLS

Ofsted: **Outstanding (2012)**
6 min drive / 12 min cycle

SOUTHEND HIGH SCHOOL FOR BOYS

Ofsted: **Outstanding (2015)**
7 min drive / 11 min cycle

CHASE HIGH SCHOOL

Ofsted: **Good (2022)**
9 min drive / 13 min cycle

ST BERNARD'S HIGH SCHOOL

Ofsted: **Good (2021)**
9 min drive / 14 min cycle



DINE OUT IN Style

Just a short drive away from Meadow Grange you'll find an array of choices for drinking and dining. Whether it's sweet treats, authentic classics or light bites, this thriving city centre has something to suit all.



IL MONDO SOUTHEND

Known as the home of Italian cuisine, Il Mondo offers a diverse à la carte menu with authentic dishes from several regions of Italy, made using fresh and seasonal ingredients.

326-328 London Rd, Westcliff-on-Sea
9 min drive / 2.1 miles



LA PIZZERIA

For a taste of Sicily, look no further than La Pizzeria. As a family-run restaurant serving Sicilian classics, immerse yourself in traditional flavours of freshly cooked cuisine made using fresh local ingredients. Pair your Mediterranean meal with fine wine, perfect for date night or catching up with friends.

640 London Rd, Westcliff-on-Sea
11 min drive / 2.5 miles



SARAH'S CREATIVE CHOCOLATE KITCHEN

If you're a lover of funky eateries and fine chocolate, then Sarah's Creative Chocolate Kitchen is for you. Perfect for those with a sweet tooth, you can find homemade treats to indulge in or savoury options for brunch and lunch!

640 London Rd, Westcliff-on-Sea
12 min drive / 3.4 miles



GOLD COAST CHINESE RESTAURANT

Treat yourself to classic and contemporary Cantonese and Chinese cuisine at this popular family-run restaurant. Located on the seafront, boasting superb views over the estuary, Gold Coast's vast menu offers authentic dishes to suit all palates.

202 Eastern Esplanade, Southend-on-Sea
8 min drive / 3.3 miles



CUBANOS CAFÉ BISTRO

Whether you're looking for breakfast, lunch, an evening meal or everything in between, CubanOs Café Bistro prepares all dishes daily, using seasonal produce provided by local suppliers. It's the perfect spot to stop for a coffee with your furry friend after enjoying a walk in the park.

195 Elmsleigh Dr, Leigh-on-Sea
13 min drive / 3.9 miles



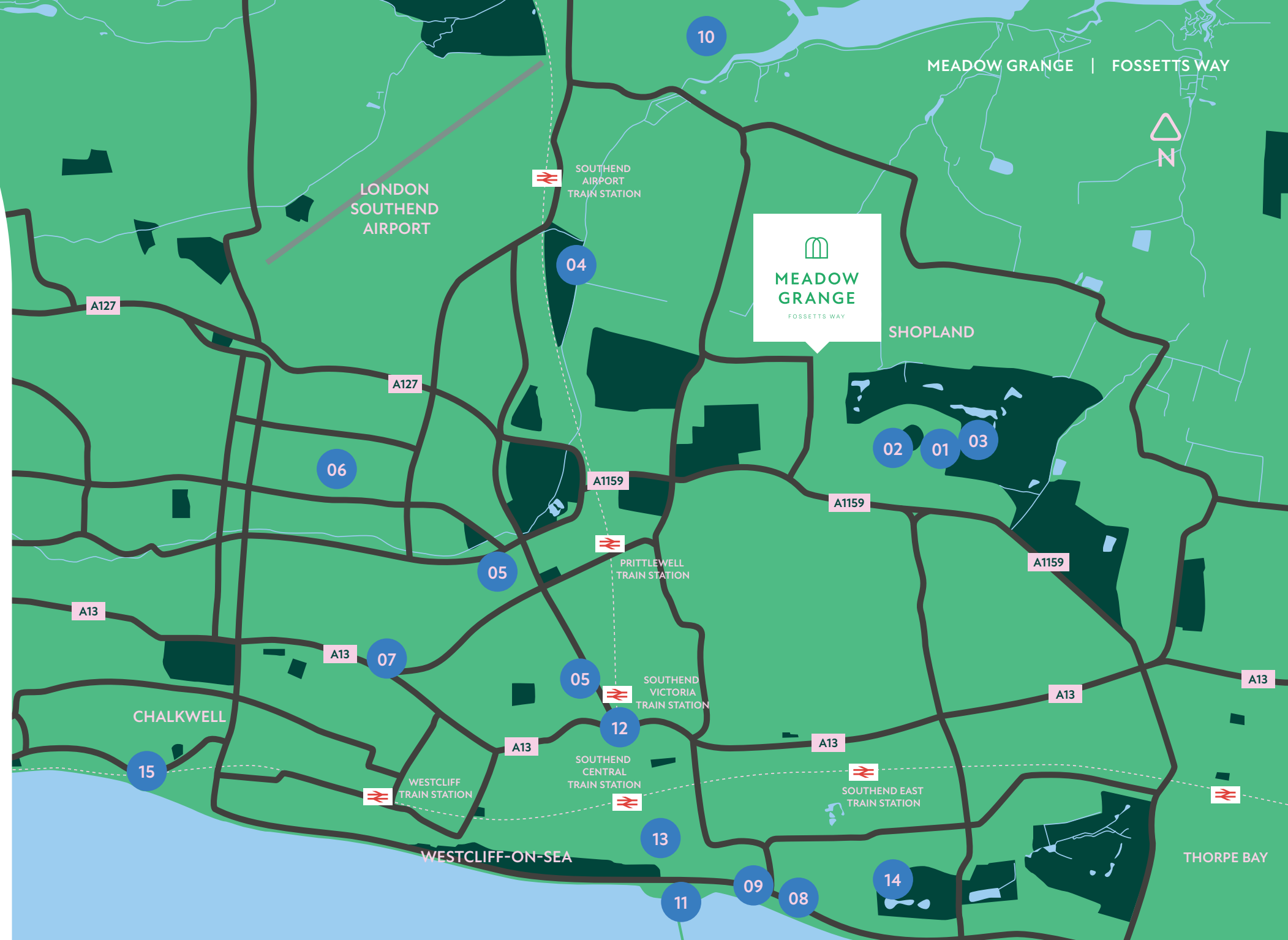
THE SEAFOOD SHACK

A new local restaurant, The Seafood Shack specialises in fresh seafood, but also caters for non-fish eaters too. Serving quality produce cooked to order, The Seafood Shack offers excellent service and an incredible atmosphere – a must try that will quickly become a favourite!

32-35 Eastern Esplanade, Southend-on-Sea
8 min drive / 2.2 miles



GETTING TO KNOW YOUR Home



FOSSETTS WAY AMENITIES

- 01** WAITROSE & PARTNERS
0.4 miles
- 02** POST OFFICE
0.4 miles
- 03** PUREGYM
0.3 miles
- 04** B&Q
0.4 miles
- 05** ATM
0.4 miles
- 06** SPIRE WELLESLEY HOSPITAL
0.5 miles

SOUTHEND-ON-SEA

- 01** GARON CASTLE ADVENTURES
0.9 miles
- 02** SOUTHEND LEISURE AND TENNIS CENTRE
1.0 miles
- 03** GARON PARK GOLF COMPLEX
1.1 miles
- 04** SOUTHEND RUGBY FOOTBALL CLUB
1.4 miles
- 05** ROOTS HALL FOOTBALL STADIUM
1.6 miles
- 06** SOUTHEND UNIVERSITY HOSPITAL
2.1 miles
- 07** PALACE THEATRE
2.1 miles
- 08** SEALIFE ADVENTURE
2.1 miles
- 09** JUBILEE BEACH
2.1 miles
- 10** ROLLACITY
2.1 miles
- 11** SOUTHEND PIER, RAILWAY & ADVENTURE ISLAND
2.3 miles
- 12** ODEON SOUTHEND
2.4 miles
- 13** SOUTHEND HIGH STREET
2.4 miles
- 14** SOUTHEND ON SEA & EMT CRICKET CLUB
2.5 miles
- 15** CHALKWELL BEACH
3.4 miles

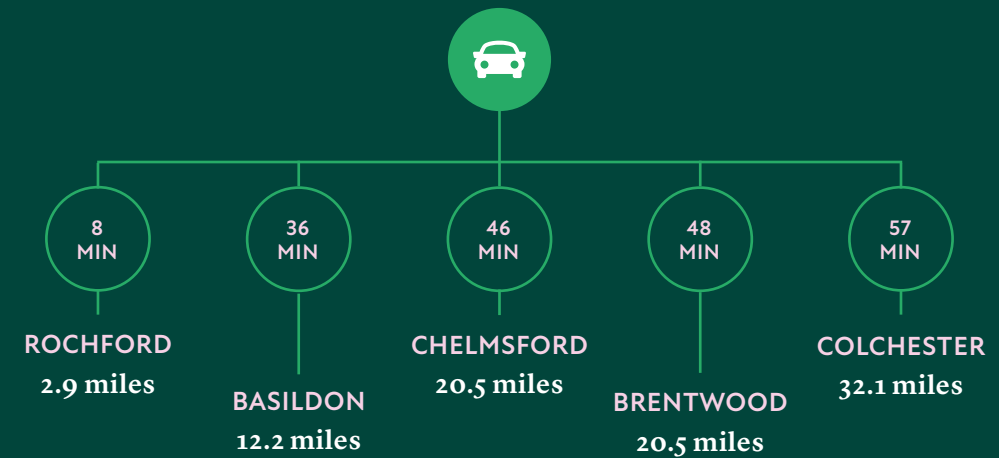
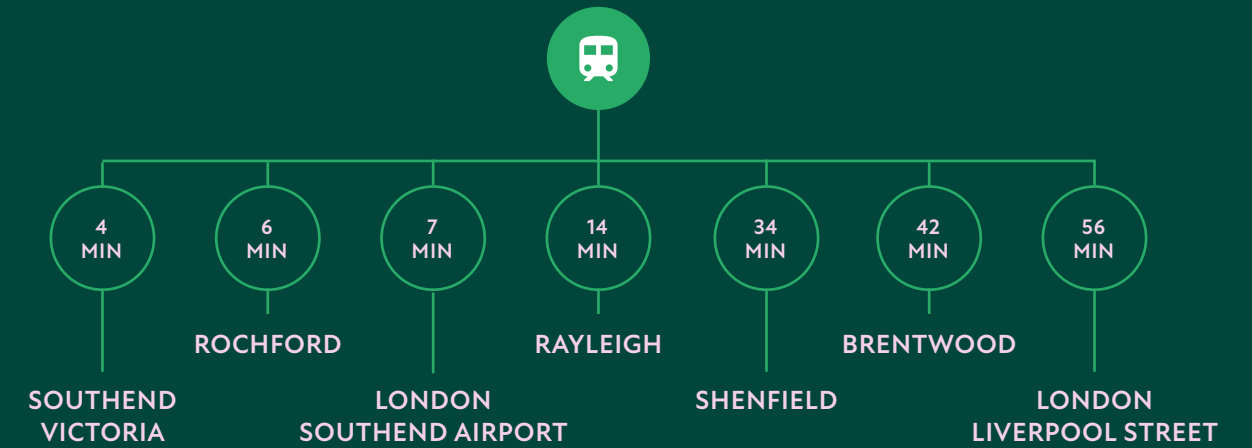


THE PERFECT Connection

A commuter's dream, Prittlewell offers excellent transport links, with connections to London in under an hour and opportunities to commute to other areas of Essex. By road, the A127 is just a stone's throw away and offers access to wider road and motorway networks.

PRITTEWELL STATION 1.3 miles

6 min 21 min 9 min



EXPAND YOUR HORIZON

Whether you fancy a spontaneous weekend break away, a week skiing in the French Alps, basking in the summer sun of Greece or going long-distance and falling in love with New York or Dubai, with four airports all less than an hour and a half away, you're truly spoilt for choice when it comes to taking off.



Travel times taken from google.co.uk/maps and are approximate only.



Take a look around MEADOW GRANGE

Meadow Grange will deliver an exquisite collection of 131 homes.

Available for Shared Ownership, this range of 2, 3 and 4 bedroom homes has been thoughtfully designed to cater for all lifestyles.

2 BEDROOM HOMES

● Cardiham

12, 20, 26, 31, 37, 67, 68, 82, 87, 96, 97, 105, 125, 129, 178, 179, 184, 203, 210, 213 & 221

● Holt

11, 21, 25, 32, 36, 63-66, 69, 86, 95, 98, 106, 110-112, 122-124, 128, 177, 180, 204, 214 & 220

3 BEDROOM HOMES

● Dallington

27-30, 56-62, 80, 81, 83-85, 88-94, 107-109, 126, 127, 130-135, 174-176 & 205-209

● Thetford

181-183, 211 & 212

4 BEDROOM HOMES

● Rockingham

70-79, 99-104, 113-121, 136-141 & 85-190

● AFFORDABLE RENT

- BCP – Bin Collection Point
- BS – Bin Store
- CS – Cycle Store
- LEAP – Local Equipped Area of Play
- SS – Sub Station
- V – Visitor Parking





SPECIFICATION

KITCHEN / DINING ROOM

- Indesit built-in appliances:
 - Black induction hob
 - Cooker hood to match finish of kitchen units
 - Fridge freezer
 - Dishwasher
 - Washing machine
- Mixer tap with chrome finish
- Countertop in Copper Slate*
- Countertop in marble effect Nuvolento
- Matt cabinets in high gloss white with J-pull handles
- Matt cabinets in Plaza cashmere*
- Stainless steel splashback
- Recessed downlights to kitchen

FINISHES

- Almond white emulsion throughout
- White gloss to all woodwork
- 4-panel moulded woodgrain textured finish doors in white
- Cormar Apollo plus carpet throughout in Meteorite (other than wet rooms)
- Savannah Medium Griptex flooring to kitchen/dining area, bathroom, WC and en suite (where applicable)
- Porcelanosa tiles in Park Blanco to bathroom, WC and en suite (where applicable)

BATHROOM / EN SUITE / WC

- Back-to-wall WC in white with chromium-plated flush plate
- Semi-recessed washbasin in white
- Heated towel rail
- Glass screen to main bathroom
- Quadrant shower tray to en suite
- Dual control chrome shower mixer to main bathroom and en suite
- Glass shower screen with chrome trim to main bathroom
- Thermostatic shower mixer bar with rail*
- Recessed downlighters



The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact. *Applicable to Cardinham housetype only.

Computer generated images for indicative purposes only.



BUILDING BETTER HOMES in a better way

We're pioneering the future of homes. Creating beautiful, sustainable spaces built to last. Our homes are designed to reflect the local character and are built to a quality that's unlike any other.

Living in an ilke home.



- Light and airy open-plan living



- Quality finishes, fixtures & fittings



- Large windows



- Quiet to live in – enhanced soundproofing



- Our homes are low cost to heat



- High ceilings

CREATING HOMES THAT PEOPLE LOVE WHILE LOWERING THE IMPACT ON OUR ENVIRONMENT is what we're all about.

LIGHT AND AIRY

Our homes allow for full-length, open-plan living with high ceilings and large windows, enabling light to flood through the property and create a contemporary space. The internal layouts are complemented by clean, high-spec detailing, with internal features finished to a high standard within the manufacturing facility.

VARIED SPACE

As life changes, whether it's a need to work from home or welcome a new addition to the family, our light spacious and modern homes can change and adapt as fast as the people living in them.

EXCEPTIONAL QUALITY

There's a reason our outstanding quality homes look so amazing. They offer a superb selection of modern fixtures and fittings with high-quality finishes, ready to move into straight away. Each home is precision-engineered, using best-in-class materials.

SUPERIOR ENERGY-EFFICIENCY

Superior insulation to floors and walls creates a warm, ventilated home that's easy to heat and retains warmth.

Our homes with solar PV panels are EPC A-rated in line with current regulations.

Our enhanced building fabric specification enables our homes to exceed building regulations' energy and carbon targets as standard.

SMART AND SUSTAINABLE

Sustainability is really close to our hearts at ilke Homes. All our homes already exceed government regulations as standard. We make sure that our homes and developments have the lowest environmental impact, while creating great places for people to live.

RESPONSIBLE BUSINESS

The way we do business is changing and we must not only think about the short-term returns but also building longer term sustainable businesses that create economic, environmental and social value.

At ilke Homes we pride ourselves on being a responsible business. Our ESG Strategy supports place shaping, stimulates local economy growth and is aligned to the UN Sustainable Development Goals.



WHAT IS Shared Ownership?

Shared Ownership is a government-backed scheme that enables you to buy a share of a home; this is typically between 25% and 75% of a property's total value.

You will pay a mortgage on the share of the home you've bought and rent to Guinness Homes on the remaining share that you do not own.

As you're buying a share of a home, the deposit required is based on the share of the home you're buying, making it smaller-than-average when compared to the open market.

CAN I INCREASE MY Shares?

The share of the home you purchase will be based on what you're able to comfortably afford. However, if your finances change and you wish to own more shares in your home, you can do what is known as staircasing. Buying more shares in a home means you own a larger percentage of that home.

OTHER COSTS TO Consider

Alongside paying your mortgage and rent, you'll likely pay a service charge which helps to maintain the building. In some instances, you may pay an annual ground rent, which helps to maintain landscaped areas of a development. Our knowledgeable Sales Team can provide you with more information on this.



BUILDING FOR THE Future

We're one of the biggest housing and care providers in the country, with over 66,000 homes across the UK and over 140,000 customers.

We're focused on improving people's lives by building new homes and improving services, and we've been doing it for 130 years. We combine our deep heritage with our forward-thinking ambition and commitment to sustainability.

We recognise that the world around us is changing, and while our purpose will always remain the same, we're constantly evolving to make sure we're building energy-efficient homes that last for future generations.

guinnesshomes.co.uk
0300 456 0522





MEADOW GRANGE

FOSSETTS WAY

meadow-grange.co.uk

01702 933 917

A development in partnership
with Ilke Homes'

ilke
HOMES

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homes