



# Unity Gardens

AT CASTLE HILL

Welcome to  
**Unity  
Gardens**

**02**

**Ebbfleet Garden City**  
An introduction to Unity Gardens

**12**

**Leisure**  
Welcome your weekend

**04**

**About Castle Hill**  
A brand new community emerging

**16**

**Connections**  
London & beyond

**06**

**Amenities**  
Everything on your doorstep

**18**

**Local Area**  
Explore the neighbourhood

**08**

**Open Spaces**  
Switch off from the city

**20**

**The Developments**  
Your New Home

**10**

**Education**  
Give them the best start

**24**

**About Shared Ownership**  
Your journey



# Ebbsfleet Garden City.

## WELCOME HOME

Unity Gardens is a bold, contemporary collection of new homes in one of the most exciting places in England.

These high-quality houses and apartments are located within Ebbsfleet Garden City, a brand new community on the banks of the Thames. Designed according to the original 'garden city' principles, Ebbsfleet combines the best of both worlds: acres of glorious green space with only a short 17-minute rail journey into central London – and the shops, restaurants and entertainment venues of Bluewater on your doorstep.

This is town and country in perfect harmony.

**A whole new way to live.**



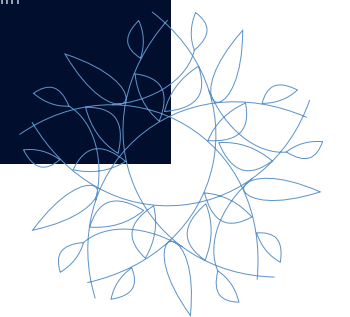
A brand new  
community  
emerging.



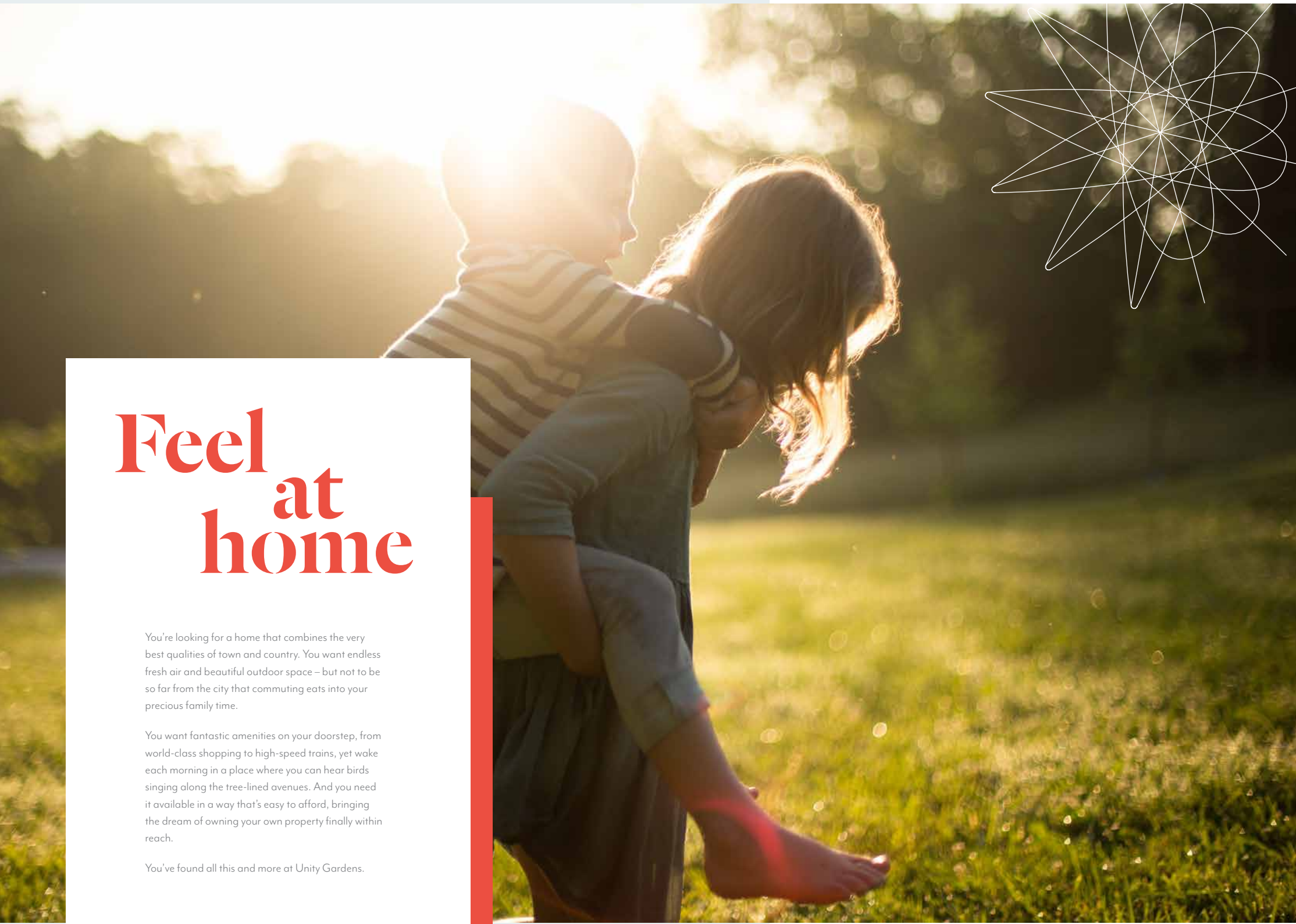
In 1898, visionary planner Ebenezer Howard dreamed of combining the very best elements of town and country in 'garden cities'. His ideas took root all over the world, transforming the way people lived for the better. Now, with the creation of Ebbsfleet Garden City, this vision is coming to Kent.

At the heart of this extraordinary place lies Castle Hill, soon to be a friendly village of 4,600 homes set around a leafy central square.

With all homes available to buy via shared ownership, it is a uniquely affordable opportunity to enjoy a relaxed country lifestyle, blended with the vibrancy and connections of a city.







# Feel at home

You're looking for a home that combines the very best qualities of town and country. You want endless fresh air and beautiful outdoor space – but not to be so far from the city that commuting eats into your precious family time.

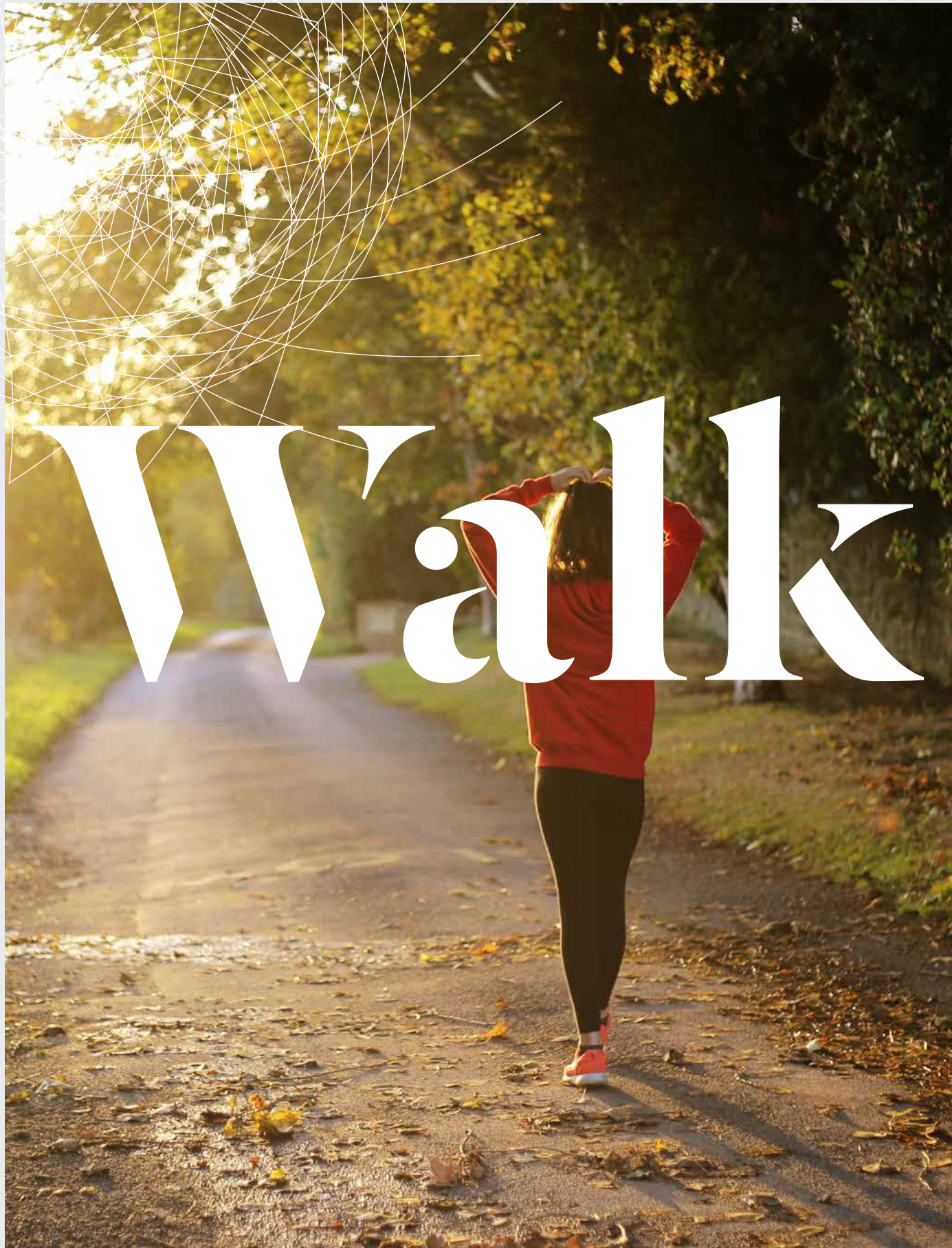
You want fantastic amenities on your doorstep, from world-class shopping to high-speed trains, yet wake each morning in a place where you can hear birds singing along the tree-lined avenues. And you need it available in a way that's easy to afford, bringing the dream of owning your own property finally within reach.

You've found all this and more at Unity Gardens.



Photography is indicative only





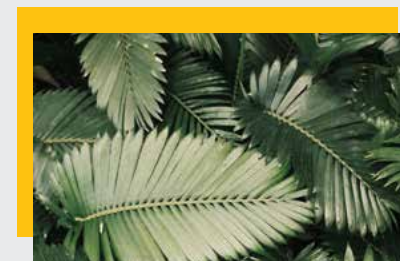
# Walk



## BREATHE IT IN

Make your home at Unity Gardens and you'll have an abundance of inviting open spaces just a short walk away. This is what living in a garden city is all about.

# the Walk



Seven new parks will be spread around Ebbsfleet Garden City, transforming pre-existing lakes and quarries into beautiful spots for walking, biking, sailing, kayaking and more. The historic waterfront along the River Thames will be opened up, with a new promenade giving public access to the area for the first time in a century.

Ebbsfleet has also been designated a 'healthy new town' by NHS England. Amongst a host of clever ideas, this means plenty of green outdoor spaces and a network of footpaths and cycleways to link every part of the city.

If you're looking for a home that offers everything you need for healthy modern living, Unity Gardens is the perfect choice.







# Bright beginnings



**For fantastic education at every age, you'll find few places better than Kent. The county offers excellent state primary and secondary schools, including a host of top grammars, and an impressive range of private options.**

As you'd expect from a place so passionate about creating a better future, Ebbsfleet Garden City will have its own schools. The first has already opened – and is located right here in Castle Hill, just a short walk from Unity Gardens. Opened in September 2017, Cherry Orchard Primary Academy is a modern, light-filled building that also includes a nursery for pre-school children.

At secondary level, The Ebbsfleet Academy opened in September 2013 and has already been rated 'Good' by Ofsted. Dartford Grammar, Dartford Grammar School for Girls and Mayfield Grammar are close by, all rated Outstanding.

Nearby private options include Bronte School and St Joseph's Convent, both popular preparatory schools in Gravesend.





# Eat & Drink

## FROM WINING & DINING TO FUN & GAMES

While there may only be 18 minutes between your new home and central London, this corner of Kent certainly isn't short for choice.

Dartford offers an excellent range of dining and entertainment options. Enjoy authentic Italian at nearby Le Tre Sorelle before heading to the Orchard Theatre for a play, gig or comedy night.

Vegan Antics over in nearby Gravesend gets rave reviews from vegans and non-vegans alike. Pop by for one of their famous shakes – and don't be surprised if you end up staying for a vegan bacon and cheese panini and chocolate brownie.







### RAMP UP YOUR WEEKEND

Whether you love spending Saturdays browsing for designer clothes and eating out, or catching the latest blockbuster at the cinema in a plush VIP seat, Unity Gardens offers it all on your doorstep.



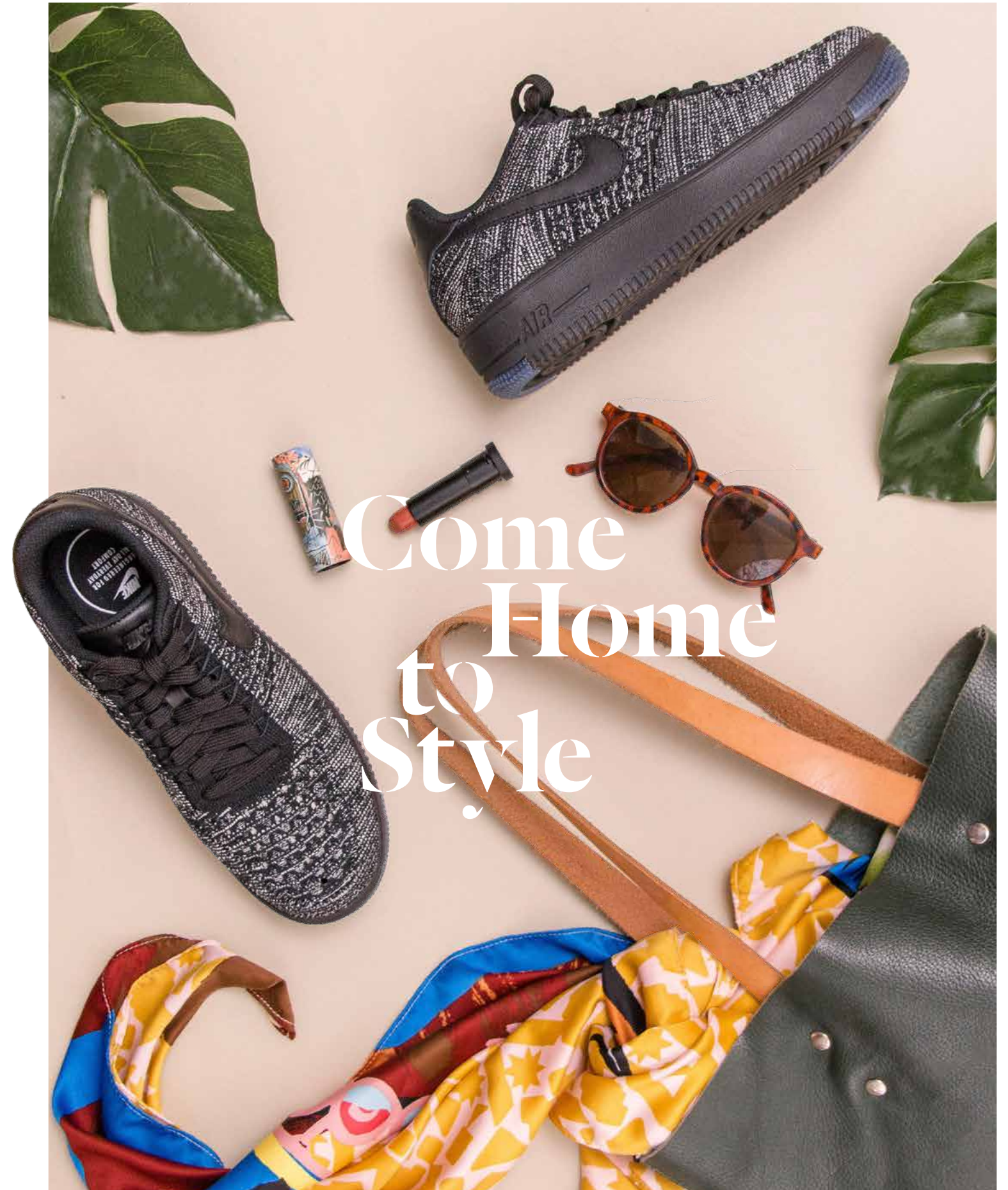
### SHOPPING'S JUST THE START

A quick 7-minute drive or leisurely 45-minute walk, Bluewater is one of the UK's biggest and best shopping centres, boasting a wide array of premium and everyday brands, plus lots of fun leisure options. The development is also serviced by the Fastrack bus that links you directly to Bluewater only 4 stops from home.

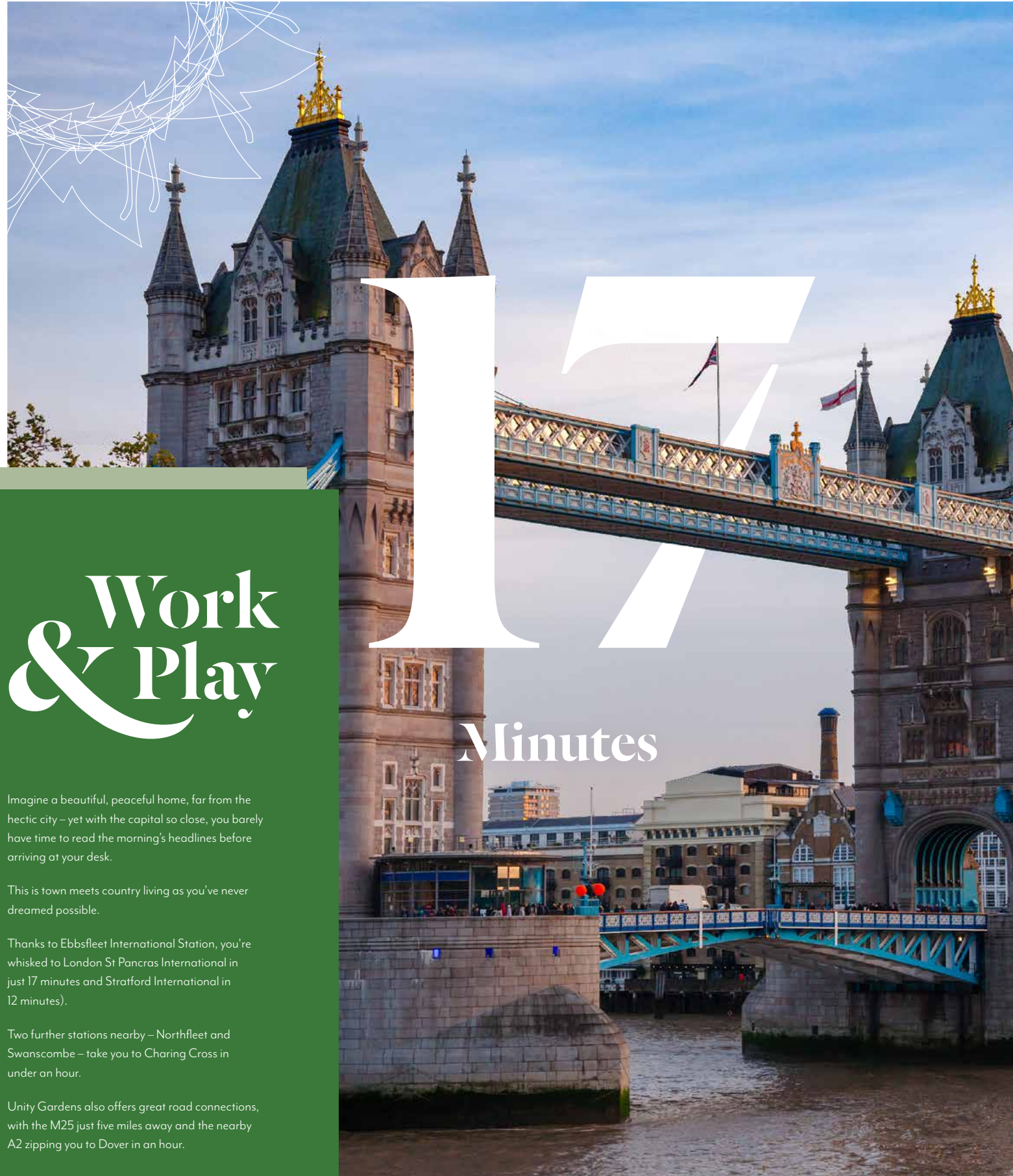


Stores include everything from John Lewis, Superdry and Ralph Lauren to Apple, Kiehl's and H&M Home. There are also more than 60 places to eat and drink, a 17-screen cinema, Gravity trampoline park and 50 acres of parkland.

Best of all, there's always something happening. Join a Charlotte Tilbury beauty workshop, visit a book signing by your favourite author or get home styling tips from a John Lewis expert.







# Work & Play

## Minutes

Imagine a beautiful, peaceful home, far from the hectic city – yet with the capital so close, you barely have time to read the morning's headlines before arriving at your desk.

This is town meets country living as you've never dreamed possible.

Thanks to Ebbsfleet International Station, you're whisked to London St Pancras International in just 17 minutes and Stratford International in 12 minutes).

Two further stations nearby – Northfleet and Swanscombe – take you to Charing Cross in under an hour.

Unity Gardens also offers great road connections, with the M25 just five miles away and the nearby A2 zipping you to Dover in an hour.



## Hours

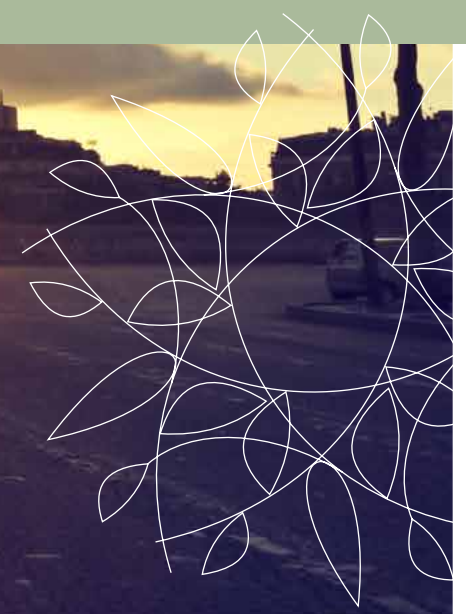


### When adventure calls

Up to 62 Eurostar services pass through every week, offering direct connections to Paris, Lille, Brussels and Disneyland Paris (via Marne-la-Vallée). Take the very fastest trains and you can be in Brussels in 1 hour 52 minutes and Paris in a little over 2 hours.

This is modern travelling at its best.

While we try to be as accurate as possible with our distances, these may vary due to circumstances outside of our control. Source: Google Maps, National Rail and eurostar.com







# Wander in Wonder

When it comes to shopping, eating out and leisure time, the beauty of life at Unity Gardens is that you'll have so much on your doorstep, from convenient local options in Castle Hill to the incredible variety of nearby Bluewater.

There's already a community centre attached to the primary school, and The Spring River is a bright, airy pub and restaurant, with a seven-day carvery, outdoor playground and free WiFi.

Within the next year a local store and hotel will open, with more shops, cafés and a health centre in the pipeline.

All homes are within walking distance of Castle Hill centre and the station, with plenty of safe, leafy walking and cycling routes.

Map not to scale



# Unity Gardens

## A GROWING NEIGHBOURHOOD

As part of the village of Castle Hill, Unity Gardens will soon provide all the essentials for daily life. Sitting at the heart of DA10, there's already a community centre attached to the primary school, and The Spring River is a bright, airy pub and restaurant, with carvery, outdoor playground and free WiFi.



### Juniper

1 & 2 bedroom apartments



### Wintergreen

1 & 2 bedroom apartments



### Clove

1 & 2 bedroom apartments



### Chicory

2 & 3 bedroom houses



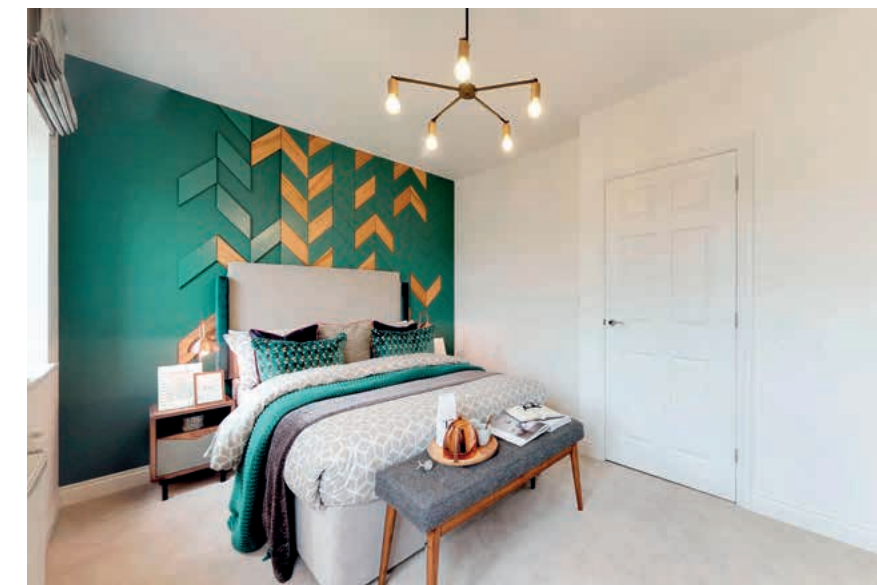
### Key

Previous Phases	Juniper
Future Phases	Wintergreen
	Clove
	Chicory
	Castle Rise





Photography is indicatively only







## Shared Ownership with Clarion Housing

### 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.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

### AM I ELIGIBLE?

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

- You must be at least 18 years old.
- You cannot afford to buy a home suitable for your needs on the open market. You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000.
- You must be a first time buyer or existing shared owner\*. If you already own a home, you need to move but you cannot afford to, then please discuss your situation with us. There are some circumstances under which you could be eligible.

\*If you have a property to sell, we are happy to accept your reservation provided that you have a complete and secure chain and are in a position to purchase a home within our required deadlines. We will ask you for a memorandum of sale confirming details of your buyer, their solicitors and the estate agent handling the sale.





**CLARION  
HOUSING**

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**About Clarion Housing Group**  
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.

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CLARION  
HOUSING



[unitygardens.co.uk](http://unitygardens.co.uk)