



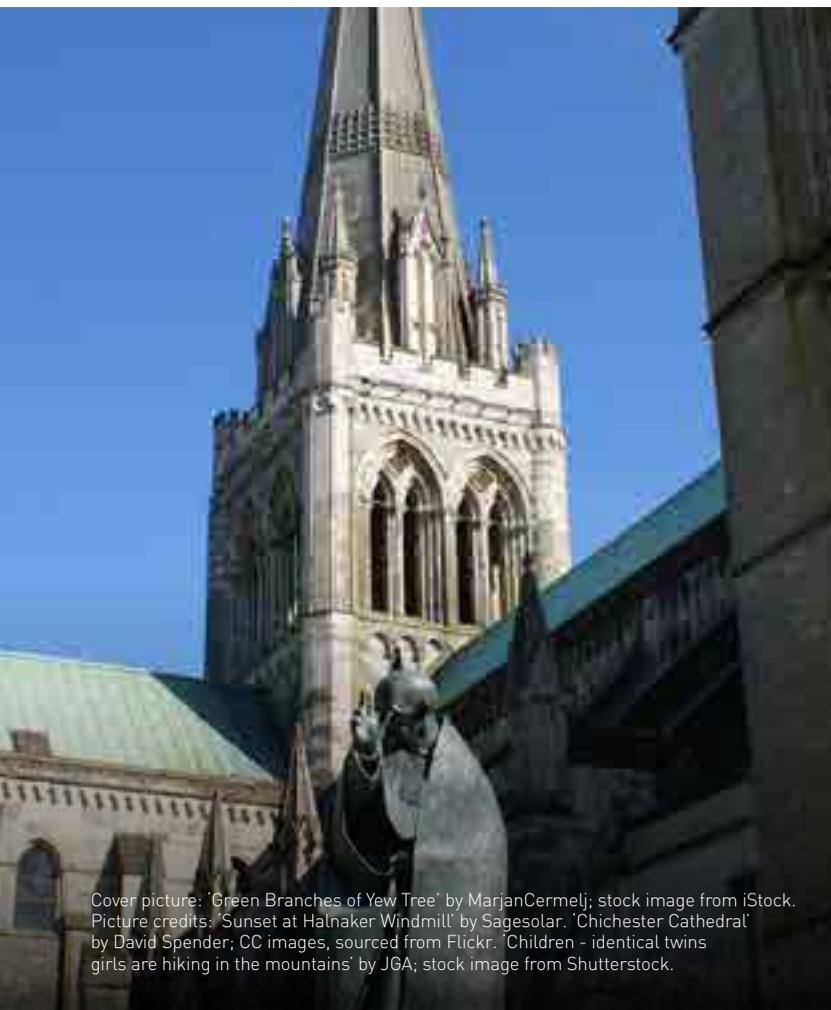
# Pinewood at Graylingwell Park

Chichester, West Sussex, PO19

A contemporary collection of three and four-bedroom homes available for Shared Ownership  
31 homes available



**CLARION**  
HOUSING



# Pinewood – where city, countryside and coast meet

Welcome to Pinewood at Graylingwell Park – an outstanding new selection of three and four-bedroom homes available for Shared Ownership.

Ideally located near the historic centre of Chichester, Pinewood is just a few minutes' drive from the South Downs and some of England's best beaches – with central London just over 90 minutes away by train\*.

Situated in an elegant neighbourhood with a mix of historic buildings and environmentally sustainable new homes, Pinewood is also part of one of the largest carbon-neutral developments in the UK. Each home embodies the best in design, with a fresh contemporary interior, fitted kitchen and private outdoor garden – making Pinewood the perfect choice for first-time buyers, professionals and families of all ages.

\* Train travel time is taken from Nationalrail.co.uk, measured from Chichester station (not development) to London Victoria, and is for the quickest single service during weekday morning peak hours (6.30am-9.30am).

# Welcome to Chichester

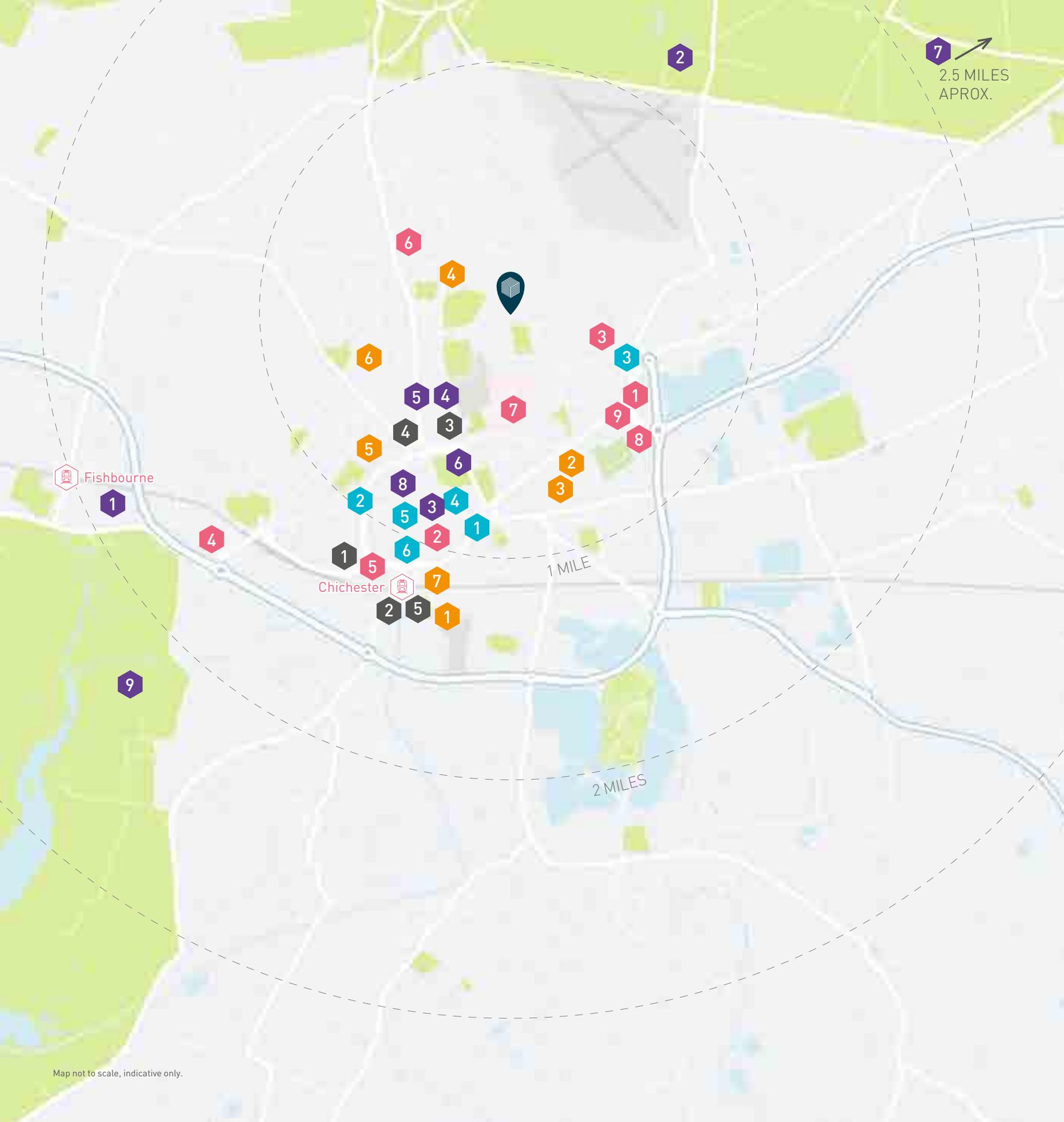
Pinewood is situated just a mile north of the centre of Chichester – a city with a fascinating history that goes back over 2,000 years.

Today, Chichester embodies the perfect balance between ancient and modern: not only is it an energetic, thriving city in its own right, but it is also a superb location for access to coastal beauty spots, the West Sussex countryside and quick London connections.

For your day-to-day needs, Chichester has a huge range of amenities, including Sainsbury's, Tesco, Waitrose, Aldi and Iceland supermarkets. The city centre is home to major high street names and smaller boutiques, while local services include both a doctor's surgery and a dentist within walking distance of Pinewood. A number of schools are rated highly by Ofsted, including Chichester Nursery School, Jessie Youngusband Primary School, St Richard's Catholic Primary School and Chichester High School (all rated "Good").

When it's time to unwind, this city has something for everyone. You can work up a healthy appetite at one of its many gyms and fitness centres, including Elitas, Hive Functional Fitness and the Racquets Club – or simply relax and enjoy the fare at nearby Brasserie Blanc, Crate & Apple or Bill's. Arts lovers will warm to its galleries, the renowned Festival and Minerva theatres, and the 12th-century cathedral – while adrenaline-fuelled fun is also available at nearby Goodwood, home of the Glorious Goodwood horseraces and the Festival of Speed. For a calmer day out, beaches are just a few miles away at Bognor Regis, and the breathtaking South Downs National Park is even closer.





# What's nearby

Choose from a range of restaurants, pubs and leisure facilities in Chichester – or simply take a stroll in some of the city's beautiful parks and heritage spots.



**Pinewood at Graylingwell Park homes**



## Food & drink

- 1 The Eastgate
- 2 Crate and Apple
- 3 The Barn Harvester
- 4 Brasserie Blanc
- 5 Bill's
- 6 Zizzi



## Schools

- 1 Chichester High School
- 2 Portfield Primary Academy
- 3 Chichester Nursery School
- 4 Fordwater Special School
- 5 Chichester Lancastrian Infant School
- 6 Jessie Younghusband Primary School
- 7 St Richard's Catholic Primary School



## Fitness and leisure

- 1 Westgate Leisure Centre
- 2 Nuffield Health Fitness
- 3 Chichester Racquets and Fitness Club
- 4 Hive Functional Fitness
- 5 Elitas Fitness Oaklands



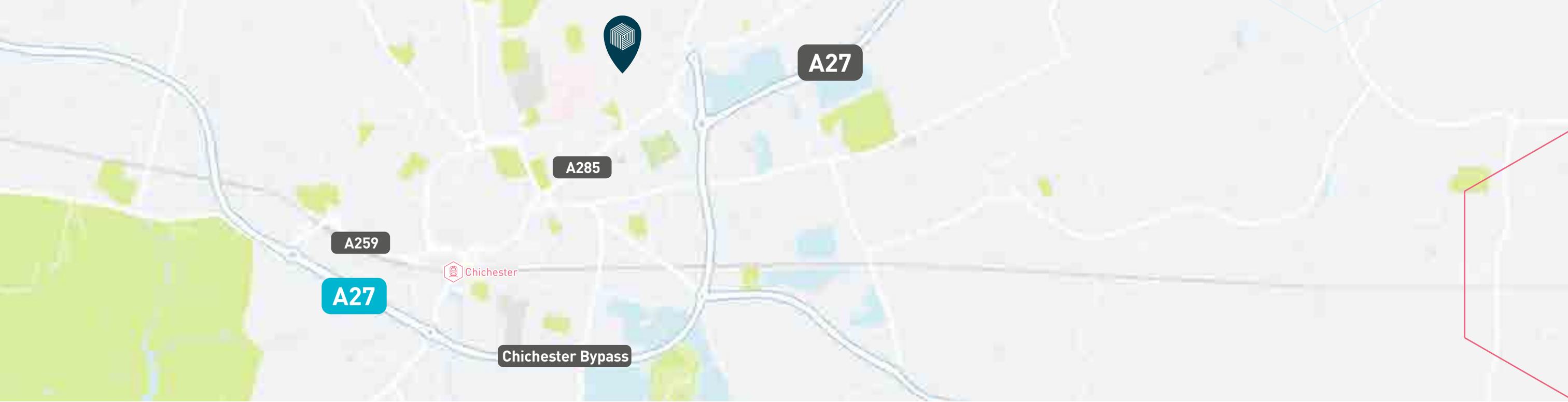
## Amenities

- 1 Sainsbury's
- 2 Iceland
- 3 Aldi
- 4 Tesco
- 5 Waitrose
- 6 Lavant Road Surgery
- 7 St Richard's Hospital
- 8 Portfield Retail Park
- 9 The Dental Centre



## Attractions and parks

- 1 Fishbourne Roman Palace
- 2 The South Downs
- 3 Pallant House Gallery
- 4 Chichester Festival Theatre
- 5 Minerva Theatre
- 6 Priory Park
- 7 Goodwood House
- 8 Chichester Cathedral
- 9 Chichester Harbour (Area of Outstanding Natural Beauty)

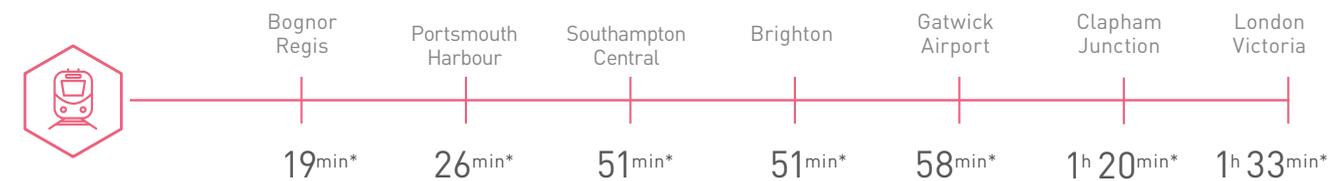


# Transport Links

Graylingwell Park has excellent connections to central London, along the south coast and throughout the wider South East region.



Journey times from Chichester station\*:

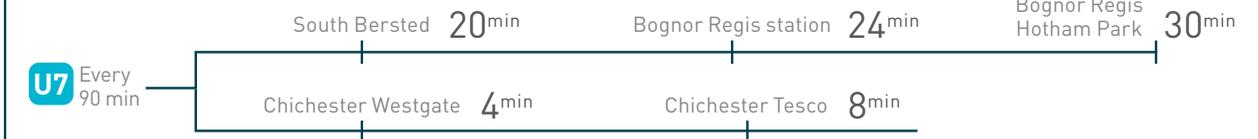


Map not to scale, indicative only.

The 50 bus service can be accessed from the nearby Naunton Road stop:



The U7/U8 bus services can be accessed from the University stop on College Lane.



\* Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given for off-peak weekday journeys between stops (unless a night service applies), but may change depending on time, day and traffic. Where precise journey time information from specific bus stops is unavailable, estimates are given. Where various times exist for a particular journey, averages may be given.

# Explore Graylingwell Park

Pinewood homes are situated on North Mead and Pinewood Way, just one mile north of the centre of Chichester and near 85 acres of stunning landscaped parkland.

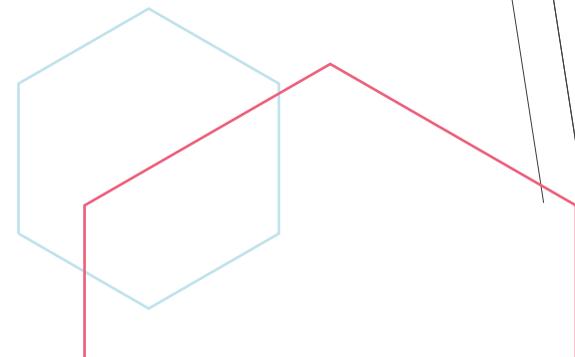
The development offers 31 houses available for Shared Ownership purchase, all of which have a private outdoor garden and a dedicated parking space outside the property. Pets are welcome subject to agreement with Clarion Housing.



## Key to Site Plan

-  Three bedroom houses
-  Four bedroom houses
-  Parking spaces (covered)
-  Parking spaces

Map not to scale, indicative only.



# 3 bedroom house

Plots 543, 544, 545, 546 - 88,44m<sup>2</sup>



Plots 543, 544,  
545, 546

# 3 bedroom house

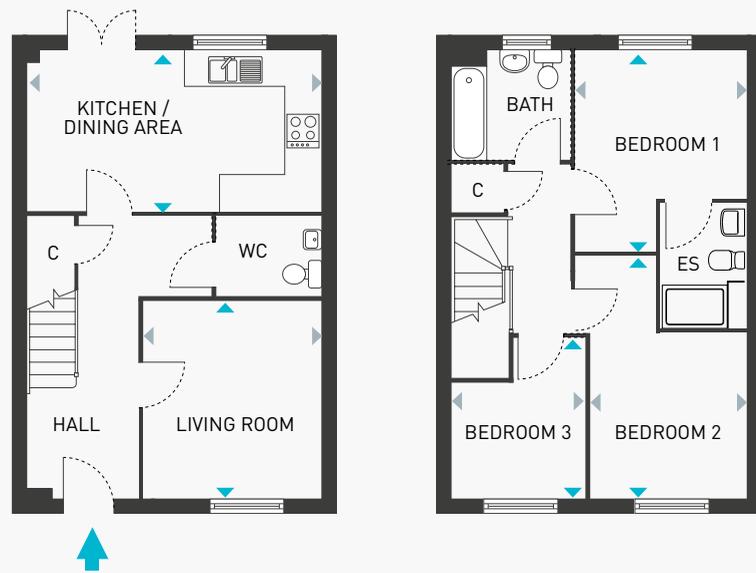
Plots 496, 497, 499 - 135,82 m<sup>2</sup>



Plots 496,  
497, 499

GROUND FLOOR

FIRST FLOOR



|                | A            | x | B            |
|----------------|--------------|---|--------------|
| Living Room    | 3.6m (11'1") | x | 3.2m (10'8") |
| Kitchen/Dining | 2.9m (9'7")  | x | 5.3m (17'8") |

|           | A            | x | B            |
|-----------|--------------|---|--------------|
| Bedroom 1 | 3.9m (13'1") | x | 3.1m (10'3") |
| Bedroom 2 | 4.1m (13'7") | x | 2.8m (9'4")  |
| Bedroom 3 | 2.9m (9'7")  | x | 2.4m (8'0")  |

ES = En-suite  
C = Cupboard  
▲ = Main Entrance

Plots 544 and 546 are mirrored.

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



|                | A            | x | B            |
|----------------|--------------|---|--------------|
| Kitchen/Dining | 5.0m (16'7") | x | 3.7m (12'4") |
| Living Room    | 6.3m (20'9") | x | 3.4m (11'2") |

|               | A            | x | B            |
|---------------|--------------|---|--------------|
| Bedroom 1     | 5.0m (16'7") | x | 3.7m (12'4") |
| Dressing Room | 2.5m (8'5")  | x | 1.6m (5'6")  |
| Bedroom 2     | 2.5m (8'5")  | x | 3.7m (12'4") |
| Bedroom 3     | 2.8m (9'3")  | x | 3.7m (12'4") |

C = Cupboard  
▲ = Main Entrance

Plots 497 and 499 are mirrored.

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# 4 bedroom house

Plots 493, 494, 495, 500 - 135,82m<sup>2</sup>



Plots  
493, 494,  
495, 500

# 4 bedroom house

Plots 529, 530, 533, 534, 535, 536 - 138,33m<sup>2</sup>

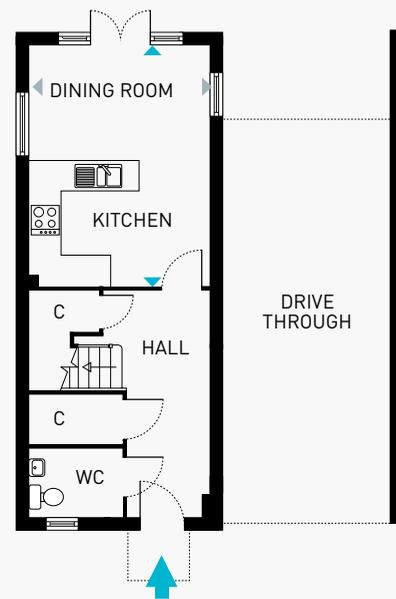


Plots 529, 530

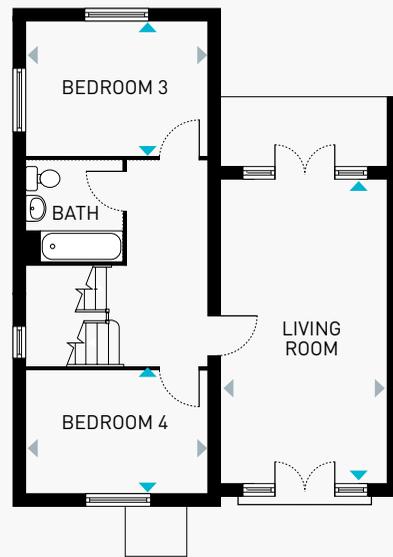


Plots  
533, 534,  
535, 536

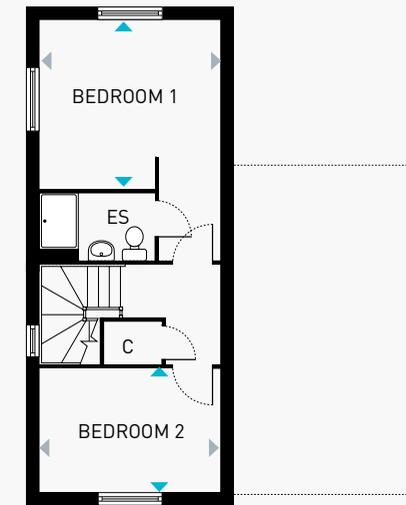
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



A  $\blacktriangleleft$   $\blacktriangleright$  B  $\blacktriangleleft$   $\blacktriangleright$

|                     |              |   |              |
|---------------------|--------------|---|--------------|
| Kitchen/Dining Area | 5.0m [16'7"] | x | 3.7m [12'4"] |
| Living Room         | 6.3m [20'9"] | x | 3.4m [11'2"] |

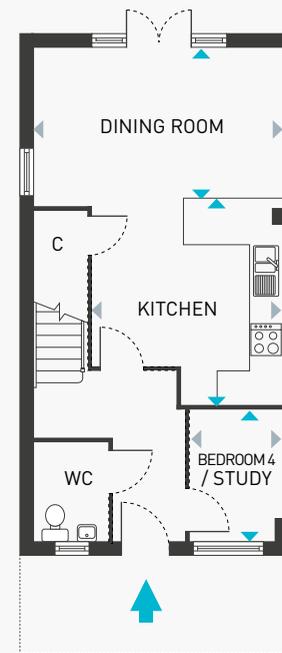
A  $\blacktriangleleft$   $\blacktriangleright$  B  $\blacktriangleleft$   $\blacktriangleright$

|           |              |   |              |
|-----------|--------------|---|--------------|
| Bedroom 1 | 3.4m [11'5"] | x | 3.7m [12'4"] |
| Bedroom 2 | 2.5m [8'5"]  | x | 3.7m [12'4"] |
| Bedroom 3 | 2.8m [9'3"]  | x | 3.7m [12'4"] |
| Bedroom 4 | 2.5m [8'5"]  | x | 3.7m [12'4"] |

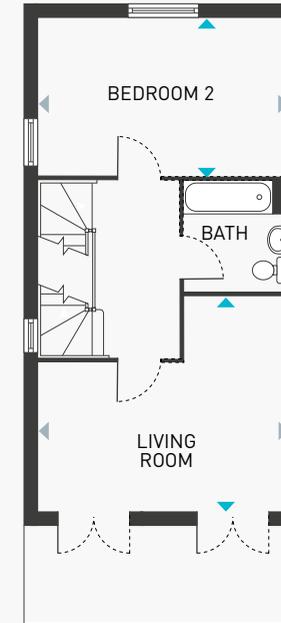
ES = En-suite  
C = Cupboard  
 $\blacktriangle$  = Main Entrance

Plots 494 and 500 are mirrored.

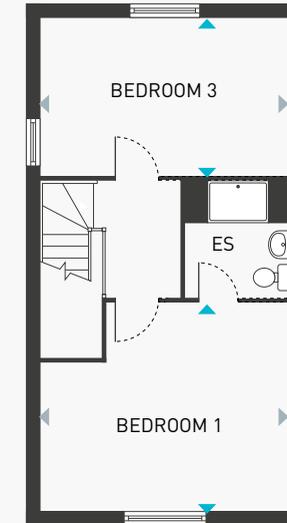
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



A  $\blacktriangleleft$   $\blacktriangleright$  B  $\blacktriangleleft$   $\blacktriangleright$

|                   |              |   |              |
|-------------------|--------------|---|--------------|
| Kitchen           | 3.7m [12'0"] | x | 4.0m [8'6"]  |
| Dining Room       | 3.0m [10'1"] | x | 4.8m [15'0"] |
| Bedroom 4 / Study | 1.8m [5'1"]  | x | 2.5m [8'4"]  |

A  $\blacktriangleleft$   $\blacktriangleright$  B  $\blacktriangleleft$   $\blacktriangleright$

|             |              |   |              |
|-------------|--------------|---|--------------|
| Living Room | 4.1m [13'8"] | x | 4.8m [15'0"] |
| Bedroom 1   | 4.0m [13'4"] | x | 4.8m [15'0"] |
| Bedroom 2   | 3.0m [10'1"] | x | 4.8m [15'0"] |
| Bedroom 3   | 3.0m [10'1"] | x | 4.8m [15'0"] |

ES = En-suite  
C = Cupboard  
 $\blacktriangle$  = Main Entrance

Plots 530, 534 and 536 are mirrored.

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# 3 bedroom house

Plots 502, 508, 510, 512, 517, 519, 521 - 141,30 m<sup>2</sup>



Plots 508, 510,  
511, 512



Plots 502, 517,  
519, 521

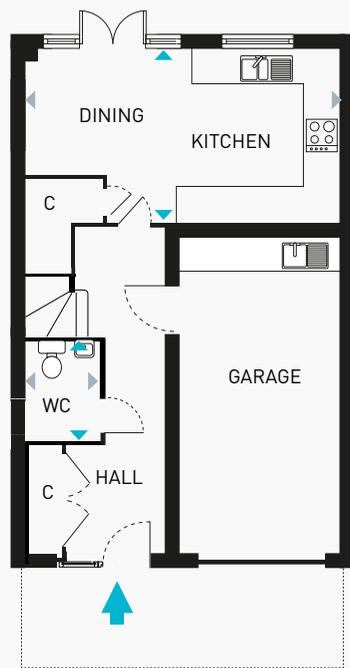
# 4 bedroom house

Plots 511, 516, 518, 520 - 141,30 m<sup>2</sup>

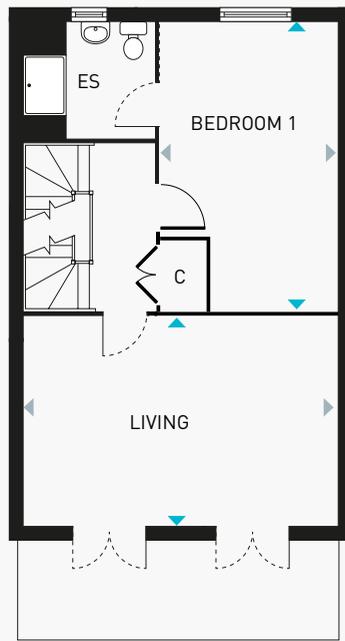


Plot 511, 516,  
518, 520

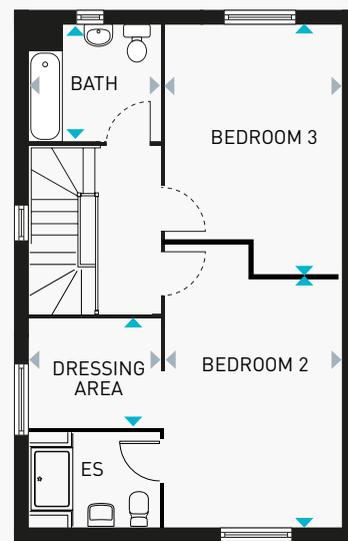
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



A

B

|                |             |   |              |
|----------------|-------------|---|--------------|
| Kitchen/Dining | 2.8m [9'2"] | x | 5.9m [14'5"] |
| WC             | 2.0m [9'2"] | x | 1.4m [14'5"] |

A

B

|               |              |   |              |
|---------------|--------------|---|--------------|
| Bedroom 1     | 5.0m [16'8"] | x | 5.9m [11'1"] |
| Living        | 2.8m [9'2"]  | x | 5.9m [14'5"] |
| Dressing area | 1.7m [5'9"]  | x | 2.4m [8'1"]  |
| Bedroom 2     | 4.4m [15'2"] | x | 3.4m [11'1"] |
| Bedroom 3     | 4.4m [15'2"] | x | 3.4m [11'1"] |

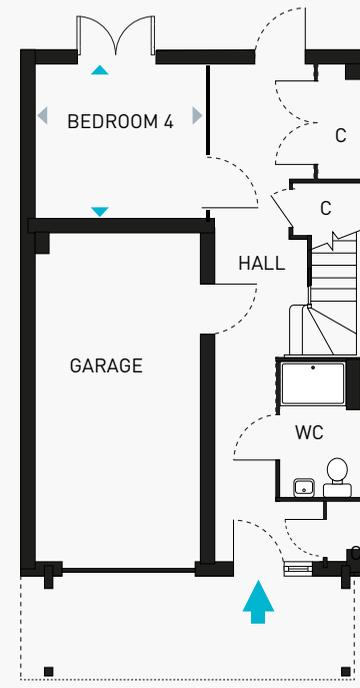
ES = En-suite

C = Cupboard

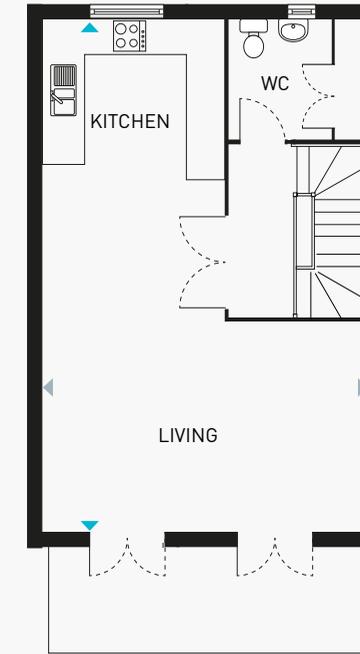
↑ = Main Entrance

Plots 502, 508, 510, 512 are mirrored.

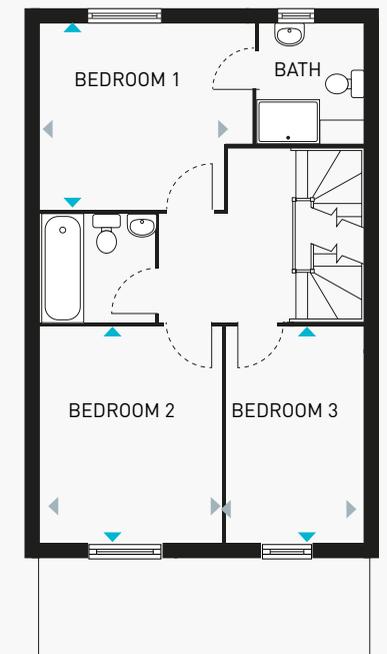
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



A

B

|                            |               |   |              |
|----------------------------|---------------|---|--------------|
| Bedroom 4 / Study          | 2.8m [9'2"]   | x | 4.4m [14'5"] |
| Kitchen/Living/Dining room | 9.6 m [16'4"] | x | 3.9m [12'9"] |

A

B

|           |              |   |               |
|-----------|--------------|---|---------------|
| Bedroom 1 | 3.6m [13'4"] | x | 3.4m [15'10"] |
| Bedroom 2 | 3.6m [13'7"] | x | 3.4m [15'10"] |
| Bedroom 3 | 3.6m [10'1"] | x | 2.5m [15'10"] |

ES = En-suite

C = Cupboard

↑ = Main Entrance

Plots 516, 518, 520 are mirrored.

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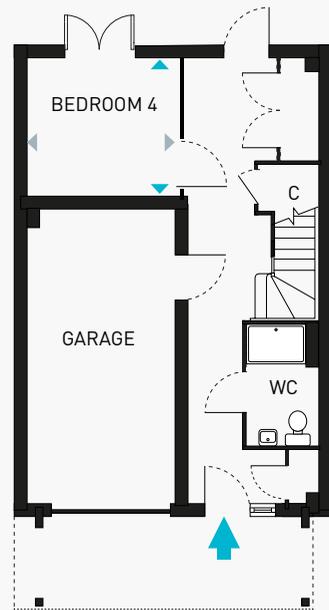
# 4 bedroom house

Plot 513 - 141,30 m<sup>2</sup>

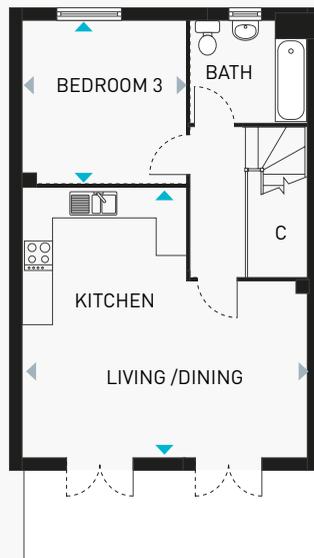


Plot 513

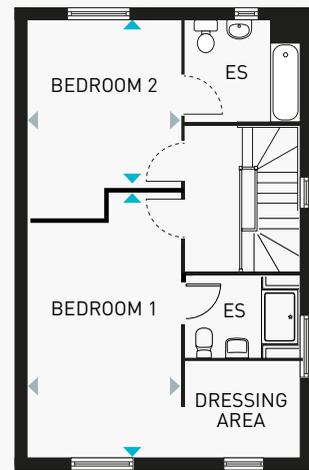
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



A

B

|                            |                |              |
|----------------------------|----------------|--------------|
| Bedroom 4 / Study          | 2.8m [9'2"] x  | 4.4m [14'5"] |
| Kitchen/Living/Dining room | 5.0m [16'4"] x | 3.9m [12'9"] |

A

B

|               |                |              |
|---------------|----------------|--------------|
| Bedroom 1     | 5.0m [16'8"] x | 3.3m [11'1"] |
| Dressing area | 1.7m [5'9"] x  | 2.4m [8'1"]  |
| Bedroom 2     | 4.6m [15'2"] x | 3.3m [11'1"] |

ES = En-suite  
C = Cupboard  
▲ = Main Entrance

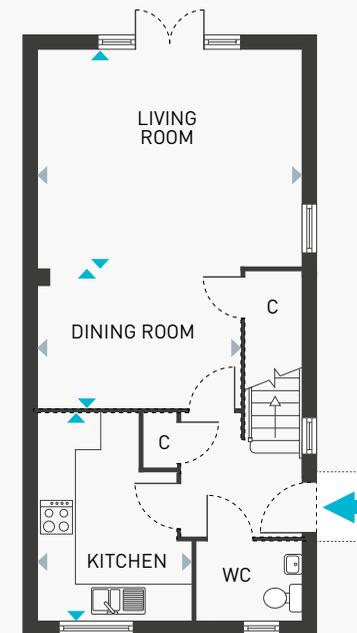
# 4 bedroom house

Plot 532 - 142,60 m<sup>2</sup>

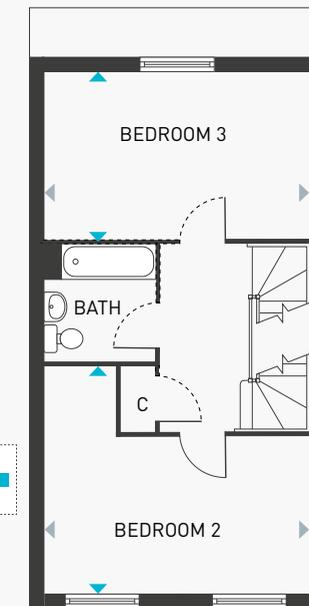


Plot 532

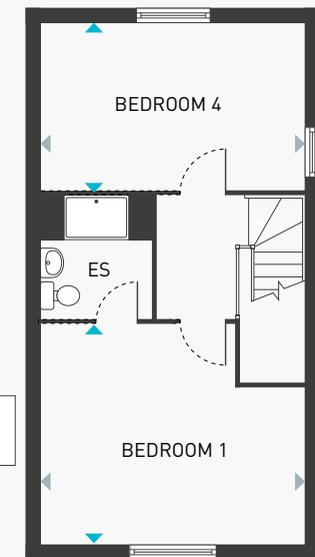
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



A

B

|             |                |               |
|-------------|----------------|---------------|
| Living room | 3.9m [13'0"] x | 4.8m [15'10"] |
| Kitchen     | 3.7m [15'5"] x | 2.8m [9'2"]   |
| Dining      | 2.6m [8'6"] x  | 3.7m [12'0"]  |

A

B

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 4.0m [13'4"] x | 4.8m [15'10"] |
| Bedroom 2 | 4.1m [13'7"] x | 4.8m [15'10"] |
| Bedroom 3 | 3.0m [10'1"] x | 4.8m [15'10"] |
| Bedroom 4 | 3.0m [10'1"] x | 4.8m [15'10"] |

ES = En-suite  
C = Cupboard  
▲ = Main Entrance

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# 4 bedroom house

Plot 522 - 149,38m<sup>2</sup>

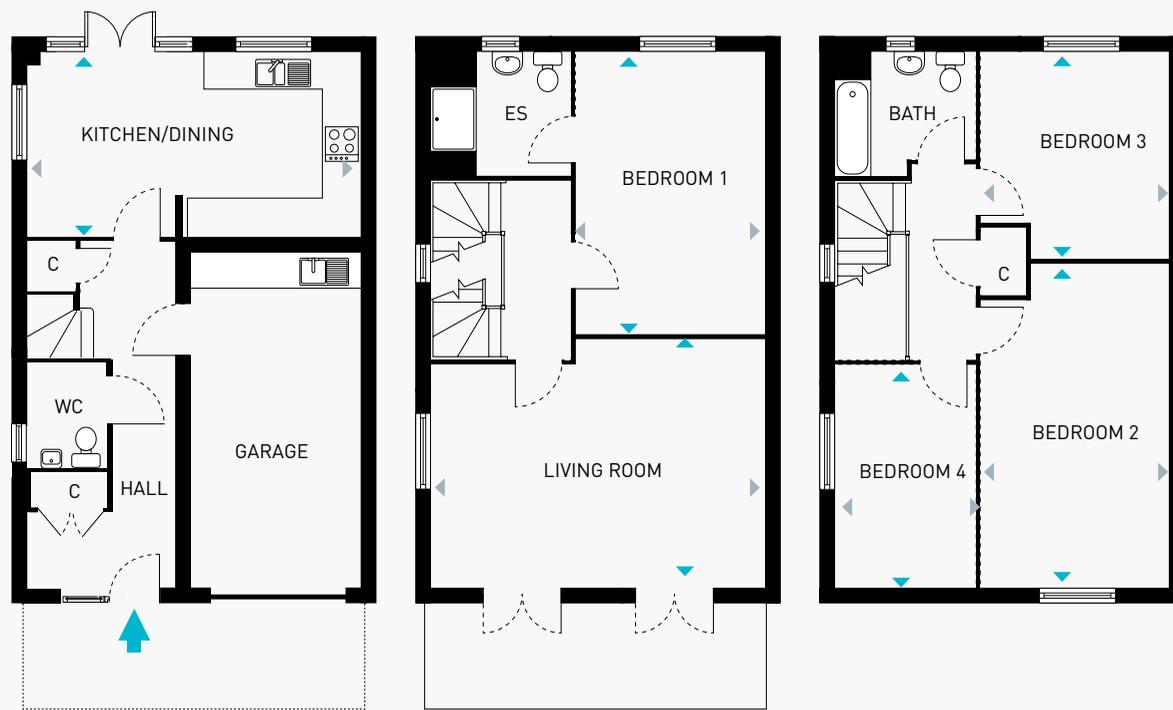


Plot 522

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



|                | A            | B              |           | A            | B              |
|----------------|--------------|----------------|-----------|--------------|----------------|
| Kitchen/Dining | 3.2m (10'8") | x 5.9m (19'6") | Bedroom 2 | 5.7m (19'0") | x 3.3m (11'0") |
| Living room    | 5.9m (19'6") | x 4.4m (14'7") | Bedroom 3 | 3.6m (12'1") | x 3.3m (11'0") |
| Bedroom 1      | 5.0m (11'0") | x 3.3m (11'0") | Bedroom 4 | 3.9m (13'1") | x 2.4m (8'2")  |

ES = En-suite  
C = Cupboard  
▲ = Main Entrance

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## Specification

Pinewood at Graylingwell Park homes come with a selection of quality modern appliances, fittings and finishes.

Fully fitted kitchen units are included, 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 adapt to your personal style.

### Kitchen

- Fully fitted kitchen units
- Sink with swivel mixer taps
- Oven, ceramic hob and cooker hood
- Fridge/freezer, dishwasher and washing machine
- Brushed-chrome light fittings
- Flooring in vinyl

### Bathroom

- White bathroom suite with thermostatic shower mixer
- Shower screen
- Heated chrome towel rail
- Shaver socket
- Flooring in vinyl
- Downlights and four-spot brushed-chrome
- Ensuite (where provided) with white bathroom suite, shower, mirror and heated towel rail.

### Finishes

- Neutral decoration throughout
- Predicted Energy Rating: B
- Vinyl/ laminate flooring in kitchen, bathrooms and living areas, carpets to bedrooms, stairs and landings.

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion Housing reserves the right to amend the specification as necessary and without notification.



# Shared Ownership

## What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. Buyers purchase a share of between 25% and 75% of the property's value, and pay a subsidised rent on the remaining share.

## Am I eligible?

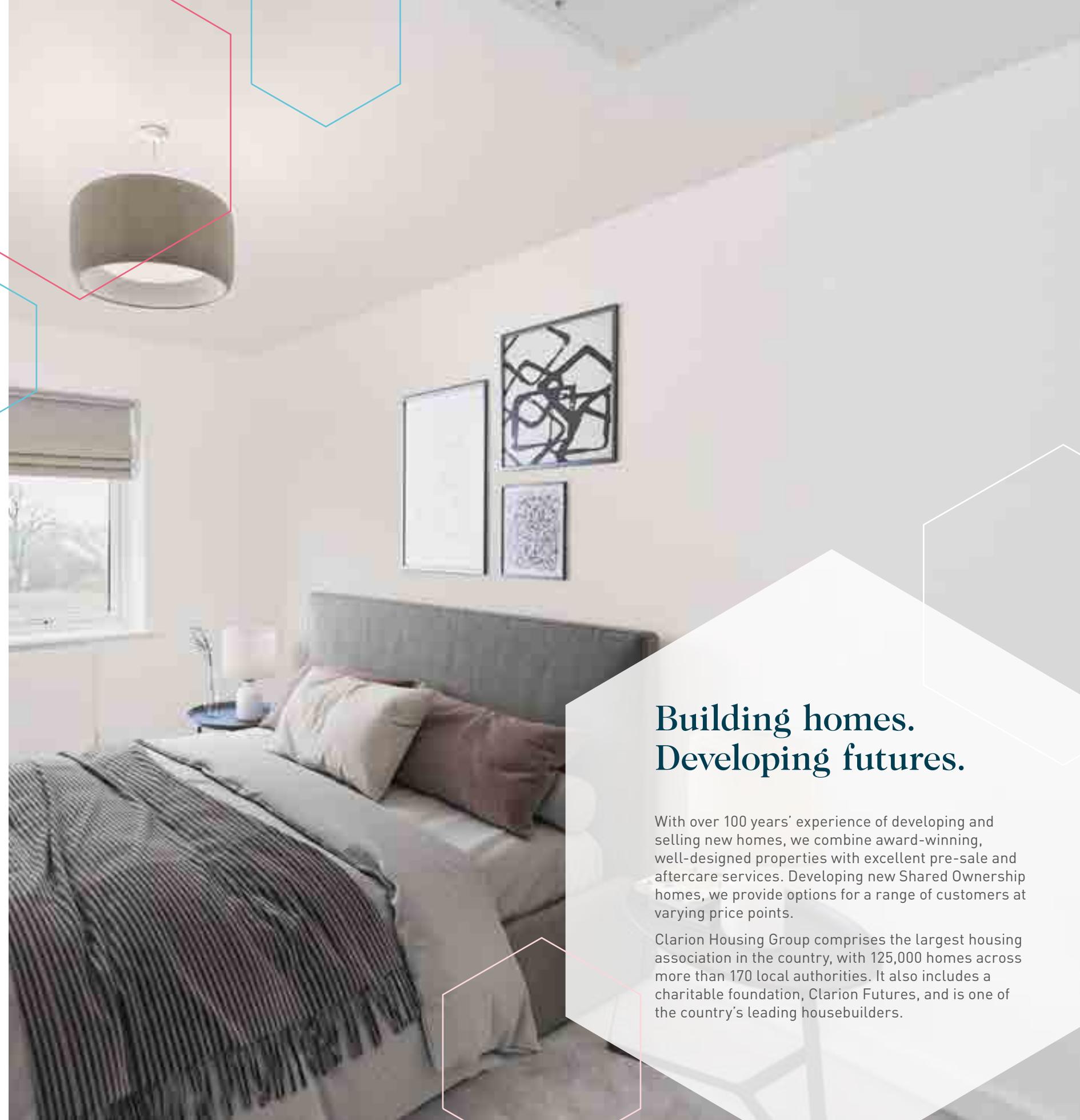
To be eligible for a Shared Ownership home at Pinewood at Graylingwell Park:

- You must be at least 18 years old.
- You must be a first-time buyer or existing shared owner\*. If you already own a home and need to move but cannot afford to, please discuss your situation with us to check eligibility.
- You must have 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.
- Potential buyers must demonstrate a residential or employment connection to the Chichester District Council area.

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 to help if we can.

[shared.ownership@myclarionhousing.com](mailto:shared.ownership@myclarionhousing.com)

\* 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. Picture credit: 'Sofa in the living room' by shyrokov; stock image from iStock



## 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.

**Register your interest now  
by contacting our sales team:**

[shared.ownership@myclarionhousing.com](mailto:shared.ownership@myclarionhousing.com)

0300 100 0309

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**Disclaimer:** All floor plans in this brochure are for general guidance only. Measurements 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 Housing 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 Housing does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion Housing 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 Housing 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 Housing. Clarion Housing supports the development of mixed tenure developments and is proud to provide homes for Shared Ownership at Pinewood at Graylingwell Park. We may change the tenure of some homes subject to demand.

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January 2021



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