

# The Waterfront

## Gloucester Quays, Gloucester

---





# Welcome to The Waterfront

---

Gloucester's dockside has undergone a dramatic transformation. The beautiful Victorian architecture remains, which is now joined by modern counterparts. Where ships once discharged cargo, smart narrow boats, cruisers and yachts drift by. What had become a forgotten area is now the place to go – the place to put down roots and live a glorious life by the water.

## Why choose Shared Ownership?

- You'll need a smaller deposit and mortgage than if you bought a property outright.
- Generally you are able to buy a bigger property than you may otherwise be able to afford.
- You are able to buy more shares until you own the property outright.
- Your monthly payments could be less than renting privately.

## Soak up the good life

The Waterfront is a stylish collection of new apartments at Gloucester Quays next to the striking historic docks. We're developing it with Crest Nicholson and it will include 118 homes including 1 & 2 bedroom apartments and 2 & 3 bedroom houses for sale through Shared Ownership. It's an affordable way to buy your own home in what's becoming a premier residential area.



## Be where you love

Not only are the Quays a great place to live, Gloucester itself and the wider area have so much to offer. From a tantalising mix of shops to popular festivals, renowned museums and endless entertainment. And for those who love the outdoors, it's nestled in the lush Severn Valley, overlooked by the picturesque Cotswold Hills.

Thanks to excellent travel links, it's easy to make the most of life at The Waterfront while working locally or commuting to Cheltenham, Bristol or even Birmingham.

## Be part of something bigger

---

Gloucester Quays is right on your doorstep at The Waterfront and a fantastic place to spend your leisure time.



Meet friends in the many bars and restaurants, including Côte Brasserie, Bill's, Brewhouse & Kitchen and Wagamama. Shop to your heart's content in more than 120 stores offering designer and high street brands. Work out at The Gym or sit back and watch a blockbuster at the 10-screen Cineworld.

Your locals will also include favourites such as craft beer and live music pub, Tank; pie-lover's heaven, So Pie; cute café, On Toast; and Mediterranean specialist, Greek on the Docks. And for more retail options it's just a short stroll to the cathedral quarter's independent boutiques and the King's Walk and Eastgate shopping centres. There's also a Sainsbury's next to The Waterfront for life's essentials.



## A whole new canalside scene



Luxurious apartments, shops, cafes, bars and restaurants are not the only new features springing up along Gloucester's docks. Also emerging are a marina, a £1.75 million boathouse for rowing, canoeing and other paddle sports, and a highly anticipated educational attraction at the ancient Llanthony Secunda Priory.

### Festivals all year round

If you enjoy festivals, this area doesn't disappoint either. The docks are host to a range of events, including the Orchard Street Food & Craft Market, the Food Festival, the Victorian Christmas Market and the famous Tall Ships festival.

## Feel the Breeze

---

Despite living in a city, you'll have plenty of opportunity to enjoy fresh air and tranquillity.

Locally, you can take a cruise down the Gloucester and Sharpness canal, hire a narrowboat for the day or enjoy walking, running or people watching by the water's edge. You can cycle to the Alney Island Nature Reserve in seven minutes or head to the river and watch surfers and canoeists catching The Severn Bore.



## Get back to nature

The Barnwood Arboretum, Nature Reserve and Park is around 35 minutes from The Waterfront by bus. A formal park with mature trees, you can revel in the rural atmosphere alongside ducks, cattle or rare-breed sheep.

The Robinswood Hill Country Park is also within a 40-minute bus ride. At this Green Flag site you can wander along marked trails and through wildflower meadows while taking in expansive views, before stopping off at its new café. The magnificent Malvern Hills – an official Area of Outstanding Natural Beauty – are also less than a 30-minute drive from The Waterfront.



## Easy for getting about

One of the many advantages of settling at The Waterfront is having good transport connections close by – whether you need to get across the city, commute further afield or visit other areas of the country.



### By Bus

With a bus stop right outside The Waterfront near Sainsbury's and a good network of routes, travelling by bus is a great option.

### By Train

From The Waterfront, Gloucester Railway Station is 15 minutes on the bus, a 30-minute walk or 10 minutes in a taxi.

### By Car

The Waterfront is a 5-minute drive to the A40, which takes you up to the M5 (north for Birmingham and south for Bristol) and on to Cheltenham.

### By Plane

The airports in Birmingham and Bristol are both just over an hour away by car.



From there, journey times are:

Cheltenham Spa	8 mins
Bristol Parkway	26 mins
Bristol Temple Meads	36 mins
Birmingham New Street	55 mins
Oxford	95 mins

(Source: Trainline – fastest journey times)



# The Waterfront Site Plan

Homes available in our second phase

- **Building 9** | 1 & 2 bedroom apartments  
Plots 212-230
- **Building 10** | 1 & 2 bedroom apartments  
Plots 193-211
- **Building 11** | 1 & 2 bedroom apartments  
Plots 174-192
- **Building 17** | 1 & 2 bedroom apartments  
Plots 1-11
- **Building 18** | 1 & 2 bedroom apartments  
Plots 12-29
- **2 bedroom coach houses**  
Plots 65-68
- **2 bedroom coach houses**  
Future release
- Homes for rent
- 2 bedroom Shared Ownership houses by Guinness
- 3 bedroom Shared Ownership houses by Guinness
- Homes by Crest Nicholson

# The Homes

A range of one and two bedroom apartments and coach houses available now

In later phases, we'll be offering a collection of two and three bedroom houses.



Block 18  
**1 bedroom apartment**

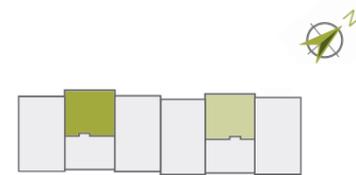


Block 18  
**2 bedroom apartment**



**The Kennet**

	GF	FF	2F
Plots	13 & 16	19 & 22*	25 & 28*



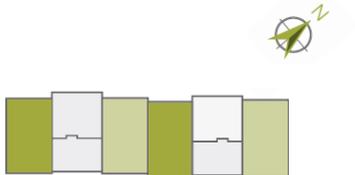
Kitchen/Living/Dining	6.87m (max) x 3.75m (max)
Bedroom	3.28m (max) x 3.73m (max)

**One bedroom apartment**  
 Comprising entrance hall, living/dining/kitchen, storage, master bedroom and bathroom

The dimensions stated are approximate and the precise measurements may vary. Kitchen layouts are indicative and may change.  
 NB: \*Indicates that the plot is handed. Please note window positions vary depending on level. Speak to our sales advisor for more details.

**The Severn**

	GF	FF	2F
Plots	12 & 14*, 15 & 17*	18 & 20*, 21 & 23*	24 & 26*, 27 & 29*



Kitchen/Living/Dining	4.11m (max) x 6.89m (max)
Bedroom 1	5.08m (max) x 3.57m (max)
Bedroom 2	3.51m (max) x 3.21m (max)

**Two bedroom apartment**  
 Comprising entrance hall, living/dining/kitchen, W/C, storage, utility, master bedroom with en suite, second bedroom and bathroom

The dimensions stated are approximate and the precise measurements may vary. Kitchen layouts are indicative and may change.  
 NB: \*Indicates that the plot is handed. Please note window positions vary depending on level. Speak to our sales advisor for more details.

## Block 9, 10 & 11 2 bedroom apartment

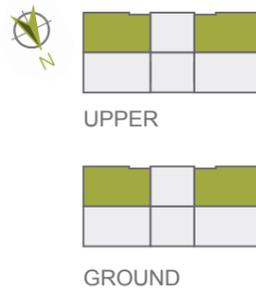


## Block 9, 10 & 11 1 bedroom apartment



## The Wye

		GF	FF	2F	3F
<b>Block 9</b>	Plots	212 & 214	217 & 219	222 & 224	227 & 229
<b>Block 10</b>	Plots	193 & 195	198 & 200	203 & 205	208 & 210
<b>Block 11</b>	Plots	174 & 176	179 & 181	184 & 186	189 & 191



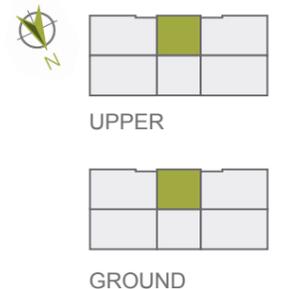
Lounge/dining	3.51m (max)	x	3.73m (max)
Kitchen	3.37m (max)	x	3.73m (max)
Bedroom 1	3.51m (max)	x	3.65m (max)
Bedroom 2	3.42m (max)	x	3.82m (max)

**Two bedroom apartment**  
Comprising entrance hall, living/dining/kitchen, W/C, storage, utility, master bedroom with en suite, second bedroom and bathroom

The dimensions stated are approximate and the precise measurements may vary. Kitchen layouts are indicative and may change.  
NB: \*Indicates that the plot is handed. Please note window positions vary depending on level. Speak to our sales advisor for more details.

## The Calder

		GF	FF	2F	3F
<b>Block 9</b>	Plots	213	218	223	228
<b>Block 10</b>	Plots	194	199	204	209
<b>Block 11</b>	Plots	175	180	185	190



Lounge/dining	5.12m (max)	x	3.75m (max)
Kitchen	1.76m (max)	x	2.52m (max)
Bedroom	3.49m (max)	x	3.77m (max)

**One bedroom apartment**  
Comprising entrance hall, living/dining/kitchen, storage, master bedroom and bathroom

The dimensions stated are approximate and the precise measurements may vary. Kitchen layouts are indicative and may change.  
NB: \*Indicates that the plot is handed. Please note window positions vary depending on level. Speak to our sales advisor for more details.

## Block 9, 10 & 11 2 bedroom apartment



## The Tame 2 bedroom coach house

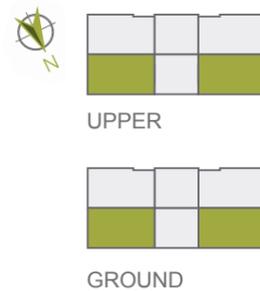
Plots 65, 66, 67 & 68

Kitchen/lounge/dining	6.24m (max) x 3.80m (max)
Bedroom 1	6.24m (max) x 3.59m (max)
Bedroom 2	0.00m (max) x 4.48m (max)



## The Trent

	GF	FF	2F	3F
<b>Block 9</b> Plots	215	216 & 220	221 & 225	226 & 230
<b>Block 10</b> Plots	196	197 & 201	202 & 206	207 & 211
<b>Block 11</b> Plots	177	178 & 182	183 & 187	188 & 192



Lounge/dining	3.51m (max) x 3.73m (max)
Kitchen	3.37m (max) x 3.73m (max)
Bedroom 1	3.51m (max) x 3.65m (max)
Bedroom 2	3.42m (max) x 3.82m (max)

**Two bedroom apartment**  
Comprising entrance hall, living/dining/kitchen, W/C, storage, utility, master bedroom with en suite, second bedroom and bathroom



**Two bedroom coach house**  
Comprising of an entrance hall, open plan kitchen, dining and living space, storage, master bedroom with en suite, second bedroom and bathroom and private garage.

The dimensions stated are approximate and the precise measurements may vary. Kitchen layouts are indicative and may change.  
NB: \*Indicates that the plot is handed. Please note window positions vary depending on level. Speak to our sales advisor for more details.

The dimensions stated are approximate and the precise measurements may vary. Kitchen layouts are indicative and may change.  
NB: \*Indicates that the plot is handed. Please note window positions vary depending on level. Speak to our sales advisor for more details.

# A style-focused specification

---

Apartments at The Waterfront have been designed with both style and practicality in mind. They're well laid out and spacious with covetable design details – lovely to come home to and the perfect place to welcome friends.

## Kitchen

- Oven, integrated hood and splashback – all in brushed steel by Zanussi
- Glass halogen hob
- 1.5-bowl sink with drainer
- Vado Matrix mono mixer tap

## Bathroom / shower room

- White steel Eurowa bath with gloss white panel and plinth
- Thermostatic bath/shower mixer tap
- Tiled splashback to basin
- Shower enclosure from the Roman Embrace range with clear glass
- Exposed thermostatic shower mixer
- Fully tiled shower enclosure or half-height tiling around the bath
- Shaver socket in main bathroom

## General

- Audio entry system
- White PVC windows with white ironmongery
- Mains-operated smoke, heat and carbon monoxide detectors
- Automatic fire sprinkler system
- TV/FM socket in living area
- White gloss woodwork
- Brilliant white emulsion walls and ceilings



 **0300 456 0522**

 **[www.guinnesshomes.co.uk](http://www.guinnesshomes.co.uk)**

 **[sales@guinness.org.uk](mailto:sales@guinness.org.uk)**

Guinness Homes is part of The Guinness Partnership Ltd. Registered office is at 30 Brock Street, Regent's Place, London, NW1 3FG.

These particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by inspection as to the correctness of each of the statements contained in these particulars. Computer generated images are for illustration purposes only. Features such as windows, brick and other materials may vary. Dimensions and floor plans are designed to give you a general indication of the layout and should never be used for curtains, carpets, furniture or appliance spaces. Landscaping is shown for illustrative purposes only. Map not to scale. Plans are indicative only. Your home is at risk if you do not keep up the rent and mortgage payments. Guinness Homes and The Guinness Partnership support the development of mixed tenure communities and are proud to provide homes for shared ownership and affordable rent. The tenure of these homes may change subject to demand. Details correct at time of going to print, August 2020.