



Hyde  
New Homes

# The Goldings at Faversham

A place to call home



Great homes for everyone



Welcome to The Goldings at Faversham

# Beautiful new homes in a superb location

Open countryside on your doorstep. Stunning lakes and coastal scenery around the corner. Everything you need for day-to-day living close at hand. This is The Goldings, an exciting new development of two and three-bedroom homes for shared ownership.

Live the dream in the ideal location. The unspoilt panoramas of the picturesque Swale estuary are just a few miles to the north. The nearby market town of Faversham has plenty of shops, restaurants and more. London is just a short train ride away and there are excellent transport links throughout Kent and beyond. It's a place to feel at home and enjoy a perfectly balanced lifestyle.

# Love living local

## Take in the neighbourhood

Enjoy the relaxed but vibrant atmosphere of Faversham, combining history and heritage with 21st century amenities. Experience the natural beauty of the serene Swale marshes and reedbeds or have a day at the seaside.

### Fabulous food and drink...

There's a wide choice of places to eat out in Faversham and the surrounding area, from cosy cafés to top class restaurants. Whether you fancy fish and chips, a home-cooked meal with locally-sourced ingredients or exotic international cuisine, there's the perfect setting for a catch-up with friends, a family gathering, a romantic dinner for two or a special celebration.

Faversham is home to Britain's oldest brewer, Shepherd Neame, and there are plenty of local pubs and bars where you can enjoy a pint of their excellent ale and a hearty supper, including destination inns in spectacular locations. There is also a Visitor Centre offering award-winning guided tours taking visitors around the Faversham Brewery site to learn about the ancient art of brewing.



### Countryside and coast...

Get out under the wide, open skies and discover the magnificent scenery and fascinating wildlife of Swale's wetlands and coastline. If you love cycling or walking, there are plenty of scenic trails to explore. As for family days out, the country parks and other green spaces are perfect for a picnic, or you can visit the coastal resorts of Whitstable and Herne Bay for seaside fun.



## All kinds of shopping...

Whether you love checking out the new lines in your favourite chain store or browsing for bargains in antique, retro or vintage shops, you'll have plenty of opportunity to enjoy some tailor-made retail therapy. Faversham town centre has everything from top retailers to small independents and for even more variety it's not far to the lively, cosmopolitan city of Canterbury, which has the largest shopping centre in East Kent.

Set in the historic Guildhall Square surrounded by ancient listed buildings, Faversham Charter Market has been trading for at least 900 years. Held on three days every week, it's packed with stalls selling a kaleidoscope of items, from clothes and household essentials to flowers and fresh produce. Alternatively, there's Whitstable's Harbour Market, an open-air showcase of locally-made, premium and hand-crafted goods and fine art.

## Maritime heritage...

Faversham's maritime history reaches back to Roman times and embraces the heritage of the Cinque Ports with the development of coastal fisheries and merchant sail in the 19th century and shipbuilding in the 1970s. This defines so much of Faversham's identity and is supported through the Faversham and Oare Heritage Harbour Group.



1. Posillipo Restaurant, Faversham Creek
2. Shepherd Neame Visitor Centre
3. Shopping in Faversham
4. Cycling on the Kent coast
5. Faversham Guildhall and Market Square
6. Whitstable Harbour

# Connections

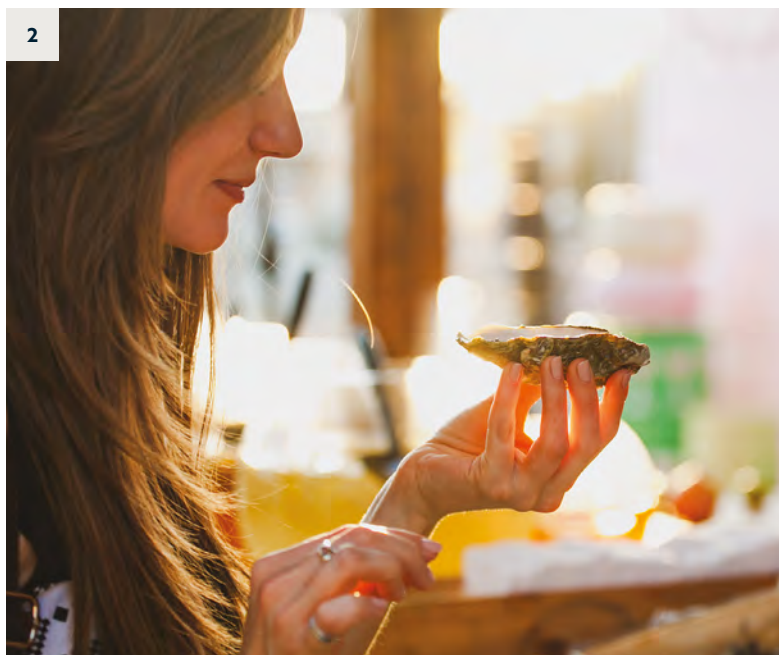
## Access all areas

The Goldings is well situated for access to major road links and public transport services, making it easy to travel throughout Kent and beyond.

Trains run regularly from Faversham Station to London Victoria and London St. Pancras, with connections to Cannon Street and Fenchurch Street. It's just a short drive from The Goldings to the M2/A2, which connects Dover and Canterbury with the M25 and London. The north Kent coastal towns of Whitstable and Herne Bay are also easily accessible via the nearby A299, also known as the Thanet Way.

### Images

1. London life
2. Fresh oysters in Whitstable
3. Sailing boats in Oare Creek
4. Historic Canterbury
5. Retail therapy, Canterbury



### On Foot



<b>Davington Primary School</b>	5 mins
<b>Davington Stores</b>	7 mins
<b>Morrisons</b>	15 mins
<b>Faversham Pools</b>	18 mins
<b>Faversham Station</b>	23 mins

### By Bicycle



<b>Posillipo Restaurant</b>	4 mins
<b>The Three Mariners</b>	4 mins
<b>Tesco Superstore</b>	5 mins
<b>Faversham Station</b>	7 mins
<b>Oare Marshes Nature Reserve</b>	10 mins

### By Car

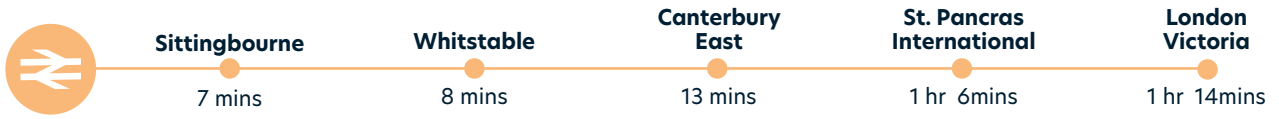


<b>Faversham Station</b>	5 mins
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Above timings from postcode ME13 7UU  
All times sourced from google.com/maps

## By train from Faversham Station

Train times taken from nationalrail.co.uk



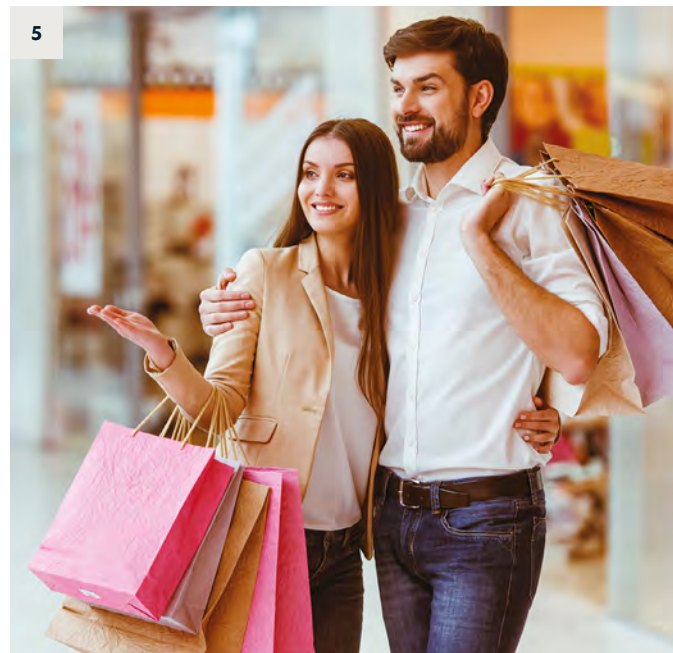
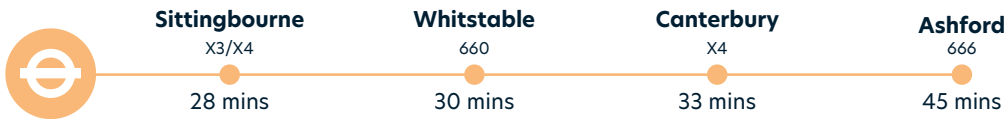
## By car or taxi

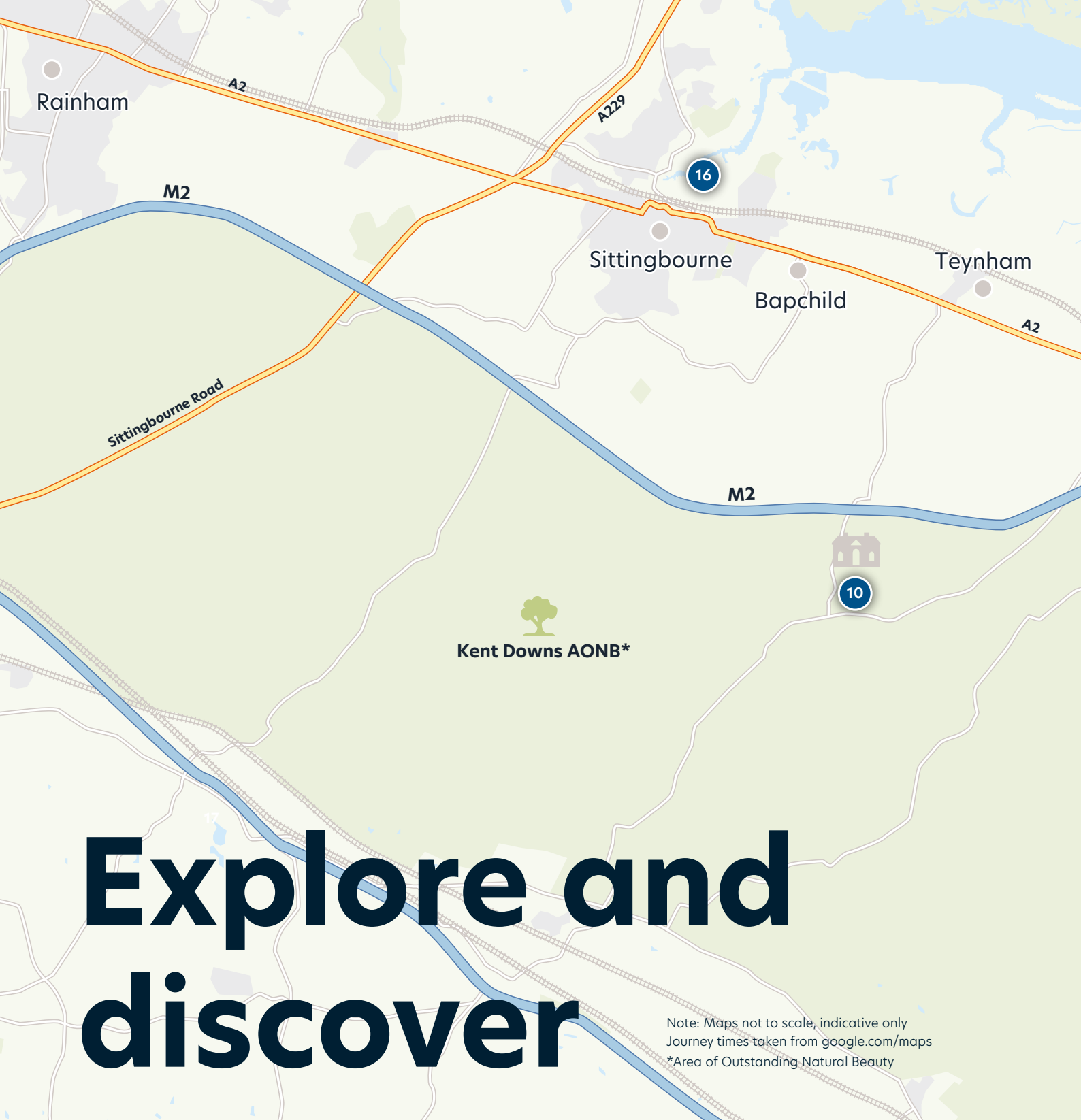
Driving mileage taken from postcode ME13 7UU. All times sourced from google.com/maps



## By bus from Faversham Station

Average travel times





# Explore and discover

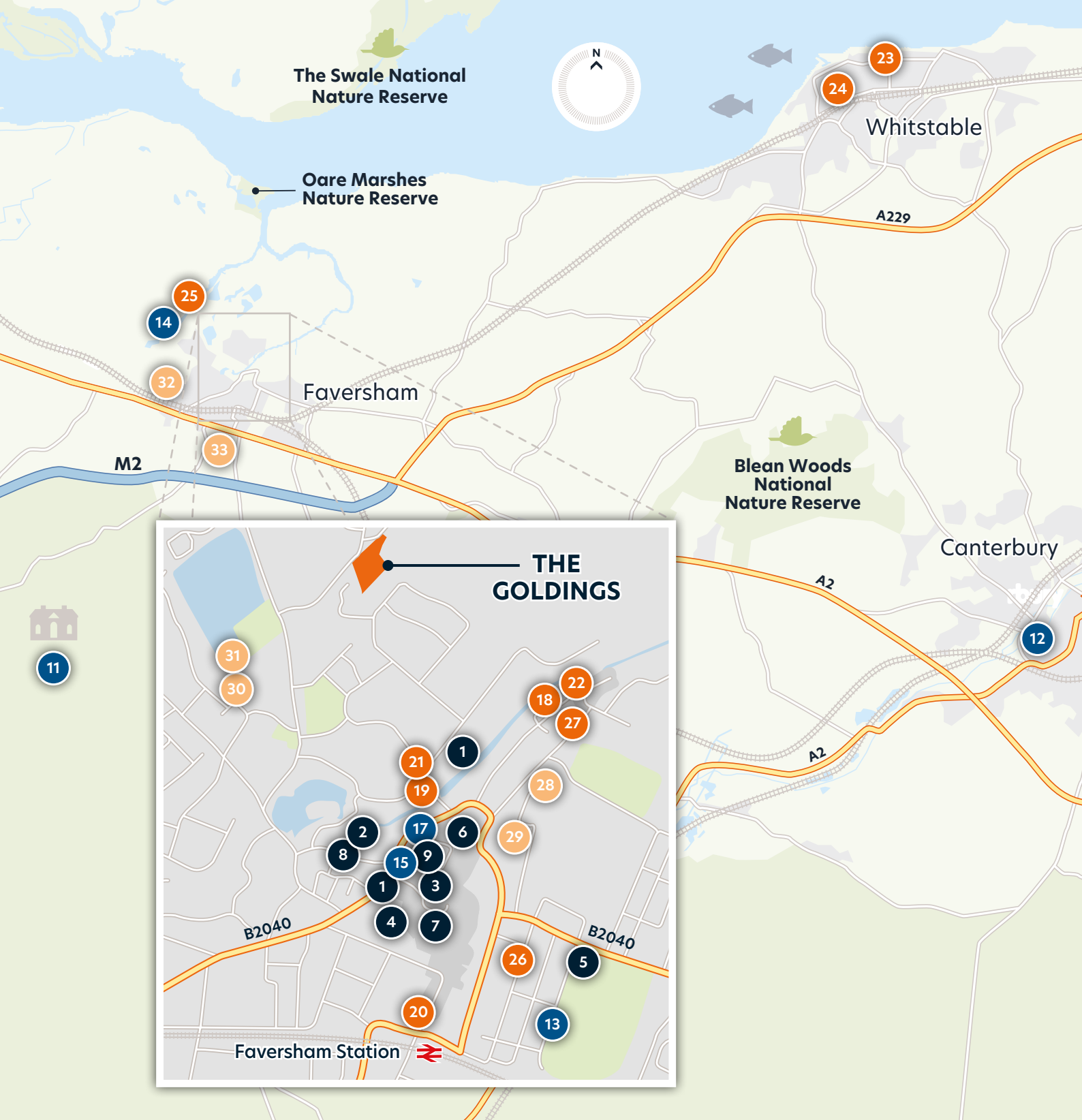
Note: Maps not to scale, indicative only  
Journey times taken from [google.com/maps](https://www.google.com/maps)  
\*Area of Outstanding Natural Beauty

## A life full of opportunity

The Goldings allows you to be perfectly placed to get the most out of life. As well as being close to shops, schools and other amenities, you can also easily enjoy all your favourite sports, leisure activities and the magnificent Kent countryside and coast.

Try the world-famous Whitstable oysters. Experience nature in all its splendour at the local wildlife reserves and country parks. Discover Canterbury's rich heritage and culture. Take the kids to the coast for some seaside fun. It's all within easy reach.





**● Amenities**

- 1. Faversham Cottage Hospital
- 2. Morrisons
- 3. Faversham Medical Practice
- 4. Faversham Market
- 5. Co-op
- 6. Tesco Superstore
- 7. Post Office
- 8. Veterinary Clinic
- 9. Paydens Pharmacy

**● Recreation**

- 10. Doddington Place Gardens
- 11. Belmont House
- 12. Canterbury Cathedral
- 13. Faversham Recreation Ground
- 14. Oare Gunpowder Works Country Park
- 15. Faversham Pools
- 16. Bayford Meadows Kart Circuit
- 17. Shepherd Neame Visitor Centre

**● Food and drink**

- 18. The Quay Faversham
- 19. Posillipo
- 20. The Limes
- 21. Albion Taverna
- 22. Papà Bianco
- 23. The Lobster Shack
- 24. Wheelers Oyster Bar
- 25. Three Mariners
- 26. The Market Inn
- 27. Anchor Inn

**● Education**

- 28. St Mary C of E Primary School
- 29. Queen Elizabeth's Grammar School
- 30. Davington Primary School
- 31. Bertie's Nursery
- 32. Ospringle C of E Primary School
- 33. The Abbey School

# Specification and design

The specification in our new homes has been carefully considered to provide the very best, offering integrated appliances and fitted floor coverings so your new home is ready to move into!

## Kitchen

- Urban kitchen units in white and indigo blue, or Woodbury platinum gloss\*
- Laminate worktop with matching upstands
- Stainless steel one and a half bowl sink
- Stainless steel single fan integrated oven
- 4 ring ceramic hob
- Integrated fridge-freezer 70/30
- Integrated washer/drier
- Integrated dishwasher for 3 bed houses
- Monoblock tap
- Fully integrated cooker hood
- Glass hob splashback
- LED downlighters
- Karndean Knight tile/grey oak

\* Kitchen colours vary in house types, please ask your sales consultant for details.

## General

- White four panel wood grained internal doors
- Polished chrome door furniture
- Neutral carpet to living areas and stairs
- Allocated parking
- NHBC Buildmark guarantee
- Gardens finished with turf where applicable

## Bathroom and en suite

- Roca white bathroom suite
- Chrome ladder towel rail
- Shower screen over bath
- Bath shower mixer
- Shaver socket
- LED downlighters
- Saloni large format floor and wall tiles



Image depicts a typical Hyde New Homes interior.



Image depicts a typical Hyde New Homes interior.



Image depicts a typical Hyde New Homes interior.

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.



Development entrance

Ham Road

Faversham Town Centre  
and A2 / M2



SHOW HOME



# Development layout















## Overview of The Goldings at Faversham

The shared ownership homes at The Goldings comprise a mix of 3 bedroom detached, 3 bedroom semi-detached and 2 bedroom terraced houses. Each home is built to high standards and the living space has been carefully designed to provide well-planned accommodation, combining the best of two worlds with all the creature comforts of contemporary living and a strong connection with the natural environment.

The development has a village vibe and is screened from the road by mature trees and hedging. While it feels secluded and semi-rural, you're far from isolated, with easy access to daily essentials, from shopping and healthcare to sport and leisure.

### Key

House types:

-  The Aubrieta (3 bedroom house)
-  The Bellardia (3 bedroom house)
-  The Fedia (2 bedroom house)
-  The Tansy (2 bedroom house)
-  The Meadowsweet (2 bedroom house)
-  Homes for affordable rent
-  Allocated parking
-  Site boundary
-  Cycle store - indicative position only
-  Cycle store
-  Pump station
-  Active EV charging point
-  Passive EV charging point\*
-  Pay-as-you-go EV charging point

\*For future connection.

Note: Plots 12-21 have solar panels



Site plan not to scale, indicative only

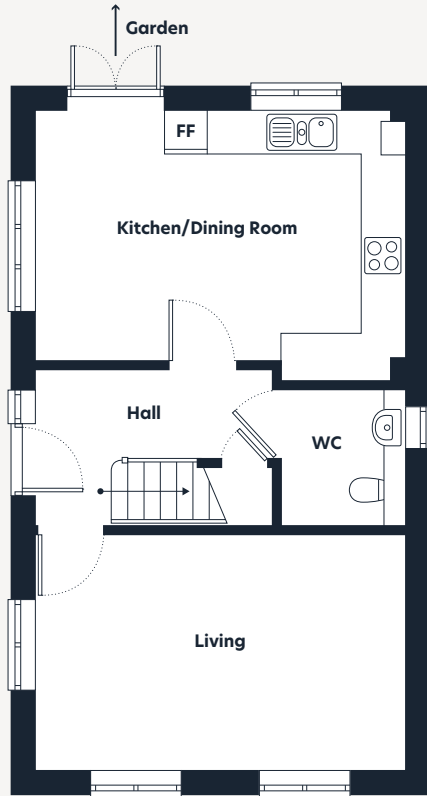
# Plots 11 & 35\*

3 bedroom detached house

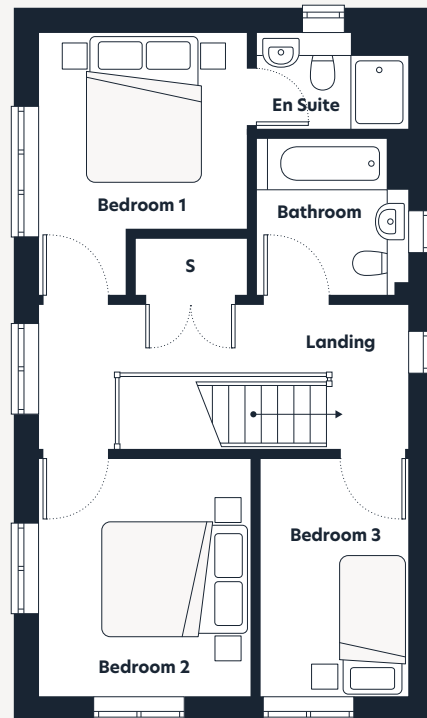
## Floorplan key

- S Storage space
- \* Indicates plot is handed

Note: Floorplans are not drawn to scale.  
Please refer to full disclaimer at back of brochure.



Ground Floor



First Floor



Computer Generated Image

Dimensions	m	ft
Kitchen/Dining	5.20 x 3.52	17'1" x 11'7"
Living Room	5.21 x 3.30	17'1" x 10'10"
Bedroom 1	2.94 x 2.74	9'8" x 9'0"
Bedroom 2	2.99 x 3.31	9'10" x 10'10"
Bedroom 3	2.10 x 3.31	6'11" x 10'10"
Bathroom	1.82 x 2.19	6'0" x 7'2"
Gross Internal Area	96.4m <sup>2</sup>	1,038ft <sup>2</sup>

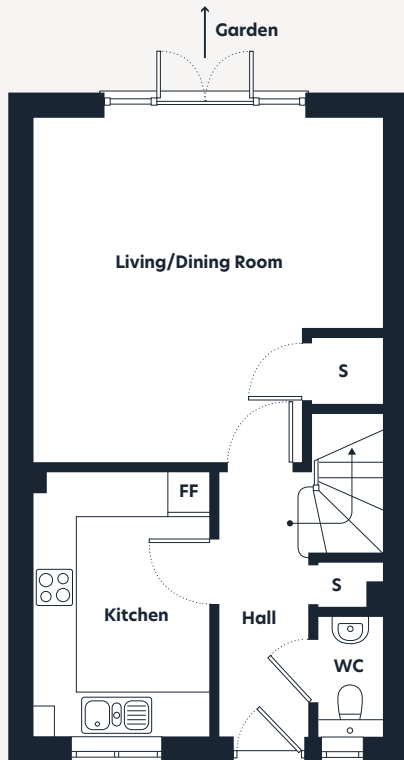
# Plots 4, 5\*, 9, 10\*, 15, 16\*, 17, 18\*, 31, 32\*, 33 & 34\*

3 bedroom semi-detached house

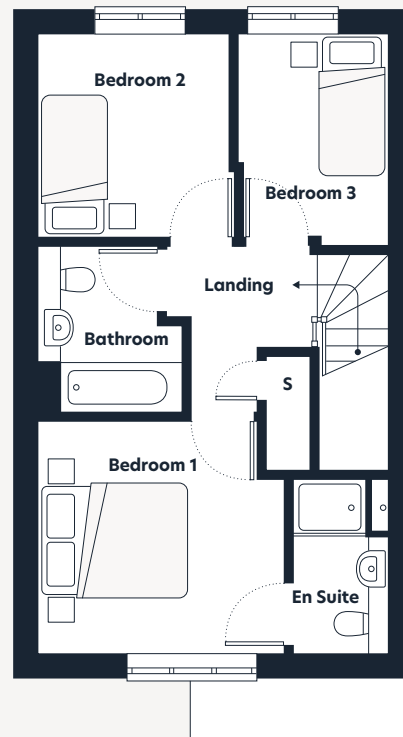
## Floorplan key

- S Storage space
- \* Indicates plot is handed

Note: Floorplans are not drawn to scale.  
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Ground Floor



First Floor



Computer Generated Image

Dimensions	m	ft
Kitchen	2.49 x 3.70	8'2" x 12'2"
Living/Dining	4.92 x 4.85	16'2" x 15'11"
Bedroom 1	3.45 x 3.27	11'4" x 10'9"
Bedroom 2	2.66 x 2.86	8'9" x 9'5"
Bedroom 3	2.14 x 2.98	7'0" x 9'9"
Bathroom	1.99 x 2.32	6'6" x 7'7"
Gross Internal Area	86.1m <sup>2</sup>	926.8ft <sup>2</sup>

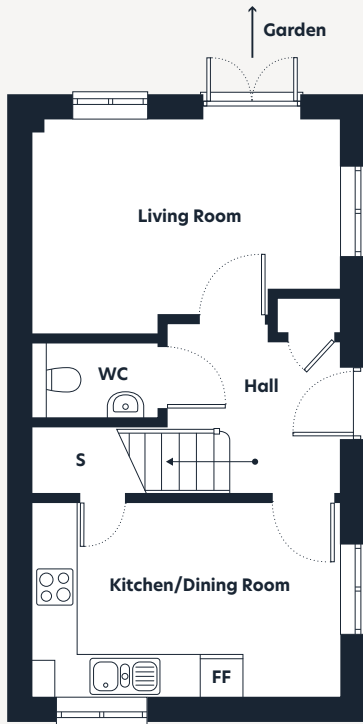
# Plot 1

## 2 bedroom end of terrace house

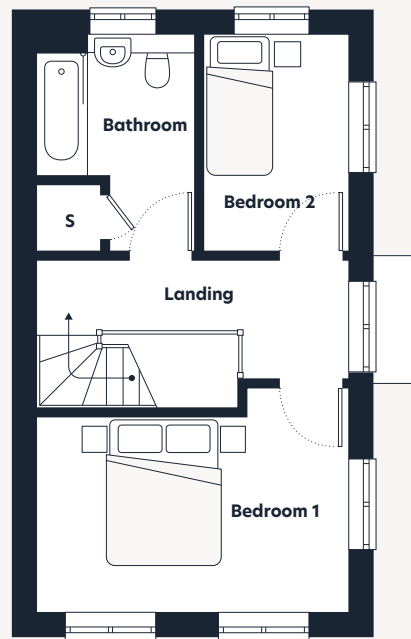
### Floorplan key

S Storage space

Note: Floorplans are not drawn to scale.  
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Ground Floor



First Floor

The Fedia



Computer Generated Image

Dimensions	m	ft
Kitchen/Dining	4.31 x 2.75	14'2" x 9'0"
Living Room	4.31 x 3.03	14'2" x 9'11"
Bedroom 1	4.31 x 2.75	14'2" x 9'0"
Bedroom 2	2.03 x 3.06	6'8" x 10'0"
Bathroom	2.20 x 2.00	7'3" x 6'7"
Gross Internal Area	71.4m <sup>2</sup>	768.5ft <sup>2</sup>



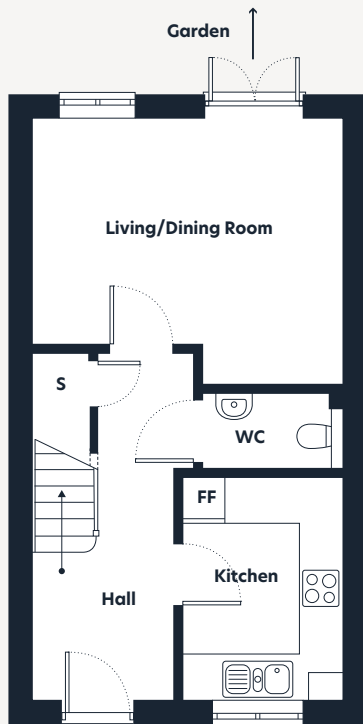
# Plots 2, 7, 13 & 20

2 bedroom mid terrace house

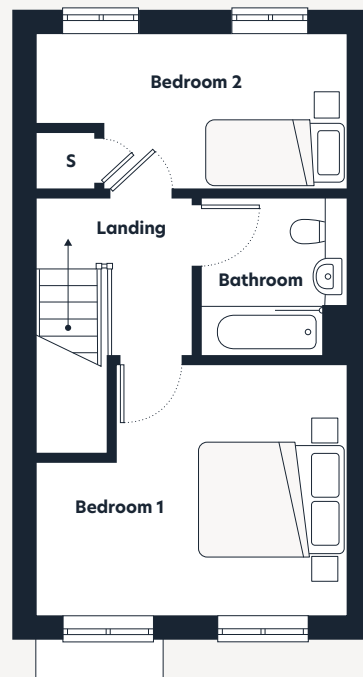
## Floorplan key

S Storage space

Note: Floorplans are not drawn to scale.  
Please refer to full disclaimer at back of brochure.



Ground Floor



First Floor

The Tansy



Dimensions	m	ft
Kitchen	2.14 x 3.09	7'0" x 10'2"
Living/Dining	4.25 x 3.73	13'11" x 12'3"
Bedroom 1	4.20 x 3.49	13'9" x 11'6"
Bedroom 2	4.25 x 2.19	13'11" x 7'2"
Bathroom	1.99 x 2.19	6'6" x 7'2"
Gross Internal Area	69.3m <sup>2</sup>	745.9ft <sup>2</sup>

Plot dimensions vary please consult individual floor plans.

# Plots 3, 6, 8, 12, 14, 19 & 21

2 bedroom end of terrace house

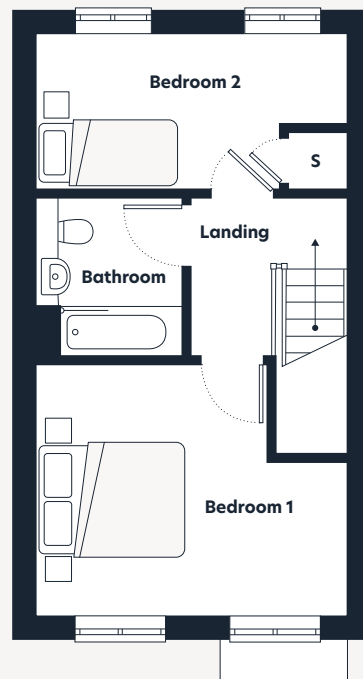
## Floorplan key

S Storage space

Note: Floorplans are not drawn to scale.  
Please refer to full disclaimer at back of brochure.



Ground Floor



First Floor

The Meadowsweet



Computer Generated Image

Dimensions	m	ft
Kitchen	2.14 x 3.09	7'0" x 10'2"
Living/Dining	4.31 x 3.73	14'2" x 12'3"
Bedroom 1	4.31 x 3.49	14'2" x 11'6"
Bedroom 2	4.31 x 2.19	14'2" x 7'2"
Bathroom	1.99 x 2.20	6'6" x 7'3"
Gross Internal Area	71.4m <sup>2</sup>	768.5ft <sup>2</sup>

Plot dimensions vary please consult individual floor plans.





## Buying your new home

Our in-house team of sales consultants are dedicated to providing exceptional service to all our customers and we aim to make the experience of buying your new home with us as smooth, enjoyable and straightforward as possible. From your initial enquiry, through to handing you the keys to your new home, our friendly and knowledgeable team are available both in person and online, to answer your questions and help you find the home buying option that's right for you.

### Shared ownership

Shared ownership is a government-backed scheme designed to enable buyers to purchase a percentage of the equity, which is affordable to them, in a new home. The buyer then pays a subsidised rent on the unsold equity and a monthly service charge to Hyde. This means that the initial deposit required is also smaller than when you buy your home outright. We ensure we provide the same high-quality product with the same specification as buying outright.

#### STAIRCASING: BUYING MORE SHARES

Staircasing is the process through which you can increase your share of a property over a period of time. To find out more about staircasing and buying a shared ownership home please visit:

» [hydenewhomes.co.uk/shared-ownership](https://hydenewhomes.co.uk/shared-ownership)



To find out more about the home buying options we offer visit [hydenewhomes.co.uk](https://hydenewhomes.co.uk)

### My Hyde

Set up an account online and personalise your home buying journey with us:

- ✓ Save and share your searches, favourite properties and developments
- ✓ Create and keep track of your shared ownership application
- ✓ Manage your appointments
- ✓ Follow your sales progression in real time

## Why Hyde New Homes?

Hyde New Homes is part of the Hyde Group, one of England's largest housing associations. We are proud of the homes we build and bring home ownership within reach of many more people than could otherwise afford one. To find out more about the Hyde Group, visit [hyde-housing.co.uk](http://hyde-housing.co.uk).

### Gold standard service

Our ambition is to be a truly customer-driven housing provider. This means communicating clearly and listening to you throughout your home buying journey, from the initial viewing to when you move into your new home. Through the use of technology, you can view, secure and complete your purchase from the comfort of your sofa. Our aim is to make your experience smooth and enjoyable. We also work hard to ensure you settle in comfortably and we will be in touch with you regularly over the first few months. During this time, we engage an independent research company called In-house to conduct feedback surveys on our behalf. Over 90% of customers have said they would recommend us to friends and family. We are delighted that, as a result, we have been granted the In-house Gold Award accolade for the ninth year running.



### What our customers say

"As a first-time buyer my sales consultant single handedly helped and guided me, what she promised, she did. She was considerate and a good timekeeper which is very important".

Purchaser at Hyde Village, London N7

### The Hyde Difference

- Over 90% customer satisfaction for nine consecutive years
- High specification as standard
- 999 year lease
- Quality fitted flooring included
- Contemporary kitchens with integrated appliances
- Turfed gardens (where applicable)

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)



## Hyde New Homes

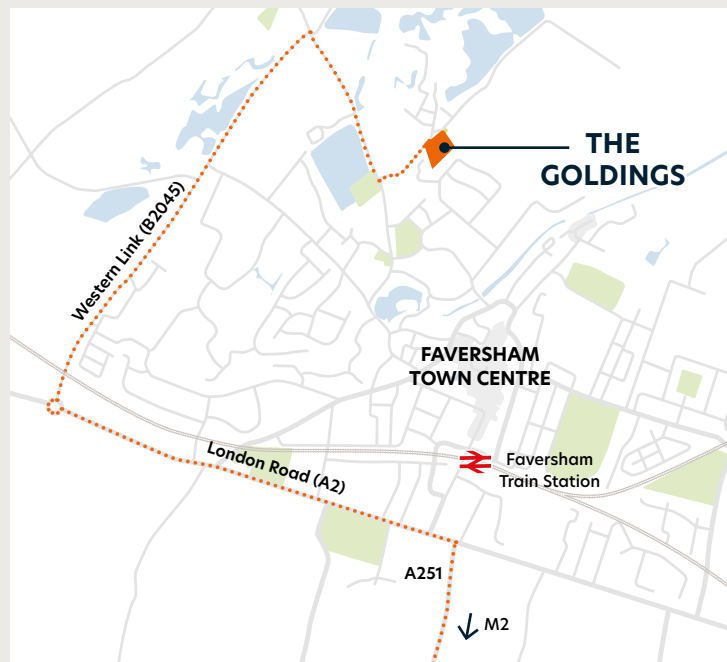
Directions to The Goldings, Ham Road, Faversham

Sat Nav Address: ME13 7UU



### Driving from the M2

- Exit the M2 at Junction 6 and follow the A251 for approximately 0.6 miles towards Faversham
- Turn left onto the A2 London Road and travel approximately 1.1 miles until you reach the first roundabout
- Turn right (roundabout second exit) onto the B2045 Western Link.
- Travel approximately 1.2 miles until you reach the T-Junction at The Street
- Turn right onto The Street and continue into Oare Road. Travel approximately 0.4 miles and turn left into Ham Road
- The Goldings at Faversham will be found on your right



[hydenewhomes.co.uk](https://www.hydenewhomes.co.uk)

0808 208 5142

Details correct at time of publication: April, 2022

Disclaimer: Computer Generated Images are indicative only. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition). The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.