



Hyde
New Homes

Wildbridge at Yapton

Where village life meets coastal living

THE ELMS COLLECTION

Great homes for everyone



Image of Arundel Castle

Welcome to Wildbridge

Beautifully designed homes close to the coast and countryside

Welcome to Wildbridge, an exciting collection of new shared ownership homes set within the picturesque village of Yapton in West Sussex.

The Elms Collection is the third phase in this stunning development featuring 43 two, three & four-bedroom houses and 5 bungalows, all perfect for both first-time buyers and growing families.

All homes are finished in a contemporary, rural style with thoughtfully designed landscaping, private turfed gardens and open public green spaces providing opportunities to relax and meet your neighbours in this idyllic setting.

What's more, Wildbridge is on the doorstep of the stunning South Downs and within easy reach of popular coastal towns and family-friendly activities.

Enjoy a tranquil lifestyle at Wildbridge - a community you can really grow into.

Connect with nature

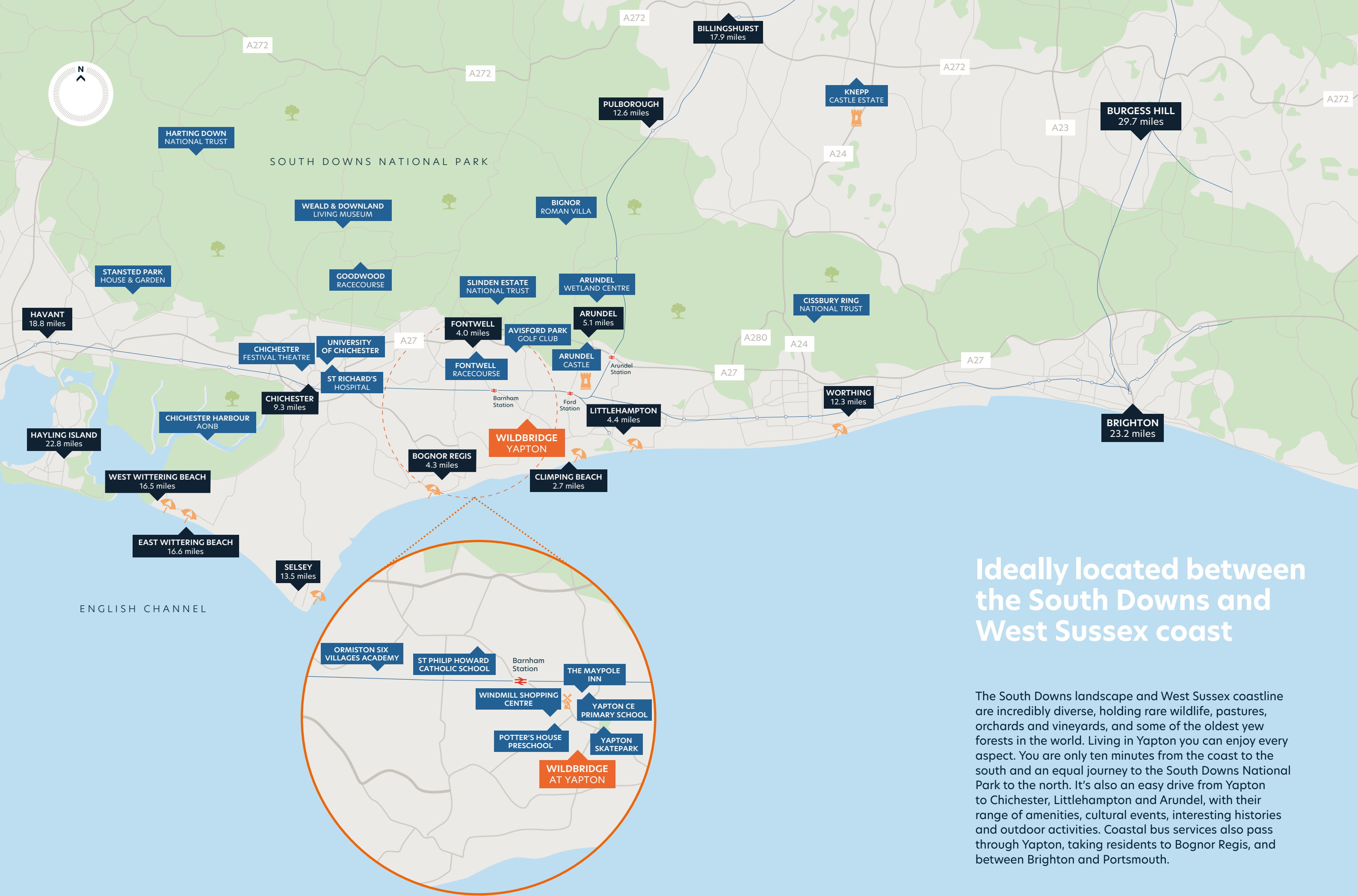
The Elms Collection is the third of three phases of development at Wildbridge, Yapton, which will ultimately provide 158 well-designed and energy-efficient shared ownership homes, offering high quality living. Space has been maximised in every home to accommodate the varied demands of modern life and there are thoughtful finishing touches to the interiors throughout.

These homes have been awarded an Energy Performance Certificate rating of A. This is due to the superior insulation provided by double-glazed windows and the renewable energy generated from solar PV panels on the roofs of all houses. You'll also find a high number of electric vehicle charging points across the development.

Wildbridge's varied architecture has also been commended for bringing added character to Yapton village. While its location ensures homeowners can embrace an active, social and outdoor lifestyle. New play areas and open public green spaces - where biodiversity is carefully protected - offer great opportunities for neighbours to get together. Plus, you'll find a wealth of nearby places to relax, eat and drink.

Wildbridge is a new community you can really grow into.

Image of The Hobbs Collection the first phase at Wildbridge



Ideally located between the South Downs and West Sussex coast

The South Downs landscape and West Sussex coastline are incredibly diverse, holding rare wildlife, pastures, orchards and vineyards, and some of the oldest yew forests in the world. Living in Yapton you can enjoy every aspect. You are only ten minutes from the coast to the south and an equal journey to the South Downs National Park to the north. It's also an easy drive from Yapton to Chichester, Littlehampton and Arundel, with their range of amenities, cultural events, interesting histories and outdoor activities. Coastal bus services also pass through Yapton, taking residents to Bognor Regis, and between Brighton and Portsmouth.

So much to enjoy on your doorstep

Love living local Everyday essentials

Strolling through the village it's immediately clear that Yapton has all the essentials for day-to-day life from a Co-Op and Post Office to a butchers and GP surgery, as well as a hairdresser and good selection of restaurants.

Educational opportunities are plentiful with many Ofsted rated 'outstanding' and 'good' primary and secondary schools nearby.

Potter's House Preschool, and Yapton Church of England Primary School are both under 19 minutes' walk from Wildbridge. Nearby secondary schools include Ormiston Six Villages Academy and St Philip Howard Catholic School.

There is plenty to keep the kids busy with Longacre and Yapton skateparks close to home and Ground Control activity centre in Littlehampton offering paintball and airsoft activities.

For the adults, why not enjoy a refreshing drink at Yapton's local, The Maypole Inn, followed by an order of freshly-fried fish and chips from Yapton Chippy. If it's a caffeine boost you are after, head to Edge Café near Arundel, where you can savour a cup of freshly roasted coffee expertly crafted at their own Edgumbes Roastery.



Images

1. Climping Beach
2. Edge Café
3. Yapton Chippy
4. The Maypole Inn





Love living local Coast and country



Beyond the village, explore the many parks and woodlands nearby, simply pack your picnic and enjoy the countryside that surrounds you. Alternatively choose from the wide range of beautiful days out on beaches and parks a little further afield. Climping Beach is a quiet rural beach made of pebble and shingle, the perfect spot for horseriding along the shoreline. While East Beach, Littlehampton, offers a trendy promenade and large picnic greens popular with groups and families.

After a day in the sand dunes you can take a relaxing walk along Littlehampton Pier to watch the sun set across the harbour, and on your way home stop for a classic pub meal at the Oystercatcher, just outside Yapton. Head to Goodwood Country Park, next to Goodwood Racecourse and the Trundle Iron Age Hill Fort, and explore over 11,000 acres of land, or step back in time with a visit to the Weald & Downland Living Museum at Chichester, home of The Repair Shop, which features in the popular television series. Nothing quite compares with the South Downs though. Choose from a vast array of trails and cycle routes across incredible countryside.

Images

1. Littlehampton Harbour
2. The Oystercatcher Pub
3. Weald & Downland Living Museum
4. Goodwood Racecourse
5. Littlehampton Beach



Love living local

Top destinations



1. Ford Airfield Car Boot & Sunday Market

Ford Road, Ford, Arundel BN18 0FL

Ford Airfield hosts one of the South Coast of England's largest, year-round Sunday market and car boot sales. It's a great place to browse for second hand, vintage, antiques and collectables, as well as for interesting and original new goods. Why not set up a stall yourself? Sunday market opens at 8.30am.

2. Arundel Wetland Centre

Mill Road, Arundel BN18 9PB

There's something for everyone to enjoy at Arundel Wetland Centre, whether you like to roam in wide-open spaces or to delve into the wetlands and the fascinating sights and sounds of nature. A boat safari will take you on a full guided trip. Or head to Pelican Cove to learn about these exquisite birds from the Keeper who cares for them.



3. The Brewhouse Project

Calceto Lane, Lyminster Road, Arundel BN17 7QL

The Brewhouse Project is an independent, family run café and bar, as well as the taproom for Arundel Brewery, an award-winning independent craft brewery. The taproom always has a selection of Arundel Brewery beers available on tap, as well as offering guest beers from some of the country's top breweries.

4. Arundel Lido

Queen Street, Arundel BN18 9JG

Arundel Lido offers outdoor swimming in two heated pools from May to September. You can visit for a splash around with family and friends, or embark on one of the Lido's Boot Camps to get yourself 100% summer fit. Developments at the Lido include the creation of a 26-station gym, heated changing facilities and a multi-purpose community hall and café, to enable the site to be open all year round.



5. Fishers Adventure Farm Park

Newpound Lane, Wisborough Green, RH14 0EG

Fishers is a family run farm park set in the beautiful West Sussex countryside. This award-winning park offers a huge selection of indoor soft play, farm animals and exciting rides for the whole family to enjoy. It also has a range of food outlets on offer as well as outdoor picnic areas. Perfect for a day out with family and friends.



6. Avisford Park Golf Club

Yapton Lane, Walberton, Arundel BN18 0LS

Avisford Park Golf Club is an 18-hole, par 70 course set into 89 acres of gardens and parklands on the South Downs. Suitable for all abilities it's worthy of a visit by non-golfers too, simply because of the peaceful Sussex countryside it encompasses. Your trip to the golf course could include a visit to Arundel, to take in the 11th century castle and gothic cathedral.

7. Yapton Skate Park

Main Road, Yapton, Arundel BN18 0EY

If you know what a quarter pipe, flat bank, pump bump and speed corner is, then you need to head to Yapton Skate Park pronto! This skate park has them all. It's an all-concrete park that's fully outdoors and free to use, with no fixed opening or closing times. Plans are afoot for an indoor skatepark to complement the existing outdoor one.



8. Harbour Park, Littlehampton

Windmill Road, Littlehampton BN17 5LH

Harbour Park is a family amusement park next to the sandy East Beach of Littlehampton. Children of all ages can come and enjoy the rides, arcade, soft play facilities, and everyone's seaside favourite, fish and chips. Rides are regularly updated, while generations of families have been visiting Harbour Park for years!

9. Littlehampton East Beach

Littlehampton BN17 5LH

East Beach is a sand and pebble beach in Littlehampton that stretches out a full mile. It's widely regarded as the most family-friendly beach on the south coast in West Sussex, with its patrolling lifeguards in summer months and multiple UK and European awards. As well as boasting a long stretch of sand, East Beach offers a promenade, amusements and well-maintained seafront gardens, plus the UK's longest beach - a massive 1,000 feet long!



Connections

Easy travel by foot, bike, bus and rail.

With all essential amenities offered by Yapton village, you can easily shop for your everyday items by bike or on foot. The village is also within easy driving distance of Littlehampton and Arundel and the larger amenities and leisure and entertainment venues offered by Chichester and Bognor Regis. The nearest train station is in neighbouring Barnham, approximately two miles away. This is a mainline station that provides half-hourly services to key locations, including Brighton, Portsmouth, Gatwick, Southampton and London Victoria.

On Foot



The Co-Op Yapton	9 mins
Yapton Church of England Primary School	19 mins
Potter's House Preschool	21 mins
The Maypole Inn	28 mins
Windmill Shopping Village	30 mins

By Bike



Avisford Medical Centre	4 mins
Edge Café	10 mins
Climping Beach	13 mins
Ford Airfield Car Boot & Sunday Market	15 mins
Ormiston Six Villages Academy	18 mins
Harbour Park Amusements	22 mins

By Bus



Nos 500 & 700 buses are a short walk from the development

Barnham Railway Station

15 mins

Bognor Regis

24 mins

Portsmouth

60 mins

Brighton

65 mins

By Train



From Barnham Train Station

Chichester

8 mins

Worthing

17 mins

Gatwick

55 mins

London Victoria

90 mins

By Car



Littlehampton

10 mins

Arundel

12 mins

Chichester

22 mins

Brighton

50 mins



Development layout

Wildbridge is a multi-phased development with The Elms Collection forming the third phase.

These characterful two, three & four-bedroom houses and bungalows embrace a more sustainable way of living with plenty of energy-efficient features included such as solar panels and electric vehicle charging hubs.



A look inside Specification

Apply your own personal style to a contemporary, stylish backdrop, offering high specification fixtures and finishes as standard. Light-filled spacious rooms are complemented with high quality flooring. Modern kitchens are fully streamlined with integrated, energy-efficient kitchen appliances.

Kitchen

- Matt finish kitchen units
- Laminate worktop with matching upstand
- Splashback to rear of hob
- Stainless steel 1.5 bowl sink
- Chrome monobloc single level mixer tap
- Waste bin
- Electric single oven
- Electric ceramic hob
- Chimney extractor hood
- Integrated dishwasher
- Integrated fridge/freezer 70/30 split
- Integrated washer dryer to kitchen cloakroom or utility room
- LED under pelmet lighting strip

Bathroom, cloakroom and en suite (where applicable)

- Roca white suite
- Water saving chrome monobloc tap
- Pedestal sink
- Wall mounted thermostatic shower mixer over bath and in shower to en suites
- Steel enamel bath with tiled bath panel
- Glass bath/shower screen/cabins, where applicable
- Chrome ladder towel rail
- Shaver socket
- White WC with Eco cistern dual flush
- Mirror above sink where applicable
- Karndean floor to wet rooms and bathrooms
- Full height wall tiles to baths and showers. Half height tiling behind sanitaryware in bathrooms (reduced in cloakrooms and en suites)



Image of Wildbridge show home



Image of Wildbridge show home

General

- White matt emulsion to walls and ceilings
- White satin finish to woodwork
- White satin finish to internal doors, with chrome door ironmongery
- Built in wardrobe to selected plots only (refer to specific floorplans)
- Karndean floor to kitchen, living/dining and hallway
- Tomkinson twist carpet to bedrooms, stairs, landing and separate living room where applicable
- Fibre data point wired to living room
- TV/Sky Q point to living room
- Allocated parking to all homes
- Turf finish to gardens to all houses
- Sheds and water butts in private rear gardens to all houses

Energy, security and peace of mind

- PV solar panels to all homes
- Electric vehicle charging points to selected plots
- Energy Performance Certificate Rating A
- Double glazed windows
- Extract ventilation
- Smoke and carbon monoxide alarm detectors
- Vaillant Ecofit combi boiler, or System boiler with separate cylinder cupboard (refer to individual floorplans)
- White LED downlights in kitchen, bathroom and en suites
- Low energy PIR security light
- LABC Buildmark warranty



Please refer to separate insert for finishing details of individual plots.

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.

Buying your new home

Our in-house team of sales consultants are dedicated to providing exceptional service to all of 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 scheme which has been specifically designed to help those who are unable to afford the cost of buying a property outright on the open market.

It works by enabling you to purchase a share in your new home, and pay a subsidised rent on the part you don't own to Hyde New Homes.

You will own an equity share in your new home. A lease is a legal document between the freeholder or landlord and the purchaser and is binding on both sides and since you will own a lease you will be a 'leaseholder'. The lease covers the responsibilities including maintenance, rent settings, purchasing more equity, selling and insurance. You will have these responsibilities as a full owner occupier.

You can also find out more on our website:

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



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

Shared ownership explained

Who's eligible?

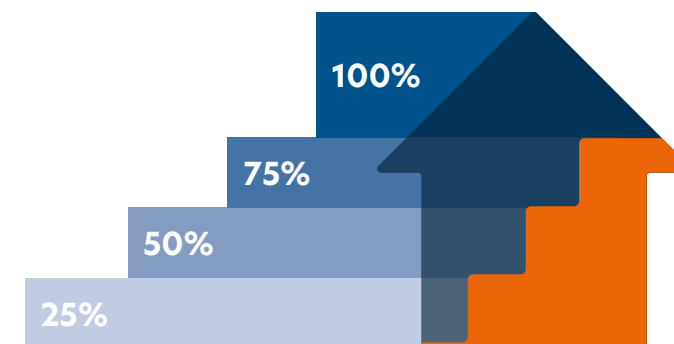
Anyone with a household income of under £80,000 per year or £90,000 per year in London

How does shared ownership work?

- The minimum initial share you can buy in a new home is 25%
- The maximum initial share you can buy is 75%
- You will only need a deposit for the share you buy
- As a shared owner you will be a leaseholder
- You will pay a mortgage on the share you buy and a subsidised rent to Hyde on the remaining share
- The leases on our new build homes are typically 999 years

How does staircasing work?

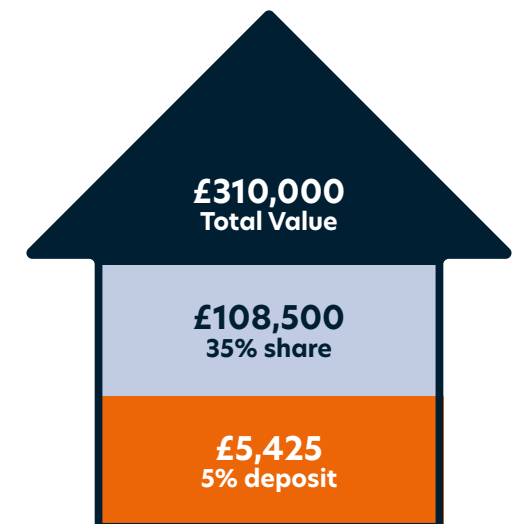
- You can buy more shares in the future until you own your home outright
- Once you own your home outright, you will no longer pay rent, but you will carry on paying the relevant service charges



Example of cost for buying a new shared ownership home at Wildbridge.

(To be used for illustrative purposes only, and may vary from the values shown below)

These example costs are based on a two bedroom house



Monthly costs: £1,091.46*
Mortgage: £578.15
Rent: £461.77
Service charge: £51.53
Other estimated costs
Reservation fee £500
Solicitors fee & legal disbursements £2,200-£2,500
Mortgage advisor fee £199
Mortgage arrangement fee £0-£999

*Service charges are reviewed annually and may change. The costs are intended as a guide only and correct at time of publication. The minimum initial equity share that you can purchase is 25%, up to 75% of the full value of the property. Please be aware that the advertised share for purchase of 35%, with a typical monthly mortgage payment calculated above is based on a single income and mortgage term of 30 years at an interest rate of 5.39% and has been included in the total monthly outgoing's calculation above. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. The monthly rent is 2.75% of the unsold equity.

About 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](https://www.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 our Product Quality Team will be in touch with you regularly over the first twelve months. During this time, we also engage an independent research company called In-house to conduct feedback surveys on our behalf and consistently review this feedback to continue improving our service to you.

In fact, over 96% of customers have said they would recommend us to friends and family and we are delighted that, as a result, we have been granted the In-house Gold Award accolade for the eleventh year running.

In addition, we've also received the prestigious Outstanding Achievement Award for customer satisfaction for Net Promoter Score®, a trademark measure used to gauge customer satisfaction. 72% of our customers rated us a 9 or 10, on a scale of 0-10, indicating they're highly likely to recommend Hyde New Homes to their friends, colleagues, or family members without hesitation.

The Hyde Difference

- Over 96% customer satisfaction for eleven consecutive years
- High specification as standard
- 999-year lease
- Quality fitted flooring included
- Contemporary kitchens with integrated appliances
- Turfed gardens (where applicable)



What our customers say

"As an environmentally-conscious person and trying to save money where I can, the environmentally-friendly features at Spring Acres were a real bonus. I'm looking to get an electric vehicle in the future, so the chargers were a real selling point for me."

Purchaser at Spring Acres, Sittingbourne





Hyde New Homes

Directions to Wildbridge

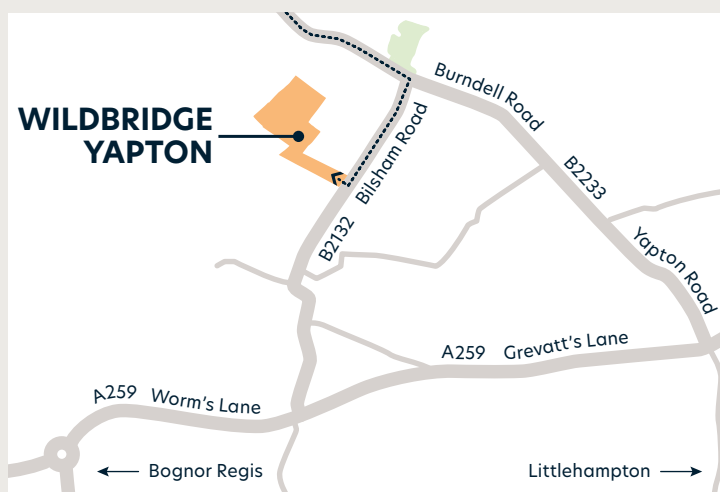
Sat Nav Address: BN18 0JN

Driving to Wildbridge

From the A27

- Turn onto Yapton Lane/B2132 and head south
- At the roundabout, take the 1st exit and stay on Yapton Lane/B2132
- Continue to follow B2132 for 1.7 miles
- At the roundabout, take the 1st exit onto Main Road/B2233
- Go straight over 1 roundabout for 0.3 miles
- Then at the next roundabout, take the 2nd exit onto Bilsham Road/B2132
- The development can be found on your right, after 0.4 miles

*Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps)



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

01243 956 959

Details correct at time of publication: October 2024

Disclaimer: Floorplans are not to scale and are indicative only. Location and style 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.