



Hyde
New Homes

Whitstable Heights

Your new home in a sought-after location

The Dovecote Collection

Great homes for everyone



Welcome to Whitstable Heights The Dovecote Collection

Beautiful new homes in a superb location

Sweeping coastal views and rolling countryside hills, Whitstable is famous for its picturesque scenery and seaside delicacies. From freshly caught shellfish in the harbour to hand-crafted commodities from the market, Whitstable's unique and quirky charm will have you swept off your feet in no time!

Situated just a short walk away from the town and with breathtaking views over Whitstable Bay and the Kent coastline is Whitstable Heights. A brand-new collection of 2, 3 and 4 bedroom homes available for outright sale and shared ownership.

Truly modern living in a truly spectacular location...

Perching proudly on the north-coast cliffs of Kent, with a view of the water's edge, Whitstable Heights boasts a breathtakingly unique collection of contemporary, Kent-style homes that set a new standard in design.

The development offers a broad canvas of choice between houses and apartments, each with differing elevations and internal designs. The intimate layout of the development creates a rare sense of community and a neighbourhood feel, ideal for young couples or those looking to bring up a family in the magnificent countryside of Kent.



Main image

Computer generated image of Whitstable Heights Phase 1, indicative only.

Below

The Lobster Shack, Whitstable beach bar.

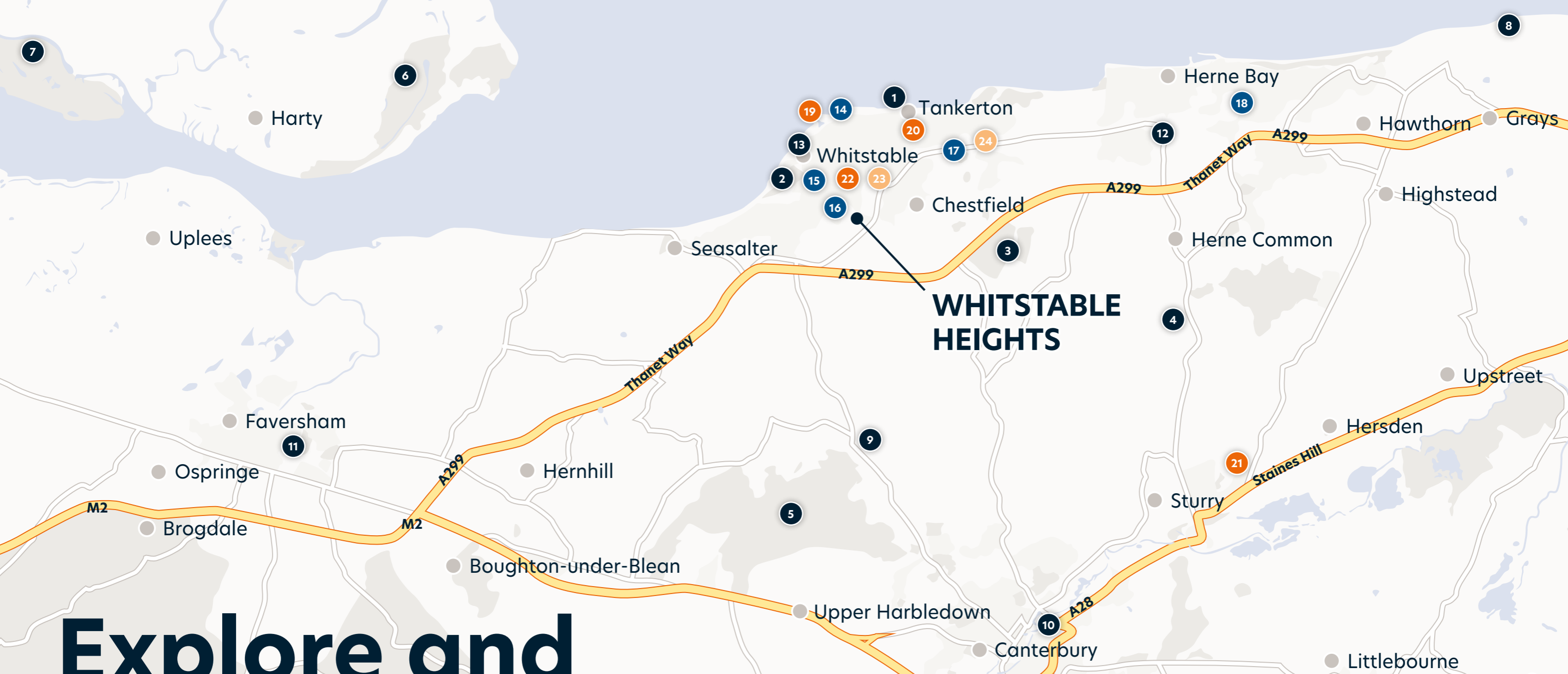


An enviable location...

Situated on the edge of England's south-east coastline, only 6.5 miles from Canterbury, 8.1 miles from Faversham and in close proximity to the M2. Whitstable Heights' travel connections make it perfectly placed for professionals, while still being surrounded by seaside splendour and quaint English countryside.



Computer generated aerial image of Whitstable Heights, indicative only. Distance taken from [google.co.uk/maps](https://www.google.co.uk/maps).



Note: Map not to scale, indicative only

Explore and discover

You'll be spoilt for choice

From great food and traditional pubs to both convenient and independent shops, Whitstable has all you need for everyday life, not to mention some of the county's best beaches. Further afield, the historic city of Canterbury is a short drive away.

Step back in time as you wander the cobbled streets lined with beautiful old buildings that house a vast array of modern shops, restaurants and bars.

● Recreation

- 1. Tankerton Beach
- 2. Whitstable Beach Front
- 3. Chestfield Golf Club
- 4. Wildwood Trust
- 5. Blean Woods National Nature Reserve
- 6. The Swale National Nature Reserve
- 7. Elmley National Nature Reserve
- 8. Reculver Towers and Roman Fort
- 9. Druidstone Park
- 10. Canterbury Cathedral
- 11. The Quay Restaurant
- 12. Bay Sports Arena
- 13. Regal Cinema

● Amenities

- 14. The Lobster Shack
- 15. Tabitha's Kitchen
- 16. Whitstable Sports Centre
- 17. Kings Gym
- 18. Urban Fitness

● Education

- 19. Whitstable Adult Education Centre
- 20. Westmeads Community Infant School
- 21. The Stour Academy Trust
- 22. The Whitstable School

● Train stations

- 23. Whitstable
- 24. Chestfield & Swalecliffe

Connections

Access all areas

Positioned within a charming seaside location, Whitstable Heights gives easy access to the beach, local amenities and London, which is just over an hour away via train from Whitstable station. Nearby you can enjoy local sports facilities, schools and an array of eateries and pubs all within walking distance.

On foot

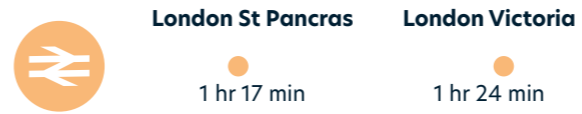


Nearest school and leisure centre	6 min
Local supermarket	7 min
Nearest park	15 min
Nearest pub/restaurant	18 min
Local high street	24 min

Note: Train times taken from nationalrail.co.uk. Walking times start from postcode CT5 1PR. All times sourced from google.co.uk/maps and are approximate only.

By train from Whitstable station

Train times taken from nationalrail.co.uk



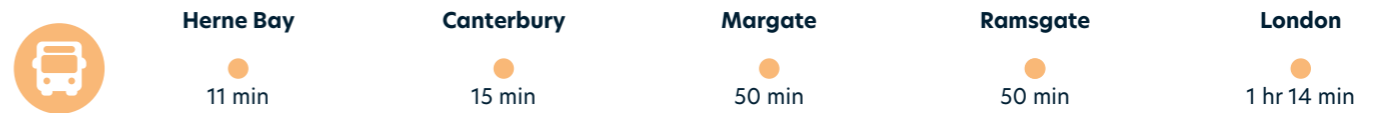
By car or taxi

Driving times taken from CT5 1PR using google.co.uk/maps and are approximate only.



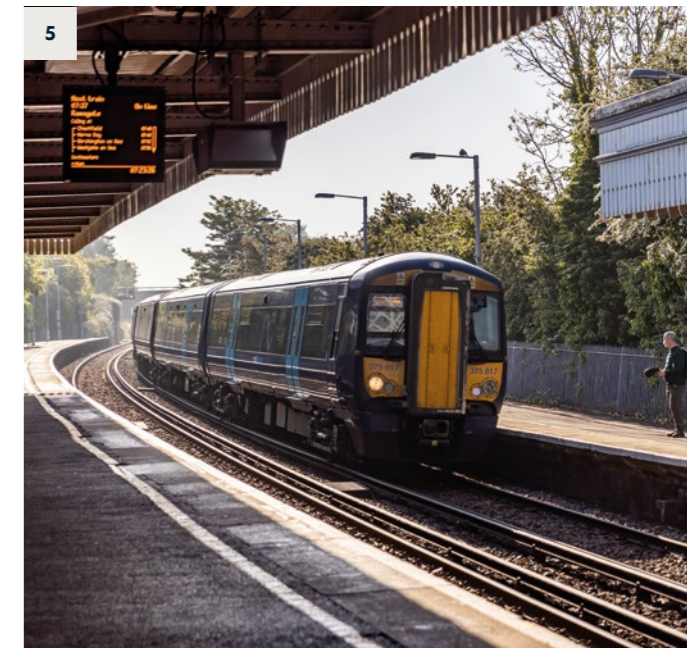
By bus

Bus times taken from bustimes.org and are approximate only.



Images

1. Fishing boats at Whitstable Harbour
2. Duncan Down parkland
3. Whitstable town centre
4. Canterbury city life
5. Whitstable railway station



Love living local

Take in the neighbourhood

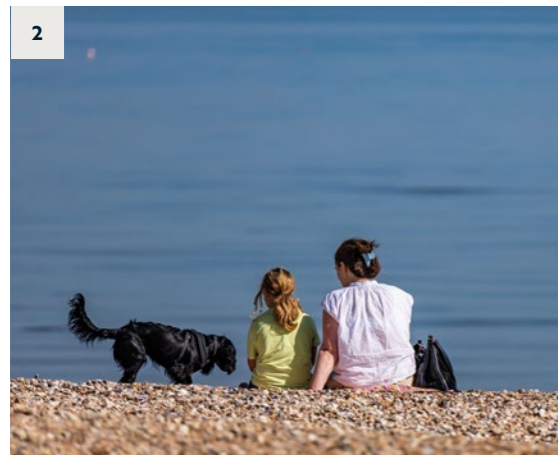
Enjoy strolling through the traditional high street or along the seafront taking in the coastal vistas. Whitstable is a truly picturesque town you are sure to love.

Food for every mood...

If there's one thing Whitstable is famous for, it's the scrumptious seaside sustenance!

Revitalise your soul with some fresh fish and chips and a good dose of seaside air or a delectable craft beer with your toes in the sea. The town is home to an array of quaint independent cafés and restaurants and beach-front oyster shacks are aplenty!

You've got to experience these stunning beach views whilst enjoying some of the freshest fish going at The Lobster Shack. They even have a cosy log burner that is perfect for the colder winter months. Whatever the season, Whitstable truly has the ability to make magic moments happen.



A life by the beach...

Reap the benefits of being located just minutes from the sea. Whitstable Beach is a charming location and provides the perfect scenery for a relaxed stroll or a refreshing dip in the sea. Alternatively, take a walk along the clifftops and witness golden hour as the sun sinks into the sea from the Tankerton Slopes.



Whitstable Harbour Market...

The harbour boasts an undeniable sense of quintessentially British charm. From pastel-painted beach huts and bobbing boats to eclectic antique stores and independent stalls selling everything from cheese to jewellery and furniture, it's no wonder that the Harbour Market is one of the most popular places to visit in Whitstable!

Take a stroll through the old fishing town and grab a refreshing drink or a hot cup of coffee at one of the many independent cafés. During the summer months, there is even a pop-up bar that serves some of the locals' favourites. The market is perfect for young families looking to soak up the English seaside charm and entertain the kids for the day.

1. The Harbour Garden Café
2. Whitstable Beach
3. Oysters served at Whitstable beach at The Forge
4. The Old Neptune pub
5. Whitstable Harbour Market
6. Whitstable beach huts on the seafront
7. The Lobster Shack, Whitstable beach bar



Specification

Smart and beautifully designed

The specification in all of our new homes has been carefully considered to provide the very best. Modern appliances are designed to make life easier, giving you more time to sit back, relax and enjoy.

Show home images

All images show the Whitstable Heights show home



Kitchen

- Please refer to separate insert for finishing details
- Stainless steel undermount sink with Silestone worktops to 4 and 5 bed homes only
- Stainless steel 1.5 bowl sink
- Chrome dual action mono tap
- Stainless steel single oven
- Stainless steel double oven to 4 and 5 bed homes
- Electric hob to apartments
- 4 burner gas hob
- 5 burner gas hob to 4 and 5 bed homes
- Stainless steel cooker hood
- Integrated fridge/freezer 70/30 split
- Integrated washer dryer to apartments
- Integrated washing machine to houses
- Integrated dishwasher to 3 bed homes and above
- Stainless steel splashback to rear of hobs in 2 and 3 bed homes
- Glass splashback to rear of hob in 4 and 5 bed homes
- LED under pelmet lighting strip

Bathroom, cloakroom and en suite

- Please refer to separate insert for finishing details
- Water saving chrome monobloc mixer tap
- White suite
- Thermostatically controlled bath and shower mixer tap
- Wall mounted thermostatic shower mixer
- Acrylic shower tray where applicable
- Glass shower doors
- Tiled bath panel to 4 and 5 bed homes
- Glass screen to bath/shower
- Demisting mirrors to 4 and 5 bed homes

General

- Textured 4-panel internal doors
- White paint finished staircase
- Hardwood handrails to 4 and 5 bed homes
- Chrome door ironmongery
- Dulux white matt emulsion to walls and ceilings
- Dulux white satin finish to woodwork
- Amtico or ceramic flooring – dependent on plot layout (please ask Sales for plot specific finishes)
- Neutral carpet to living room (where separate room), staircase, landing and bedrooms
- Fused spur installed for future connection of burglar alarm by purchaser
- Mains operated smoke detector with battery backup
- Mains operated heat detector with battery backup
- Carbon monoxide detector in rooms with installed gas appliances only
- White LED downlights in kitchen, bathroom and en suites
- Apartments have downlights throughout
- Low-energy security light PIR operation
- Chrome ladder towel rails
- Extract ventilation
- Fibre data point linked to living room
- NHBC build warranty
- Allocated parking and garages to specific plots. Refer to development layout
- Gardens finished with turf where applicable



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.

The Dovecote Collection Development layout

Located just off of Thanet Way, you are greeted with spectacular coastal views from the moment you enter the development.

Whitstable Heights offers a wide range of new homes from 1 & 2 bedroom apartments to 2, 3 & 4 bedroom houses, so whether you are a first-time buyer looking to get onto the property ladder, seeking to make the next step, or searching for the forever family home, you are sure to find the perfect match.

Garden sizes and levels vary. Please ask the Sales Consultant for plot specific details. Visitor parking bays still to be confirmed.



- Theodore Court (2 bedroom apartment)
- The Guillemot (2 bedroom coach house)
- The Fulmar (2 bedroom house)
- The Albatross (3 bedroom house)
- The Tern (3 bedroom house)
- The Shearwater (3 bedroom house)
- The Cormorant (4 bedroom house)
- The Kittiwake (4 bedroom house)
- The Petrel (4 bedroom house)
- The Skua (4 bedroom house)
- The Puffin (4 bedroom house)
- Homes for affordable rent
- Bike shed
- Visitor parking
- Site boundary to Phase 2
- Refuse and recycling
- Cycle store
- SS Substation
- ★ Possible bus gate to be notified by Canterbury Council

Site plan not to scale, indicative only.





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.

Outright sale

Outright sale is the traditional route into home ownership. All our homes are designed and finished to impeccable standards, with a high specification as standard, providing outstanding value and quality. We are proud of the homes we build, and offer what we like to call the 'Hyde Difference'.

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 New Homes. 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

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.

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 90% customer satisfaction for ten 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

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HOME BUILDERS**

www.consumercode.co.uk



Hyde
New Homes

Directions to Whitstable Heights

Sat Nav Address: CT5 1PR



Driving from London

Approximately 60 miles

- Take the A2 joining the M2 at Rochester. Continue on the M2 following signs for Dover/Channel Tunnel/Canterbury/Chatham. Continue onto Thanet Way/A229 then take the exit towards Whitstable/Canterbury and continue on Thanet Way A2990. Whitstable Heights is on the left.



Map not to scale.

hydewhomenewhomes.co.uk

01227 941 951

Details correct at time of publication: July 2023

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.