



# Riverside Square

City centre waterside living

**THE AVON COLLECTION**



Great homes for everyone



Welcome to Riverside Square

# **A new community** with City centre living

Dreaming about living in a new lifestyle quarter in Canterbury, which is close to the river and within easy reach of the city centre? With Riverside Square from Hyde New Homes, you can make this dream come true.

Situated within The Riverside, a new leisure quarter in the historic City of Canterbury, Riverside Square is an exciting collection of shared ownership homes which are perfectly placed to allow you to enjoy tranquillity and peace in a beautifully designed home whilst being surrounded by a picturesque stretch of the River Stour.

Perfect for first time buyers and families alike, the Avon collection at Riverside Square features 7 three bedroom houses which boast modern architecture with sleek interiors and feature private outdoor space and parking with each home.

# The Riverside

## A new lifestyle quarter

Situated a short walk away from your front door, The Riverside is a new £115 million leisure-led destination. It forms an eastern extension to Canterbury's legendary Kings Mile district and is connected to the city centre by a main thoroughfare and a pleasant riverside walk.

### A centre of attraction

At the heart of Canterbury Riverside is a new public square with open-air seating and areas to host pop-up events and cultural activities. It's the perfect place to meet up with friends and neighbours, enjoy some live entertainment or simply sit and soak up the atmosphere.



### Pop out for a drink or a meal

50,000 square feet of commercial space includes an assortment of bars, restaurants and fast food outlets, clustered around the main square. So you won't have to travel far to enjoy a morning coffee, afternoon tea, a drink after work, a pre-movie snack or an evening meal.



## Movie magic

Catch the latest Hollywood blockbusters, indie gems and film festival favourites at the five-screen Curzon cinema. The Curzon experience combines great movies with stylish decor, contemporary comforts, a bar and a sociable atmosphere.



Computer Generated Image of The Riverside

# Love living local

## Enjoy life in the city

Full of life and character, Canterbury combines a wealth of history with all the attractions and amenities of a modern metropolis. There's something for everyone, from shopaholics and sports fans to foodies, theatre buffs and culture seekers.

### Fabulous food and drink

With everything from cool bars and classic tearooms to trendy bistros and award-winning restaurants, Canterbury caters for all tastes and budgets. Enjoy a cappuccino and a pastry in an artisan coffee house, a pint and pie in a traditional pub or expertly-crafted dishes using fresh local produce in one of the many fine dining establishments.

### High-quality education

Canterbury offers high-quality educational facilities for all ages. St John's C of E Primary School is just a short walk from Canterbury Riverside and there are several state and independent secondary schools within easy reach, including Barton Court Grammar School and the historic King's School. The University of Kent's main campus is less than two miles from the development.



### Step back in time

Immortalised by 14th century author Geoffrey Chaucer, Canterbury is a treasure trove of history and heritage. The city's stunning Romanesque-Gothic cathedral, revered as the location of the martyrdom of Thomas Becket, is now part of a UNESCO World Heritage site, along with St Martin's Church and the ruins St Augustine's Abbey. There are also fascinating insights into a different era of the city's heritage at the Canterbury Roman Museum



## A shopper's paradise

Canterbury offers a huge variety of shops, from top fashion and lifestyle brands to independent establishments specialising in fine art, jewellery, crafts and antiques. The pedestrianised High Street is lined with famous-name stores and the Whitefriars centre is one of the biggest retail destinations in Kent, packed with all kinds of outlets. For a more eclectic experience, there's the King's Mile, a network of streets beneath the soaring spires of the city's ancient Cathedral.

Canterbury High Street Market takes place on St George's Street every Wednesday and Friday and there's also the monthly Westgate Hall Market. The talents of Kent makers and artists are showcased via stalls selling a wide choice of crafts, homewares, jewellery and more.

## At your leisure

Be as active or laid-back as you want and choose from a huge range of activities to fill your time. Whether your routine includes gym sessions, yoga classes or swimming, you won't have to travel far to get your fitness fix.

If you prefer relaxing then the local parks and gardens are perfect for a stroll or a picnic, or take a Stour river trip to see the city from a different perspective.

1. The Marlowe Theatre
2. High quality education
3. Punting from Westgate Gardens
4. Shoppers paradise
5. Canterbury Cathedral
6. Local fitness classes

# Connections

## Access all areas

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

Canterbury West and Canterbury East railway stations are both less than two miles from the development. From Canterbury West, Javelin high-speed train services run regularly to London St Pancras (journey time approximately 55 minutes), as well as Ramsgate and Margate. From Canterbury East, trains run hourly to London Victoria (via Chatham) and to Dover Priory.

The A28 connects Canterbury Riverside with the A2/M2 for London, the M25, the Dartford Crossing and Dover. The north Kent coastal towns of Whitstable and Herne Bay are also within easy driving distance.

1. Market Square, Faversham
2. Park fun in Canterbury
3. High Speed connections
4. Cycling around the city
5. Whitstable beach

### On Foot



<b>Curzon Cinema &amp; leisure complex</b>	2 mins
<b>Sainsbury's</b>	3 mins
<b>Kingsmead Leisure Centre</b>	5 mins
<b>Canterbury West Station</b>	15 mins
<b>Marlow Theatre/Cathedral</b>	15 mins
<b>Whitefriars Shopping Centre</b>	19 mins
<b>Bus Station</b>	20 mins
<b>Canterbury East Station</b>	20 mins

### By Bicycle



<b>Cathedral via Kings Mile</b>	3 mins
<b>Kingsmead Leisure Centre</b>	3 mins
<b>Whitefriars Shopping Centre</b>	5 mins
<b>Canterbury West Station</b>	6 min
<b>Canterbury East Station</b>	6 mins
<b>University of Kent</b>	14 mins

Above timings from postcode CT1 1JX  
All times sourced from google.com/maps





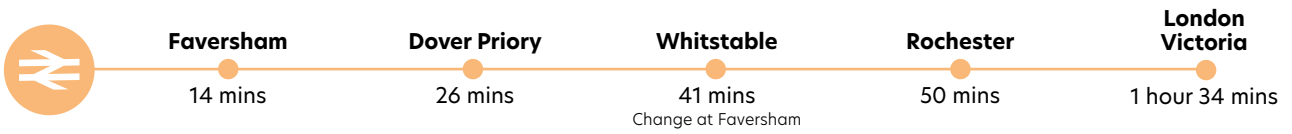
## By train from Canterbury West

Train times taken from nationalrail.co.uk



## By train from Canterbury East

Train times taken from nationalrail.co.uk



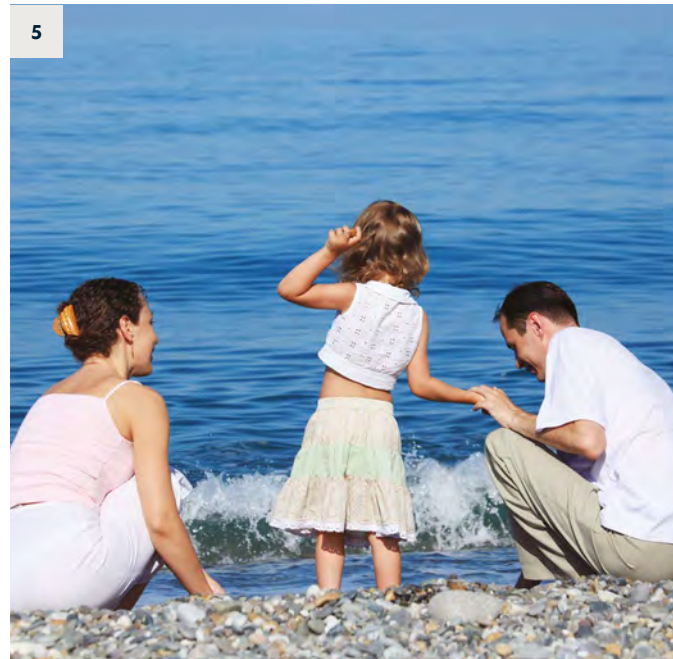
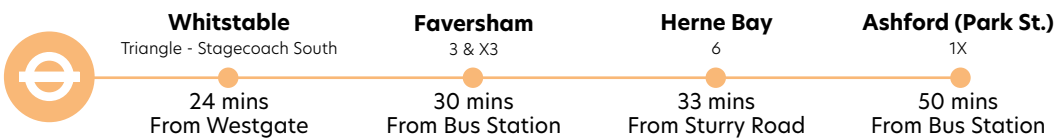
## By car or taxi

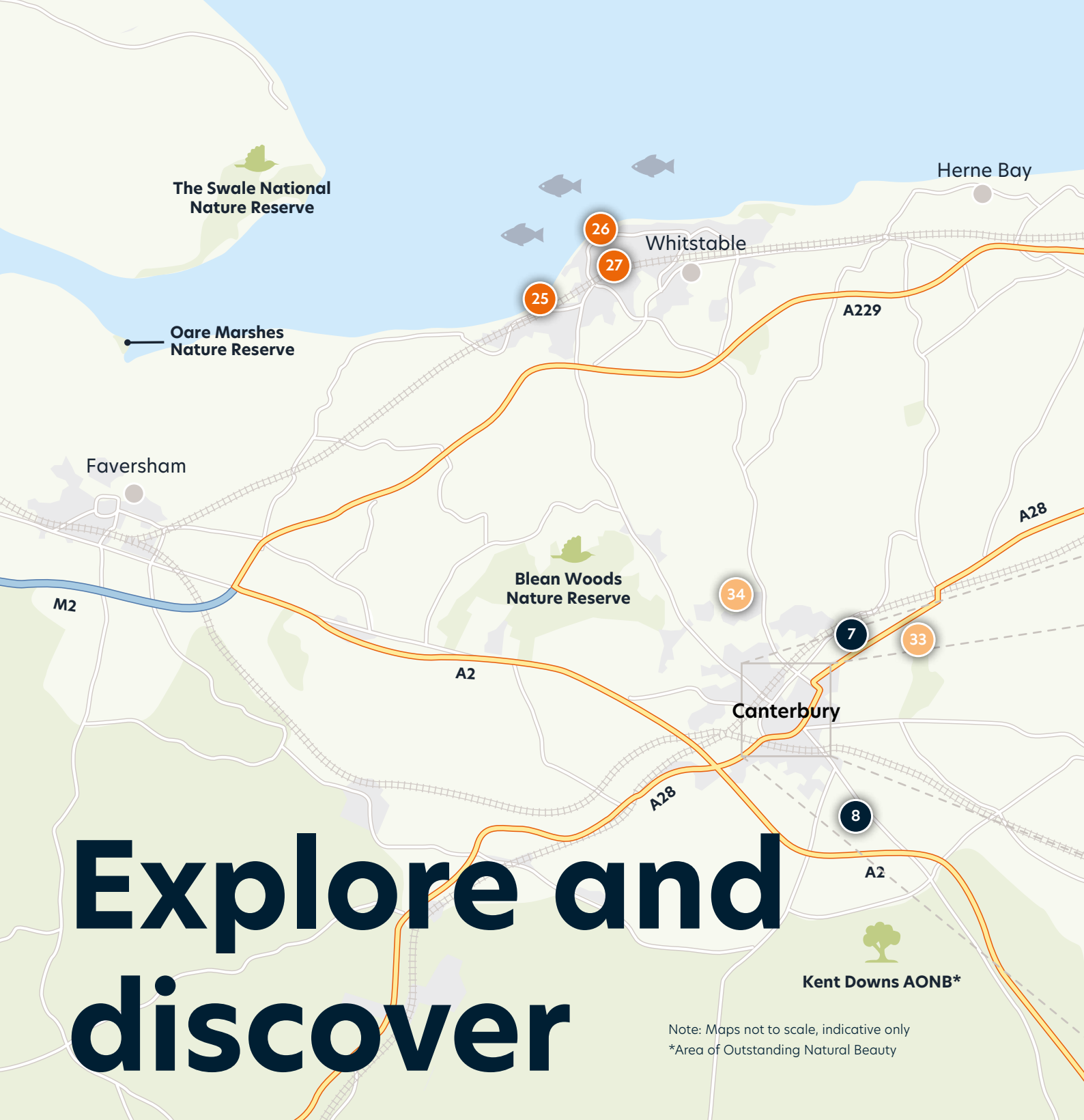
Driving mileage taken from postcode CT1 1JX. All distances sourced from google.com/maps



## By bus

Average travel times. For more information bustimes.org/localities/canterbury



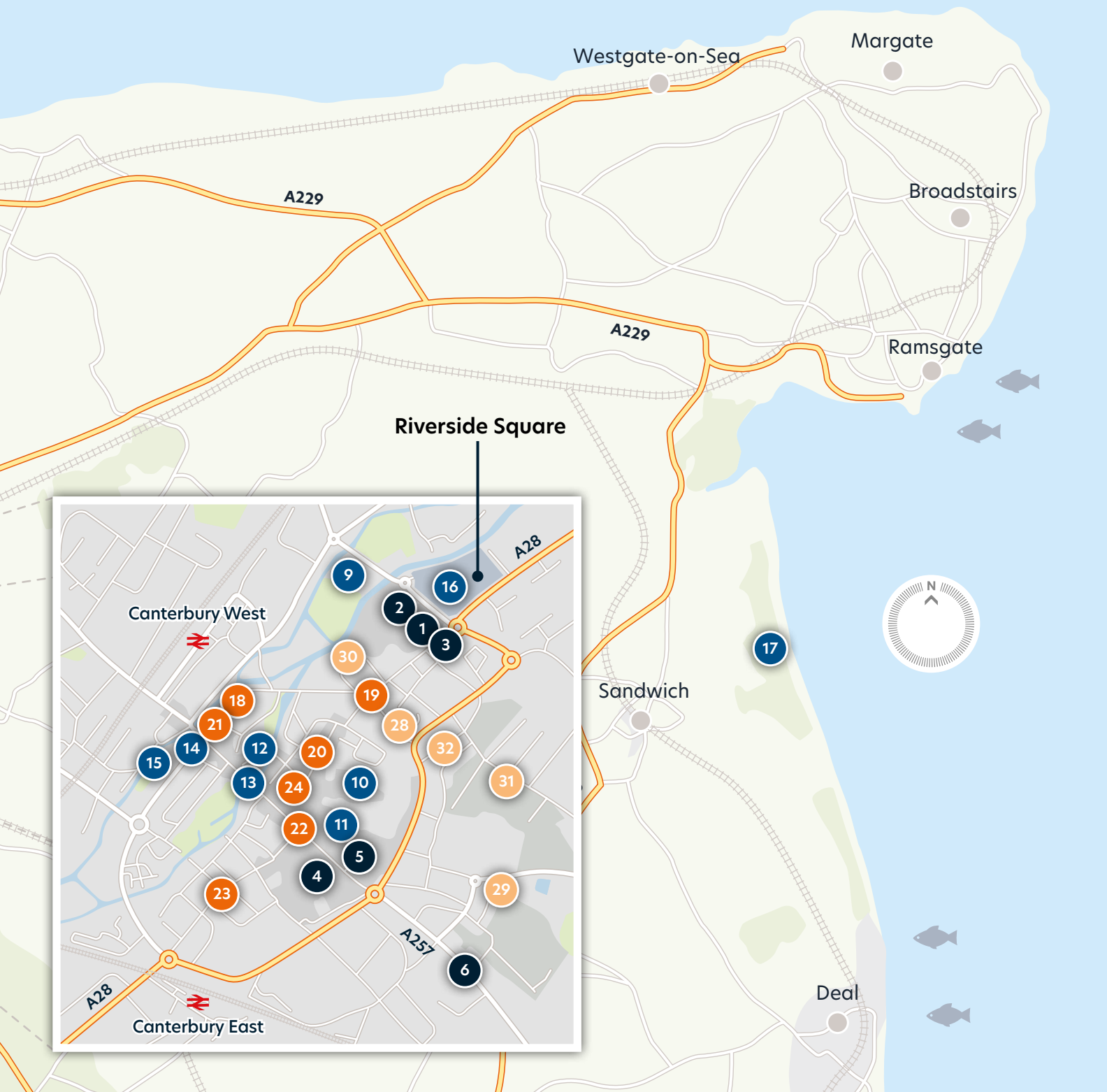


# Explore and discover

Note: Maps not to scale, indicative only  
\*Area of Outstanding Natural Beauty

## Get out and about

Canterbury is an ideal location for exploring the whole of the county of Kent, from the stunning seascapes of the north coast to the glorious rolling countryside of the Garden of England. Go for a rural ramble, take the kids to the seaside or get close to nature at one of the many wildlife reserves and country parks.



**● Amenities**

- 1. Sainsbury's
- 2. Lloyds Pharmacy
- 3. Northgate Medical Practice
- 4. Whitefriars Shopping Centre
- 5. Canterbury Post Office
- 6. Barton Veterinary Hospital & Surgery
- 7. Asda Superstore
- 8. Kent and Canterbury Hospital

**● Recreation**

- 9. Kingsmead Leisure Centre
- 10. Canterbury Cathedral
- 11. Roman Museum
- 12. Canterbury Historic River Tours
- 13. The Marlowe Theatre
- 14. Westgate Towers Museum & Viewpoint
- 15. Westgate Gardens
- 16. The Riverside Complex
- 17. Royal St George's & Prince's Golf Clubs

**● Food and drink**

- 18. Cafe du Soleil
- 19. Posillipo
- 20. Bramley's
- 21. The Pound
- 22. Cote
- 23. Pinocchio's Restaurant
- 24. Oscar & Bentleys
- 25. Sportsman
- 26. The Lobster Shack
- 27. Whitstable Oyster Company

**● Education**

- 28. The King's School
- 29. Barton Court Grammar School
- 30. St. Johns C of E Primary School
- 31. Canterbury Christ Church University
- 32. St. Thomas' Catholic Primary School
- 33. Parkside Community Primary School
- 34. University of Kent

# Specification and design

The specification in our new homes has been carefully considered to provide a quality home, offering integrated appliances and floor finishes throughout at no extra cost. So your new home is ready to move into!

## Kitchen

- Fitted contemporary kitchens\*
- Laminate worktop with matching upstands
- Splashback to rear of hob
- LED under pelmet lighting strip
- Fully integrated appliances including oven, ceramic hob, integrated extractor, fridge freezer, dishwasher and washer dryer

## Bathroom, WCs and En-suites

- Bath, shower, and basin taps
- White toilet with dual-flush flushing mechanism
- Bath with shower screen (bathrooms only)
- Enclosed shower (en-suite only)
- Chrome heated towel rail in bathroom and en-suite
- Bespoke mirror to bathroom
- Shaver socket in bathroom and en-suite
- Tiled flooring to bathroom & en-suite\*

\* For finishes and colour confirmation, please speak to sales negotiator.

## Bedrooms

- Fitted wardrobe in master bedrooms only

## General

- Electric car charging points
- Solar panels fitted to roofs
- Allocated parking to front of property
- Gardens finished with turf and patio
- External bike shed, external tap and weatherproof socket to rear of property
- 10 year structural warranty

## Finishes

- Downlighters to kitchen, bathroom and landing
- Ceiling pendants to hall, living area, bedroom(s) and downstairs WC
- Karndean wood effect flooring to kitchen, living/dining room, hallway and downstairs cloakroom
- Fitted carpets to all bedrooms and stairs
- White emulsion to all walls and ceilings
- White switches and sockets throughout



Image depicts a typical Hyde New Homes Show Home interior.



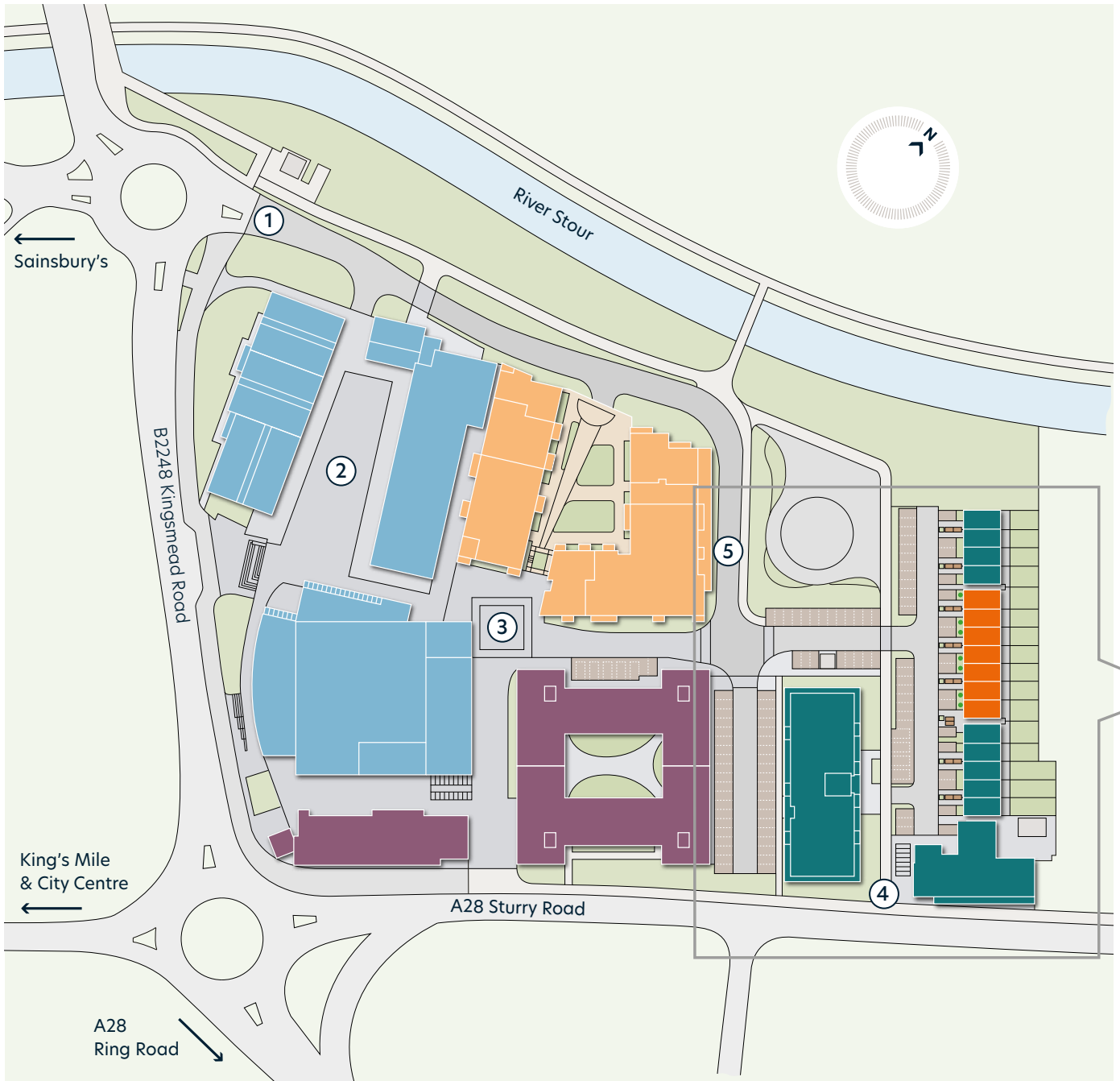
Image depicts a typical Hyde New Homes Show Home interior.













Image depicts a typical Hyde New Homes Show Home 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 overview



## General Key

- |                                                                                     |                                     |                                                                                       |                              |
|-------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------|------------------------------|
|  | Shared ownership houses             |  | Development vehicle entrance |
|  | Shared ownership apartments         |  | The Square                   |
|  | Affordable rent houses & apartments |  | The Quad                     |
|  | Student accommodation               |  | Pedestrian Access            |
|  | Curzon cinema & leisure outlets     |  | Vehicle entry and exit       |

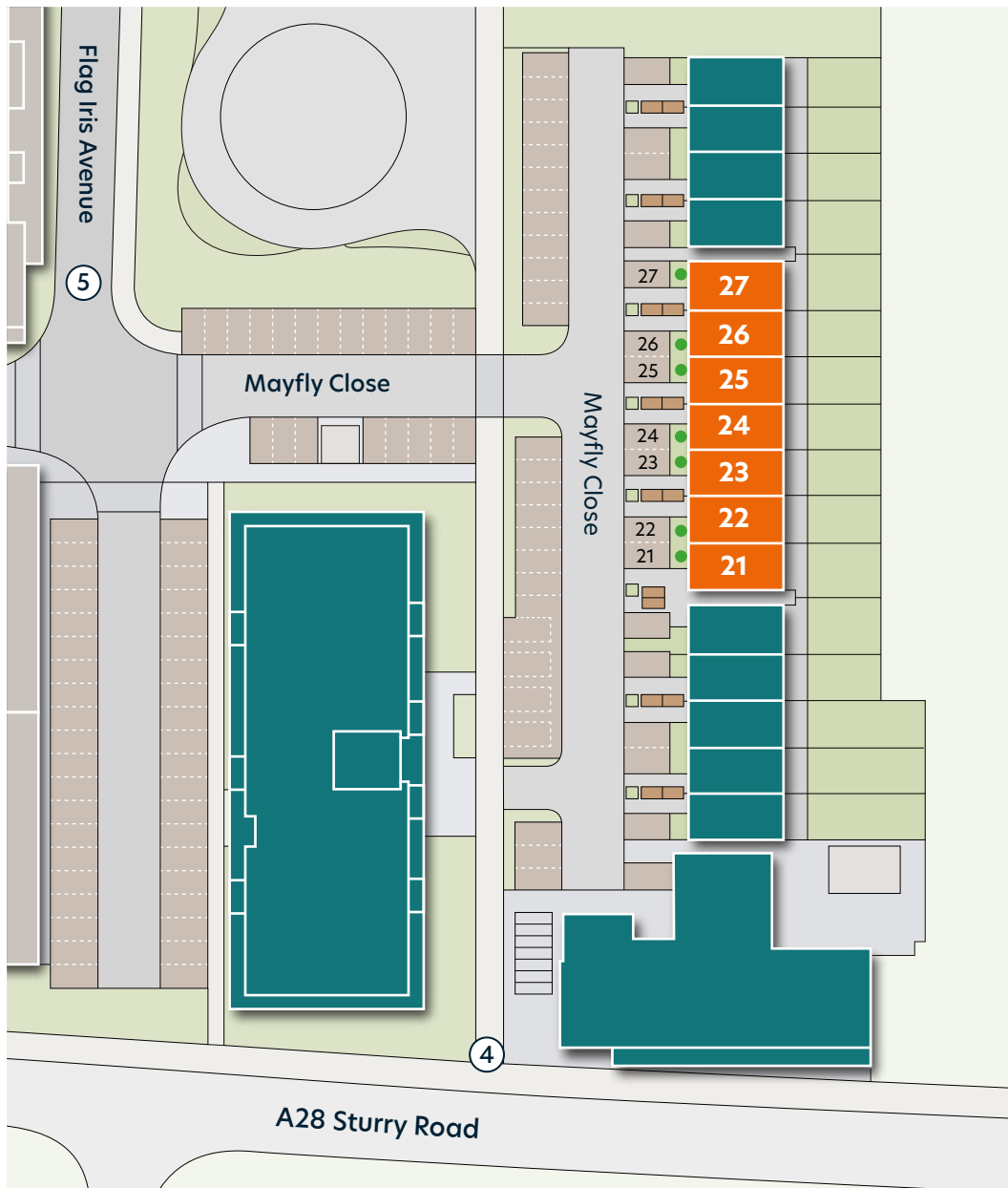
# Plot locator

The homes are built to high standards with the carefully designed living space providing well-planned accommodation. Each home has one allocated parking space with EV charging point.

As well as the new cinema and leisure quarter on your doorstep, the city centre is easily reached via King's Mile or by a picturesque riverside walk along The Stour which borders the development.

Shared ownership  
housetype Key

- 21 SO allocated parking example
- Refuse stores
- EV charging point approximate location



## Modern living in an historic location

Discover a new way of life at Riverside Square with the Avon collection. Each of these 3 bedroom homes is designed with thought and imagination to tick the all boxes for today's lifestyles. The homes offer a real opportunity to enjoy City centre living within a growing community.



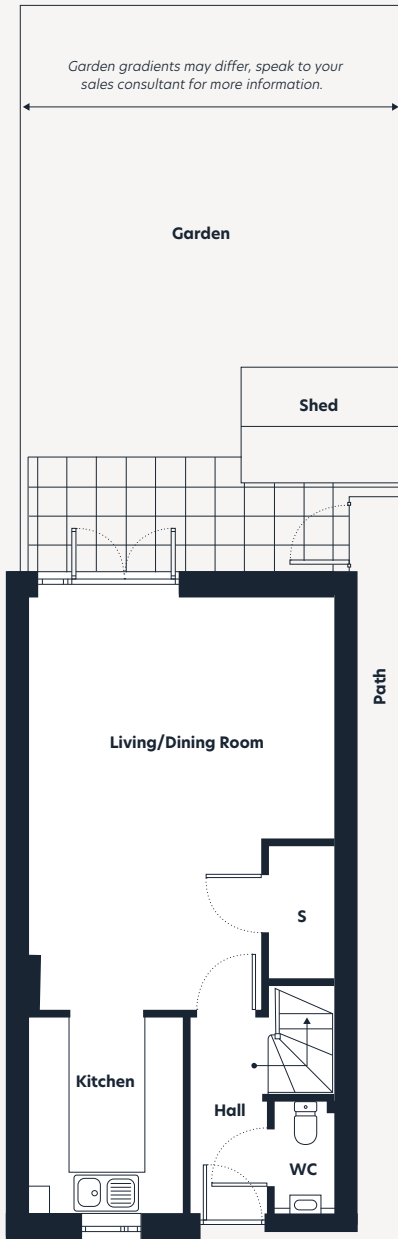




A streetscene of the Avon collection housetypes at Riverside Square.

# Plot 21

3 bedroom end of terrace house

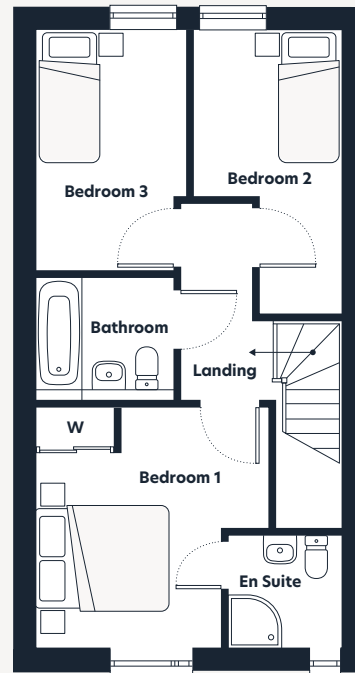


Ground Floor



### Floorplan key

- S Storage space
- W Wardrobe



First Floor

Dimensions	m	ft
Kitchen	2.35 x 2.98	7'8" x 9'9"
Living/Dining Room	4.64 x 6.23	15'3" x 20'5"
Bedroom 1	3.53 x 3.63	11'7" x 11'11"
Bedroom 2	2.28 x 4.27	7'6" x 14'0"
Bedroom 3	2.25 x 3.62	7'5" x 11'11"
Bathroom	2.08 x 1.86	6'10" x 6'1"
Gross Internal Area	87m <sup>2</sup>	940.12ft <sup>2</sup>

The floorplans are intended to give a general indication of the proposed floorplan layout. They are not drawn to scale and are not intended to form part of any offer, warranty or representation. Measurements are approximate and are given as a guide and as such must not be relied on as a statement or representation of fact. Do not use these measurements for carpets, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts and door swings may differ to build and specific plot sizes and layouts may vary within the same unit type. Hyde reserves the right to make changes to these plans prior to exchange of contracts. For further information regarding specific individual plots, please ask your Sales Consultant.

# Plot 22

3 bedroom terraced house

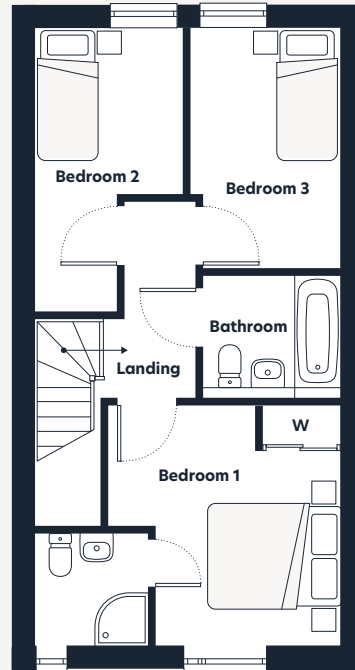


Ground Floor



### Floorplan key

- S Storage space
- W Wardrobe



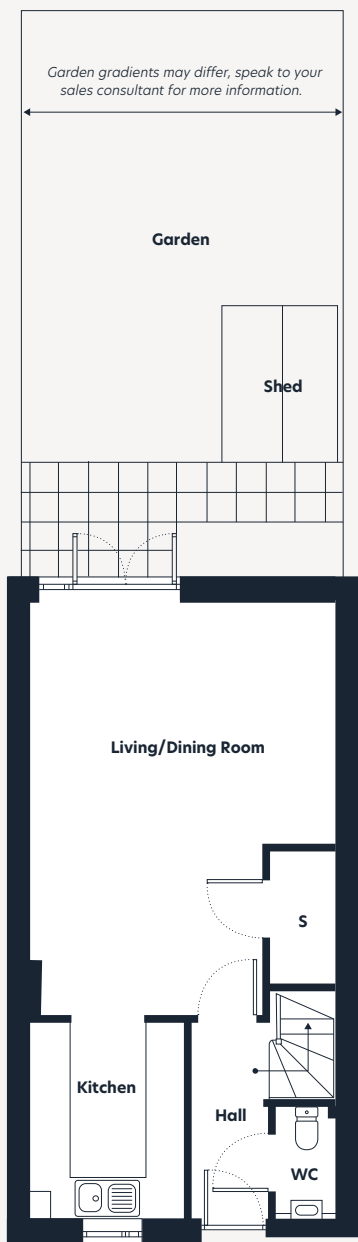
First Floor

Dimensions	m	ft
Kitchen	2.35 x 2.97	7'8" x 9'9"
Living/Dining Room	4.65 x 6.24	15'3" x 20'6"
Bedroom 1	3.54 x 3.62	11'7" x 11'10"
Bedroom 2	2.28 x 4.27	7'6" x 14'0"
Bedroom 3	2.29 x 3.60	7'6" x 11'10"
Bathroom	2.06 x 1.84	6'9" x 6'0"
Gross Internal Area	87m <sup>2</sup>	940.12ft <sup>2</sup>

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# Plot 23

3 bedroom terraced house

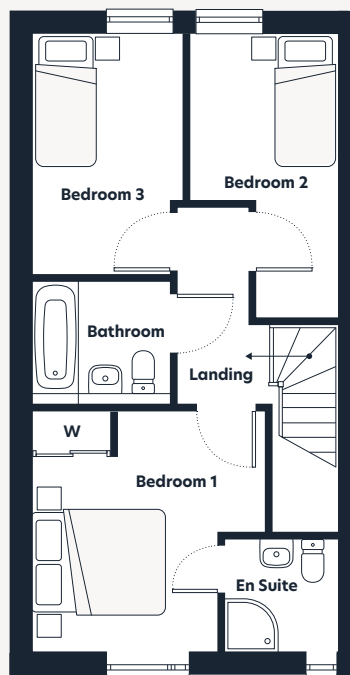


Ground Floor



### Floorplan key

- S Storage space
- W Wardrobe



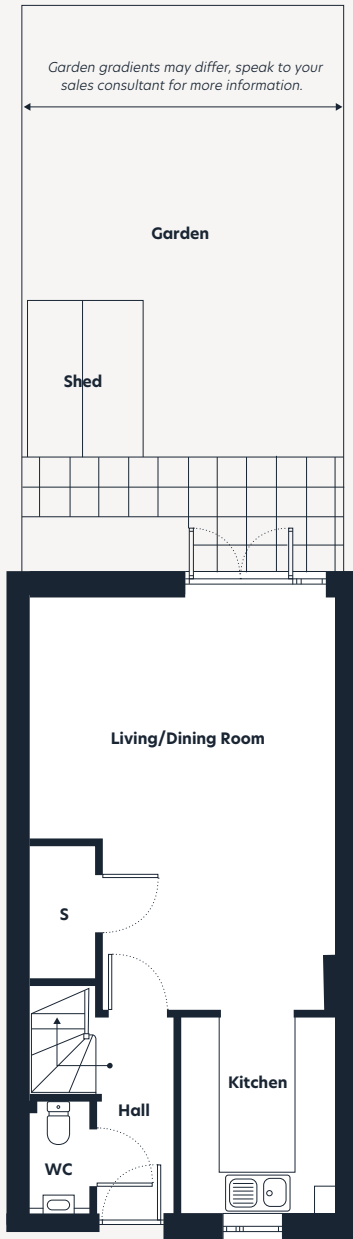
First Floor

Dimensions	m	ft
Kitchen	2.34 x 2.97	7'8" x 9'10"
Living/Dining Room	4.63 x 6.25	15'2" x 20'6"
Bedroom 1	3.53 x 3.62	11'7" x 11'11"
Bedroom 2	2.28 x 4.27	7'6" x 14'0"
Bedroom 3	2.28 x 3.62	7'6" x 11'11"
Bathroom	2.08 x 1.84	6'10" x 6'0"
Gross Internal Area	87m <sup>2</sup>	940.12ft <sup>2</sup>

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# Plot 24

3 bedroom terraced house

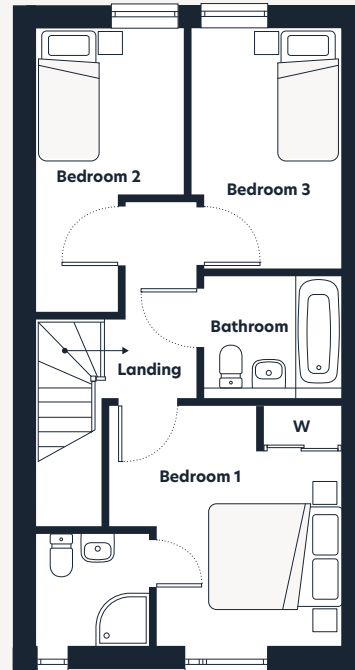


Ground Floor



### Floorplan key

- S Storage space
- W Wardrobe



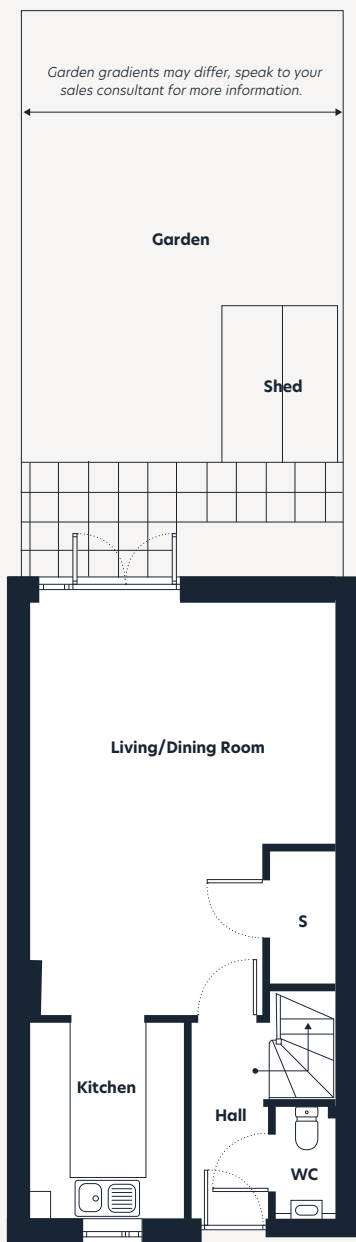
First Floor

Dimensions	m	ft
Kitchen	2.35 x 2.97	7'8" x 9'9"
Living/Dining Room	4.65 x 6.26	15'3" x 20'7"
Bedroom 1	3.53 x 3.63	11'7" x 11'11"
Bedroom 2	2.28 x 4.29	7'6" x 14'0"
Bedroom 3	2.28 x 3.62	7'6" x 11'11"
Bathroom	2.07 x 1.84	6'9" x 6'0"
Gross Internal Area	87m <sup>2</sup>	940.12ft <sup>2</sup>

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# Plot 25

3 bedroom terraced house

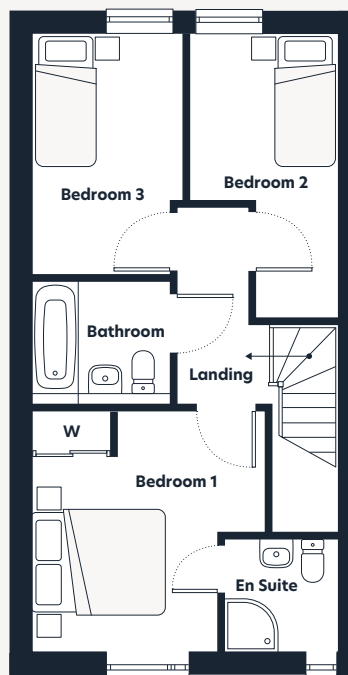


Ground Floor



## Floorplan key

- S Storage space
- W Wardrobe



First Floor

Dimensions	m	ft
Kitchen	2.34 x 2.97	7'8" x 9'9"
Living/Dining Room	4.64 x 6.25	15'3" x 20'6"
Bedroom 1	3.53 x 3.61	11'7" x 11'10"
Bedroom 2	2.28 x 4.26	7'6" x 14'0"
Bedroom 3	2.27 x 3.63	7'5" x 11'11"
Bathroom	2.07 x 1.86	6'9" x 6'1"
Gross Internal Area	87m <sup>2</sup>	940.12ft <sup>2</sup>

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# Plot 26

3 bedroom terraced house

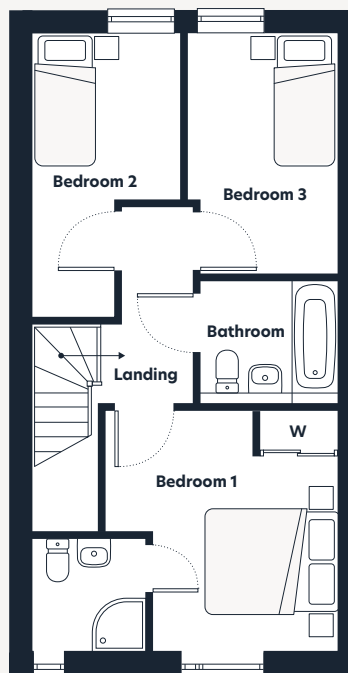


Ground Floor



### Floorplan key

- S Storage space
- W Wardrobe



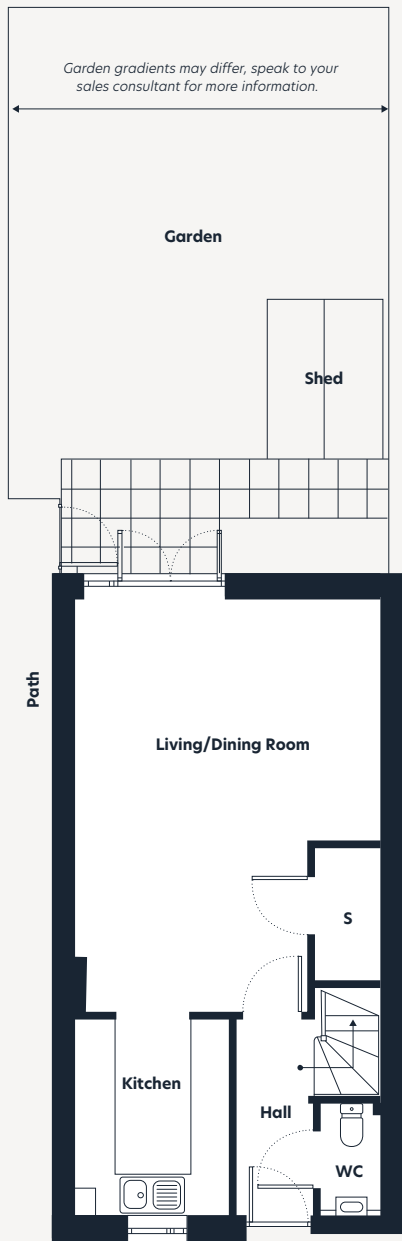
First Floor

Dimensions	m	ft
Kitchen	2.33 x 2.98	7'8" x 9'9"
Living/Dining Room	4.67 x 6.27	15'4" x 20'7"
Bedroom 1	3.52 x 3.64	11'7" x 11'11"
Bedroom 2	2.27 x 4.27	7'5" x 14'0"
Bedroom 3	2.29 x 3.62	7'6" x 11'11"
Bathroom	2.08 x 1.85	6'10" x 6'1"
Gross Internal Area	87m <sup>2</sup>	940.12ft <sup>2</sup>

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# Plot 27

3 bedroom end of terrace house

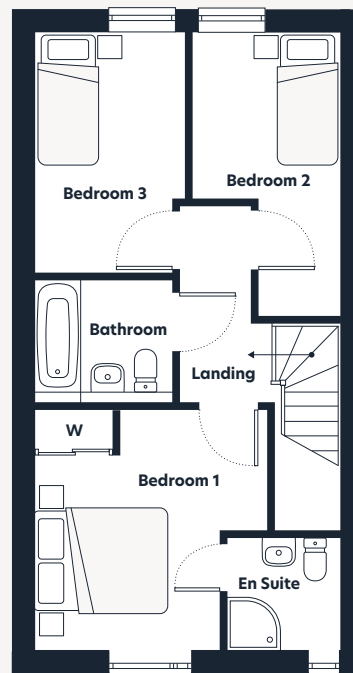


Ground Floor



### Floorplan key

- S Storage space
- W Wardrobe



First Floor

Dimensions	m	ft
Kitchen	2.30 x 2.97	7'7" x 9'9"
Living/Dining Room	4.63 x 6.20	15'3" x 20'4"
Bedroom 1	3.53 x 3.63	11'7" x 11'11"
Bedroom 2	2.27 x 4.24	7'5" x 13'11"
Bedroom 3	2.26 x 3.62	7'5" x 11'11"
Bathroom	2.07 x 1.85	6'10" x 6'1"
Gross Internal Area	87m <sup>2</sup>	940.12ft <sup>2</sup>

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## 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.



### Get out and about

"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 ten consecutive years
- High specification as standard
- 999 year lease
- Quality fitted flooring included
- Contemporary kitchens with integrated appliances
- Turfed gardens (where applicable)



## 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



# Hyde New Homes

## Directions to Riverside Square, Canterbury

Sat Nav Address: CT1 1JX



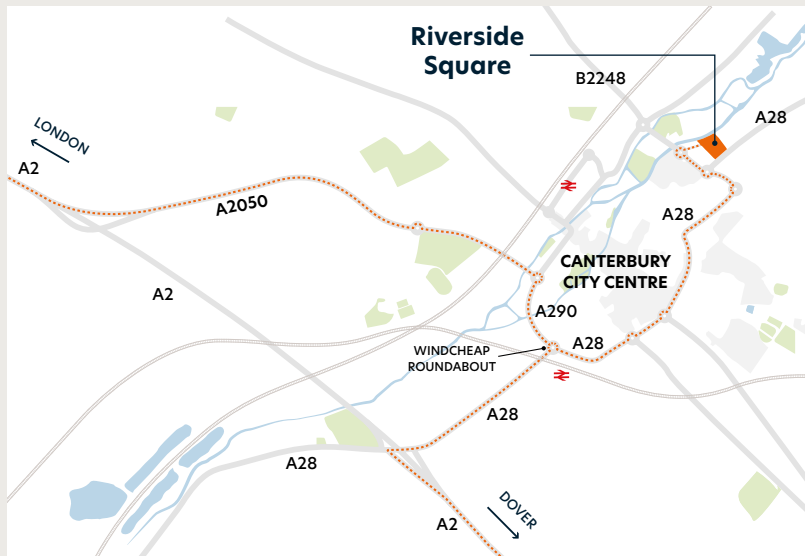
### Driving from A2

#### Westbound (From Dover)

- From the A2 take the A28 towards Canterbury. Continue on the A28 by turning right at the Wincheap Roundabout.
- Continue anticlockwise on the A28 over 3 further roundabouts.
- At the next roundabout continue ahead onto B2248 Kingsmead Road.
- Turn right at the next roundabout into the development.

#### Eastbound (From London)

- From the A2 take the A2050 for Harbledown and Canterbury. Continue ahead at the first roundabout onto Rheims Way.
- Turn right at the next roundabout onto the A290 Rheims Way.
- This will bring you to the Wincheap Roundabout.
- Continue ahead onto the A28 and follow the steps in orange above.



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

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