



SHARED OWNERSHIP AT



Rochester Riverside

**The Wharf Collection**



# Welcome to The Wharf Collection at Rochester Riverside

## Life on the Riverside

The Wharf Collection is the latest phase of homes at Rochester Riverside, an established neighbourhood set along the sweeping curved banks of the River Medway.

The new selection of one and two bedroom apartments give you the best of both worlds, putting you within easy reach of the historic town while still providing you plenty of space to breathe. Excellent transport links by road and rail make it easy to travel into London or explore the rest of Kent.

Each apartment is designed to provide comfort and quality with a clean, modern finish. Available to buy through shared ownership, these homes provide a fantastic opportunity if you are a first time buyer, or looking to make your next move.

Adjacent to Rochester train station and at the heart of the neighbourhood is a beautifully landscaped central plaza, serving as a lively hub for residents. With convenient amenities, such as local shops and a new school just a short stroll away, this is the perfect place to settle down and become part of a welcoming, established community.





### Points of Interest at Rochester Riverside

- 1 Rochester Riverside Marketing Suite
- 2 Costa Coffee
- 3 Co-op Food
- 4 Travelodge Rochester
- 5 Rochester Train Station
- 6 Rochester Riverside C of E Primary School

### Points of Interest at Rochester Town Centre

- 7 Rochester Castle
- 8 Rochester Cathedral
- 9 Rochester Farmers' Market
- 10 The Vines
- 11 Thai Four Two Restaurant
- 12 SMOQE Restaurant
- 13 The Cheese Room Botanicals
- 14 Rochester Pier

# Effortless living, with convenience on your doorstep

Rochester Riverside is located in the heart of the town within ten acres of open space, providing an escape from the bustle of modern life, while keeping you in reach of everything Rochester has to offer.

Benefit from a short walk to the on-site central plaza at Rochester Riverside, located adjacent to Rochester train station with an abundance of local amenities including a Costa Coffee, Co-op and Travelodge - plus a new primary school at the heart of the flourishing community. Stroll into Rochester and sit out at pavement cafés, or become a regular at the Farmers' Market with stalls of freshly baked bread, artisan cheeses, award-winning chilli-infused oils and cherries, pears and apples from Kent orchards.



Rochester is known for its festivals and events which run throughout the year, from the traditional Sweeps and Dickensian Festivals to the Medway Arts Festival. The magnificent castle and gardens host the July Medway Mile event, and in wintertime they become a fairy-tale backdrop for the Christmas Market with hot chocolate stalls and the Bavarian food village.



Feel the breeze in your hair all year round on riverside walks or runs along Rochester Riverside's 2.5k walkway, or visit Riverside Country Park where the reed beds, mudflats and salt marshes are a special haven for wildlife.

The development has been awarded the **Building for a Healthy Life award** in 2020 to celebrate the high-quality public spaces available to residents.

Take the time to discover each Medway town, from Chatham's iconic Historic Dockyard to Planet Ice at Gillingham, all within easy reach and all creating the unique Medway town lifestyle.



Just a 10-minute drive from the development, Strood has a superb choice of supermarkets, as well as the Strood Sports Centre – a hub for swimming, a workout or fitness class.



# Discoveries every day

The town centre of Rochester bridges the gap between the past and the present, with modern artisan eateries and independent shops sat alongside centuries-old buildings. There's something for everyone to enjoy when it comes to how you spend your leisure time.

## Space to breathe

### Rochester Farmers' Market

Popping up on the third Sunday of each month, Rochester Farmers' Market has a bounty of fresh seasonal produce available. Choose from organic fruit and vegetables to fresh meats, breads and other delicious treats.

🚶 14 min walk | 0.6 miles | ME1 1PD

### Rochester Cathedral

The historic Cathedral, just a short walk from the development, is a hub of the community. Showing exhibitions, hosting festivals as well as their on-site cafe to enjoy coffee and cake within the beautiful setting.

🚶 17 min walk | 0.7 miles | ME1 1SX



### Rochester Castle

There's no better embodiment of the town's rich history than Rochester Castle. Stood on the east bank of the River Medway, it dates back to 1087 when construction began.

🚶 21 min walk | 0.9 miles | ME1 1SW

### The Vines

Nestled right in the heart of the town centre, this grade II listed park is a tranquil spot with landscaped gardens.

🚶 16 min walk | 0.7 miles | ME1 1RQ

### Jackson's Recreation Ground

Enjoy a variety of activities, from a children's play area and picnic spots, to tennis courts, a bowling green, and a skate park – all with sweeping views of the River Medway, Rochester, and beyond to Frindsbury.

🚶 11 min walk | 0.4 miles | ME1 1BD

### Rochester Health Club

A leisure centre that ticks all boxes, Rochester Health Club has plenty to offer. It's home to Kent's largest gym and offers free personal training with every membership, has an extensive timetable of classes, and includes a pool facility with a sauna.

🚗 9 min drive | 2.6 miles | ME1 3QJ



## Stop and refresh

You're spoilt for choice when it comes to bars, restaurants and entertainment in Rochester. Discover flavours from a number of different cultures and cuisines, as well as bustling bars and more.

### Thai Four Two

This family-run Thai restaurant offers a wide range of dishes from creamy, aromatic Thai curries to fresh pad thai and more.

🚶 11 min walk | 0.5 miles | ME1 1EX

### SMOQE

Enjoy authentic smoked BBQ flavours inspired by the USA, with a wide variety of burger offerings and slow-cooked ribs.

🚶 11 min walk | 0.5 miles | ME1 1EX

### The Cheese Room

The Cheese Room has two locations on the high street. Their deli and café serves up a cheese lover's dream, with a menu that includes sourdough toasties, charcuterie boards, brunch options and more. The Cheese Room Botanicals is their bar and restaurant, with over 100 gins stocked and ready to be sampled.

🚶 16 min walk | 0.7 miles | ME1 1JY

### Medway Valley Leisure Park

Just across the river is the Medway Valley Leisure Park, where you'll find a multiplex cinema, a bowling alley and a number of restaurants.

🚗 13 min drive | 3 miles | ME2 2SS

# Connections

Rochester's location has impressed since the Romans, and today, the seamless connections by bike, car, bus or train make getting around easy. The major A2/M2 route runs via Rochester from coast to capital, and trains from Rochester Station - within walking distance from home - run to Canterbury, Dartford, Stratford, London Victoria, St Pancras, London Bridge, Cannon Street and Blackfriars. So, whether it is the weekday commute, a weekend at Disneyland Paris, or days on the Kent Downs, you can make the most of the possibilities for a good work-life balance.

## On foot



High Street	4 min
Costa Coffee	11 min
Co-op	11 min
Rochester Station	12 min
The Pentagon Shopping Centre	14 min
Rochester Riverside C of E Primary School	14 min
Rochester Castle	17 min
Rochester Community Hospital	18 min

## By bicycle



Rochester College	2 min
Rochester Cathedral	6 min
Medway City Estate	12 min
Gillingham	15 min
Upnor Sailing Club	22 min

Note: Walking and cycling times start from postcode ME1 1ZJ.  
All times sourced from google.com/maps.



River Medway



Rochester Cathedral



On-site Costa Coffee



Rochester Station



Rochester High Street

## By car or taxi

Driving times taken from postcode ME1 1ZJ

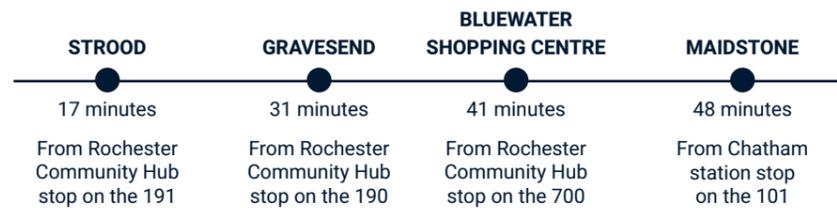


## By train

From Rochester Station



## By bus



# Development Layout

## The Wharf Collection

Rochester Riverside offers beautifully designed 1 and 2 bedroom apartments along the River Medway. Whether you're stepping onto the property ladder or looking to make your next move, Rochester Riverside is the perfect place to call home. Become part of this vibrant new neighborhood, with easy access to local amenities and just a short walk from Rochester train station.

### Key

Apartment Building  
(1 and 2 bedroom apartments):

- Skipjack House Plots 573-583
- Sunfish House Plots 584-594
- Calypso House Plots 638-656
- Affordable Rent

- BS Bin Store
- VP Visitor Parking
- EVC Passive Electric Vehicle Charging Point  
(activated upon request, please speak to a Sales Consultant for more information)

All apartments come with a parking space. For allocation, please ask the Sales Consultant to confirm.\*

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with a Sales Consultant prior to reservation.



# Specification

Every home at Rochester Riverside is designed to enhance your lifestyle, blending the charm of traditional craftsmanship with the convenience of modern living. Choose from a variety of styles, each offering a unique living experience, with interior finishes that represent quality and elegance. Enjoy spaces that are thoughtfully planned, with every detail contributing to a home that feels both luxurious and welcoming.

## Bespoke specifications

### Option 1 - Admiral Specification

#### Kitchen

- 'Gloss White' kitchen cabinets with silver handles
- Laminate 'Venice Marble' worktop with upstand
- Downlighters
- Under cabinet LED lighting strips
- Glass splashback
- Stainless steel sink and chrome mixer tap
- Cooker hood
- Glass ceramic hob
- Electric single oven
- Integrated fridge/freezer and dishwasher

#### Flooring

- 'Light Worn Oak' Karndean flooring to living areas, kitchen and hallways
- 'Porcelanosa Rivoli' ceramic tiles to bathroom and where applicable, en suites
- Neutral carpet to bedrooms

#### Bathroom/ En suite

- 'Porcelanosa Rivoli' ceramic tiles to walls
- White bathroom suite
- Chrome shower mixer
- Chrome mixer taps
- Glass shower screen over bath
- Downlighters
- Extractor fan

#### Apartments

576, 577, 578, 579, 587, 588, 589, 590, 642, 643, 644, 645, 646, 652, 653, 654, 655, 656

### Option 2 - Maritime Specification

#### Kitchen

- 'Gloss Platinum' kitchen cabinets with silver handles
- Laminate 'Cloudy Cement' worktop with upstand
- Downlighters
- Under cabinet LED lighting strips
- Glass splashback
- Stainless steel sink and chrome mixer tap
- Cooker hood
- Glass ceramic hob
- Electric single oven
- Integrated fridge/freezer and dishwasher

#### Flooring

- 'Light Worn Oak' Karndean flooring to living areas, kitchen and hallways
- 'Porcelanosa Image Silver' ceramic tiles to bathroom and where applicable, en suites
- Neutral carpet to bedrooms

#### Bathroom/ En suite

- 'Porcelanosa Image Silver' ceramic tiles to walls
- White bathroom suite
- Chrome shower mixer
- Chrome mixer taps
- Glass shower screen over bath
- Downlighters
- Extractor fan

#### Apartments

573, 574, 575, 580, 581, 582, 583, 584, 585, 586, 591, 592, 593, 594, 638, 639, 640, 641, 647, 648, 649, 650, 651

## General Specification

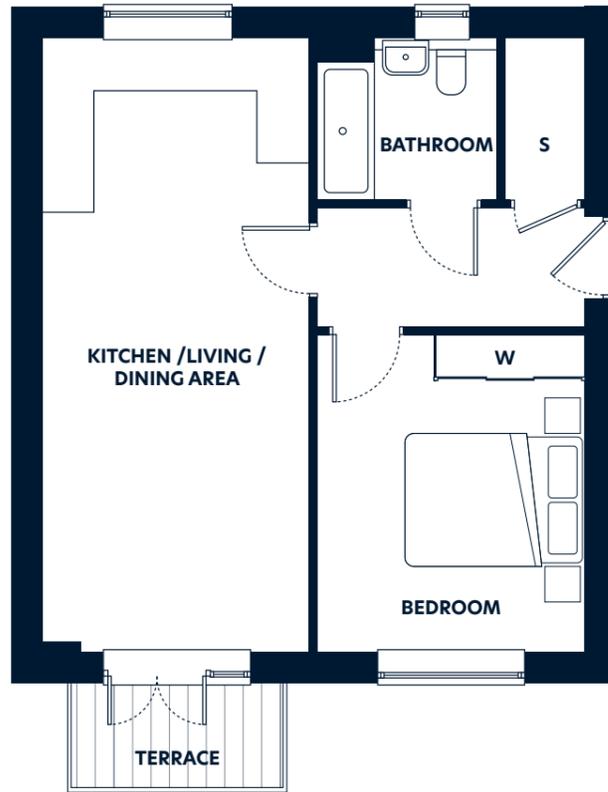
- White emulsion finished walls and ceilings
- Downlighters to living area and hallways
- Pendant lighting to bedrooms
- Honeywell thermostat
- Smoke and heat detector
- Washing machine
- Gas central heating with Ideal Logic combi boiler
- Fitted wardrobe to main bedroom
- Multimedia plate
- Audio door entry system with telephone handset
- Cycle storage
- 12-year NHBC warranty



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. Details correct at time of release. January 2025.

# Plots 573\* & 584

## 1 Bedroom Apartment



<b>Kitchen/Living/Dining Area</b>	
3.3m x 7.4m	10'9" x 24'3"
<b>Bedroom</b>	
3.2m x 2.9m	10'5" x 9'6"
<b>Total Area</b>	
50.7 sq m	545.7 sq ft

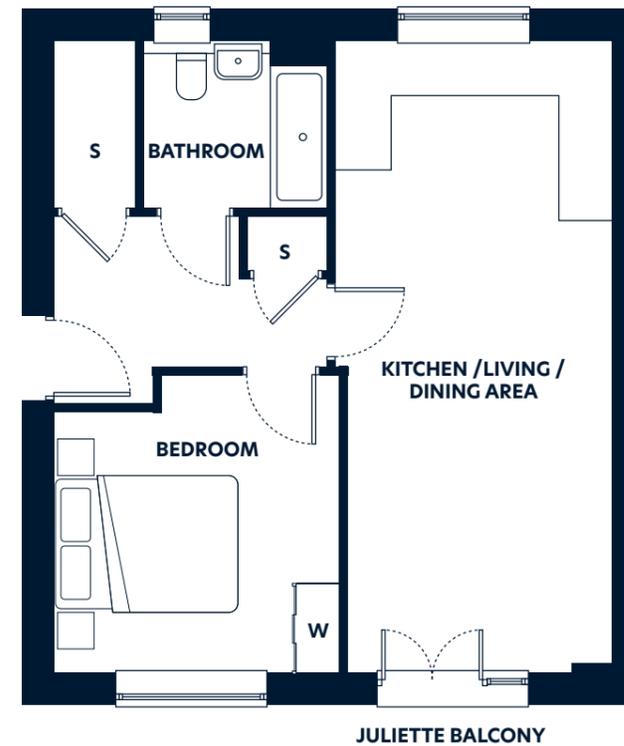
### Floorplan key

S – Storage    W – Wardrobe

\*Indicates plots are handed. Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, 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 the RICS (GIA EIFA) code of measuring practice (6th edition).

# Plots 577, 578\*, 581, 582\*, 588\*, 589, 592\*, 593

## 1 Bedroom Apartment



<b>Kitchen/Living/Dining Area</b>	
3.3m x 7.5m	10'9" x 24'7"
<b>Bedroom</b>	
3.4m x 3.5m	11'1" x 11'5"
<b>Total Area</b>	
50.5 sq m	543.5 sq ft

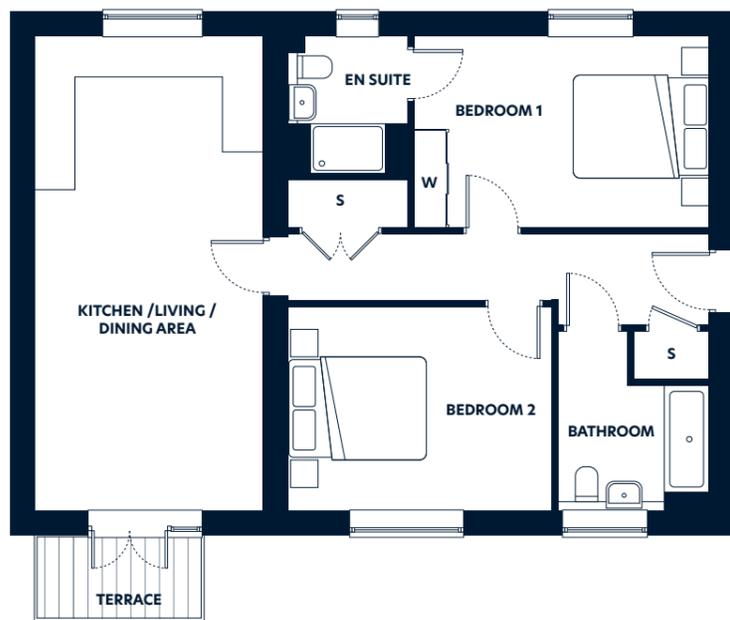
### Floorplan key

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# Plots 574\* & 585

## 2 Bedroom Apartment



<b>Kitchen/Living/Dining Area</b>	3.6m x 7.5m	11'9" x 24'7"
<b>Bedroom 1</b>	4.6m x 3.0m	15'1" x 9'10"
<b>Bedroom 2</b>	4.1m x 3.2m	13'5" x 10'5"
<b>Total Area</b>	78.2 sq m	841.7 sq ft

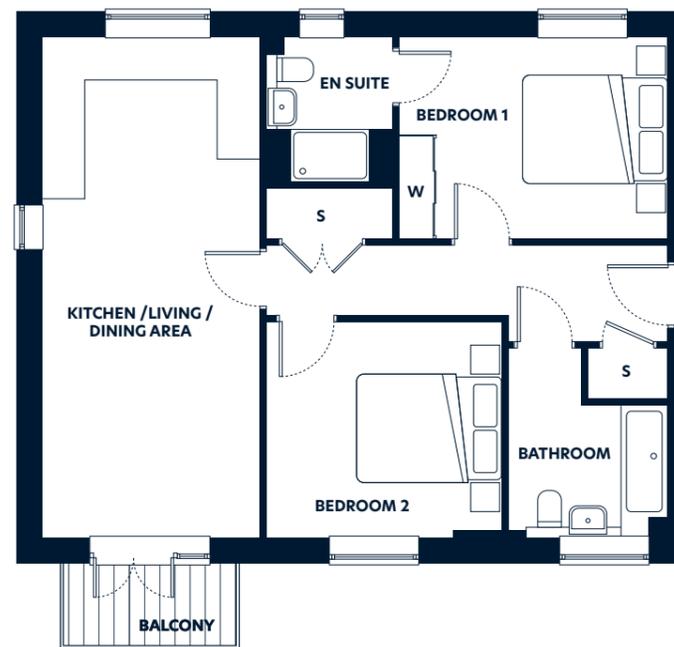
### Floorplan key

S – Storage W – Wardrobe

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# Plots 575\*, 576, 579\*, 580, 583\*, 586, 587\*, 590, 591\*, 594

## 2 Bedroom Apartment



<b>Kitchen/Living/Dining Area</b>	3.3m x 7.5m	10'9" x 24'7"
<b>Bedroom 1</b>	4.0m x 3.0m	13'1" x 9'10"
<b>Bedroom 2</b>	3.5m x 3.2m	11'5" x 10'5"
<b>Total Area</b>	71.7 sq m	771.7 sq ft

### Floorplan key

S – Storage W – Wardrobe \*\* – Terrace to plots 575 & 586

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# Plots 638, 642, 647 & 652

## 1 Bedroom Apartment



### Kitchen/Living/Dining Area

4.8m x 5.4m      15'8" x 17'8"

### Bedroom

3.5m x 4.2m      11'5" x 13'9"

### Total Area

55 sq m      592 sq ft

### Floorplan key

S – Storage    W – Wardrobe    \*\* – Terrace to plot 638

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# Plots 640, 644, 649 & 654

## 1 Bedroom Apartment



### Kitchen/Living/Dining Area

8.1m x 3.7m      26'6" x 12'1"

### Bedroom

4.4m x 3.2m      14'5" x 10'5"

### Total Area

50.8 sq m      546.8 sq ft

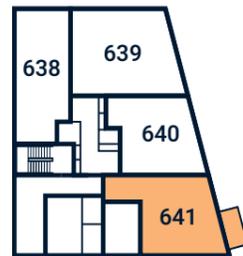
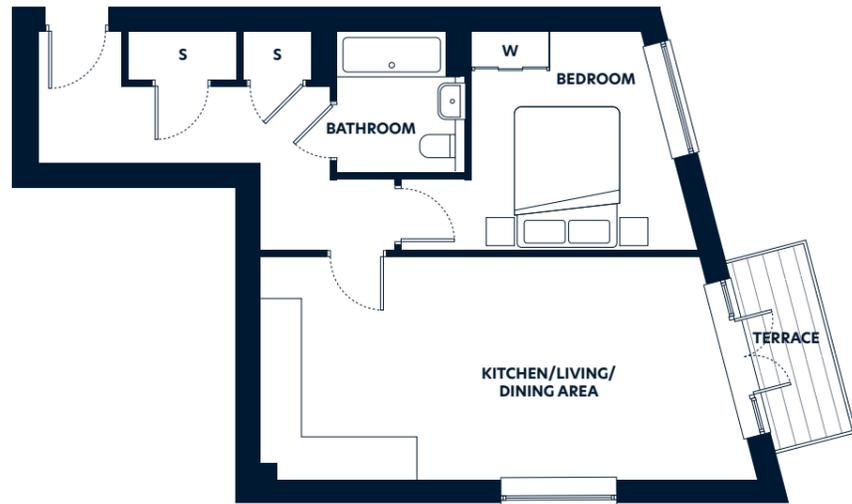
### Floorplan key

S – Storage    W – Wardrobe    \*\* – Terrace to plot 640

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# Plot 641

## 1 Bedroom Apartment



Ground Floor

### Kitchen/Living/Dining Area

7.7m x 3.4m      25'3" x 11'1"

### Bedroom

4.5m x 3.4m      14'9" x 11'1"

### Total Area

54.4 sq m      585.5 sq ft

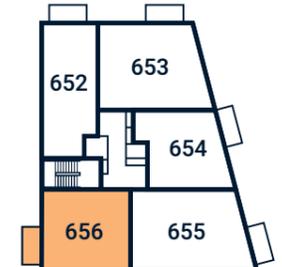
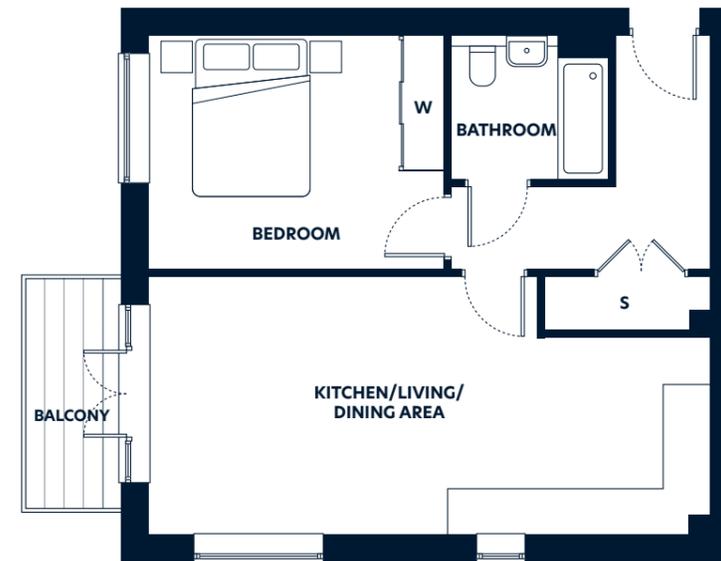
### Floorplan key

S – Storage    W – Wardrobe

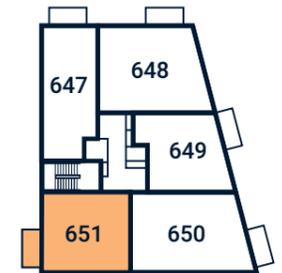
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# Plots 646, 651 & 656

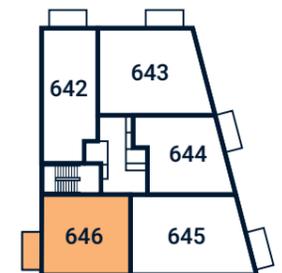
## 1 Bedroom Apartment



Third Floor



Second Floor



First Floor

### Kitchen/Living/Dining Area

7.8m x 3.5m      25'7" x 11'5"

### Bedroom

4.1m x 3.2m      13'5" x 10'5"

### Total Area

54.2 sq m      583.4 sq ft

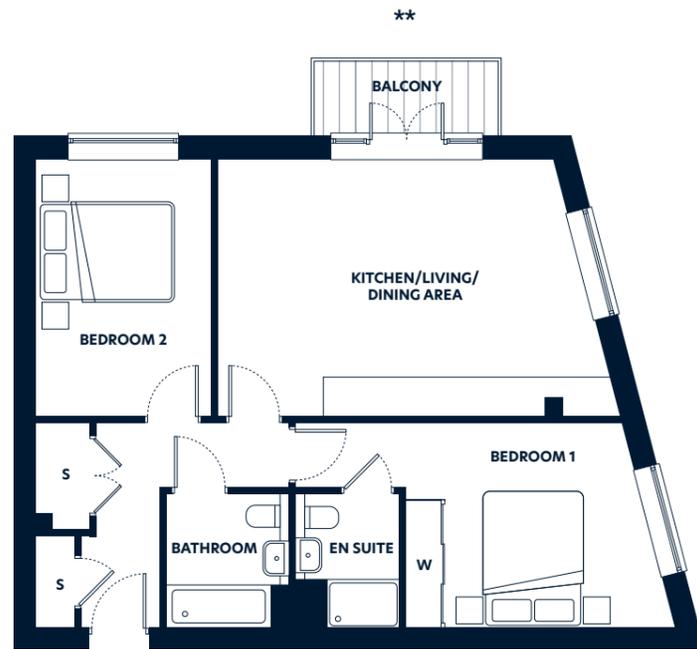
### Floorplan key

S – Storage    W – Wardrobe

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# Plots 639, 643, 648 & 653

## 2 Bedroom Apartment



### Kitchen/Living/Dining Area

6.5m x 4.2m      21'3" x 13'9"

### Bedroom 1

6.1m x 3.3m      20'0" x 10'9"

### Bedroom 2

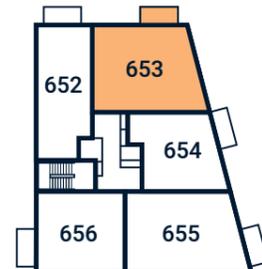
2.8m x 4.2m      9'2" x 13'9"

### Total Area

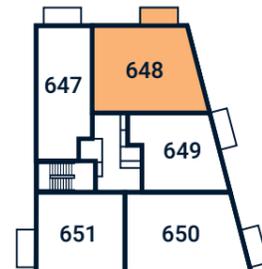
72.2 sq m      777.1 sq ft

### Floorplan key

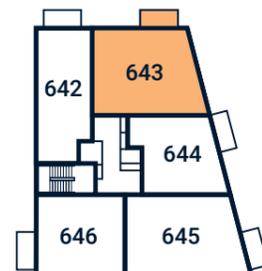
S – Storage    W – Wardrobe    \*\* – Terrace to plot 639



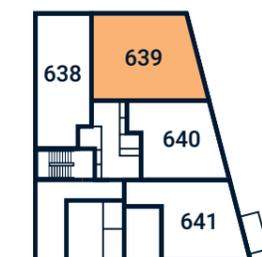
Third Floor



Second Floor



First Floor



Ground Floor

# Plots 645, 650 & 655

## 2 Bedroom Apartment



### Kitchen/Living/Dining Area

7.7m x 3.4m      25'3" x 11'1"

### Bedroom 1

4.9m x 3.4m      16'0" x 11'1"

### Bedroom 2

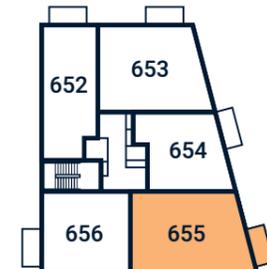
3.3m x 3.4m      10'9" x 11'1"

### Total Area

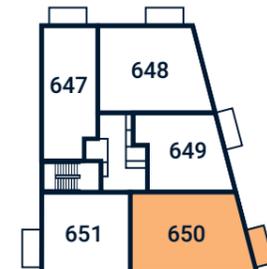
71.2 sq m      766.3 sq ft

### Floorplan key

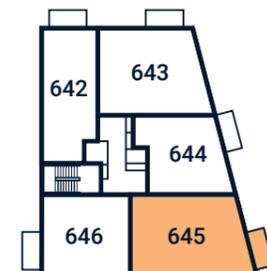
S – Storage    W – Wardrobe



Third Floor



Second Floor



First Floor

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## Your home buying journey

From your first call right through to collecting your keys, our friendly consultants are here to help you every step of the way, ensuring your home buying experience is as smooth and enjoyable as possible. Whether in person or online, we're committed to making sure you find the perfect home and the buying option that suits you best.

### Shared ownership

Shared ownership is a government-backed scheme designed to enable buyers to purchase the percentage of a home which is affordable to you. You then pay 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 equivalent specification as buying outright.

### Staircasing: Buying more shares

At any time convenient to you, you can buy more shares in your home and even own it outright.

### Reselling your shared ownership home

You may also resell your home at any time you wish. To find out more about staircasing, selling and buying a shared ownership home please visit:

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



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 - Terms and conditions apply.

## 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 homeownership 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 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 eleven consecutive years
- High specification as standard
- 999-year lease
- Quality fitted flooring included
- Contemporary kitchens with integrated appliances



### What our customers say

"Everyone is really friendly, and we have created a Facebook group for the residents so we can keep in touch easily. I am really enjoying living here and know I am investing in my future."

Purchaser with shared ownership at Rochester Riverside



## Directions to Rochester Riverside Marketing Suite

Sat Nav Address: ME1 1GR



### Driving from A2

From London (Eastbound) - - - -

- Take A3212, A302, Westminster Bridge Rd and Harper Rd/B240 to New Kent Rd/A201
- Continue to Rochester via A2
- At the roundabout continue straight on
- Turn left onto Gas House Rd & then right onto Cory's Rd
- Turn left & arrive

From Dover (Westbound) - - - -

- Take A258 to A2 in Guston
- Follow A2 and M2 to A229. Take exit 3 from M2
- Follow A229 to Chatham/Rochester
- At the roundabout, take the 1st exit onto Star Hill/A2
- Take two rights onto Gas House Rd & then Cory's Rd
- Turn left & arrive



[www.hydenewhomes.co.uk](http://www.hydenewhomes.co.uk)  
01634 559 989

