



Lower Herne Village

Creating communities
together



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TAKE A WALK INTO YOUR
FUTURE

Welcome to Lower Herne Village

A garden suburb in a place where countryside and coast combine. Lower Herne Village puts wellbeing at the very heart of its thriving community. A vision of high-quality living in a well-serviced location. This unique development is comprised of contemporary 2, 3 & 4 bedroom family homes.

Boasting beautiful, design-led architecture that has been informed by the historic character of Herne Bay and the wider county of Kent. Lower Herne Village sits proudly as an extension to the existing local community.

The development has been designed with an abundance of open spaces and amenities on site. Creating a natural sanctuary for you to find peace, with everything you need on your doorstep.

Plus, with Kent's nearby coastline, you are spoilt for choice when it comes to experiencing natural beauty.

In keeping with its natural historic woodland setting, the development has its roots firmly planted with sustainable living at the forefront. An inspiring place to live, learn and grow.



Local area

From local landmarks to authentic high street boutiques and countless hidden gems, discover the best that Herne Bay has to offer.

Herne Bay has all the hallmarks of a quintessential seaside town, from beautiful beaches speckled with shingle to a Victorian-era pier and painted pastel beach huts. Away from the seafront, the town offers everything you need. Whether it's a fresh morning bike ride and a bite to eat at one of the many local restaurants, or an afternoon wander to a local pub garden. You might even want to take a look around the charming seaside shops and authentic boutiques.

Take time to get to know the many local businesses in Herne Bay town centre. There are plenty of coffee shops and restaurants that provide a treat for the taste buds. You can shop traditionally with specialist bakers, butchers and greengrocers, or get everything you need in one hit at one of the main supermarkets if you're short on time. You may even find unique decorations for your new home in one of the many antique stores.

There's no shortage of things to do in the area either, with unrivalled history and beaches that span the coast, just a short cycle or drive away. Spend your weekends exploring the historical streets of Canterbury, sample delights at Faversham market which has been running for close to 1000 years! Or enjoy one of the many nearby natural beauty spots. Jumping back into history, the medieval church at Reculver stands out proudly on Herne Bay's skyline with its tall towers that were built back in the 12th century, worth a visit. It's also home to the site of one of the earliest Roman forts built to withstand Saxon raids.



WALKING	BY BICYCLE	BY CAR
01 CHERRY ORCHARD PLAYING FIELD 9 MINS	03 BAY SPORTS ARENA 7 MINS	08 WILDWOOD TRUST 4 MINS
02 STRODE PARK 11 MINS	04 HERNE BAY MEMORIAL PARK 8 MINS	09 SAINSBURY'S 6 MINS
	05 HERNE BAY PIER 10 MINS	10 HERNE BAY FOOTBALL CLUB 7 MINS
	06 HERNE BAY BEACH 11 MINS	11 STUDD HILL BEACH 8 MINS
	07 EAST BLEAN WOODS 16 MINS	12 HERNE BAY CLOCK TOWER 9 MINS
		13 RECVLVER TOWERS AND ROMAN FORT 10 MINS
		14 TANKERTON BEACH 11 MINS

The next generation

An ideal location for young minds to explore and be inspired.

The development sits within the catchment of a wide range of local schools catering to all ages. Little ones can start their journey at any of the infant, primary and junior schools rated good to outstanding, with Herne Bay High School just down the road for their next chapter.

On top of a sixth form at the high school, there are also a number of further education offerings in nearby Canterbury. This includes the outstanding East Kent College group, with a campus in Canterbury, as well as two universities.



Connections



From Lower Herne Village

BY BICYCLE

HERNE COMMON
09 MINS

HERNE BAY HIGH STREET
10 MINS

HOATH
20 MINS

STURRY
23 MINS

WHITSTABLE
30 MINS



From Herne Bay (6 MIN DRIVE)

BY TRAIN

FAVERSHAM
15 MINS

RAMSGATE
30 MINS

DOVER PRIORY
1 HR 23 MINS

LONDON ST PANCRAS INTL
1 HR 23 MINS

LONDON VICTORIA
1 HR 38 MINS



From Lower Herne Village

BY CAR

CANTERBURY
17 MINS

FAVERSHAM
20 MINS

FOLKSTONE
46 MINS

ASHFORD
48 MINS

ROCHESTER
51 MINS

Infant & Primary

HERNE CoFe INFANT SCHOOL AND NURSERY

AGE 3-7
OFSTED RATING – OUTSTANDING
18 MIN WALK | 4 MIN DRIVE

BRIARY PRIMARY SCHOOL

AGE 4-11
OFSTED RATING – GOOD
5 MIN DRIVE

HERNE BAY INFANT SCHOOL

AGE 3-7
OFSTED RATING – GOOD
5 MIN DRIVE

HAMPTON PRIMARY SCHOOL

AGE 3-11
OFSTED RATING – GOOD
6 MIN DRIVE

Secondary

HERNE BAY HIGH SCHOOL

AGE 11-18
OFSTED RATING – GOOD
3 MIN DRIVE

Further Education

EAST KENT COLLEGE CANTERBURY

AGE 16-18
OFSTED RATING – OUTSTANDING
21 MIN DRIVE

Junior

HERNE CoFe JUNIOR SCHOOL

AGE 7-11
OFSTED RATING – OUTSTANDING
15 MIN WALK | 3 MIN DRIVE

HERNE BAY JUNIOR SCHOOL

AGE 7-11
OFSTED RATING – GOOD
5 MIN DRIVE

UNIVERSITY OF KENT CANTERBURY CAMPUS

13 MIN DRIVE

CANTERBURY CHRISTCHURCH UNIVERSITY

20 MIN DRIVE

Explore the local area and beyond, with easy travel connections by car, bike and rail.

Herne Bay rail station can be reached by car in just six minutes and offers services direct to London at either King's Cross St Pancras or Victoria. A 10-minute cycle is all it takes to get to the high street of Herne Bay, while neighbouring villages are also easily reachable by bike.

A drive in any direction will have you exploring the best of Kent – a short trip down the A299 will lead you to Thanet, and the seafront towns of Margate, Ramsgate and Broadstairs. The historic city of Canterbury is just a 17 minute drive, while Ashford, Folkstone and Rochester are all under an hour away. Plus, proximity to Whitstable another great Kent seaside town is also a bonus.



Walking time, cycle routes and car travel times are taken from www.google.co.uk/maps and are approximate only. Train times taken from www.nationalrail.co.uk and are approximate only.

Buy in the bay

Herne Bay is a hive of activity, the bustling high street is lined with an abundance of specialist, independently owned shops, cafés and restaurants.

The locals are proud, and the sense of community is really embodied by the 'Buy in the Bay' organisation, a group of local businesses that have joined forces to encourage people to shop locally.

Antique shops, florists and boutiques will provide Lower Herne Village residents the perfect place to pick up unique pieces to put their own stamp on their new home. Great coffee and great food is always of great importance and there are plentiful places waiting for all tastes.

How can you best quantify the positive impact of life by the sea?

Is it best measured by the tranquillity and peace of mind you experience by watching the waves gently lap against the shore? Or perhaps it is measured by the number subconscious smiles you get when hearing the shrieks of laughter from children playing?



It could be the number of times you give in to the unmistakable smell of fish and chips or the childish sense joy you feel from that first taste of an ice cream that gets you, every time.

Maybe it is the way the beach feels beneath your feet and how the sea's touch washes away anything you have on your mind. Or the endless possibilities that come with the variety of walking and cycle routes up and down the beautiful coastline.

Life by the sea inspires all your senses, it's a place that makes you truly happy.



A little further afield

14
MINS
DRIVE



Whitstable

A quaint seaside town famed for its oysters and the quality of its seafood. Oysters are renowned for dividing opinion, however something everyone is sure to love it taking a stroll along the seafront before enjoying traditional fish and chips. Whitstable also has a high street lined with unique stores and popular high street chains.



Canterbury

A truly historic city and a place that has retained an old world feel whilst simultaneously managing to keep pace with modernity. The high street is home to a vast array of boutique shops and high street chains. Canterbury has a fascinating history, fantastic shopping and is a place that you can easily spend the day exploring. The infamous cathedral is the focal point of the city and is a talking point for tourists and locals alike.

19
MINS
DRIVE



23
MINS
DRIVE

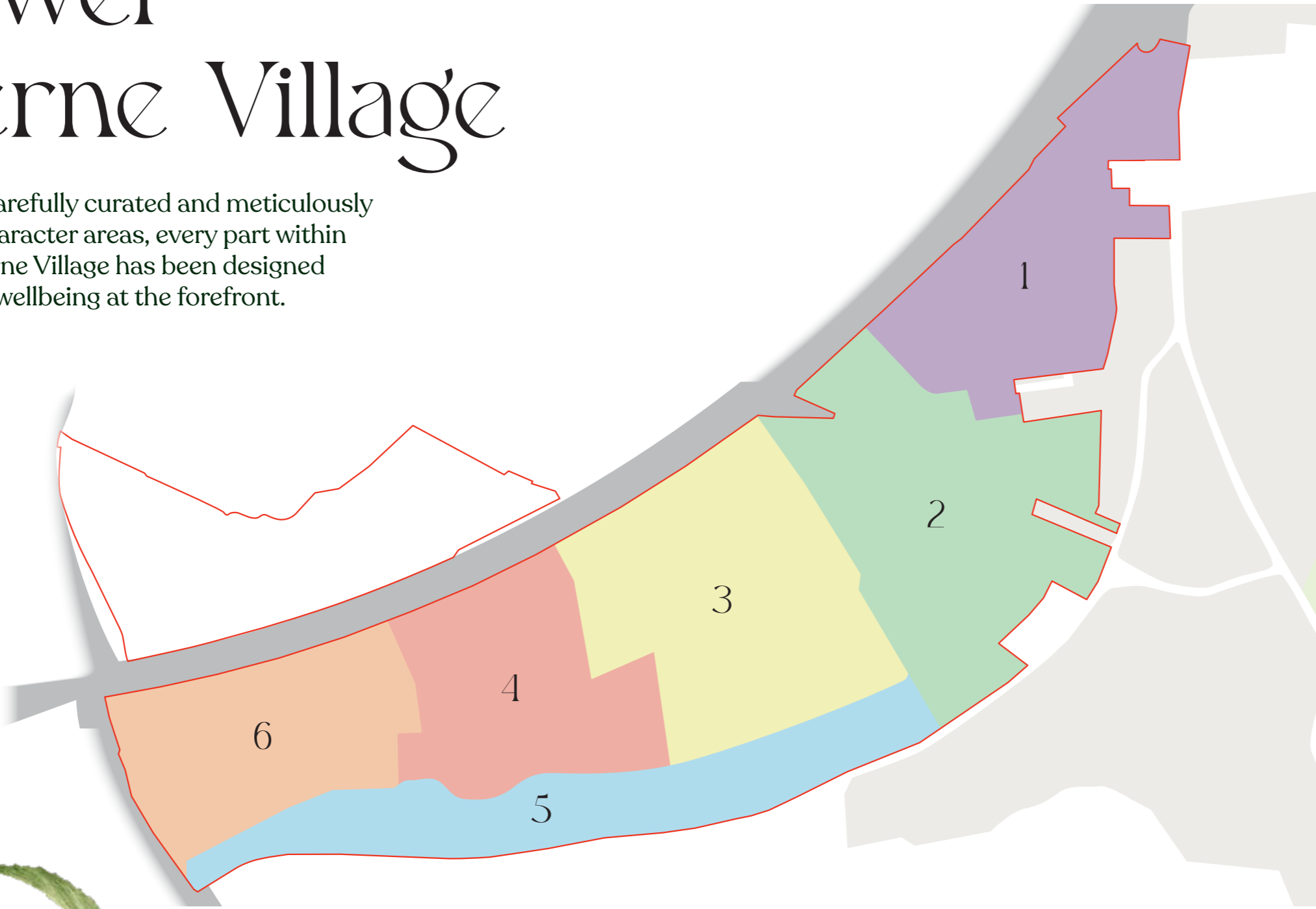


Margate

Margate is slowly being coined 'Shoreditch-on-sea' thanks to its vibrant arts and social scene. A real success story in the resurgence in popularity of the UK's coastal town it's a great place to spend a day locally.

Getting to know Lower Herne Village

With six carefully curated and meticulously crafted character areas, every part within Lower Herne Village has been designed with your wellbeing at the forefront.



1. Will become the heart of the development, where the community will come together with a proposed mix of commercial and retail units.

2. Will be home to some of the development's residents and the village green where fruit trees and a play area will be located.

3. This is the central development area of the new community, where most of the new homes will be situated, also where you will find a linear meadow that spans the neighbourhood.

4. This area will evoke a farmstead with homes facing inwards around yard style courtyards. The area will also have Wetlands to encourage biodiversity.

5. This area will run along the southern boundary of the new community, however, the road will end at Bullockstone Road, thereby reducing traffic and becoming part pedestrianised.

6. A native wooded gateway will provide the entrance to this part of the new community.



The benefits of buying our new homes.



PV solar panels*

Go green and use the sunlight to help run your electricity



A+ rated double glazed windows

Ensuring the best insulation to keep the heat in and the bills down



Low energy light fittings

Fixtures and fittings designed to reduce energy costs.



Reduced heat loss

Reduced heat loss from exterior walls with thermal efficiency well above regulation requirements.



Tested for air tightness

No unwanted draughts and airflow.



Heat recovery ventilation system*

Keeps the air fresh while retaining heat in your home.

*On selected plots.

Purchase schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!



Home Exchange

Are you an existing homeowner? Our home Exchange scheme is the simple way to ensure you don't lose out on your brand new Countryside Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs'.

Armed Forces

Helping members of the Armed Forces to own a home with assistance from Countryside Homes, the government, and the Ministry of Defence.

Deposit Unlock

With Deposit Unlock, whether you are a first time or next time buyer, you could purchase a new Countryside home with just a 5% deposit up to the value of £750,000!

Smooth Move

Are you an existing home owner? Our Smooth Mover service is designed to help you sell your old property quickly so that you can make the move into a brand new Countryside Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

*On selected plots.

Committed to customer service

Customer service begins with our trained sales consultants who offer guidance on the processes involved in buying a new home and who can put you in touch with our financial advisors and solicitors.



Every home at Lower Herne Village carries our commitment to quality. You have the added assurance of every Countryside home coming with a National House Building Council Warranty.

Each property is quality checked and commissioned by our dedicated Customer Service team before handover to you. That's why from the moment you reserve your plot, to the day you receive your keys and beyond a dedicated Sales and Customer Service team will ensure you receive the very best service from Countryside. Our entire team works to our own Customer Charter.

All of our homes carry the NHBC Builders Warranty plus a comprehensive two-year Customer Service Warranty as standard, giving you 24-hour emergency cover for your heating, plumbing and electrical items.

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'New Homes Quality Code'.

Let's get personal...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Countryside Homes Personalised brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your main bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

Size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on master bedrooms and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



We are Places for People, the UK's leading Social Enterprise. Our overriding purpose is to create homes where Community matters.



There is no organisation like us. Through our Group of more than twenty businesses, we change lives for the better every day. We're one of the UK's leading affordable house builders, have the biggest pipeline of any organisation in our sector and through our fund management business, channel private capital into creating new residential Communities.

We take a commercial approach to community building. By reinvesting our profits, we create customer-led quality homes in sustainable, inclusive, and thriving communities.

In all, our 13,000 People directly serve over a million Customers and support many more through the social value we create with our investment in employment, health and wellbeing assistance, financial stability or homelessness prevention.

Our strength is in our Group. Because of the unique focus of our business, and the significant cross-Community role we play, we can do things that others can't. And through the power of our partnerships, we act as a catalyst and build coalitions for change. #BecauseCommunityMatters

Where to find us



VISIT OUR
MARKETING SUITE:

Address:
Lower Herne Rd,
Herne Bay CT6 7NA

01227 919 680
www.countrysidehomes.com



///picked.less.files

Use What3Words to get directions from
your location to Lower Herne Village

THE GARDEN
THAT KEEPS ON
GIVING

Lower Herne
Village



Lower Herne Village

Creating communities
together

