

# SADDLERS REACH

Chichester





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EXISTING  
DEVELOPMENT  
BY OTHERS



**1 & 2 bedroom apartments**

 The Houghton & Quainton

**2 bedroom homes**

 The Badminton  
 The Crofton

**3 bedroom homes**

 The Hickstead  
 The Richmond  
 The Rutland  
 The Stoneleigh

**4 bedroom homes**

 The Westerfield  
 The Parwood

cs cycle store  
bs bike store  
ss substation  
bcp bin collection point

**Pre-sold homes**

 1 and 2 bedroom apartments  
 2 bedroom homes  
 3 bedroom homes



# THE BADMINTON

2 bedroom home



**COUNTRYSIDE**  
Homes

# THE BADMINTON

2 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.50 x 2.50	11' 6" x 8' 2"
Sitting / dining area	4.40 x 4.10	14' 5" x 13' 5"

## FIRST FLOOR

Bedroom 1	4.10 x 3.40	13' 5" x 11' 2"
Bedroom 2	4.10 x 3.50	13' 5" x 11' 6"

ovn	oven	cup'd	cupboard
h	hob	< >	measuring points

### The Badminton | Saddlers Reach |

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\* Windows apply to selected plots only  
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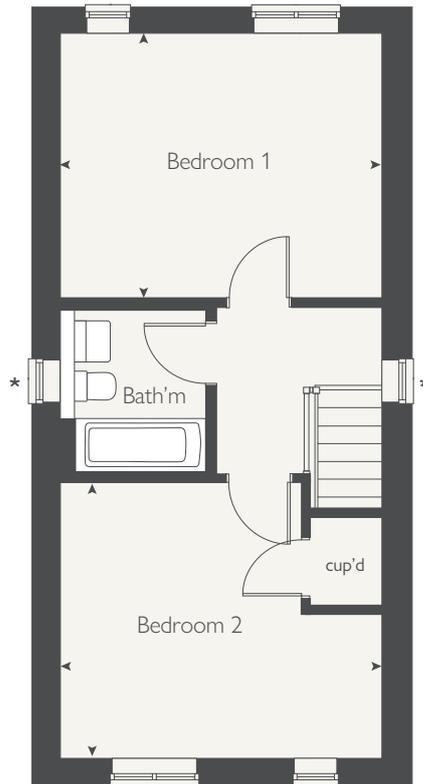
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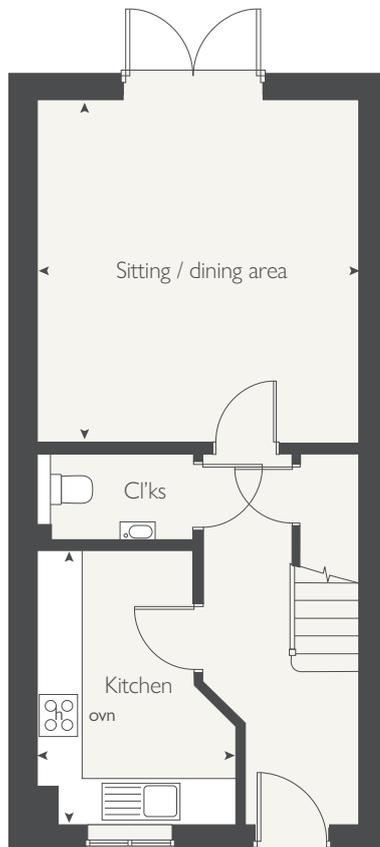


**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR





# THE HICKSTEAD

3 bedroom home



**COUNTRYSIDE**  
Homes

[countrysidehomes.com](http://countrysidehomes.com)

# THE HICKSTEAD

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining	5.40 x 3.30	17' 9" x 10' 10"
Sitting room	4.20 x 3.20	13' 9" x 10' 6"

## FIRST FLOOR

Bedroom 1	4.30 x 4.30	14' 1" x 14' 1"
Bedroom 2	3.10 x 3.10	10' 10" x 10' 2"
Bedroom 3	3.30 x 2.10	10' 10" x 6' 11"

ovn	oven	cup'd	cupboard
h	hob	◀ ▶	measuring points

### The Hickstead | Saddlers Reach |

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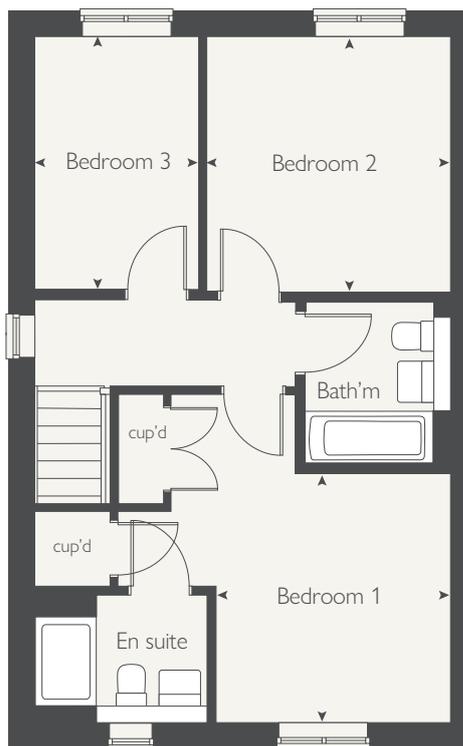
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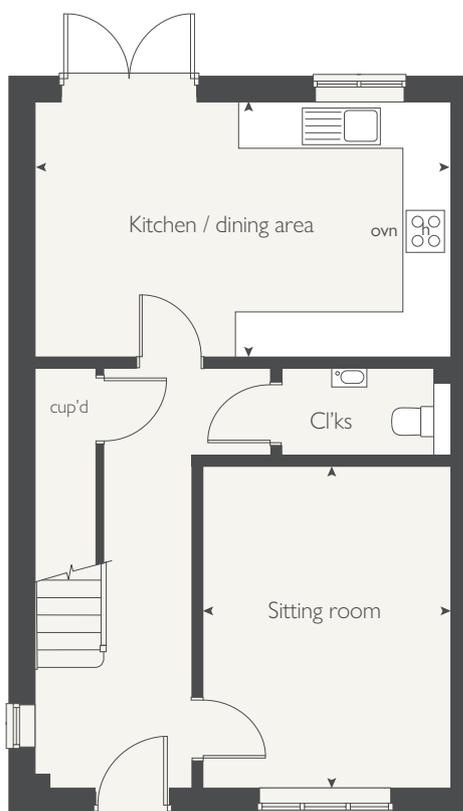


**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR





# THE RICHMOND

3 bedroom home



**COUNTRYSIDE**  
Homes

[countrysidehomes.com](http://countrysidehomes.com)

# THE RICHMOND

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.13 x 2.68	10' 2" x 8' 9"
Dining area	3.14 x 2.40	10' 3" x 7' 8"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

## FIRST FLOOR

Bedroom 1	3.38 x 3.33	11' 1" x 10' 11"
Bedroom 2	3.60 x 3.18	11' 10" x 10' 5"
Bedroom 3	2.73 x 2.24	8' 9" x 7' 4"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

### The Richmond | <HTP code> <Region> |

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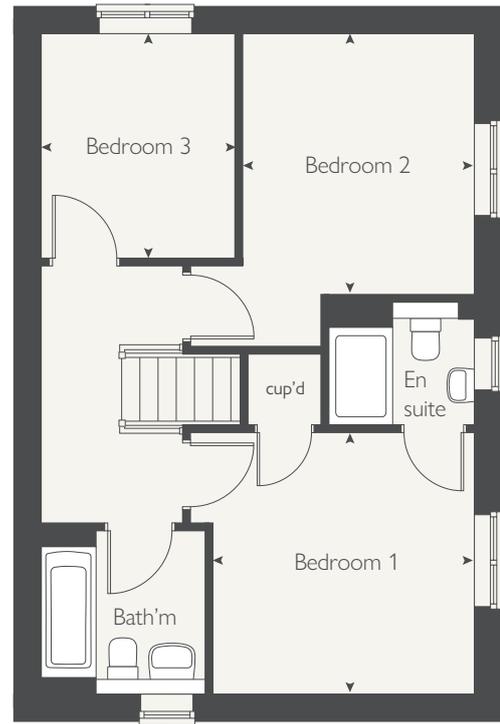
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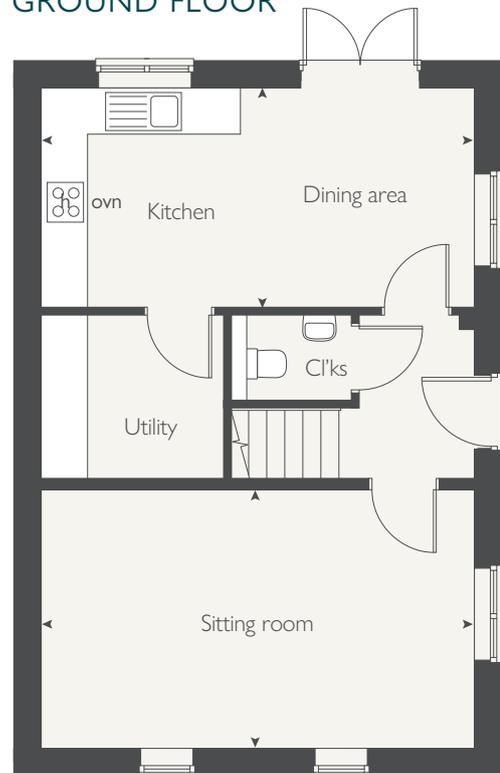


**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR





# THE RUTLAND

3 bedroom home



**COUNTRYSIDE**  
Homes

[countrysidehomes.com](http://countrysidehomes.com)

# THE RUTLAND

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining	5.00 x 3.40	16' 5" x 11' 2"
Sitting room	4.80 x 2.80	15' 9" x 9' 2"

## FIRST FLOOR

Bedroom 1	4.60 x 2.80	15' 1" x 9' 2"
Bedroom 2	2.80 x 2.70	8' 10" x 9' 2"
Bedroom 3	3.40 x 2.10	11' 2" x 6' 11"

ovn                      oven    cup'd                      cupboard  
h                          hob    ◀ ▶                      measuring points

### The Rutland | Saddlers Reach |

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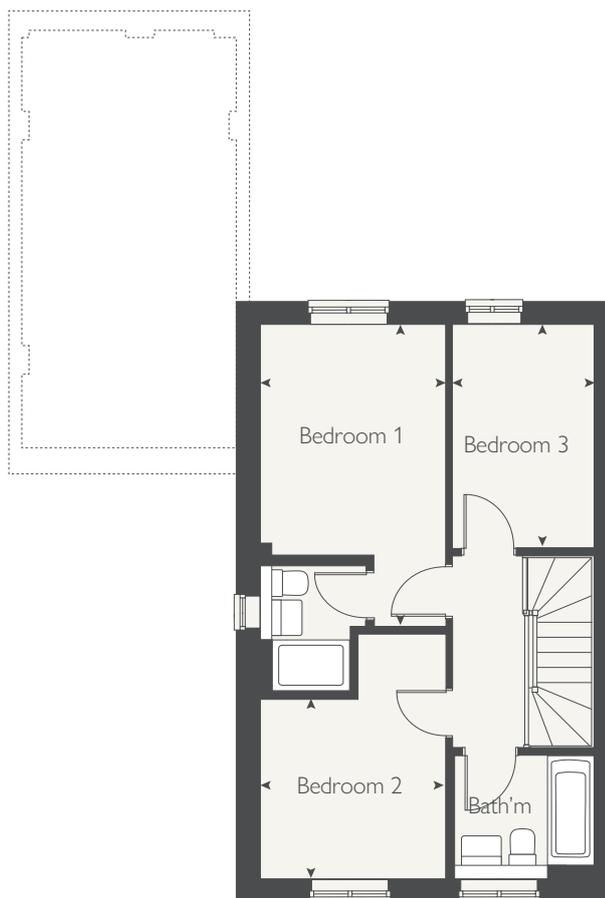
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**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR





# THE WESTERFIELD

4 bedroom home



**COUNTRYSIDE**  
Homes

# THE WESTERFIELD

4 bedroom home



## GROUND FLOOR

	metres	feet / inches
Kitchen / dining area	6.00 x 4.10	19' 8" x 13' 5"
Sitting room	4.80 x 3.30	15' 9" x 10' 10"

## FIRST FLOOR

Bedroom 1	3.70 x 3.40	12' 2" x 11' 2"
Bedroom 2	3.80 x 2.40	12' 6" x 7' 10"
Bedroom 3	3.40 x 2.70	11' 2" x 8' 10"
Bedroom 4	3.10 x 1.90	10' 2" x 6' 3"

ovn	oven	cup'd	cupboard
h	hob	< >	measuring points

### The Westerfield | Saddlers Reach |

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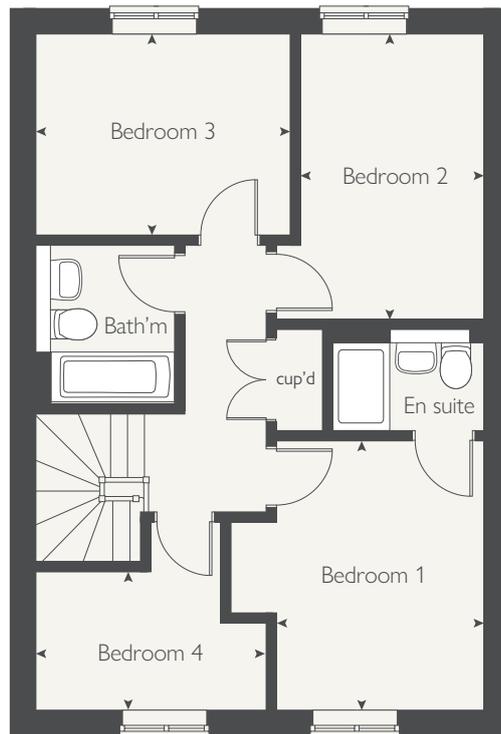
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SC09A DS10439 / 06.24



**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR





# THE PARWOOD

4 bedroom home



**COUNTRYSIDE**  
Homes

[countrysidehomes.com](http://countrysidehomes.com)

# THE PARWOOD

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining	6.70 x 2.70	22' 0" x 8' 10"
Sitting room	4.70 x 3.30	15' 5" x 10' 10"
Study	3.30 x 1.80	10' 10" x 5' 11"

## FIRST FLOOR

Bedroom 1	4.30 x 3.40	14' 1" x 11' 2"
Bedroom 2	3.50 x 3.10	11' 6" x 10' 2"
Bedroom 3	3.40 x 2.70	11' 2" x 8' 10"
Bedroom 4	3.10 x 2.20	10' 2" x 7' 3"

ovn                      oven    cup'd                      cupboard  
h                          hob    ◀ ▶                      measuring points

### The Parwood | Saddlers Reach |

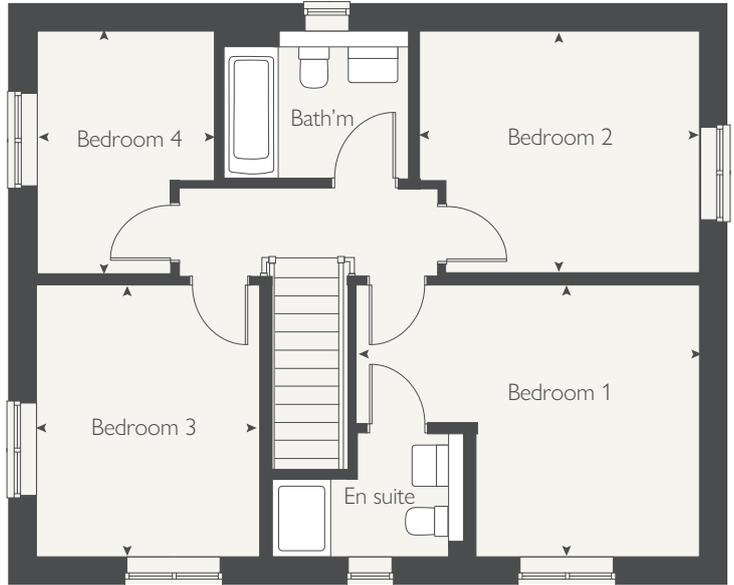
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## FIRST FLOOR



## GROUND FLOOR



**COUNTRYSIDE**  
Homes



# SADDLERS REACH

Chichester



**COUNTRYSIDE**  
Homes

# SADDLERS REACH

## Chichester

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the Personalise range of extras available.

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Personalise upgrade options available depending on build stage, please speak with a sales consultant.

2 bedroom  
The Badminton

3 bedroom  
The Hickstead  
The Richmond  
The Rutland

4 bedroom  
The Westerfield  
The Parwood

### KITCHEN

	2 bedroom The Badminton	3 bedroom The Hickstead The Richmond The Rutland	4 bedroom The Westerfield The Parwood
Choice of Standard fitted kitchen (doors and worktops)	■	■ ■ ■	■ ■
Choice of Premium fitted kitchen (doors and worktops)	■	■ ■ ■	■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■ ■ ■	■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■	
Hotpoint ceramic electric hob with Indesit single oven with stainless steel hood	■	■ ■ ■	■ ■
Pendant light fitting	■	■ ■ ■	■ ■
Fridge / freezer space	■	■ ■ ■	■ ■
Space for washing machine with plumbing and electrics in kitchen	■	■ ■ ■	■ ■
Space for washing machine with plumbing and electrics in utility		■	

### BATHROOMS AND EN SUITE(S)

	2 bedroom The Badminton	3 bedroom The Hickstead The Richmond The Rutland	4 bedroom The Westerfield The Parwood
Ideal Standard contemporary white Concept Air sanitaryware	■	■ ■ ■	■ ■
Ideal Standard close coupled WC to cloakroom	■	■ ■ ■	■ ■
Handheld hair wash attachment		■ ■ ■	■ ■
Shower over the bath (full height tiling to length and side of bath)	■		
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite	■	■ ■ ■	■ ■
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■	■ ■ ■	■ ■



2 bedroom  
The Badminton  
3 bedroom  
The Hickstead  
The Richmond  
The Rutland  
4 bedroom  
The Westerfield  
The Parwood

### DOORS AND WINDOWS

Front door with multi-point security locking system and security chain	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■

### GENERAL

White painted walls and smooth white ceilings	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■
TV point to bedroom 1	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■
Patio slabs to rear garden	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■
First two years' customer service support from Countryside Homes	■	■	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction

# SO MUCH CHOICE...

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 Personalise 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.



The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

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SC09A DS14337 / 07.25



**COUNTRYSIDE**  
Homes

# Saddlers Reach at Graylingwell Park

## Energy Efficiency FAQ

This note provides information regarding the energy strategy at Graylingwell Park, including details of the district heating system.



# Why do we need energy efficient measures in our new homes?

Graylingwell Park has been designed to maximise the opportunities to reduce carbon emissions and increase sustainability through the development, promoting zero carbon homes which support climate resilience.

The energy strategy, including how your new home is powered, has been designed to meet building regulation standards and sustainability policies set by Chichester District Council. This requires new homes to be energy efficient and contribute towards tackling climate change.

Planning permissions at Graylingwell Park set a number of core objectives and development aspirations. These objectives include the installation of a district heating system, to be powered by a Combined Heat and Power (CHP) energy centre.

A number of targets underpin the core objectives. The new development is measured against these, and they include:

- Zero Carbon emission from on-site energy use;
- 'Excellent' rating under the BREEAM assessment;
- Level 4 rating within the Code for Sustainable Homes<sup>1</sup> for new residential development;
- 'Excellent' rating under Eco Homes for the refurbished residential homes.

<sup>1</sup> It should be noted that since planning permission was originally granted, the Government has withdrawn the Code for Sustainable Homes and has replaced this with Part L of the Building Regulations and the emerging Future Homes Standard which is expected to be implemented by 2025.



## 03.

### What energy sources does my new home have?

Your house is served by a normal electrical supply which can power all household appliances. The service provider can be chosen by the resident at the point at which they move into their new property.

For heating and hot water, your home is connected to a centrally managed community heating system (the district heating network). This is powered by the on-site Combined Heat and Power Energy Centre and Pipe Network. It is a private utility which has been built and installed for Graylingwell residents only and is managed by Graylingwell Energy.

Community heating via a district heat network is a means of distributing heat generated at a large, community scale to individual households and non-households.

## 02.

### How thermally efficient is my new home?

All of our new homes are designed with energy efficiency in mind

Reducing CO2 emissions through a 'fabric first' approach. This means that good levels of insulation are utilised along with high levels of airtightness achieved through quality construction on site.

High efficiency heating systems, energy efficient appliances and low water use fittings are then utilised to help residents keep bills to a minimum. These efficiencies result in an EPC rating of B against a UK average of D.



## Who are Graylingwell Energy and why do residents have to use them?

The district heating system is a private utility for the use of Graylingwell Park residents only. Heat and hot water from this system is not available to other residents in Chichester.

The district heating system and individual heat interface unit within your home at Graylingwell Park is managed and serviced by Graylingwell Energy. This company was established when the energy centre was first built, and the system began to operate.



## 05.

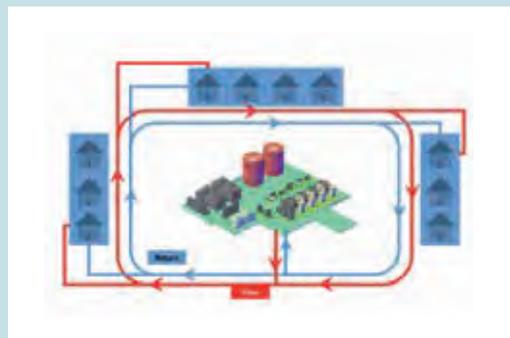
### What does the energy source replace?

The district heating network replaces conventional gas boilers. As a result, there is no boiler or hot water storage within the property. There is also no gas infrastructure connecting your property to the wider national gas network.

## 06.

### How does the district heating system work?

A district heating network is a system that produces heat from a central location (the Combined Heat and Power Energy Centre) and uses a variety of renewable and non-renewable sources to power the energy centre.



Underground pipes then deliver hot water or steam around a central closed loop system. When you use the heating or hot water, the system in your house will draw hot water from this system and, in turn, heats the water in your property. It does this through a Heat Interface Unit (HIU) which is installed in your kitchen instead of a boiler (see below for more information regarding your HIU).

The water in the central system is returned to the plant to be heated again and returned through the loop.

# 07.

## What is a HIU?



HIU stands for Heating Interface System.

It is installed in one of the kitchen cupboards within your property. It replaces a conventional gas boiler and connects your house to the community heating system to provide heating and hot water to your property.

HIUs incorporate one or two-plate heat exchangers to transfer the heat from the central system into instantaneous heating and hot water, as and when it is required.

# 08.

## What are the maintenance requirements for the HIU?

**Graylingwell Energy is responsible for the HIU installed within your property. They are not responsible for the radiators, thermostats and pipework.**

Similar to a conventional gas boiler, your HIU should be serviced annually to maintain efficiency, this is covered by your standing charge.

The cost of an engineer to resolve a problem with your HIU is covered by your standing charge. However, if you have a leak or fault on your radiators, taps or plumbing, these items are not covered by your standing charge.

# Is hot water permanently available?

Yes – hot water is available on demand.



There is no limit to the amount of hot water that may be drawn at any time. When a hot water tap or shower outlet is turned on, the hot water supply should quickly reach a maximum temperature of approximately 50 degrees centigrade, or 128 degrees Fahrenheit.

It should be noted that the system will serve hot water requirements in preference to room heating. Consequently, during periods of high demand for hot water the radiators may temporarily appear to cool down.

## 10.

### Why was the system chosen?

There are a number of regulations and planning policies which the development must align with in accordance with the Planning Permission.

Chichester District Council requires all new homes and non-domestic buildings to apply sound sustainable design, good environmental practices, sustainable building technologies, including minimising energy consumption and maximising the use of energy efficient passive solar design principles where possible. Graylingwell Park has supported and promoted this policy requirement through the development of, and connection to, the district heat system.

The system was chosen because it is a much more efficient method of generating heat and hot water on a large scale than other sustainable technologies. By operating at scale, heat networks have the potential to provide low cost and sustainable heat supplies.

# 11.

## What are the benefits of the system?

### Efficiencies of Scale

As the CHP generates energy for heating and hot water for the whole development, efficiencies are maximised

As the CHP generates energy for heating and hot water for the whole development, efficiencies are maximised.

### Cost Savings

The system includes Heat Interface Units within individual properties removing the need for conventional boilers. This reduces the need for individual flue terminals, reduces the maintenance and service costs of a boiler system and thus reduces the operating costs.

### Minimum installation and maintenance

Maintenance and repair are focused on the central plant room as opposed to individual boilers in each dwelling, resulting in long-term cost savings.

### Space-saving

Individual Heat Interface Units take up much less space than a boiler meaning available floorspace is optimised in each property

### Compliance with low-carbon renewable energy requirements

Heat networks present a great opportunity to use renewable energy sources such as CHP, biomass, solar or heat pumps. They allow the effective integration of low to zero carbon technology in a much simpler way, due to the central system, which increases the overall energy efficiency of the development. As the system delivers hot water on demand, no energy is wasted from heat building up or dissipating after use.

# 12.

## How is hot water and heating monitored?

### METER

Your new home is fitted with a meter that records the amount of heating and hot water consumed.

This meter is automatically read by Graylingwell Energy. The automatic reading means you will not need to record your exact usage. You will then be billed for exactly what you have consumed month to month.

The meter calculates

- 1 volume of water used for heating and general hot water usage; and
- 2 the difference in temperature of the centrally supplied hot water entering and leaving the property.

Consumption based metering and billing allows residents to take control of how much energy they use.

### THERMOSTAT

The heating times and temperatures are controlled by a thermostat which is programmable. This thermostat is the responsibility of the owner/occupier and not Graylingwell Energy.

Please make sure the battery in the thermostat is charged and replaced regularly, and that the programmer is switched on with the thermostat turned up to ensure your heating works effectively.

Please note, any call outs where engineers identify the thermostat as the cause, will be charged to the customer.

# 13.

## How much does it cost and is there a standing charge?

You will be billed on a monthly basis. Your bill will be issued within the first 5 working days of each month.

Payment details and information about your usage will be outlined on the bill itself.

Graylingwell Energy establishes the heat tariff charged to you by undertaking a competitive gas price tender exercise for the energy centre.

Obtaining the most competitive gas price provides a competitive heat tariff charge for you. The fixed standard charges outlined below go towards maintaining the equipment needed to deliver the service to your home, including the district heat exchanger, together with the customer related costs of metering, billing and enquiries.

It should be noted that the Heat Interface Unit's (HIU) installed in your home will continue to provide a 'bypass' through the heat exchanger during idle periods. This has been estimated by the manufacturer as being approximately 1kWh per day. The HIU does this to maintain the heat exchanger in your home (the instrument which takes the hot water from the central loop and regulates the temperature of the water in your house) at a suitable temperature to reduce the risk of bacteria in the system, which may occur if the exchange were allowed to cool down.

This means you may accrue small charges when you are away from your house for long periods, such as a holiday.

### Charges and Rates

We have provided a summary of the current charges and rates for heating and hot water at the time of print. Please visit Graylingwell Energy's website for the latest charges: [www.graylingwellenergy.co.uk/customer-info/energy-tariffs](http://www.graylingwellenergy.co.uk/customer-info/energy-tariffs)

The information provided was correct as at 25/09/2024.

### Private Owner / Tenant Rates

If you are a private owner or tenant, the current rates (effective from October 2024) are as follows:

- The Heat Price 11 (start 01/10/24 – 30/09/25) is: 18.82p per kWh

The fixed standing charge per annum for this tariff is set out below:

1 bed	2 bed	3 bed	4 bed	5 bed
£403.76	£457.49	£511.24	£595.48	£675.35

### How does this tariff compare to a conventional gas system?

Graylingwell Energy have provided a comparison table, which is available in their 'Information Guide'. This is replicated below for ease of reference:

Current Graylingwell Energy Tariffs		Gas Input Cost	Boiler Servicing/ Maintenance Cost	Boiler Replacement Costs
Service delivery	Heat Supply, Repair and Replacement of Hydraulic Interface Unit (equivalent to boiler)	Average Domestic Variable Gas Price (in accordance with British Gas – <a href="http://britishgas.co.uk/energy/guides/average-bill.html">britishgas.co.uk/energy/guides/average-bill.html</a> )	Equivalent Boiler Maintenance Cover - £350/year (excludes excess call out charge)	Boiler Replacement Costs Including Labour - £1,000
Variable Unit Charge (Average 3,000kWh per annum)	18.82p/kWh (01/10/24 – 30/09/25)			
Standing Charge (2 bed/ Private)	£457.49 (01/10/24 – 30/09/25)	£792/year	£320/year	Lifetime – 10 years £100/year
Total £1,022/year		Total £1,212/year		

# 14.

## Is the system more sustainable?

Yes – the system is more sustainable because the CHP is powered by alternative fuels such as biomass, reducing reliance on fossil fuels. It also operates at a larger scale than a conventional boiler and is therefore more efficient.

