

AZURE

THE FINAL DOCKING

HOUSE BROCHURE

A STUNNING COLLECTION OF 3, 4, 5 BEDROOM HOMES
OVERLOOKING THE HISTORIC KENT RIVIERA

ST. MARY'S ISLAND, CHATHAM MARITIME, KENT



COUNTRYSIDE
MARITIME

A person with long dark hair, wearing a dark jacket, is seen from the back, leaning on a metal railing. They are looking out over a city at sunset. The sky is filled with vibrant orange and red clouds. In the foreground, there are several thin, white, wavy lines that create a digital or data-like effect. The overall mood is contemplative and serene.

51.3973°N 0.5326°E

WELCOME TO AZURE

THE FINAL DOCKING

REMARKABLE CONTEMPORARY HOMES
IN A TRANQUIL, HISTORIC SETTING

AFTER 25 YEARS OF BUILDING A GROWING COMMUNITY, THIS FINAL PHASE
AT AZURE IS YOUR LAST CHANCE TO BUY NEW ON ST MARY'S ISLAND

WITH PLEASANT PARKS, MATURE WOODLAND, RIVER WALKS, WATERSIDE BARS AND EATERIES,
AZURE PROVIDES A SAFE SPACE FOR RUNNING, WALKING, CYCLING AND LEADING YOUR EVERYDAY
LIFE WHILE REMAINING CLOSE TO CONVENIENT AMENITIES AND SUPERB TRAVEL LINKS.

Welcome to the waterside community of Azure
- an exclusive collection of family homes designed
to suit those yearning for peace, tranquility and
superior quality, with a wealth of convenient
amenities and inspiring views close at hand.

Less than two miles from Chatham and
Gillingham, but with the slow-moving charm
of the River Medway and its historic riverside
fortifications as a backdrop.

Azure is a place where you can
breathe easy and relax.

The area has been thoughtfully planned to
include footpaths, cycleways and children's
outdoor play areas within its river walks and
dockside promenades, enabling residents to enjoy
an active lifestyle. With each attractively-designed
property configured to be light, spacious and
energy-efficient, along with ample space
for gardens and parking, Azure is a community
that you will love to call home.

WWW.COUNTRYSIDEPROPERTIES.COM/AZURE

MODERN LUXURY AMIDST MARITIME HISTORY



SOLID FOUNDATIONS

Thanks to easy access via the Thames and the Medway, the area around St Mary's Island is steeped in history, first being settled by the Romans before going on to become the site of a major naval dockyard. After a long tradition of constructing, outfitting and repairing hundreds of ships over the course of many centuries - including Nelson's flagship HMS Victory - work ceased in 1984, paving the way for huge regeneration projects whilst preserving many of the area's historic buildings.

EVERYTHING ON HAND

A beacon at the head of the Medway as it turns inland, St Mary's Island is a modern community home to a host of local amenities nearby. Within a one-mile radius, you'll find the community centre and much-loved Church of England primary school, the handy local supermarket, doctor's surgery, a well-equipped gym, watersports centre and an Odeon cinema. Plus, for simple relaxation, you'll be able to enjoy the island's riverside walks, park and woodland areas and, of course, the marina.

TREATING YOURSELF

St Mary's Island holds plenty of opportunities for eating out locally. The Ship & Trades - a quality bar, eatery and four-star hotel - is perfect for waterside drinks and intimate meals in chic, modern surroundings. Also across the marina, you'll find the highly-rated Pier Five Bar & Kitchen, the Villagio Italian restaurant and Creams Kitchen - perfect for dessert. Those seeking retail therapy will also enjoy Dockside Outlet Shopping Centre - home to 40 brand-name stores and familiar eateries.

ALL THE DELIGHTS OF TOWN

Just two miles away - over the water, historic dockyards and heritage parks - central Chatham is home to a great range of high street shops, household brands, independent boutiques and numerous places of interest. History-lovers will enjoy the Napoleonic Fort Amhurst and the highly-rated Dickens World, celebrating the life of the prolific author with captivating displays and recreations of scenes from the novels. If you're looking for sports, then Chatham Ski & Snowboard Centre boasts the longest artificial slope in the region, or you might prefer a boating experience at Chatham Maritime Watersports Centre.

1600'S

THE DOCKYARD

The dockyard enjoyed an illustrious history of shipbuilding and repair for the Royal Navy over four centuries, with more than 400 ships built there including Nelson's flagship Victory.



1854

PRISON Between 1854 and 1856, St Mary's Prison was built on the island. It had approximately 1,700 prisoners and staff of 232.



1862

ROYALTY DOCKS In 1862, the dockyard was again re-modernised by engineer John Rennie the Younger.



1940

WORLD WAR II In 1940, during the Second World War, the island was used as a training ground for mock battles, which were staged against the dockyards.



1944

SUBMARINE An abandoned German submarine was towed by Royal Navy vessels and repaired in No.3 Basin.

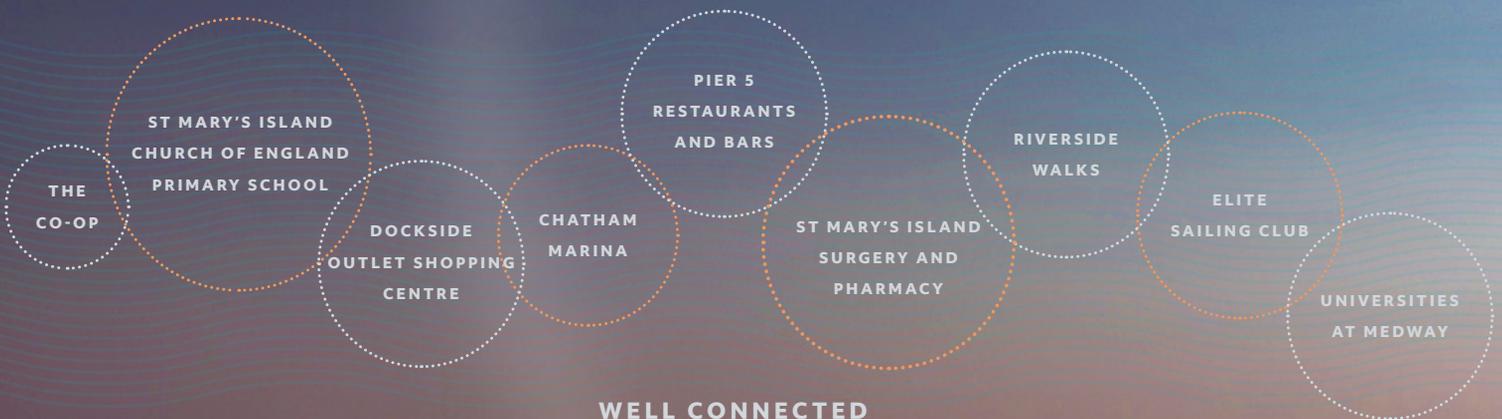
1990

PARTNERSHIP In the late 1990s, government agency Homes England and housing developer Countryside, came together to build homes on the island, under the development name Countryside Maritime.



WELL POSITIONED FOR TOWN, COAST AND COUNTRY

LOCATED WITHIN A MILE



WELL CONNECTED

On your doorstep at Azure, you'll find an oasis of peace, recreation and relaxation amongst its graceful yachts, waterfront walks, stunning views and mature landscaped park, with its paths, trees and open green spaces. But Azure also offers easy road access to a rich array of attractions in the region's towns and coastline.

Running just south of the island, the A289 is your gateway to the rest of the region and beyond. Connecting with the A2/M2 to the east, the M25 is around 16 miles away, linking you with routes all around the UK, and of course the wider metropolis of London. In the other direction, the A289 curves around Gillingham to meet the A2 and the M2 at junction 4, with historic Canterbury around 30 miles away and dynamic Margate 40 miles from home.

Alternatively, the A231 Dock Road takes you south into Chatham, from where the A2 takes you into the beautiful city of Rochester in a matter of minutes. Be sure to visit its impressive castle and neighbouring cathedral for an inspiring day out. Heading south, the bustling town of Maidstone - the focus for culture, entertainment, leisure and retail in the region - is just 11 miles away via the A229. Here you can also join the M20, or continue on the A229 for destinations all across the Kent Downs and south coast.

The nearest mainline rail stations are at Gillingham, Rochester and Chatham, where regular services run throughout the day onto a variety of London stations, or all stops towards the upcoming seaside town of Margate.

Wherever you want to get to, you'll never be far away in Azure.



BY RAIL

GILLINGHAM RAILWAY STATION

- CHATHAM 4 MINS
- ROCHESTER 7 MINS
- STROOD HIGH STREET 20 MINS
- EBBSFLEET INTERNATIONAL 26 MINS
- LONDON CANNON STREET 29 MINS
- STRATFORD INTERNATIONAL 37 MINS
- ST PANCRAS INTERNATIONAL 42 MINS
- LONDON VICTORIA 42 MINS

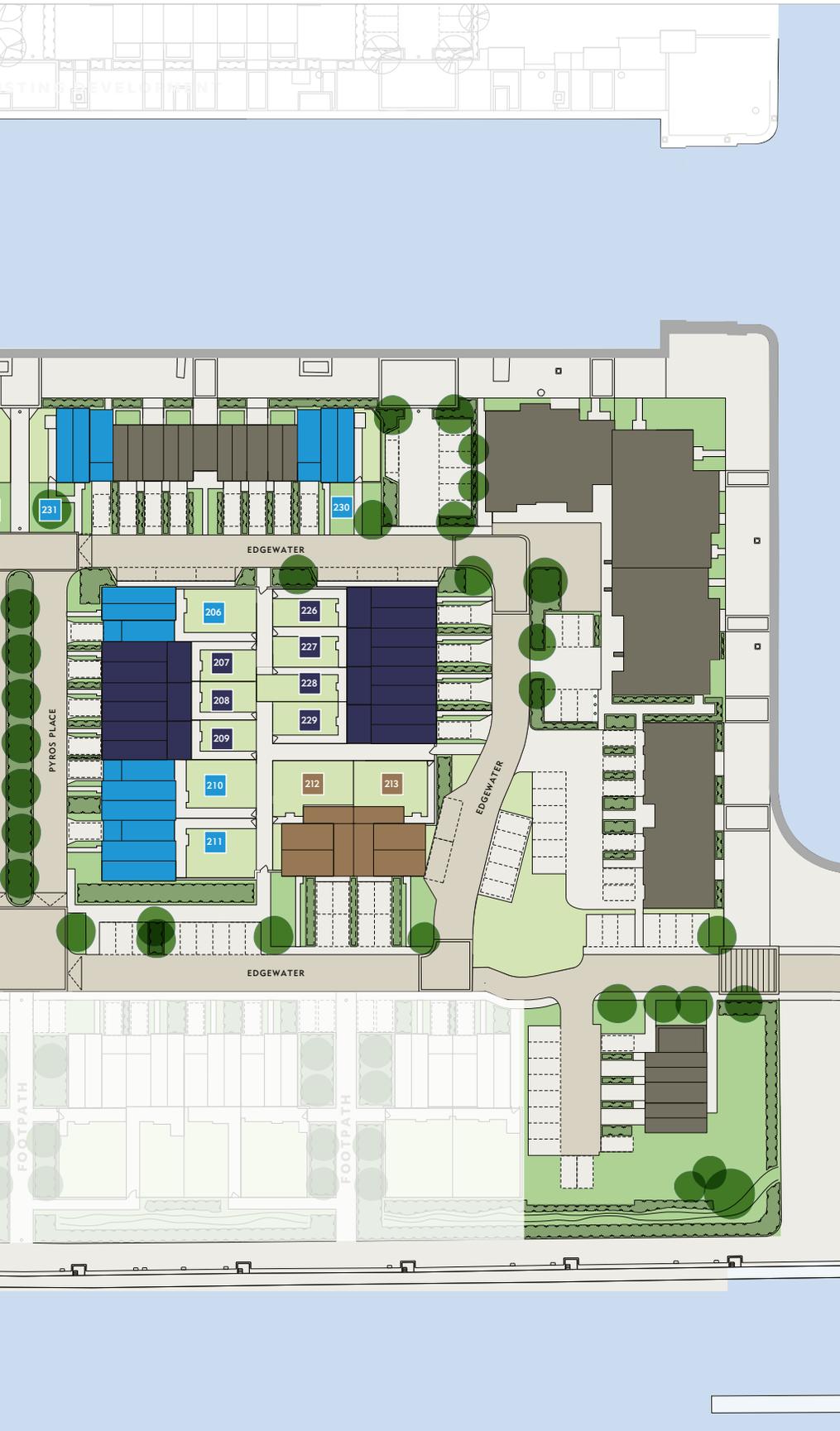


BY CAR

- HISTORIC DOCKYARD 1.4 MILES
- M2 5.7 MILES
- EBBSFLEET INTERNATIONAL 13.8 MILES
- BLUEWATER 15.5 MILES
- M25 DARTFORD 19.6 MILES
- DOVER 46.1 MILES

SITE PLAN





HOUSES

THE LARK

3-BEDROOM HOUSE

PLOTS 191, 192, 193, 201, 202, 203, 207, 208, 209, 226, 227, 228 & 229

THE SANDPIPER

4-BEDROOM HOUSE

PLOTS 182, 183, 184, 185 & 186

THE SANDERLING

4-BEDROOM HOUSE

PLOTS 196, 197, 198, 199, 212 & 213

THE KINGFISHER

5-BEDROOM HOUSE

PLOTS 187, 188, 189, 190, 194, 195, 200, 204, 205, 206, 210, 211, 230, 231, 232, 395 & 396

PLACES PEOPLE LOVE

AZURE

THE FINAL DOCKING

THE LARK

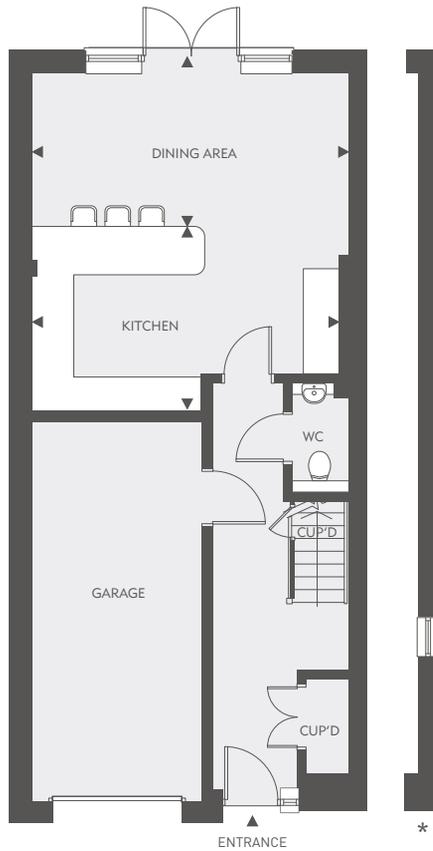
3-BEDROOM HOUSE

TOTAL INTERNAL FLOOR SPACE 147.7 SQ M / 1589.8 SQ FT

PLOTS - 191†, 192†, 193†, 201, 202, 203, 207†, 208†,
209†, 226, 227, 228 & 229

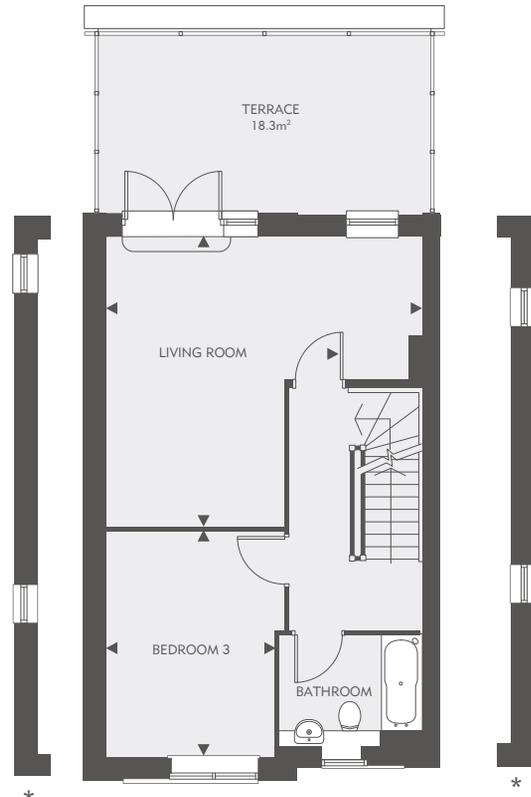
A 3-bedroom home that appeals to first-time buyers, couples and families looking for a little extra space. Leading off from the hall is a kitchen/dining area that opens through double doors to the rear garden, making it perfect for entertaining. The first floor comprises the living room with access to the terrace, great for relaxing, as well as a double bedroom and bathroom. Continuing up to the second floor you'll find the master bedroom and large double bedroom of which both boast their own en-suite shower room.





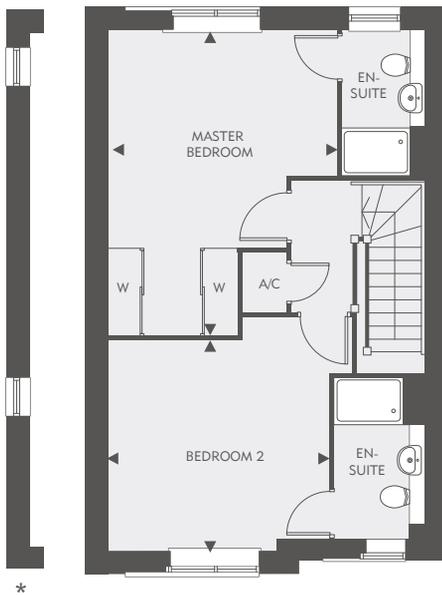
GROUND FLOOR

KITCHEN	5.41M X 3.27M	17'8" X 10'8"
DINING AREA	5.55M X 2.94M	18'2" X 9'7"



FIRST FLOOR

LIVING ROOM	5.01M X 4.19M	16'5" X 13'9"
BEDROOM 3	3.11M X 3.98M	10'2" X 10'0"



SECOND FLOOR

MASTER BEDROOM	4.01M X 5.31M	13'2" X 17'7"
BEDROOM 2	4.26M X 4.09M	14'0" X 13'5"

† Plots 191, 192, 193, 207, 208 & 209 are handed.

* Please speak to the Sales Consultants for plot specific variations

KEY:

W - Wardrobe CUP'D - Cupboard A/C - Airing Cupboard

Computer generated images are indicative only and can be subject to change. Images are often shown from an imaginary open space area. Variations to the external design and landscaping may occur. Please check with a Sales Consultant before reservation. Floorplans represent typical layouts of this house design. They are not shown to scale. Plot specification, internal and external finishes, dimensions and differences to plots should be checked with a Sales Consultant before reservation. Enclosing walls differ per plot, please speak to your Sales Consultant for more information. *Plots are handed.

PLACES PEOPLE LOVE

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THE FINAL DOCKING

THE SANDPIPER

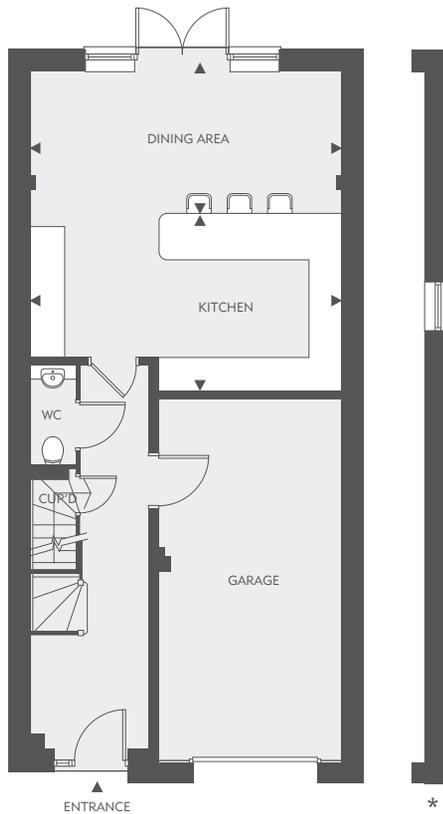
4-BEDROOM HOUSE

TOTAL INTERNAL FLOOR SPACE 168.3 SQ M / 1812.0 SQ FT

PLOTS - 182, 183, 184, 185, 186†

Beautifully designed 4-bedroom home ideally suited to growing families or professional couples. A spacious kitchen/dining area with breakfast bar and open access through double doors to the garden, the perfect place to relax. Up the staircase to the first floor and you can find a double bedroom and family bathroom as well as the living room with access to the terrace which forms the heart of the home for day-to-day living. The master bedroom with its en-suite shower room, plus two further bedrooms are located on the second floor.

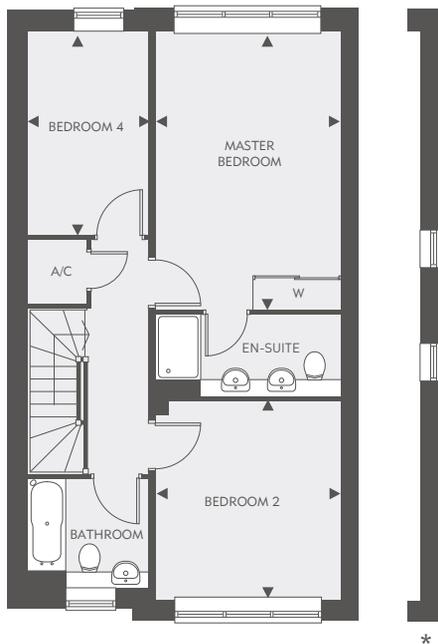




GROUND FLOOR

KITCHEN
5.76M X 3.25M 18'10" X 10'8"

DINING AREA
5.76M X 2.85M 18'10" X 9'4"

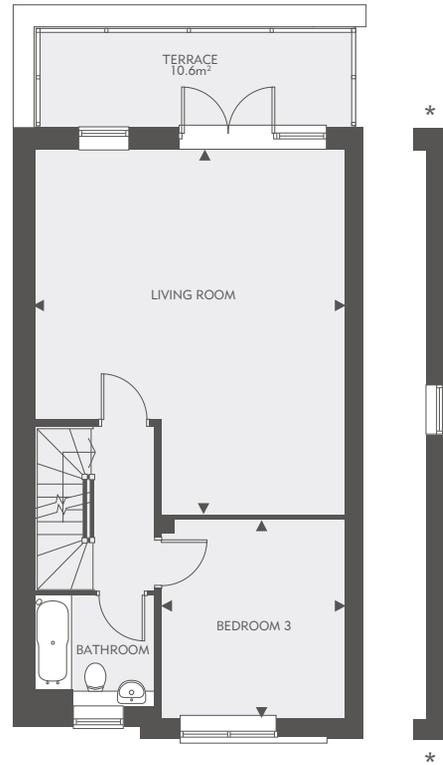


SECOND FLOOR

MASTER BEDROOM
3.39M X 5.11M 11'1" X 16'8"

BEDROOM 2
3.65M X 3.39M 11'11" X 11'1"

BEDROOM 4
2.22M X 3.74M 7'2" X 12'2"



FIRST FLOOR

LIVING ROOM
5.76M X 6.93M 18'10" X 22'9"

BEDROOM 3
3.65M X 3.39M 11'11" X 11'9"

† Plots 186 & 217 are handed.

* Please speak to the Sales Consultants for plot specific variations

KEY:

W - Wardrobe CUP'D - Cupboard A/C - Airing Cupboard

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THE FINAL DOCKING

THE SANDERLING

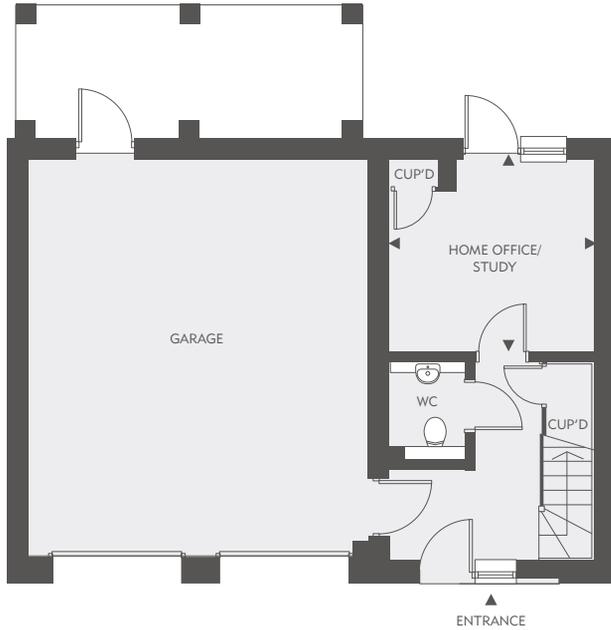
4-BEDROOM HOUSE

TOTAL INTERNAL FLOOR SPACE 146.2 SQ M / 1573.7 SQ FT

PLOTS - 196, 197†, 198†, 199, 212† & 213

A 4-bedroom home with versatile living across three storeys. Day-to-day life is centred around the large open plan kitchen/dining/living area on the first floor with double doors opening out onto the balcony, perfect for relaxing. A double bedroom and family bathroom are also situated on this floor. A single bedroom is found on the second floor along with the spacious master bedroom and second bedroom of which both boast en-suite facilities and also have access to the outdoor terrace.





GROUND FLOOR

HOME OFFICE/STUDY
3.62M X 3.51M 11'10" X 11'6"



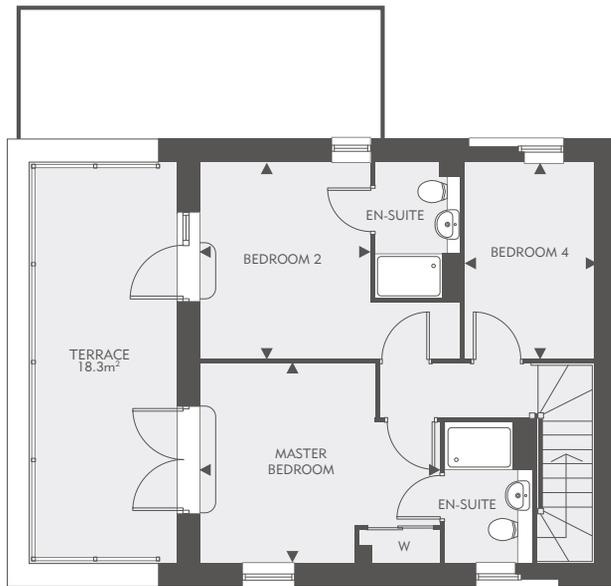
FIRST FLOOR

KITCHEN
3.40M X 2.54M 11'2" X 8'4"

DINING AREA
2.65M X 2.54M 8'8" X 8'4"

LIVING AREA
6.24M X 4.76M 20'6" X 15'7"

BEDROOM 3
3.70M X 3.41M 12'2" X 11'2"



SECOND FLOOR

MASTER BEDROOM
4.25M X 3.54M 13'11" X 11'7"

BEDROOM 2
4.62M X 3.46M 15'2" X 11'4"

BEDROOM 4
2.26M X 3.45M 7'6" X 11'4"

† Plots 197, 198 & 212 are handed.

* Please speak to the Sales Consultants for plot specific variations

KEY:

W - Wardrobe CUP'D - Cupboard A/C - Airing Cupboard

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PLACES PEOPLE LOVE

AZURE

THE FINAL DOCKING

THE KINGFISHER

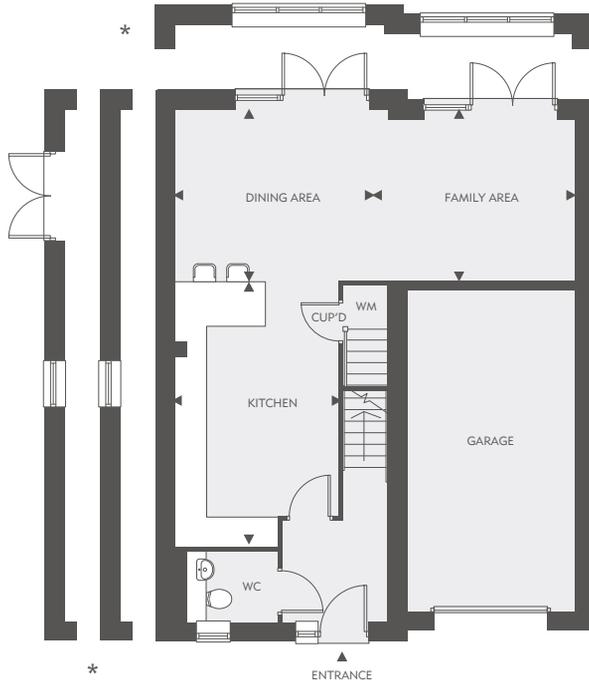
5-BEDROOM HOUSE

TOTAL INTERNAL FLOOR SPACE 184.9 SQ M / 1990.0 SQ FT

PLOTS - 187, 188, 189, 190, 194†, 195†, 200†, 204, 205,
206, 210†, 211†, 230†, 231, 232†, 395 & 396†

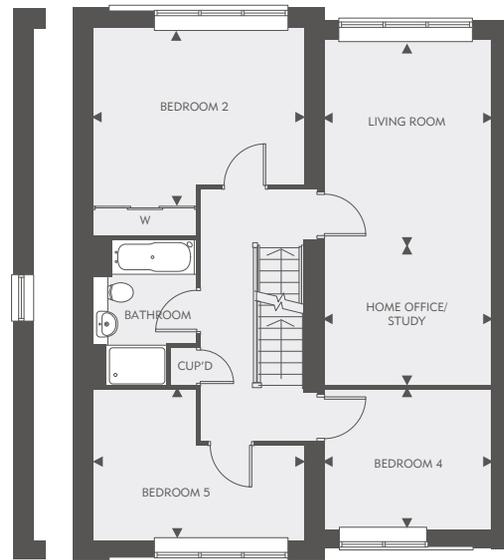
The 5-bedroom Kingfisher has a practical interior layout that makes it an ideal family home. Situated across three floors, the ground floor boasts a spacious kitchen leading onto an open plan dining and family area with two sets of double doors at the back or side of the home opening out to the garden. The first floor hosts two double bedrooms, a single and the family bathroom. Plus, a spacious living room with a home study or office space. Upstairs to the second floor and you'll find the master bedroom with vaulted ceiling and en-suite facilities as well as another double bedroom and access to the large terrace.





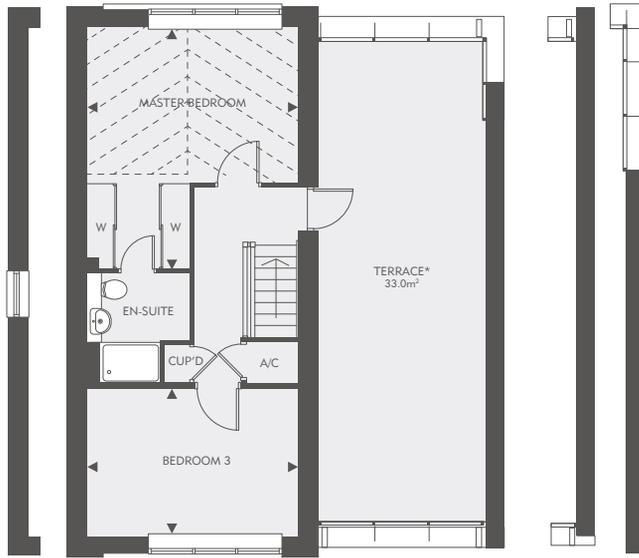
GROUND FLOOR

KITCHEN	3.26M X 5.41M	10'8" X 17'8"
DINING AREA	4.50M X 3.70M*	14'8" X 12'1"
FAMILY AREA	3.80M X 3.50M	12'5" X 11'4"



FIRST FLOOR

LIVING ROOM	3.40M X 4.01M	11'1" X 13'2"
HOME OFFICE/STUDY	3.40M X 2.96M	11'1" X 9'8"
BEDROOM 2	4.29M X 4.18M	14'0" X 13'8"
BEDROOM 4	3.34M X 2.83M	11'1" X 9'3"
BEDROOM 5	4.29M X 3.05M	14'0" X 10'0"



SECOND FLOOR

MASTER BEDROOM	4.91M X 4.29M	16'1" X 14'0"
BEDROOM 3	4.29M X 3.00M	14'0" X 9'9"

† Plots 194, 195, 200, 210, 211, 214, 218, 220, 224, 230, 232 & 396 are handed.

* Please speak to the Sales Consultants for plot specific variations

KEY:

- W - Wardrobe
- CUP'D - Cupboard
- A/C - Airing Cupboard
- W/M - Washing Machine
- Vaulted Ceiling

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FIRST CLASS SPECIFICATION

KITCHEN

- Individually designed contemporary style Commodore kitchen with Star Gloss handleless wall units and Moon Light Grey base units. Please speak to a Sales Consultant for further details
- Lambrate laminate worktops. Please speak to a Sales Consultant for further details
- 1 ½ bowl sink with stainless steel tap
- Single oven with 4 ring ceramic hob to 3 bedroom houses
- Double oven with 4 ring hob to 4 & 5 bed houses
- Extractor cooker hood
- Glass splashback where applicable
- Integrated dishwasher
- Integrated fridge/freezer
- Amtico Spacia Flooring
- Washer/dryer
- Wine cooler to 5 bedroom houses

MAIN BATHROOM

- White sanitaryware with chrome mixer taps
- Semi-recessed hand basin with Dark Swiss Elm worktop
- Double-ended bath with Dark Swiss Elm panel
- Wall mounted shower and sliding door with thermostatic shower mixer, diverter to selected plots
- Floor mounted WC with chrome flush controller
- Heated chrome towel rail - Summer setting
- Amtico Spacia Flooring



EN-SUITE

- Thermostatic shower mixer with diverter
- White sanitaryware with chrome mixer taps
- Semi-recessed basin with Dark Swiss Elm worktop (where applicable)
- Wall mounted shower and sliding door
- Floor mounted WC with chrome flush controller
- Heated chrome towel rail - Summer setting
- Amtico Spacia Flooring

GENERAL FINISHES

- Fitted wardrobe to master bedroom. Please speak to a Sales Consultant for further details
- Semi-solid core doors with Satin Chrome door furniture
- Internal doors painted white with matching skirtings and architraves
- Walls painted in Brilliant White
- Ceilings in Brilliant White
- UPVC windows
- Carpet to separate living rooms, study (where applicable), bedrooms, stairs, landings
- Amtico Spacia to all other rooms. Please speak to a Sales Consultant for further details

HEATING, LIGHTING & ELECTRICAL

- Gas fired central heating and hot water
- Up to three thermostatic control zones
- Energy-efficient downlighters to kitchen, hallway, bathrooms and en-suite, where applicable
- Pendant lighting to living room and all bedrooms
- White switches and sockets
- USB ports and media sockets in living room, kitchen, master bedroom, bedroom 2 and dining room, where applicable
- Smoke alarm and carbon monoxide detectors positioned where required

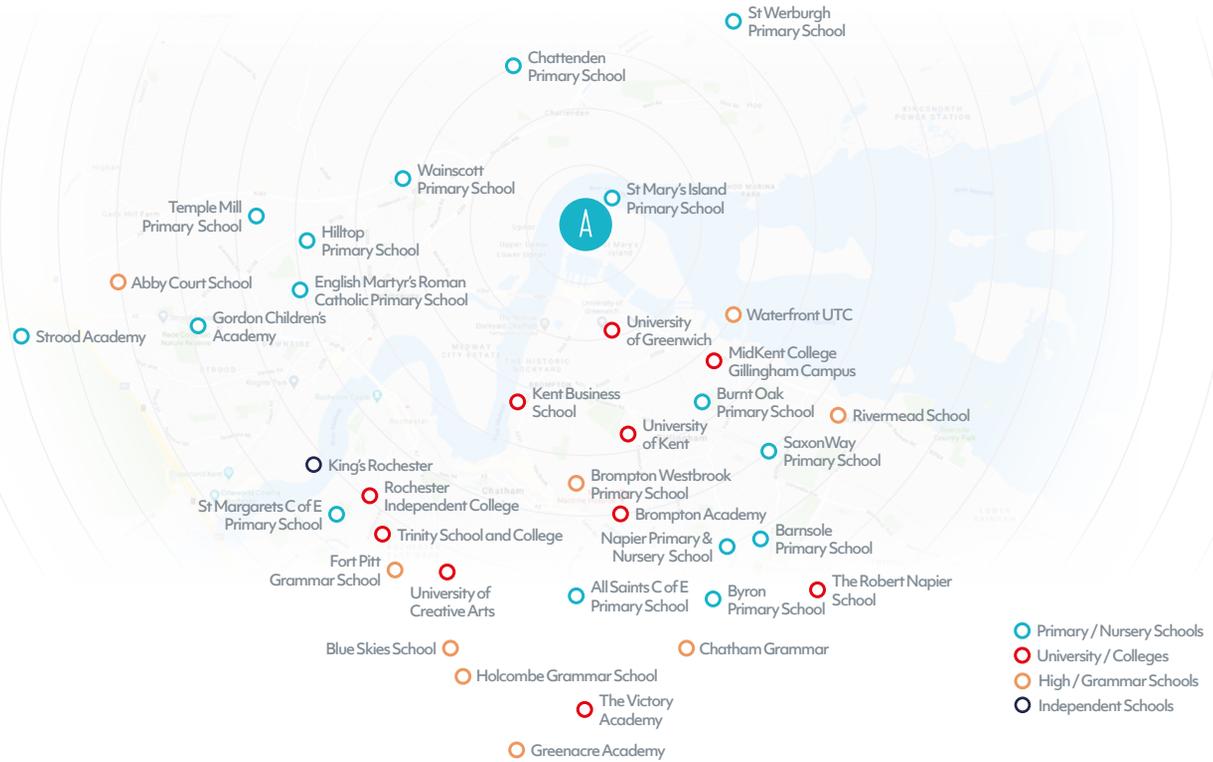
HOME ENTERTAINMENT & COMMUNICATIONS

- Wired for Virgin Media (subject to future connection by purchaser)

EXTERNAL

- Outside double socket to gardens and balcony or terraces, where applicable
- Decking to balcony and terraces, where applicable
- Outside lights gardens and balcony or terraces, where applicable
- Front gardens are landscaped and rear gardens are turfed as standard

GIVING YOUR CHILDREN A STRONG START



STANDARDS OF SCHOOLING IN KENT ARE AMONG THE HIGHEST IN THE UK, AND THE AREA AROUND AZURE IS HOME TO EXCELLENT EDUCATION FACILITIES CATERING TO ALL AGES.



PRIMARY SCHOOL, CHATHAM MARITIME,
ST MARY'S ISLAND, CHATHAM, KENT



CANTERBURY CHRIST CHURCH UNIVERSITY,
CHATHAM, KENT

Parents with younger children will be pleased to know St Mary's Island Church of England Primary School is just a quarter of a mile from the development. Rated 'Good' by Ofsted, the school was also proud to receive a Green Award. Residents will also find numerous alternative primary options just a couple of miles away in Gillingham, including Burnt Oak Primary (awarded the Inclusive Quality Mark and recognised as a Centre of Excellence) and Brompton Westbrook Primary School (rated 'Good' by Ofsted).

Quality secondary education is also easily available nearby. Around three miles away, you'll find The Robert Napier School in Gillingham with the Greenacre Academy just a little further, south of Chatham - both rated 'Good' by Ofsted. Selective schools locally also offer opportunities for children to flourish, most notably the highly-rated independent King's School in Rochester (named 'excellent in all areas' by a February 2020 ISI Inspection Report) and Holcombe Grammar School in Chatham (rated 'Good' by Ofsted).



AZURE, ST MARY'S ISLAND

ABOUT COUNTRYSIDE MARITIME



At Countryside, we believe that where we live matters. We're passionate about creating places where people aspire to live, that deliver enduring value and where people feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today, with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

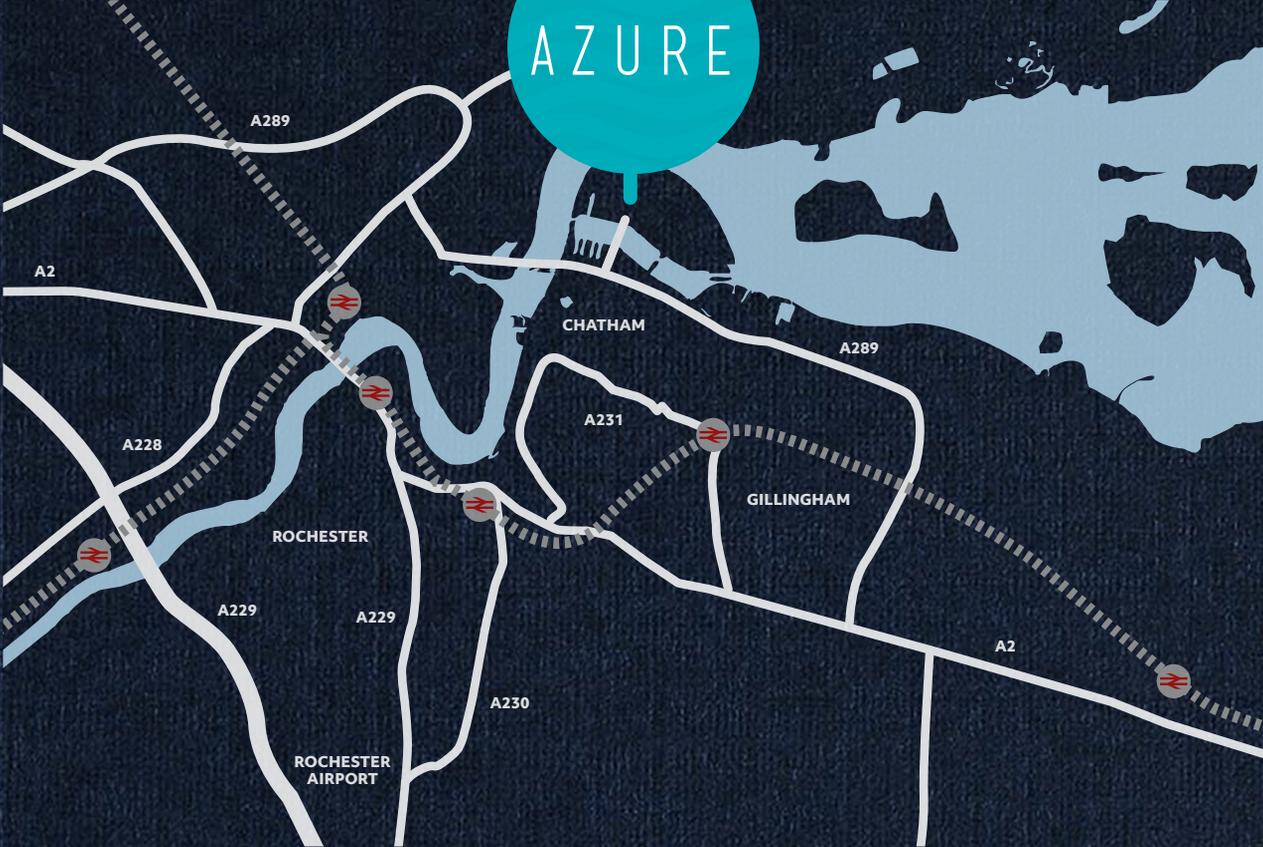
From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments. We create places people love.



PARKLAND, ST MARYS ISLAND,
CHATHAM, KENT



MARINA, ST MARYS ISLAND,
CHATHAM, KENT



AZURE

HOW TO FIND US

BY ROAD

St Mary's Island is located just off the A289, adjacent to the crossing under the River Medway between Strood and Gillingham, approximately two miles north of Chatham town centre.

Approaching from London, take the A2 from M25 junction 2 and head east until the A2/M2 junction, where the A289 will take you around Wainscott into the Medway tunnel. Following signs for Chatham Maritime, take the first turning left into Maritime Way, which heads north across the marina and onto the island.

From the south or east, take the M2 to junction 3, where you go onto the A229 northbound for 1 mile before turning onto the A230, following signs for Chatham Town Centre. From there, follow brown heritage anchor signs to the Historic Dockyard and St. Mary's Island, taking the A231 Dock Road which becomes Maritime Way, continuing over the main roundabout onto St Mary's Island.

ST. MARY'S ISLAND,
CHATHAM MARITIME, KENT
SAT NAV - ME4 3SA
TELEPHONE: 01634 957904

BY RAIL

Trains run frequently until late in the evening from London Waterloo, Victoria and London Bridge into Chatham, with a journey time of approximately 45 minutes. The line also continues to call at onward stations to Margate.

BY AIR

The nearest airports are Gatwick, 47 miles from Azure via the A2 and M25, and London City, 32 miles by car or easily accessible via train and the DLR.

BY BOAT

Access to the private Chatham Maritime Marina, operated by Marina Developments Ltd, is via a lock adjacent to Azure. The River Thames can be navigated from Basin No.1 via the River Medway.

www.countrysideproperties.com/azure
azure@cpplc.com
01634 957904

Marketing Suite open daily from 10am - 5pm.
Augustus Way, St Mary's Island, Kent, ME4 3SA

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This information does not constitute a contract, part of a contract or a warranty. Countryside operates a programme of continuous product development. All computer generated images are indicative and may be subject to change. All internal imagery depicts previous Countryside developments, specification may vary from that shown. All time and distances quoted are approximate and taken from either google.co.uk or nationalrail.co.uk. August 2020.



COUNTRYSIDE
MARITIME