



Rochester Riverside





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Waterside living redefined.

Rochester Riverside is an ambitious project that is revitalising a previously unused part of the Medway waterside, reconnecting it with Rochester town centre and transforming it into one of Kent's most desirable new neighbourhoods.

The development will deliver around 1,400 new homes in total as well as a 2.5km river walkway. Three phases of exceptional new homes are now complete, plus, a new primary school and riverside park are also open.

A collection of 1 & 2 bedroom apartments and 2, 3 & 4 bedroom houses

Discover exceptional new homes designed with modern living in mind. Enjoy private outdoor spaces, and landscaped open green areas beside beautiful stretches of riverside, whilst being close to town and first-class travel connections.



A place where history...

Rochester is a place where you can become part of history, from the iconic castle on the hill to the impressive Chatham Dockyard – one of Britain’s most important shipbuilding centres – Rochester is steeped with antiquity and has many stories to tell. Inspiration has been taken from this unique heritage and evocative riverscape to create a new urban location, bringing high calibre architectural and landscaping design to the new homes and street-scenes – and revitalising the riverfront.



...inspires its future

It’s not just a place to live, it’s a vibrant and desirable waterside community with a new outlook on urban living – unsurprisingly Rochester Riverside has now firmly established itself as one of the most sought-after addresses in Kent.

Come and be part of the vision

Whether it's your first home, a move up the ladder, or settling into your forever home, you'll discover beautifully finished properties – inside and out – in a location designed for modern life. Enjoy the connection you will have with wonderful surroundings and visionary design at Rochester Riverside.



Be active in your own way

What better way to keep healthy and discover the outdoors than with a walk, run or cycle along the picturesque 2.5k riverside walkway that runs around the edge of the development – or use the communal outdoor gym within the green landscaped park.

The development has already been recognised for its wellbeing benefits winning the Building for a Healthy Life Award at the Housing Design Awards in 2020.



Be a part of the community

Rochester Riverside has become home to a flourishing new community, with many people deciding to make Rochester their future. The first 3 phases have been a huge success and the development is now home to over 500 residents, with a new Enterprise Car Club found at the Marketing Suite. Our community of "Riversiders" are looking forward to welcoming their new neighbours.



A tribute to the architect...



We are extremely sad to share the passing of our late architect of this development, Chris Bath, who helped create this unique riverside destination. Read below his thinking and ideas in bringing this dream into reality...

Along the banks of the River Medway, a far-reaching transformation is bringing new homes, connections and a real sense of community, making Rochester Riverside not just a landmark address but a highly desirable place to live, learn, relax and grow. When complete there will be more than 1,400 brand-new homes, adding to the already built amenities like the Co-Op, Costa Coffee and Travelodge hotel. A new primary school and nursery have recently opened and are now an established part of the community.

"We wanted the development of Rochester Riverside to have a sense of place with each area having its own distinct character. The design draws inspiration from the wider Medway area with each new building carefully crafted to reference the rich, historic fabric of Rochester and echoing the architecture of the city to create a vibrant new urban quarter. Across each area are a variety of spacious, light-filled homes for people of all generations alongside beautifully landscaped amenity spaces, connecting the development to the city centre."

Chris Bath
Partner at BPTW Architects
18/6/81 - 27/09/24



New build homes. Modern features. Major energy savings*

New build homes emit 61% less carbon a year

The average new build home emits 1.29 tonnes of carbon per year, just 36% of that of the average older property, which emits an average of 3.52 tonnes per year.

85% of new builds have an A or B EPC rating

New build homes are increasingly more energy efficient. Less than 5% of existing older properties achieve an A or B Energy Performance Certificate rating (EPC).

Making energy bills up to 58% cheaper

When compared to older properties, the average monthly saving on energy bills for a new build property currently stands at £157, totalling up to £1,884 per year. Those that buy a new build house specifically see even greater annual savings of £2,400. *Source HBF Watt a Save report.

Did you know, when comparing all property types, new build properties use an average of 60% less energy than older counterparts. New build houses are even more efficient, using 65% less energy compared to existing properties. It's thanks to A-rated boilers, low energy LED lighting, a greater amount of insulation and installing appliances with high efficiency ratings.

Green Mortgages

By buying a new energy efficient Countryside Home you could take advantage of exclusive 'Green' mortgage products which could offer lower interest rates on properties that carry an energy performance certificate or a predicted energy assessment rate of A - C.

For more information in what you could save with our energy efficient homes, visit <https://www.countrysidehomes.com/buying-a-home/energy-efficiency>

Come and experience riverside life

There's a special quality to the riverside and you can experience it to its full extent at Rochester Riverside. Habitats and the eco-system in and around the river and its saltmarsh creeks have been protected and enhanced, so you always have an abundance of nature on your doorstep.

On your doorstep



Rochester High Street

Rochester High Street is home to cobbled walkways and history everywhere you look, with museums such as Eastgate House nestled among independent cafés and pubs.



Local retail and eateries

Meet friends at cafés that have won Taste of Kent awards or enjoy dinner at one of the many restaurants that line the High Street – all within a short stroll from home. Visit the farmer's market for local Kent produce or enjoy Rochester's raft of festivals and concerts in the castle grounds.



Culture

Boasting a castle and a cathedral, Rochester is host to a plethora of historic gems for you to enjoy – just a short stroll away from Rochester Riverside. The Esplanade also offers green and leafy views of both the castle and the River Medway – a beautiful setting for any time of day.





FUN THINGS TO DO

- 01 CINEWORLD ROCHESTER
- 02 HOLLYWOOD BOWL ROCHESTER
- 03 ROCHESTER FARMERS MARKET

CULTURE

- 04 THE HISTORIC DOCKYARD CHATHAM
- 05 FORT AMHERST HERITAGE TRUST
- 06 ROCHESTER CASTLE
- 07 ROCHESTER CATHEDRAL

GYM & LEISURE

- 08 NUFFIELD HEALTH MEDWAY FITNESS & WELLBEING GYM
- 09 ROCHESTER HEALTH CLUB

FOOD & PUBS

- 10 10.50 FROM VICTORIA MICRO PUB
- 11 KAYA MEZE BAR
- 12 DON VINCENZO
- 13 BRETTINGDON'S STEAK & LOBSTER HOUSE
- 14 THE CHEESE ROOM BOTANICALS
- 15 COOPERS ARMS

SHOPPING

- 16 COSTA COFFEE
- 17 CO-OP FOOD
- 18 HORSTED RETAIL PARK

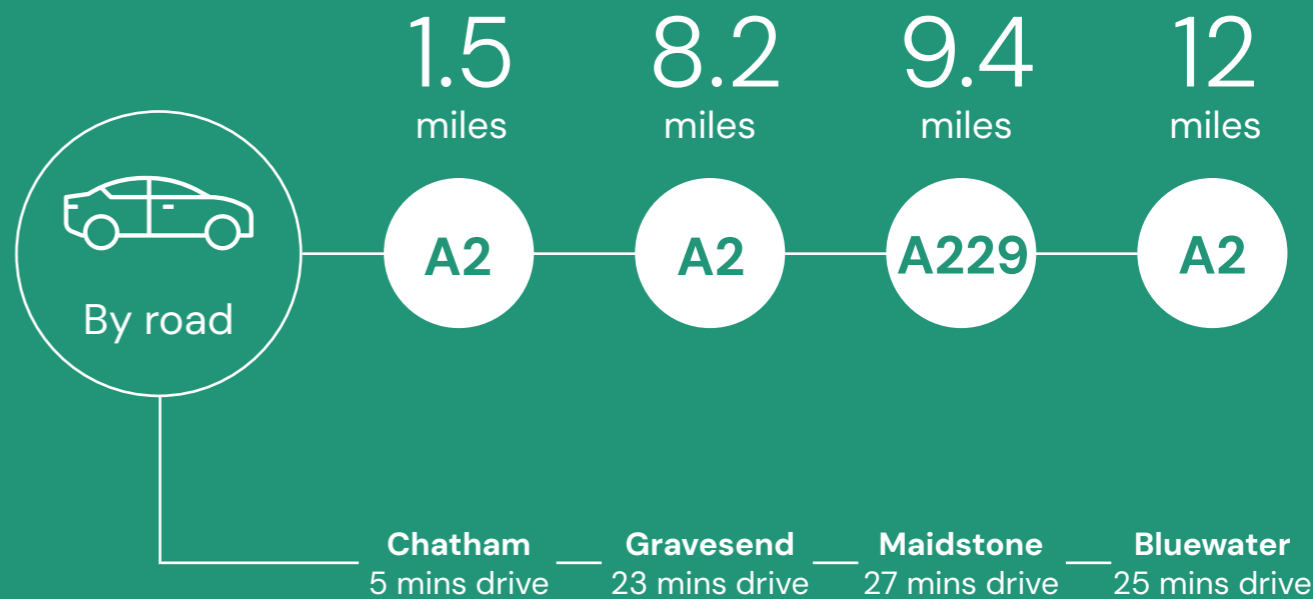
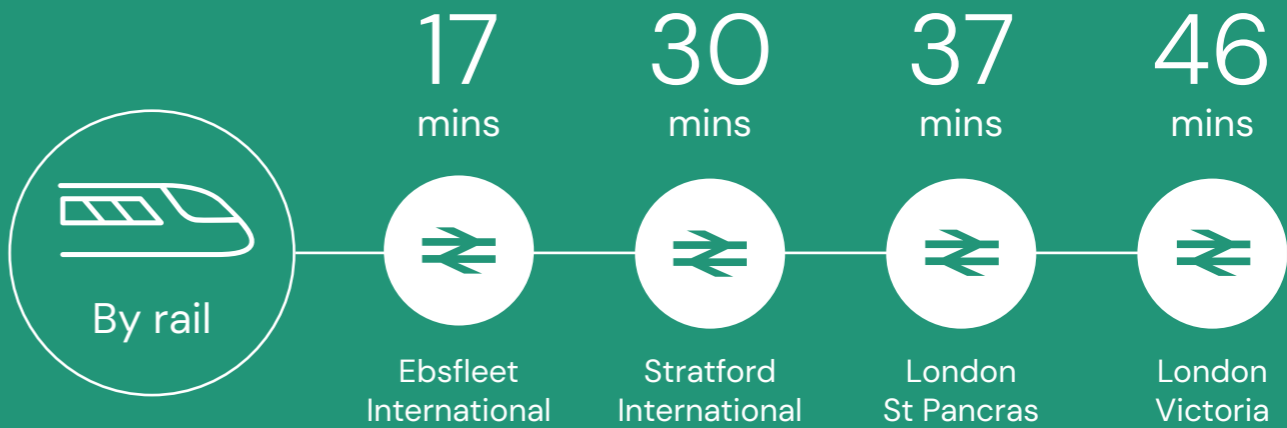
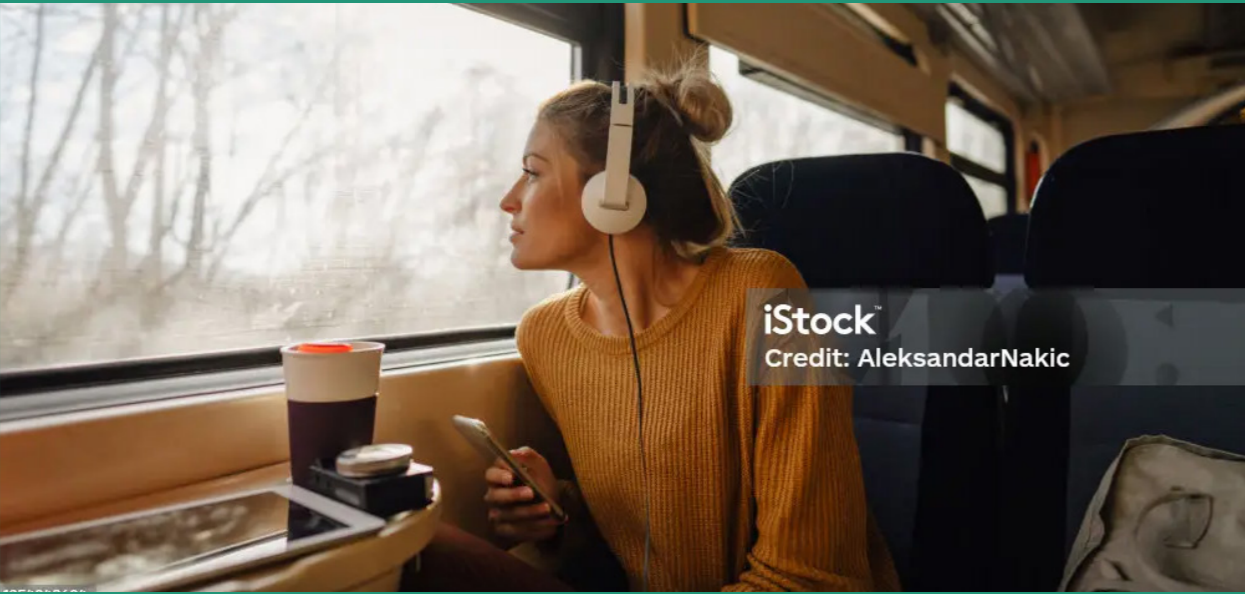
TRAVEL

- 19 ROCHESTER AIRPORT

Connect beyond Rochester Riverside

Rochester station is just minutes away from home, boasting high-speed rail links that expand commuting options and make achieving work-life balance a reality. Fast services to Stratford in east London take approximately 30 minutes with London St Pancras reachable in approximately 37 minutes.

Road links are excellent too with the A2 and M25 easily accessible approximately in 37 mins. Based in Kent you are ideally placed to make the most of Eurostar connections for weekend breaks, or stay a little closer to home along the coast and enjoy our British coastline.



Education

There are plenty of local schools in and around Rochester, from nurseries up to university, perfect for those young minds to grow and develop.

Infant & Primary

BLIGH PRIMARY SCHOOL (JUNIORS)

👦 AGE 2-11
🚗 14 MINS DRIVE

ROCHESTER RIVERSIDE PRIMARY SCHOOL

👦 AGE 3-11
🚶 5 MINS WALK

ELAINE PRIMARY SCHOOL

👦 AGE 3 -11
🚗 16 MINS DRIVE

KING'S SCHOOL ROCHESTER PREPARATORY SCHOOL AND SECONDARY SCHOOL

👦 AGE 3-18
🏠 INDEPENDENT SCHOOL
🚶 11 MINS WALK
🚗 5 MINS DRIVE

ST NICHOLAS CEVC PRIMARY SCHOOL

👦 AGE 4-11
🚗 11 MINS DRIVE

Junior

GORDONS CHILDREN'S ACADEMY

👦 AGE 7 -11
🚗 13 MINS DRIVE

HORSTED PRIMARY SCHOOL

👦 AGE 7 -11
🚗 15 MINS DRIVE

Secondary

FORT PITT GRAMMAR SCHOOL

👦 AGE 11 - 18
🚗 6 MINS DRIVE

SIR JOSEPH WILLIAMSON'S MATHEMATICAL SCHOOL

👦 AGE 11 -18
🚗 9 MINS DRIVE

Further Education

MIDKENT COLLEGE

🚗 15 MINS DRIVE

ROCHESTER INDEPENDENT COLLEGE

🚶 11 MINS WALK
🚗 4 MINS DRIVE

MEDWAY CAMPUS, UNIVERSITY OF KENT

🚗 20 MINS DRIVE



iStock™
Credit: OwenPrice

Come and meet the neighbours

Andrew & Lauren

Professional couple Andrew and Lauren Lyons have been commuting into London from Kent for a number of years, so when they decided to upsize, they started looking for a bigger place around the same area, given its proximity to the capital.

Having previously lived in a three bedroom semi in Wigmore, Kent, the couple were familiar with the Medway area and, after a rigorous search, opted for a four bedroom end-of-terrace house at Countryside's landmark development, Rochester Riverside.

Andrew said: "We looked at many different properties, but Countryside's specification was the best, plus we liked the fact that the house came with a garage and side access via a gate – not many new-builds benefited from this feature."

Andrew and Lauren were also impressed with the layout of the house, which is much more generous than that of their previous home.

"We absolutely love our spacious open-plan kitchen and living area, perfect for entertaining, allowing us to socialise with guests while cooking. Other reasons why we chose this house were the double bedrooms and generous storage space, which are so important to us as we start to think about growing our family," said Lauren.



Transport links were also an important consideration for the couple, who commute to London on a daily basis. Andrew, who works for a bank in the City, and Lauren, head of compliance at a Mayfair based property company, loved the fact that the development is a three-minute walk from the train station. Frequent services from Rochester to London St Pancras in just under 37 minutes and London Victoria in 46 minutes mean their daily commute to work takes less than an hour door-to-door.

Lauren said: "We were impressed by Rochester's transport links and so, after viewing the show home, we knew the search was over. We were so determined to secure the house that we reserved it way before we had sold our previous home. By using Countryside's Assisted Move* scheme, we were able to sell our previous home quickly, which made the move easy and stress-free."

Claire

Claire Fletcher, 33, works in the television industry in London, but just like many other young Londoners, decided to look beyond the capital for her first home. Having spent a decade renting in the south-west London suburbs of Clapham and Earlsfield, like many other millennials, she found stepping onto the property ladder in one of the most expensive cities in the world challenging.



Claire said: "I love London but buying there even with shared ownership was out of my budget, so I started exploring areas on the commuter belt and was pleasantly surprised."

Having grown up in Kent, Claire was looking for a vibrant area in the county with excellent connectivity and fast transport links into London for work. After doing some initial research, she chose the

riverside town of Rochester, with its rich history, attractive high street and high-speed rail links into the capital.

It was here that she found Rochester Riverside, a new waterside destination, transforming a 50-acre site into 1,400 high-quality new homes and amenities.

Claire visited the show home in November 2018 and instantly fell in love so much so she reserved her first home off-plan on the same day and moved in once it was ready in July. Claire was able to buy a generously-sized two bedroom apartment and is now paying less per month than she used to when renting a two bedroom apartment with a friend in London.

Her new home has a balcony overlooking the River Medway, which, Claire admits, is her favourite spot in the apartment. She said: "I went to the show home with an open mind and no expectations whatsoever, and I instantly fell in love with the development and could see myself living there. I put a reservation fee down there and then and stopped looking."

Having now moved into her new home, Claire's lifestyle has been transformed, and she now enjoys the buzz of working in London and coming back to her home by the river.

She added: "I have to admit, Rochester offers a completely different feel to London. It allows me to escape the hustle and bustle and shrug off the stress from a busy day at work. My apartment is just a short walk from the town centre, and there is no shortage of independent cafés and restaurants, which is always a plus. In London, you're spoilt for choice, so it's important to live somewhere with a good food and entertainment scene, and Rochester ticks the box."



How to find us

From the M25: Exit the M25 at junction 2 and take the A2 signposted to Dover. Keep left and remain on the A2 instead of merging onto the M2. Continue on the A2 into Rochester, crossing the Medway Bridge onto the high street. Once across the bridge take the first left onto Gas House Road and then turn right onto Cory's Road.

From Canterbury: Take the A2 heading towards Dartford. Take the first exit at the first roundabout onto the M2. Exit the M2 at junction 2. Then turn left at both the first and second roundabouts onto Sundridge Hill. Continue straight over the next roundabout and bear left immediately, remaining on Cuxton Road. At the end of the road turn right onto the high street. Cross the Medway Bridge then take the first left onto Gas House Road and then turn right onto Cory's Road. Rochester Riverside, Cory's Road, Rochester, Kent, ME1 1PZ.

Rochester Riverside, Cory's Road, Rochester, Kent, ME1 1PZ

About Countryside

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.

The 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.



COUNTRYSIDE
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. To find out more about the Hyde Group and our shared ownership homes, visit 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. 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.



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