



Your place
to grow at
Orbit Homes at Beuley View





Peter's Village, Wouldham



Gabriels Hill, Maidstone



Rochester Castle



Leybourne Lakes

Find your place to thrive at Orbit Homes at Beuley View

A desirable selection of 2 bedroom apartments and 2 & 3 bedroom houses benefitting from a village community and nearby nature, while keeping the buzz of the city within reach.

Orbit Homes at Beuley View is located at the heart of the popular new Peters Village community in Wouldham, on the bank of the River Medway. Such a location provides easy access to nature, countryside and outdoor leisure, while remaining close to the convenience of Rochester and Maidstone town centres, and direct rail links to London.

Peters Village benefits from a broad selection of purpose-built amenities that perfectly cater for daily life, including a primary school, Co-op and restaurant. Once complete, homes will be set around communal playing fields and benefit from a brand-new village hall, medical centre and a variety of shops.

The village is bordered by a site of special scientific interest, managed by Kent Wildlife Trust, that offers a wonderful way to get outside and reconnect with nature.

While the great outdoors is all around you, the bustle of the town is never far away. A short trip across Peters Bridge will take you to Snodland, where you can find a handful of shops, cafés and takeaways, while Maidstone and Rochester are within 20 minutes by road. Both towns offer a great mixture of high-street names and independent boutiques.

More choice can be found at the famous Bluewater Shopping Centre, which is located around 20 minutes away by car and plays home to 300 retail brands, dozens of restaurants and a variety of leisure – including a cinema and England's longest zipline.

Get Connected

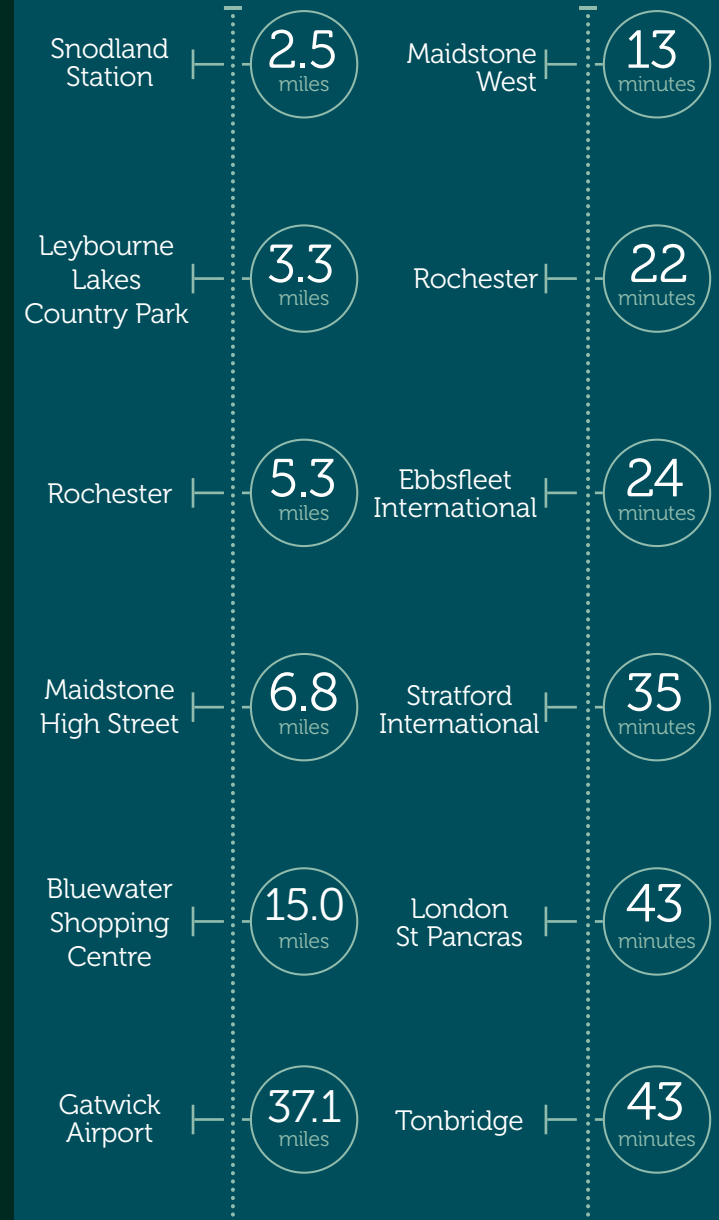
Peters Village has been designed from the ground up to keep you connected. The brand-new Peters Bridge provides quick access across the Medway to join the A228, which connects with the A2 and M20. Both provide excellent access to London, the M25 and the rest of Kent. Alternatively, Snodland and Halling train stations offer convenient rail connections to the capital. For travel by air, Gatwick Airport is located within 50 minutes by road and operates direct flights to hundreds of global destinations.



By car from Beuley View



By train from Snodland Station



Times, distances and directions are approximate only and are taken from maps.google.com and nationalrail.com and during peak time.



Specification

Kitchen

- Moores range of kitchen units with laminate worktops
- Integrated stainless steel oven & 4 burner hob
- Integrated extractor hood
- Laminate upstand & stainless steel splashback behind hob
- Stainless steel sink, waste & tap
- Integrated fridge/freezer
- Washing machine space and plumbing
- Removable unit & plumbing for future dishwasher installation (3 beds only)

Bathroom and Cloakroom

- Bath with chrome mixer taps, shower set & glass screen
- Close coupled WC to bathroom & cloakroom
- Basin with pedestal and chrome mixer tap to bathroom & cloakroom
- Heated chrome ladder radiator to bathroom
- Porcelanosa tiled splashback to hand basin
- Porcelanosa tiling to shower and around length of bath

Plumbing

- Thermostatically controlled radiators
- Electric to apartments, with aroSTOR hot water pump & cylinder
- Gas fired combination boiler to all houses
- PV panels to selected plots*
- Mechanical Ventilation Heat Recovery (MVHR) system to plots 135, 136, 139, 141 & 142

Electrical

- TV aerial to link to living room & bedroom 1
- Telephone/data point to living room
- 4 spot track light to kitchen
- Ceiling rose batten light to bathroom
- Pendant lighting to all other rooms
- PIR wall light to front entrance
- PIR lighting to underpass and main entrances (apartments only)

- Bulkhead timer lighting (to apartment communal areas)
- Mains powered smoke, heat & CO2 alarm with battery backup

Windows, Doors and Internal

- Multipoint locking front door & rear doors
- PVCu double glazed windows
- Intratone door entry system (apartments only)
- Amtico to wet rooms
- Carpet to non-wet rooms
- Walls & ceilings in Delux White Supermatt Emulsion
- Woodwork in white satin

General

- Turf & paved patio to rear gardens (houses only)
- Outside tap (houses only)
- 1.8m closeboard fence/screen wall to rear garden (refer to hard landscaping)
- Cycle stores to rear garden (houses only)
- Communal bin & cycle stores (apartments only)
- 10 year NHBC warranty



*Please speak to a Sales Consultant for plot specific details. Orbit reserve the right to alter specifications without prior notice. Information correct at time of going to print. Images shown from previous Show Homes.



Homes to be proud of



"Shared Ownership is a brilliant opportunity for young people like me to get a chance to get on the property ladder. I have achieved my life goal of getting a house."

- Dominic Owen-Smith

Here at Orbit Homes, not only do we believe in building quality homes, we also believe in making them accessible.

Our mission is to create welcoming communities that provide residents with a great place to live, work and play. Diversity is a big part of this and that's why at Orbit at Beuley View we're proud to offer a mixture of Shared Ownership and rented housing through the local council.

If you're looking to take your first steps on the property ladder, Shared Ownership allows you to purchase a proportion of your home and pay a subsidised rent on the rest. You can choose the size of this share depending on your circumstances – usually between 25% and 75%. As time goes on, it is possible to buy additional shares in your home and in doing so, your rent will reduce, until you own your home outright* and rent becomes a thing of the past.

With Shared Ownership your deposit is based on the share you are buying rather than the full purchase price, which means a smaller mortgage and a smaller deposit. This means the idea of owning your own home in today's challenging market is not so crazy after all.

Just ask Dominic Owen-Smith who, by taking advantage of the Orbit Homes Shared Ownership Scheme, was able to buy his first home at the age of just 21.

"I heard about Shared Ownership through word of mouth and online," said Dominic. "I could not afford to own a house outright. My financial situation was a bit on the tight side."



After viewing the perfect Orbit Homes property and speaking to our friendly team, who provided guidance every step of the way, Dominic's mind was made up. Using a deposit of just £8,400, he was able to buy a two-bedroom home with integrated appliances, fitted carpets, private drive and a large south-facing garden.

"I just fell in love with the house which Orbit offered and the services they provided. Orbit offered a lot of support for me. It was less daunting than I thought it would be. It was a good, clean buying experience from start to finish. I'm very happy with the property."

Dominic would recommend Orbit Homes Shared Ownership to anyone of his age. He believes you are never too young to step on to the property ladder.

"It's that one thing in life that seems unobtainable until you're a 'grown up'. But thanks to the Shared Ownership scheme, it's allowed me and many others to make their dream a reality."

Interested in Orbit Homes Shared Ownership? Contact the team today to find out how we can help you.





Cottington Gardens, Clifsend

The Orbit Difference

The History of Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high

quality, affordable, safe and sustainable and really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this through taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have in place sustainable working and excellent employment practices.

Building For Good

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact far reaches beyond the homes we build and sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not just through our work supporting our tenants, as a responsible landlord, but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiative further. So by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.



Orbit in the community

We have invested around £25m into local community projects in the last six years through a range of local projects to improve the local community. This includes sensory gardens, skateboard parks, community farms and neighbourhood cinemas. We also provide help and support on wellbeing, employment and skills, digital inclusion and financial advice through our award-winning Better Days programme.

Alongside this, our employees are very active in the local community through our volunteering programme and contributed over 4,000 community hours in the last 12 months alone. Our employees have painted, decorated, planted and litter-picked their way to supporting our local communities, whilst raising over £45,000 for national and local charities including MIND, Shelter, Macmillan Cancer Support and Prostate Cancer Awareness UK.

Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment.

We have four main priorities:

- Climate action to become net zero carbon
- Ecological Resilience to enhance the quality of green spaces
- Responsible Partnerships and a sustainable supply chain
- Increasing biodiversity



Sanderling Mews, Herne Bay

Design Standards

At Orbit our vision is to lead in building thriving communities and we recognise that in order to build a thriving community great care and attention needs to be taken to the way in which they are designed.

We know that communities are about people first and foremost but the design of the places we live can also have a huge impact on our lives.

From the design of each individual home to the spaces in between that make up the public realm, great design can have a positive impact through its ability to 'surprise and delight'.

At Orbit we believe that good design is at the heart of delivering thriving communities and is fundamental to our mission. It is also essential, so that we can create your place to thrive.

Orbit Homes at Beuley View
Worrall Drive, Wouldham
Rochester, ME1 3GE



Wider Area



Local Area

Head Office: Orbit, Garden Court, Harry Weston Road, Binley Business Park, Coventry CV3 2SU Orbit is an exempt charity, registered under the Industrial and Provident Societies Act 1965.

Orbit has a policy of continuous improvement and reserves the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. Orbit reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or contain any representation of fact upon which any party is entitled to rely. Information correct at time of going to print in March 2024. 05217-01.