

# The Waterfront

## Gloucester Quays, Gloucester

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# Welcome to The Waterfront

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Gloucester's dockside has undergone a dramatic transformation. The beautiful Victorian architecture remains, which is now joined by modern counterparts. Where ships once discharged cargo, smart narrow boats, cruisers and yachts drift by. What had become a forgotten area is now the place to go – the place to put down roots and live a glorious life by the water.

## Why choose Shared Ownership?

Shared Ownership is a government scheme that offers you an alternative way to buy a property in partnership with Guinness Homes. You own a percentage of the home and pay rent on the remaining share as well as a service charge. This may help you get onto the property ladder sooner.

- You'll need a smaller deposit and mortgage than if you bought a property outright
- Generally, you are able to buy a bigger property than you may otherwise be able to afford on the open market
- You may be able to increase your share in the property and if you do your rent is re-calculated and reduced proportionately. Usually, you will be able to buy further shares as and when you can afford to. That could either be at the beginning or after you've moved in
- Your monthly payments could be less than renting privately\*

\*Please speak to a mortgage broker for your personal quotation.



## Soak up the good life

The Waterfront is a stylish collection of new apartments at Gloucester Quays next to the striking historic docks. We're developing it with Crest Nicholson and it will include 118 homes including 1 & 2 bedroom apartments and 2 & 3 bedroom houses for sale through Shared Ownership.



## Be where you love

Not only are the Quays a great place to live, Gloucester itself and the wider area have so much to offer. From a tantalising mix of shops to popular festivals, renowned museums and endless entertainment. And for those who love the outdoors, it's nestled in the lush Severn Valley, overlooked by the picturesque Cotswold Hills.

Thanks to excellent travel links, it's easy to make the most of life at The Waterfront while working locally or commuting to Cheltenham, Bristol or even Birmingham.



## Be part of something bigger

Gloucester Quays is right on your doorstep at The Waterfront and a fantastic place to spend your leisure time.



Meet friends in the many bars and restaurants, including Côte Brasserie, Bill's, Brewhouse & Kitchen and Wagamama. Shop to your heart's content in more than 120 stores offering designer and high street brands. Work out at The Gym or sit back and watch a blockbuster at the 10-screen Cineworld.

Your locals will also include favourites such as craft beer and live music pub, Tank; pie-lover's heaven, So Pie; cute café, On Toast; and Mediterranean specialist, Greek on the Docks. And for more retail options it's just a short stroll to the cathedral quarter's independent boutiques and the King's Walk and Eastgate shopping centres. There's also a Sainsbury's next to The Waterfront for life's essentials.





## A whole new canalside scene



Luxurious apartments, shops, cafes, bars and restaurants are not the only new features springing up along Gloucester's docks. Also emerging are a marina, a £1.75 million boathouse for rowing, canoeing and other paddle sports, and a highly anticipated educational attraction at the ancient Llanthony Secunda Priory.

### Festivals all year round

If you enjoy festivals, this area doesn't disappoint either. The docks are host to a range of events, including the Orchard Street Food & Craft Market, the Food Festival, the Victorian Christmas Market and the famous Tall Ships festival.



## Feel the Breeze

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Despite living in a city, you'll have plenty of opportunity to enjoy fresh air and tranquillity.

Locally, you can take a cruise down the Gloucester and Sharpness canal, hire a narrowboat for the day or enjoy walking, running or people watching by the water's edge. You can cycle to the Alney Island Nature Reserve in seven minutes or head to the river and watch surfers and canoeists catching The Severn Bore.



## Get back to nature

The Barnwood Arboretum, Nature Reserve and Park is around 35 minutes from The Waterfront by bus. A formal park with mature trees, you can revel in the rural atmosphere alongside ducks, cattle or rare-breed sheep.

The Robinswood Hill Country Park is also within a 40-minute bus ride. At this Green Flag site you can wander along marked trails and through wildflower meadows while taking in expansive views, before stopping off at its new café. The magnificent Malvern Hills – an official Area of Outstanding Natural Beauty – are also less than a 30-minute drive from The Waterfront.





# Easy for getting about

One of the many advantages of settling at The Waterfront is having good transport connections close by – whether you need to get across the city, commute further afield or visit other areas of the country.



### By Bus

With a bus stop right outside The Waterfront near Sainsbury's and a good network of routes, travelling by bus is a great option.

### By Car

The Waterfront is a 5-minute drive to the A40, which takes you up to the M5 (north for Birmingham and south for Bristol) and on to Cheltenham.

### By Train

From The Waterfront, Gloucester Railway Station is 15 minutes on the bus, a 30-minute walk or 10 minutes in a taxi.

### By Plane

The airports in Birmingham and Bristol are both just over an hour away by car.



From there, journey times are:

Cheltenham Spa	8 mins
Bristol Parkway	26 mins
Bristol Temple Meads	36 mins
Birmingham New Street	55 mins
Oxford	95 mins

(Source: Trainline – fastest journey times)



# The Waterfront Site Plan

## Available homes

- **2 bedroom house | The Clyde**  
Plots 398-403
- **2 bedroom coach houses | The Nith**  
Plots 389-390
- **3 bedroom homes | The Ribble**  
Plots 391-397, 404-411
- Apartments for Shared Ownership
- Homes for rent
- Homes not sold by Guinness Homes
- **Now Sold**

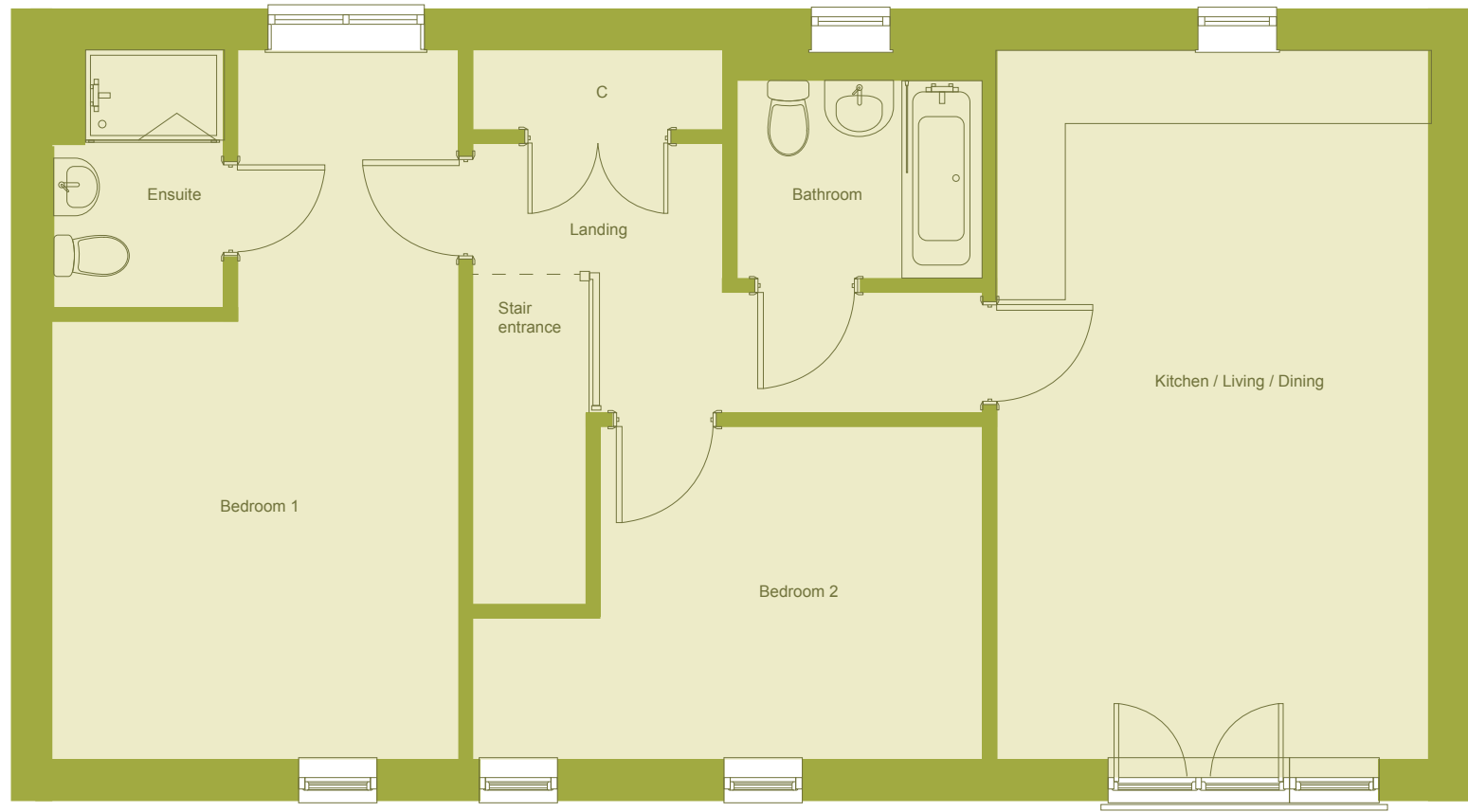


# The Homes

A collection of 2 & 3 bedroom homes.







## The Nith

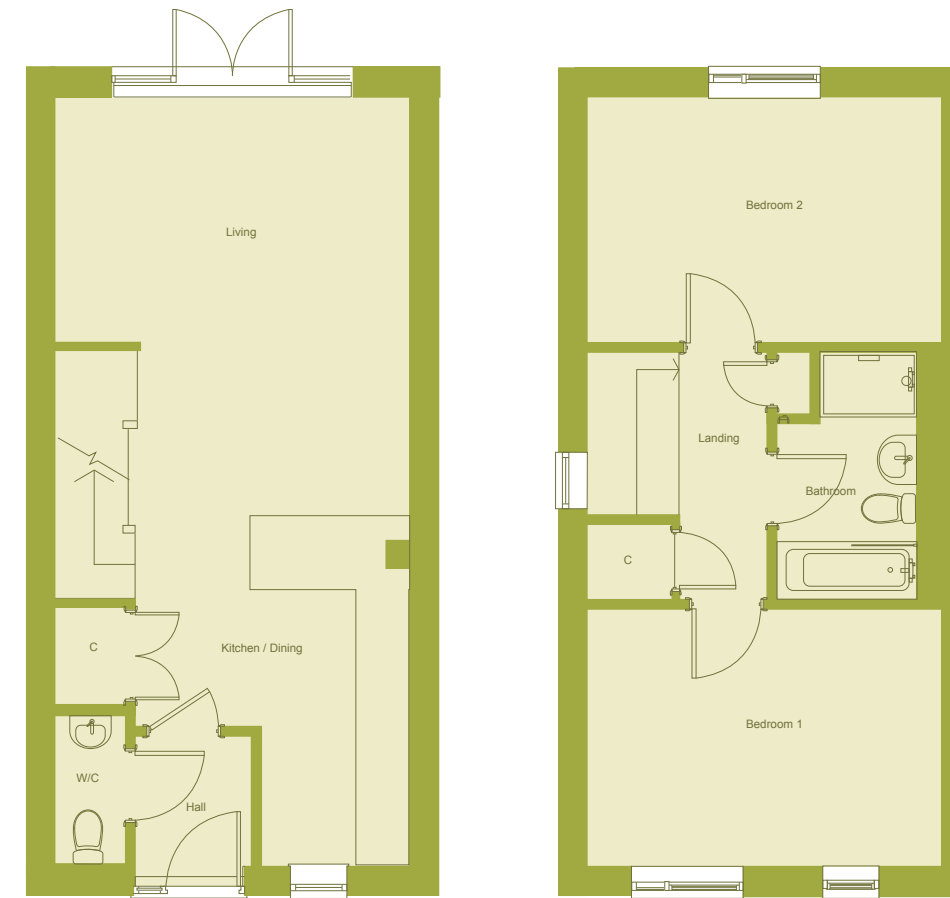
### 2 bedroom coach houses

Plots 389, 390

Kitchen/Living/Dining	6.25m	x	3.76m	20'5"	x	12'3"
Bedroom 1	6.25m	x	3.75m	20'5"	x	12'3"
Bedroom 2	4.55m	x	2.98m	14'9"	x	9'9"

**Two bedroom coach house**  
Comprising of an entrance hall, open plan kitchen, dining and living space, storage, bathroom and two bedrooms.

The dimensions stated are approximate and the precise measurements may vary. Kitchen layouts are indicative and may change.  
NB: \*Indicates that the plot is handed. Please note window positions vary depending on level. Speak to our sales advisor for more details.



## The Clyde

### 2 bedroom house

Plots 398, 399\*, 400, 401\*, 402, 403\*

Kitchen/dining	3.23m	x	4.30m	10'6"	x	14'1"
Living	4.35m	x	3.14m	14'3"	x	10'3"
Bedroom 1	4.35m	x	3.14m	14'3"	x	10'3"
Bedroom 2	4.35m	x	2.98m	14'3"	x	9'9"

**Two bedroom house**  
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## The Ribble

### 3 bedroom house

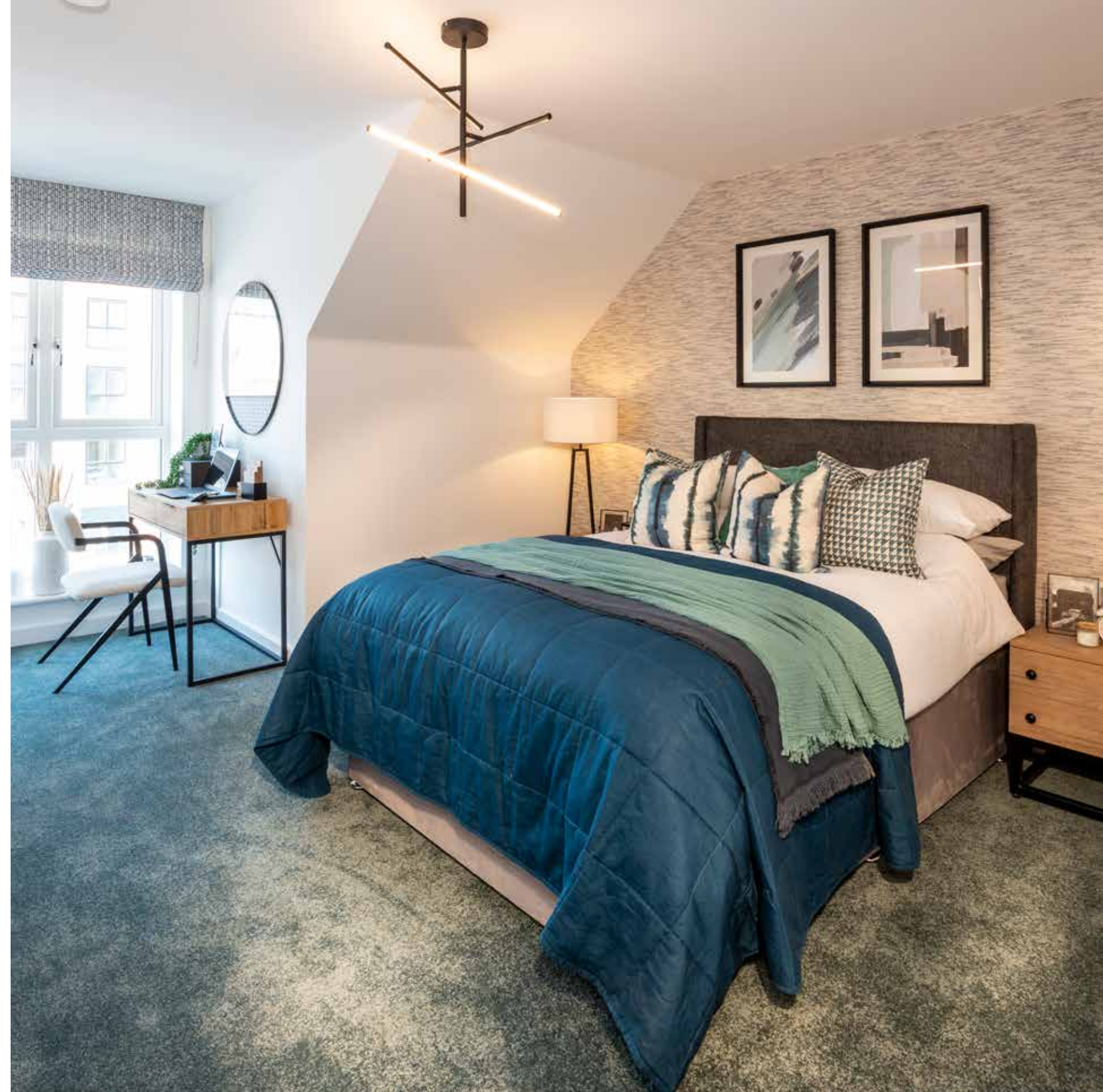
Plots 391, 392\*, 393, 394\*, 395, 396, 397\*, 404, 405\*, 406, 407\*, 408, 409\*, 410, 411\*

Kitchen/dining	4.91m	x	3.39m	16'1"	x	11'1"
Family	4.34m	x	3.78m	14'2"	x	12'4"
Living	4.89m	x	3.54m	16'0"	x	11'7"
Bedroom 1	4.89m	x	3.39m	16'0"	x	11'1"
Bedroom 2	3.76m	x	3.39m	12'4"	x	11'1"
Bedroom 3	3.17m	x	2.57m	10'5"	x	8'5"

#### Three bedroom house

Spaced over three floors comprising of an entrance hall, family room, kitchen & dining space, lounge, master bedroom with ensuite, family bathroom and two further bedrooms.

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# A style-focused specification

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Homes at The Waterfront have been designed with both style and practicality in mind. They're well laid out and spacious with covetable design details – lovely to come home to and the perfect place to welcome friends.

## Kitchen

- Oven and splashback in brushed steel with integrated hood, all by Zanussi
- Glass halogen hob
- 1.5-bowl sink with drainer
- Vado Matrix mono mixer tap

## Bathroom / shower room

- White steel Eurowa bath with gloss white panel and plinth
- Thermostatic bath/shower mixer tap
- Tiled splashback to basin
- Shower enclosure from the Roman Embrace range with clear glass
- Exposed thermostatic shower mixer
- Fully tiled shower enclosure or half-height tiling around the bath
- Shaver socket in main bathroom

## General

- White PVC windows with white ironmongery
- Mains-operated smoke, heat and carbon monoxide detectors
- TV/FM socket in living area
- White gloss woodwork
- Brilliant white emulsion walls and ceilings





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