

COPPER  
HOUSE  
GREEN

DARTFORD



WELCOME TO BELLWAY LONDON'S LATEST COLLECTION OF  
STUDIO, 1, 2 AND 3 BEDROOM APARTMENTS IN DARTFORD

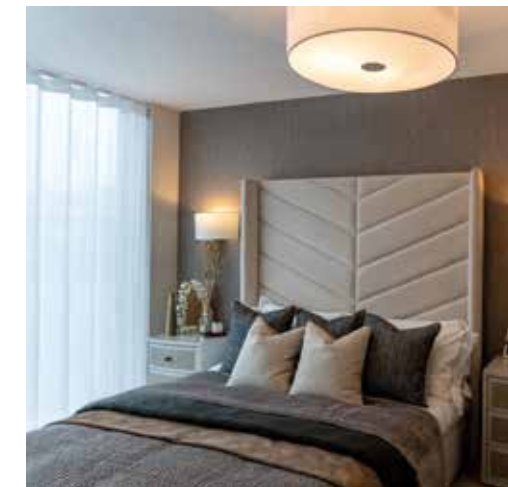
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# PARKSIDE LIVING BELLWAY STYLE



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Copperhouse Green provides the ideal location for those who want to benefit from a better quality of life, while keeping all the convenience of the city within easy reach. The high-specification apartments at this attractive development have been designed to provide well-planned living accommodation to suit any lifestyle.

Add to this a concierge service, electrical car charging points, secure bike stores, plus zoned parking and balconies to selected plots, it's easy to see why Copperhouse Green is attracting so much interest.



Photography of Show Homes at Copperhouse Green.

# AN UNRIVALLED LOCATION

At Copperhouse Green you have it all within easy reach. Dartford's variety of shops, bars, restaurants and venues are within walking distance, while the River Thames and an abundance of open spaces are just minutes away. Look a little further afield and you will find the unmistakable buzz of the capital at the other end of a short train journey. If you'd like to get away from it all, fantastic road connections make it easy to explore the spectacular coastlines and beautiful countryside that make up the Garden of England.



# SOMETHING SPECIAL IS BREWING

A NEW LEASE OF LIFE FOR DARTFORD'S  
HISTORIC TASKER'S BREWERY



Vintage photograph of a brewery.



Evidence of brewing in Dartford dates back as early as the mid-17th Century when two families, the Woodins and the Taskers, both used local Kentish hops and water from the nearby river to create their beers. The Tasker brewery was located on Lowfield Street and became highly regarded, giving the neighbourhood the strong brewing heritage it enjoys today.

This history will be celebrated with the creation of a micro-brewery as part of the new development. This means that there will once again be working copper brewing vessels in the area from which the Tasker family used to serve the local population all those years ago.



# DISCOVER DARTFORD

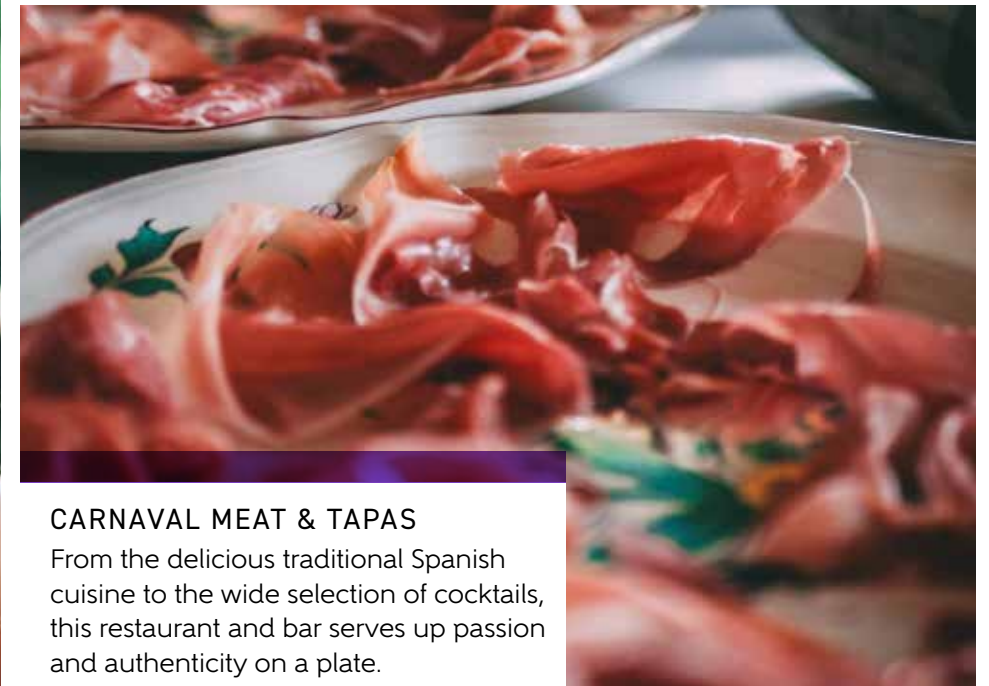
WHERE REMARKABLE HISTORY  
MEETS AN EXCITING FUTURE

Evidence of Dartford's rich heritage may be present around every corner, but as a town it is very much focused on the future with major developments set to transform the area.

At the heart of this bustling town lies a picturesque high street offering all the essentials and a busy weekly market selling anything from fresh fruit to fashion. Dartford also enjoys a thriving arts, music and social scene which is evident at the numerous venues, bars and restaurants that bring the town to life each evening.

When it comes to fitness, the newly-refurbished Fairfield Leisure Centre provides an excellent range of sports facilities, while David Lloyd offers a state-of-the-art gym, swimming pool, spa, fitness classes, tennis club and much more.

There will be major developments at a number of other sites around the town including the re-imagining of Market Street to form a traditional civic square and the creation of a brand-new riverside quarter on brownfield land at Northern Gateway.



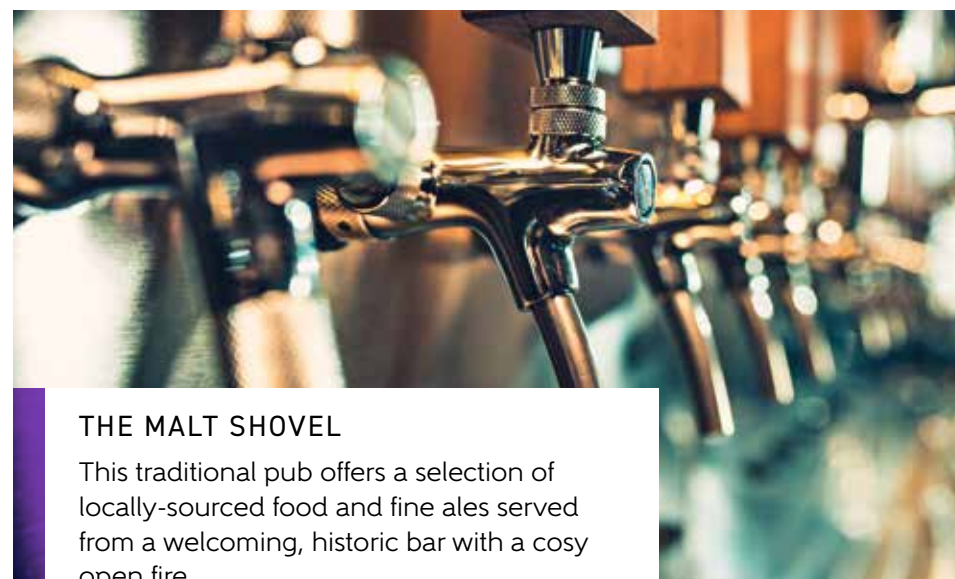
## CARNAVAL MEAT & TAPAS

From the delicious traditional Spanish cuisine to the wide selection of cocktails, this restaurant and bar serves up passion and authenticity on a plate.



## BLUEWATER SHOPPING CENTRE

One of the most extensive shopping destinations in the country is located just minutes from your front door. With a huge selection of brands ranging from H&M to Ted Baker, this is a shopaholic's heaven.



## THE MALT SHOVEL

This traditional pub offers a selection of locally-sourced food and fine ales served from a welcoming, historic bar with a cosy open fire.



## THE ORCHARD THEATRE

Music, theatre, dance, comedy or pantomime. Whatever your passion, you'll be able to enjoy this state-of-the-art auditorium conveniently located in the centre of Dartford.

# BE PART OF DARTFORD'S EXCITING FUTURE

Dartford is in the midst of a huge transformation that will bring with it a long list of benefits. The result will be a cleaner, greener, pedestrian-friendly environment that embraces healthy living and welcomes visitors with state-of-the-art facilities. This is your opportunity to claim your place in Dartford's exciting future.



## 1 | Market Street

- Traffic calming measures
- Pedestrian-friendly improvements
- Easier parking
- 'Pocket park' green spaces
- Traditional civic square
- Improved link from the High Street to Central Park

## 2 | Fairfield Leisure Centre

- £12m investment
- Refurbished pools
- Poolside sauna
- Fitness studios
- Multi-use sports hall
- 95-station gym
- New café area

## 3 | The New Co-Op Site

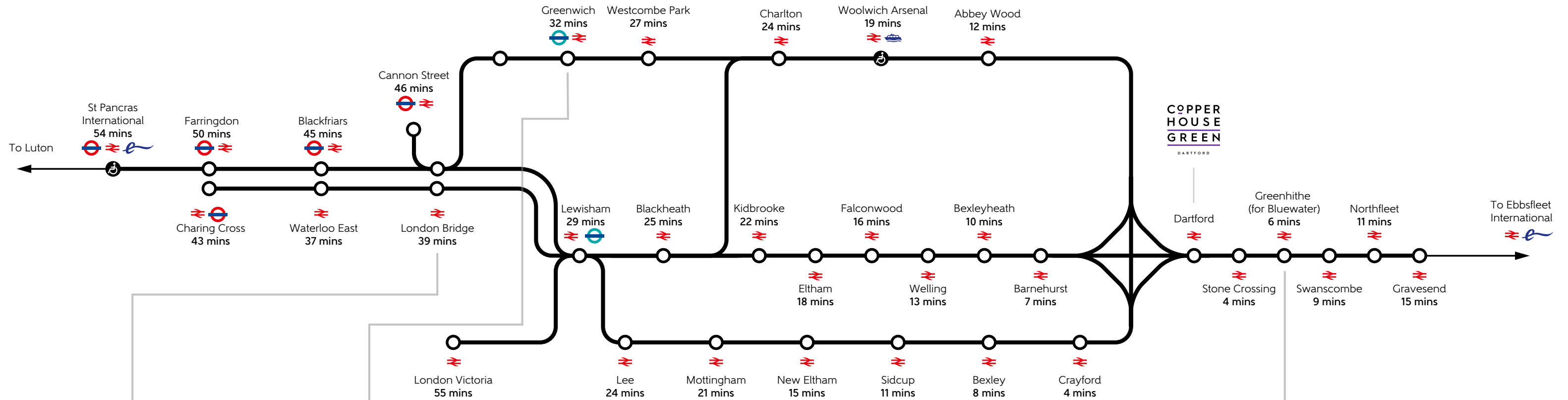
- £75m investment
- Six-screen cinema
- 109-bed hotel
- Five bars and restaurants
- New public square
- Improved pedestrian crossings
- 167-space multi-storey car park
- 37,250 sq ft for restaurant and bar space

## 4 | Lowfield Street

- Selection of shops
- New café
- Artisan Brewery Quarter
- Improved pedestrian crossings
- Two-way cycling routes

# CONNECTED TO THE CITY AND BEYOND

Dartford is excellently connected, with the nearby Ebbsfleet International train station acting as a gateway to the Capital, Kent and the rest of Europe. In addition to planned connections with HS2, 57 international Eurostar services depart every week, putting Europe right on your doorstep.



BY ROAD OR BY RAIL, DARTFORD KEEPS THE CAPITAL  
AND THE COUNTRY WITHIN EASY REACH



LONDON BRIDGE

Mouth-watering cuisine, award-winning attractions and Europe's tallest building – it's all at London Bridge and it's all amazing.



GREENWICH

From its charming boutiques and eclectic market, right through to its world-famous attractions, what's not to love about Greenwich?



BLUEWATER

If you need a spot of retail therapy, there are few places better than Bluewater – one of the UK's most famous shopping centres.

	DISTANCE	BY CAR
M25	2.4 miles	7 minutes
DARTFORD CROSSING	3.5 miles	10 minutes
M20	5.8 miles	10 minutes
BLUEWATER	5.2 miles	12 minutes
GREENWICH	11.8 miles	20 minutes
THE O2	12.6 miles	22 minutes
CITY AIRPORT	16.4 miles	35 minutes
GATWICK AIRPORT	33.9 miles	40 minutes
STANSTED AIRPORT	47.8 miles	45 minutes

Travel distances and times by road are approximate only, taken from Google Maps as typical fastest journey time. Travel times by rail are taken from the trainline.com, starting at Dartford train station.



## TREETOPS PRE-SCHOOL

Rated Outstanding by Ofsted, Treetops believes in a calm, happy learning environment for children aged 3-5.



## WENTWORTH PRIMARY SCHOOL

A large primary school with excellent facilities that offers a stimulating, inclusive environment for 4-11 year olds.



## DARTFORD GRAMMAR SCHOOL

A secondary school comprising adjacent sites for boys and girls that are both rated Outstanding by Ofsted.



## NORTH KENT COLLEGE

North Kent College provides higher education to degree-level, apprenticeships and commercial courses.

The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Travel times are approximate only taken from Google maps.

# LOSE YOURSELF IN NATURE

WITH CENTRAL PARK JUST MOMENTS FROM HOME AND A CHOICE OF PARKS, WOODS AND FORMAL GARDENS CLOSE BY, IT'S EASY TO GET AWAY FROM IT ALL AT COPPERHOUSE GREEN



## CENTRAL PARK

🚶 3 minutes on foot

This picturesque park is a sanctuary in the middle of Dartford. Set alongside the beautiful River Darent, Central Park comprises 26 acres of formal gardens, open space, sports pitches and play areas.



## DARENTH COUNTRY PARK

🚗 8 minutes drive

With a history dating back to Saxon times, this historic park is now made up of wild flower meadows, orchards, grazing land, a playground and a picnic area, with a network of trails to explore.



## HALL PLACE & GARDENS

🚗 12 minutes drive

These exquisite gardens have been granted Green Heritage Site status, and for good reason. The amazing topiary and sub-tropical glasshouse are just the beginning at this stunning 65-hectare estate.



## FARNINGHAM WOOD

🚗 13 minutes drive

Roam among the trees at this peaceful area of woodland commanding excellent views across the Kent countryside. Farningham Wood provides the perfect place to reconnect with nature.



## RAINHAM MARSHES

🚗 20 minutes drive

Whether it's birds, water voles, dragonflies or more, this RSPB nature reserve is the perfect opportunity to experience the wonderfully diverse nature that calls the Thames Estuary home.



## LULLINGSTONE COUNTRY PARK

🚗 20 minutes drive

Really get away from it all by exploring the Darent Valley and its spectacular views at this beautiful country park filled with ancient trees, chalk grassland, wildflowers and peaceful riverside walks.

# YOUR NEW HOME AWAITS

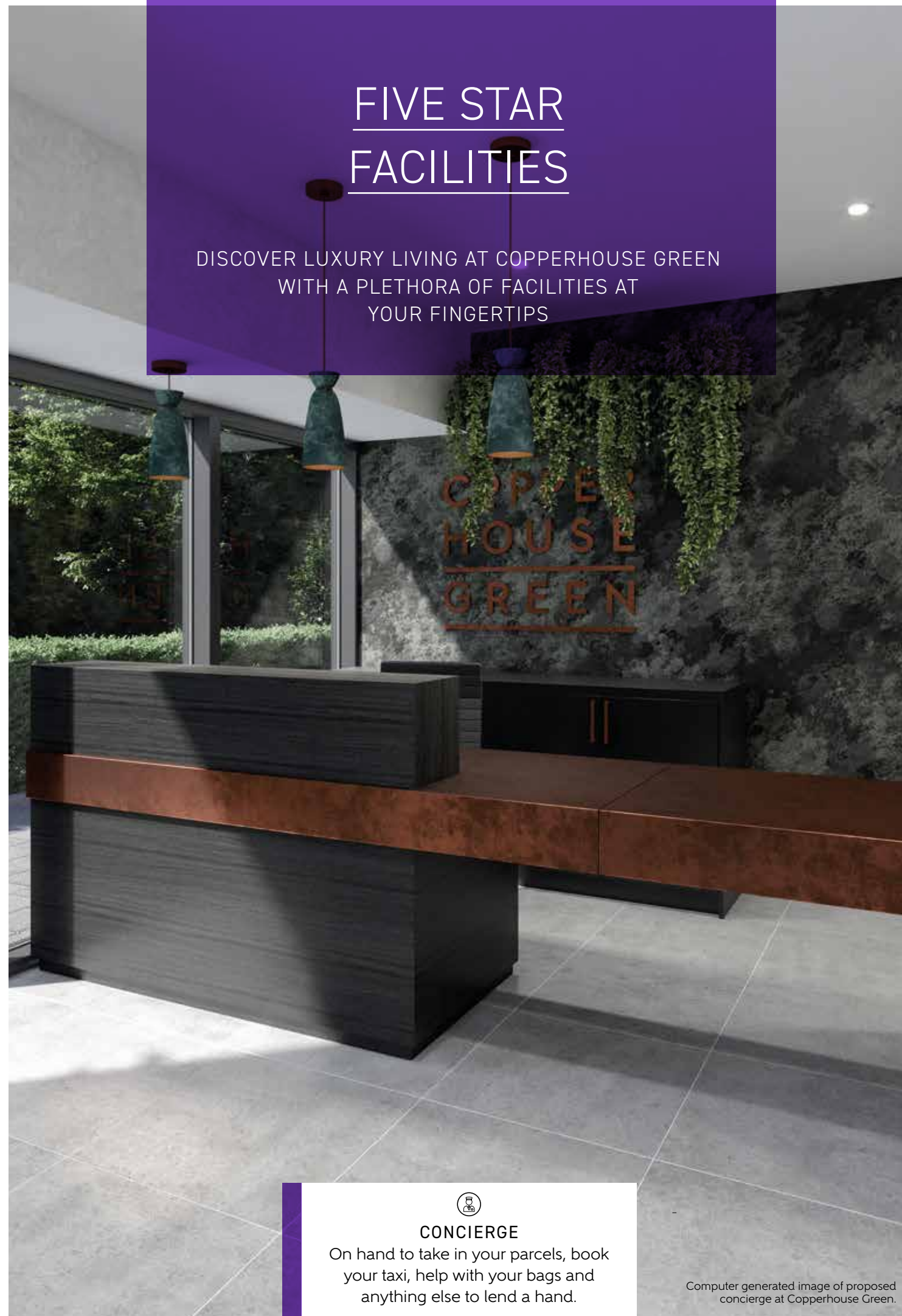
INTRODUCING OUR  
COLLECTION OF STUDIO, 1, 2  
AND 3 BEDROOM APARTMENTS



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# FIVE STAR FACILITIES

DISCOVER LUXURY LIVING AT COPPERHOUSE GREEN  
WITH A PLETHORA OF FACILITIES AT  
YOUR FINGERTIPS



## CONCIERGE

On hand to take in your parcels, book your taxi, help with your bags and anything else to lend a hand.

Computer generated image of proposed concierge at Copperhouse Green.



## PLAY AREAS

Copperhouse Green features a choice of outdoor play areas perfect for the little ones to enjoy themselves.



## SECURE CYCLE STORAGE

Travelling by bike couldn't be easier, with a secure cycle store available on the ground floor.



## CAR PARKING

A free car parking space in allocated zones is included with the 2 and 3 bedroom apartments.



## HOME WORKING THAT WORKS FOR YOU

WORKING FROM HOME IS MADE EASIER WITH DEDICATED WORKING SPACE AND HYPERFAST CONNECTIVITY FROM THE DAY YOU MOVE IN



DEDICATED HOME WORKING  
ZONE WITH ADDITIONAL SOCKETS  
AND USB PORTS

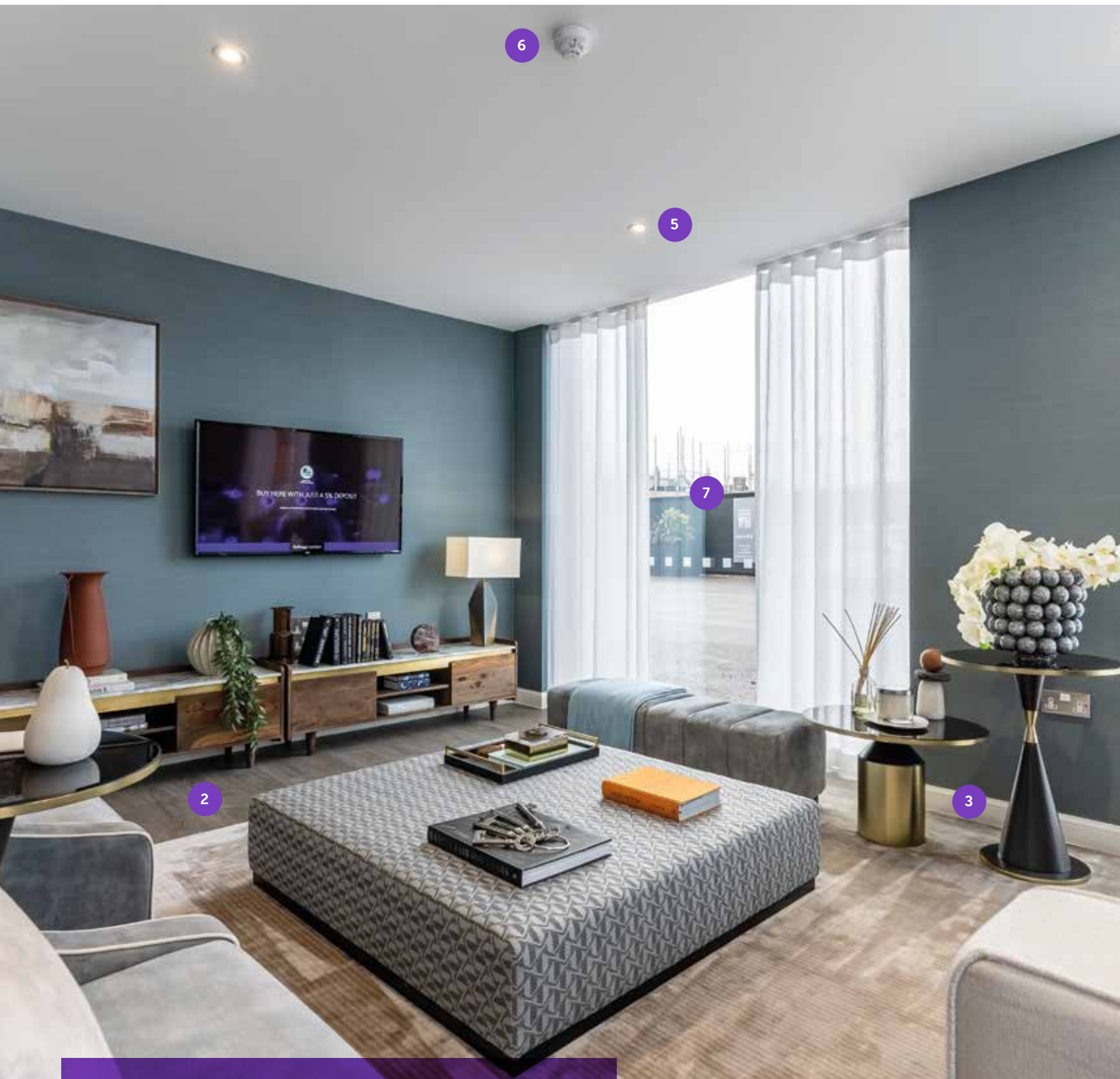


CONNECT TO HYPEROPTIC  
BROADBAND, THAT'S 12X FASTER\*  
THAN THE UK AVERAGE, FROM  
THE DAY YOU MOVE IN

The homes at Copperhouse Green offer versatility to create a practical home-working environment. Spacious, open-plan interiors with additional sockets and USB ports for home working zones and the option of transforming a spare bedroom into a dedicated home office, makes it easy to create a healthy balance between personal and professional life.

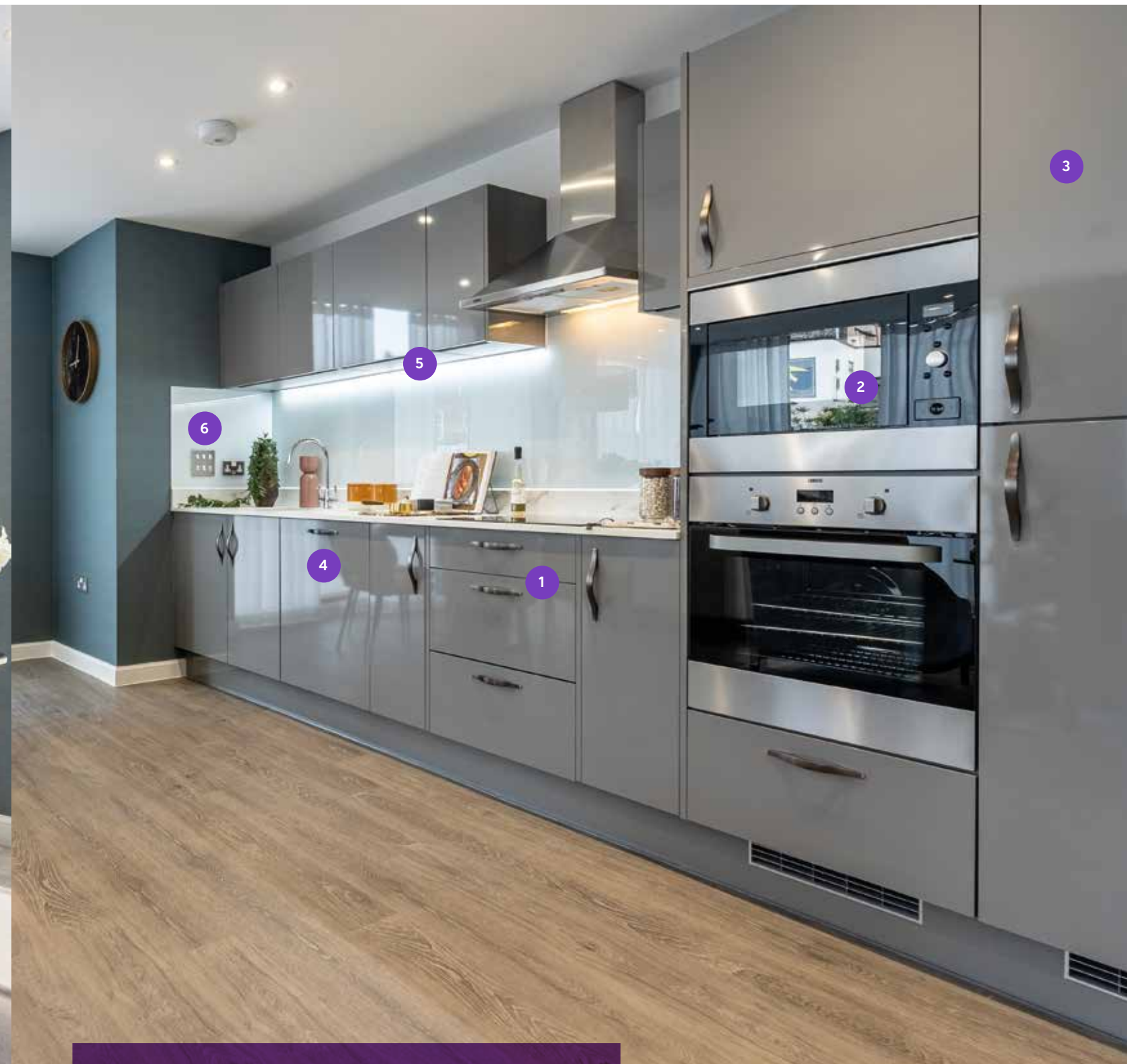
Getting online couldn't be easier, your new home at Copperhouse Green will be connected to hyper-fast broadband and can be activated on the day you move in with a simple telephone call.

Photograph of Show Home at Ebbsfleet Cross.  
\*Broadband speed calculations: The UK's average broadband speeds are 71.8Mbps for downloads and 14.2Mbps for uploads, compared to Hyperoptic's top average speed of 900Mbps which is achieved through a wired connection. Average speeds taken from Ofcom's 'UK Home Broadband Performance' measurement period May 2020.



## THE LIVING SPACE

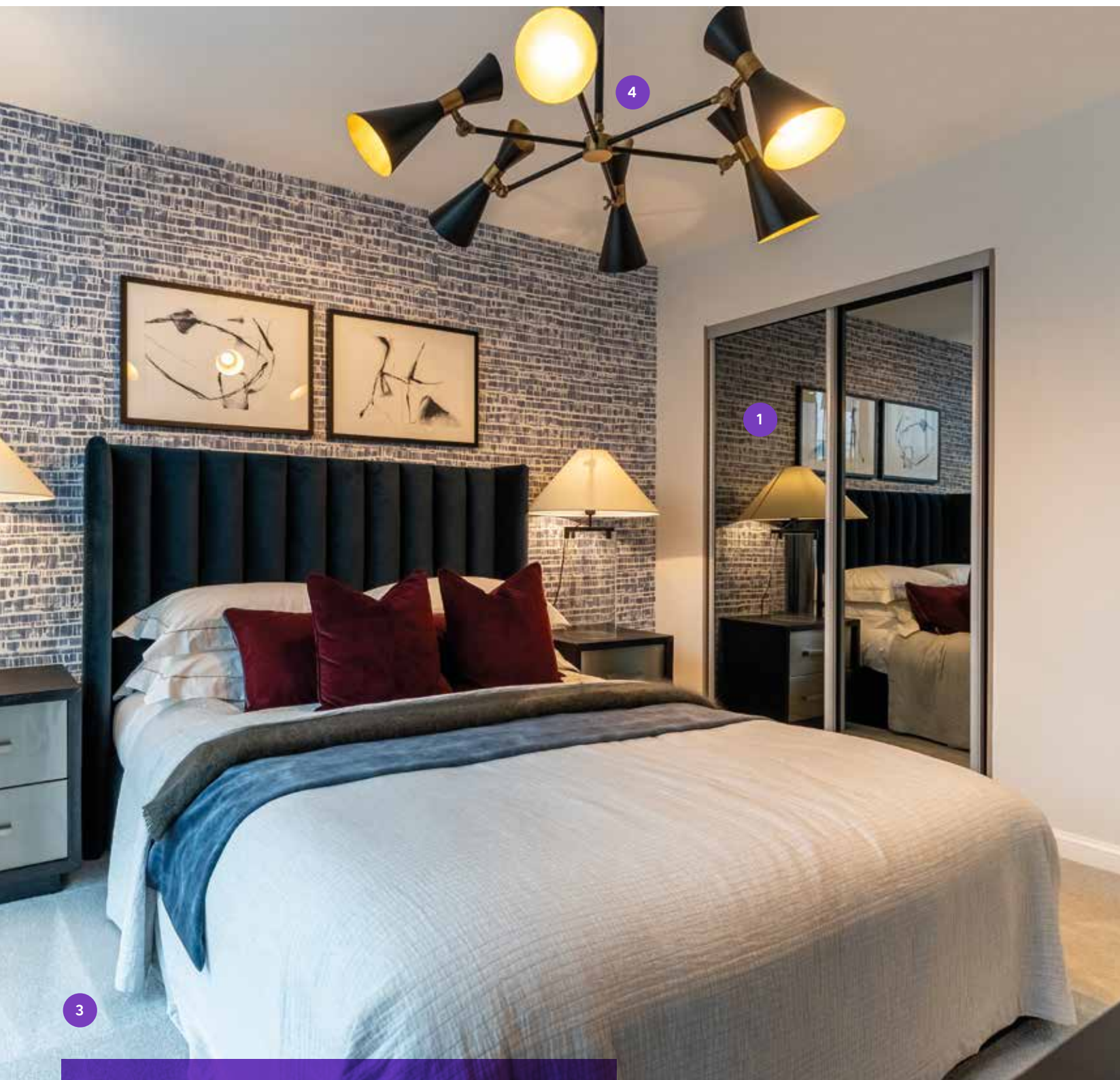
- 1 | Walls and ceilings finished in white
- 2 | Laminate wood flooring
- 3 | Ovolo skirting and architraves
- 4 | Media plate to living room with Sky Q (connection to Sky to be arranged by purchaser via communal satellite dish) plus USB socket
- 5 | LED downlights to living areas with dimmer switch
- 6 | Mains linked smoke detector with battery backup
- 7 | uPVC French doors and windows
- 8 | Audio and visual door entry system
- 9 | Heating and hot water provided via central boiler



## THE KITCHEN

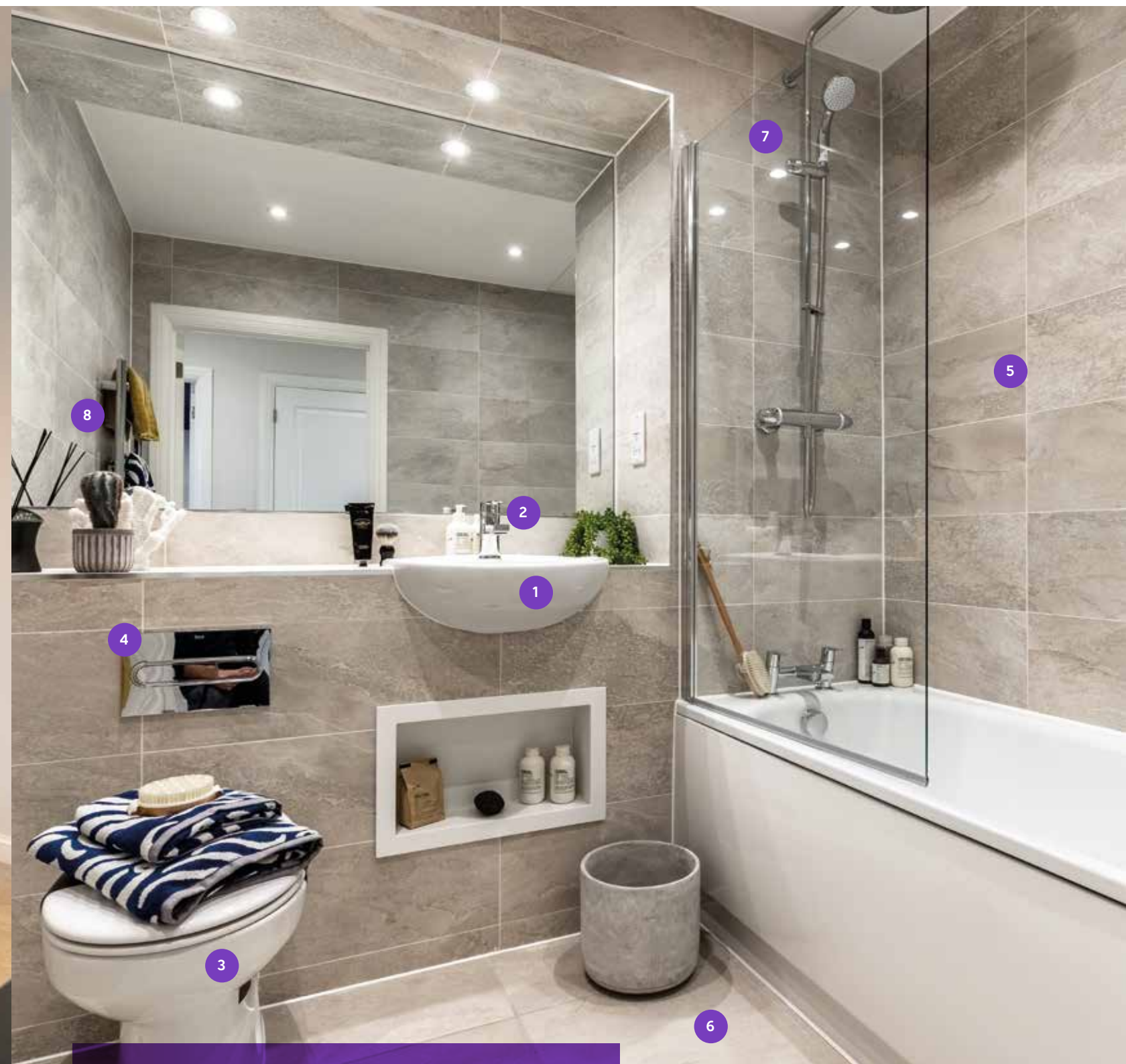
- 1 | Soft close doors and drawers
- 2 | Built in stainless steel oven, ceramic hob and hood
- 3 | Integrated fridge/freezer
- 4 | Removable cupboard with space for a dishwasher
- 5 | Feature LED lighting
- 6 | Sockets and switches
- 7 | Space and services in hall cupboard for a washer/dryer

All appliances come complete with manufacturer warranties for your peace of mind.



## THE BEDROOMS

- 1 | Fitted wardrobes to bedroom 1
- 2 | BT socket, TV/data point and USB socket to bedroom 1
- 3 | Oaklands carpets to all bedrooms
- 4 | Energy efficient pendant lighting to all bedrooms



## THE BATHROOM AND EN SUITE

- 1 | White Roca sanitaryware
- 2 | Chrome Bristan fittings
- 3 | Floor mounted WC with concealed cistern
- 4 | Roca dual chrome flush
- 5 | Fully ceramic tiled walls around bath/shower (half tiled to remaining walls)
- 6 | Ceramic tiles to floor
- 7 | Mira 'Coda Pro' thermostatic shower
- 8 | Heated chrome towel rail

# UPGRADE AND PERSONALISE YOUR HOME

TAILOR YOUR INTERIORS  
TO REFLECT YOUR TASTE

Every Bellway home has been lovingly designed and crafted to provide a versatile living space that is simply begging to be turned from a blank canvas into a place to call home. It's for this reason that Bellway Additions offers you the opportunity to upgrade your interior specification to reflect your own personality.

We have a range of options available, from adding integrated appliances to upgrading your flooring and bathroom tiles. Once you have chosen your Additions we'll ensure they are all expertly fitted and finished by the time you move in, giving you the peace of mind that your new home will reflect your own personal taste from day one.

## FLOORING

Completely transform your interior by selecting from a variety of laminate and carpets.



## BEDROOMS

Additional fitted wardrobes can be installed to spare bedrooms providing extra made-to-measure storage.



## APPLIANCES

In addition to the appliances included as standard, we can supply and install an A+ rated dishwasher or microwave in your kitchen or a washer dryer in hall cupboard.

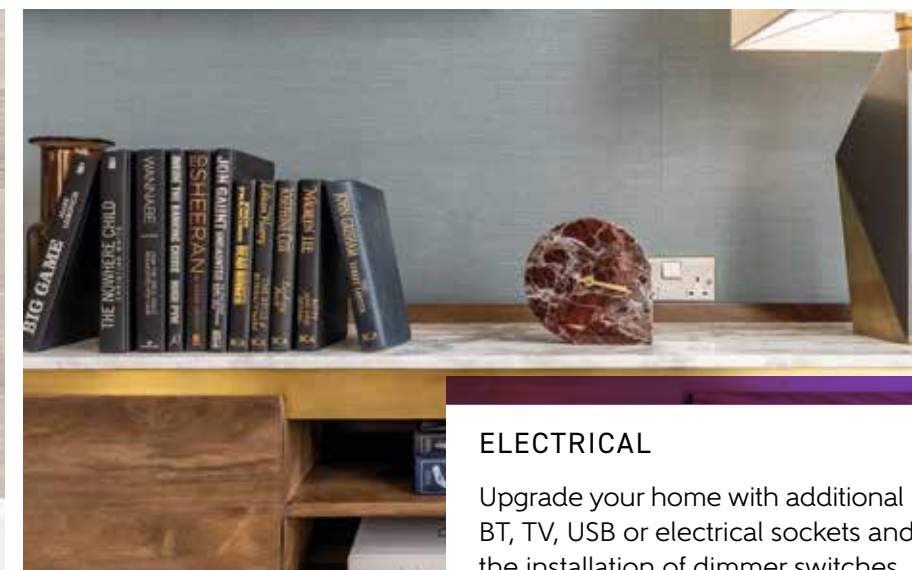
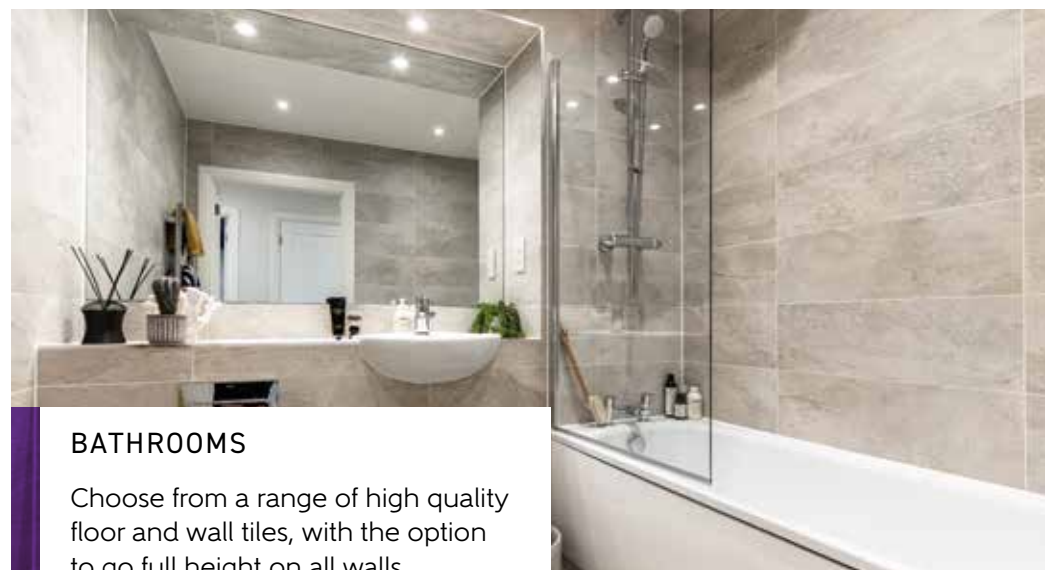


## KITCHENS

Personalise your kitchen by choosing from a range of doors and units, worktops and splashbacks.

## BATHROOMS

Choose from a range of high quality floor and wall tiles, with the option to go full height on all walls.



## ELECTRICAL

Upgrade your home with additional BT, TV, USB or electrical sockets and the installation of dimmer switches.

The options available may vary by development and orders can only be accepted up to certain stages of the construction process. Please ask your Sales Advisor to show you the full range of product upgrades available on your development and chosen home.



## OUR PASSION FOR GREAT CUSTOMER CARE

FROM THE FIRST DAY YOU VISIT ONE OF OUR SALES CENTRES TO THE DAY YOU MOVE IN, WE AIM TO PROVIDE A LEVEL OF SERVICE AND AFTER-SALES CARE THAT IS SECOND TO NONE

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens, it has always been our intention to minimise

inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries. We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.



Backed by  
HM Government

## LONDON HELP TO BUY

### BUY WITH JUST 5% DEPOSIT

Help to Buy is backed by the Government and aimed at helping you purchase your first home.

The scheme is open to first time buyers and there are regional price caps up to £437,600 on the value of the property you are able to purchase with Help to Buy, please talk to one of our Sales Advisors for the regional details in your area.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the Government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.

Help to Buy is subject to eligibility and may not be available on all homes. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%.



**Bellway**|London

## OUR PORTFOLIO

BELLWAY LONDON IS COMMITTED TO DELIVERING THE VERY BEST NEW HOMES ACROSS THE CAPITAL. ALL OF OUR FLAGSHIP DEVELOPMENTS HAVE BEEN CAREFULLY CRAFTED TO MEET THE NEEDS AND DEMANDS OF LIFE IN LONDON TODAY.



Photograph of The Residence.

## THE RESIDENCE NINE ELMS

### KEY FACTS

- 1, 2 and 3 bedroom apartments and penthouses
- Podium gardens
- 24 hour concierge
- Private residents' gym
- Meeting suite
- Media room
- Secure car parking
- Opposite the new US Embassy
- Walking distance to new Nine Elms Zone 1 station



Photograph of St Clements Lakes.

## ST CLEMENTS LAKES GREENHITHE

### KEY FACTS

- 2 bedroom apartments and 3 & 4 bedroom houses
- Beautiful lakeside setting
- Tree lined streets, play areas and a central square



Photograph of Explorer's Wharf.

## EXPLORER'S WHARF LIMEHOUSE

### KEY FACTS

- 1, 2 and 3 bedroom waterside apartments
- Residents' gym
- Concierge
- Landscaped podium and roof gardens
- Walking distance to Westferry DLR



Photograph of Priory Mill.

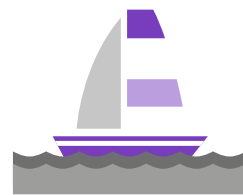
## PRIORY MILL DARTFORD

### KEY FACTS

- 1 & 2 bedroom apartments and 3 bedroom houses
- Set along the River Darent
- Walking distance to Dartford train station

# BUILDING COMMUNITIES

Our contribution extends beyond building new HBF-awarded five star homes. We are proud to support local community projects and invest in facilities and infrastructure. This includes improvements towards transport connections, green open spaces and leisure facilities, funding towards education and providing affordable new homes. In turn, this also helps to create new jobs for local people and help boost the local economy.



## OLD ISLEWORTH OVER £1.1 MILLION

including  
£319k towards local infrastructure  
£318k towards local employment

## NINE ELMS OVER £29 MILLION

including  
£10 million towards affordable housing  
£109k towards local employment

## CROYDON OVER £1 MILLION

including  
£242k towards carbon offset  
£239k towards local employment and training

## SYDENHAM OVER £1.5 MILLION

including  
£591k towards local infrastructure  
£532k towards employment

## FOREST HILL £624K

including  
£253k towards local infrastructure  
£167k towards Crossrail

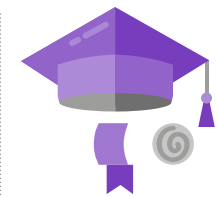
## POPLAR OVER £1 MILLION

including  
£932k towards local infrastructure  
£62k towards local employment



## BECKTON OVER £2 MILLION

including  
£2.1 million towards local infrastructure  
£150k towards local workplace contribution



## HORNCHURCH OVER £6 MILLION

including  
£3.4 million towards local infrastructure  
£1.5 million towards education



## WOOLWICH £612K

including  
£408k towards local infrastructure  
£97k towards carbon offset

## DARTFORD OVER £6 MILLION

towards local infrastructure



## BEXLEYHEATH £4.9 MILLION

towards local infrastructure

## STRATFORD OVER £1.5 MILLION

including  
£1.1 million towards local infrastructure  
£400k towards public realm

# TOTAL CONTRIBUTIONS £58,847,989



## AWARDED HIGHEST RATING BY HBF

9/10 WOULD RECOMMEND US TO A FRIEND

Bellway has been awarded five-star status by the Home Builders Federation, confirming the developer's place among the country's elite house-builders. More than nine out of ten customers said they would recommend Bellway to a friend.

The award is the highest accolade a new homes developer can receive. HBF ratings are based on feedback from customers in the weeks after they move into their new home. Only a small handful of housebuilders achieved five-star status this year.



**"** We were reassured by the two-year warranty provided by Bellway on completion, and the wider 10 year NHBC warranty. **"**

Hannah Levene and Tom Hawkins

**"** I am very satisfied with my new Bellway home and I had a great experience purchasing; especially with the staff who were endlessly helpful to me. **"**

Scott Hudson

## A REPUTATION BUILT ON SOLID FOUNDATIONS

BELLWAY LONDON HAS BEEN BUILDING EXCEPTIONAL QUALITY NEW HOMES THROUGHOUT THE UK FOR OVER 75 YEARS, CREATING OUTSTANDING PROPERTIES IN DESIRABLE LOCATIONS.

Over **75**  
YEARS of QUALITY  
SINCE 1946

Bellway London has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway London commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

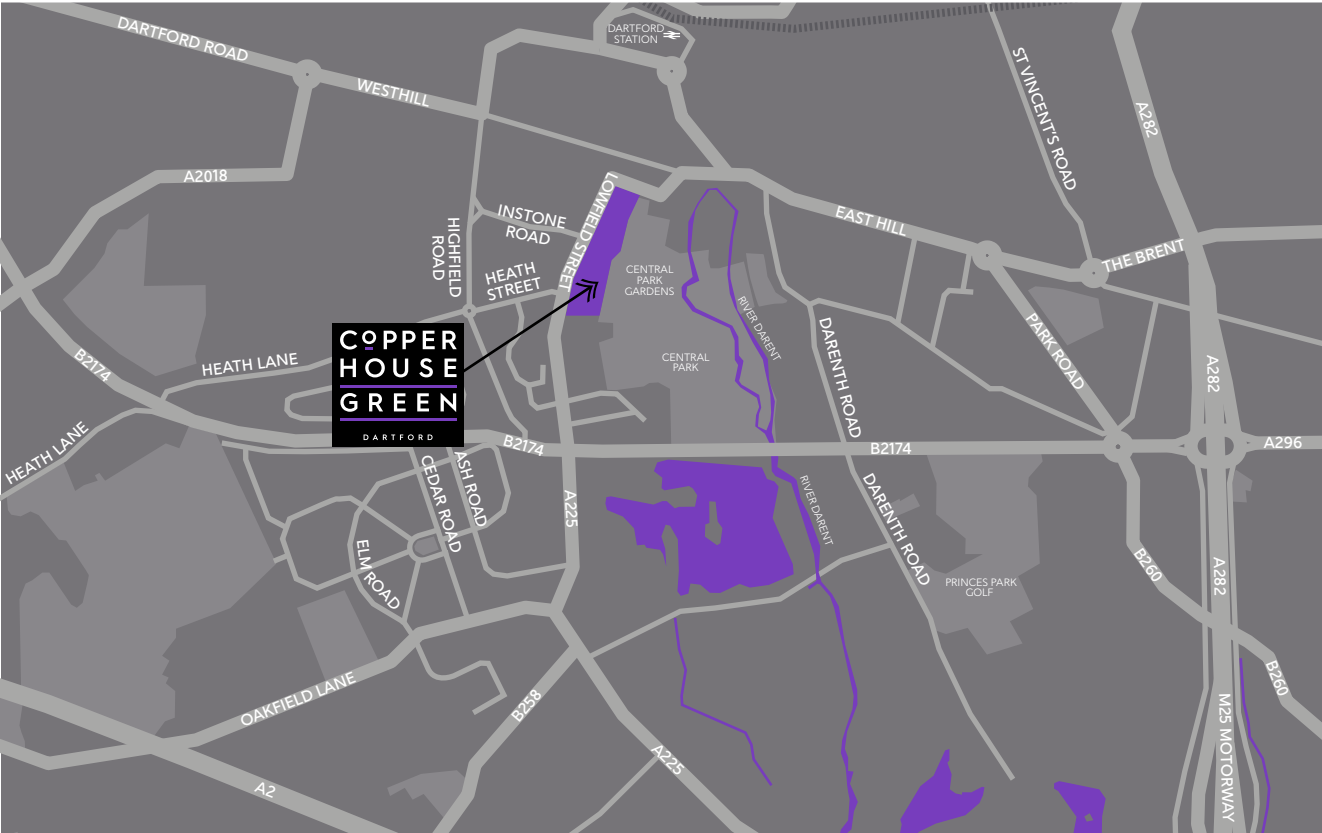
Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway London home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway London team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

Bellway London abides by The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

Computer generated image of  
The River Gardens, Royal Greenwich.

LOWFIELD STREET, DARTFORD DA1 1HJ



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Anchor Boulevard, Crossways Business Park, Dartford, Kent DA2 6QH

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Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and Transport for London. The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. All maps are for illustrative purposes only and not to scale. 200335/04/20.

