



Hyde
New Homes

Shared ownership at
EASTMAN VILLAGE
THE ASPECT COLLECTION

A great home for everyone



LIVE. SHARE. CREATE.

Welcome to

The Aspect Collection at Eastman Village

With 1, 2 & 3 bedroom apartments available through shared ownership, The Aspect Collection is the latest shared ownership phase at Eastman Village and is here to provide the setting for a lifetime of memories.

Built on the site of the historic Kodak factory in Harrow, Hyde New Homes invites you to live the lifestyle, share life's moments and create your legacy at Eastman Village.

Live the Lifestyle

A new focal point for Harrow

For over 100 years the Eastman Village site was home to Kodak in the UK. The company's founder, George Eastman, lends his name to this exciting new development, now set to regenerate this corner of North London.

Around 2,000 new homes, offices, restaurants, cafés, shops and amenities are set to be built around an expansive landscaped park that serves as a new green link in the heart of residential Harrow. New community, cultural and civic spaces connect the site's past to its future.

The refurbishment and incorporation of the iconic chimney of the former Kodak Factory, synonymous with the Harrow skyline, serves as a working monument to the history of the site.

Computer generated image, indicative only



▷ **Image on the right**

Aerial view of Eastman Village showing the iconic Kodak factory chimney reinstated as part of the new energy centre.



Created with you in mind

The Aspect Collection at Eastman Village offers beautifully appointed, contemporary homes designed for modern lifestyles.

All the homes provide valuable, dedicated outside space in the form of terraces or balconies and all enjoy access to the extensive landscaped gardens central to the broader development.

◁ Image left and below ▾

The Aspect Collection podium garden.
Enhanced landscaping shown at maturity.



Sustainability

A sustainable place to live

Our careful redevelopment of the iconic former Kodak factory provides homebuyers with a well-connected urban oasis, supporting you with sustainable choices and helping the local ecosystem to thrive.

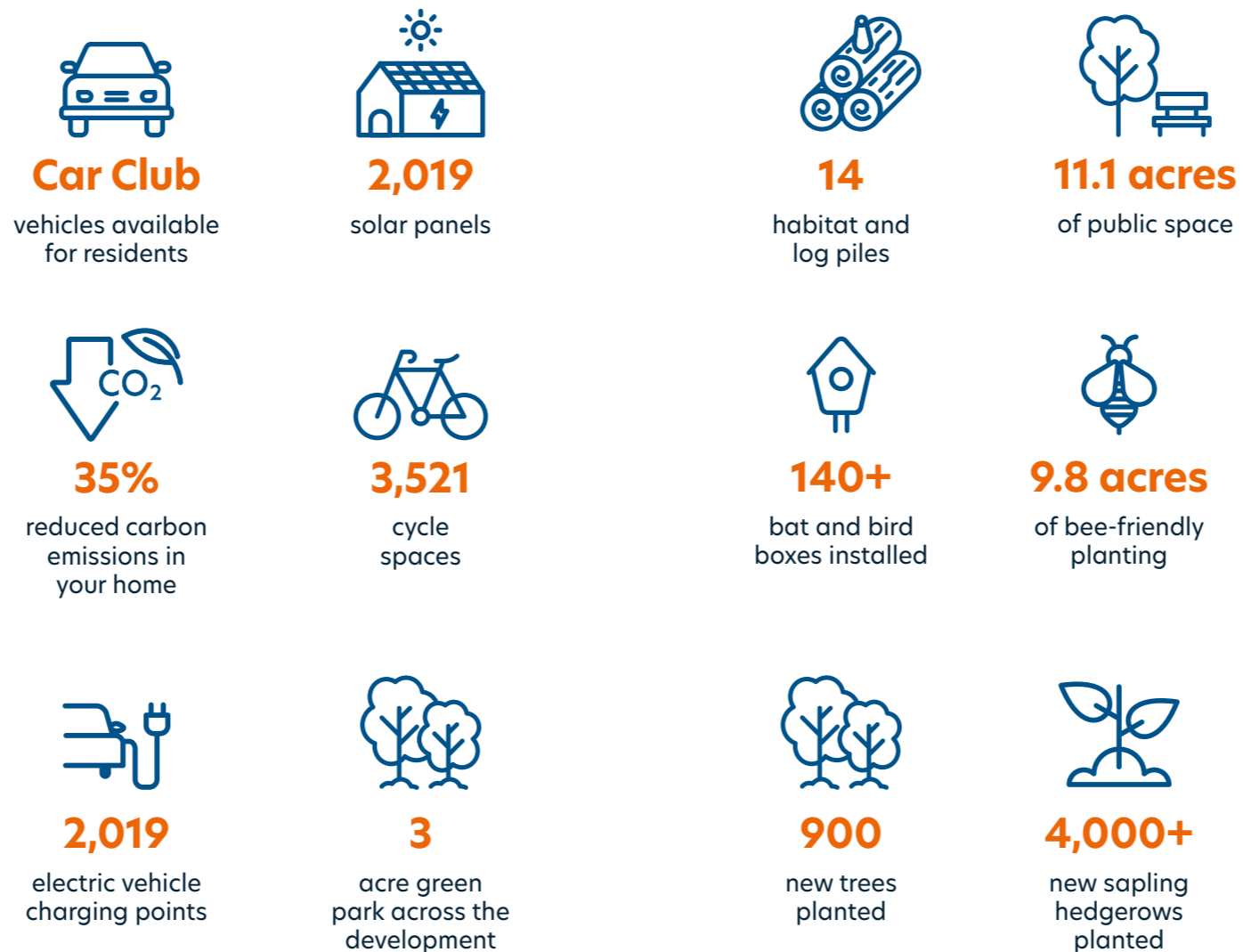


Energy efficiency

- At Eastman Village, our on-site carbon efficient energy centre provides heating across the development.
- Eastman Village homes feature eco-friendly, cost saving features throughout, including:
 - Solar panels for a renewable, sustainable energy source.
 - Water-saving aerated taps that reduce wastage while maintaining pressure, decreasing overall consumption.
 - Dual-plated flush toilets which allow homeowners to select water capacity per flush, helping to lower bills and conserve resources.



WHAT WILL YOU FIND AT EASTMAN VILLAGE ONCE COMPLETE?



△ Above left
Bat boxes
△ Above right
Bee boxes installed

Bio-diversity

We understand the importance of nature for our homebuyers, and the well-being of the planet. Specialised landscaping will encourage bio-diversity with grassland, flowering garden, scattered trees, and native woodland copses, as well as shrub, herbaceous, bulb and perennial planting.

To ensure natural resources are taken into account, we've installed specially designed roofs which contribute to reducing rain-water run-off, as well as permeable paving, swales and rain gardens, improving water quality and drainage, while helping the environment.



SHARE THE MOMENT

Make yesterday jealous of today

Eastman Village offers residents an array of possibilities for recreation, relaxation, places to visit and sights to see. This ideal balance of town and country provides access to first-rate leisure facilities, cultural destinations, historical gems and picturesque villages.

HISTORY & CULTURE

Get out of town!

Away from the centre of town, residents can enjoy a number of local attractions, including Headstone Manor and Museum where you can find out about the history of the area in a moated Manor House.

Harrow Arts Centre, a short distance north of Eastman Village, is a thriving arts venue hosting a lively programme of events including music, theatre, comedy, dance, film and more in a Grade II listed auditorium.

For further immersion in all things local, the picturesque centre of Harrow on the Hill and 18th century Bentley Priory are both ideal for soaking up the area's historic charm. Eastman Village residents can also enjoy the glorious open spaces of Pinner Park, home to the fabulous Heath Robinson Museum.



OPEN SPACES & WELLBEING

Stretch, flex, stroll, run, ride or swim

Harrow is abundantly well served with excellent gyms, leisure facilities, parklands and open spaces.

Pear Wood nature reserve, at Stanmore Country Park is an ancient woodland of meandering trails well-suited to walkers and joggers alike. For swimmers, there are few boroughs better equipped, with Ruislip Lido offering an unlikely beach front within the confines of the Capital. For something a little more challenging, the Harrow Wall indoor climbing venue is the country's largest bouldering centre. If you prefer to take your verticals on four wheels, Harrow skatepark, founded in 1978, is the spiritual home of skateboarding in the UK.



△ Above
Headstone Manor and Museum

◁ Left
Bentley Priory, stately home and deer park

▽ Below left
Harrow Arts Centre

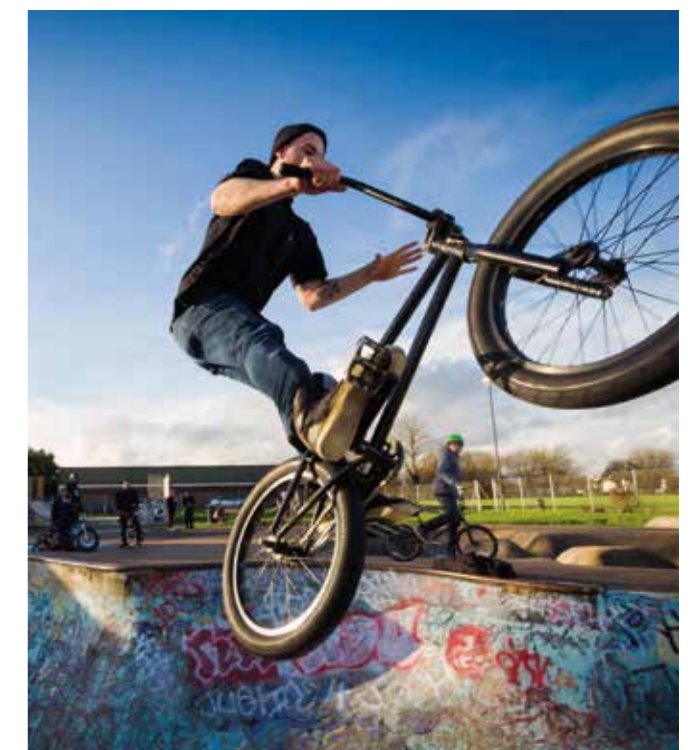
▽ Below
Pinner Park, home to the fascinating Heath Robinson Museum



△ Above
Ruislip Lido at Ruislip Common

△ Above right
Pear Wood nature reserve at Stanmore Country Park

▷ Right
Harrow Skate Park





△ Above
Bar 86, Harrow on the Hill

▽ Below
Picturesque Pinner High Street with its many pubs, bars and restaurants

FOOD & DRINK

Eats, treats and more

No gastronomic tour of Harrow would be complete without sampling the profusion of Indian restaurants in the area. Favourites include Chennai Srilalitha and Ram's Pure Vegetarian Restaurant that won the Travellers' Choice award on Tripadvisor 2024.

When it comes to European fare, highlights include Eighty Six with its diverse tapas menu and excellent cocktails. Pinner High Street offers a fantastic range of reliable favourites or for something more traditional, The Queens Head and The Castle are just two of the many excellent local gastro-pubs.

RETAIL & SHOPPING LOCAL

Independents to indispensables

Eastman Village provides the best of both when it comes to shopping local. From the independent stores and boutique charms of nearby Harrow on the Hill to the indispensable high street favourites which can be found at St Anns and St George's shopping centres, residents are spoilt for choice.

▽ Below
Battels Art & Coffee, Harrow on the Hill



▽ Below ▷ Right
The many restaurant and shopping options in Harrow town centre



▽ Below
re Touch antiques and interiors, Harrow on the Hill



An Iconic Location

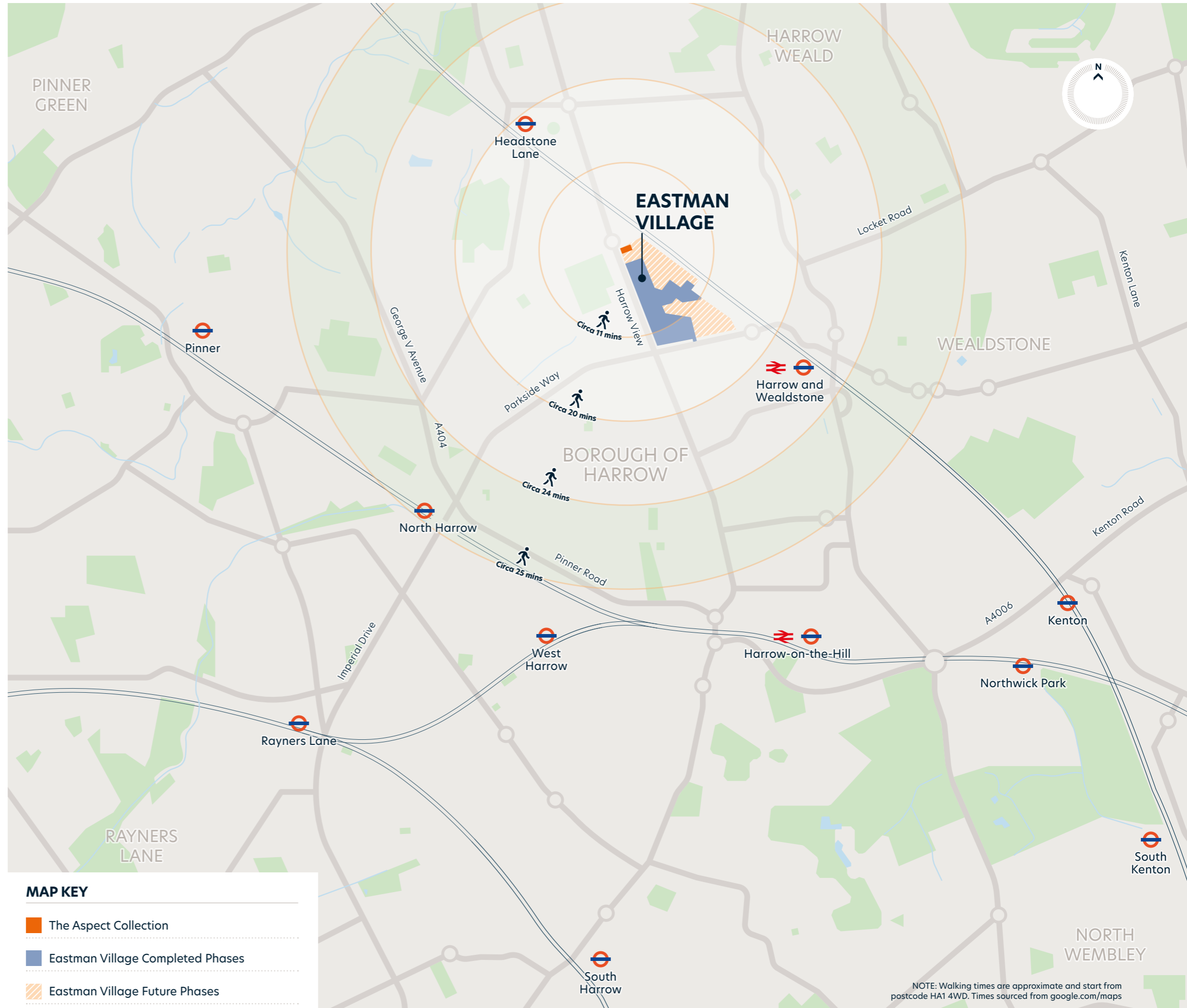
Landmark living

Eastman Village, at the northern reaches of Harrow, occupies the space where the Capital starts to merge with the more serene setting of the Home Counties. With all of the benefits of modern London living, such as excellent access to amenities and great travel connections, Eastman Village also locates residents squarely in the orbit of distinctly pastoral locales such as Harrow on the Hill, Pinner and Ruislip.



Image below

Aerial View of Eastman Village showing the iconic Kodak factory



Connections

Metroland to metropolis

Once known as 'Metroland', the string of commuter villages that stretch north-west from Central London has since evolved a far more contemporary feel. The basic principal however remains that this corner of the Capital is surprisingly well-connected.

Eastman Village is well served by a number of surrounding rail stations. Harrow and Wealdstone Station - around 17 minutes walk from The Aspect Collection - connects to London via The Lioness Line, Bakerloo Line and National Rail network. Harrow on the Hill, West Harrow, North Harrow and Northwick Park, all on the Metropolitan line, connect to Central London and the City and nearby Sudbury Hill and South Harrow are Piccadilly line stations.

With close access to the M40, M4 to the south and M1 to the north, Eastman Village is central to the wider road networks of both Greater London and the UK as a whole.

ON FOOT

 **HARROW AND WEALDSTONE STATION**
17 mins

 **ST GEORGE'S SHOPPING CENTRE**
27 mins


 **HARROW-ON-THE-HILL STATION**
30 mins

 **ST ANNS SHOPPING CENTRE**
31 mins

BY BICYCLE

 **PINNER HIGH STREET**
11 mins

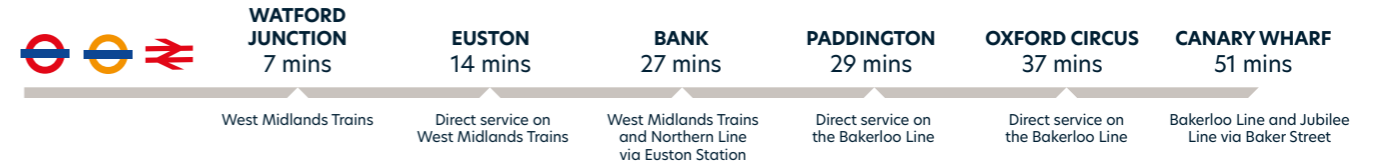
 **STANMORE COUNTRY PARK**
19 mins

 **RUISLIP COMMON**
26 mins

NOTE: Walking and Cycling times start from postcode HA1 4WD. All times sourced from google.com/maps

BY TRAIN AND TUBE

From Harrow and Wealdstone Station



BY BUS

Bus H14 from Headstone Drive bus stop is a 5 minute walk



BY CAR

From postcode HA1 4WD



Images from Left to Right

Bluebells at Pear Wood nature reserve / Harrow and Wealdstone Station / Historic milestone at Harrow on the Hill / Harrow town centre / Euston Station



CREATE THE LEGACY

Specification



The Aspect Collection show home



The Aspect Collection show home

General

A highly considered approach has been applied to all aspects of the development including the specification for each individual home. Generations of residents will enjoy and benefit from beautifully appointed living spaces that are built to last.

- Matt almond white walls and ceiling painted throughout
- Chrome ironmongery to internal doors
- Freestanding washer dryer to utility cupboard
- Radiators throughout
- Programmable room thermostat
- Downlights to hallways, kitchen, bathroom and ensuite
- Pendant lighting to bedroom(s) and lounge
- Video entry with handset
- Communal TV aerial
- 12 year NHBC Warranty
- 999 year lease
- Cycle storage
- EPC rating B
- Passenger lifts

Flooring

- Oak grey laminate flooring to hallways, kitchen and lounge/dining area
- Tiled flooring in natural tone to bathroom and en suite
- Neutral carpet to bedroom(s)

Bedroom

- Fitted wardrobe to principal bedroom with sliding mirror door, single high level shelf and hanging rail

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.



The Aspect Collection show home

Kitchen

- White kitchen unit with chrome handles in two specification choices:
 - **Pearl specification:** White gloss units (Plots: 47, 48, 49, 50, 51, 58, 59, 60, 61, 62, 63, 70, 71, 72, 73, 74, 75)
 - **Silk specification:** White matt units (Plots: 52, 53, 54, 55, 56, 57, 64, 65, 66, 67, 69, 76, 77, 78, 79, 80, 81)
- Laminate worktop/upstand in Pietra grey marble
- White glass splashback
- Under wall unit surface light
- Integrated single electric oven
- Ceramic 4-ring hob
- Integrated chimney hood with extractor fan
- Integrated fridge freezer
- Integrated dishwasher

For further information on specification options, please speak to a sales consultant.



The Aspect Collection show home

Bathroom

- Quality white bathroom suite, to include sink, WC and shower over bath
- Glass two panel hinged bath screen
- Floor mounted toilet with soft close seat and chrome flushplate
- Natural tone tiles to shower/bath and from floor to cistern
- Contemporary chrome taps to basin and bath
- Surface mounted, thermostatic shower with bespoke sliding rail kit and shower head
- Black Linear laminate vanity top, splash back and underbasin towel box
- White heated towel rail
- Full height mirror

En Suite

- Quality white bathroom suite, to include sink, WC and shower
- Glass framed walk-in shower with shower tray
- Floor mounted toilet with soft close seat and chrome flushplate
- Natural tone tiles to shower/bath and from floor to cistern
- Contemporary chrome taps to basin and shower
- Surface mounted, thermostatic shower with bespoke sliding rail kit and shower head
- Black Linear laminate vanity top, splash back and underbasin towel box
- White heated towel rail
- Full height mirror

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Overview of The Aspect Collection at Eastman Village

Situated at the northwest of the development, The Aspect Collection offers a selection of 1, 2 & 3 bedroom apartments within the Ponti building.

MARKETING SUITE



What the neighbours say

Join the expanding community at Eastman Village and discover the aspects of the development that our latest residents adore.

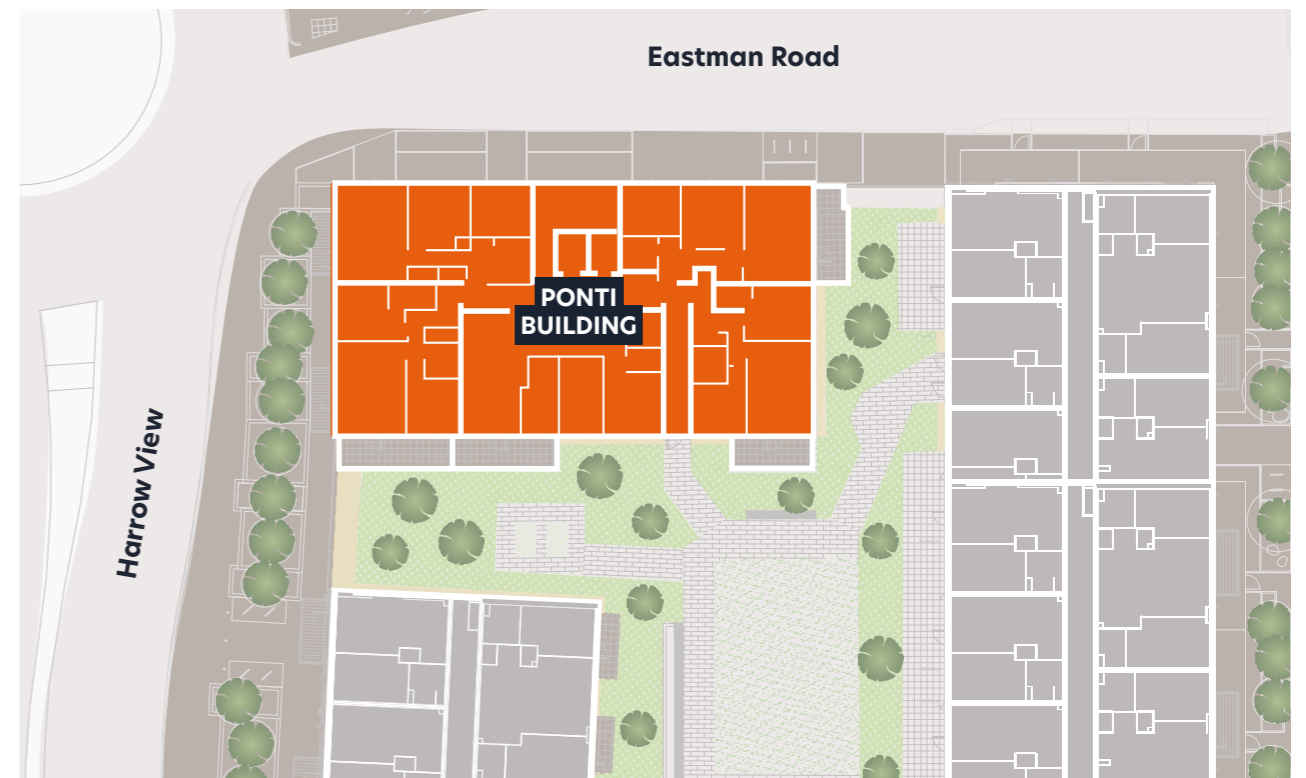
"Since I work from home, noise was a major concern for me. I was drawn to this development because it feels quiet and very peaceful. It also has planned on site amenities including a residents' gym, supermarket, cafés, and restaurants and this suits my lifestyle."

Derek



"The community at Eastman Village is incredible. Residents at Eastman Village come from many different countries and cultures across the world. Everybody is so friendly, and it is lovely to chat with different people."

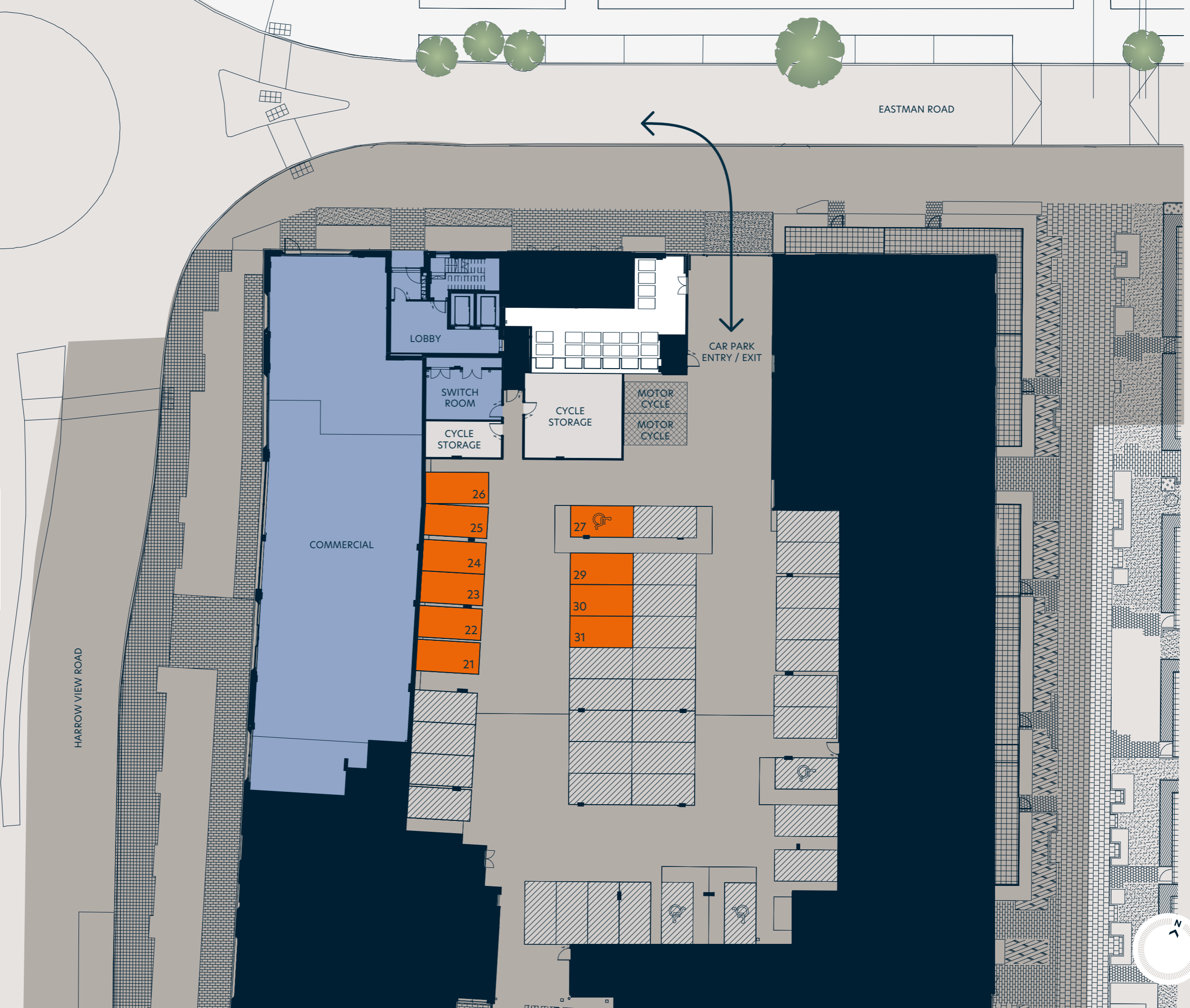
Maria



Ponti Building Apartment Parking Plan

KEY

- Secure Parking spaces
- Cycle Storage spaces
- Bin Storage



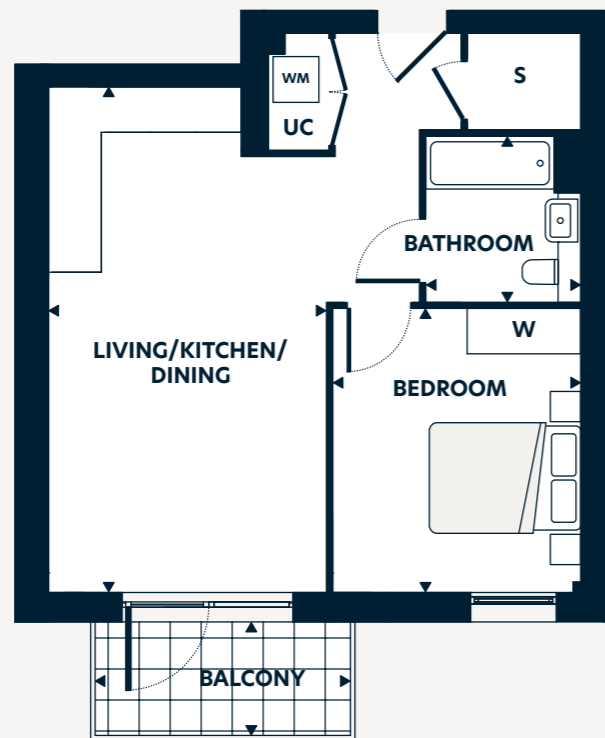
Plots: 54, 60, 66, 72, 78

1 bedroom apartment



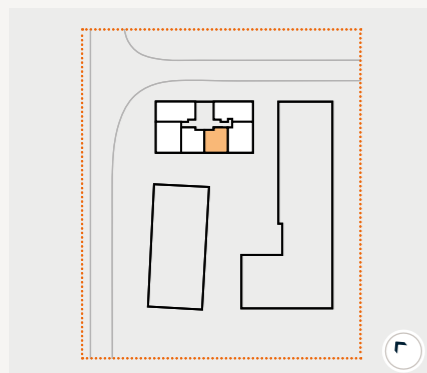
Plans Key

- S Storage space
- W Wardrobe
- UC Utility cupboard
- WM Washing machine space



Locator key

- Floor 2 - 54
- Floor 3 - 60
- Floor 4 - 66
- Floor 5 - 72
- Floor 6 - 78



Dimensions	m	ft
Living/Kitchen/Dining	6.68 x 3.67	21'11" x 12'1"
Bedroom	3.75 x 3.28	12'4" x 10'9"
Bathroom	2.20 x 2.05	7'3" x 6'9"
Gross Internal Area	50.3m²	541.0ft²
Balcony	3.37 x 1.50	11'1" x 4'11"

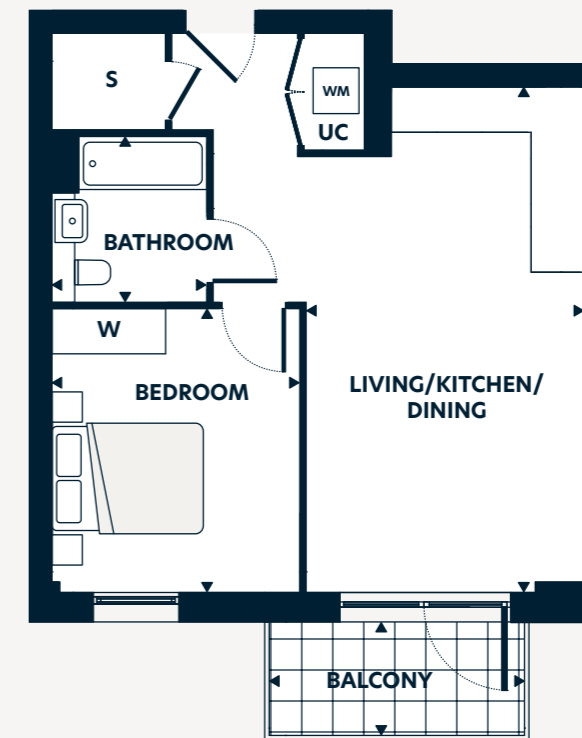
Plots: 55, 61, 67, 73, 79

1 bedroom apartment



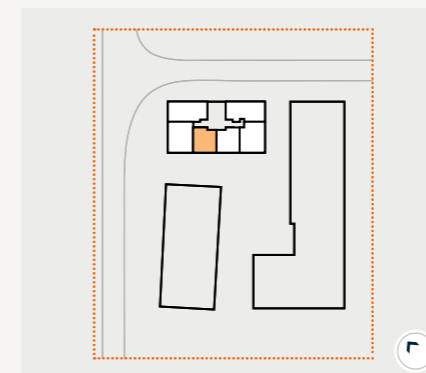
Plans Key

- S Storage space
- W Wardrobe
- UC Utility cupboard
- WM Washing machine space



Locator key

- Floor 2 - 55
- Floor 3 - 61
- Floor 4 - 67
- Floor 5 - 73
- Floor 6 - 79



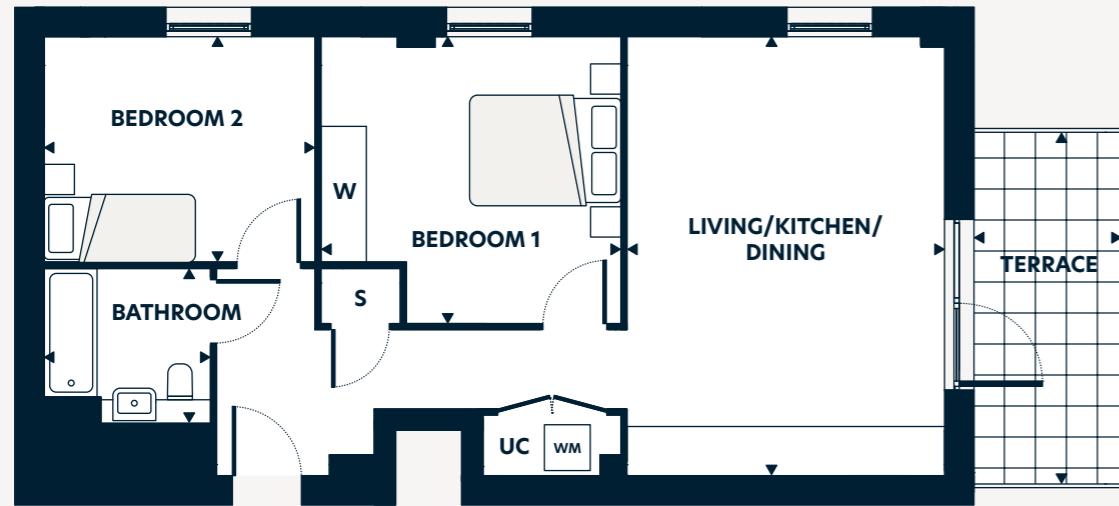
Dimensions	m	ft
Living/Kitchen/Dining	6.68 x 3.67	21'11" x 12'1"
Bedroom	3.75 x 3.28	12'4" x 10'9"
Bathroom	2.20 x 2.05	7'3" x 6'9"
Gross Internal Area	50.2m²	540.0ft²
Balcony	3.37 x 1.50	11'1" x 4'11"

Plot: 47

2 bedroom apartment

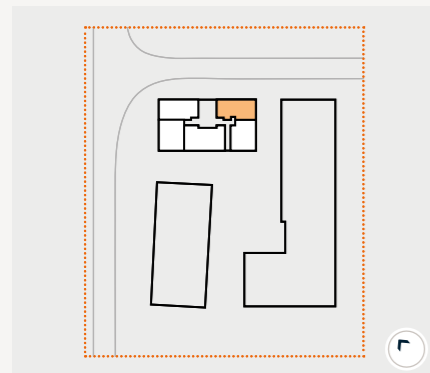
Plans Key

- S Storage space
- W Wardrobe
- UC Utility cupboard
- WM Washing machine space



Locator key

Floor 1 - 47



Dimensions	m	ft
Living/Kitchen/Dining	5.80 x 4.20	19'0" x 13'9"
Bedroom 1	3.79 x 3.96	12'5" x 13'0"
Bedroom 2	3.58 x 2.98	11'9" x 9'9"
Bathroom	2.20 x 2.05	7'3" x 6'9"
Gross Internal Area	66.3m²	713.0ft²
Terrace	4.65 x 1.95	15'3" x 6'5"

Plot: 48

2 bedroom apartment

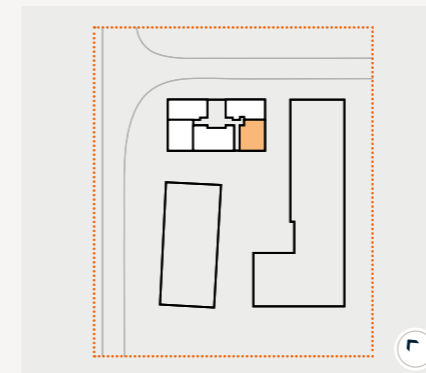
Plans Key

- W Wardrobe
- UC Utility cupboard
- WM Washing machine space



Locator key

Floor 1 - 48



Dimensions	m	ft
Living/Kitchen/Dining	5.76 x 3.83	18'11" x 12'7"
Bedroom 1	3.99 x 3.35	13'1" x 11'0"
En suite	2.20 x 1.55	7'3" x 5'1"
Bedroom 2	3.50 x 2.95	11'6" x 9'8"
Bathroom	2.20 x 2.05	7'3" x 6'9"
Gross Internal Area	65.6m²	706.0ft²
Terrace	5.34 x 1.95	17'6" x 6'5"

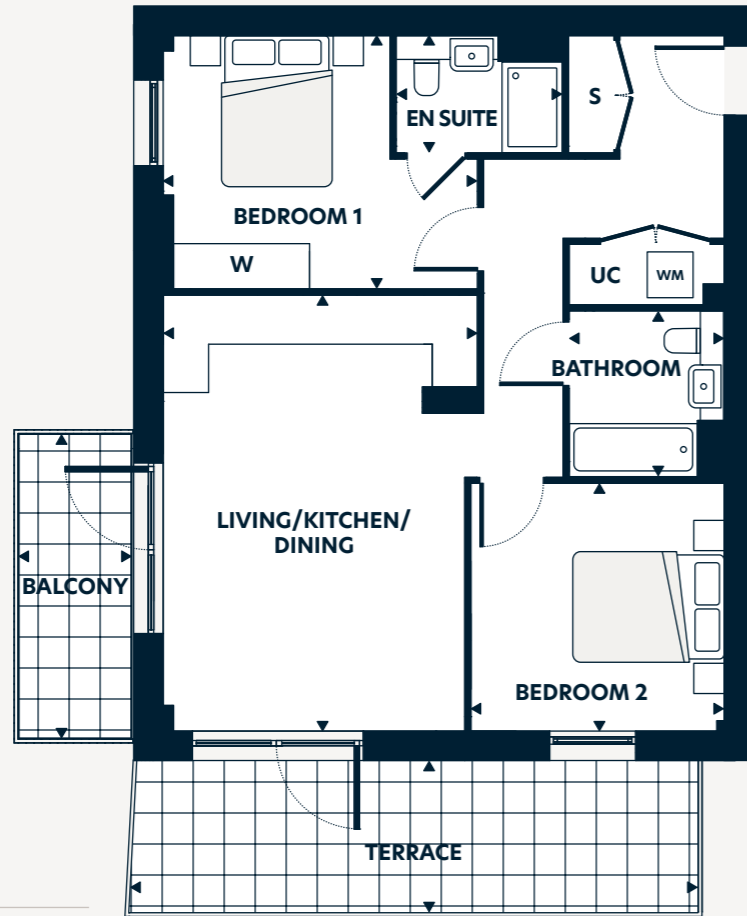
Plot: 50

2 bedroom apartment



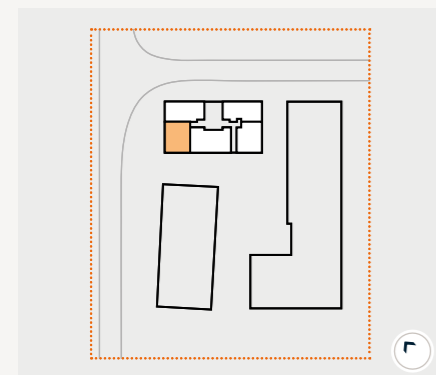
Plans Key

- S Storage space
- W Wardrobe
- UC Utility cupboard
- WM Washing machine space



Locator key

Floor 1 - 50



Dimensions	m	ft
Living/Kitchen/Dining	5.76 x 3.98	18'11" x 13'1"
Bedroom 1	4.15 x 3.35	13'7" x 11'0"
En suite	2.20 x 1.55	7'3" x 5'1"
Bedroom 2	3.35 x 3.27	11'0" x 10'9"
Bathroom	2.20 x 2.05	7'3" x 6'9"
Gross Internal Area	68.2m²	734.0ft²
Balcony	4.05 x 1.50	13'3" x 4'9"
Terrace	5.75 x 1.95	18'10" x 6'5"

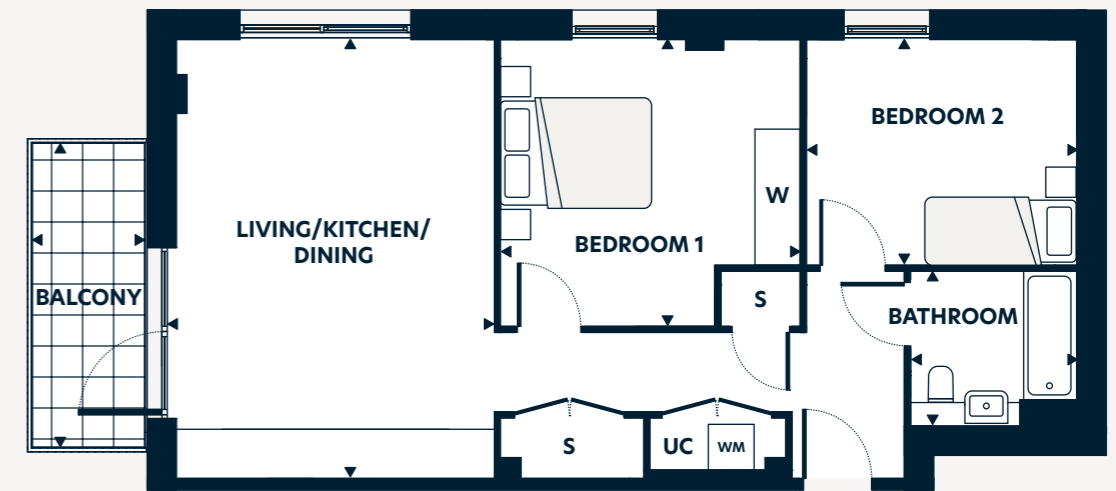
Plots: 51, 57, 63, 69, 75, 81

2 bedroom apartment



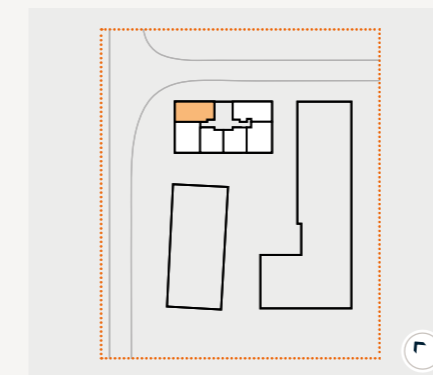
Plans Key

- S Storage space
- W Wardrobe
- UC Utility cupboard
- WM Washing machine space



Locator key

Floor 1 - 51
 Floor 2 - 57
 Floor 3 - 63
 Floor 4 - 69
 Floor 5 - 75
 Floor 6 - 81



Dimensions	m	ft
Living/Kitchen/Dining	5.80 x 4.20	19'0" x 13'9"
Bedroom 1	3.79 x 3.96	12'5" x 13'0"
Bedroom 2	3.58 x 2.98	11'9" x 9'9"
Bathroom	2.20 x 2.05	7'3" x 6'9"
Gross Internal Area	67.7m²	729.0ft²
Balcony	4.05 x 1.50	13'3" x 4'11"

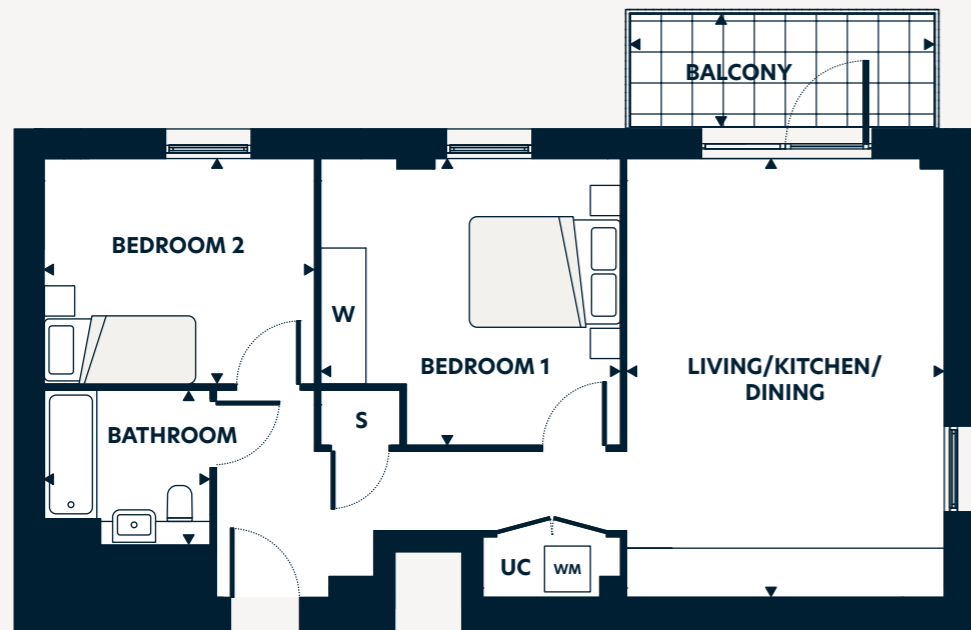
Plots: 52, 58, 64, 70, 76

2 bedroom apartment



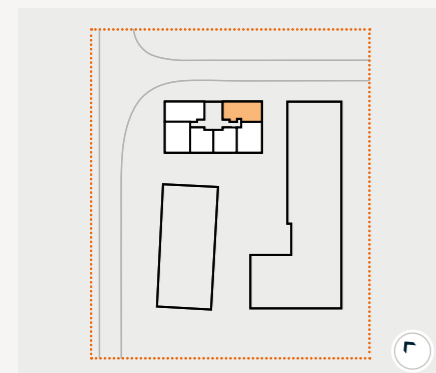
Plans Key

- S Storage space
- W Wardrobe
- UC Utility cupboard
- WM Washing machine space



Locator key

- Floor 2 - 52
- Floor 3 - 58
- Floor 4 - 64
- Floor 5 - 70
- Floor 6 - 76



Dimensions	m	ft
Living/Kitchen/Dining	5.80 x 4.20	19'0" x 13'9"
Bedroom 1	3.79 x 3.96	12'5" x 13'0"
Bedroom 2	3.58 x 2.98	11'9" x 9'9"
Bathroom	2.20 x 2.05	7'3" x 6'9"
Gross Internal Area	66.3m²	713.0ft²
Balcony	4.05 x 1.50	13'3" x 4'11"

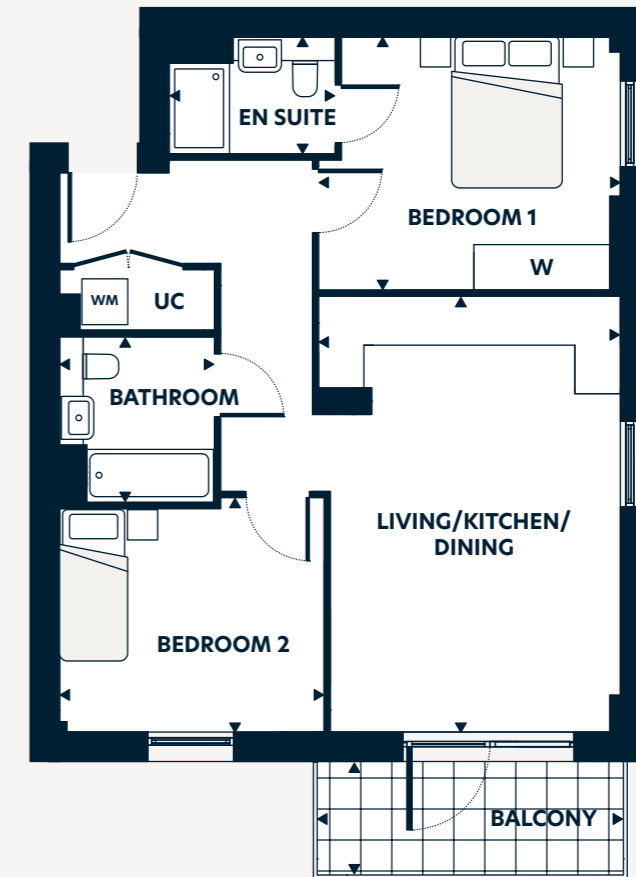
Plots: 53, 59, 65, 71, 77

2 bedroom apartment



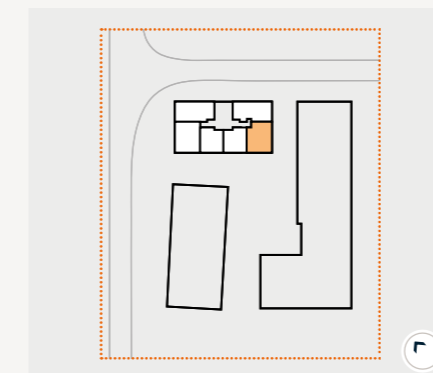
Plans Key

- W Wardrobe
- UC Utility cupboard
- WM Washing machine space



Locator key

- Floor 2 - 53
- Floor 3 - 59
- Floor 4 - 65
- Floor 5 - 71
- Floor 6 - 77



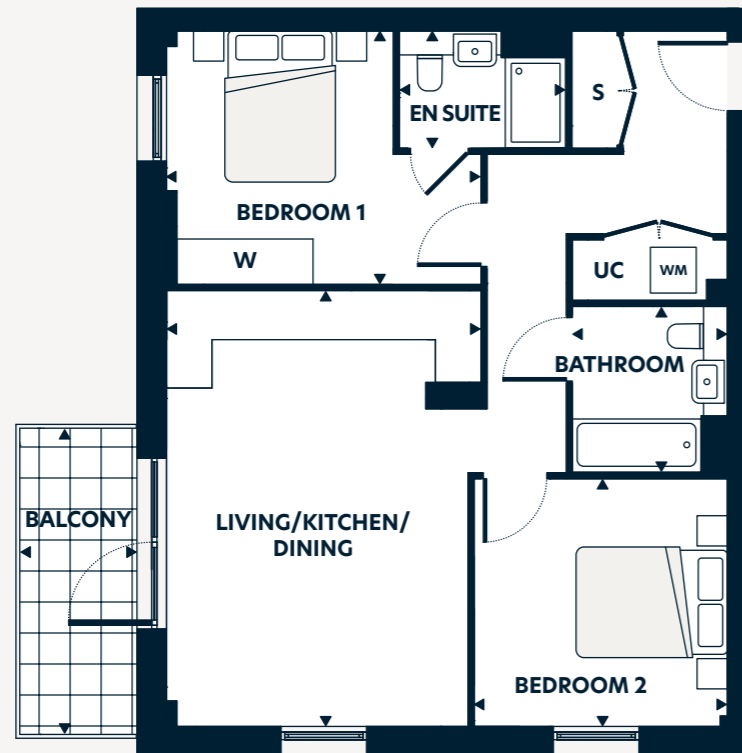
Dimensions	m	ft
Living/Kitchen/Dining	5.76 x 3.83	18'11" x 12'7"
Bedroom 1	3.99 x 3.35	13'1" x 11'0"
En suite	2.20 x 1.55	7'3" x 5'1"
Bedroom 2	3.50 x 2.95	11'6" x 9'8"
Bathroom	2.20 x 2.05	7'3" x 6'9"
Gross Internal Area	65.6m²	706.0ft²
Balcony	4.05 x 1.50	13'3" x 4'11"

Plots: 56, 62, 68, 74, 80

2 bedroom apartment

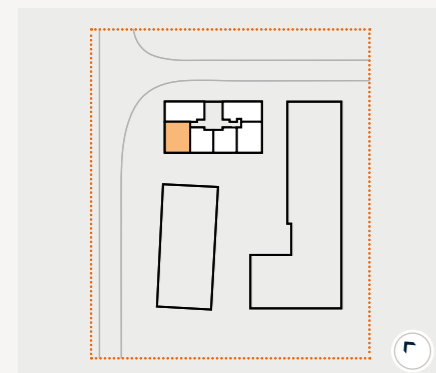
Plans Key

- S Storage space
- W Wardrobe
- UC Utility cupboard
- WM Washing machine space



Locator key

- Floor 2 - 56
- Floor 3 - 62
- Floor 4 - 68
- Floor 5 - 74
- Floor 6 - 80



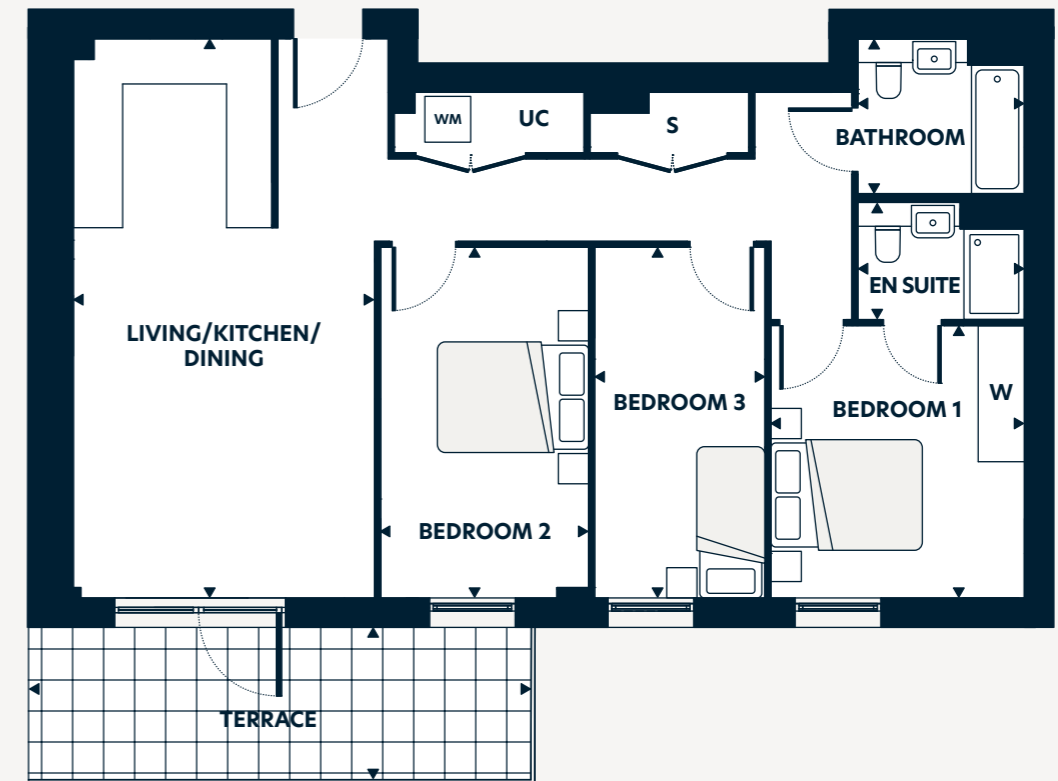
Dimensions	m	ft
Living/Kitchen/Dining	5.76 x 3.98	18'11" x 13'1"
Bedroom 1	4.15 x 3.35	13'7" x 11'0"
En suite	2.20 x 1.55	7'3" x 5'1"
Bedroom 2	3.35 x 3.27	11'0" x 10'9"
Bathroom	2.20 x 2.05	7'3" x 6'9"
Gross Internal Area	68.2m²	734.0ft²
Balcony	4.05 x 1.55	13'3" x 5'1"

Plot: 49

3 bedroom apartment

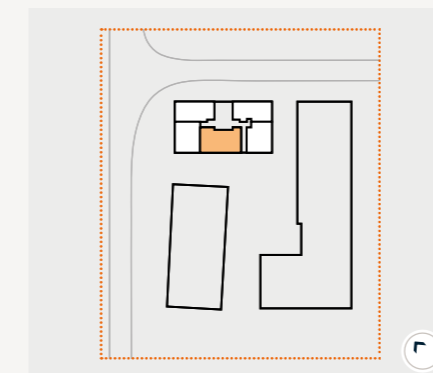
Plans Key

- S Storage space
- W Wardrobe
- UC Utility cupboard
- WM Washing machine space



Locator key

- Floor 1 - 49



Dimensions	m	ft
Living/Kitchen/Dining	7.39 x 3.98	24'3" x 13'1"
Bedroom 1	3.60 x 3.35	11'10" x 11'0"
En suite	2.20 x 1.55	7'3" x 5'1"
Bedroom 2	4.67 x 2.75	15'4" x 9'0"
Bedroom 3	4.67 x 2.25	15'4" x 7'4"
Bathroom	2.20 x 2.05	7'3" x 6'9"
Gross Internal Area	88.8m²	956.0ft²
Terrace	6.60 x 1.95	21'8" x 6'5"

Buying your new home

Our in-house team of sales consultants are dedicated to providing exceptional service to all of our customers and we aim to make the experience of buying your new home with us as smooth, enjoyable and straightforward as possible. From your initial enquiry, through to handing you the keys to your new home, our friendly and knowledgeable team are available both in person and online, to answer your questions and help you find the home buying option that's right for you.

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Shared ownership

Shared ownership is a scheme which has been specifically designed to help those who are unable to afford the cost of buying a property outright on the open market.

Who's eligible?

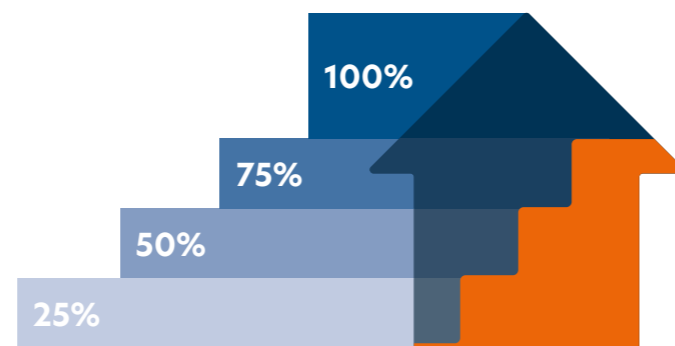
Anyone with a household income of under £80,000 per year or £90,000 per year in London

How does shared ownership work?

- The minimum initial share you can buy in a new home is 25%
- The maximum initial share you can buy is 75%
- You will only need a deposit for the share you buy
- As a shared owner you will be a leaseholder
- You will pay a mortgage on the share you buy and a subsidised rent to Hyde on the remaining share
- The leases on our new build homes are typically 999 years

How does staircasing work?

- You can buy more shares in the future until you own your home outright
- Once you own your home outright, you will no longer pay rent, but you will carry on paying the relevant service charges



To find out more about the home buying options we offer visit [hydenewhomes.co.uk](https://www.hydenewhomes.co.uk)

My Hyde

Set up an account online and personalise your home buying journey with us:

- ✓ Save and share your searches, favourite properties and developments
- ✓ Create and keep track of your shared ownership application
- ✓ Manage your appointments
- ✓ Track and sign key homebuying documents from reservation all the way to completion and aftercare

Apartment locator

See inside back cover

EASTMAN VILLAGE

Finding your perfect home just came one step closer

The Aspect Collection is set within the Ponti building – locate your dream home at Eastman Village now.

Buying your new home

Our in-house team of sales consultants are dedicated to providing exceptional service to all of our customers and we aim to make the experience of buying your new home with us as smooth, enjoyable and straightforward as possible. From your initial enquiry, through to handing you the keys to your new home, our friendly and knowledgeable team are available both in person and online, to answer your questions and help you find the home buying option that's right for you.

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Shared ownership

Shared ownership is a scheme which has been specifically designed to help those who are unable to afford the cost of buying a property outright on the open market.

Who's eligible?

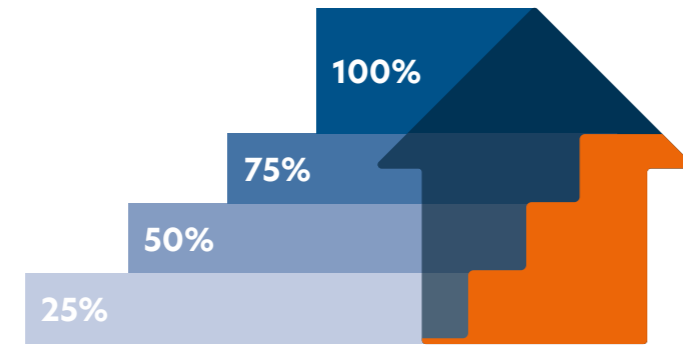
Anyone with a household income of under £80,000 per year or £90,000 per year in London

How does shared ownership work?

- The minimum initial share you can buy in a new home is 25%
- The maximum initial share you can buy is 75%
- You will only need a deposit for the share you buy
- As a shared owner you will be a leaseholder
- You will pay a mortgage on the share you buy and a subsidised rent to Hyde on the remaining share
- The leases on our new build homes are typically 999 years

How does staircasing work?

- You can buy more shares in the future until you own your home outright
- Once you own your home outright, you will no longer pay rent, but you will carry on paying the relevant service charges



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About Hyde New Homes

Hyde New Homes is the award-winning affordable home ownership part of the Hyde Group, a leading G15 developer of homes for all needs and incomes, providing homes and services to over 95,000 customers across London and the South East.

The Hyde New Homes team sits within Business Development and provides expertise in sales and marketing.

Hyde plans to develop 7,500 homes over the next five years and is investigating ways to build further homes. As a not-for-profit business, surplus is invested to build more affordable homes.

Hyde's significant skills and experience are reflected in its approach to both new build and large-scale regeneration harnessing a multi-disciplined approach where all relevant stakeholders input into each scheme at an early stage to ensure the product is suited to its target audience and commercially viable.

Homes are generously-sized, striking a balance between style and functional design, appealing to a wide range of home buyers. Quality finishes, fittings and long-lasting materials are used and current sustainability standards employed using latest heating and insulation technology, to reduce fuel bills and cut emissions.

The focus is on customer satisfaction, innovative product, award-winning design and locations, making Hyde's new homes attractive to buyers and investors alike.



You can also find out more on our website:

hydenewhomes.co.uk



The Hyde Difference

- Over 90% customer satisfaction for thirteen consecutive years
- High specification as standard
- 999-year lease
- Quality fitted flooring included
- Contemporary kitchens with integrated appliances
- Private outdoor space

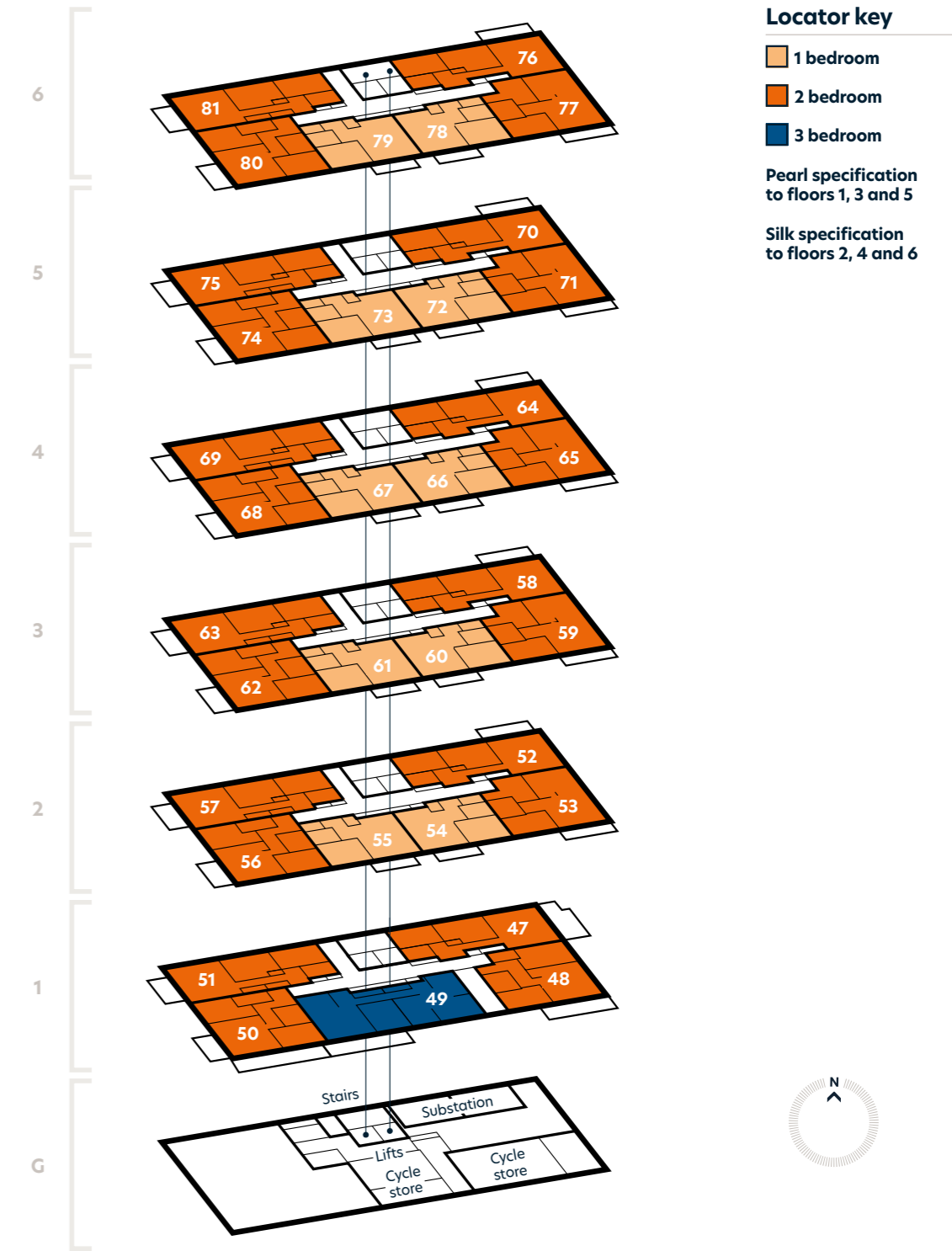


WHAT OUR CUSTOMERS SAY

"Hyde managed the process really well. Their sales consultant, Priya, has also been super helpful in ensuring that the whole process was smooth. When I have any questions, I can just give her a call and she will get back to me as soon as possible."

Purchaser at Eastman Village, Harrow

Apartment locator





Hyde

New Homes

Directions to Eastman Village Marketing Suite

Sat Nav Address: Harrow, HA1 4TY

Walking to Eastman Village from Harrow and Wealdstone Station

- Exit Harrow and Wealdstone Station on to The Bridge and turn left
- At the first junction, turn left onto Ellen Webb Drive and follow the road round to the left
- Continue straight onto Headstone Drive
- Turn right at the junction with Harrow View
- The Hyde New Homes Marketing Suite is located 320 meters along on the right-hand-side and will be clearly signposted

Driving to Eastman Village

- Proceed by driving up Headstone Drive and then turn right onto Rokeby Road then right onto Hargrave Drive. Follow the road around and take the third left onto Meadowview Close. The visitor parking area is located at the end of Meadowview Close on the right-hand side.



hydenewhomes.co.uk

0808 3019 810

Details correct at time of publication: June 2026

Disclaimer: Floorplans are not to scale and are indicative only. Location and style of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition). The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.