



BALLAST ROAD & ADIT ROAD

FLOOR PLANS & SPECIFICATION

- FIND YOUR PLACE -



FIND YOUR PLACE

A BRAND NEW SPECIFICATION

Two distinctive interior palettes are available, each offering a different lifestyle expression. The 'Light' palette is calm and uplifting, defined by soft tones and a bright, contemporary atmosphere that enhances natural light and emphasises the space on offer. The 'Wood' palette offers a warmer, more enveloping feel, with richer finishes and sumptuous natural textures that add depth and character.

For further details and to explore which palette best suits your lifestyle, please speak to a Sales Associate.

KITCHEN

- Contemporary kitchens with black handles and trims, soft close doors and drawers
- Under cabinet LED lighting
- Laminate worktop with complimentary half height tiling
- Stainless steel sink with black mixer tap
- Fully integrated appliances including oven, induction hob, extractor, microwave, fridge freezer and dishwasher

BATHROOM

- Matt black shower and bath filler with black basin tap
- Custom-made countertop with semi-recessed basin and mirrored cabinet above
- Floor mounted WC with concealed cistern and black dual flush plate for water efficiency
- White bath with fixed shower screen
- Matt black electric heated towel rail
- Black shaver socket
- Neutral wall tiles in a contemporary colour palette
- Luxury vinyl tiling to floors

EN-SUITE

- Matt black shower and basin taps
- Custom-made countertop with semi-recessed basin and mirrored cabinet above
- Floor mounted WC with concealed cistern and black dual flush plate for water efficiency
- White shower tray with contemporary fixed shower screen with black frame and swivel panel
- Matt black electric heated towel rail
- Black shaver socket
- Neutral wall tiles in a contemporary colour palette
- Luxury vinyl tiling to floors



*Please note the colour palettes are pre-selected for each plot and availability may be limited. Please speak to a Sales Associate for more information. The specification of the properties is correct at the date of print/publication but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact. CGI images are for illustrative purposes only. Please speak to our Sales Associates for further details.



FINISHING TOUCHES

From integrated modern technology to thoughtfully selected finishes, every detail has been designed to support contemporary lifestyles while maintaining a clean, cohesive aesthetic throughout with energy-conscious features.

Outside, private gardens and secure storage extend living beyond the home, offering space to unwind and enjoy everyday moments with ease.

Together, these finishing touches complete a home that feels effortlessly functional, quietly luxurious and designed for modern life — where quality is built in, not added on.

HEATING, ELECTRICAL & LIGHTING

- Hot water provided by individual cylinder situated within hallway storage cupboard
- Underfloor heating throughout
- White sockets throughout and chrome sockets with black inserts to kitchen area and USB sockets to selected rooms
- White LED downlights to kitchen/dining/living areas and bathrooms/en suites
- Pendant lighting to separate living rooms (where applicable) and all bedrooms
- TV/SAT/FM outlets and BT outlet in living room
- Mains operated ceiling mounted smoke/heat detectors with battery powered back up
- All homes are fiber optic enabled (subject to subscription)
- Washer dryer (location varies between plots)

GENERAL

- Secure cycle storage and bin store
- Fully turfed rear gardens with patio area
- 10 year NHBC warranty
- Allocated parking (number of spaces vary)
- Photovoltaic panels to selected plots
- PAYC active car charging facility or passive supply for future installation to all parking bays
- Secure by design compliant

FINISHES

- Luxury vinyl tiles to open-plan kitchen/ living/dining areas, hallways and bathrooms/en suites
- Fitted carpets to separate living rooms, stairs, landings and bedrooms
- Fitted wardrobe with shelf and hanging rail to main bedroom
- Neutral emulsion to walls, ceilings and woodwork

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EXCEPTIONAL BY NATURE



AN ERITH FIT FOR TOMORROW

Today The Quarry continues to play an important part in Erith's story by leading the way in the town's evolution. Breathing life into a once-neglected space and transforming it into a vibrant new community.

The development provides the opportunity for residents to be part of an active, welcoming, inclusive, and family-friendly neighbourhood.

The Quarry is a place with a true community spirit. The residents come together to organise events throughout the year that are popular and well attended.

There is also a development-wide WhatsApp group used by residents to communicate on a day-to-day basis.



“
I see myself staying here for a long time. The atmosphere of the neighbourhood is so lovely; my partner and I feel very happy here.”

Chris bought an apartment at The Quarry.

“

My family and I truly feel at home here. We have this huge garden that the children love spending time in, and the fact that we purchased a new build meant that we had appliances included and ready to go from the day we moved in.

”

Henoke bought a 3 bedroom house at The Quarry.



“

Our neighbours are so friendly – in our previous flat, it wasn't as sociable. Here, we have a WhatsApp group and one of our neighbours baked us brownies when we moved in! We truly feel like we've lucked out.

I can see us staying here for a while. Even if we did eventually want a bigger home, I can see us staying in the development – it's just so lovely and convenient for us both. We love it here.”

Hannah and Perry bought a one-bedroom apartment at The Quarry.

SITE PLAN



PLOT LOCATORS

ECOLOGY AREA



Please note that the properties are currently under construction. For further clarification regarding specific individual plots, please ask our Sales Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our current intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, Private Rent and other tenures shown. However, there may be occasions when house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities, or the type of tenure or tenure location, may change as the development proceeds and as properties are marketed. The layout shown and type of tenures included is subject to amendments resulting from changes to the planning permission and planning obligations for the development. Depictions of the layout should be used as guidance only. No site map (whether computer generated or otherwise) forms part of any offer, contract, warranty, or representation and are for illustrative and guidance purposes only, quality of this technology may vary. In relation to computer generated images, minimum dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).

3 BEDROOM HOUSE

The Evergreens

Plots 643, 644*, 646*, 647, 648*, 649, 650*, 651, 653, 654*, 655, 656*, 657, 658*, 660*, 661, 663†, 664*†, 665, 666*, 668*†, 669†, 671†, 672*†, 673†, 674*†, 675†, 676*†, 678*†, 679†, 680*†, 681†, 682*†, 684*† & 685†

*Plots handed to plans drawn †Denotes houses with garden steps in the opposite direction to the plans drawn



DIMENSIONS

Living Room	3.97m x 3.28m	13' 0" x 10' 9"
Kitchen / Dining Room	6.88m x 3.28m	22' 7" x 10' 9"
Bedroom 1	3.97m x 3.28m	13' 0" x 10' 9"
Bedroom 2	4.54m x 2.83m	14' 11" x 9' 4"
Bedroom 3	3.28m x 2.83m	10' 9" x 9' 4"
Total Internal Area	116.7 m²	1,256 ft²

WD – Washer / Dryer | DW – Dishwasher | F/F – Fridge/Freezer | O – Oven | TU – Tall Unit | S – Storage** | W – Wardrobe
C – Hot Water Cylinder

*Denotes houses that are opposite handed/mirror image to the plans drawn. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. **Please note, storage may also house the hot water cylinder. as well as the mechanical and electrical controls which will reduce the storage space available. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Associate.

4 BEDROOM HOUSE

The Willows

Plots 645, 652*, 659, 670*†, 677† & 683†

*Plots handed to plans drawn †Denotes houses with garden steps in the opposite direction to the plans drawn



DIMENSIONS

Living Room	4.57m x 3.53m	15' 0" x 11' 7"
Kitchen / Dining Room	6.91m x 3.54m	22' 8" x 11' 7"
Bedroom 1	4.32m x 3.38m	14' 2" x 11' 1"
Bedroom 2	4.54mx 2.78m	14' 11" x 9' 2"
Bedroom 3	3.54m x 2.26m	11' 7" x 7' 5"
Bedroom 4	3.53m x 2.26m	11' 7" x 7' 5"
Total Internal Area	127.8 m²	1,376 ft²

WD – Washer / Dryer | DW – Dishwasher | F/F – Fridge/Freezer | O – Oven | TU – Tall Unit | S – Storage** | W – Wardrobe
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4 BEDROOM HOUSE

The Redwoods
Plots 662*† & 667

*Plots handed to plans drawn †Denotes houses with garden steps in the opposite direction to the plans drawn



DIMENSIONS

Living Room	7.28m x 3.41m	23' 11" x 11' 2"
Kitchen / Dining Room	5.76m x 3.20m	18' 11" x 10' 6"
Bedroom 1	3.41m x 3.28m	11' 2" x 10' 9"
Bedroom 2	3.41m x 3.41m	11' 2" x 11' 2"
Study	2.20m x 1.82m	7' 3" x 6' 0"
Bedroom 3	3.41m x 3.38m	11' 2" x 11' 1"
Bedroom 4	3.41m x 2.83m	11' 2" x 9' 3"
Total Internal Area	139.7 m²	1,503 ft²

WD – Washer / Dryer | DW – Dishwasher | F/F – Fridge/Freezer | O – Oven | TU – Tall Unit | S – Storage** | W – Wardrobe
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GARDEN SIZES AND COLOUR PALETTES

THE EVERGREENS

PLOTS	GARDEN AREA	
643	57.7 m²	621 ft²
644	57.7 m²	621 ft²
646	57.6 m²	620 ft²
647	57.7 m²	621 ft²
648	57.6 m²	620 ft²
649	57.7 m²	621 ft²
650	57.7 m²	621 ft²
651	57.6 m²	620 ft²
653	57.6 m²	620 ft²
654	57.6 m²	620 ft²
655	57.6 m²	620 ft²
656	57.6 m²	620 ft²
657	57.5 m²	619 ft²
658	57.6 m²	620 ft²
660	57.6 m²	620 ft²
661	59.2 m²	637 ft²
663	72.5 m²	780 ft²
664	67 m²	721 ft²
665	72.1 m²	776 ft²
666	72.4 m²	779 ft²
668	57.5 m²	619 ft²
669	56 m²	603 ft²
671	55.9 m²	601 ft²
672	55.8 m²	600 ft²
673	55.9 m²	601 ft²
674	55.8 m²	600 ft²
675	55.8 m²	600 ft²
676	55.8 m²	600 ft²
678	55.7 m²	599 ft²
679	55.9 m²	601 ft²
680	55.9 m²	601 ft²
681	55.7 m²	599 ft²
682	55.8 m²	600 ft²
684	55.6 m²	598 ft²
685	117.4 m²	1,263 ft²

THE WILLOWS

PLOTS	GARDEN AREA	
645	92.5 m²	995 ft²
652	92.3 m²	993 ft²
659	92.1 m²	991 ft²
670	89.4 m²	962 ft²
677	89.4 m²	962 ft²
683	89.4 m²	962 ft²

THE REDWOODS

PLOTS	GARDEN AREA	
662	65.8 m²	708 ft²
667	75.3 m²	810 ft²

KEY

- Light Palette
- Wood Palette

BUILDING A BRIGHTER FUTURE

The newly-opened Lime Wood Primary School has been designed to boost concentration, health and wellbeing.

“We see Lime Wood Primary School as a cornerstone of the community’s future, and we celebrate the neighbourhood we serve through excellent teaching and an inclusive and nurturing environment for everyone, as well as our state-of-the-art onsite facilities.”

Claire Ingrams

Head Teacher of Lime Wood Primary School

Delivered in partnership



ANDERSON

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All information in this document is correct at the time of publication, February 2026.
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