THE QUARRY
ERITH

Delivered in partnership

L&Q | ANDERSON

A new urban village *and a better way of living*

The Quarry is a bold new vision for what urban living can look like. A one-of-a-kind urban village, everything here has been designed around the things that make people happy and lives fulfilled.

That means your home is spacious and sustainable, with a generous garden or balcony and little luxuries like underfloor heating.

Beyond your front door there are open spaces, a village green where you can get together with neighbours, and a new state-of-the-art primary school.

Just over 30 minutes from Central London and named Regeneration Project of the year, The Quarry is already home to hundreds of homeowners. Now you can join them and become part of a neighbourhood where your quality of life comes first.

Spacious homes, a wealth of open space, and a community to be part of. At The Quarry, home isn't just a building, it's a neighbourhood.

From abandoned land to a community to call home

After a century in action, Erith Quarry closed for good in the 1970s. But with the steep sloping land making it difficult to build on, it lay abandoned – until now.

Award-winning architects Studio Egret West took on the challenge of turning the disused land into a one-of-a-kind neighbourhood with L&Q and Anderson.

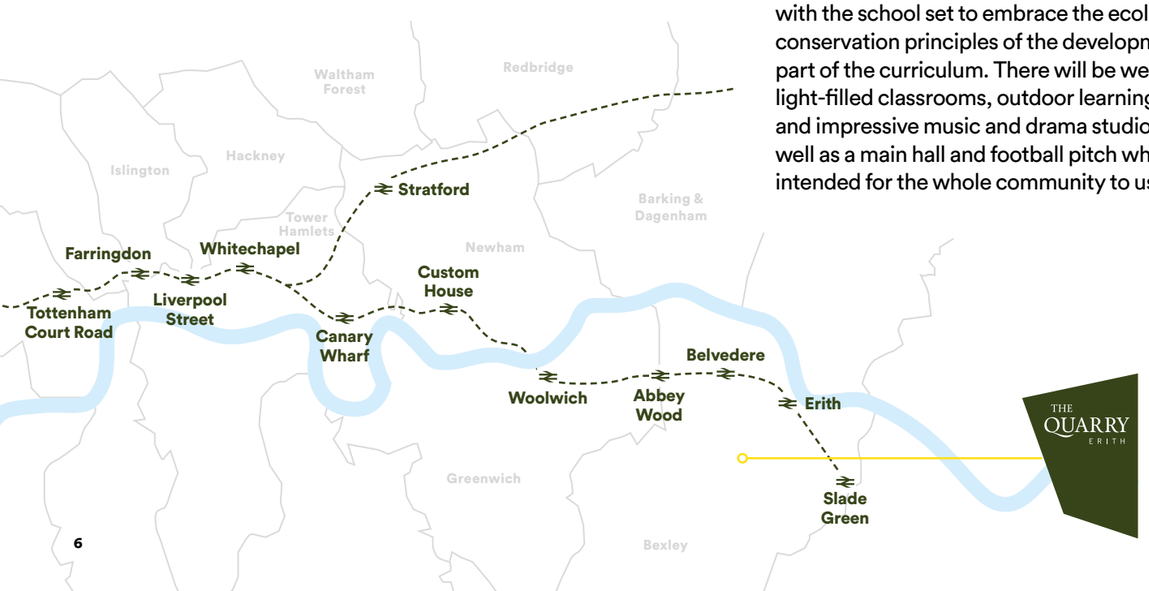
When it's complete, The Quarry will be made up of characterful streets that follow the contours of the old quarry, with new sustainable homes stepped into the landscape.

Surprisingly close to central London, The Quarry will have huge outdoor spaces including a designated ecology area and shared community spaces like the village green where you can get together with neighbours and friends.

In other words, it will have everything you need to lead a full and enriching life, just over 30 minutes from London Bridge.

A centre point for the community – and for Erith

The Quarry will also be home to a state-of-the-art primary school which will give over 600 children in Erith the best start to their education, with the school set to embrace the ecological and conservation principles of the development as part of the curriculum. There will be welcoming light-filled classrooms, outdoor learning areas, and impressive music and drama studios, as well as a main hall and football pitch which is intended for the whole community to use.



Please note the masterplan for the development is liable to change. Please speak to Sales Associates for more information.

A place to live
and a community to love

We all know how important getting outdoors is for our health. The Quarry will have plenty of natural open space for everyone.

A natural woodland surrounds the development, within which there will be a variety of vast open spaces to explore and enjoy. A village green offers distant views of the Thames and provides a great spot for meeting up with friends. And among the tree-lined streets there will be walking routes and safe play areas for children.

The community is already making the most of having so much outdoor space on their doorstep. Last summer, 150 residents got together for 'The Big Lunch', and on National Car Free Day, where the roads were closed to allow the community to get together and enjoy the space safely and freely whilst getting to know neighbours.

A home for nature

In addition the development's ecology area, designed to protect existing flora and fauna and encourage new species, our ecology team has made sure that the plants and trees around the neighbourhood will support all types of creatures, great and small. We're also putting up bat, bird and insect boxes to encourage nature to The Quarry.

Design of development and homes

This isn't your standard neighbourhood of identical streets and houses. Inspired by hillside communities in Europe, here you'll find the variety and detail that comes with smart, thoughtful architecture.

The streets give you views of the ecology park, woodland and the Thames. Each home is built with sustainably sourced, low maintenance materials, which compliment the surrounding landscape, and generous windows to maximise the natural light and scenic views.

Sustainable as standard

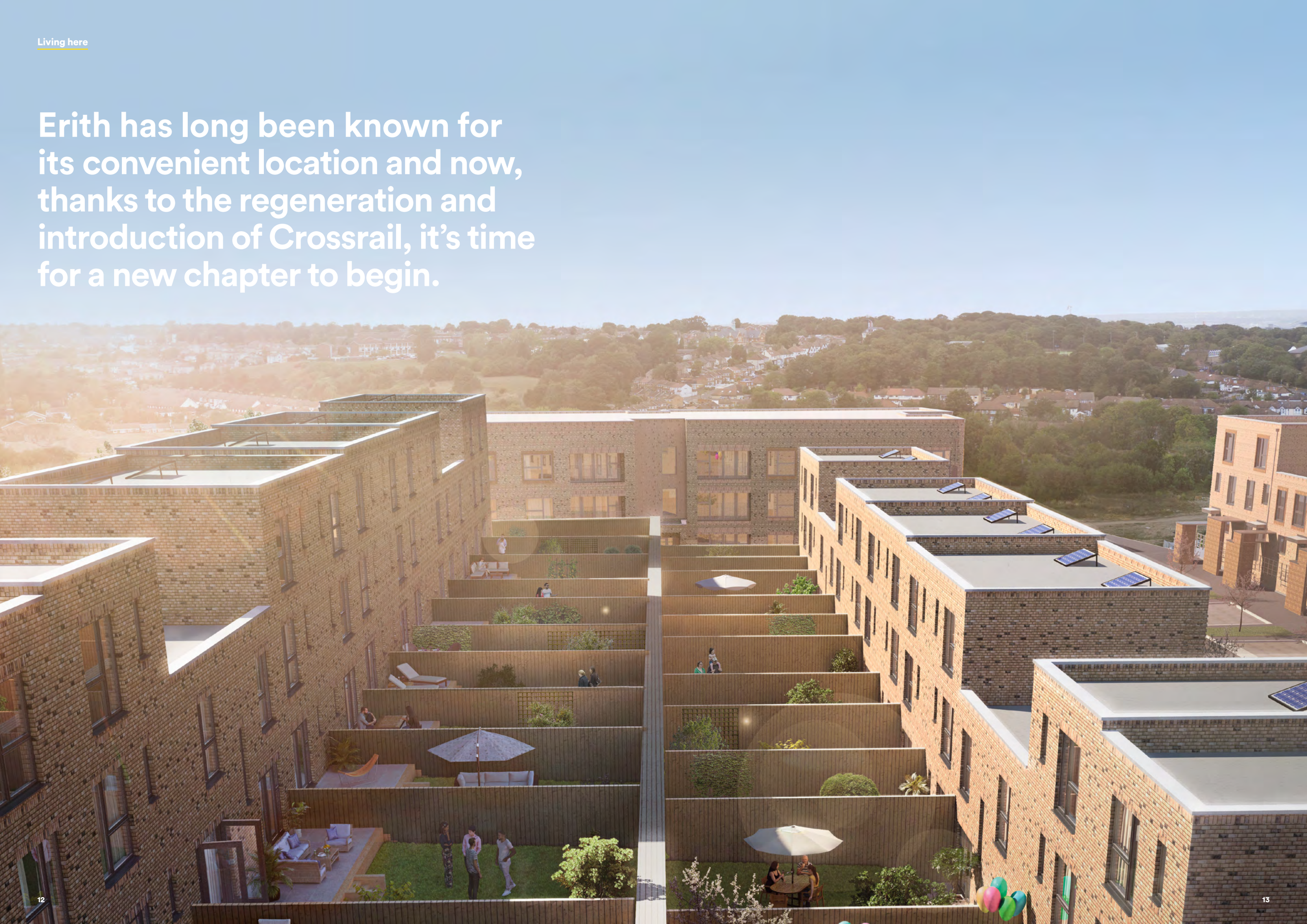
All homes are built with sustainable living in mind. Not only is the building fabric energy efficient, houses are equipped with a PV panel providing a small helping of electricity naturally sourced from the sun.

Hot water and heating needs are delivered via an independent low carbon renewable technology, in the form of an air source heat pump that absorbs the heat from the outside air to provide heating and hot water.

Car parking is available with either off-street or undercroft spaces, along with active electric charging points available to selected parking bays. That means no more stress of finding on-street parking, and more space for walking and playing safely. Speak to our Sales Associates for more information.

There are also secure cycle storage areas, so you can choose greener ways to travel.

Erith has long been known for its convenient location and now, thanks to the regeneration and introduction of Crossrail, it's time for a new chapter to begin.



A well connected neighbourhood
and a community full of life

Erith has been many things in the past. It was the place where Henry VIII built his dockyards and warship. It was the must-go destination for Victorians on holiday from London and it was a hotspot for industrial development.

The town owed most of its popularity over the years to its position next to the Thames and the railway into Central London. And still today, one of the best things about living here are the transport links into London Bridge and Cannon Street.

With Crossrail arriving in nearby Abbey Wood soon, Erith will become more and more popular. So to get ready for its next chapter, a 10 year regeneration programme is now underway. One of the first projects has already been finished – The Carnegie Library building reopened in 2019 and is now home to The Bookstore Cafe, an arts and exhibition space, and events like live music and independent markets.

Transport connections and getting around

With great road links and Crossrail arriving soon, getting around from The Quarry is quick and easy.

Average journey times in minutes

South Eastern Rail Zone 6
Walking distance, four trains an hour during peak times

Erith	London Bridge	Cannon Street	Waterloo East	Charing Cross
	37	41	43	46

Crossrail Zone 4
The high frequency, high capacity railway (early 2022)

Abbey Wood	Canary Wharf	Liverpool Street	Tottenham Court Road	Paddington
	11	17	23	28

Bus Connections
Well served by Carlton Road Bus Stop

Route 229 to Abbey Wood (for Crossrail) or to Bexleyheath

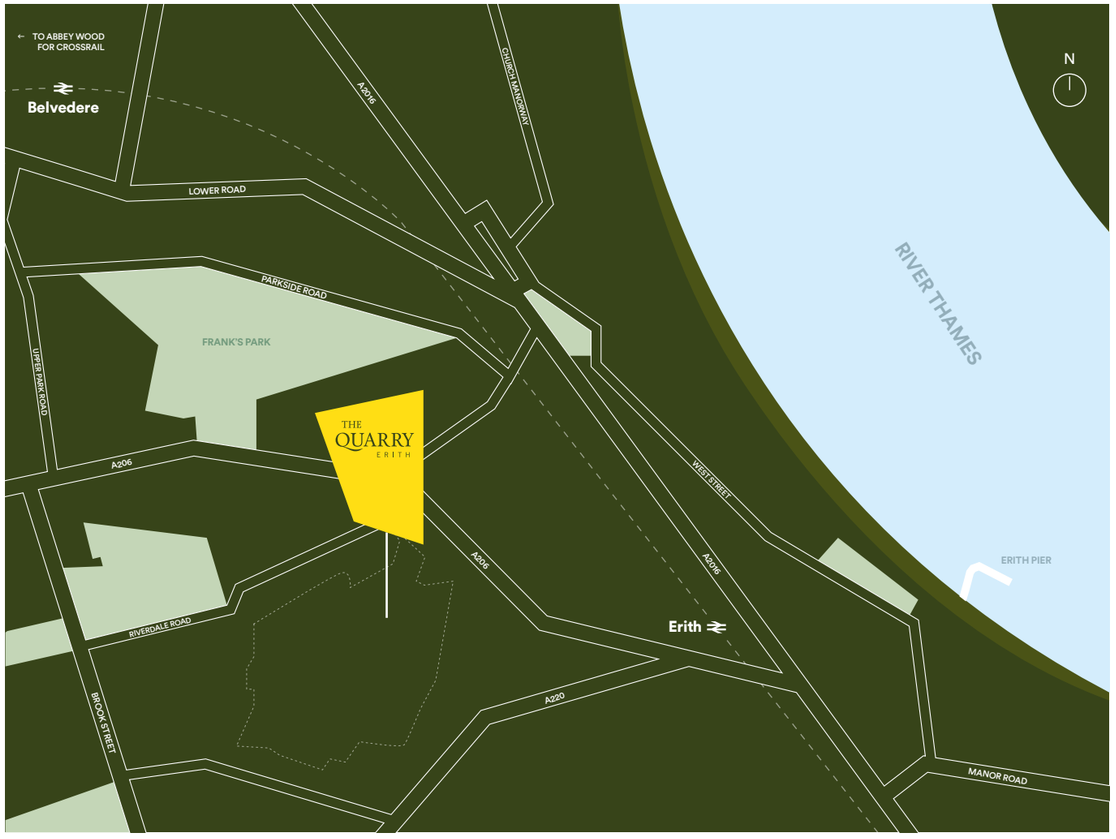
Nightbus 89 from Trafalgar Sq. to Barnehurst Av. (a short walk from The Quarry)

By Bike
The greener way to travel

Erith Station	Abbey Wood (for Crossrail)	Woolwich Arsenal Pier
5	18	28

By Car
Excellent links by road

Riverside Shopping	Belvedere Station	Asda Supermarket
5	5	6



All journey times are approximate and correct at the time of publication. Sources: Google Maps, TFL, crossrail.co.uk, nationalrail.co.uk.

Life as a local at The Quarry

As well as having all of London close by, you can find lots to do in Erith and Bexley.

All journey times are approximate and correct at the time of publication. Sources: Google Maps.

Eating

Riverside Fish and Steak House
20 min walk

The Meze Kitchen
7 min drive

The Bookstore Cafe
20 min walk

Drinking

The Ship
15 min walk

The Kentish Belle Ale House & Gin Palace
40 min walk

Costa Coffee
20 min walk

Days out

Lesnes Abbey
6 min drive

Crossness Nature Reserve and Pumping Station
10 min drive

Hall Place and Gardens
10 min drive

Dartford Museum
15 min drive

Greenwich
25 min drive

Entertainment

Erith Playhouse
20 min walk

The Exchange
20 min walk

Bexley Jazz Club
10 min drive

Shopping

Erith Riverside Shopping Centre
20 min walk

Bluewater Shopping Centre
20 min drive

Nurseries

Northumberland Heath Day Nursery
10 min walk

Happi Feet Nursery
15 min walk

Limewood School
Nursery opening in 2022

Primary schools

Northumberland Heath Primary School
15 min walk

Lessness Heath Primary School
20 min walk

Limewood School
School opening in 2022

Secondary schools

Bexley Grammar School
10 min drive

Townley Grammar School
10 min drive

Supermarkets

Tesco Express
10 min walk

Morrisons
5 min drive

Gyms

Erith Leisure Centre
15 min walk

Energie Fitness
20 min walk

Healthcare

Northumberland Heath Medical Centre
5 min walk

Erith and District Hospital
5 min walk

North Heath Dental Practice
5 min walk

There's no place like home. Especially when home means spacious rooms, a beautiful modern kitchen and your own outdoor space.

Flooded with light from tall windows, your living space is somewhere you'll want to spend hours relaxing and entertaining.

All homes have fully-fitted kitchens with integrated appliances – induction hobs, dishwashers and Eco-Smart ovens that let you cook at two different temperatures.

Beautifully designed
and ready for living

It's the little things that make a big difference – like stepping out of your morning shower onto a toasty warm floor. All main bathrooms have underfloor heating, bath and overhead shower and ceramic tiling.

The spacious bedrooms are a blank canvas for you to make your own – whether you create a relaxing retreat or your child's dream bedroom. All master bedrooms also come with built-in wardrobes.

Room to grow

and space to relax

Better homes *and better lives*

We've been building homes since 1963 and are committed to creating homes and neighbourhoods everyone can be proud of.

At L&Q we believe passionately that people's health, security and happiness depend on where they live. We create better places to live by delivering high quality homes, neighbourhoods and housing services that people can afford.

With over 50 years' experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all the money we make into our homes and services.

We are dedicated to quality homes and quality services – we are L&Q.

Building better homes and communities

We remain fully committed to tackling the housing crisis and have the land, the skills and the ambition to enable the delivery of 100,000 quality new homes nationwide.

At least half of our new homes will be genuinely affordable to people on average and lower incomes, with the rest available for private rent or sale.

About Anderson

Anderson is a construction company specialising in the redevelopment of problematic sites and land. Our partnership with L&Q has brought about the construction of The Quarry's much needed houses and apartments on the once neglected site, proving that even the most challenging of locations can be restored when the hands of specialists deadline with lost land.

A relationship built on trust

We know that trusting your seller is essential to feeling safe and happy in your new home. That's why we aim to be as clear as possible on things such as maintenance, safety, responsiveness and future reinvestment.

We build to high standards and we sincerely hope that nothing will go wrong. But you'll have peace of mind from the first day you live in your new home, thanks to the Erith Hills Warranty.

The Erith Hills Warranty lasts for two years from the date of legal completion and covers additional items not included in the NHBC Buildmark cover. For that period, we guarantee items supplied as part of your new home, covering repairs caused by faulty workmanship or materials.

Evening Standard NEW HOMES AWARDS 2019 WINNER

Best Affordable Homes

Winner FIRST TIME buyer READERS' AWARDS 2019

Best Family Home

Erith Hills LLP

CONSUMER CODE FOR HOME BUILDERS www.consumercode.co.uk

tsi APPROVED CODE TRADINGSTANDARDS.UK

The Consumer Code sets mandatory requirements that all Home Builders must meet in their marketing and selling of Homes and their after-sales customer service. The Consumer Code for Home Builders (the Code) is an industry-led scheme which gives protection and rights to the purchasers of new homes, ensuring that new home buyers are treated fairly and are fully informed about their purchase before and after they sign the contract. London & Quadrant Housing Trust agree to comply with the Code requirements. The Code benefits both home builders and buyers by aiming to improve on the already high levels of customer satisfaction and therefore enhancing the reputation of the industry.

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All information in this document is correct at the time of publication, September 2020.
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