

# WATERWHEEL HOUSE

CRABBLE HILL, DOVER CT17 0FA



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HM Government



## DESIGNED WITH HEART

Here at Gillcrest Homes we operate within a niche market, specialising in building high quality sustainable homes to meet and exceed the demand of today's modern lifestyle. Specialising in quality developments, we aim to create an exclusive and cutting edge product for today's competitive market.

We invest heavily in the design and specification of each development to continually ensure that our exacting standards are upheld. It is our outstanding design philosophy and high quality construction that are the hallmarks of all Gillcrest homes. This, coupled with a focus on customer care and a desire to break the mould, enables us to provide an outstanding product.

With an ever-increasing workload, we are proud of our imaginative approach to the building process, designing and planning each development with an attention to detail that is unrivalled within the industry. Be it new build or part of a character refurbishment, each property is designed, built and furnished to an exceptional standard, tailored to suit modern lifestyles.

Unlike many of our competitors, we have no standard 'house types' and intend to keep it that way, approaching each site with a blank canvas from which to develop our ideas. From the original design concept, through the planning process to completion and beyond, we create bespoke, high quality properties. From contemporary apartments to substantial family detached homes, our investment in design remains clear. All Gillcrest Homes' developments differ in their individual style, embracing both new and original architectural design.

At Gillcrest Homes, our objective is to not only build, but to create a better lifestyle.

*Harminder*

Harminder Gill  
Managing Director

Gillcrest HOMES

## LIFE WITH MORE FLOW...

The much anticipated next phase of the historic Papermill is here; much more than a place to call home. The Papermill apartments provide luxury living, eclectic design and boutique styling; our passion is to build exciting homes for individuals who aspire to have a different approach to everyday living.

At the Papermill you can enjoy the tranquillity and liveliness which go hand in hand. There is an on-site Co-op shop, Snap Fitness, Bar Restaurant (coming soon) and the Wetland area with walks along the River Dour. Enjoy the open landscaped spaces and cycle paths which runs through the centre of the Paper Mill development.

Enjoy balcony views over the River Dour and relax in our generous open-plan living space and feel at ease. The apartments feature high ceilings, huge stunning warehouse style windows and a luxury specification for that truly contemporary loft-style apartment living.

The Papermill is a prestigious development located on the historic site of the former Buckland Paper Mill that operated from the mid-18th Century up to its closing in the year 2000. The location provides an ideal backdrop which will see a landmark, award winning fully integrated mixed-use development.

Ideally located on the London Road for easy local transport links into town or to the M20, A2/ M2 and the high speed train which operates between Dover and Kings Cross St. Pancras.

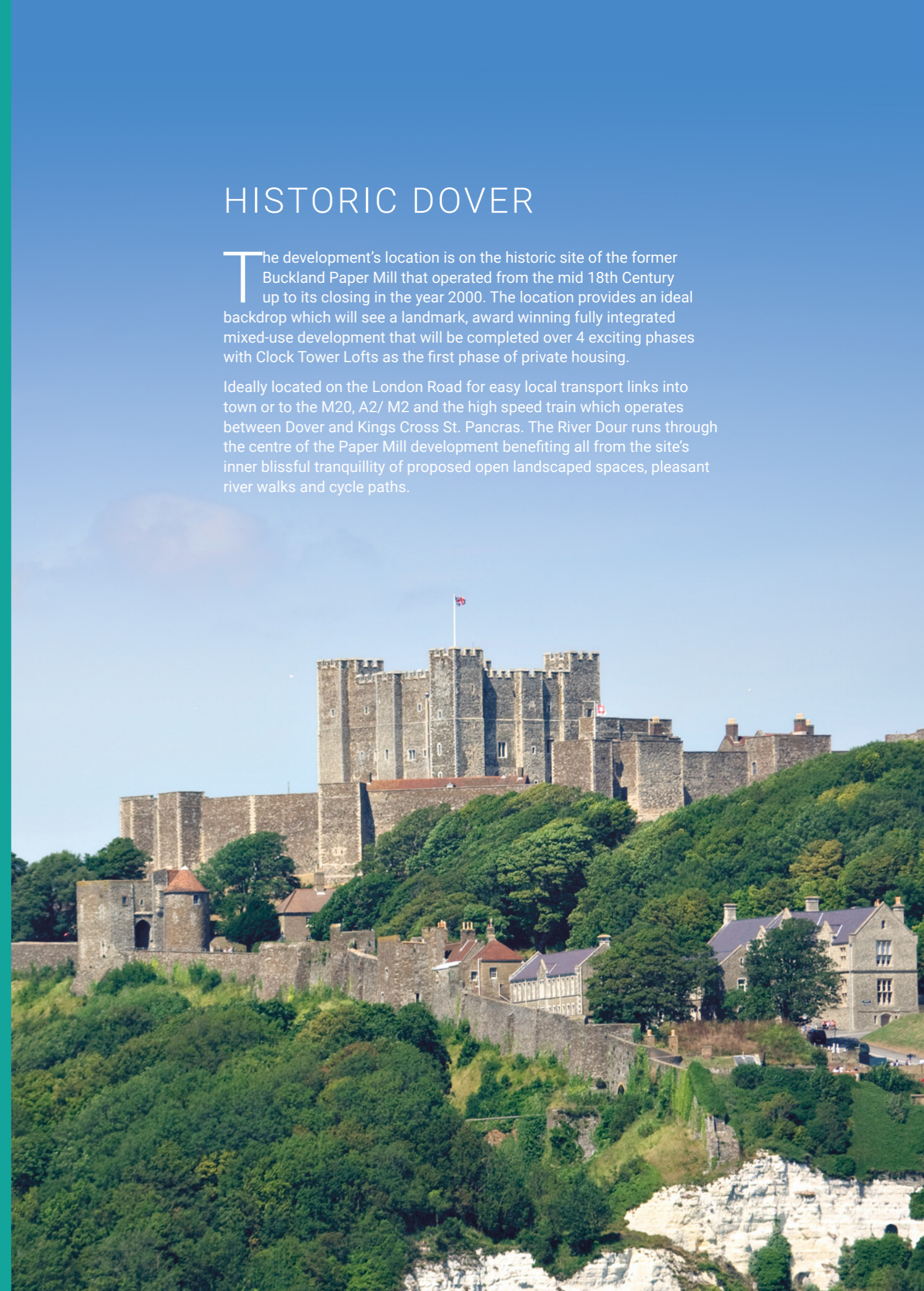
The Papermill really does have it all, when you find the perfect balance in life, harmony flows. A convenient and attractive location, bespoke design by award winning Gillcrest Homes.



## HISTORIC DOVER

The development's location is on the historic site of the former Buckland Paper Mill that operated from the mid 18th Century up to its closing in the year 2000. The location provides an ideal backdrop which will see a landmark, award winning fully integrated mixed-use development that will be completed over 4 exciting phases with Clock Tower Lofts as the first phase of private housing.

Ideally located on the London Road for easy local transport links into town or to the M20, A2/ M2 and the high speed train which operates between Dover and Kings Cross St. Pancras. The River Dour runs through the centre of the Paper Mill development benefiting all from the site's inner blissful tranquillity of proposed open landscaped spaces, pleasant river walks and cycle paths.



# LOCAL CONVENIENCE

One of the World's largest consumer Co-Operatives.  
CoOp Food that helps fund local causes  
in the community.



# BAR & RESTAURANT COMING SOON...





## THE WHITE CLIFFS

**D**over has much to offer with a fascinating history along with its very own famous historic Castle and grounds attracting many visitors to its Secret Wartime Tunnels. Choose from a fantastic range of tourist attractions; Even a trip to Dover's beaches to hunt for shells ...to swim... to enjoy watersports... to sail... to go fishing... rockpooling... to stroll to a nearby café, you can choose from: Dover's, Shakespeare Beach, Samphire Hoe, Kingsdown Beach, or nearby Sandwich Bay, St Margaret's Bay to name but a few... Dover has a wide range of places to eat and drink ranging from fine dining to contemporary eateries and popular local Pubs and bars.

Dover has an ever increasing reputation for its colourful and cultural scene with many thousands of visitors flocking each year for events such as nearby Deal's blooming Music and Folk Festivals and the Summer Festival in Sandwich. The annual regatta and historic re-enactments also draw in large crowds.

Families will be equally well placed at Clock Tower Lofts with nearby Primary schools and for older children; Dover College has an excellent reputation for an independent school admitting children of 3 to 18 years.

## LIVE, LAUGH, SHOP

**W**ith its excellent positioning, Dover's bustling port is the gateway to the continent with its ferry services, cruise terminal or the Channel Tunnel. There are good shopping facilities in Dover with the usual high street chain stores including Marks and Spencers and smaller arts and crafts shops along with De Bradelei Wharf, a designer outlet retail park located within the superb waterfront setting of Dover Marina. Clock Tower Lofts is also close enough to access; Bluewater out of town Shopping & Leisure Centre in Greenhithe, Canterbury's historic City Centre, Ashford Town Centre with its International Rail Station providing Eurostar services, and London and the airports and the rest of the UK via the M20 and A2/ M2. A high speed train service operates between Dover and Kings Cross St. Pancras taking as little as 66 minutes, along with Dover Priory Station.



## TAKE THE TOUR

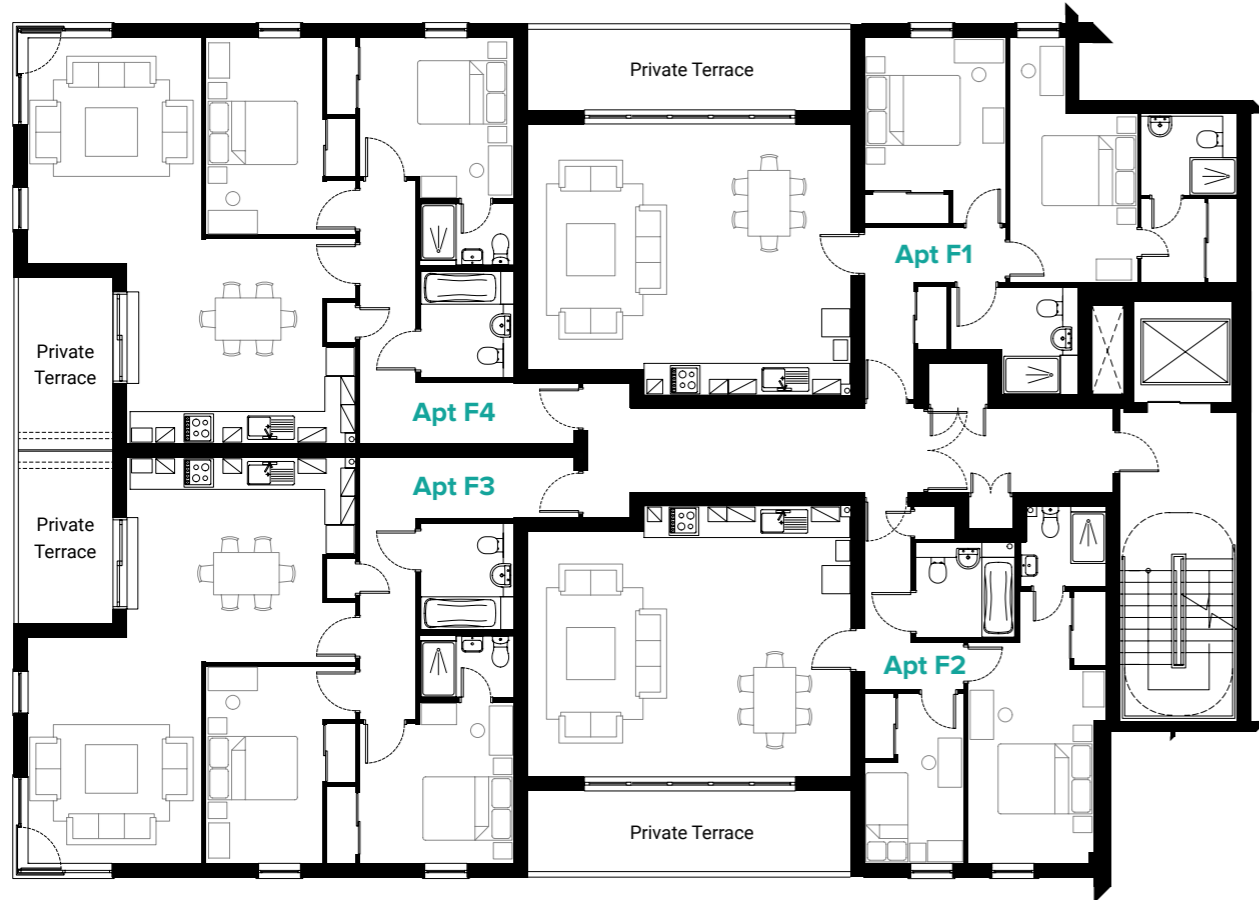
Each apartment at Waterwheel House has been designed for 21st Century urban living. Clean lines, lots of light and intelligent layouts create a sense of space and sophistication. With a uniquely chosen Superior quality specification and finish provides contemporary elegance. Juliet balconies add to the feel of openness looking out directly on the River Stour, all of which adds up to a lifestyle that will be the envy of everyone you know.



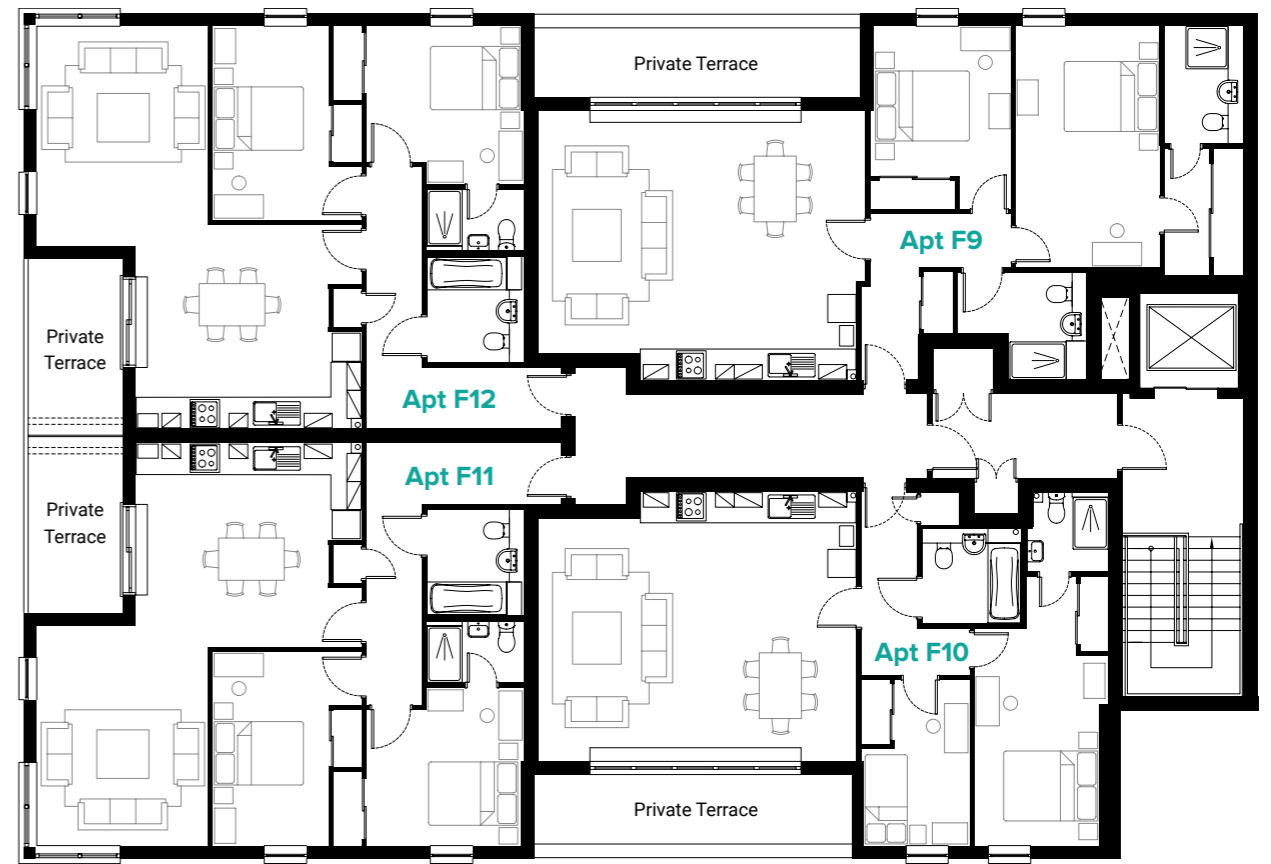




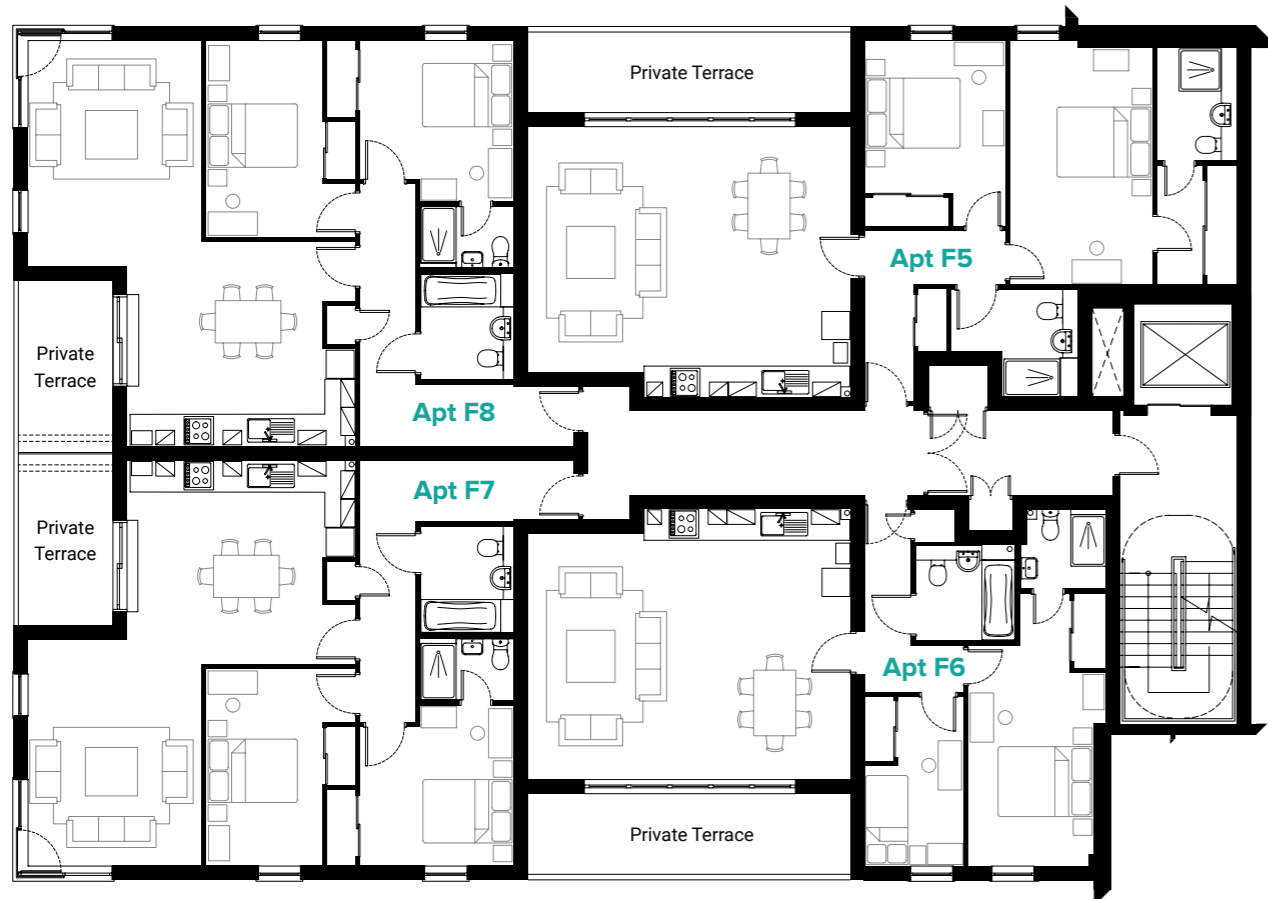
### First Floor



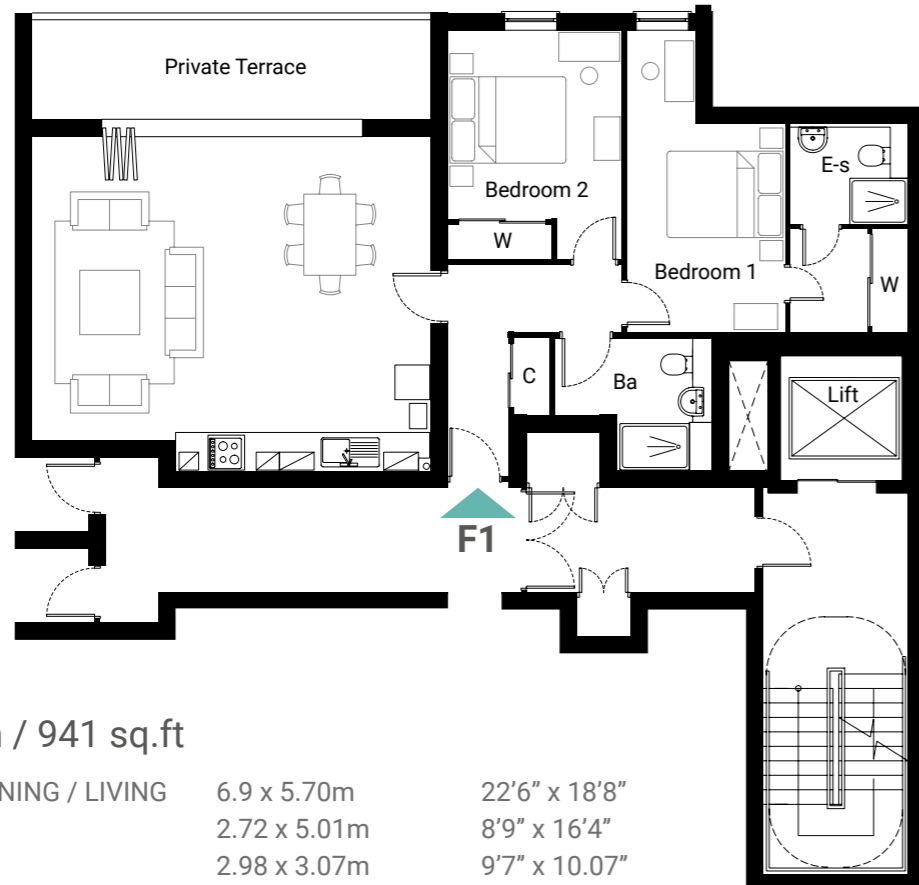
### Third Floor



### Second Floor



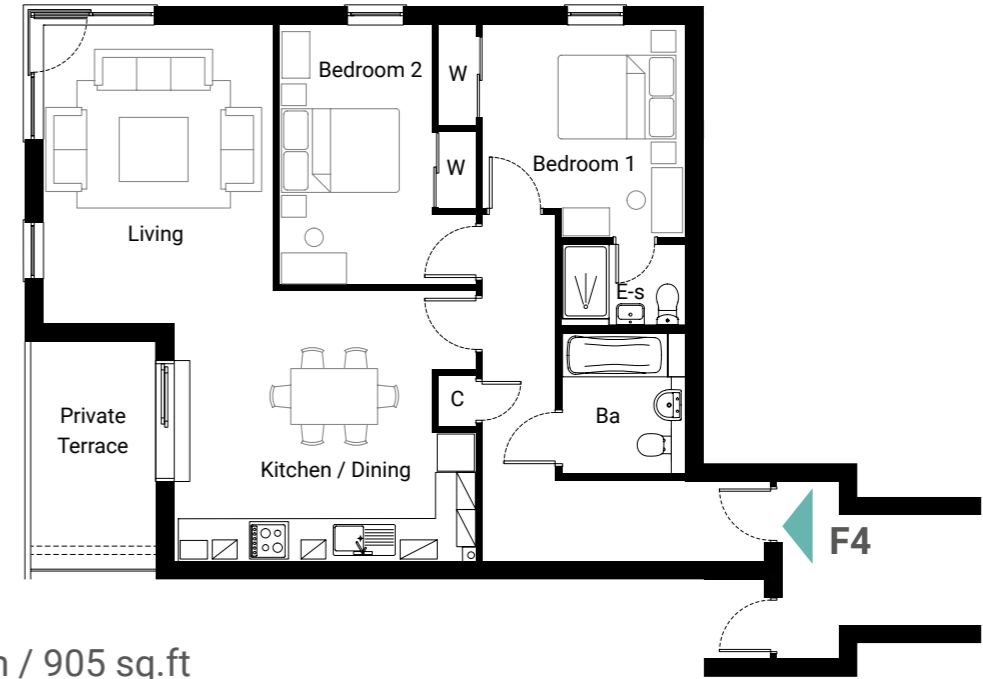
## Apartment F1 First Floor



87.4 sq.m / 941 sq.ft

KITCHEN / DINING / LIVING	6.9 x 5.70m	22'6" x 18'8"
BEDROOM 1	2.72 x 5.01m	8'9" x 16'4"
BEDROOM 2	2.98 x 3.07m	9'7" x 10.07"

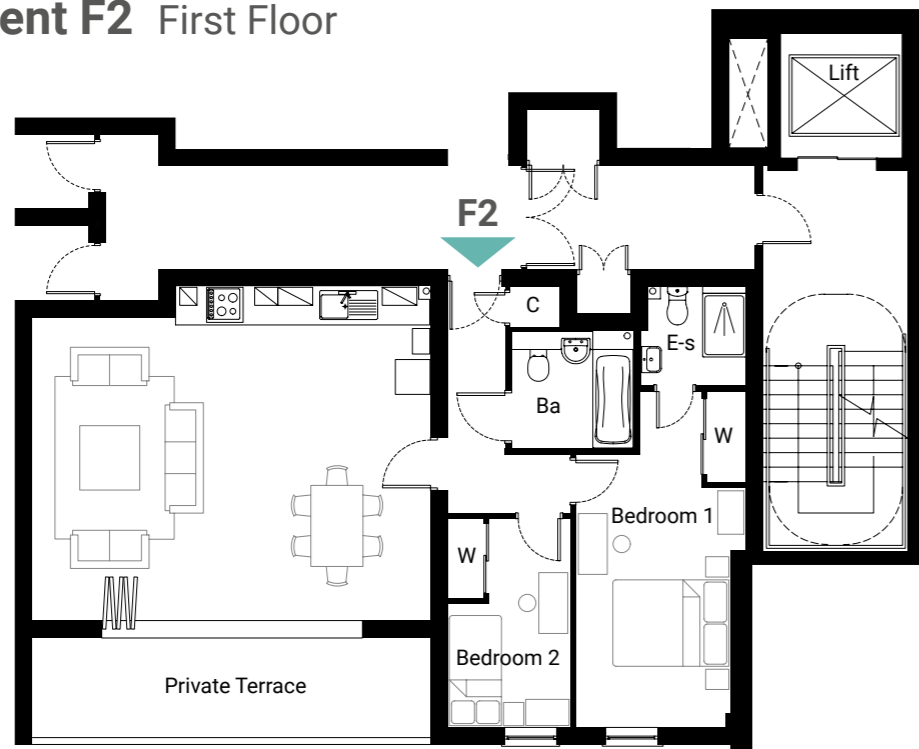
## Apartment F4 First Floor



84.1 sq.m / 905 sq.ft

KITCHEN / DINING	5.4 x 4.3m	17'7" x 14'1"
LIVING	3.5 x 4.2m	11'6" x 13'7"
BEDROOM 1	3.0 x 3.16m	9'10" x 10'4"
BEDROOM 2	4.0 x 3.6m	13'1" x 11'7"

## Apartment F2 First Floor



79.8 sq.m / 859 sq.ft

KITCHEN / DINING / LIVING	6.9 x 5.7m	23'5" x 18'8"
BEDROOM 1	5.01 x 2.59m	16'4" x 8'4"
BEDROOM 2	2.12m x 4.2m	6'11" x 13'8"

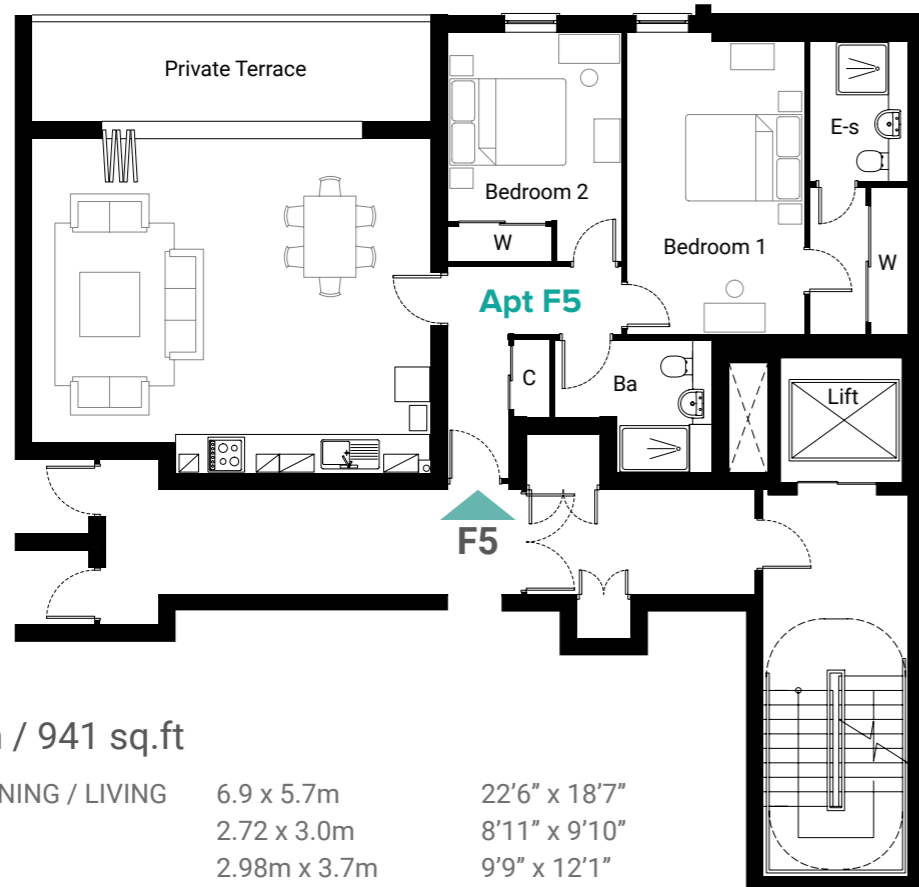
## Apartment F3 First Floor



84.1 sq.m / 905 sq.ft

KITCHEN / DINING	5.4 x 4.3m	17'7" x 14'1"
LIVING	3.5 x 4.2m	11'6" x 13'7"
BEDROOM 1	3.3 x 3.4m	10'7" x 11'2"
BEDROOM 2	4.0 x 3.6m	13'1" x 11'7"

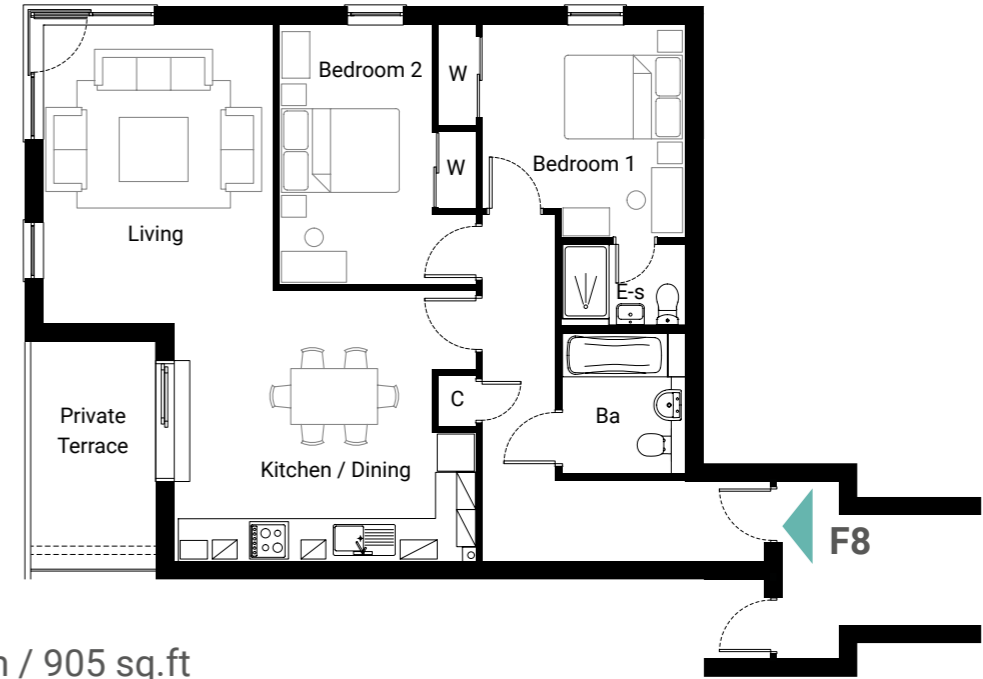
## Apartment F5 Second Floor



87.4 sq.m / 941 sq.ft

KITCHEN / DINING / LIVING	6.9 x 5.7m	22'6" x 18'7"
BEDROOM 1	2.72 x 3.0m	8'11" x 9'10"
BEDROOM 2	2.98m x 3.7m	9'9" x 12'1"

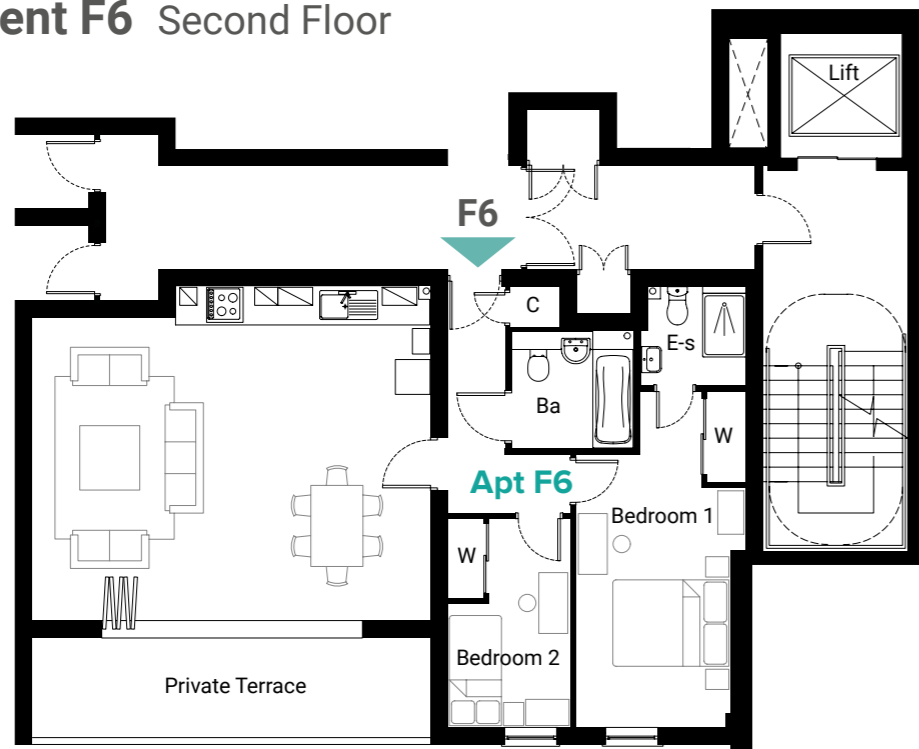
## Apartment F8 Second Floor



84.1 sq.m / 905 sq.ft

KITCHEN / DINING	5.4 x 4.34m	17'7" x 14'1"
LIVING	3.5 x 4.8m	11'6" x 15'7"
BEDROOM 1	3.00 x 3.16	10'8" x 10'4"
BEDROOM 2	4.0 x 3.6	13'1" x 11'7"

## Apartment F6 Second Floor



79.8 sq.m / 859 sq.ft

KITCHEN / DINING / LIVING	6.9 x 5.7m	22'6" x 18'7"
BEDROOM 1	2.72 x 3.0m	8'11" x 9'10"
BEDROOM 2	2.98m x 3.7m	9'9" x 12'1"

## Apartment F7 Second Floor



84.1 sq.m / 905 sq.ft

KITCHEN / DINING	5.4 x 4.34m	17'7" x 14'1"
LIVING	3.5 x 4.8m	11'6" x 15'7"
BEDROOM 1	3.00 x 3.16	10'8" x 10'4"
BEDROOM 2	4.0 x 3.6	13'1" x 11'7"

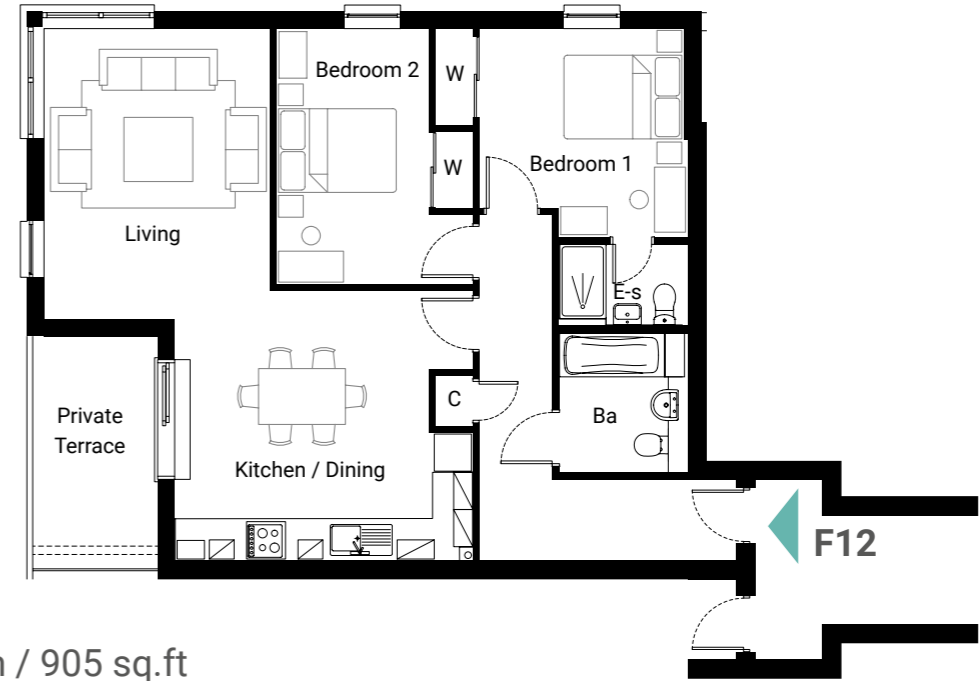
### Apartment F9 Third Floor



87.4 sq.m / 941 sq.ft

KITCHEN / DINING / LIVING	6.78 x 5.75m	22'3" x 18'10"
BEDROOM 1	3.07 x 5.15m	10'1" x 16'11"
BEDROOM 2	2.94 x 3.90 m	9'8" x 12'9"

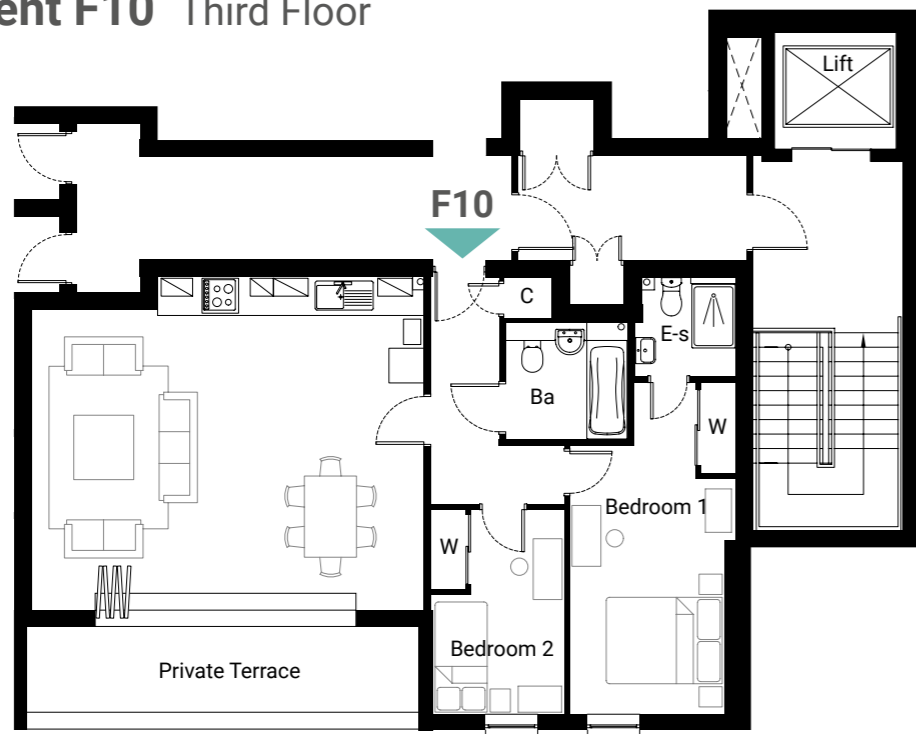
### Apartment F12 Third Floor



84.1 sq.m / 905 sq.ft

DINING / KITCHEN	5.24 x 4.39m	17'2" x 14'5"
LIVING	3.35 x 4.80 m	11'0" x 15'9"
BEDROOM 1	3.32 x 3.38m	10'11" x 11'1"
BEDROOM 2	3.36 x 4.13m	11'0" x 13'6"

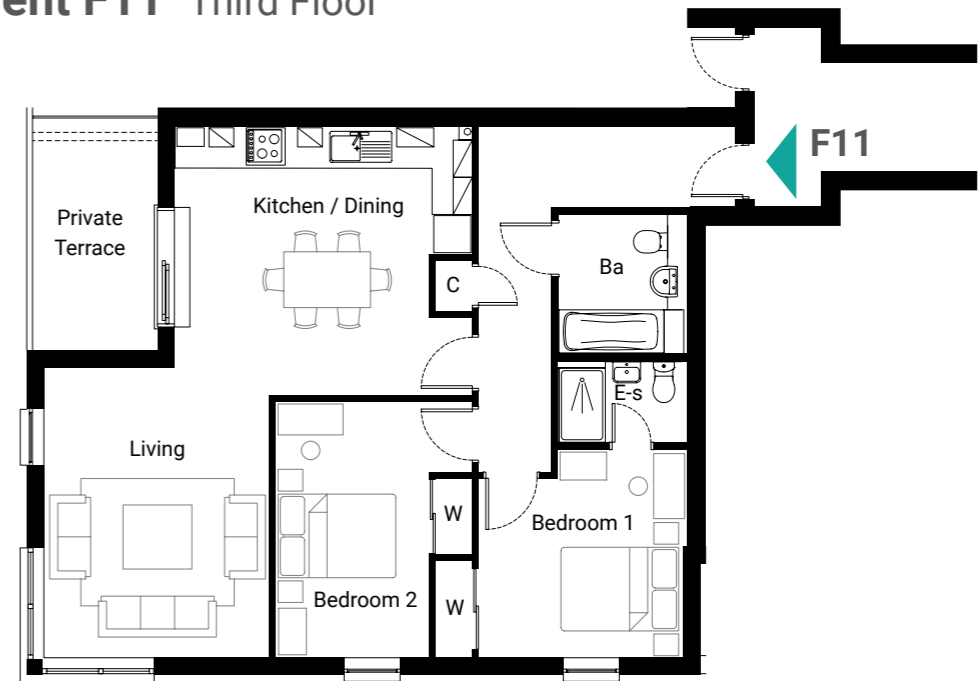
### Apartment F10 Third Floor



79.8 sq.m / 859 sq.ft

KITCHEN / DINING / LIVING	6.78 x 5.75m	22'3" x 18'10"
BEDROOM 1	2.66 x 5.74m	8'9" x 18'10"
BEDROOM 2	2.24 x 3.54m	7'4" x 11'7"

### Apartment F11 Third Floor



84.1 sq.m / 905 sq.ft

KITCHEN / DINING	4.81 x 4.36m	15'9" x 14'3"
LIVING	3.64 x 3.53m	11'11" x 11'7"
BEDROOM 1	3.32 x 3.36m	10'11" x 11'0"
BEDROOM 2	2.48 x 4.14m	8'1" x 13'7"

## SPECIFICATION

### KITCHEN

- Bespoke handle free kitchens by Trilogy Designs featuring spot lighting, finished with classic quartz, ice branco worktop Integrated appliances to include gas hob, extractor, fridge freezer, dishwasher, single oven and washer dryer.
- Oak flooring.
- High quality under mounted stainless steel sink with contemporary chrome single lever; "swan neck" mixer tap.

### BATHROOMS

- Contemporary white bathrooms featuring sanitary ware by Villeroy & Boch, and hansgrohe chrome taps.
- Villeroy & Boch thermostatically controlled Chrome shower valve with clear glass shower cubicles to all en-suites.
- Tiled bathrooms.
- Heated chrome towel rails.
- Fitted mirrors.
- 19" LCD Waterproof television to main bathroom with mirror design when switched off, to main bathroom.
- Shaver point.

### BEDROOMS

- To be carpeted with high quality carpets, from the "Sensations range" in Arctic Grey.
- Walls to be painted in a contemporary pale grey.

### FINISH

- Smooth ceilings painted white.
- Walls to be finished in a contemporary light grey.
- High quality doors completed with high quality brushed chrome door furniture.
- High quality carpets to bedrooms from the "Sensations range" in Arctic Grey.

### ELECTRICAL / PLUMBING

- BT point to lounge.
- Gas fired central heating system.
- Recessed spotlights to the hallway, bathrooms, lounge and kitchen.
- A generous supply of white electrical switches and sockets and USB point.
- TV aerial to bedroom and lounge.
- Mains smoke alarm with battery back up.

### AUDIO VISUAL

- Wired for Sky Q.
- Audio door entry system.
- Communal satellite dish.

### BALCONIES

- Balconies to 1st & 2nd floor apartments with glass & stainless steel, 3rd floor Cedar clad balcony.

### COMMUNAL AREAS

- Passenger lift to all floors.
- Post boxes for each apartment.

### MISCELLANEOUS

- Allocated parking spaces.
- Each property comes with its own 10 year Building Guarantee.
- On site Co-op, Snap Fitness and coming soon "Bar / Restaurant".
- Secure cycle store.

*The information in this brochure is for guidance only. Gillcrest Property Group Ltd has a policy of continuous improvements and reserves the right to change the specification, design, floor plans and site layout/s at anytime. It should be noted that while artists impressions, photographs and layouts are as accurate as possible, they are only representative.*

#### Property Management

*All properties are sold with a new 125 year lease with £1.00 ground rent payable per annum. Service Charges will be approximately £1,100.00 per annum. Fell Reynolds will be appointed as Managing Agents to manage the development post completion. Subject to changes.*

## PREVIOUS DEVELOPMENTS



### KINGSLEY HOUSE, ESSEX

A stunning historic property conversion of just 8 luxury apartments, 4 new courtyard apartments and 2 new town houses featuring contemporary styled bathrooms and kitchens with integrated appliances, all set within an existing parkland landscape with easy access to neighbouring towns and transport.



### CANTERBURY WATERSIDE, CANTERBURY

An exclusive development of 19 brand New Waterside apartments set right within the heart of the City Walls including balconies facing the waterside, contemporary styled bathrooms, quality contemporary kitchens all with integrated appliances.



### THE ORIGINAL TANNERY, CANTERBURY

A stunning conversion and new build to create 24 new cottages and apartments within the City Walls including contemporary styled bathrooms, quality contemporary kitchens all with integrated appliances.



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**Gillcrest**HOMES

*Given the nature of this development, some dimensions and layouts may have to vary during the construction process. The measurements shown in the brochure are for guidance purposes only and all dimensions should be checked and verified. Artist's impressions of elevations showing mature landscaping are for illustration purposes only. Kitchen and Bathroom layouts are for guidance purposes and will probably vary depending upon a final supplier's alterations. Please check with our Sales Advisor to confirm final layouts for these areas. The quoted specification can be changed or altered without notice and is for guidance purposes only. Please check with your sales advisor to confirm the specification for your property. Although every care has been taken to ensure the accuracy of all information in this brochure, the contents do not form part of or constitute, any representation, warranty or part of any contract.*