



NEWINGTON
GREEN

NEWINGTON

>- dandara

ABOUT DANDARA

At Dandara we create award-winning homes which combine innovative design with the highest standards of quality. We build in the best locations and always with the customer in mind.

We work with local communities in order to ensure the developments we build enhance and complement the local surroundings and are designed with longevity so our customers will love living in them for years to come.

Our high standards are reflected in our dedication to our customers and the service they receive, cementing our position as one of the UK's most respected private housebuilders.

WELCOME TO NEWINGTON GREEN

Set within Kent's scenic Swale district, Newington Green is a considered collection of contemporary homes surrounded by countryside. It offers a calm, spacious setting with the everyday convenience of nearby towns and connections to London, creating a place that feels both tranquil and well connected.



NEWINGTON, KENT

Newington is a traditional Kent village with a relaxed, rural character. Here, life feels unhurried, shaped by green fields, quiet lanes and the simple pleasures of village living. Local pubs, shops and essential amenities are close at hand, while the surrounding countryside invites walking, cycling and time outdoors.

Just 10 minutes away, the historic town of Sittingbourne adds another layer of choice. Its mix of high street names, independent shops and cafés is complemented by a modern cinema and a 128 acre country park, ideal for weekend walks and family days out. Excellent rail connections from Sittingbourne and Newington mean London can be reached in under an hour, making commuting or spontaneous city trips refreshingly straightforward.

A short drive brings you to the medieval market town of Rochester, known for its charming streets, waterside paths and creative spirit. Independent boutiques, galleries and restaurants line the historic High Street, while the riverside setting along the Medway offers a more relaxed pace and plenty of opportunities to explore.

Families are well served by a choice of highly rated nurseries, primary and secondary schools in the local area, alongside leisure facilities and green spaces that support a balanced lifestyle. With countryside views on your doorstep and the coast, market towns and transport links all within easy reach, Newington Green offers the freedom to enjoy rural Kent living without feeling removed from modern life.









This Computer Generated Image of Newington Green is indicative only





THE PERFECT LOCATION

EDUCATION

Newington Church of England Primary School.....	0.39 miles
Hartlip Endowed Church of England Primary School	1.02 miles
Lower Halstow Primary School	1.02 miles
Leigh Academy Rainham	1.75 miles
Westlands School	2.24 miles

LOCAL AMENITIES

The Bull Inn Newington	0.2 miles
Nisalocal, Newington	0.3 miles
Newington Surgery	0.3 miles
Newington Post Office and Pharmacy	0.3 miles
Mings Takeaway	0.3 miles
Massala Indian Takeaway	0.3 miles
Newington Barbers	0.3 miles
Rose & Crown, Hartlip	1.3 miles
Upchurch River Valley Golf Course	2.1 miles
Morrisons	4.0 miles
Sainsbury's	4.5 miles

TRAIN STATION

Newington Station	0.4 miles
Sittingbourne Station.....	3.3 miles

AIRPORT

Gatwick Airport	48.7 miles
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ROADS

M2	3.7 miles
A249	4.2 miles





HIGH QUALITY SPECIFICATION

At Dandara, we believe the difference between simply building a house and creating a home is attention to detail. From the initial design stage, right through to the final finishing touches, quality is built-in as standard.

KITCHEN

- Choice of high-quality fully fitted contemporary kitchen
- Stylish laminate worktops
- Stainless steel extractor hood
- Ceramic or Induction hob with glass splashback
- Integrated oven
- Integrated fridge freezer
- Integrated dishwasher
- Stainless steel 1½ bowl sink with chrome tap
- Stainless steel single bowl sink with chrome mixer tap to utility room where applicable

BATHROOM

- Contemporary white suite
- Wall-mounted basin and WC
- Bath with bath screen and thermostatically controlled shower where provided
- Polished chrome fittings
- Heated towel rail
- Porcelanosa wall and floor tiling to wet areas



EN-SUITE

- Wall-mounted basin with chrome taps and WC
- Enclosed thermostatically controlled shower
- Heated towel rail
- Porcelanosa wall and floor tiling to wet areas

CLOAKROOM / WC

- White sanitaryware including WC and wall-mounted basin with chrome taps
- Tiled splashback to basin

HEATING & HOT WATER

- Air source heat pump provides central heating
- Steel panel radiators
- Programmable thermostat
- Hot water cylinder

LIGHTING & ELECTRICAL

- White sockets and switches throughout
- Telephone and data sockets to lounge and study where applicable
- TV/Satellite outlets to lounge, bedroom one and kitchen/dining
- USB sockets to all habitable rooms
- Recessed LED downlights to kitchen/dining, bathrooms, en-suites and WC
- Pendant lighting to lounge, dining area, bedrooms, hallway, landing and study where applicable
- Under-cabinet LED lighting to kitchen wall units



INTERNAL FINISH

- White panelled internal doors
- Contemporary chrome door handles
- Walls and ceilings finished in white emulsion
- Woodwork finished in white satin
- Stylish fitted wardrobes with sliding doors to bedroom one in selected homes

WINDOWS & DOORS

- Pre-finished front and back door set
- Multi-point locking mechanism
- Chrome door lever
- Double-glazed uPVC casement windows

EXTERNAL FINISHES

- Block pavior to driveway
- Paved slabs to paths and patios
- Pre-finished garage door where applicable
- Front gardens landscaped and turfed
- Rear gardens seeded and enclosed with wooden fencing
- Sensor controlled external lights to front entrance and rear patio doors
- External tap with hose connection to rear elevation
- Electric vehicle charging provision to selected homes

IMPORTANT SPECIFICATION INFORMATION

The specification shown describes the quality and finish of our homes. Some features may vary.

INCLUDED AS STANDARD

All homes include a fully fitted kitchen, contemporary bathroom suites, energy efficient heating systems and high quality internal finishes as described.

VARIES BY HOUSE TYPE OR PLOT

Garage provision, appliance types and sizes, hob specification, wardrobe inclusion, electric vehicle charging provision and garden treatments vary depending on the design of your home and plot.

VARIES BY BUILD STAGE

Choice of kitchen finishes, worktops and tiles may be available depending on the stage of construction.

NOT INCLUDED AS STANDARD

Floor coverings (including carpet and vinyl), decorative light fittings and optional upgrades are not included unless stated.

Your sales consultant can confirm the exact specification for your chosen home.

WHY BUY NEW?

‘Old vs new’ is a long-running debate. But with a Dandara home, you’ll find all the benefits of new beats an older home every time. Because then you can look forward to less maintenance and lower running costs, improved safety and security and not having the hassle of being in a chain. And don’t forget, you’ll have an entire blank canvas to put your own stamp on.

EVERY NEW DANDARA HOME INCLUDES

A 10 year guarantee for your peace of mind, provided by a third party.



INCLUDED AS STANDARD IN EVERY DANDARA HOME

All Dandara homes come complete with quality fitted kitchens and stylish contemporary bathrooms.



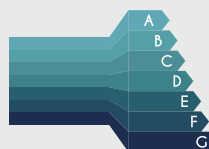
THEY CAN HELP YOU SAVE MONEY

Your energy bills could be up to 50% cheaper than an older equivalent which means you could save you hundreds per year on your household bills.*



THEY CAN HELP THE ENVIRONMENT

86% of new build homes are rated A-B for energy efficiency, while under 5% of existing properties reached the same standard.* The average new home generates 65% less carbon emissions than older properties of their type.*



IT'S LOWER MAINTENANCE

From higher building standards to improved energy efficiency, we invest in quality so you can enjoy lower maintenance living.



IT'S BRAND NEW AND READY FOR YOU

From the day you move in, everything in your new Dandara home is bright and brand new - ready for you just to add your own personality and style.



*According to HBF figures published January 2025.

HERE TO HELP

It's an exciting time when you're buying a new home. It can, however, be a little stressful. But with Dandara, our dedicated sales consultants and customer care teams are with you every step of the way, from your initial enquiry to moving day to beyond. So when we say we're here to help, we really do mean it.



MOVING MADE EASY

We could take care of selling your current home for you. Leaving you to think about loving life in your brand new, thoughtfully-considered Dandara home. We could even pay your estate agent fees up to £5,000.*



REFER A FRIEND

It's a real compliment when you recommend us to people you know, and we'd like to say 'thank you'. When your colleagues, friends or family buy a new Dandara home, you'll both receive £500.*



PART EXCHANGE

Want to buy a new Dandara home, but prefer a hassle-free and chain-free move. With Part Exchange, we could buy your current home when you buy one of ours.* Ask your sales consultant to tell you more.

*Available on selected homes, Terms and Conditions apply. Please speak to your sales consultant for full details.

SUSTAINABILITY & SOCIAL RESPONSIBILITY

Our approach to Environmental, Social and Governance (ESG) means we consider the wider impact of how and where we build, from reducing our own carbon footprint to supporting local communities.

We believe that better homes help create a better future — for you, your neighbourhood, and the environment. That's why we're working to improve the energy-efficiency of our new homes and reduce their environmental impact compared to many older properties.

Many of our new homes have features designed to help improve comfort, reduce energy bills, lower carbon emissions and support a more sustainable way of living. They also help support our alignment with the UK's Future Homes Standard, and may include:



High-Performance
Wall Insulation



LED
Lighting



Solar panels
(photovoltaics)*



Energy-Efficient
Kitchen Appliances



Water-saving kitchen
& bathroom fittings



Mechanical Ventilation
Systems



Wastewater Heat
Recovery Systems*



Electric Vehicle (EV)
Charging Points*



Double-Glazed
Windows



Access to Cycle Lanes
& Local Amenities*



Air Source
Heat Pump*

* Subject to the housing development. To find out which features are included in homes at this development, please speak with your Dandara sales consultant.

SUPPORTING LOCAL COMMUNITIES

As well as creating great places to live, our developments help support the wider community — from investing in schools and local facilities to working with nearby businesses.

Here are some of the ways we add Social and Local Value:



SUPPORTING LOCAL JOBS

Where possible, we employ locally and work with tradespeople who live in the local area.



WORKING WITH LOCAL BUSINESSES

We partner with suppliers and services based in the local area, where we can, to help boost the regional economy.



CREATING CAREER OPPORTUNITIES

We offer apprenticeships and training to help young people build careers in construction.



GIVING BACK

We support local charities, voluntary groups and social enterprises through donations and hands-on help.



FUNDING LOCAL INITIATIVES

From sports teams to community events, we provide sponsorships and support to projects that bring people together.

We're proud to support the communities around our developments, and we're always looking for ways to create lasting benefits for residents and neighbours alike.

To learn more about our approach to sustainability and community investment, visit dandara.com/about-us/sustainability

CUSTOMER SERVICE

At Dandara we're committed to putting our customers first. From the first interaction with our sales team, to the day you move in, we're dedicated to providing the best possible service. But it doesn't end there, even after you've moved in, we will still be on hand to answer any questions you may have. In fact, over 90% of our customers would recommend us to friends and family which has earned us 5 stars for customer service from the Home Builders Federation's annual New Homes Survey. We will keep you updated with the progress of your property and invite you to visit and attend a home demonstration so our on-site team can explain how various aspects of your new home will work.

We will also ensure move in day runs as smoothly as possible and will provide you with a comprehensive information pack that details all the working aspects of your new home. Our Customer Care Teams will be in touch to see how you have settled in and answer any questions you may have. You can find out more in our Customer Charter which describes our commitment to our customers and outlines the warranties and guarantees we provide with every home we build. Please visit our website for further information.



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|--|--|---|--|--|---|
|  The Charleston
3 bed |  The Arlington
3 bed + carport |  The Goodwood
4 bed + garage |  The Lydford
5 bed + carport |  The Grantham
5 bed + garage | VP Visitor parking |
|  The Frogmore
3 bed + carport |  The Penshurst v1
4 bed + garage |  The Chartwell
4 bed + garage |  The Kingsley
5 bed + garage |  Shared
ownership | PCCS Provisional car club space |
|  The Gosford v2
3 bed + carport |  The Penshurst v2
4 bed + garage |  The Windsor
4 bed + garage |  The Windsor
4 bed + garage |  Affordable rent |  Attenuation ponds |

The Frogmore

THREE BEDROOM DETACHED HOME WITH A CAR PORT



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

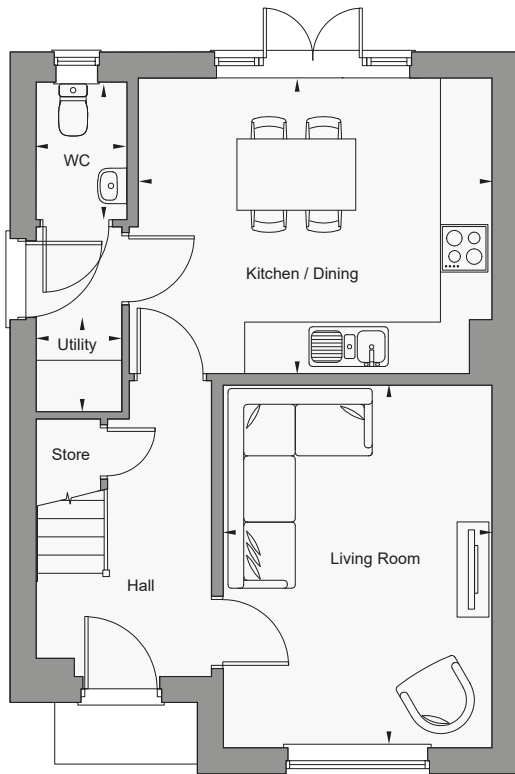
This spacious three bedroom detached home features a generous living room at the front of the property, with an open-plan kitchen-dining room at the rear, where French doors provide access to the garden. There is also a separate utility and a W.C.

Upstairs, bedroom one includes an ensuite shower room. There are two further bedrooms and a stylish family bathroom.



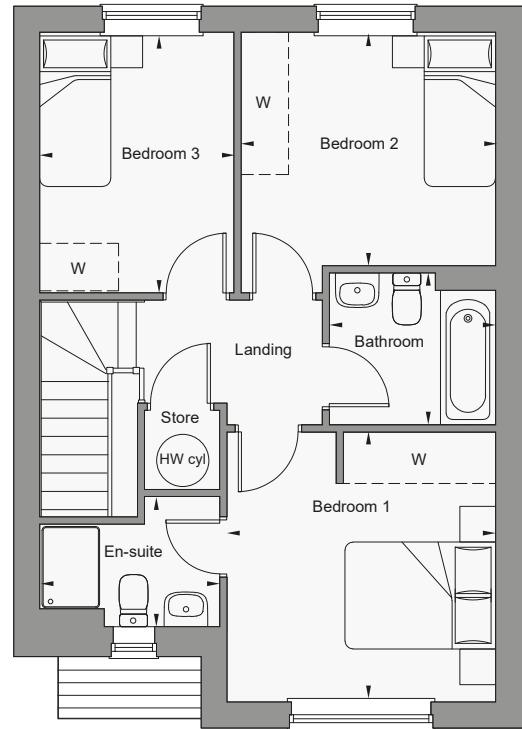
NEWINGTON GREEN

NEWINGTON



GROUND FLOOR

Living room	4.58m x 3.39m	15'0" x 11'2"
Kitchen / Dining	4.52m x 3.73m	14'0" x 12'3"
Utility	2.33m x 0.80m	7'8" x 3'7"
W.C.	1.74m x 1.15m	5'8" x 3'9"



FIRST FLOOR

Bedroom 1	3.41m x 3.39m	11'2" x 11'1"
Ensuite	2.27m x 1.64m	7'6" x 5'5"
Bedroom 2	3.21m x 2.95m	10'7" x 9'8"
Bedroom 3	3.29m x 3.45m	10'10" x 8'1"
Bathroom	2.10m x 1.92m	6'11" x 6'4"

 - suggested space for wardrobe

Floorplans shown for plots 11, 13, 14, 23 & 42. Plots 9, 75, 85, 119 & 122 are handed.

Energy Band Rating - B

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The Gosford V2

THREE BEDROOM DETACHED HOME



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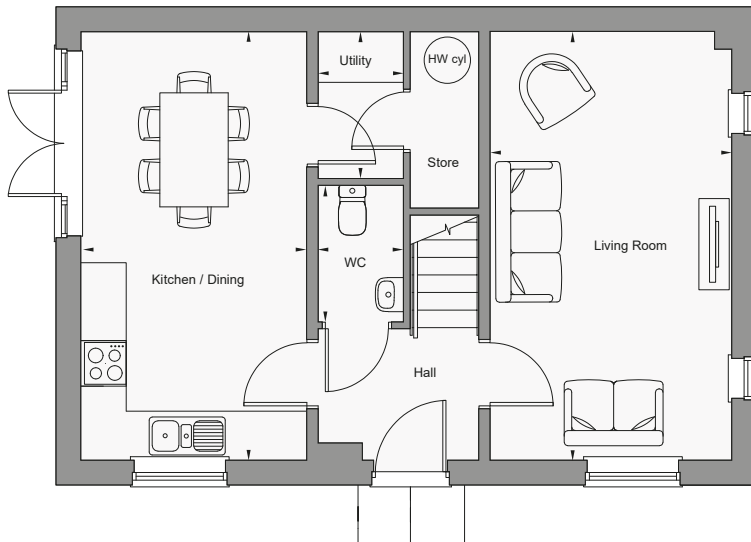
This double-fronted three bedroom detached home features a generous living room running along one side of the property, with an open-plan kitchen-dining room along the other, where French doors provide access to the garden. There is also a separate utility and a W.C.

Upstairs, bedroom one includes an ensuite shower room. There are two further bedrooms and a stylish family bathroom.



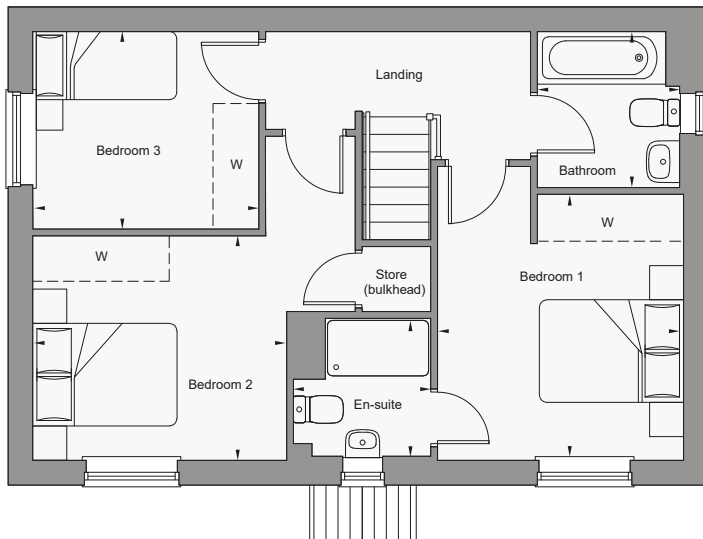
NEWINGTON GREEN

NEWINGTON



GROUND FLOOR

Living room	5.64m x 3.18m	18'6" x 10'5"
Kitchen / Dining	5.69m x 3.02m	18'8" x 9'11"
Utility	1.97m x 1.15m	6'6" x 3'9"
W.C.	1.80m x 1.12m	5'11" x 3'8"



FIRST FLOOR

Bedroom 1	3.86m x 3.27m	12'8" x 10'8"
Ensuite	1.89m x 1.81m	6'3" x 5'11"
Bedroom 2	3.35m x 2.99m	11'0" x 9'10"
Bedroom 3	2.97m x 2.60m	9'9" x 8'6"
Bathroom	2.07m x 1.96m	6'10" x 6'5"

 - suggested space for wardrobe

Floorplans shown for plots 12, 45, 49, 53, 59, 76, 77 & 84. Plots 1, 6, 10, 44, 69 & 129 are handed.

Energy Band Rating - B

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The Arlington

THREE BEDROOM DETACHED HOME WITH A CAR PORT



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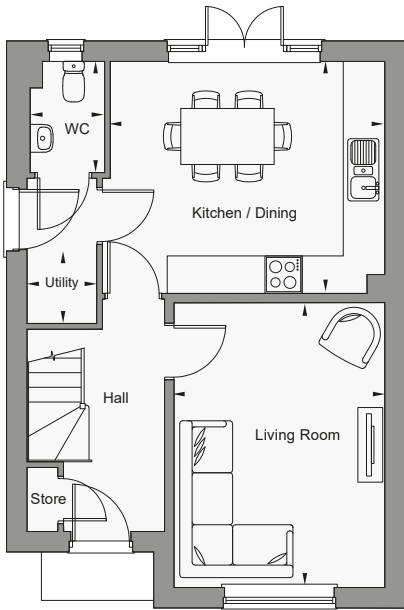
This spacious three bedroom detached home, arranged over three floors, features a generous living room at the front of the property, with an open-plan kitchen-dining room at the rear, where French doors provide access to the garden. There is also a separate utility and a downstairs W.C.

On the first floor, there are two bedrooms, a study / snug and a stylish family bathroom. On the second floor, bedroom one includes an ensuite shower room and fitted wardrobes



NEWINGTON GREEN

NEWINGTON



GROUND FLOOR

Living room

4.57m x 3.39m 15'0" x 11'1"

Kitchen / Dining

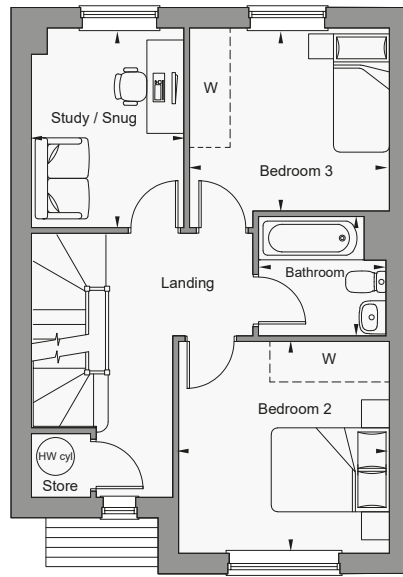
4.41m x 3.73m 14'6" x 12'3"

W.C.

1.79m x 1.20m 5'10" x 3'11"

Utility

2.36m x 1.16m 7'9" x 3'10"



FIRST FLOOR

Bedroom 2

3.41m x 3.39m 11'2" x 11'1"

Bedroom 3

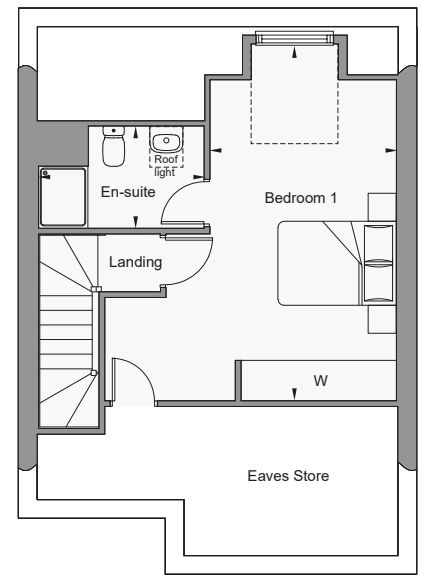
3.21m x 2.95m 10'6" x 9'8"

Study / Snug

3.21m x 2.45m 10'7" x 8'1"

Bathroom

2.05m x 1.92m 6'9" x 6'4"



SECOND FLOOR

Bedroom 1

5.74m x 3.00m 18'10" x 9'10"

Ensuite

2.64m x 1.65m 8'9" x 5'5"

 - suggested space for wardrobe

Floorplans shown for plots 3, 43 & 51. Plots 4 & 46 are handed.

Energy Band Rating - B



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The Penshurst V2

FOUR BEDROOM DETACHED HOME



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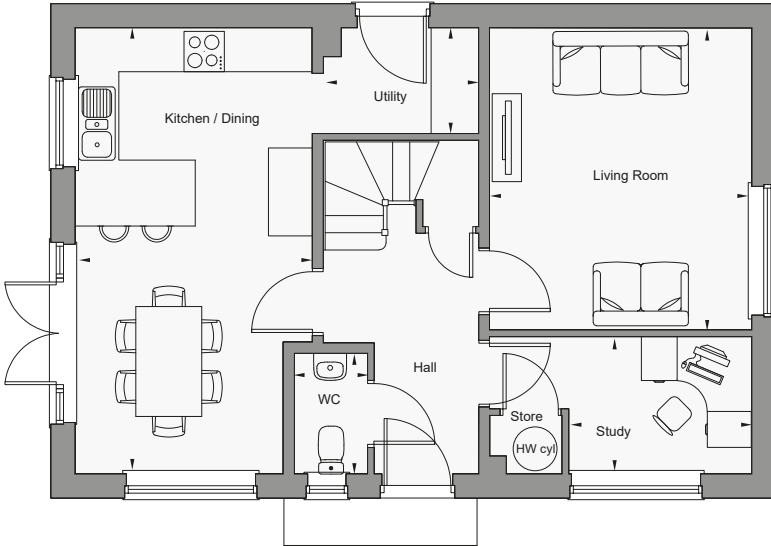
This spacious four bedroom detached home features a living room at the rear of the property. The modern dual aspect kitchen-dining room runs along one side of the home, with French doors providing access to the garden. There is also a study, W.C. and under stairs cupboard and separate utility.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are three further bedrooms and a stylish family bathroom.



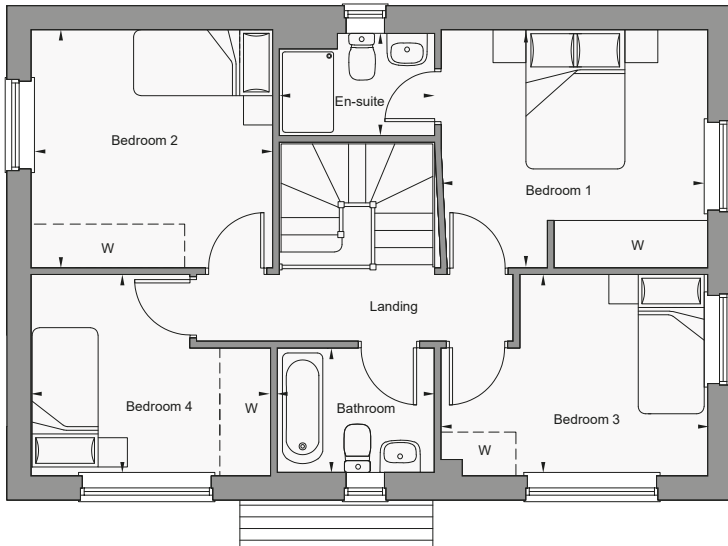
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NEWINGTON



GROUND FLOOR

Living room	4.13m x 3.58m	13'6" x 11'9"
Kitchen / Dining	6.09m x 3.24m	19'12" x 10'8"
Study	3.58m x 1.88m	11'9" x 6'2"
Utility	2.12m x 1.45m	7'0" x 4'9"
W.C.	1.65m x 1.00m	5'5" x 3'3"



FIRST FLOOR

Bedroom 1	3.64m x 3.25m	11'11" x 10'8"
Ensuite	2.12m x 1.40m	7'0" x 4'7"
Bedroom 2	3.30m x 3.25m	10'10" x 10'8"
Bedroom 3	3.64m x 2.75m	11'11" x 9'0"
Bedroom 4	3.27m x 2.75m	10'9" x 9'0"
Bathroom	2.15m x 1.70m	7'1" x 5'7"

 - suggested space for wardrobe

Floorplans shown for plot 5. Plots 21, 38 & 50 are handed.

Energy Band Rating - B

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The Goodwood

FOUR BEDROOM DETACHED HOME WITH A GARAGE



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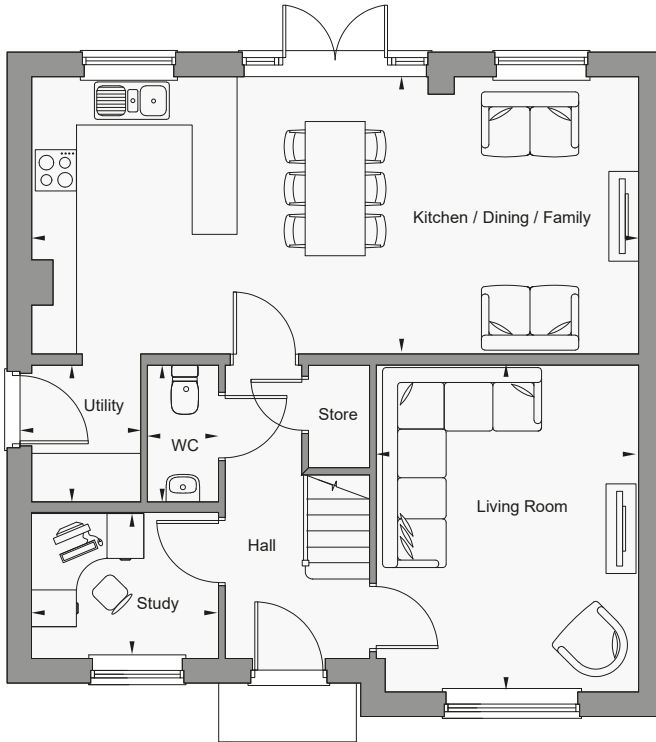
This well-proportioned four bedroom detached home features a generous living room at the front of the property, with an open-plan kitchen-dining-family room at the rear, where French doors provide access to the garden. There is also a separate study, utility and a W.C.

Upstairs, bedroom one includes an ensuite shower room and fitted wardrobe. There are three further bedrooms and a stylish family bathroom.



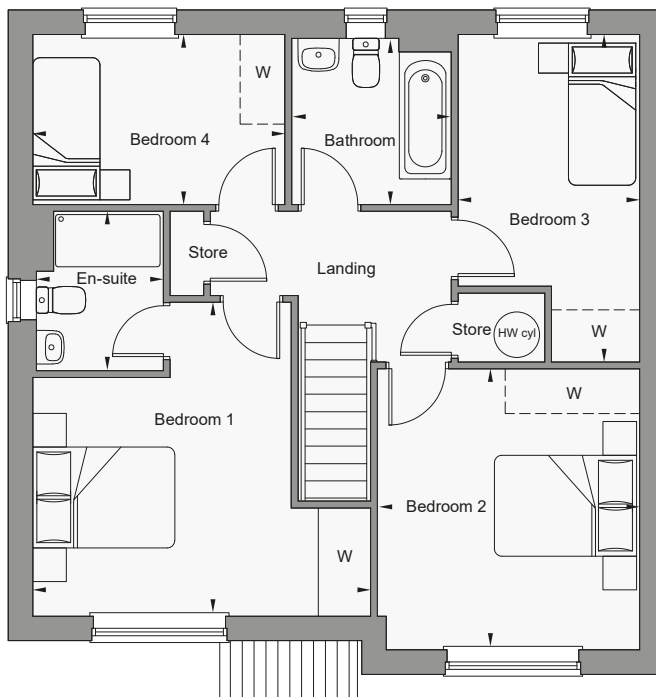
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GROUND FLOOR

Living room	4.37m x 3.50m	14'4" x 11'6"
Kitchen / Dining / Family	8.16m x 3.75m	26'9" x 12'4"
Study	2.49m x 1.95m	8'2" x 8'2"
Utility	1.84m x 1.48m	6'0" x 4'10"
W.C.	1.83m x 0.95m	6'0" x 4'9"



FIRST FLOOR

Bedroom 1	4.51m x 4.30m	7'0" x 5'7"
Ensuite	2.14m x 1.70m	6'3" x 5'11"
Bedroom 2	3.76m x 3.53m	12'4" x 11'7"
Bedroom 3	4.38m x 2.43m	14'4" x 7'11"
Bedroom 4	3.37m x 2.27m	11'0" x 7'5"
Bathroom	2.22m x 1.70m	7'0" x 5'7"

 - suggested space for wardrobe

Floorplans shown for plots 39, 78, 80 & 82. Plots 2, 86, 90 & 93 are handed.

Energy Band Rating - B

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The Windsor

FOUR BEDROOM DETACHED HOME WITH A GARAGE



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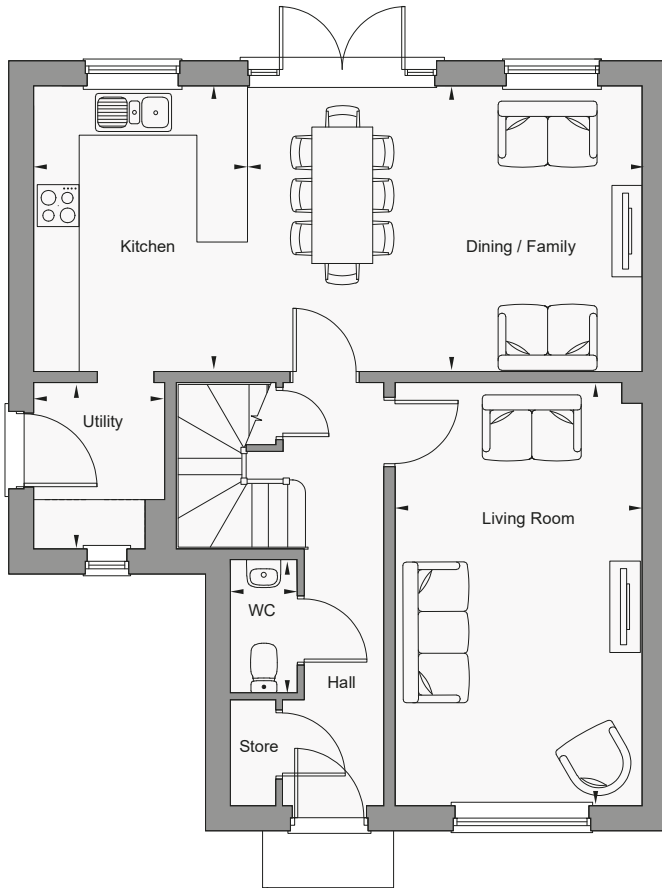
This attractive four bedroom detached home features a generous living room at the front of the property, with an open-plan kitchen-dining-family room at the rear, where French doors provide access to the garden. There is also a separate utility, a W.C. and useful storage off the hall.

Upstairs, bedroom one includes fitted wardrobes and an ensuite shower room. There are three further bedrooms and a stylish family bathroom.



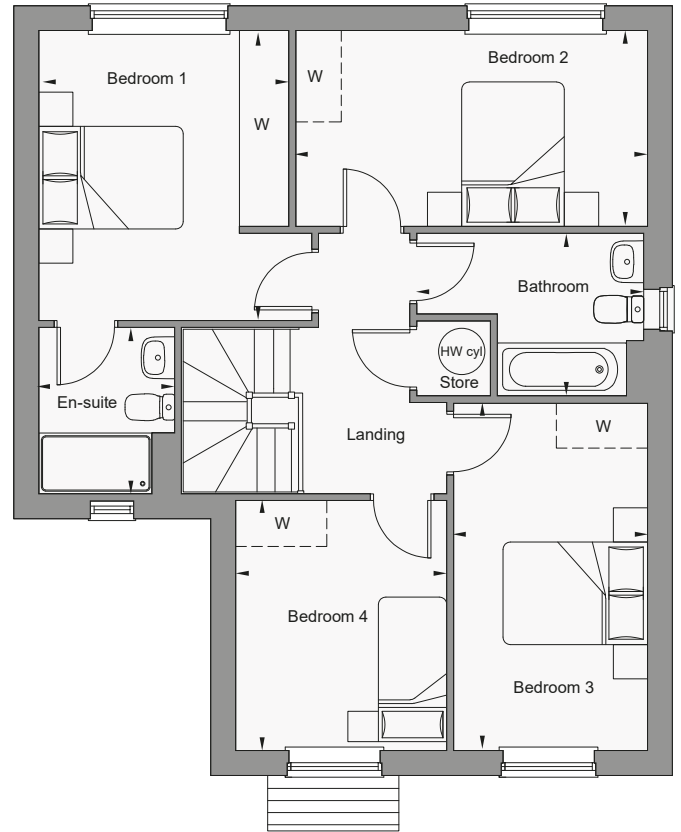
NEWINGTON GREEN

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GROUND FLOOR

Living room	5.56m x 3.25m	18'3" x 10'8"
Kitchen	3.76m x 2.81m	12'4" x 9'3"
Dining / Family	5.19m x 3.76m	17'0" x 12'4"
Utility	3.76m x 2.81m	12'4" x 9'3"
W.C.	5.19m x 3.76m	17'0" x 12'4"



FIRST FLOOR

Bedroom 1	3.81m x 3.29m	12'6" x 10'9"
Ensuite	2.19m x 1.79m	7'2" x 5'10"
Bedroom 2	4.62m x 2.58m	15'2" x 8'5"
Bedroom 3	4.57m x 2.55m	14'12" x 8'4"
Bedroom 4	3.29m x 2.78m	10'9" x 9'1"
Bathroom	2.14m x 0.88m	7'0" x 2'11"

 - suggested space for wardrobe

Floorplans shown for plots 17, 41 & 52. Plots 47, 48, 83, 88, 89, 94 & 123 are handed.

Energy Band Rating - B

DISCLAIMER: The information and images contained in this document are intended to convey the concept and vision for 'Newington Green' Development. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product. This document does not form part of any contract nor does it form any representation or warranty in relation to the Developer, its Employees, Agents or to 'Newington Green' Development or any of their related developments.

The Lydford

FIVE BEDROOM DETACHED HOME



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

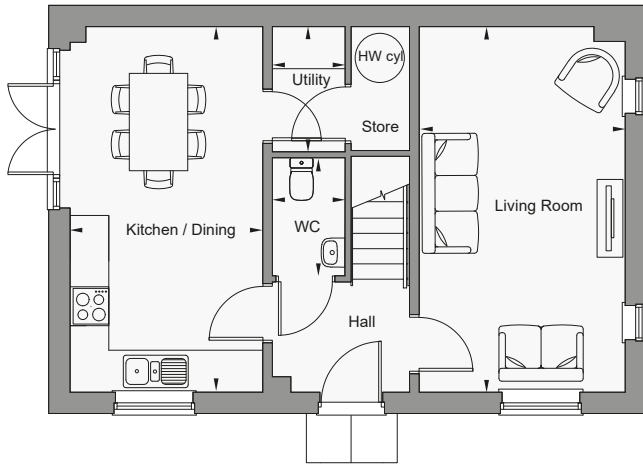
This five bedroom detached home, arranged over three floors, features a generous living room running along one side of the property, with an open-plan kitchen-dining room along the other, where French doors provide access to the garden. There is also a separate utility and W.C.

On the first floor, bedroom one includes fitted wardrobes and an ensuite shower room. There are two further bedrooms and a stylish family bathroom. On the second floor, there are two further bedrooms, a shower room and additional storage.



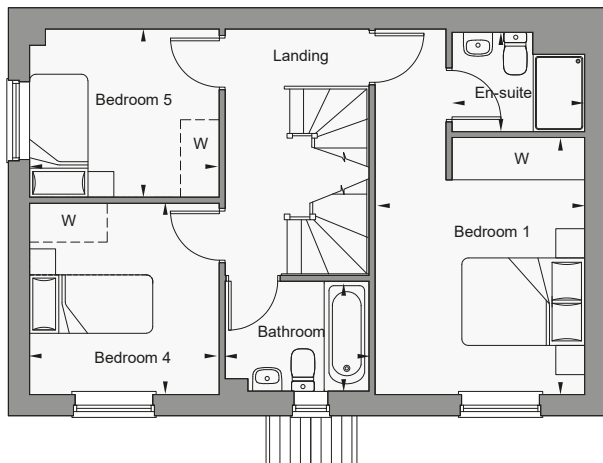
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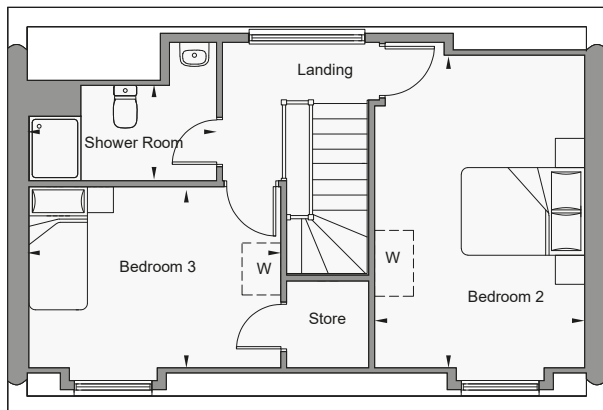
GROUND FLOOR

Living room	5.64m x 3.18m	18'6" x 10'5"
Kitchen / Dining	5.64m x 2.98m	18'6" x 9'9"
Utility	1.93m x 1.12m	6'4" x 3'8"
W.C.	1.82m x 1.12m	5'12" x 3'8"



FIRST FLOOR

Bedroom 1	3.96m x 3.24m	13'0" x 10'7"
Ensuite	2.05m x 1.54m	6'9" x 5'0"
Bedroom 4	2.95m x 2.93m	9'8" x 9'7"
Bedroom 5	2.93m x 2.60m	9'7" x 8'6"
Bathroom	2.22m x 1.70m	7'4" x 5'7"



SECOND FLOOR

Bedroom 2	4.82m x 3.24m	15'10" x 10'7"
Bedroom 3	3.88m x 2.87m	12'9" x 9'5"
Shower room	2.89m x 1.47m	9'6" x 4'10"

 - suggested space for wardrobe

Floorplans shown for plots 87, 95, 120 & 124. Plot 121 is handed.

Energy Band Rating - B

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