



river 
view

A delightful garden village development in Lydney



LIFE'S FOR LIVING

The Edenstone Group is re-imagining the ideals of 19th century visionary Ebenezer Howard's Garden Village concept at River View, Lydney creating a fresh new approach to living in the 21st century. River View offers a host of amenities to enhance well-being, community and sustainability and has been carefully designed to sit within the landscaped environment, providing quality new homes in which people will love to live in for years to come.

Born from a passion to provide families with every opportunity to lead healthy, active lives in an environment which fosters a sense of belonging, River View is somewhere people can enjoy and be proud of – a place which stands the test of time.

WHY LYDNEY?

WELL CONNECTED

Situated close to the M48 and with the Severn Bridge around ten miles to the south, River View is ideal for commuting to the business centres of Aztec West and Filton, and the cities of South Wales can be easily reached via the M4.



LEISURE

From Lydney, the 'Gateway to the Forest', discover the wide range of activities available in and around the Forest of Dean, including kayaking, zip-wires, caves, mountain biking and cycle tracks. Or for something more relaxing, take a trip on the Dean Forest railway.



SHOPPING

Browse the local Lydney shops and cafes or pay a visit to the cathedral city of Gloucester with its historic dock area and the Gloucester Quays shopping outlets. Alternatively you'll find all your favourite stores at The Mall, Cribbs Causeway.



LOCAL ATTRACTIONS

Take a stroll into the historic market town of Lydney; relax in Bathurst Park or take in the town's harbour for spectacular views across the Severn Estuary. Further afield, Chepstow, renowned for its castle & racecourse, is the gateway to the picturesque Wye Valley.





*River View - a sustainable
place for future generations*



YOUR NEIGHBOURHOOD

We understand that creating communities where people want to live is more than just about bricks and mortar. Moving into your new home is just the start.

We want our communal areas to provide plenty of opportunities for residents to meet their neighbours, enjoy the outdoors and get involved in their new neighbourhood. All of the shared, open areas across River View are independently managed to enhance the retained natural aspects of the development and look after the community's amenities for the enjoyment and benefit of the whole community.

A HELPING HAND

Our Community Engagement Officer forms a vital link in the creation of your new community - keeping residents up to speed with the development's progress and any decisions which affect your enjoyment of River View, so you can focus on your new home and lifestyle.



DEDICATED WEBSITE

River View has its own community website with details of the facilities available across the development and how to access them as well as general community information. Ask your Community Engagement Officer for more details.
www.riverviewlydney.com

AVAILABLE
SUMMER 2019



SHARED SENSE OF COMMUNITY

Did you know that for every home sold, a portion of the proceeds goes towards the Edenstone Foundation which helps local communities in need by making grants to support causes and charities which make a real difference.

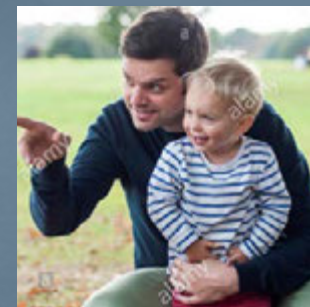
www.edenstonfoundation.com



PEACE OF MIND

CCTV to public areas across River View as well as at the entrance to the development, provide peace of mind and a sense of security for all residents, so you can get on with enjoying your new home.

AVAILABLE
SUMMER 2019





ALL YOURS

River View offers you an exclusive range of amenities – making it the perfect place for you, your family and friends to work, rest and play.

Getting out and about and active, makes us all feel better and at River View there are great facilities quite literally on your doorstep.

Whether it's playing in the park, taking a pleasant stroll, getting fit using the outdoor gym equipment or jumping on a bike, there are plenty of options to choose from.

*Getting out and about and active,
makes us all feel better*

ALLOTMENTS

Ever thought of growing your own produce? Allotments are increasingly popular and at River View we have 18 dedicated plots to let in varying sizes, including an area of 8 raised beds. To register your interest, check availability and find out more go to the community web page.

AVAILABLE
SUMMER 2019



NATURAL BEAUTY

River View's wetland area is the perfect spot to pause, relax and take in your surroundings. It also provides great bio diversity benefits too with pond edge planting playing host to a host of wildlife. The nearby Severn Estuary supports internationally important wintering birds and is designated as a Special Protection Area.

AVAILABLE
SUMMER 2020



CLIMB, SWING & JUMP

Play Areas with a dedicated local equipped area for play and a smaller local play area including an amphitheatre seating area, are positioned across the development, for easy access for our younger residents to enjoy the great outdoors.

AVAILABLE FROM
SUMMER 2019



FITNESS & WALKING TRAILS

Train in the fresh air with outdoor fitness equipment. There are 5 outdoor gym stations across the development - all freely available, providing fitness for all ages and abilities to enjoy.

AVAILABLE
SPRING 2020



PEDAL POWER

Exploring on two wheels is a great way to discover the beautiful Lydney area. The River View bike hire facility - located next to the allotments - offers residents cost effective bike hire using the River View app-bike from as little as £3.00/hour or £10 per day. Perfect for an afternoon entertaining visitors or for adventuring with family and friends.

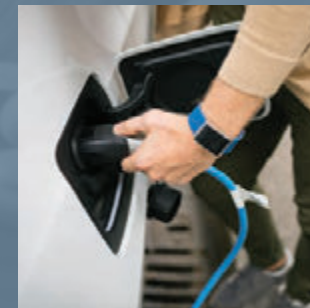
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CHARGING POINTS

Every home at River View is equipped with an outdoor power point for electrical car charging. In addition, there are 16 homes that have fast charging points, as well as an additional, fast charging point located adjacent to the allotments.

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


COMMUNITY MANAGEMENT

The River View managing agents' role is to ensure that the development continues to be well maintained and serviced for the benefit of its residents.

Each property owner contributes towards the upkeep of the communal areas and services through the payment of a community charge. These charges include an allowance for management costs, insurances, service charge administration and contingency fund allowances. (A breakdown of the charges is available from our sales consultants.)

As well as taking care of ongoing estate maintenance such as grass cutting and landscaping works, our appointed managing agents are also responsible for the upkeep of all amenities including play areas, gym equipment, roads and street lighting. This is all included in your monthly River View community charge.

*Managing your
River View community*

	Cycle Hire
	Fast Charging Point
	Outdoor Gym Equipment
	Allotments
	CCTV
	Local Equipped Area for Play (LEAP)
	Local Area for Play (LAP)
	Wildflower Grassland
	Shrubs
	Public Right of Way
	Walk / Trail
	Access Point

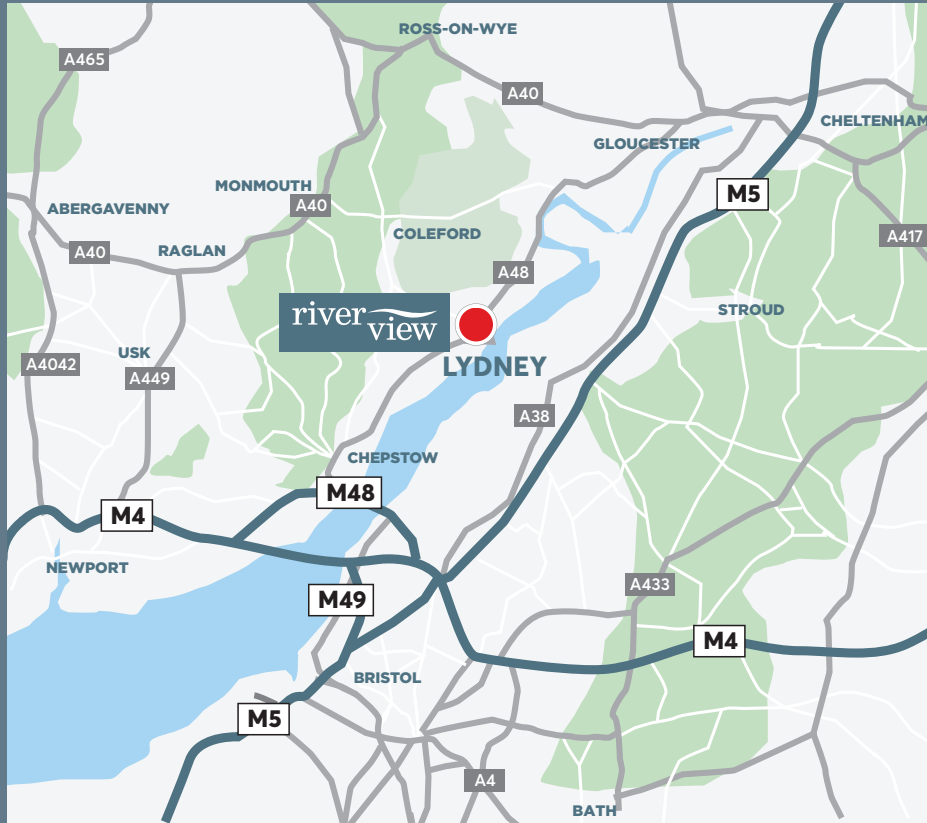
Customers should note that plans / illustrations are representative only and should be treated as general guidance only. Detailed plans are available upon request. Computer generated images are designed to give an impression of the development - they do not reflect a specific plot. Maps are not to scale. Travel times and distances are approximate only. All details are correct at the time of printing 04/19.

COMMUNITY PLAN



river view





BY ROAD FROM RIVER VIEW - GL15 4LH

Chepstow	10 miles
Gloucester	19 miles
Aztec West, Bristol	20 miles
Bristol	28 miles
Newport	29 miles
Cardiff	41 miles

Source: google.com

BY RAIL FROM LYDNEY STATION

Chepstow	9 mins
Gloucester	20 mins
Newport	32 mins
Cardiff	47 mins
Birmingham	1 hr 17 mins

Source: thetrainline.com



EDUCATION

- 1 Severn Banks Primary School
- 2 Lydney C of E Primary School
- 3 Dean Academy Secondary School

HEALTH CARE

- 4 The Health Centre
- 5 Severn Banks Surgery
- 6 Lydney District Hospital
- 7 The Coach House Dental Practice
- 8 Bupa Dental Care
- 9 Lloyds Pharmacy
- 10 Co-Op Pharmacy

SUPERMARKETS

- 11 Tesco
- 12 Co-op

TRANSPORT

- 13 Railway Station
- 14 Bus Station
- 15 Petrol Station

PARKS AND RECREATION

- 16 Freedom Leisure
- 17 Bathurst Park
- 18 Bathurst Pool (outdoor)
- 19 Lydney Golf Club
- 20 Tennis Club
- 21 Cricket Club