



Hoo Farm

MONKTON ROAD | MINSTER
RAMSGATE | CT12 4JB



Better Built By
Roddy New Homes Ltd

A member of



The Development

Hoo Farm, a stunning countryside development in the sought after village of Minster, comprising 18 private 2 and 3 bedroom homes and seven 2 bedroom homes offered through the shared ownership scheme. Each home is finished to a high standard, fully fitted with flooring and appliances, private parking and landscaped gardens laid to seed.

Each home has been designed to bring you the best of modern country living, whether it be your first home, a move for the family or downsizing.





**Site Plan for indicative purposes only and may be subject to minor change during the planning discharge process.*



Plots 12 & 14

Plans for marketing purposes only



Plots 22 - 25

**CGIs for marketing purposes only*



Fish & Chips at Ramsgate



Canterbury



Ramsgate



Minsler Train Station



Location

Located off Monkton Road, Minster, a village and civil parish in the Thanet district of Kent. Minster is west of Ramsgate and to the north-east of Canterbury. Hoo Farm offers the peace and quiet of the picturesque countryside whilst also benefiting from the close proximity to the seaside, vibrant Canterbury town centre, links to London and Minster Train Station

Minster offers a range of local amenities from restaurants, pubs and bars, hairdressers, a library, butchers and a bakery, a variety of shops, Post Office, Co-Op, St Mary the Virgin Church, a Library and Neighbourhood centre, with plenty of stunning countryside walks. Hoo Farm is within close proximity to the A2, with London less than a 2 hour drive away. Minster has a choice of seaside towns within a short drive, Ramsgate, Broadstairs and Margate, all can offer a great day out with family or friends. The beautiful sandy beach of Ramsgate can be reached within 16 minutes by car, where as well as enjoying a swim in the sea you can enjoy splendid views of the high chalk cliffs from the royal harbour and marina with plenty of options of delicious ice creams and fish and chip eateries.

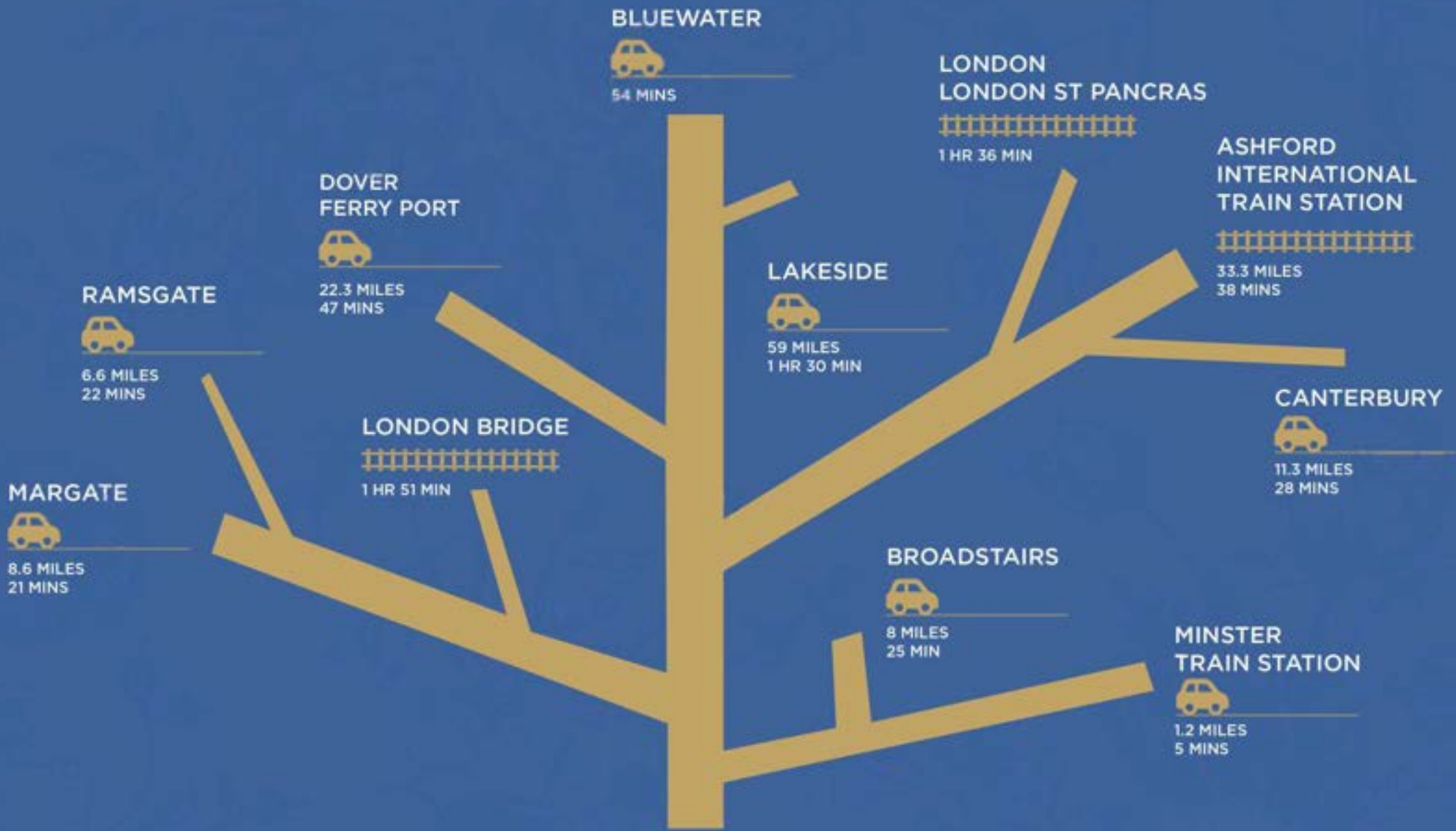
Canterbury town centre is approximately a 30 minute drive from Hoo Farm, or a 16 minute train journey from Minster Train Station, the estate is serviced by the Ramsgate to Canterbury bus route. The vibrant town centre offers a wide range of shops, from boutique stores to high end designers, along with cafes, restaurants and many activities for all ages from visiting the historic Canterbury Cathedral, watching a show at the award winning Marlow Theatre to testing your skills in an Escape Room.

There are a wide range of Schools within close proximity to Hoo Farm. Minster Church of England Primary and Nursery School and Green Oaks Small School both being located in Minster.

Please see a list below of just some of the choices

- Minster Church of England Primary and Nursery School
- Green Oaks Small School
- St Ethelbert's Catholic Primary School
- St. George's Church of England Foundation School
- Chartfield School
- Simon Langton Girls' Grammar School
- The Canterbury Academy
- St Anselm's Catholic School





Transport



Hoo Farm

Plot 1

3 BEDROOMS | SEMI-DETACHED
2 PARKING SPACES

1113 SQ FT

Living/Dining/Kitchen	6.00m x 8.58m
Entrance	2.15m x 1.51m
WC/Utility	2.25m x 2.44m
Bedroom 1	3.41m x 3.97m
Ensuite	2.20m x 1.56m
Bedroom 2	3.42m x 3.42m
Bedroom 3	2.50m x 3.51m
Bathroom	2.52m x 1.89m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 2

2 BEDROOMS | SEMI-DETACHED
1 PARKING SPACE

998 SQ FT

Living/Dining/Kitchen	6.21m x 7.12m
WC/Utility	2.25m x 2.13m
Bedroom 1	3.73m x 3.66m
Ensuite	2.40m x 1.68m
Bedroom 2	3.80m x 3.37m
Bathroom	2.33m x 1.98m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 3

2 BEDROOMS | END OF TERRACE
2 PARKING SPACES

998 SQ FT

Living/Dining/Kitchen	7.15m x 6.45m
WC	1.07m x 2.11m
Entrance	1.36m x 2.11m
Bedroom 1	3.68m x 4.03m
Ensuite	1.85m x 2.32m
Bedroom 2	3.38m x 4.03m
Bathroom	2.00m x 2.32m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 4

2 BEDROOMS | MID TERRACE
1 PARKING SPACE

998 SQ FT

Living/Dining/Kitchen	7.15m x 6.45m
WC	1.07m x 2.11m
Entrance	1.36m x 2.11m
Bedroom 1	3.68m x 4.03m
Ensuite	1.85m x 2.32m
Bedroom 2	3.38m x 4.03m
Bathroom	2.00m x 2.32m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 5

3 BEDROOMS | END OF TERRACE
1 PARKING SPACE

1118 SQ FT

Living/Dining/Kitchen	6.000m x 8.585m
Entrance	2.15m x 1.51m
WC/Utility	2.25m x 2.44m
Bedroom 1	3.41m x 3.97m
Ensuite	2.20m x 1.56m
Bedroom 2	3.42m x 3.42m
Bedroom 3	2.50m x 3.51m
Bathroom	2.52m x 1.89m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

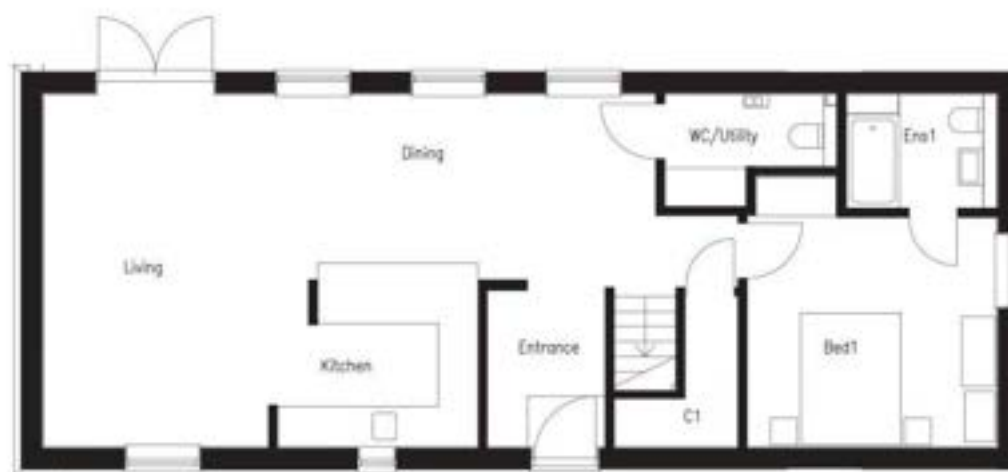
Plot 6

3 BEDROOMS | DETACHED
2 PARKING SPACES

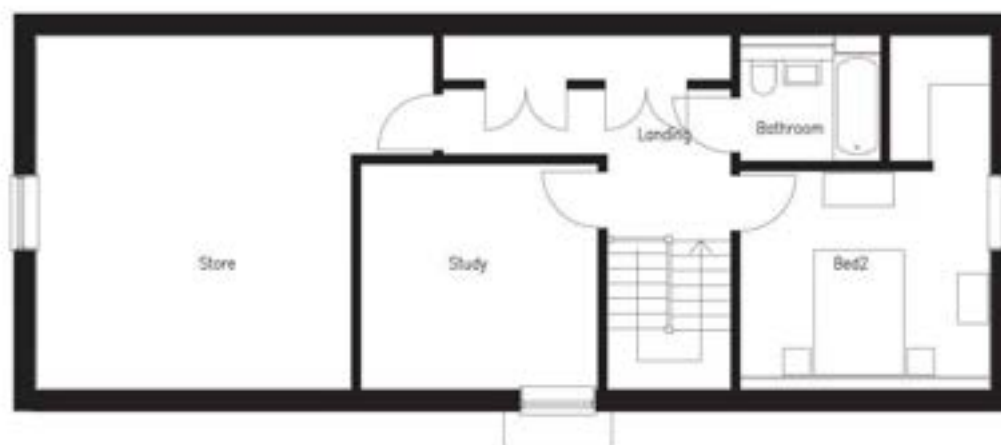
1373 SQ FT

Living/Dining	9.22m x 5.32m
Kitchen	3.05m x 2.50m
Entrance	1.81m x 2.30m
WC/Utility	1.53m x 1.72m
Bedroom 1	3.78m x 3.48m
Bedroom 2	3.78m x 3.32m
Dressing Room	1.54m x 1.91m
Bathroom	2.15m x 1.91m
Study	3.60m x 3.42m
Store	6.00m x 5.32m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 7

3 BEDROOMS | END OF TERRACE
2 PARKING SPACE

1156 SQ FT

Living/Dining/Kitchen	7.31m x 7.01m
Bedroom 1	2.95m x 4.53m
WC/Shower	1.82m x 2.61m
Bedroom 2	4.86m x 4.53
Bathroom	2.42m x 1.95m
Store	4.86m x 4.53m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 8

3 BEDROOMS | TERRACE
1 PARKING SPACE

1139 SQ FT

Living/Dining/Kitchen	6.000m x 8.585m
Entrance	2.15m x 1.51m
WC/Utility	2.25m x 2.44m
Bedroom 1	3.41m x 3.97m
Ensuite	2.20m x 1.56m
Bedroom 2	3.42m x 3.42m
Bedroom 3	2.50m x 3.51m
Bathroom	2.52m x 1.89m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 9

3 BEDROOMS | TERRACE
1 PARKING SPACE

1139 SQ FT

Living/Dining/Kitchen 6.000m x 8.585m

Entrance 2.15m x 1.51m

WC/Utility 2.25m x 2.44m

Bedroom 1 3.41m x 3.97m

Ensuite 2.20m x 1.56m

Bedroom 2 3.42m x 3.42m

Bedroom 3 2.50m x 3.51m

Bathroom 2.52m x 1.89m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 10

3 BEDROOMS | END OF TERRACE
1 PARKING SPACE

1139 SQ FT

Living/Dining/Kitchen	6.000m x 8.585m
Entrance	2.15m x 1.51m
WC/Utility	2.25m x 2.44m
Bedroom 1	3.41m x 3.97m
Ensuite	2.20m x 1.56m
Bedroom 2	3.42m x 3.42m
Bedroom 3	2.50m x 3.51m
Bathroom	2.52m x 1.89m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 11

3 BEDROOMS | DETACHED
2 PARKING SPACES

1318 SQ FT

Living/Dining	8.70m x 4.87m
Kitchen	4.87m x 4.13m
Bedroom 1	3.26m x 4.87m
Ensuite	1.73m x 2.10m
Bedroom 2	3.25m x 4.87m
Bathroom	1.95m x 2.10m
Bedroom 3	4.87m x 2.80m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 12

3 BEDROOMS | END OF TERRACE
1 PARKING SPACE

1275 SQ FT

Kitchen/Dining	5.73m x 4.47m
Living	5.06m x 4.18m
WC/Utility	1.67m x 2.00m
Bedroom 1	5.06m x 3.96m
Ensuite	1.60m x 2.30m
Bedroom 2	3.34m x 4.38m
Bedroom 3	2.30m x 4.47m
Bathroom	2.30m x 2.00m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 13

3 BEDROOMS | TERRACE
1 PARKING SPACE

1240 SQ FT

Kitchen/Dining	5.73m x 4.47m
Living	5.06m x 4.18m
WC/Utility	1.67m x 2.00m
Bedroom 1	5.06m x 3.96m
Ensuite	1.60m x 2.30m
Bedroom 2	3.34m x 4.38m
Bedroom 3	2.30m x 4.47m
Bathroom	2.30m x 2.00m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 14

3 BEDROOMS | END OF TERRACE
1 PARKING SPACE

1279 SQ FT

Kitchen/Dining	5.73m x 4.47m
Living	5.06m x 4.18m
WC/Utility	1.65m x 2.00m
Bedroom 1	4.97m x 4.18m
Ensuite	2.30m x 1.60m
Bedroom 2	3.34m x 4.47m
Bedroom 3	2.30m x 4.47

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 15

2 BEDROOMS | DETACHED
1 PARKING SPACE

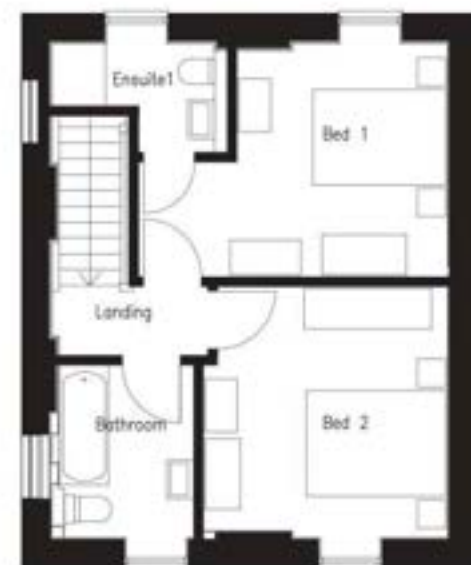
700 SQ FT

Living/Dining Room	7.00m x 5.50m
WC	1.03m x 0.93
Bedroom 1	4.40m x 3.37m
Ensuite	2.50m x 1.50m
Bedroom 2	3.60m x 3.50m
Bathroom	2.07m x 2.40m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 16

2 BEDROOMS | LINK-DETACHED
BUNGALOW
2 PARKING SPACES

743 SQ FT

Kitchen/Dining	4.70m x 7.50m
Bedroom 1	3.80m x 4.60mm
Ensuite	2.20m x 1.8m
Bedroom 2	3.50m x 3.00m
Bathroom	2.00m x 1.55

**All dimensions given are approximate and subject to site survey.*



Ground Floor



Hoo Farm

Plot 17

2 BEDROOMS | DETACHED
2 PARKING SPACE

1127 SQ FT

Bedroom 2	3.77m x 6.11m
Ensuite	2.25m x 1.75m
Living/Kitchen	7.14m x 5.02m
Bedroom 1	3.60m x 4.32m
Shower	2.37m x 1.70m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 18

2 BEDROOMS | END OF TERRACE
1 PARKING SPACE

1020 SQ FT

Living/Dining/Kitchen	6.42m x 7.12m
WC/Utility	2.50m x 1.50m
Bedroom 1	4.13m x 3.90m
Ensuite	2.20m x 1.97m
Bedroom 2	3.96m x 3.69m
Bathroom	2.37m x 1.81m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 19

3 BEDROOMS | TERRACE
1 PARKING SPACE

1019 SQ FT

Living/Dining/Kitchen	6.45m x 7.12m
WC/Utility	2.50m x 1.50m
Bedroom 1	4.36m x 3.24m
Ensuite	2.04m x 2.42m
Bedroom 2	3.85m x 3.20m
Bedroom 3	2.52m x 3.20m
Bathroom	2.50m x 1.90m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 20

2 BEDROOMS | END OF TERRACE
1 PARKING SPACE

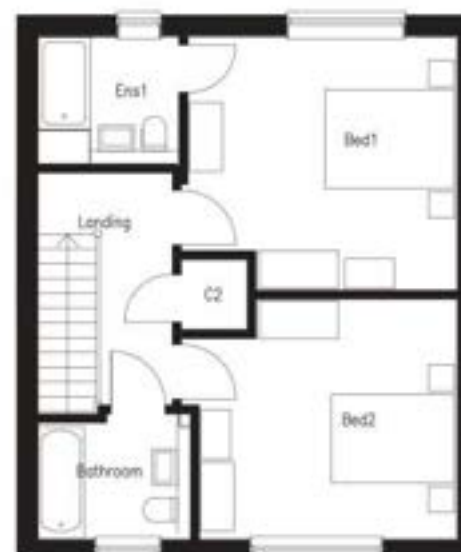
1020 SQ FT

Living/Dining/Kitchen	6.42m x 7.12m
WC/Utility	1.50m x 2.50m
Bedroom 1	4.13m x 3.90m
Ensuite	2.20m x 1.97m
Bedroom 2	3.96m x 3.63m
Bathroom	2.37m x 1.81m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 21

2 BEDROOMS | DETACHED
1 PARKING SPACE

1015 SQ FT

Living/Kitchen	5.33m x 6.00m
WC/Utility	1.95m x 1.75m
Bedroom 1	3.25m x 4.16m
Ensuite	2.25m x 1.75m
Bedroom 2	3.25m x 5.60m
Bathroom	1.96m x 2.30m
Store	3.27m x 6.00m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 22

2 BEDROOMS | END OF TERRACE
1 PARKING SPACE

1027 SQ FT

Living/Dining/Kitchen	6.32m x 7.12m
WC	1.00m x 2.10m
Bedroom 1	4.42m x 3.76m
Ensuite	2.42m x 1.59m
Bedroom 2	4.114m x 3.36
Bathroom	2.42m x 1.97m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 23

2 BEDROOMS | TERRACE
1 PARKING SPACE

999 SQ FT

Living/Dining/Kitchen	6.46m x 7.12m
WC	1.00m x 2.10m
Bedroom 1	4.22m x 3.76m
Ensuite	2.42m x 1.59m
Bedroom 2	4.22m x 3.36
Bathroom	2.42m x 1.97m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 24

2 BEDROOMS | TERRACE
1 PARKING SPACE

999 SQ FT

Living/Dining/Kitchen	6.46m x 7.12m
WC	1.00m x 2.10m
Bedroom 1	3.94m x 3.76m
Ensuite	2.42m x 1.59m
Bedroom 2	3.944m x 3.36
Bathroom	2.42m x 1.97m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor



Hoo Farm

Plot 25

2 BEDROOMS | END OF TERRACE
1 PARKING SPACE

1027 SQ FT

Living/Dining/Kitchen	6.32m x 7.12m
WC	1.00m x 2.10m
Bedroom 1	4.42m x 3.76m
Ensuite	2.42m x 1.59m
Bedroom 2	4.14m x 3.36
Bathroom	2.42m x 1.97m

**All dimensions given are approximate and subject to site survey.*



Ground Floor



First Floor

Specification

General Information

- All Homes will be of Timber Frame Construction with a mixture of Brickwork and Cladding Façade.
- All Homes will be insulated to the highest standards.
- Each Home comes with a 10 Year Structural Warranty from ICW.
- Composite Front Doors / PVC Windows / French Doors.
- Each Rear Terrace will be laid with paving slabs.
- Mains Gas / Water / Electricity and Foul Drainage.
- The Estimated service charge for each Home will be £250 P/A for the upkeep of the communal areas ie Cutting grass / Hedges and any general maintenance.
- All Properties are Freehold - No Ground Rent applicable.
- Each Home comes with off street parking as per the site layout plans.
- All Homes will benefit from high-speed fibre broadband as standard.
- All Living Rooms and Bedrooms will be allocated with a TV point ready for connection to a service by each purchaser.
- Existing Road will have a tarmac surface finish.
- New internal Estate road will have a block paving finish.

Kitchens

- Gloss White Kitchen with Oak effect Laminate Worktops.
- Built in FF - WM - Dishwasher - Electric Oven - Extractor Fans and Induction Hob by Neue.
- Each Kitchen will have an upstand matching the worktop colour choice.
- Selected plots will have a Built in Microwave Plots 1-5, 8-10, 11,12,15,17 &21

Flooring & Finishes

- Ground Floor- Vinyl Plank flooring with a choice of colours.
- 1st Floor - Grey Carpeting.
- Main Bathroom - Floor Fully, Walls 1/2 tiled. Neutral Grey.
- Ensuite - Floor Fully tiled with Walls 1/2 tiled.

- Stairs - Painted Handrail and Spindles - Grey Carpeting
- Internal Doors - White composite painted with Satin Stainless-Steel Ironmongery.
- Each Home will be painted a neutral White including all woodwork.
- Each Main Bathroom will have a fitted mirrored Vanity Unit and shaver socket.
- Conversion Units 15 & 16 only
Kitchens will have Quartz Worktops.
Solid Oak Flooring to the Ground floors (Excluding W/C Bathrooms)
Oak Internal Doors

Electrical & Mechanical Specification

- Ground floor Rooms will have LED down lights to Kitchen area and Ceiling Roses elsewhere
- 1st Floor Bedrooms and Landings Ceiling Roses.
- IP65 Rated LED Down Lights to Bathrooms and Ensuites.
- USB socket allocation to all Kitchens, Living Rooms and Bedrooms
- Bathrooms and Wet rooms will have IP65 LED Downlights.
- Electrical Shaving point provided to Bathroom and Ensuite.
- Mains Powered Heat and Smoke Detectors
- 1 Point Zoned Heating located in Hallway.
- GFCH with panel Radiators to all Rooms.
- Bathroom and Ensuite to have Towel Radiators with TRVs.

Garden

- Raked and seeded.
- Rear Terrace areas will terminate approximately 2m from the rear of each Home. (Developer to confirm exact measurement)
- Rear fencing to all homes will consist of:
 - 1.8m Timber Panel Fencing to all side and Rear elevations bordering each property.
- No planting is proposed for Private Gardens or Beds, Communal planting will be undertaken referencing the approved planting schedule and programme once discharged by the LPA.



Parking

- Each Home has One Allocated Parking Bay as part of its Freehold.

EV Charging

- Each Home will have One point provided at their Parking Bay - 1st Fixed with mounting pole. The Developer does not supply the actual charging point. Each Purchaser shall source their Charging Unit specific to the make and Model of their Vehicle and arrange its installation with an accredited installer.

Exclusions

- The developers do not offer a paper hanging or feature painting option on any property nor any structural alterations to the internal layout.
- Garden Sheds are not included.

**The Developers retain the right to amend the specifications of each Home due to supply chain issues, Fixtures or Fittings being discontinued or unavailable for a prolonged period of time resulting in a detrimental impact to the delivery programme for the Estate. A maximum of 4 Weeks' notice for all off plan reservations will be provided notifying of any amendments. Items will be substituted for a like for like or nearest available of equal monetary value. Landscaping and external finishes are subject to Local Planning Authority final approvals and may differ to the initial proposal for the Estate. Any home(s) purchased after practical completion of the Home(s) will be sold as seen, superseding this marketing material issued for off plan reservations.*

Postal address and Post Codes to be confirmed by the Local Authority.





Hoo Farm

Contact the Hoo Farm Sales Team

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Better Built By
Roddy New Homes Ltd

A member of

