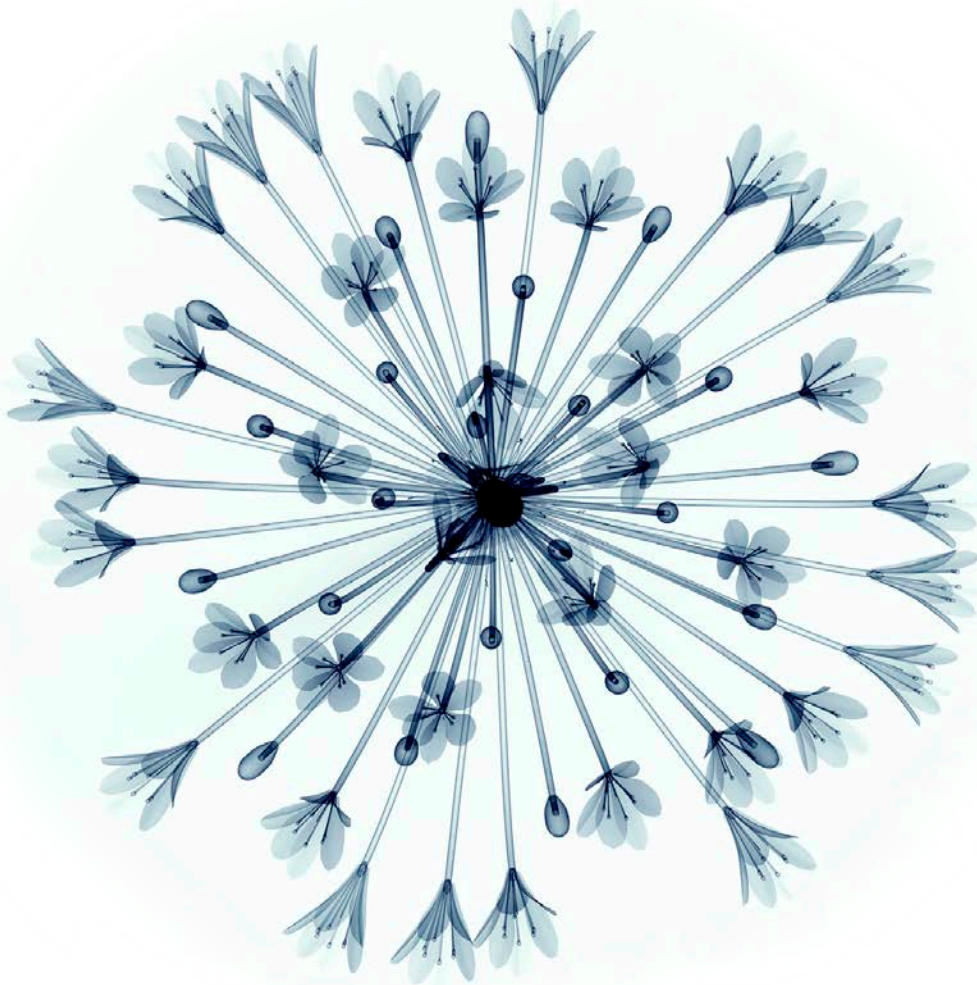




# SUTHERLAND PARK

HYTHE

*86 newly built, energy-efficient  
1, 2, 3 and 4 bedroom homes*



**RODDY**  
NEW HOMES

RODDYNEWHOMES.CO.UK





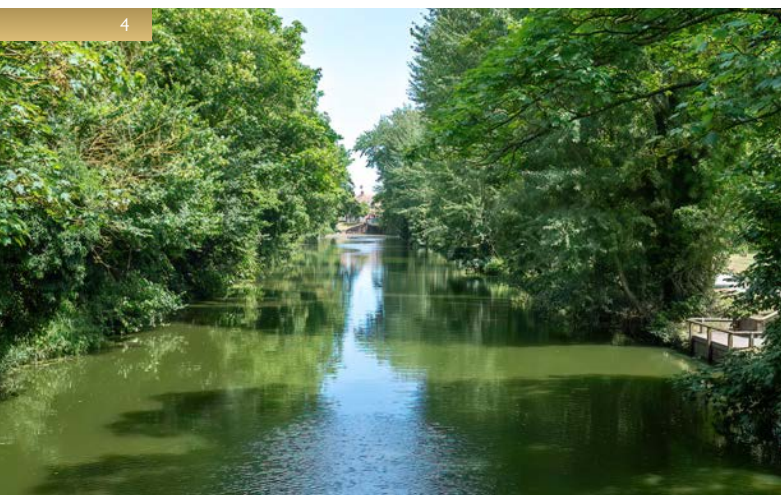
Sutherland Park is a carefully-curated mix of one, two, three and four-bedroom homes, providing an exquisite blend of luxury living and modern amenities in the historic town of Hythe.

LOCATED JUST A SHORT DISTANCE FROM HYTHE'S VIBRANT TOWN CENTRE AND WITHIN WALKING DISTANCE OF HYTHE BEACH, SUTHERLAND PARK PROVIDES RESIDENTS WITH THE PERFECT COMBINATION OF SEASIDE TRANQUILITY AND URBAN CONVENIENCE.

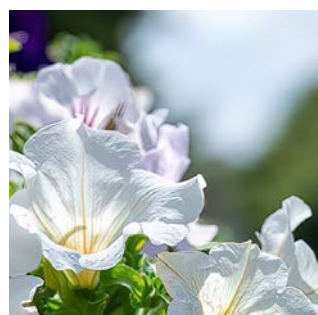
A 100% FOSSIL FUEL-FREE AND NET ZERO READY (NZR) DEVELOPMENT, SUTHERLAND PARK IS AN ENERGY-EFFICIENT COMMUNITY THAT BOASTS SUSTAINABLE FEATURES DESIGNED TO HELP REDUCE OCCUPANTS' ENERGY BILLS AND CARBON FOOTPRINTS.







WITH ITS PICTURESQUE SEAFRONT, EXCELLENT SCHOOLS AND HEALTHCARE FACILITIES, QUAIN HIGH STREET AND WIDE VARIETY OF INDEPENDENT SHOPS, CAFÉS AND RESTAURANTS, HYTHE TRULY OFFERS THE BEST OF COASTAL AND COUNTRYSIDE LIVING, WHILE ITS PROXIMITY TO THE M20 AND HIGH-SPEED RAIL LINKS AT NEARBY FOLKESTONE ENSURE EASY ACCESS TO LONDON AND THE REST OF THE UK.



## Welcome to Hythe

A CHARMING MARKET TOWN THAT OFFERS AN EXCEPTIONAL QUALITY OF LIFE ON THE BEAUTIFUL KENT COAST.

OFFERING STUNNING VIEWS OF THE ENGLISH CHANNEL, HYTHE IS RENOWNED FOR ITS EYE-CATCHING LANDSCAPES, VIBRANT COMMUNITY SPIRIT AND CONVENIENT PROXIMITY TO ALL ESSENTIAL AMENITIES, MAKING IT THE IDEAL SETTING FOR FAMILIES, RETIREES AND PROFESSIONALS ALIKE.





# Out & About.



## EDUCATION

Hythe offers a range of schools for various age groups and academic needs. There is a choice of nearby primary schools providing a strong foundation for young learners, while secondary education is well-served with a selection of schools in both Hythe and Folkestone, including two grammar schools renowned for their academic excellence.

For those seeking further education, EKC Folkestone College offers a broad selection of vocational and academic courses, including A-levels, apprenticeships and adult education programs.

## SHOPPING

The retail scene in Hythe and the surrounding area is thriving, with numerous options that cater for all tastes.

Residents and visitors alike can enjoy a spot of shopping in the unique, independent shops that line Hythe's high street, with an array of boutiques and restaurants reflecting the town's unique atmosphere. Nearby Sandgate offers a more eclectic combination of small eateries, antique shops and coffee outlets, while the shops in Folkestone are a mix of traditional high street shops and some quirky surprises!



## PLACES TO VISIT

From its beautiful beachfront, to the Royal Military Canal, which stretches 28 miles and runs through the town, Hythe is home to a plethora of places to visit for a seaside walk, bike ride, picnic or water sports activity.

Further afield, outdoor enthusiasts will love the local Port Lympne Reserve, the area's numerous parks - including the woods, play areas and meadows at nearby Brockhill Park - and the endless open countryside of the North Downs, while the Romney, Hythe and Dymchurch Railway is a must-see for any visitor.

In addition, an assortment of leisure centres, community centres and libraries ensures residents have access to cultural and social resources all year round.



## EATING OUT

Hythe Town and Seafront offer a varied choice to suit every taste and on occasion, including everything from local coffee shops and pubs to a 2 Michelin Star restaurant.

A little further afield the popular Folkestone Harbour Arm, seaside promenade and Sandgate High Street both feature a variety of eateries including the acclaimed Rocksalt Restaurant, Little Rock on the Beach and a variety of independent options ranging from pop up restaurants to cosy pubs. With choices for everyone from real ale aficionados to fussy foodies and cocktail connoisseurs, there really is something for everyone.





# Site Plan

HOUSETYPES

- THE FOLKESTONE**  
1 & 2 Bedroom Apartment
- THE POSTLING**  
2 Bedroom Semi Detached Home
- THE LYPNE**  
2 Bedroom Townhouse
- THE STANFORD**  
2 Bedroom Semi Detached Home
- THE BURMARSH**  
3 Bedroom Semi Detached Home
- THE SALTWOOD**  
3 Bedroom Townhouse
- THE SANDGATE**  
3 Bedroom Semi Detached Home
- THE SANDLING**  
3 Bedroom Townhouse
- THE ROMNEY**  
2, 3 & 4 Bedroom Detached Home





# Specification

## GENERAL INFORMATION

- Low Carbon Timber Frame Construction.
- All Homes will be insulated to Current Regulations.
- EPC Rated B.
- Each Home comes with a 10 Year Structural Warranty from ICW.
- uPVC Windows & Doors.
- Private Road/Paths with Paving and Tarmac Surfacing finishes.
- Each rear patio will be laid with patio slabs.
- Mains Water / Electricity and Foul.
- Air Source Heat Pump A+++ with Radiators.
- All Properties are Freehold – No Ground Rent applicable. Note: Apartments are share of Freehold.
- 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, principle and second bedrooms to have TV points.
- Communal Satalite Dish for apartments 63 – 68 with connection ports in the apartments.
- An outdoor Tap is provided with all Houses.

## INTERNAL SPECIFICATION KITCHENS

- All kitchens will be supplied and fitted by Gardiner of England, located in Kent.
- For selections available from the Gardiner's Range, please consult with a member of our Sales Team to select your Kitchen palette. Additional Kitchen Specification information is available through our Sales Team.
- Under-Cabinet lighting is included.

## APPLIANCES\*

The following appliances are included:

Fridge Freezer  
Dishwasher  
Microwave  
Electric Oven  
Extractor Fan  
Induction Hob  
Integrated washer dryers if in kitchens, free standing washing machine and tumble dryer in utility's.

\*For detailed specifications of the appliances provided, please refer to the separate specification document.

## FLOORING & FINISHES

In the Living/Kitchen and Circulation areas:

- Choice of Vinyl Plank flooring is standard.
- Choice of carpeting is to the Stairs, Landings and Bedrooms

## INTERNAL SPECIFICATIONS: BATHROOMS

- MAIN: Fully tiled floors with upstand skirting, full height tiling to baths and showers, half height to wet walls.
- ENSUITE: Fully tiled floors with upstand skirting, full height tiling to baths and showers, half height to wet walls.
- STAIRS: Oak Handrail with painted white spindles.
- INTERIOR DOORS: Interior doors painted white white chrome ironmongery
- Each property includes one built-in wardrobe.
- WALL FINISHES: All homes are painted in neutral white, including all woodwork.
- Bathrooms to feature vanity wash hand basins.
- Bathrooms to include wall mounted mirrored vanity cupboard with light.
- ELECTRICAL & MECHANICAL: Selection of downlights and ceiling roses - speak to sales advisor for full details.
- IP65 Rated LED downlights in bathrooms and ensembles.
- USB sockets are available in the kitchen, living rooms, and bedrooms.
- Bathrooms and wet rooms will also feature IP65 LED downlights.
- Bathroom and ensuite include an electrical shaving point.
- Homes are equipped with mains-powered smoke and heat detectors.
- Zoned heating systems are installed throughout.
- Electric towel radiators in bathrooms and ensembles.
- Panel Radiators in all rooms (excluding bathroom and ensuite - these have electric towel rails)

NOTE: This development aims for carbon neutrality and does not offer or include gas services.

## EXTERNAL SPECIFICATIONS: GARDENS

- Lawns – laid to seed.
- Rear fencing features 1.8m timber panel fencing and brick walls as indicated in site plans.
- Communal area planting follows an approved schedule; private garden planting is not the responsibility of the developer.

## PARKING

Each home includes allocated parking.

## EV CHARGING

One EV charger per home at the allocated parking bay.

For additional detailed information, please consult the specification file provided by our Sales Team.

## EXCLUSIONS

No custom wallpapering, feature painting, structural alterations, or kitchen reconfigurations are provided by the developer.

## DISCLAIMER

While every care has been taken to ensure the details within these specifications are accurate, errors may occur. It's recommended to consult a professional for any concerns of importance.

Our team can clarify any information as required.

The developer reserves the right to substitute materials and make necessary alterations, subject to local authority approvals. All sizes are approximate, with a construction tolerance of 5%. Measurements are based on architectural drawings, and computer-generated images may vary.

## RESERVATION

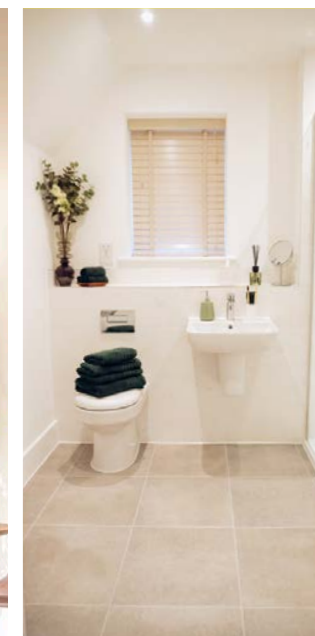
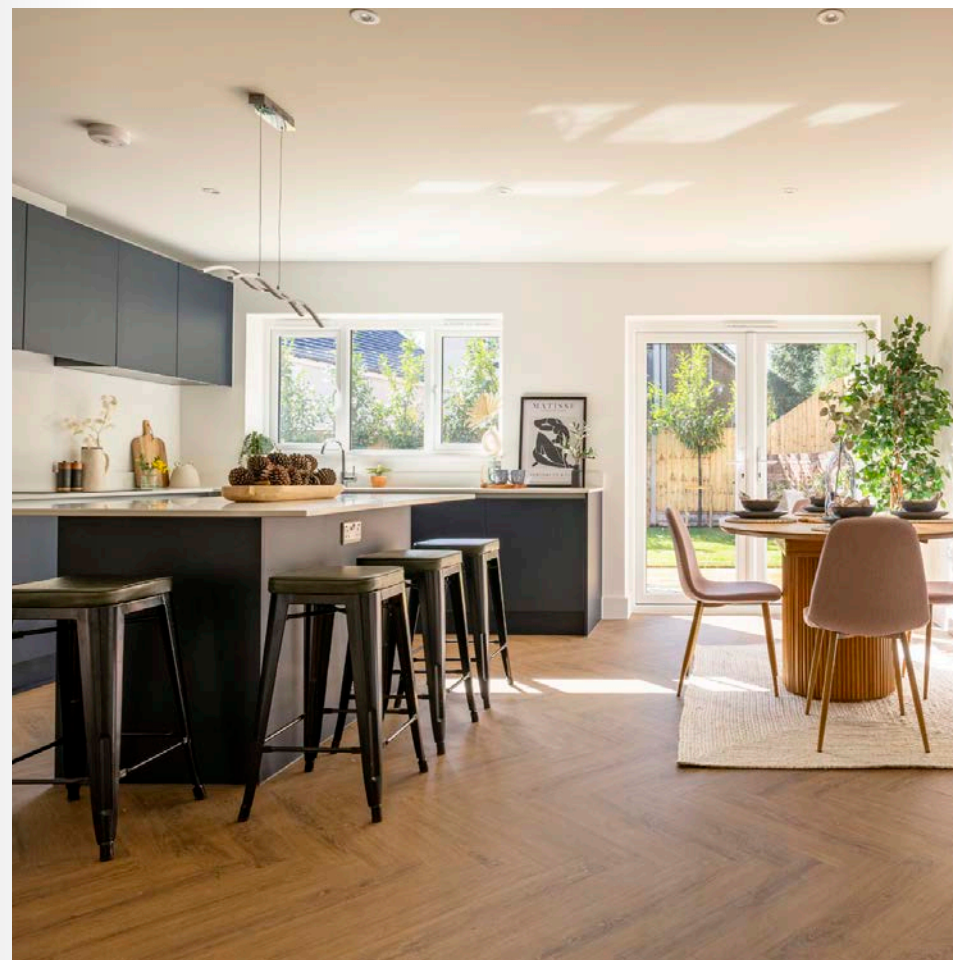
A £1000 reservation fee is required. If the purchase does not proceed post-exchange of contracts, the developer may claim reasonable costs in accordance with the House Builder Code of Practice.

## OFF-SPECIFICATION REQUESTS

All such requests must be paid in advance and may be considered if deemed appropriate at the time of request.

## WARRANTY

- 10 Year Structural Warranty from ICW.



**RODDY**  
NEW HOMES

At Roddy New Homes, every detail matters when crafting your dream living space. We take immense pride in our commitment to exceptional-quality finishes that testify to our dedication and craftsmanship. From the moment you step inside, you'll notice the attention to detail in every corner. Our homes feature thoughtfully selected materials, timeless designs, and impeccable craft, ensuring enduring elegance and durability.

All of our finishes are chosen to complement and enhance the overall aesthetic of your home. Our skilled artisans and experienced builders collaborate to create harmonious living environments that reflect your style. From the sophisticated designs of our premium kitchens, to the sparkle of our carefully chosen tiling and flooring and the sleek sophistication of our countertops to the smooth precision of our custom cabinetry, Roddy New Homes delivers a premium living experience.

Discover the difference that quality finishes make; experience the unparalleled standard Roddy New Homes is renowned for.

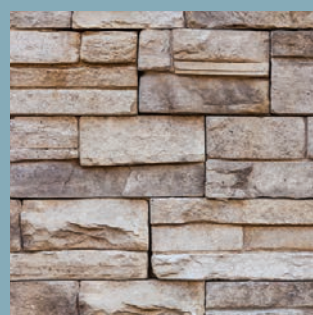
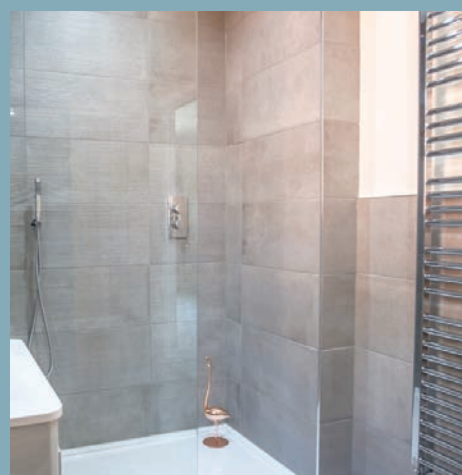
Welcome to your new home.





# Build Quality.

FUELED BY OUR COMMITMENT TO QUALITY AND SUSTAINABILITY, EACH RODDY NEW HOME IS BUILT TO THE HIGHEST SPECIFICATIONS, UTILISING MODERN CONSTRUCTION METHODS AND CAREFULLY SELECTED LOCATIONS TO ENHANCE YOUR LIVING EXPERIENCE, REDUCE YOUR RUNNING COSTS AND ENSURE EACH HOME MEETS OUR HIGH STANDARDS.



CONSUMER  
CODE FOR  
HOME BUILDERS  
[www.consumercode.co.uk](http://www.consumercode.co.uk)



## WHAT MAKES OUR HOMES SUSTAINABLE?

At Roddy New Homes, we are passionate about creating environmentally responsible homes and biodiversity net gains. Here are some of the ways in which we reduce carbon emissions:

We utilise brownfield sites and repurpose previously developed land to reduce urban sprawl. We use Modern Methods of Construction (MMC), such as timber frames and other renewable resources, for a smaller carbon footprint and robust, sustainable structures.

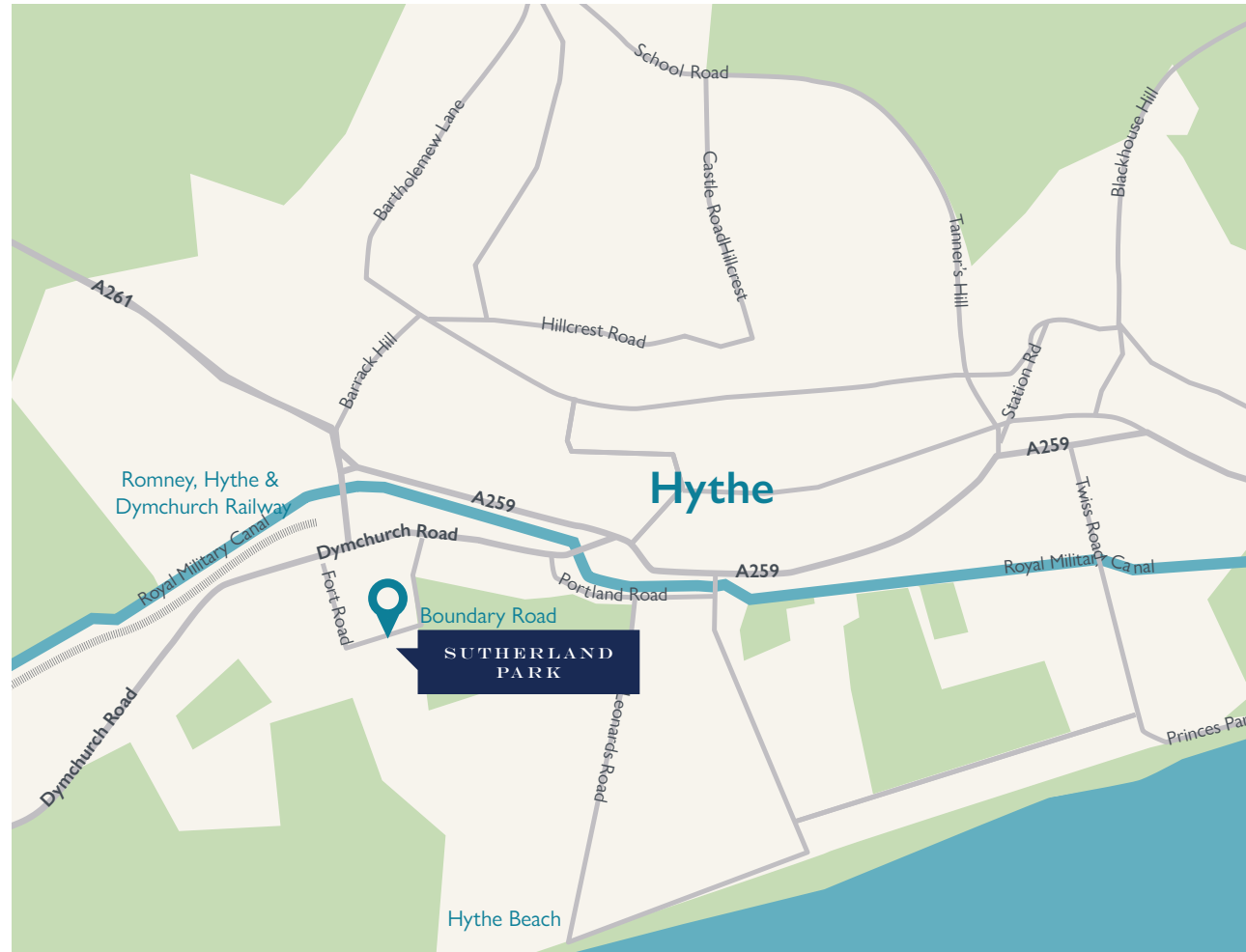
We use air-source heat pumps, enabling you to heat and cool your home without relying on fossil fuels.

Our enhanced roof insulation exceeds current regulations to reduce energy consumption and costs.





# Location



  
**RODDY**  
 NEW HOMES  
**SUTHERLAND  
 PARK**







**RODDY**  
NEW HOMES

## For all sales enquiries

TEL: 0208 050 3953

EMAIL: SALES@RODDYNEWHOMES.CO.UK

WWW.RODDYNEWHOMES.CO.UK

### RESERVATION

A £1000 Reservation fee will be required. In the event that contracts are exchanged, and the purchaser does not proceed the developer will claim reasonable legal expenses in line with the House Builder Code of Practice.

### OFF SPECIFICATION REQUESTS

The developer will require payment in advance and in full for any off-specification requests if they are able to be accommodated at the time of request.

### DISCLAIMERS

Please note that while every effort has been made to ensure the accuracy of the property particulars, complete accuracy cannot be guaranteed. It is advisable to seek professional confirmation regarding any specific points of importance to you. Our sales team are available to assist in verifying any information required. The seller retains the right to use alternative or substitute materials during the construction process and may make variations to the works as deemed necessary or appropriate, subject to obtaining any required approvals from the local authority. Measurements have been taken from the architect's plans. All dimensions given in this sales brochure are approximate. Please be advised there is construction tolerance of 5%. Every effort will be made to achieve the shown dimensions on the layout; however, dimensions may vary by +/- 5%. Computer-generated images are indicative. Styling details may also be subject to variation during the construction process.