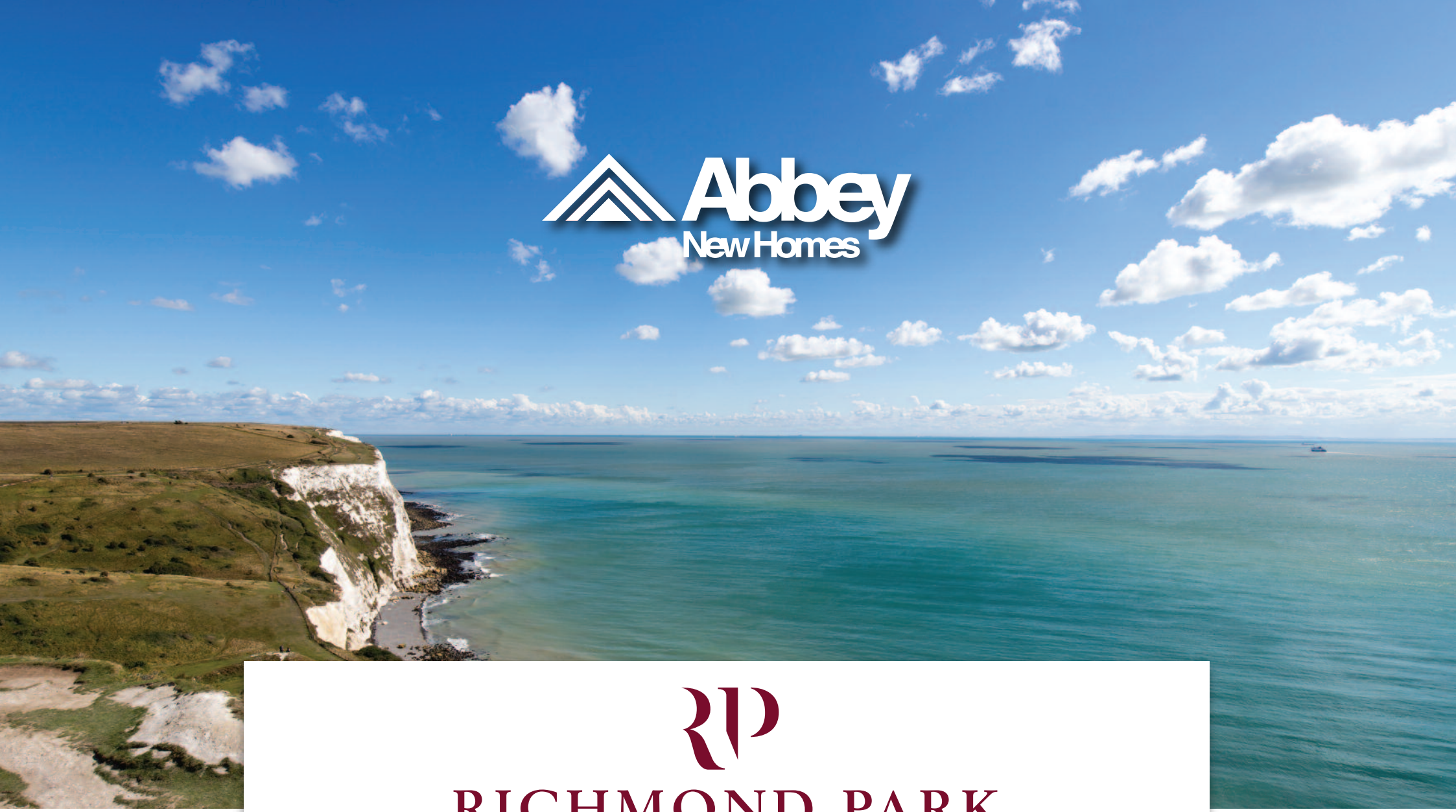
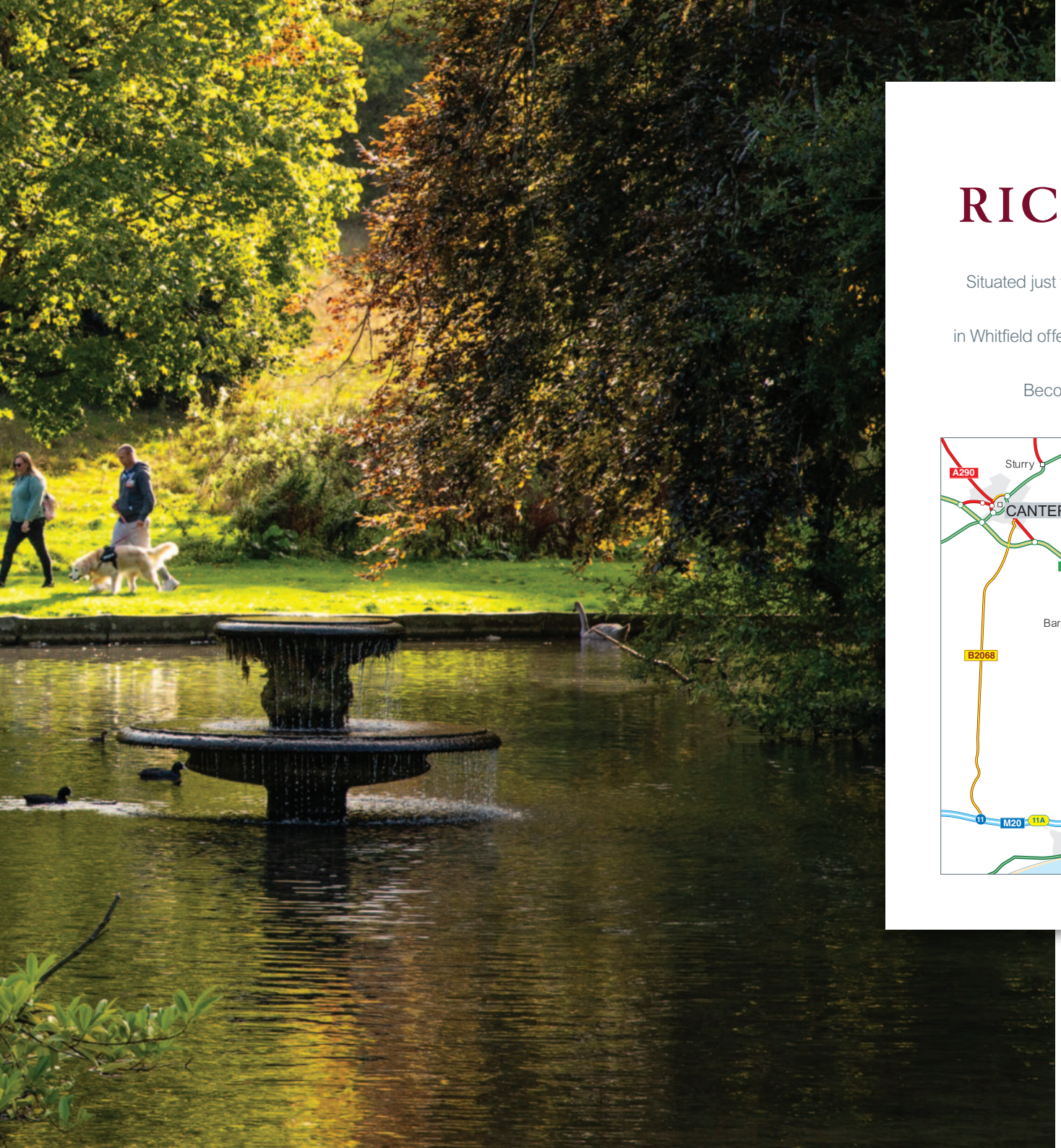


RICHMOND PARK

PHASE 2, RICHMOND WAY, WHITFIELD, DOVER CT16 3FL



WELCOME TO

RICHMOND PARK

Situated just four miles north of Dover, phase two of Richmond Park

in Whitfield offers a collection of charming 2, 3, and 4 bedroom homes.

Become part of a warm and welcoming community.

Abbey New Homes

WHITE CLIFFS COUNTRY

The Dover area combines idyllic countryside with rural villages as well as its world famous coastline dominated by its imposing castle and White Cliffs.

Neighbours on this vibrant coast include cosmopolitan Deal, the charming medieval town of Sandwich and the harbour town of Folkestone with its cobbled streets and quaint cafes.

Whitfield lies just four miles inland from Dover and Richmond Park on its outskirts, just off the A256 bypass. This exciting new home neighbourhood will include a new primary school, community centre, shops and a Fast-track bus system connecting to Dover town centre and Dover Priory railway station. High speed rail links from here include London and Ashford International from where Eurostar connects to the Continent via the Channel Tunnel.

Whitfield is just a few minutes drive from the A2/M2 for straight-forward journeys to Canterbury, the capital and beyond.

EVERYDAY NEEDS

The village of Whitfield admirably meets everyday needs. It is served by buses and includes a GP surgery, vet, family friendly pubs, a parade of shops and a village hall where many groups meet.

Primary schools include Whitfield Aspen and Temple Ewell, with Dover Christ Church Acadamy for older children.

Dover's supermarkets and retail options are easily accessible, ensuring all your shopping needs are met nearby.

IDEALLY LOCATED

Whitfield Aspen Primary School 18 minutes. 0.9 mile

Whitfield Town Centre 19 minutes. 1.0 mile

Dover District Leisure Centre 6 minutes. 1.0 mile

Dover Christ Church Academy 8 minutes. 1.6 miles

Whitfield Aspen Primary School 4 minutes. 0.9 mile

A2 Junction 2 minutes. 0.6 miles

Dover District Leisure Centre 3 minutes. 1.0 mile

Whitfield Town Centre 3 minutes. 1.4 miles

Supermarket (Tesco) 6 minutes. 1.6 miles

Dover Christ Church Academy 5 minutes. 2.0 miles

Temple Ewell Primary School 6 minutes. 2.8 miles

Dover Town Centre 8 minutes. 3.7 miles

Dover Priory Railway Station 10 minutes. 4.4 miles

Dover Priory to Ashford 27 minutes

Dover Priory to Stratford 1 hour 13 minutes

Dover Priory to London St Pancras 1 hour 20 minutes

Train information from TFL. Driving and walking distances from Google maps.

PHASE 2
SITE PLAN

4 BEDROOM HOMES

- The Cadman 1564 ft.²/ 145m²
- The Maxwell 1532 ft.²/ 142m²
- The Bromstone 1355 ft.²/ 125m²
- The Landon 1244 ft.²/ 115m²
- The Kingsford 1124 ft.²/ 104m²

3 BEDROOM HOMES

- The Dunstan 1184 ft.²/ 110m²
- The Ashton 1122 ft.²/ 104m²
- The Nowell 900 ft.²/ 83m²
- The Fairfax 884 ft.²/ 82m²
- The Deene 890 ft.²/ 82m²

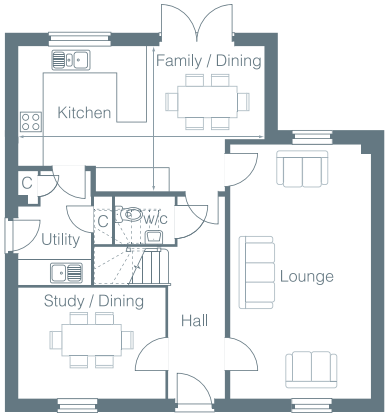
2 BEDROOM HOMES

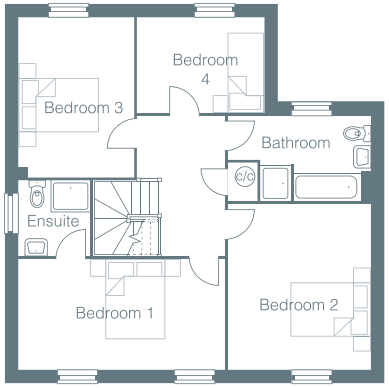
- The Waring 816 ft.²/ 75m²

Area to be maintained by the Richmond park (Whitfield Residents) management company

RCP Refuse collection points

Please Note: This site plan is indicative only and is subject to change. Please also refer to the conveyance plan for plot boundary details and the extent of the land to be maintained by the management company.





THE CADMAN

A charismatic 4 bedroom family home featuring a spacious kitchen/dining/family area, an ensuite to bedroom 1 and garage

DETACHED

PLOT 102 (type Wa)

BEDROOMS	**4**
RECEPTIONS	**2**
BATHROOMS	**2**
FLOOR AREA	
1564 ft.² / 145 m²	

GROUND FLOOR

Lounge	11'7" x 21'1"	(3541 x 6424mm)
Kitchen / Family / Dining	20'4" x 12'0"	(6210 x 3658mm)
Study / Dining	12'2" x 9'1"	(3710 x 2760mm)

FIRST FLOOR

Bedroom 1	17'0" x 9'1"	(5176 x 2760mm)
Bedroom 2	11'10" x 13'9"	(3610 x 4187mm)
Bedroom 3	9'7" x 13'2"	(2913 x 4023mm)
Bedroom 4	10'7" x 7'11"	(3218 x 2407mm)

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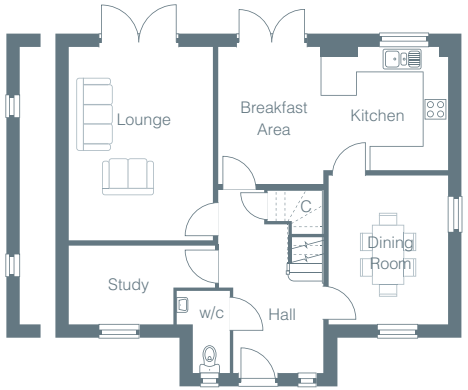

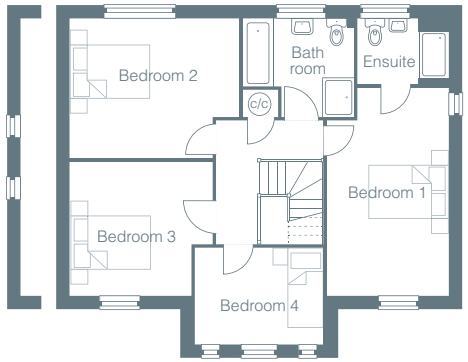

Plots 159, 171, 178 & 183 include additional windows as shown
Plots 159, 162, 167, 171 & 178 are handed.

THE MAXWELL

A beautiful 4 bedroom detached home boasting a 19ft. kitchen, study, separate dining room and four-piece bathroom suite

DETACHED

PLOTS 159, 162, 167, 171, 178, 183 (Type R)

BEDROOMS	**4**
RECEPTIONS	**3**
BATHROOMS	**2**
FLOOR AREA	
1532 ft.² / 142 m²	

GROUND FLOOR

Lounge	11'11" x 16'0"	(3625 x 4883mm)
Kitchen / Breakfast Area	19'1" x 11'4"	(5805 x 3447mm)
Dining Room	9'10" x 12'4"	(3000 x 3750mm)
Study	12'2" x 6'9"	(3697 x 2065mm)

FIRST FLOOR

Bedroom 1	10'1" x 17'3"	(3072 x 5270mm)
Bedroom 2	14'2" x 11'7"	(4329 x 3530mm)
Bedroom 3	10'1" x 11'5"	(3072 x 3490mm)
Bedroom 4	10'9" x 8'0"	(3285 x 2440mm)

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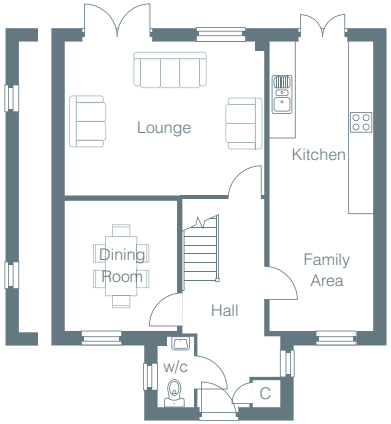

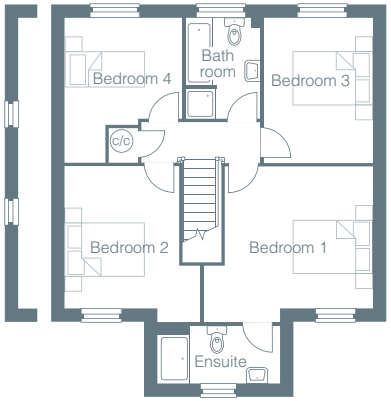

Plots 160, 161, 165, 166, 168, 179 & 180 include additional windows as shown
Plot 180 is handed.

THE BROMSTONE

A double-fronted 4 bedroom family home offering a 24ft. kitchen/family area, lounge to rear, separate dining room and ensuite to bedroom 1

DETACHED

PLOTS 160, 161, 165, 166, 168, 172, 173, 174, 179, 180 (Type N/NA)

BEDROOMS	**4**
RECEPTIONS	**2**
BATHROOMS	**2**
FLOOR AREA	
1355 ft.² / 125 m²	

GROUND FLOOR		
Lounge	16'6" x 12'8"	(5038 x 3873mm)
Kitchen / Family Area	8'6" x 24'1"	(2597 x 7335mm)
Dining Room	9'3" x 10'10"	(2820 x 3312mm)
FIRST FLOOR		
Bedroom 1	14'1" x 13'1"	(4281 x 3982mm)
Bedroom 2	11'3" x 13'1"	(3427 x 3982mm)
Bedroom 3	9'0" x 12'0"	(2741 x 3669mm)
Bedroom 4	9'9" x 12'0"	(2969 x 3669mm)

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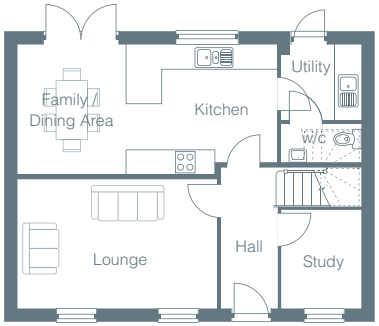

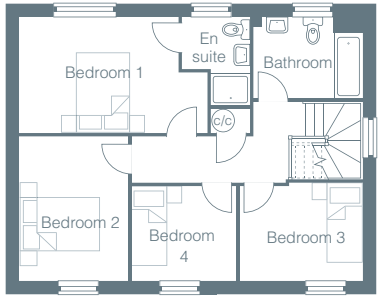

THE LANDON

A 4 bedroom home with kitchen/diner,

separate lounge, study, ensuite and garage

DETACHED

PLOT 103 (type HO)

BEDROOMS	**4**
RECEPTIONS	**2**
BATHROOMS	**2**
FLOOR AREA	
1244 ft.² / 115 m²	

GROUND FLOOR

Lounge	16'7" x 10'8"	(5057 x 3250mm)
Kitchen / Family / Dining	21'8" x 10'9"	(6596 x 3285mm)
Study	6'7" x 8'2"	(2010 x 2482mm)

FIRST FLOOR

Bedroom 1	13'3" x 9'7"	(4034 x 2928mm)
Bedroom 2	9'0" x 12'0"	(2750 x 3654mm)
Bedroom 3	10'3" x 8'2"	(3112 x 2482mm)
Bedroom 4	9'0" x 7'10"	(2744 x 2384mm)

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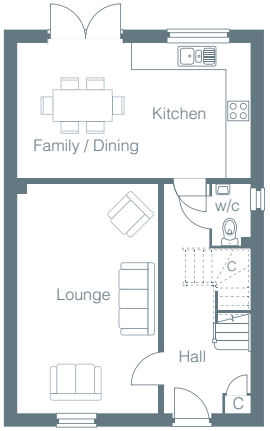

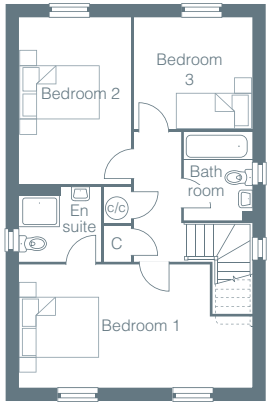

THE DUNSTAN

A spacious 3 bedroom home with kitchen/dining/family area, separate lounge, ensuite and parking spaces

DETACHED

PLOTS 111, 112 & 113 (type RA)

BEDROOMS	**3**
RECEPTIONS	**1**
BATHROOMS	**2**
FLOOR AREA	

1184 ft.² / 110 m²

GROUND FLOOR

Lounge	11'8" x 19'0"	(3560 x 5785mm)
Kitchen / Family / Dining	19'3" x 11'3"	(5873 x 3425mm)

FIRST FLOOR

Bedroom 1	19'3" x 10'1"	(5873 x 3073mm)
Bedroom 2	9'3" x 13'8"	(2818 x 4164mm)
Bedroom 3	9'9" x 9'3"	(2976 x 2821mm)

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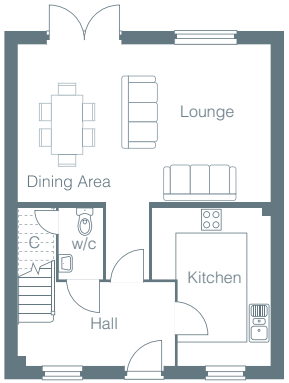

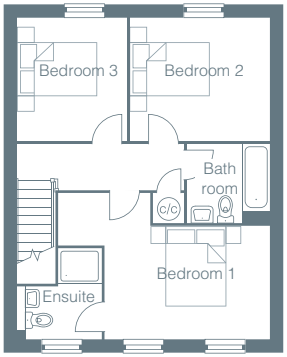

THE ASHTON

A 3 bedroom home with lounge/diner,

separate kitchen and garage

TERRACED

PLOT 97 (type OX)

BEDROOMS	**3**	
RECEPTIONS	**1**	
BATHROOMS	**2**	
FLOOR AREA	**1122 ft.² / 104 m²**	

GROUND FLOOR

Lounge / Dining Area	21'1" x 13'1"	(6422 x 3990mm)
Kitchen	9'10" x 13'1"	(3008 x 3983mm)

FIRST FLOOR

Bedroom 1	13'9" x 12'1"	(4190 x 3686mm)
Bedroom 2	11'8" x 10'2"	(3560 x 3110mm)
Bedroom 3	9'2" x 10'2"	(2785 x 3110mm)

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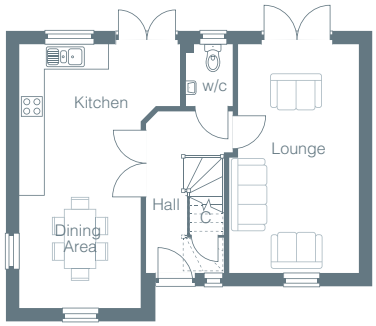

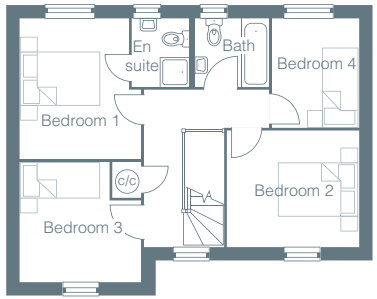

THE KINGSFORD

A 4 bedroom home with principal bedroom suite, separate lounge, dining room and garage

DETACHED

PLOT 177 (type E)

BEDROOMS	**4**	
RECEPTIONS	**1**	
BATHROOMS	**2**	
FLOOR AREA		
1124 ft.² / 104 m²		

GROUND FLOOR		
Lounge	9'11" x 18'11"	(3030 x 5760mm)
Kitchen	13'6" x 12'6"	(4124 x 3810mm)
Dining	10'0" x 9'4"	(3060 x 2850mm)
FIRST FLOOR		
Bedroom 1	10'0" x 11'8"	(3060 x 3560mm)
Bedroom 2	11'0" x 9'7"	(3342 x 2931mm)
Bedroom 3	10'0" x 11'3"	(3060 x 3423mm)
Bedroom 4	7'1" x 9'0"	(2161 x 2752mm)

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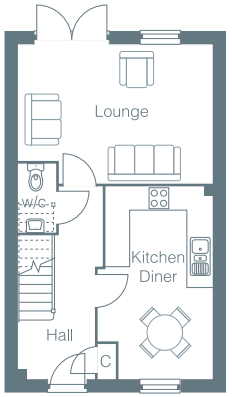
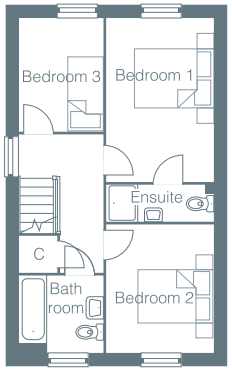
Plots 19 & 20 on phase 1 illustrated





Plots 88, 90 & 101 are handed.

THE NOWELL

A charming 3 bedroom home with kitchen/diner, separate lounge and parking

SEMI-DETACHED

PLOTS 88, 89, 90, 91, 100 & 101 (type La)

BEDROOMS	**3**
RECEPTIONS	**1**
BATHROOMS	**2**
FLOOR AREA	
	900 ft.² / 83 m²

GROUND FLOOR

Lounge	16'3" x 11'6"	(4948 x 3508mm)
Kitchen / Dining	9'7" x 16'0"	(2914 x 4871mm)

FIRST FLOOR

Bedroom 1	8'11" x 13'7"	(2728 x 4134mm)
Bedroom 2	8'11" x 10'8"	(2728 x 3240mm)
Bedroom 3	7'0" x 9'4"	(2142 x 2852mm)

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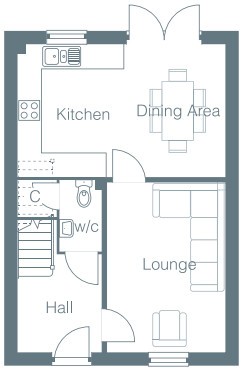

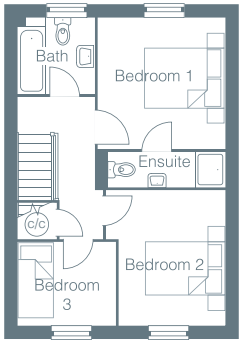

Plots 96 & 99 are handed.

THE FAIRFAX

A 3 bedroom home with kitchen/diner, separate lounge, ensuite and garage

TERRACED

PLOTS 95, 96, 98 & 99 (type TH)

BEDROOMS	**3**
RECEPTIONS	**1**
BATHROOMS	**2**
FLOOR AREA	
	884 ft.² / 82 m²

GROUND FLOOR

Lounge	9'10" x 14'1"	(3000 x 4288mm)
Kitchen / Dining	17'4" x 11'0"	(5275 x 3347mm)

FIRST FLOOR

Bedroom 1	10'8" x 10'10"	(3240 x 3310mm)
Bedroom 2	8'11" x 11'3"	(2707 x 3420mm)
Bedroom 3	8'2" x 6'11"	(2490 x 2100mm)

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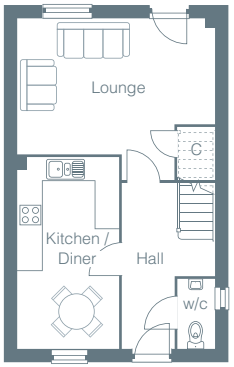
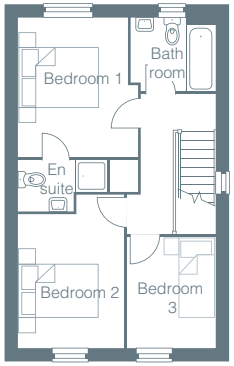
Plots 175 & 176 illustrated





Plots 163, 169, 175 & 185 are handed.

THE DEENE

A 3 bedroom home with kitchen/dining/family area, separate lounge, ensuite and allocated parking

DETACHED / SEMI-DETACHED

PLOTS 163, 164, 169, 170, 175, 176, 181, 182, 184 & 185 (type F)

BEDROOMS	**3**
RECEPTIONS	**1**
BATHROOMS	**2**
FLOOR AREA	**890 ft.² / 82 m²**

GROUND FLOOR

Lounge	16'3" x 11'3"	(4945 x 3422mm)
Kitchen / Dining	8'4" x 15'11"	(2539 x 4847mm)

FIRST FLOOR

Bedroom 1	9'11" x 11'6"	(3027 x 3515mm)
Bedroom 2	8'9" x 12'8"	(2663 x 3869mm)
Bedroom 3	7'4" x 9'2"	(2227 x 2783mm)

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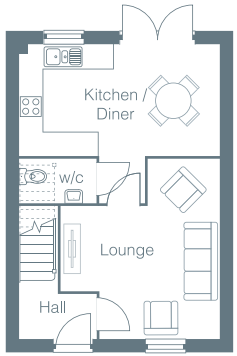
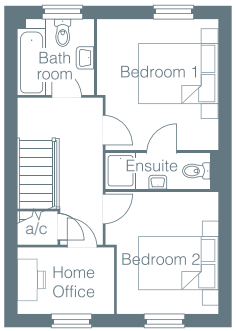




104, 105, 106, 107, 108, 109 & 110 are handed.

THE WARING

A 2 bedroom home with kitchen/diner,

separate lounge, home office and allocated parking

TERRACED

PLOTS 92, 93, 94, 104, 105, 106, 107, 108, 109, 110, 114, 115, 116 & 117 (type BR)

BEDROOMS	**2**
RECEPTIONS	**1**
BATHROOMS	**2**
FLOOR AREA	
	816 ft.² / 75 m²

GROUND FLOOR

Lounge	13'3" x 15'0"	(4042 x 4560mm)
Kitchen / Dining	16'9" x 9'3"	(5095 x 2810mm)

FIRST FLOOR

Bedroom 1	10'2" x 10'10"	(3095 x 3307mm)
Bedroom 2	8'6" x 10'1"	(2595 x 3085mm)
Home Office	7'11" x 5'6"	(2422 x 1670mm)

Computer Generated Images used throughout this brochure are typical of the homestyle. Adjoining homestyles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. Kitchen/utility layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.

SPECIFICATION

Included as standard in your new home.

General

- Traditional Brick & Block Construction
- GRP grained effect front entrance door painted black with chrome ironmongery and obscure glass.
- Power and light to all garages with up and over door painted black.
- Cycle storage box to the rear garden of properties without a garage
- White two panelled internal doors with chrome ironmongery.
- White emulsion to walls.
- All woodwork to be an acrylic white finish.
- Smooth ceilings throughout.
- Gas fired central heating.
- Pressurised water system.
- White PVC-u double-glazed windows and French doors where applicable.
- Turfed front gardens planted in accordance with the landscaping plan. Rear garden graded and rotovated.
- External water tap.
- Boundary fencing 1.8m high close boarded and/or 1.8m high brickwork (as applicable to individual property).
- Party fencing 1.8m high close boarded panels.

Kitchen and appliances

- Choice of contemporary soft close kitchen units with laminate work surfaces and matching upstands.
- 4 ring gas hob with stainless steel splashback, extractor hood, integrated double oven, dishwasher and fridge/freezer.
- Integrated washing machine to the Maxwell, Bromstone, Dunstan, Ashton, Kingsford, Nowell, Fairfax, Deene and Waring.
- Removable base unit to the utility room of the Cadman and Landon for the future provision of a tumble dryer
- Freestanding washing machine to the utility room of the Cadman and Landon.
- Recessed white downlighters to the Cadman, Bromstone, Maxwell, Landon and Kingsford.

Cloakrooms, bathrooms and ensuites

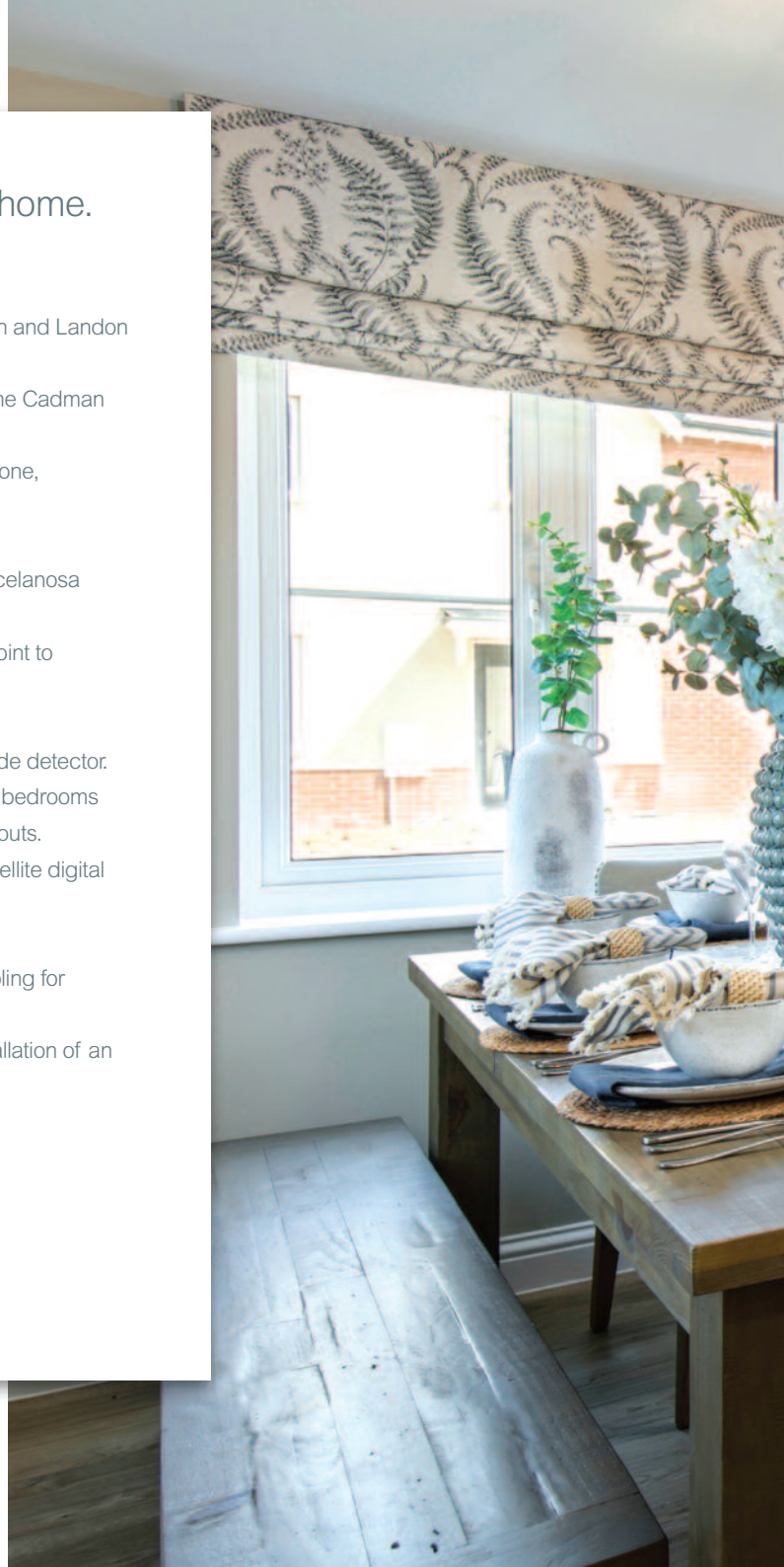
- Roca white sanitaryware with chrome fittings and Porcelanosa ceramic wall tiles.
- Recessed white downlighters, towel rail and shaver point to bathrooms and ensuites.

Electrical

- Mains operated smoke detectors and carbon monoxide detector.
- Telephone and television socket to living room and all bedrooms plus additional rooms as detailed on the floor plan layouts.
- Double switched power-points throughout plus TV satellite digital and FM system point.
- Globe style light fitted to all external entrance doors.
- Combined telephone and RJ45 socket with CAT6 cabling for connection to fibre optic high speed internet.
- Un-switched fused spur to be provided for future installation of an alarm.
- Photovoltaic panels to all properties.
- Electric vehicle charging point to all properties.

Customer Care

- 10 year N.H.B.C. warranty.
- 2 years Abbey Homes warranty.



Kitchen and ceramic tile choices will only be available subject to the stage of construction, in some instances they will have already been pre-selected.
Please refer to the Site Sales Representative.

BEAUTIFUL HOMES, ATTRACTIVELY PRICED

Abbey New Homes is a residential housebuilder and property developer operating in the UK, Ireland and the Czech Republic. For three generations, the sales sign in front of our developments has become a familiar sight in the South East of England. With many thousands of homes and satisfied customers to our credit, we continue to offer 'Beautiful Homes, Attractively Priced'. As a responsible developer, we endeavour to provide information that portrays as accurate a picture as possible, of your future home and we would like to point out the following:-whilst every care is taken to ensure accuracy of all published material, we reserve the right to amend or improve the specification, materials, floor layouts and site plans. Please note that interior images shown in this particular brochure are indicative only and have been taken from other Abbey New Homes interiors. The landscaping shown in this brochure is indicative of a matured development with the artist giving some indication of how extra planting could be used to enhance the appearance of your home. The configuration of homes, garage positions, brick colours, windows, external treatments and levels can vary from plot to plot. We can therefore only give typical illustrations. Thank you for taking the time to read about our development, Richmond Park. Please speak with our sales representatives who will be happy to provide further information and help you choose a house of which to be proud.

ENERGY EFFICIENT HOMES

In today's rapidly changing world, many of us are increasingly turning our attention towards adopting a more sustainable lifestyle, while also reaping the benefits of reduced energy bills.

This collective awareness of the environmental challenges we face has created a desire to make a positive impact with more of us making conscious decisions to minimise our carbon footprint by embracing energy-efficient practices.

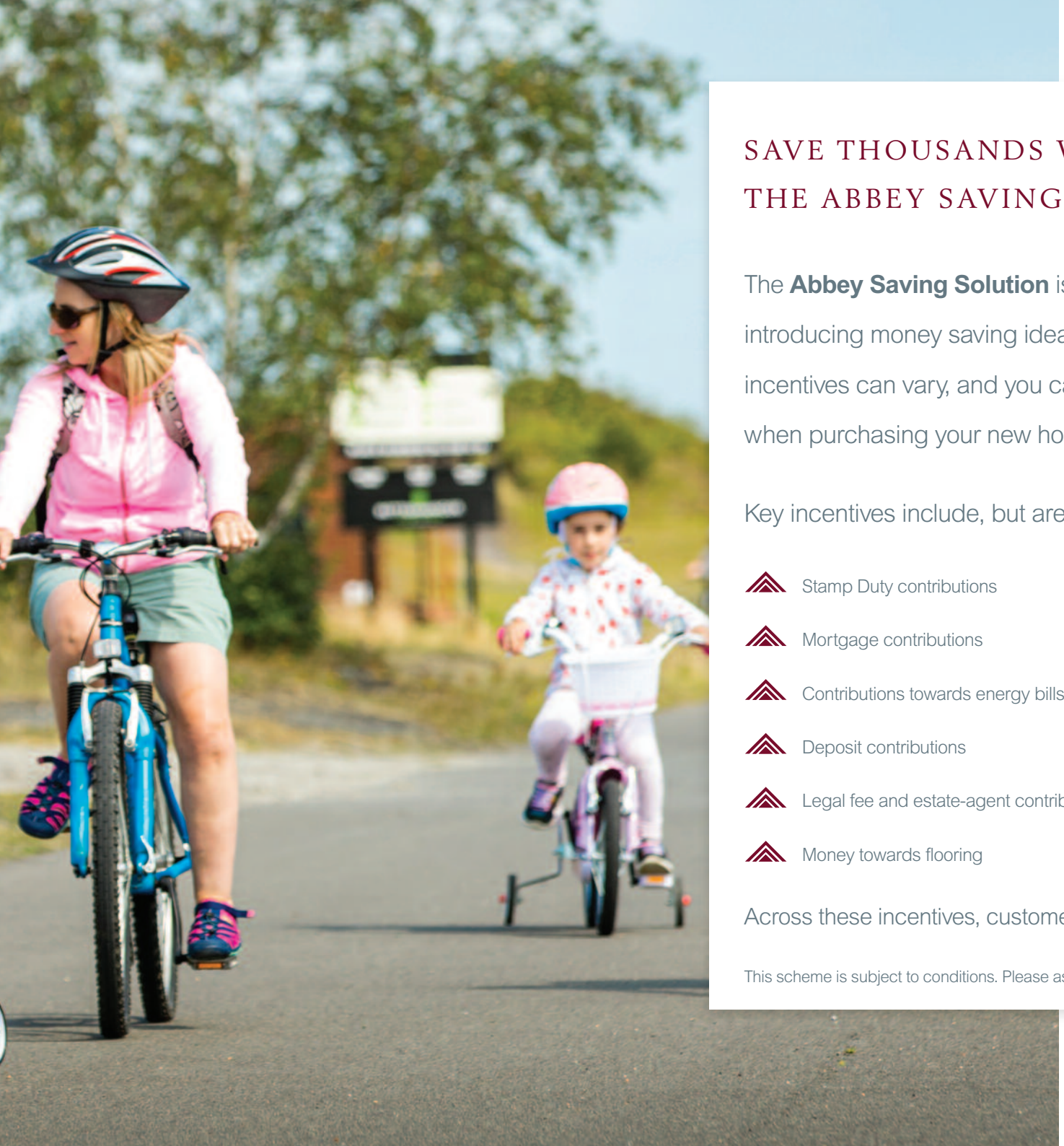
We meticulously contemplate the design of our homes, ensuring they are energy efficient,leaving you to enjoy the benefits without having to put in the effort yourself.

What you get with an Abbey New Home:

- Enhanced insulation
- Solar panels
- A-rated boilers
- Low-flow taps and dual-flash toilets, helping reduce water usage
- High EPC rated homes, meaning lower energy consumption
- LED/low energy lighting
- Full-cavity wall insulation
- The latest energy efficient appliances

You'll see up to 63% improvement in heat loss in your Abbey New Home as well as reduced running costs.

Please ask the Sales Representative for further details.



SAVE THOUSANDS WITH THE ABBEY SAVING SOLUTION

The **Abbey Saving Solution** is an exclusive scheme introducing money saving ideas to our customers. Offers and incentives can vary, and you can tailor them to best suit your needs when purchasing your new home.

Key incentives include, but are not limited to:

- Stamp Duty contributions
- Mortgage contributions
- Contributions towards energy bills
- Deposit contributions
- Legal fee and estate-agent contributions
- Money towards flooring

Across these incentives, customers have the opportunity to save thousands.

This scheme is subject to conditions. Please ask the Sales Representative for further details and eligibility.

Abbey New Homes

Wards
Land & New Homes

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A development by **Abbey New Homes**

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