

HERITAGE
- REDROW -

THE LANDINGS

RAMSGATE

 **REDROW**



WELCOME TO THE LANDINGS



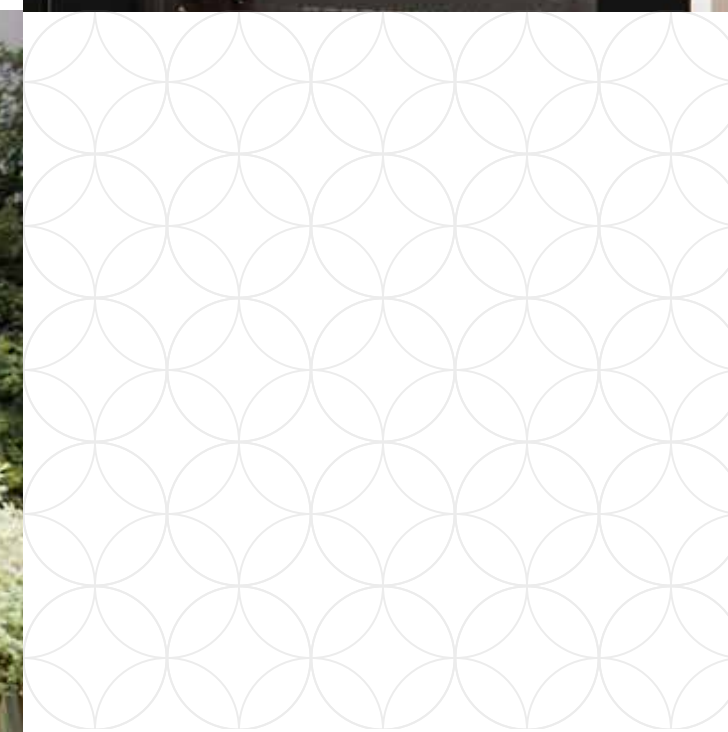
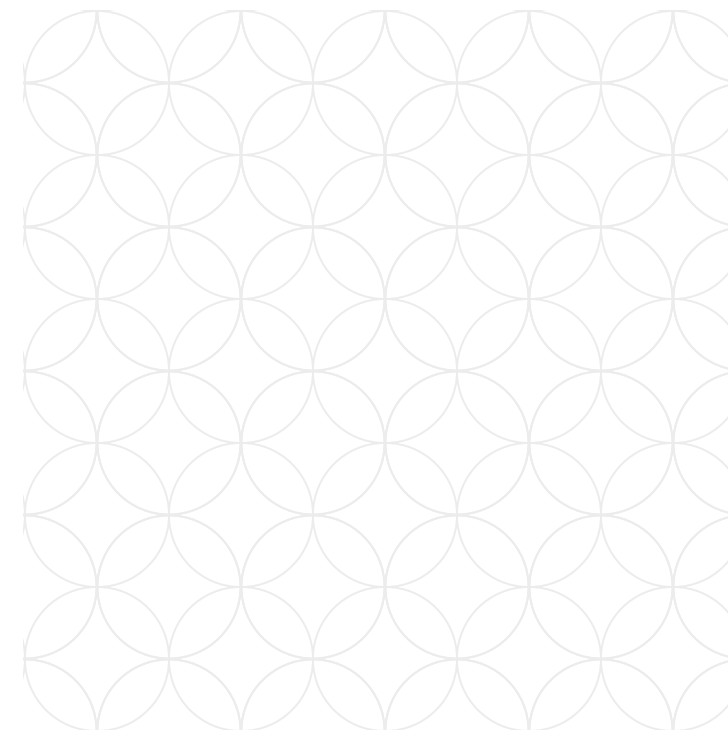
A COLLECTION OF 1 & 2 BEDROOM APARTMENTS AND 3, 4 & 5 BEDROOM HOMES IN THE CHARMING VILLAGE OF MANSTON

Situated in a charming rural location yet perfectly placed for amenities and with superb transport connections, The Landings is a development that will suit buyers of all kinds. These stylish Heritage Collection homes are located in the pretty village of Manston, with a distinct character of its own but with the vibrant seaside town of Ramsgate just a 10 minute drive away. With plentiful open green spaces and a good selection of schools nearby too, this is a development that offers a truly enviable quality of life.



DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.

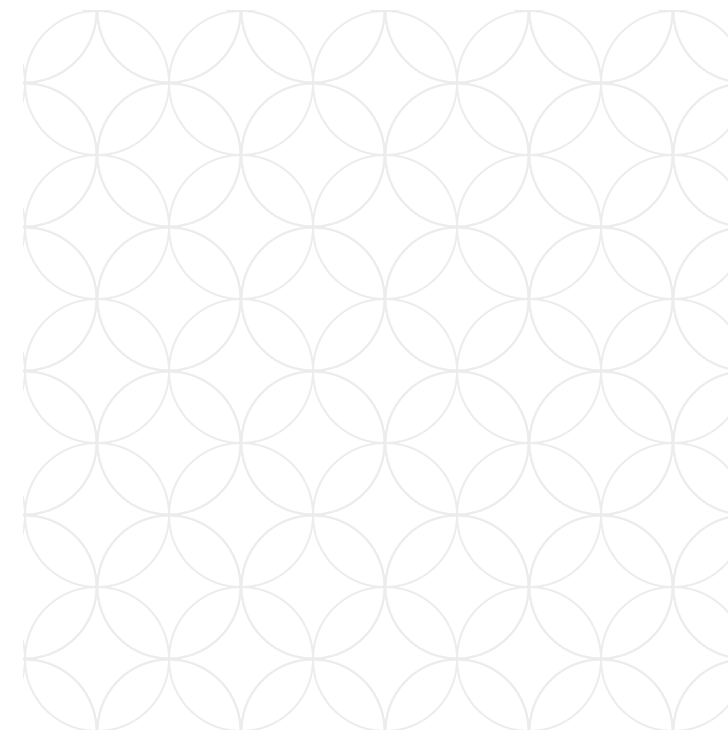


BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.

BETTER PLACES

Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.



BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party. Once you're in your home our home owner support section of My Redrow will help you get settled.



AN INSPIRED **NEW HOME**

Explore what makes this
collection so unique

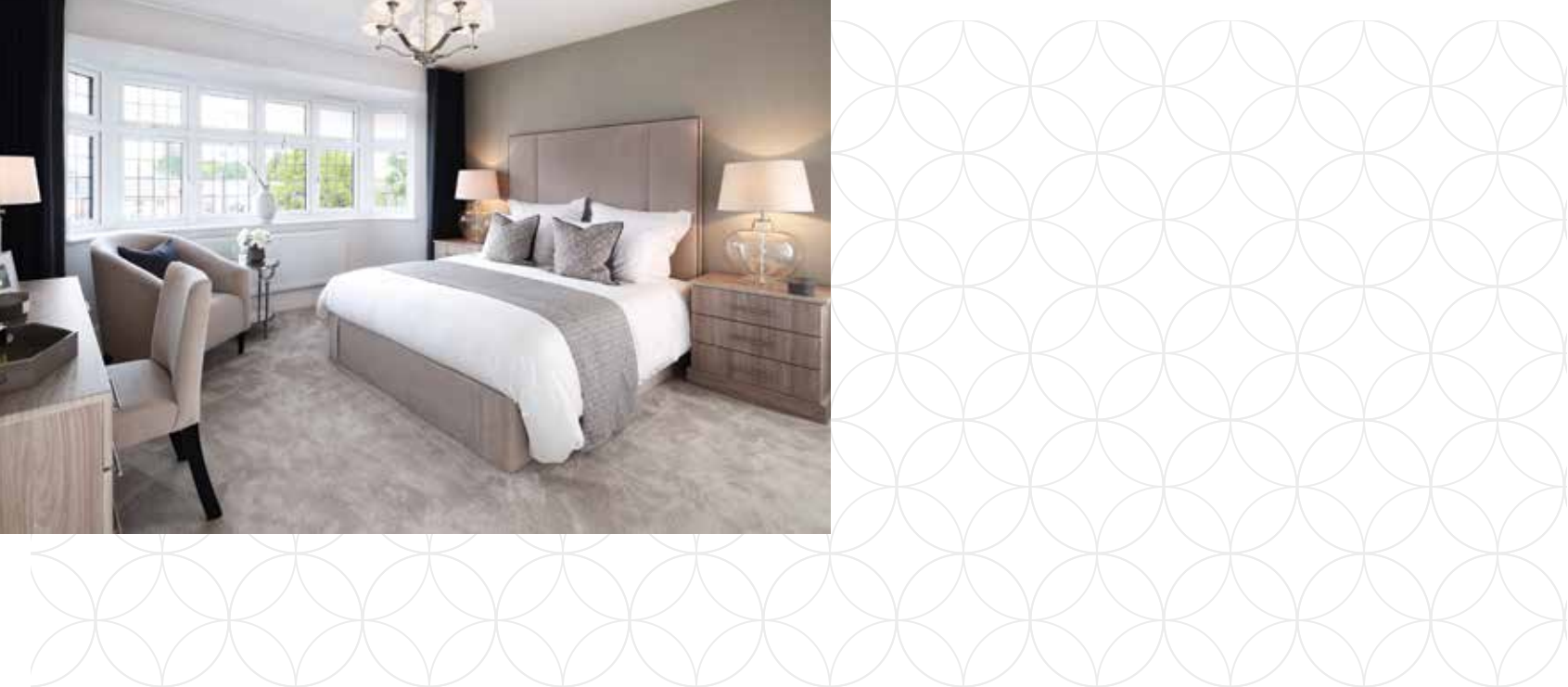
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this combined with the modern, high end interiors we pride ourselves on that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run around the property. These features add grandeur and depth to the front of the home and provide anchoring effect.





ENJOY THE AREA

Local supermarkets include Waitrose, Sainsbury's, Tesco and ASDA, all located within a 10 minute drive of home, while for your everyday essentials, there are a number of convenience stores situated within the same journey time, with the local SPAR shop, post office and pharmacy all just 5 minutes away in the car. Ramsgate's bustling town centre is also home to a variety of stores and boutiques, selling everything from food and fashion to gifts and homeware. The Westwood Cross shopping centre in neighbouring Broadstairs, meanwhile, offers a wide variety of household name stores.

Those looking to eat and drink out will also find a lively pub and restaurant scene in the local area. You'll find a world of flavours and cuisines in Ramsgate, from Turkish treats at A La Turka and mouth-watering Mediterranean fare at the Greek Arch Restaurant and Italians La Magnolia and Il Tricolore, to traditional Thai dishes at Thai Orchid. For the best of British, the Belle Vue and Churchill taverns are both well worth a visit, while the Royal Harbour Brasserie on the East Pier offers a menu of award-winning seafood specialities.



ENJOY AN ACTIVE LIFESTYLE

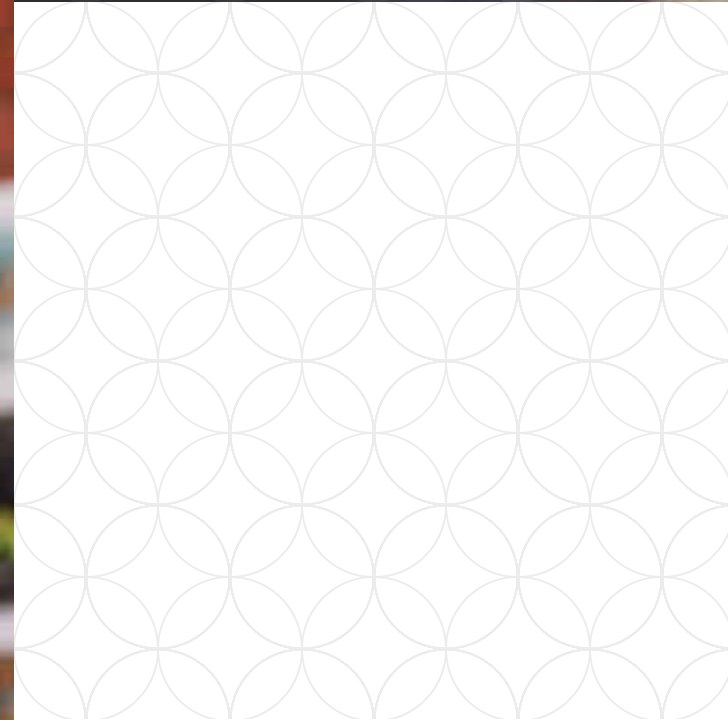
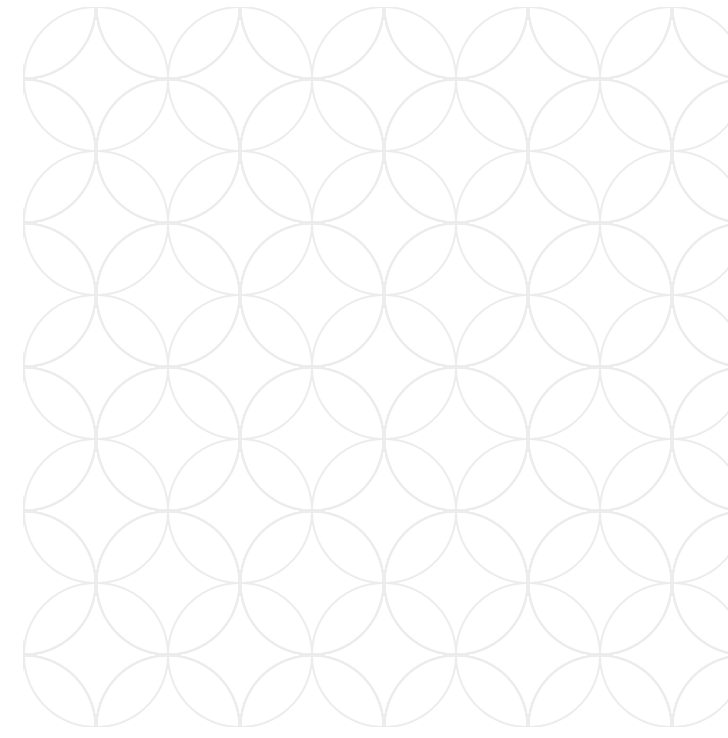
For those seeking sport, fun and fitness, there will be no shortage of options. There are a good selection of gyms and leisure centres nearby, including Ramsgate Leisure Centre Gym and Pool, The Gym Group Thanet and Bannatyne Health Club & Spa in Broadstairs. Golfers, meanwhile, can enjoy a round or two at Manston Golf Centre or at the picturesque Prince's and Royal St George's golf clubs in Sandwich.

For family days out, there will be plenty of choice. Being so close to the coast, you'll never be far from the beach, with Ramsgate Beach little more than 10 minutes away by road. Slightly further afield, Joss, Botany and Stone bays, and St Mary's Bay Beach & Cliffs in Broadstairs also come recommended. The Monkton Nature Reserve is close to home and offers 16 acres of scenic parkland, perfect for walks, bike rides and picnics in the sun. On a rainy day, though, there will still be plenty to do, with the Spitfire & Hurricane, Dickens House and Powell-Cotton museums, and Margate's Hornby Visitor Centre, offering much on the cultural and historical side.

OPPORTUNITIES FOR LEARNING

Parents of growing families will be pleased to find a good range of schools for children at all stages of their educational journeys. Newington Community Primary School and St Laurence in Thanet Junior Academy are within easy reach and are rated 'Outstanding' and 'Good' by Ofsted respectively.

For older students, Laleham Gap School and Chatham & Clarendon Grammar are both within a 10 minute drive of home and are both rated 'Good'.



GETTING AROUND

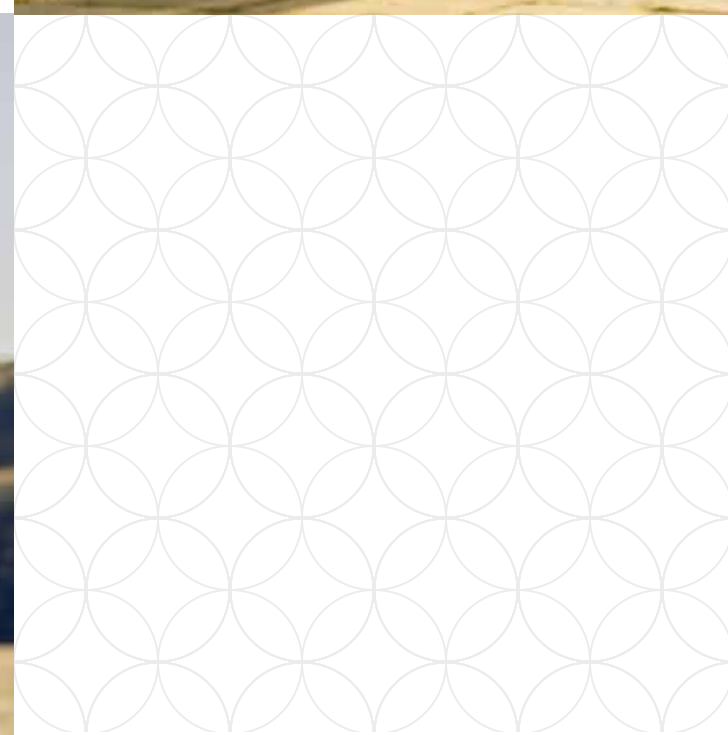
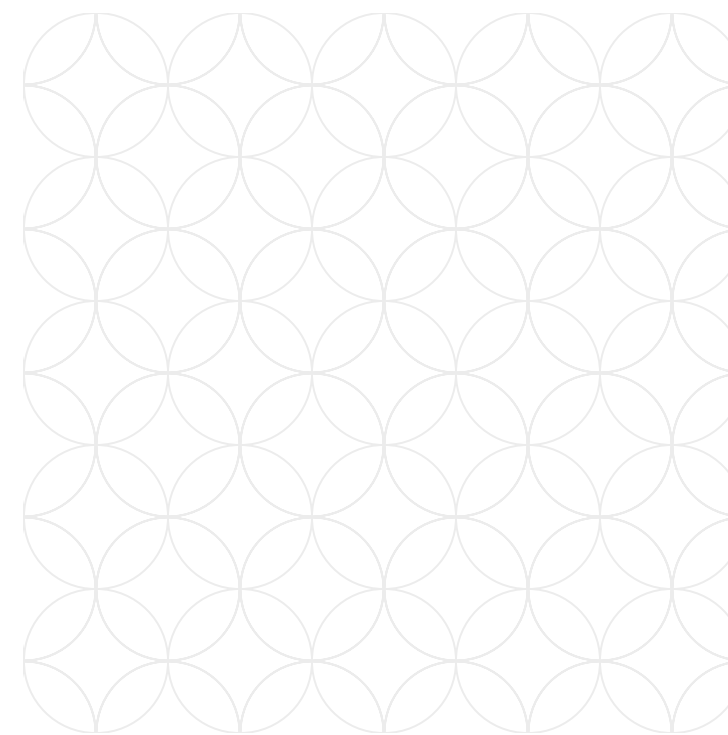
The Landings has excellent transport connections, whether you prefer road or rail. The A299 trunk road is just minutes away for onward travel to Canterbury (32 minutes), Maidstone (54 minutes), Royal Tunbridge Wells (1 hour and 22 minutes) and into Central London (1 hour and 53 minutes).

Those looking to travel by train can reach Ramsgate station in just six minutes, for services to Broadstairs (5 minutes), Margate (10 minutes), Canterbury (23 minutes) Ashford International (51 minutes), London Victoria (2 hours and 26 minutes), St Pancras (1 hour and 50 minutes) and Charing Cross (2 hours and 32 minutes).

For air travel, Gatwick Airport is around 1 hour and 21 minutes away and offers flights around the globe.

WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **The Landings**.




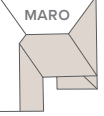
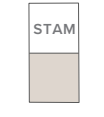
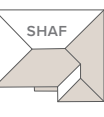
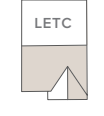


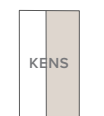
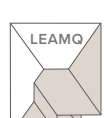
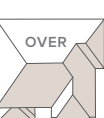
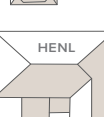

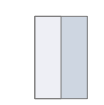
SO YOU GET MORE OUT

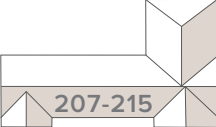
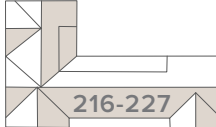
- Public Green Spaces
- Cycleways & Footpaths
- On Site Play Area

EXPLORE THE LANDINGS PHASE 1 & 2



KEY

	OXFORD LIFESTYLE 3 BEDROOM DETACHED HOME		MARLOW 4 BEDROOM DETACHED HOME
	STAMFORD 3 BEDROOM SEMI-DETACHED AND TERRACED HOMES		SHAFTSBURY 4 BEDROOM DETACHED HOME
	LETCWORTH 3 BEDROOM SEMI-DETACHED HOME		HARROGATE 4 BEDROOM DETACHED HOME
	CHESTER 4 BEDROOM DETACHED HOME		KENSINGTON 4 BEDROOM SEMI-DETACHED HOME
	LEAMINGTON LIFESTYLE 3 BEDROOM DETACHED HOME		OVERTON 4 BEDROOM DETACHED HOME
	HENLEY 4 BEDROOM DETACHED HOME		HAMPSTEAD 5 BEDROOM DETACHED HOME
			AFFORDABLE HOUSING

	
APARTMENTS 1 & 2 BEDROOM HOMES	APARTMENTS 1 & 2 BEDROOM HOMES

Affordable Housing:
 DART - 114, 115, 116, 117, 118, 137, 138, 139, 140, 143, 144, 145, 146, 147, 148, 152 & 153
 TAVY - 154, 155, 156, 157, 158, 161, 162, 163, 164, 167, 168, 169, 198 & 199
 SPEY - 112, 113, 149, 150, 159, 160, 165, 166, 196 & 197
 TWEED - 119, 120, 141 & 142

V - Visitor Parking
 S/S - Sub Station
 BCP - Bin Collection Point
 LEAP - Local Equipped Area of Play
 P.R.O.W - Public Right of Way

This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.





HERITAGE

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THE LEAMINGTON LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**



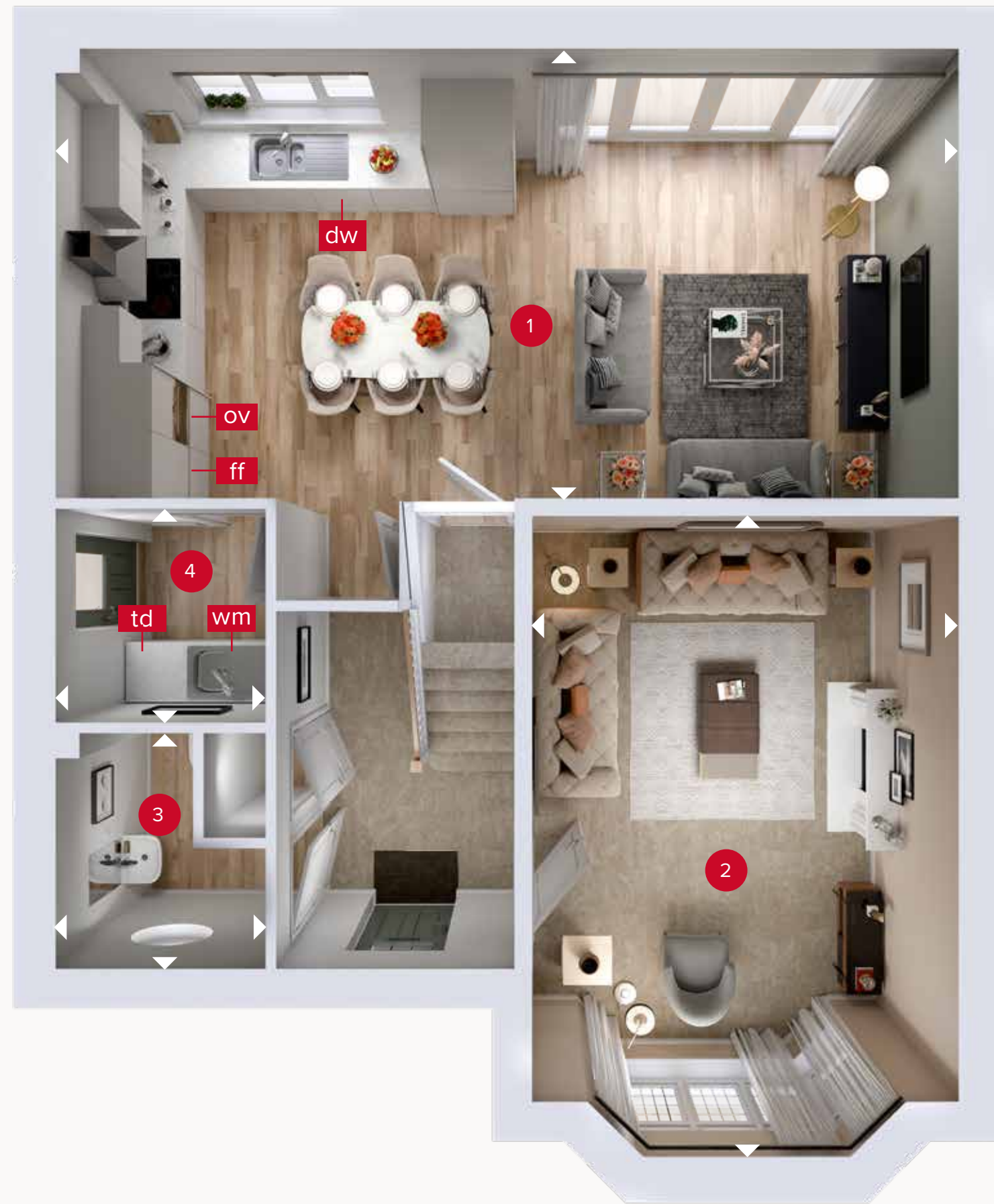
HERITAGE

- REDROW -

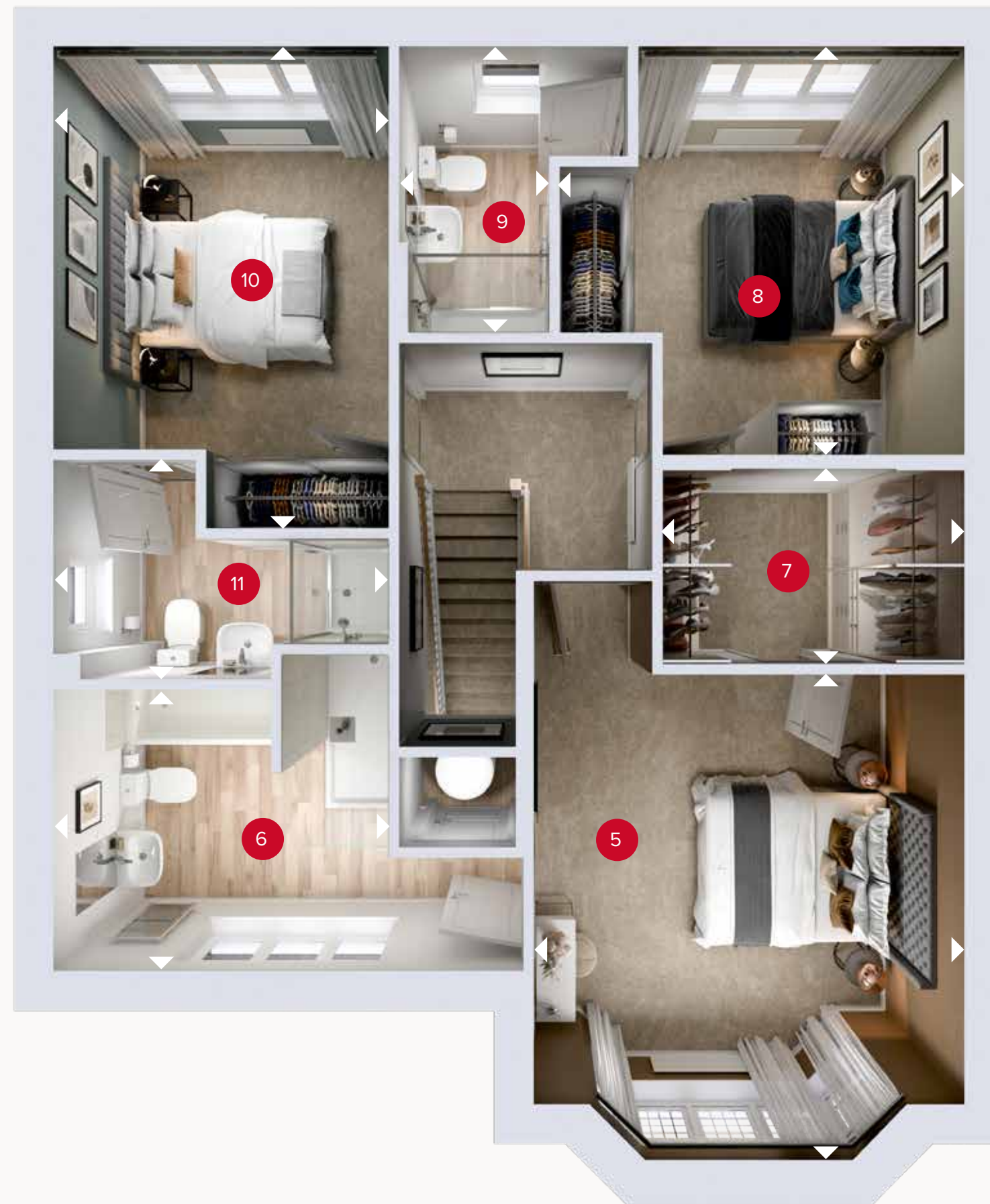
THE LEAMINGTON LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**



GROUND FLOOR



FIRST FLOOR

THE LEAMINGTON LIFESTYLE

GROUND FLOOR

1	Kitchen/Dining/ Family	25'0" x 12'8"	7.62 x 3.87 m
2	Lounge	17'9" x 11'8"	5.42 x 3.57 m
3	Cloaks	6'6" x 5'11"	1.99 x 1.80 m
4	Utility	6'1" x 5'11"	1.85 x 1.80 m

FIRST FLOOR

5	Bedroom 1	13'5" x 11'8"	4.09 x 3.57 m
6	En-suite 1	9'3" x 7'9"	2.83 x 2.37 m
7	Wardrobe	8'2" x 5'5"	2.49 x 1.65 m
8	Bedroom 2	11'5" x 11'0"	3.49 x 3.35 m
9	En-suite 2	8'1" x 4'2"	2.46 x 1.26 m
10	Bedroom 3	13'6" x 9'3"	4.13 x 2.83 m
11	En-suite 3	9'3" x 6'0"	2.83 x 1.83 m



09.02.2023

Customers should note this illustration is an example of the Leamington Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG_LEAMQ_DM.2

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher

wm - washing machine space
td - tumble dryer space





HERITAGE

- REDROW -

THE LETCHWORTH

THREE BEDROOM SEMI-DETACHED HOME

 **REDROW**



HERITAGE

- REDROW -

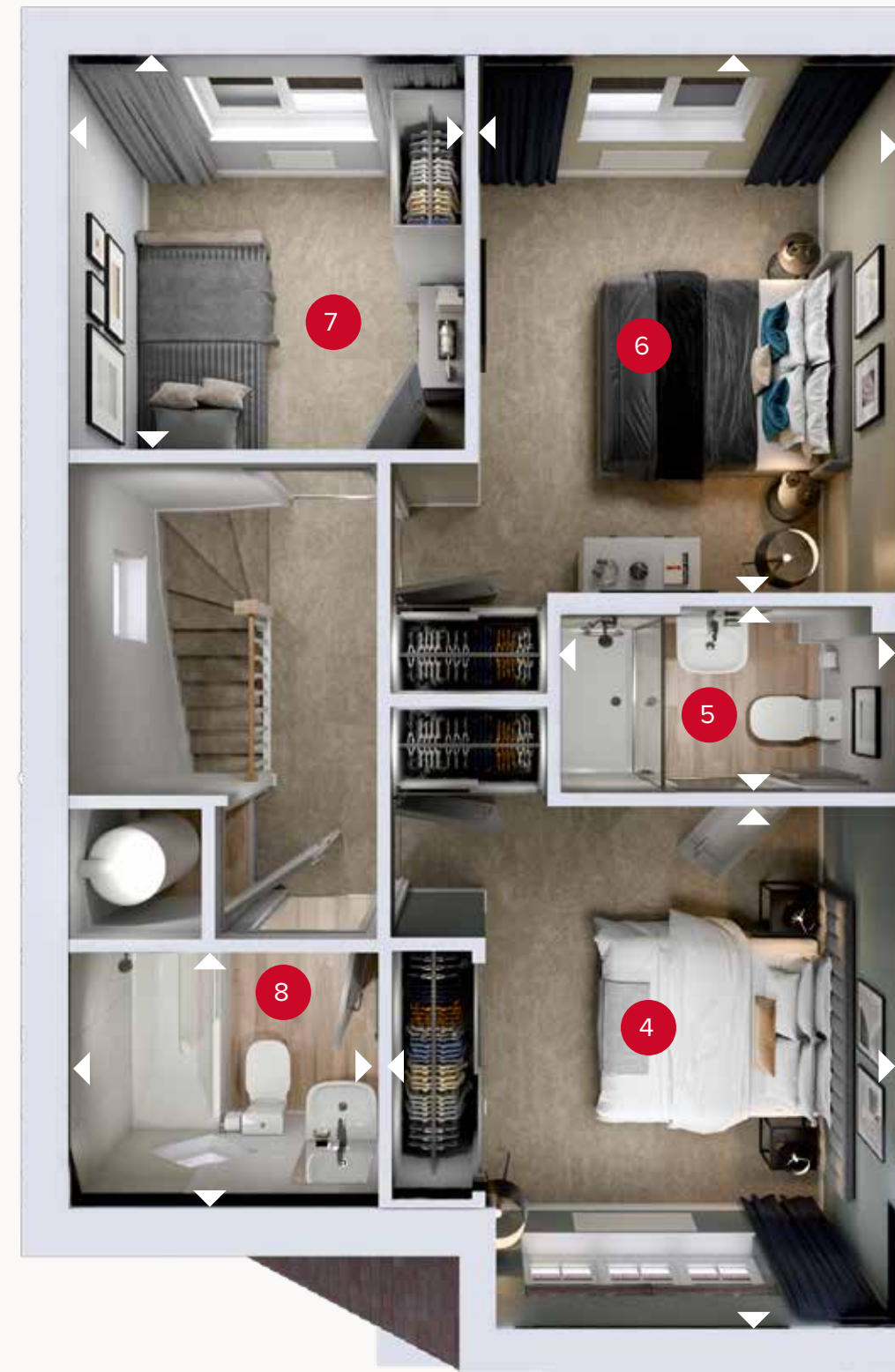
THE LETCHWORTH

THREE BEDROOM SEMI-DETACHED HOME

 **REDROW**



GROUND FLOOR



FIRST FLOOR

THE LETCHWORTH

GROUND FLOOR

1	Kitchen/Dining	18'1" x 11'5"	5.50 x 3.48 m
2	Lounge	16'1" x 11'0"	4.89 x 3.35 m
3	Cloaks	6'5" x 2'11"	1.94 x 0.90 m

FIRST FLOOR

4	Bedroom 1	11'5" x 11'1"	3.47 x 3.38 m
5	En-suite	7'5" x 4'1"	2.26 x 1.25 m
6	Bedroom 2	11'10" x 9'3"	3.62 x 2.81 m
7	Bedroom 3	8'8" x 8'7"	2.64 x 2.61 m
8	Bathroom	6'8" x 5'7"	2.03 x 1.71 m



HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**

THE OXFORD LIFESTYLE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Kitchen/Dining	21'5" x 12'9"	6.53 x 3.88 m
2	Lounge	15'11" x 10'7"	4.85 x 3.23 m
3	Utility	6'7" x 5'10"	2.01 x 1.78 m
4	Cloaks	5'10" x 3'0"	1.78 x 0.92 m
5	Garage	19'4" x 9'8"	5.89 x 2.94 m

FIRST FLOOR

6	Bedroom 1	16'0" x 10'7"	4.87 x 3.23 m
7	Dressing	7'4" x 6'8"	2.24 x 2.03 m
8	En-suite 1	10'7" x 5'11"	3.23 x 1.80 m
9	Bedroom 2	12'7" x 10'8"	3.84 x 3.26 m
10	En-suite 2	7'11" x 5'8"	2.41 x 1.74 m
11	Bedroom 3	11'9" x 9'11"	3.57 x 3.02 m
12	En-suite 3	8'3" x 6'6"	2.51 x 1.98 m



HERITAGE

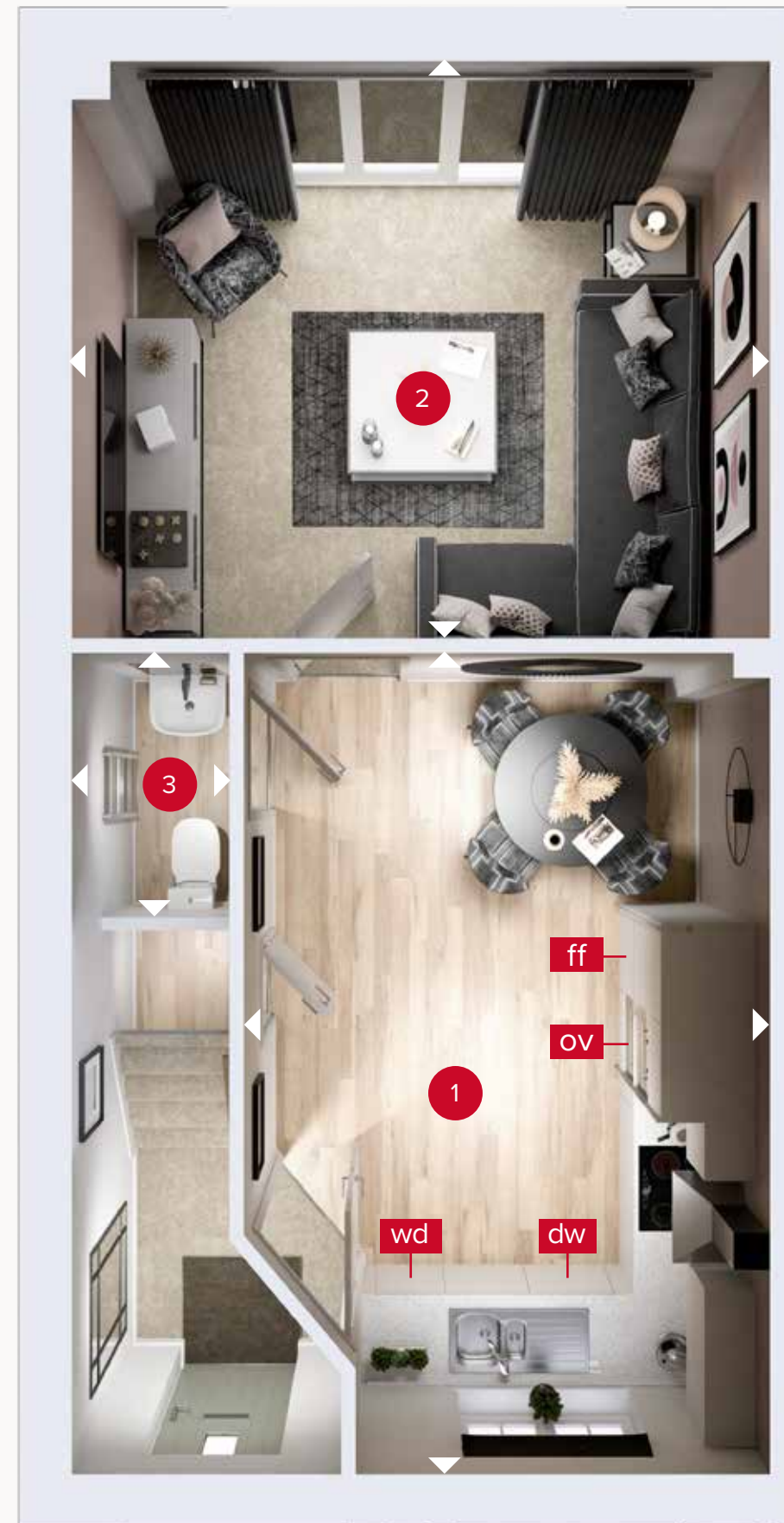
- REDROW -

THE STAMFORD

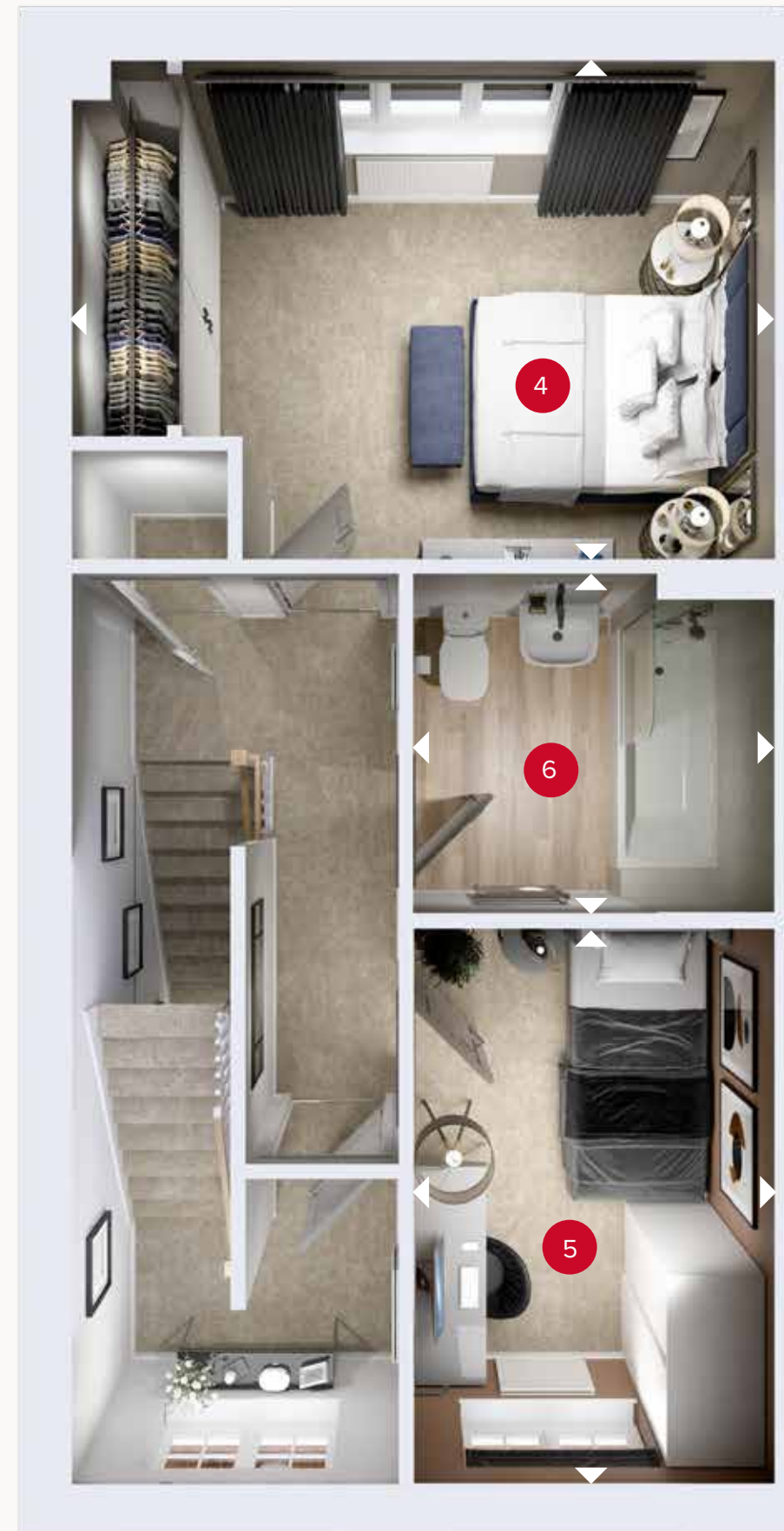
THREE BEDROOM TERRACED HOME

 **REDROW**

THE STAMFORD



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

1	Kitchen/ Dining	16'4" x 10'5"	4.99 x 3.18 m
2	Lounge	13'10" x 11'8"	4.22 x 3.55 m
3	Cloaks	5'6" x 3'2"	1.68 x 0.96 m

FIRST FLOOR

4	Bedroom 2	13'10" x 10'0"	4.22 x 3.05 m
5	Bedroom 3	11'0" x 7'1"	3.35 x 2.17 m
6	Bathroom	7'1" x 6'9"	2.17 x 2.05 m

SECOND FLOOR

7	Bedroom 1	20'6" x 10'4"	6.25 x 3.14 m
8	En-suite	8'9" x 4'6"	2.67 x 1.37 m



16.03.2023

Customers should note this illustration is an example of the Stamford house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG_STAM_EM.2

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher space
wd - washer dryer space
☒ - Roof window





HERITAGE

- REDROW -

THE CHESTER

FOUR BEDROOM DETACHED HOME





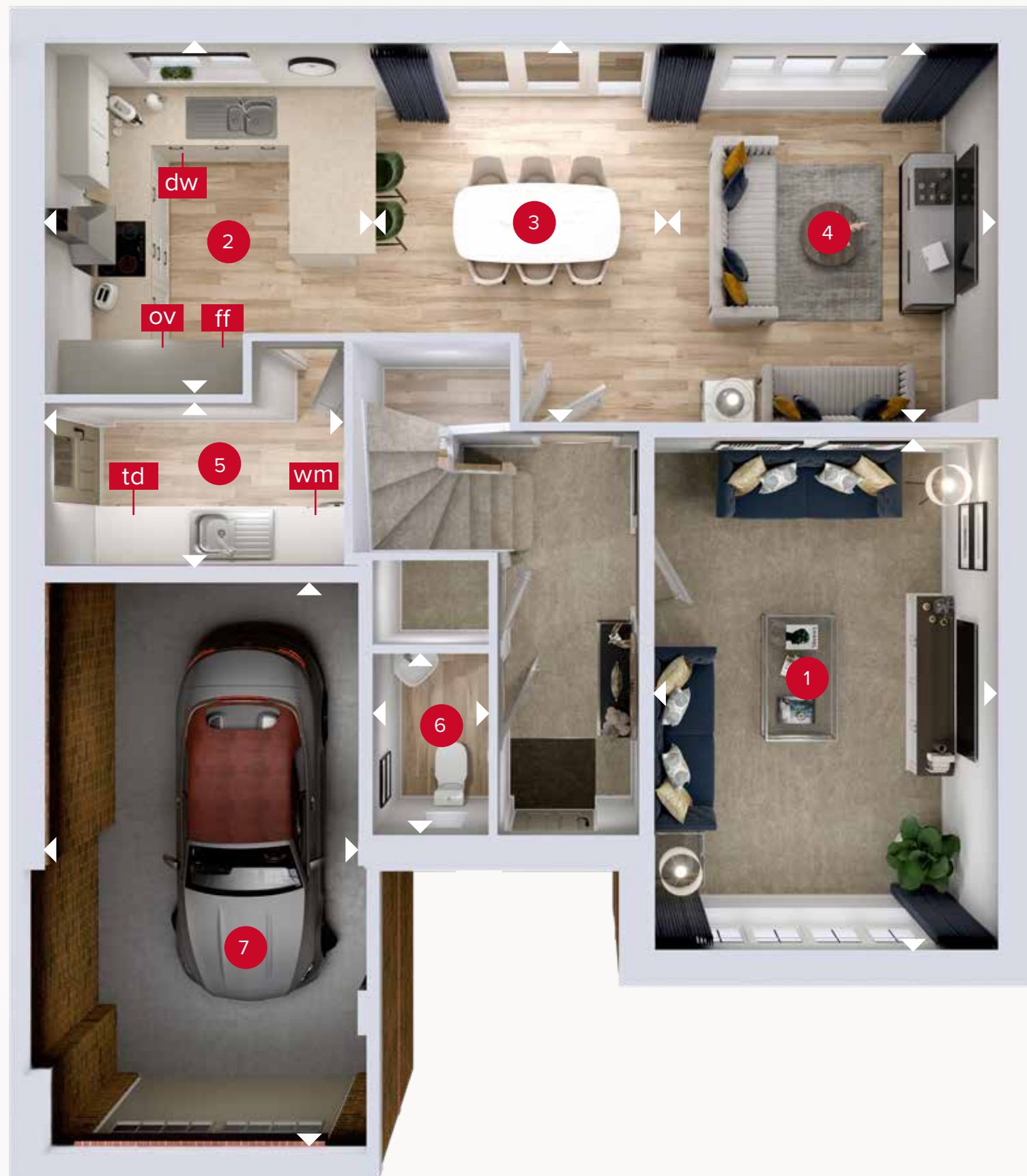
HERITAGE

- REDROW -

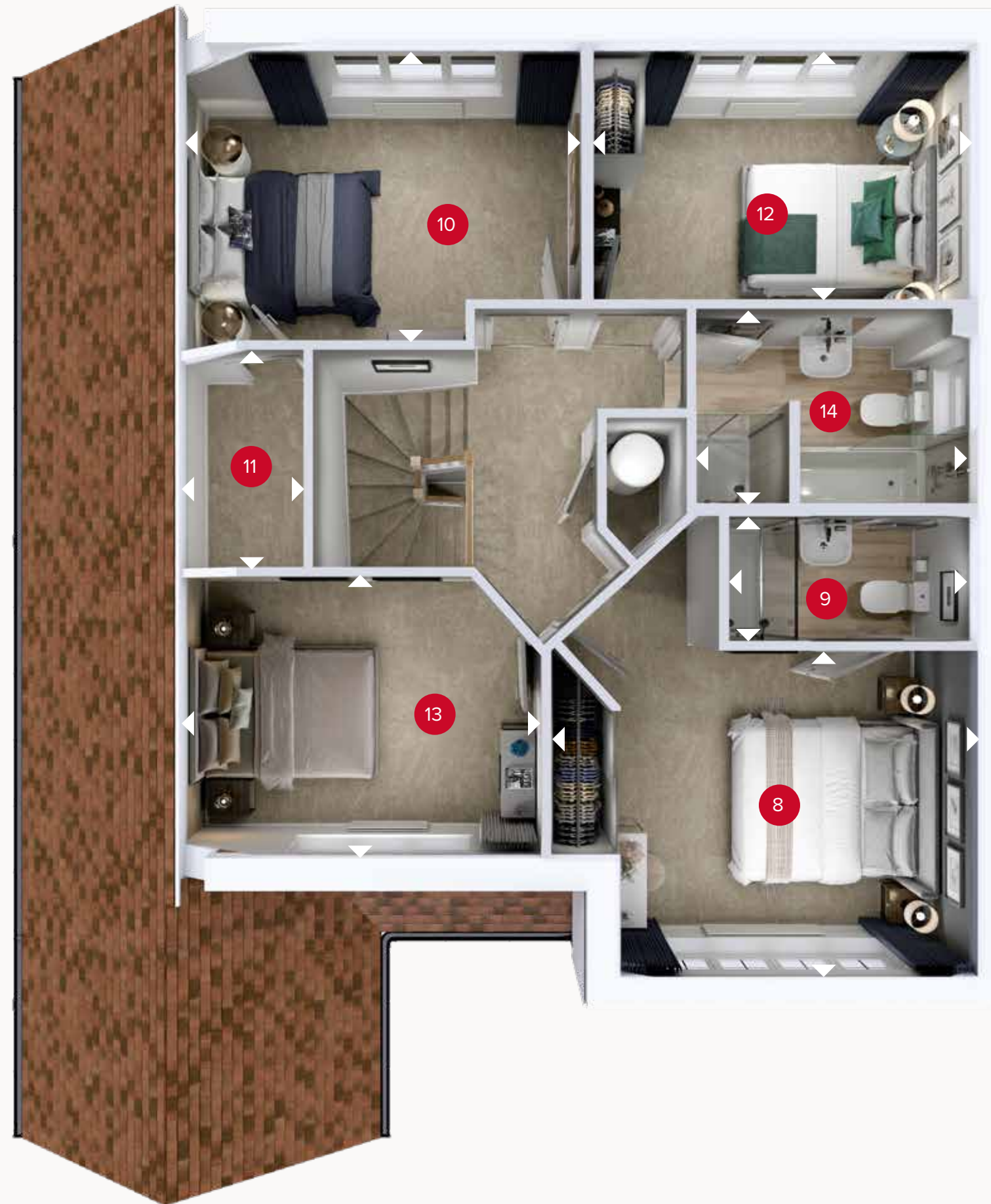
THE CHESTER

FOUR BEDROOM DETACHED HOME





GROUND FLOOR



FIRST FLOOR

THE CHESTER

GROUND FLOOR

1	Lounge	16'4" x 10'11"	4.98 x 3.34 m
2	Kitchen	11'8" x 9'11"	3.56 x 3.03 m
3	Dining	10'0" x 9'8"	3.04 x 2.96 m
4	Family	12'7" x 10'7"	3.84 x 3.23 m
5	Utility	9'6" x 5'1"	2.88 x 1.55 m
6	Cloaks	5'8" x 3'7"	1.74 x 1.09 m
7	Garage	18'6" x 10'0"	5.63 x 3.05 m

FIRST FLOOR

8	Bedroom 1	13'3" x 10'1"	4.04 x 3.08 m
9	En-suite	7'11" x 3'11"	2.41 x 1.20 m
10	Bedroom 2	12'10" x 9'8"	3.91 x 2.96 m
11	Dressing Room	6'10" x 4'2"	2.07 x 1.26 m
12	Bedroom 3	12'0" x 8'4"	3.66 x 2.54 m
13	Bedroom 4	11'8" x 8'8"	3.56 x 2.64 m
14	Bathroom	8'10" x 6'1"	2.69 x 1.86 m



Customers should note this illustration is an example of the Chester house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG_CHTR_DM.2

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher space
wm - washing machine space
td - tumble dryer space



HERITAGE

- REDROW -

THE HARROGATE

FOUR BEDROOM DETACHED HOME

 **REDROW**



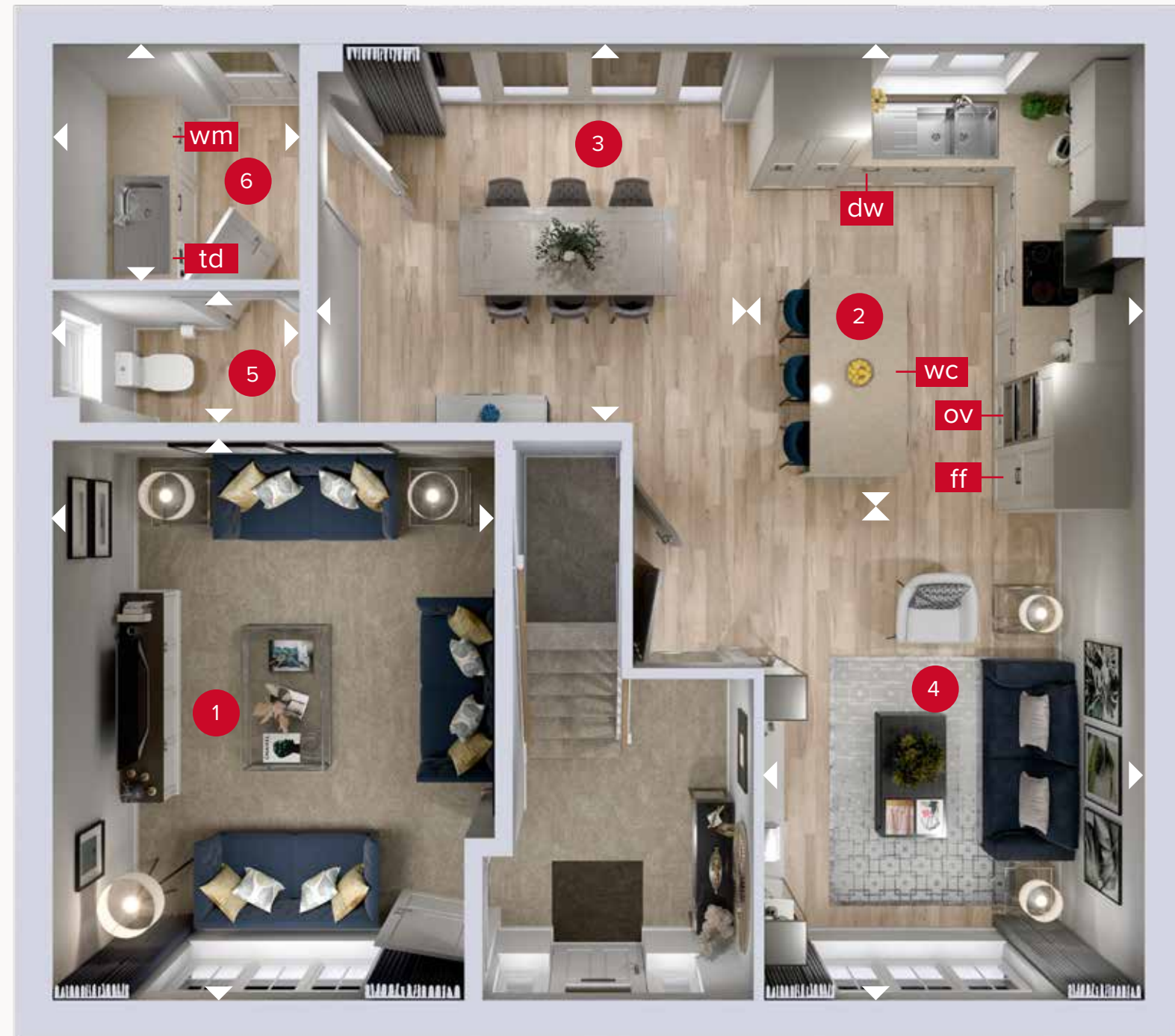
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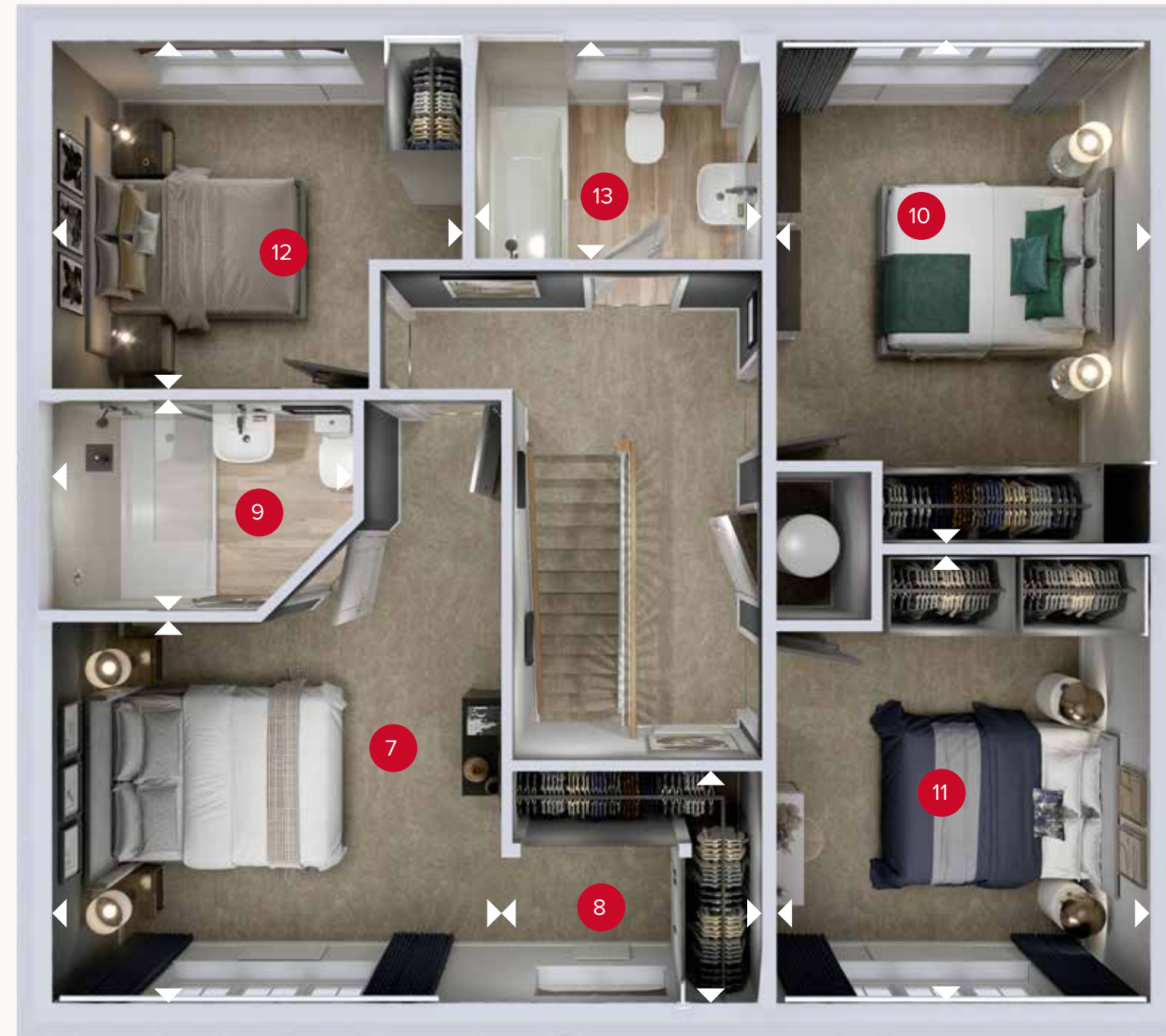
THE HARROGATE

FOUR BEDROOM DETACHED HOME

 **REDROW**



GROUND FLOOR



FIRST FLOOR

THE HARROGATE

GROUND FLOOR

1	Lounge	15'4" x 12'0"	4.68 x 3.65 m
2	Kitchen	12'5" x 10'1"	3.79 x 3.09 m
3	Dining	13'1" x 10'3"	4.00 x 3.13 m
4	Family	13'8" x 10'1"	4.17 x 3.08 m
5	Cloaks	5'8" x 3'7"	1.73 x 1.09 m
6	Utility	6'5" x 5'8"	1.94 x 1.73 m

FIRST FLOOR

7	Bedroom 1	12'2" x 10'10"	3.72 x 3.30 m
8	Dressing	6'10" x 6'5"	2.09 x 1.96 m
9	En-suite	8'1" x 5'6"	2.47 x 1.69 m
10	Bedroom 2	13'8" x 10'0"	4.18 x 3.05 m
11	Bedroom 3	12'1" x 10'0"	3.69 x 3.05 m
12	Bedroom 4	11'2" x 9'2"	3.40 x 2.79 m
13	Bathroom	7'7" x 5'9"	2.31 x 1.76 m



HERITAGE

- REDROW -

THE HENLEY

FOUR BEDROOM DETACHED HOME

 **REDROW**

THE HENLEY

GROUND FLOOR

1 Lounge	17'8" x 11'8"	5.37 x 3.57 m
2 Kitchen	13'4" x 11'5"	4.07 x 3.49 m
3 Dining	12'8" x 11'9"	3.86 x 3.57 m
4 Family	13'2" x 12'0"	4.03 x 3.65 m
5 Utility	6'3" x 5'11"	1.90 x 1.79 m
6 Cloaks	7'6" x 3'7"	2.28 x 1.10 m
7 Garage	17'1" x 17'0"	5.21 x 5.19 m

FIRST FLOOR

8 Bedroom 1	16'8" x 11'8"	5.09 x 3.57 m
9 En-suite 1	10'9" x 6'5"	3.28 x 1.94 m
10 Bedroom 2	14'4" x 10'3"	4.37 x 3.11 m
11 En-suite 2	7'5" x 5'4"	2.27 x 1.63 m
12 Bedroom 3	11'11" x 10'0"	3.63 x 3.05 m
13 Bedroom 4	12'5" x 8'6"	3.78 x 2.59 m
14 Bathroom	8'4" x 7'9"	2.54 x 2.37 m



GROUND FLOOR



FIRST FLOOR



HERITAGE

- REDROW -

THE MARLOW

FOUR BEDROOM DETACHED HOME

 **REDROW**



HERITAGE

- REDROW -

THE MARLOW

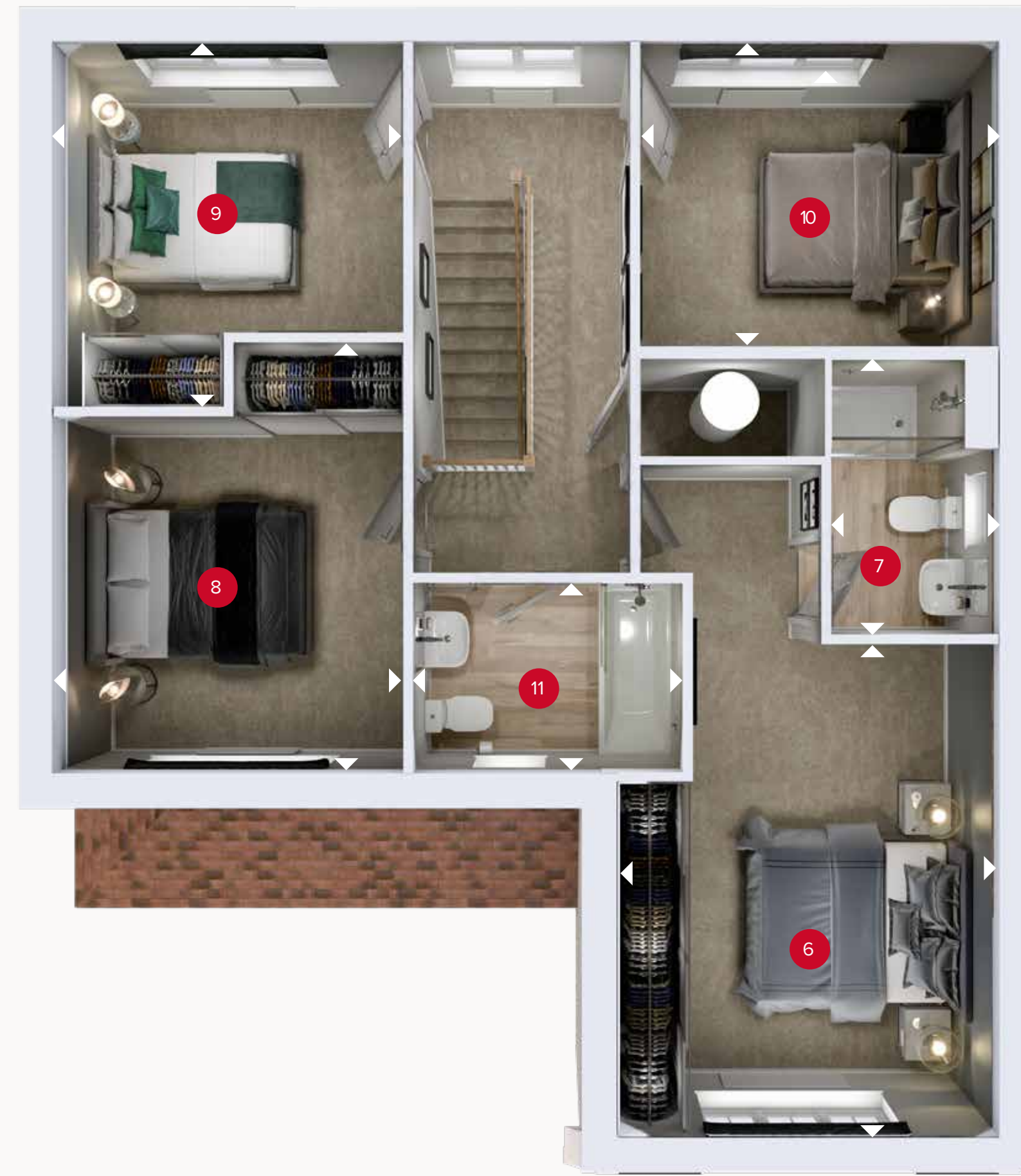
FOUR BEDROOM DETACHED HOME

 **REDROW**

THE MARLOW



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Lounge	17'0" x 10'11"	5.19 x 3.34 m
2	Kitchen/ Dining	14'10" x 13'7"	4.52 x 4.15 m
3	Utility	9'10" x 5'10"	2.99 x 1.78 m
4	Cloaks	5'10" x 3'6"	1.78 x 1.06 m
5	Garage	19'9" x 10'0"	6.01 x 3.05 m

FIRST FLOOR

6	Bedroom 1	14'8" x 10'11"	4.47 x 3.34 m
7	En-suite	8'1" x 4'10"	2.46 x 1.47 m
8	Bedroom 2	12'7" x 10'3"	3.83 x 3.12 m
9	Bedroom 3	11'0" x 10'3"	3.34 x 3.12 m
10	Bedroom 4	10'7" x 9'0"	3.22 x 2.74 m
11	Bathroom	8'0" x 5'7"	2.44 x 1.71 m



HERITAGE

- REDROW -

THE OVERTON

FOUR BEDROOM DETACHED HOME

 **REDROW**

THE OVERTON



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Lounge	15'10" x 10'7"	4.82 x 3.23m
2	Family/Kitchen/ Dining	24'5" x 12'10"	7.43 x 3.90m
3	Utility	6'7" x 5'10"	2.01 x 1.78 m
4	Cloaks	5'10" x 3'0"	1.78 x 0.92 m
5	Garage	19'4" x 9'8"	5.89 x 2.94 m

FIRST FLOOR

6	Bedroom 1	15'11" x 10'7"	4.86 x 3.23 m
7	En-suite	7'1" x 6'6"	2.16 x 1.98 m
8	Bedroom 2	12'10" x 9'5"	3.90 x 2.87 m
9	En-suite 2	7'9" x 3'9"	2.37 x 1.14 m
10	Bedroom 3	14'5" x 9'11"	4.38 x 3.02 m
11	Bedroom 4	9'11" x 9'9"	3.03 x 2.96m
12	Bathroom	7'9" x 6'8"	2.37 x 2.04 m



**NEW
HOMES
QUALITY
CODE**

29.03.2023

Customers should note this illustration is an example of the Marlow house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG_OVER_DM.2

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher

wm - washing machine space
td - tumble dryer space





HERITAGE

- REDROW -

THE SHAFTESBURY

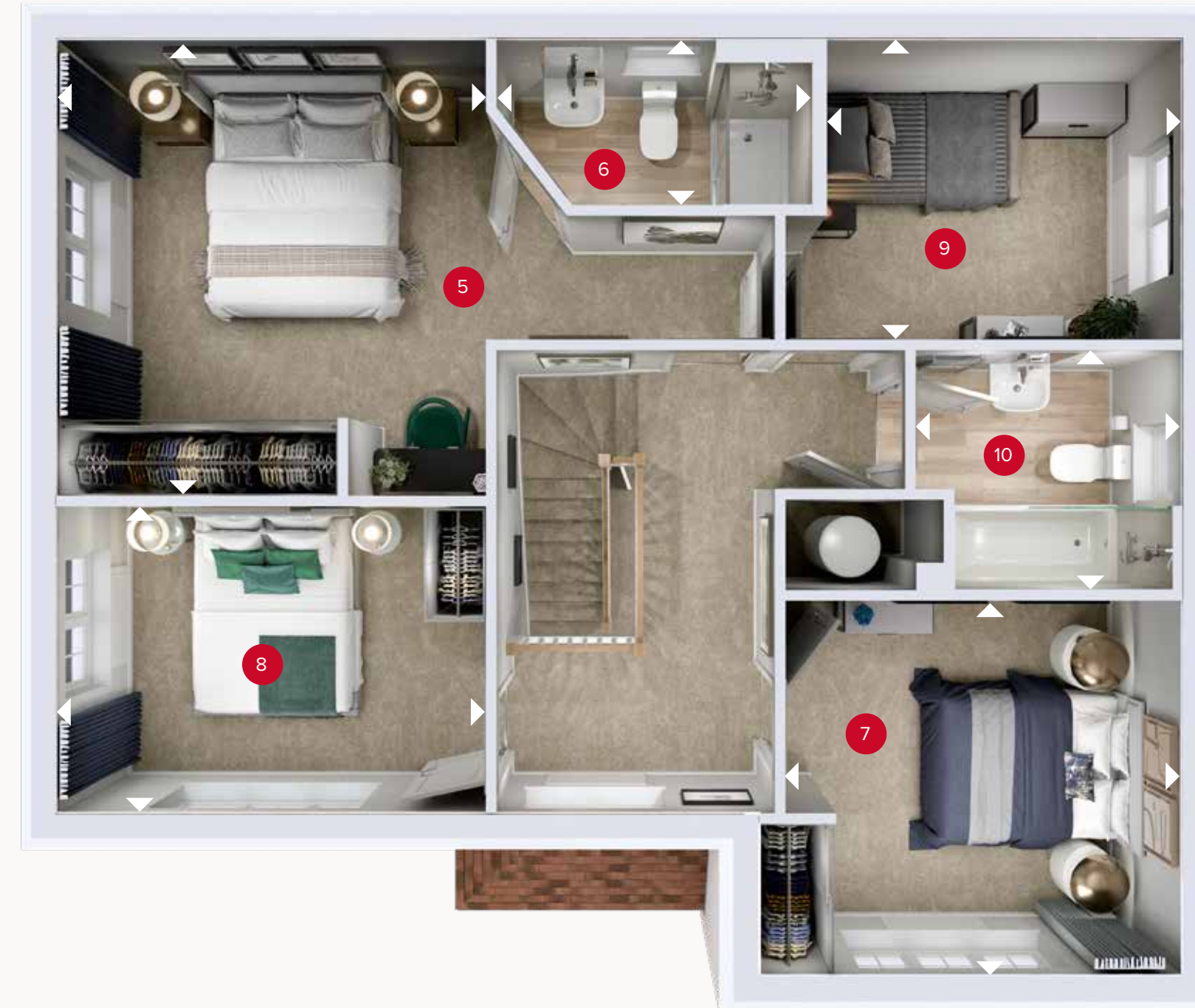
FOUR BEDROOM DETACHED HOME

 **REDROW**

THE SHAFTESBURY



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Kitchen/Dining/ Family	25'4" x 11'9"	7.73 x 3.57 m
2	Lounge	20'11" x 11'8"	6.38 x 3.56 m
3	Cloaks	6'6" x 3'4"	1.99 x 0.97 m
4	Utility	6'6" x 5'9"	1.99 x 1.79 m

FIRST FLOOR

5	Bedroom 1	12'3" x 11'11"	3.74 x 3.62 m
6	En-suite	8'6" x 4'5"	2.58 x 1.35 m
7	Bedroom 2	11'0" x 10'0"	3.35 x 3.05 m
8	Bedroom 3	11'11" x 8'4"	3.62 x 2.55 m
9	Bedroom 4	9'10" x 8'1"	3.01 x 2.45 m
10	Bathroom	7'5" x 6'9"	2.26 x 2.05 m



HERITAGE

- REDROW -

THE HAMPSTEAD

FIVE BEDROOM DETACHED HOME

 **REDROW**



HERITAGE

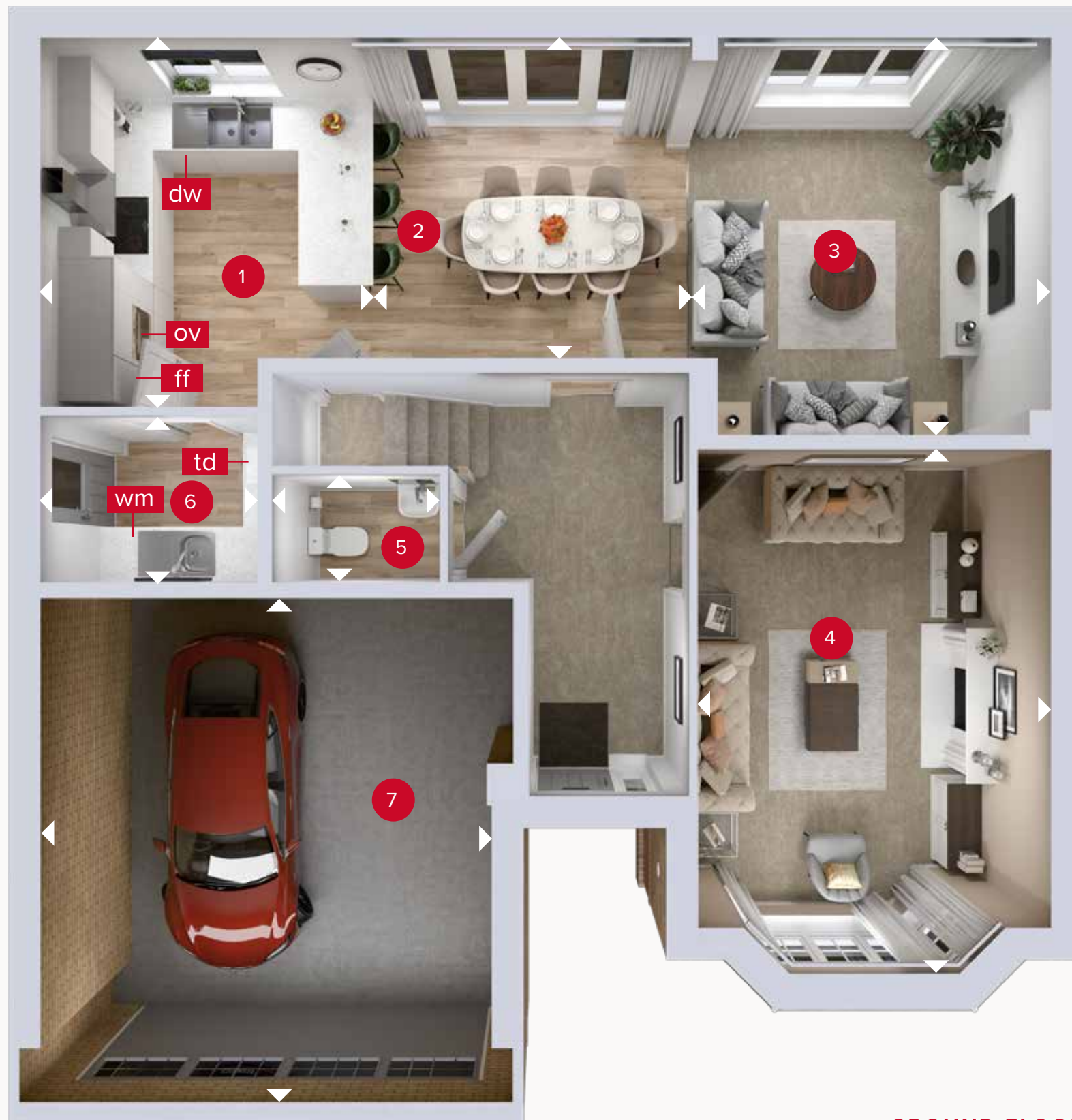
- REDROW -

THE HAMPSTEAD

FIVE BEDROOM DETACHED HOME

 **REDROW**

THE HAMPSTEAD



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1	Kitchen	12'3" x 10'9"	3.74 x 3.28 m
2	Dining	11'7" x 11'1"	3.53 x 3.37 m
3	Family	13'8" x 11'6"	4.16 x 3.50 m
4	Lounge	17'7" x 11'8"	5.35 x 3.56 m
5	Cloaks	5'8" x 3'7"	1.72 x 1.09 m
6	Utility	7'3" x 6'0"	2.20 x 1.83 m
7	Garage	16'10" x 15'2"	5.12 x 4.63 m

FIRST FLOOR

8	Bedroom 1	14'10" x 13'2"	4.51 x 4.01 m
9	En-suite 1	7'8" x 6'0"	2.34 x 1.83 m
10	Bedroom 2	10'11" x 10'2"	3.32 x 3.11 m
11	En-suite 2	7'7" x 4'6"	2.30 x 1.36 m
12	Bedroom 3	14'9" x 10'6"	4.49 x 3.21 m
13	Bedroom 4	11'3" x 9'9"	3.43 x 2.98 m
14	Bedroom 5/Study	11'3" x 7'9"	3.43 x 2.37 m
15	Bathroom	9'7" x 7'3"	2.91 x 2.20 m



09.02.2023

Customers should note this illustration is an example of the Hampstead house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG_HAMP_DM.2

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher

wm - washing machine space
td - tumble dryer space





HERITAGE

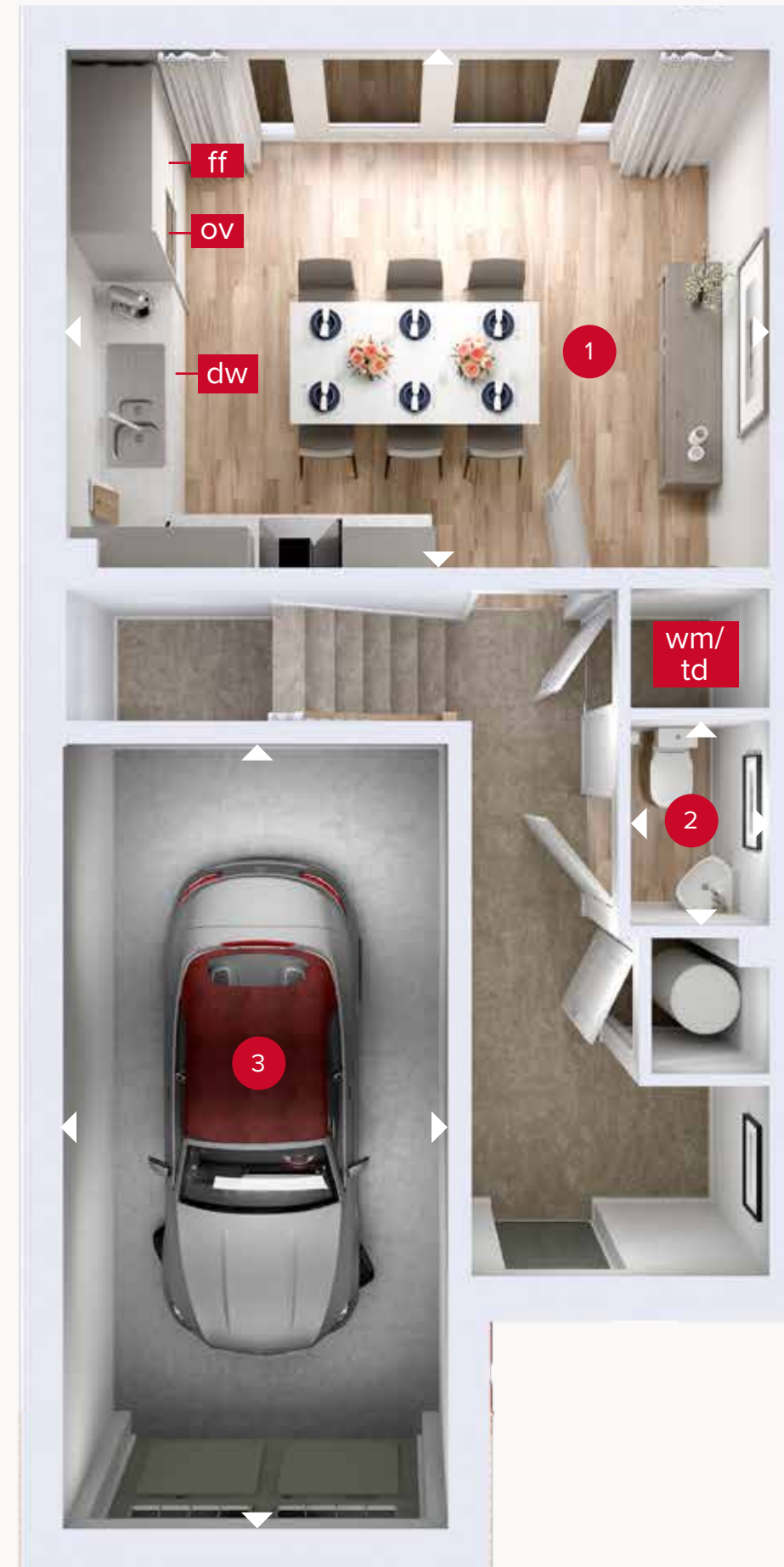
- REDROW -

THE KENSINGTON

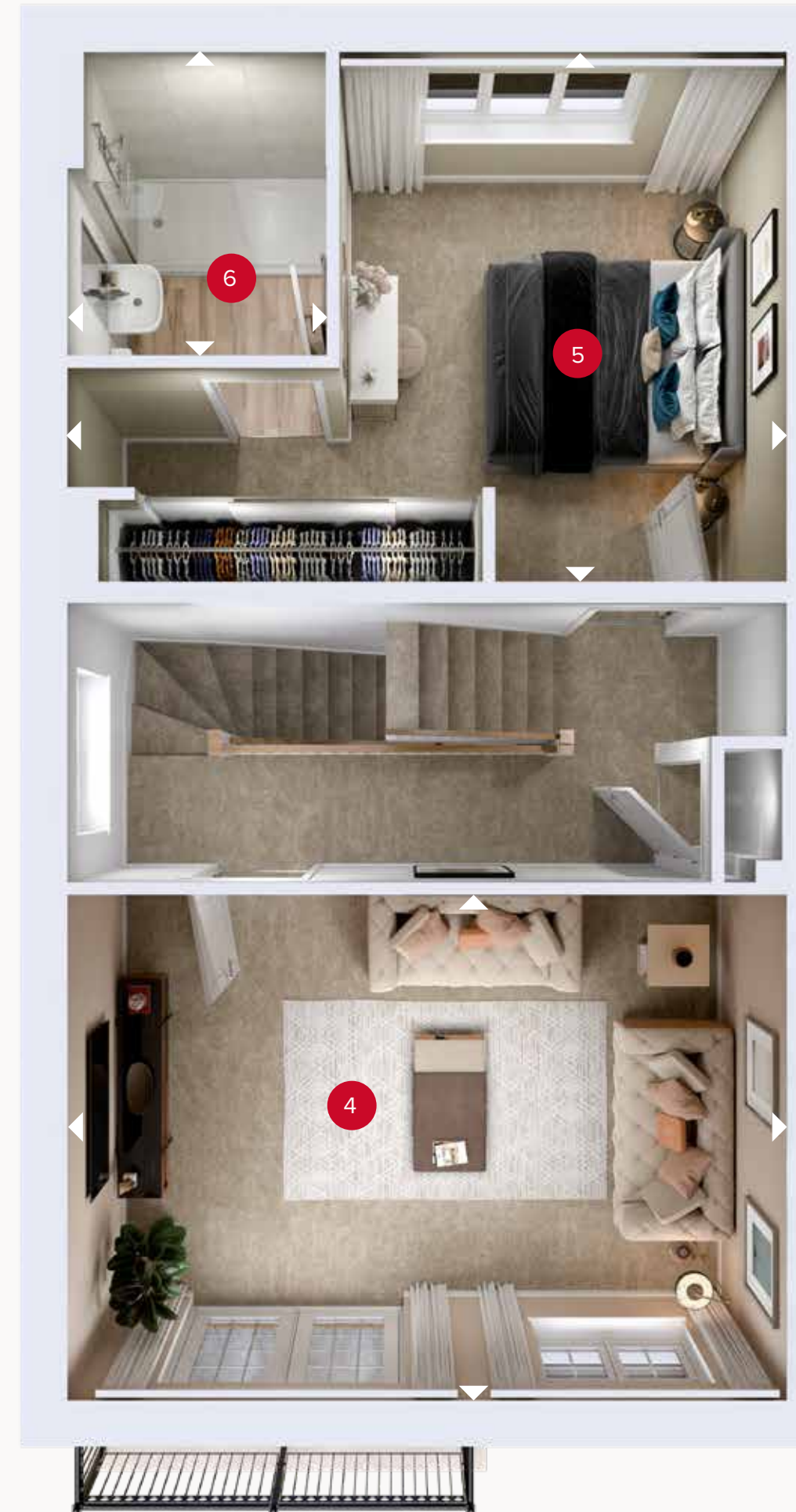
FOUR BEDROOM TERRACED HOME



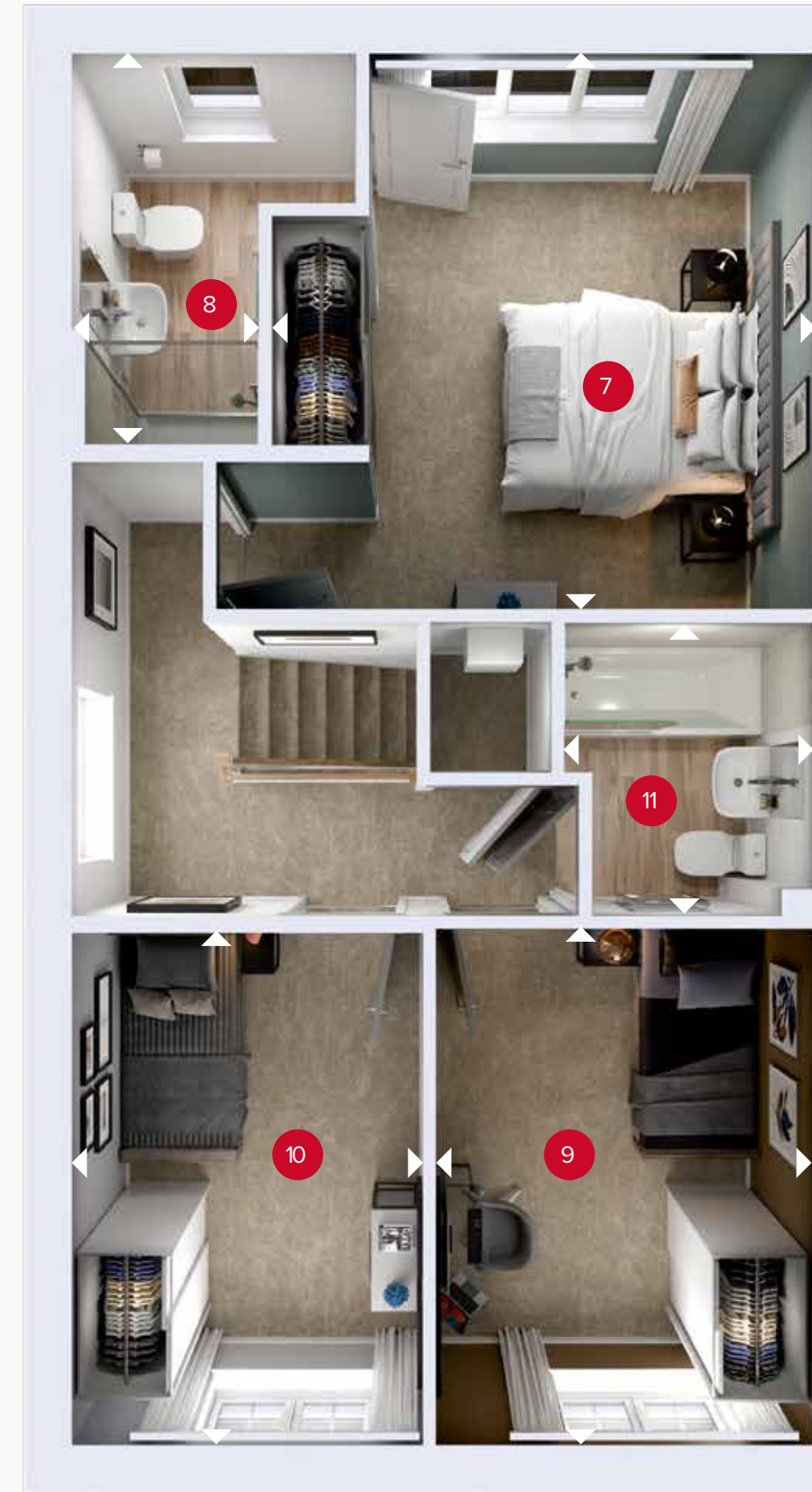
THE KENSINGTON



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

1 Kitchen/ Dining	16'5" x 12'1"	5.03 x 3.69 m
2 Cloaks	4'10" x 3'3"	1.47 x 1.00 m
3 Garage	18'3" x 8'9"	5.58 x 2.72 m

FIRST FLOOR

4 Lounge	16'5" x 11'5"	5.03 x 3.52 m
5 Bedroom 1	16'5" x 12'1"	5.03 x 3.69 m
6 En-suite 1	6'9" x 5'9"	2.10 x 1.79 m

SECOND FLOOR

7 Bedroom 2	12'3" x 12'2"	3.76 x 3.70 m
8 En-suite 2	8'6" x 4'1"	2.64 x 1.25 m
9 Bedroom 3	11'4" x 8'6"	3.49 x 2.58 m
10 Bedroom 4	11'2" x 7'7"	3.44 x 2.36 m
11 Bathroom	6'7" x 5'7"	2.00 x 1.70 m



Customers should note this illustration is an example of the Kensington End house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF_KENS_EM.8

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher space
wm - washing machine space
td - tumble dryer space



SKILFUL EXECUTION

Quality is never an accident, it is always the result of high attention to detail, it represents the wise choice of many alternatives



HERITAGE

- REDROW -

THE LANDINGS

ECO ELECTRIC HOUSE SPECIFICATION



PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

Exclusive kitchen designs. Please see latest kitchen styles offered on My Redrow or Sales Consultant for details. Subject to build stage.

Upstand

To match above worktops with stainless steel splashback behind hob.

Under Wall Unit

LED downlights provided (where shown on kitchen layout). See drawings for details.

Sink

Properties under 1500sqft
- Kitchen stainless steel bowl and a half sink with mixer tap
Properties over 1500sqft
- Kitchen stainless steel double bowl with mixer tap

Utility Sink

- Single Bowl - House types specific

Appliances AEG / Electrolux / Zanussi

Properties under 1500sqft
- Electric Hob 60cm with 4 heat zones
- Double Oven
- Chimney Extract - 60cm
Properties over 1500sqft
- Electric Hob 80cm/90cm with multiple heat zones - house type specific
- Double Oven
- Chimney Extract - 80cm/90cm - house type specific

Fridge/Freezers

Properties under 1600sqft
- Integrated 50/50 Fridge/Freezer *including the Hampstead and Highgate house types
Properties over 1600sqft
- 2x integrated 50/50 Fridge/Freezers *excluding the Hampstead and Highgate house types



INTERIOR

Walls

Crown white emulsion paint finish.

Ceilings

Flat finish with Crown white emulsion paint decoration.

Internal Doors

"Cambridge" 2 panel internal moulded door.

Internal Door Furniture

Polished chrome effect door furniture.

TV Point

Located as follows: one in lounge and one in bedroom. See layout for details.

Phone Point

1 point in the lounge. Fittings to match electrical accessories as indicated on the drawings. Refer to Sales Consultant for details.

Electrical Sockets / Switch Plates

Low profile white electrical switch and socket plates together with pendant and batten lighting points. See electrical layout drawings for details.

Radiators

Myson radiators to upper floors.

Central Heating

Air Source Heat Pump - Refer to Sales Consultant for details.

Underfloor Heating

Within screeded floors on ground level.

Wardrobe

Wardrobe to bed 1 only on properties over 1600sqft. House type specific. See sales consultant for details.

Lifestyle Properties

- Shelf and rail to bed 1 dressing area in the Leamington Lifestyle only.

OUR LUXURY SPECIFICATIONS ARE CAREFULLY CONSIDERED AND BEAUTIFULLY DESIGNED TO MAKE THE MOST OF YOUR NEW HOME



BATHROOM, EN-SUITE & CLOAKROOM

Bathroom / En-suite & Cloakroom Styles

Ideal Standard in White finish.

Bathroom / En-suite & Cloakroom Basin

Ideal Standard or corner basin with chrome trap. Please refer to drawings to confirm basin design.

WC

Ideal standard close coupled back-to-wall pan with dual flush cistern.

Bath

Ideal standard Tempo Arc bath with Meridian Isocore bath panel.

Brassware

Ideal Standard single lever tap.

Wall Tiles

Choice of wall tile to splash back area and full height tiling to surrounding shower and bath enclosures only. See My Redrow for details, subject to build stage.

Towel Warmer

Dual fuel towel warmer in chrome effect finish to bathroom and en-suite.

Shower Over Bath

Shower valve and screen to be provided above bath where there is no separate shower enclosure in the bathroom.

Shower Valve

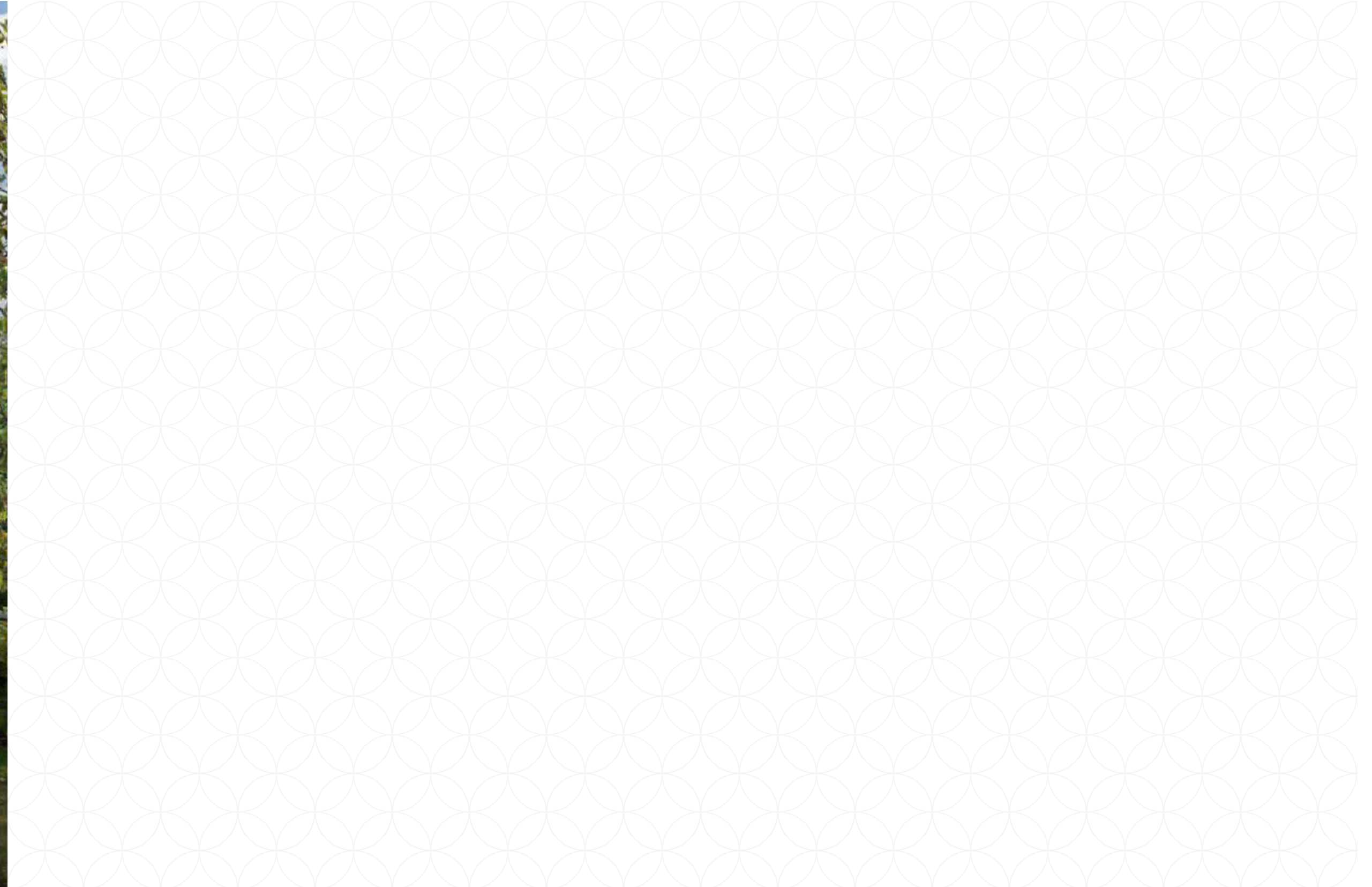
Aqualisa shower valve.

Shaver Sockets

In bathroom and en-suite where applicable

Mirrors

To be fitted above bathroom and en-suite wash basins where applicable. See Sales consultant for details.



EXTERIOR

External Doors

Front

GRP door with patterned glass. Style of door to be as indicated on house plan, frame to be uPVC.

Rear

GRP door with patterned obscured glass, finished internally and externally in white.

Security

Multi point locking system to front and rear doors of house.

External Front Lights

Coach down lantern.
Downlight where entrance is recessed

Garage

To specific plots, see Sales Consultant for more information.

Garage Doors

Hörmann "Ilkley" style steel up & over to front.
Door finish to be painted to match front door colour.

Power to Garage

Double power point and lighting pendant (to properties with an integral garage) and where garage lies within the curtilage of the property.

Car Charging Points

Electric car charging points to every house - see Sales Consultant for details and location.

External Fencing

Side & Rear – Vertical boarding 1.8m high.

Gate

1.8 High timber gate.

Paving

Buff riven faced flags as indicated on drawing.

Turfing

Properties under 1600sqft
- Turf to front garden, top soil to rear garden
Properties over 1600sqft
- Turf to front and rear gardens

Top Soil

To rear gardens.

Outside Tap

Refer to drawing for location.

OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our services will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. A copy of the Code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.



OUR REQUIREMENTS AS HOME-BUILDERS

The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.





THE LANDINGS



Manston Road, Manston, Ramsgate, Kent CT12 5BE

Discover a better way to live
[redrow.co.uk](https://www.redrow.co.uk)