



# Your place to grow at

Westwood Point, Margate (Phase 5b)





# Find your place to thrive at Westwood Point

This attractive selection of 2, 3 and 4 bedroom homes is perfectly positioned to provide the best of the countryside and the coastline, with all the modern comforts nearby.



Westwood Cross Shopping Centre

Westwood Point is located in the heart of Thanet, with fantastic amenities right on its doorstep and the towns of Margate, Ramsgate and Broadstairs all within 10 minutes by road.

Everything you could possibly need is a short walk from your door. Day-to-day items are easily covered by a wide selection of hardware, home and tech outlets, along with a number of leading supermarkets. There is also a wide range of nearby schools, providing a great education from primary right through to sixth form.

In addition to the essentials, there are plenty of ways to treat yourself. Westwood Cross Shopping Centre plays home to a huge selection of stores from fashion to pharmacies and there is even a multi-screen cinema. Restaurants are abundant, with many of the nation's favourite chains nearby, plus there is a health club and spa offering a pool, gym and group classes less than a mile away.

There is also plenty to enjoy in the immediate surrounding area. The quintessential seaside town of Margate is a short journey north and makes a great day out. This fantastic fusion of traditional British beach resort and

cutting-edge cool means you can go from riding the UK's oldest wooden rollercoaster to visiting the Turner Contemporary Art Gallery in minutes.

Just south of Westwood Point lies the town of Ramsgate. Take a wander along its historic and unique Royal Harbour, where Victorian arches play home to ship chandlers, independent shops and art studios. When you add its beautiful sandy beaches, traditional market and great café culture, there's lots to like.

A short journey east will take you to the award-winning blue flag beaches, cliff-top walks and festival culture of Broadstairs. With everything from the Dickens Festival to the Broadstairs Blues Bash, there's always something going on here, along with plenty of great places to eat and drink.

Alternatively, if you need to get away from it all, there is a wealth of beautiful local countryside and coastline to explore. The 32-mile Viking Coastal Trail provides the perfect outing if you are feeling energetic. Alternatively take a leisurely drive around the countless picturesque surrounding villages to absorb the area's vast local history and charm.



View of Margate



Market Place, Margate



Royal Harbour Marina, Ramsgate



King George VI Park, Ramsgate



Canterbury Old Town

# Find your place to connect at Westwood Point

From Westwood Point, the local transport links make it easy to access a number of nearby destinations, ranging from quiet seaside beauty spots to busy urban hubs.

If you fancy a change of scenery, the A299, otherwise known as the Thanet Way, makes its way west and will take you to other popular seaside resorts that can make a welcome change from the everyday. Sample super-fresh shellfish and explore truly unique independent shops in bohemian Whitstable, or ride the helter skelter at the end of Herne Bay Pier.

Alternatively, the spectacular scenery and fascinating history of the Kent Downs Area of Outstanding Natural Beauty can be easily reached. There's no end of places and nature to discover in this diverse landscape that offers the perfect escape.

If you're looking for a little more excitement, take the A28 into historic Canterbury. This fascinating city offers a huge range of entertainment and activities that can cater for any taste. Whether it's the spectacular cathedral, the Roman Museum or the popular Marlowe Theatre, there's plenty of culture to soak up. Alternatively, why not go for a day's punting along the river or explore one of the local vineyards? If nothing else, Canterbury makes a great destination for shopping, with a wide range of high-street favourites and charming independent shops.

A home at Westwood Point even puts London within easy reach, with excellent rail links from nearby Ramsgate Station. Whether you are commuting for work or looking to sample all the delights the capital has to offer, you could be in the city centre in as little as 72 minutes.

## Get Connected

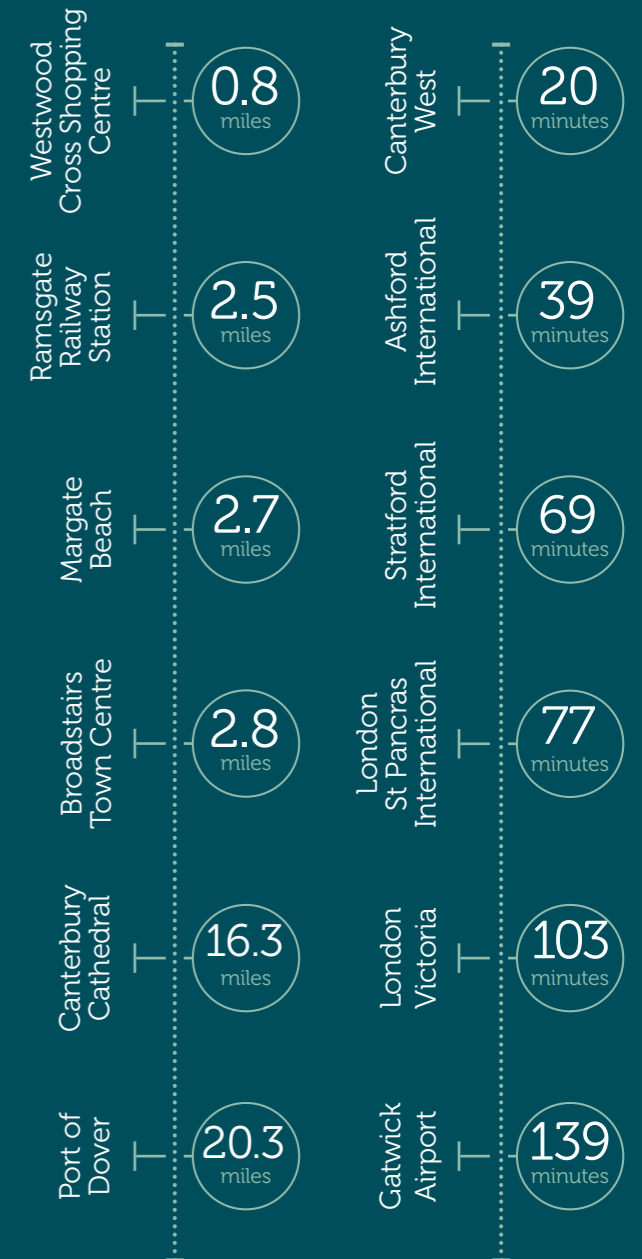
Transport links from Westwood Point make it easy to travel locally, nationally and internationally. The A28 and A29 provide great local links and both connect to the M2 motorway for an uninterrupted route to London. From nearby Ramsgate Station, regular rail services reach a choice of central London stations, while the A256 connects to Dover and opens up a gateway to mainland Europe. Additionally, Gatwick Airport is within two hours and provides access to many global destinations.



By car from Westwood Point



By train from Ramsgate Station





# Specification

## Kitchen

- Symphony range of kitchen units with laminate worktops
- Integrated stainless steel oven and 4 burner gas hob
- Integrated extractor hood and stainless steel splashback
- Stainless steel sink, waste and tap
- Integrated fridge/freezer
- Washing machine space and plumbing
- Removable unit to facilitate future dishwasher, including connections (3+ beds)

## Bathroom

- Bath with chrome mixer taps, shower set and glass screen
- Close coupled WC
- Basin with pedestal and chrome mixer tap
- Porcelanosa tiling to shower and around length of bath
- Porcelanosa splashback tiles to basin
- Heated chrome ladder radiator to bathroom

## Cloakroom

- Close coupled WC
- Basin with pedestal and chrome mixer tap
- Porcelanosa splashback tiles to basin

## Plumbing

- Gas fired Combination boiler
- Thermostatically controlled radiators

## Electrical

- TV aerial link to living room
- Phone / data point to living room
- Fibre to property (FTP)
- Mains-wired smoke, heat and carbon monoxide detectors
- 4 spot track light to kitchen
- Pendant lighting to all other rooms, with batten lighting to bathroom
- PIR wall light to front entrance

## Windows and Doors

- Multipoint locking front and rear doors
- PVCu double glazed windows

## Internal

- Karndean flooring to wet-rooms
- Carpet to all other rooms
- Walls and ceilings in Dulux White Supermatt Emulsion
- Woodwork in white gloss

## General

- Landscaping to front gardens
- Outside tap
- Turf and paved patio to rear gardens
- Lockable shed to rear garden
- 1.8m closeboard fence/screen wall to rear garden (refer to hard landscaping)
- 10-year NHBC warranty





# Homes to be proud of



"Shared Ownership is a brilliant opportunity for young people like me to get a chance to get on the property ladder. I have achieved my life goal of getting a house."

- Dominic Owen-Smith

Here at Orbit Homes, not only do we believe in building quality homes, we also believe in making them accessible.

Our mission is to create welcoming communities that provide residents with a great place to live, work and play. Diversity is a big part of this and that's why at Westwood Point we're proud to offer a mixture of Shared Ownership and rented housing through the local council.

If you're looking to take your first steps on the property ladder, Shared Ownership allows you to purchase a proportion of your home and pay a subsidised rent on the rest. You can choose the size of this share depending on your circumstances – usually between 25% and 75%. As time goes on, it is possible to buy additional shares in your home and in doing so, your rent will reduce, until you own your home outright\* and rent becomes a thing of the past.

With Shared Ownership your deposit is based on the share you are buying rather than the full purchase price, which means a smaller mortgage and a smaller deposit. This means the idea of owning your own home in today's challenging market is not so crazy after all.

Just ask Dominic Owen-Smith who, by taking advantage of the Orbit Homes Shared Ownership Scheme, was able to buy his first home at the age of just 21.

"I heard about Shared Ownership through word of mouth and online," said Dominic. "I could not afford to own a house outright. My financial situation was a bit on the tight side."

After viewing the perfect Orbit Homes property and speaking to our friendly team, who provided guidance every step of the way, Dominic's mind was made up. Using a deposit of just £8,400, he was able to buy a two-bedroom home with integrated appliances, fitted carpets, private drive and a large south-facing garden.

"I just fell in love with the house which Orbit offered and the services they provided. Orbit offered a lot of support for me. It was less daunting than I thought it would be. It was a good, clean buying experience from start to finish. I'm very happy with the property."

Dominic would recommend Orbit Homes Shared Ownership to anyone of his age. He believes you are never too young to step on to the property ladder.

"It's that one thing in life that seems unobtainable until you're a 'grown up'. But thanks to the Shared Ownership scheme, it's allowed me and many others to make their dream a reality."

Interested in Orbit Homes Shared Ownership? Contact the team today to find out how we can help you.



\*Please check your lease for any exceptions to this.



Cottington Gardens, Clifsend

# The Orbit Difference

## The History of Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high

quality, affordable, safe and sustainable and really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this through taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have in place sustainable working and excellent employment practices.

## Building For Good

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact far reaches beyond the homes we build and sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not just through our work supporting our tenants, as a responsible landlord, but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiative further. So by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.



## Orbit in the community

We have invested around £25m into local community projects in the last six years through a range of local projects to improve the local community. This includes sensory gardens, skateboard parks, community farms and neighbourhood cinemas. We also provide help and support on wellbeing, employment and skills, digital inclusion and financial advice through our award-winning Better Days programme.

Alongside this, our employees are very active in the local community through our volunteering programme and contributed over 4,000 community hours in the last 12 months alone. Our employees have painted, decorated, planted and litter-picked their way to supporting our local communities, whilst raising over £45,000 for national and local charities including MIND, Shelter, Macmillan Cancer Support and Prostate Cancer Awareness UK.

## Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment.

We have four main priorities:

- Climate action to become net zero carbon
- Ecological Resilience to enhance the quality of green spaces
- Responsible Partnerships and a sustainable supply chain
- Increasing biodiversity



Sanderling Mews, Herne Bay

## Design Standards

At Orbit our vision is to lead in building thriving communities and we recognise that in order to build a thriving community great care and attention needs to be taken to the way in which they are designed.

We know that communities are about people first and foremost but the design of the places we live can also have a huge impact on our lives.

From the design of each individual home to the spaces in between that make up the public realm, great design can have a positive impact through its ability to 'surprise and delight'.

At Orbit we believe that good design is at the heart of delivering thriving communities and is fundamental to our mission. It is also essential, so that we can create your place to thrive.

Westwood Point Phase 5b  
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Wider Area



Local Area



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