

# HOO FARM

MONKTON ROAD, MINSTER,  
RAMSGATE, CT12 4JB

Developed By:



Better Built By  
**Roddy New Homes Ltd**

Selling Agents:



**Oakwood homes®**  
putting people first



MODERN  
COUNTRY  
LIVING AWAITS.





# LOCATION & OVERVIEW.

## 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.

## The location

Minster offers a range of local amenities from restaurants, pubs and bars, hairdressers, library, butchers, bakery, and a variety of shops. 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.



2 Bedroom Detached House

Plot 15 **SSTC** | Plot 17 | Plot 21

2 Bedroom End of Terrace House

Plot 3 **SOLD** | Plot 18 | Plot 20 **SSTC**

Plot 22 **AFFORDABLE HOUSING** | Plot 25 **AFFORDABLE HOUSING** **SOLD**

2 Bedroom Semi-Detached House

Plot 2

2 Bedroom Mid Terrace House

Plot 4 **SSTC**

2 Bedroom Terrace House

Plot 23 **AFFORDABLE HOUSING** **SOLD** | Plot 24 **AFFORDABLE HOUSING**

2 Bedroom Link-Detached Bungalow

Plot 16 **SOLD**

3 Bedroom Detached House

Plot 6 | Plot 11

3 Bedroom End of Terrace House

Plot 5 | Plot 7 | Plot 10 | Plot 12

Plot 14 **AFFORDABLE HOUSING**

3 Bedroom Semi-Detached House

Plot 1 **SOLD**

3 Bedroom Terrace House

Plot 8 | Plot 9 | Plot 13 **AFFORDABLE HOUSING** | Plot 19

NOTE: This site plan is intended for guidance only and the accuracy of this information should not be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. Landscaping is indicative only.



# LOCATION, LOCATION, LOCATION.

**MINSTER IS A BEAUTIFUL VILLAGE ON THE OUTSKIRTS OF THANET AND CLOSE TO RAMSGATE WITH A GOOD ARRAY OF SHOPS, PUBS AND RESTAURANTS.**

There is a railway station at the bottom of the village, providing access to High-Speed railway links to London St Pancras, from Ramsgate, in under 75 minutes.

Ramsgate is about 2 miles distant with its larger shopping facilities and famous marina which is home for the famous Royal Templars Yacht Club. St Augustine's Golf Club offers a great course with views out to sea for any keen golfer and Sandwich village is another close neighbour with some incredible history dating back over many centuries to the Roman settlement at Richborough.

Access to the Cathedral City of Canterbury is about 16 miles by road or rail which also provide immense history of a bygone era and of course boasts the oldest Cathedral in the country.

Overall – a lovely place to live with great amenities, schools, entertainment, and the tranquillity of the wonderful countryside in Kent.



1. STONELEES GOLF CENTRE 2. MINSTER-IN-THANET 3. RAMSGATE HARBOUR











# PLOT TWO

2 BEDROOM SEMI-DETACHED HOUSE  
1 PARKING SPACE

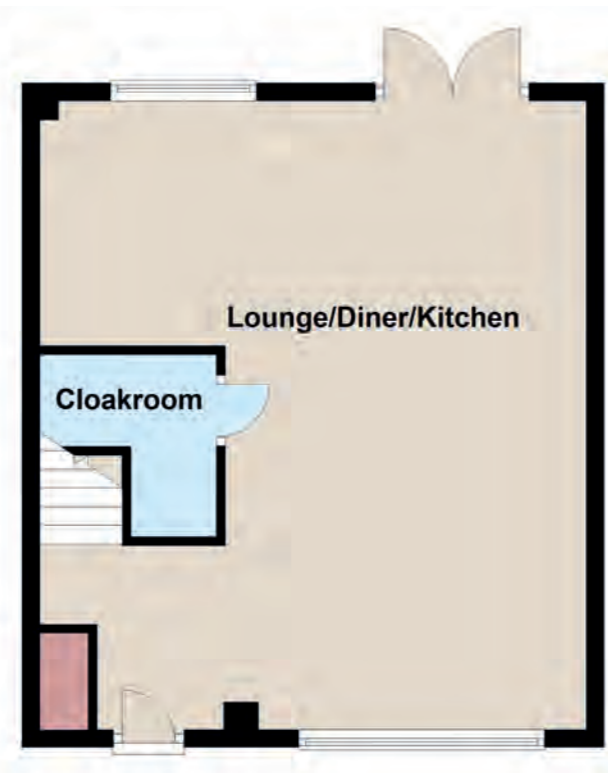
## GROUND FLOOR

LIVING/DINING/KITCHEN

6.21m x 7.12m

WC/UTILITY

2.25m x 2.13m



PLOT 2

# PLOT FIVE

3 BEDROOM END OF TERRACE HOUSE  
1 PARKING SPACE

## GROUND FLOOR

LIVING/DINING/KITCHEN

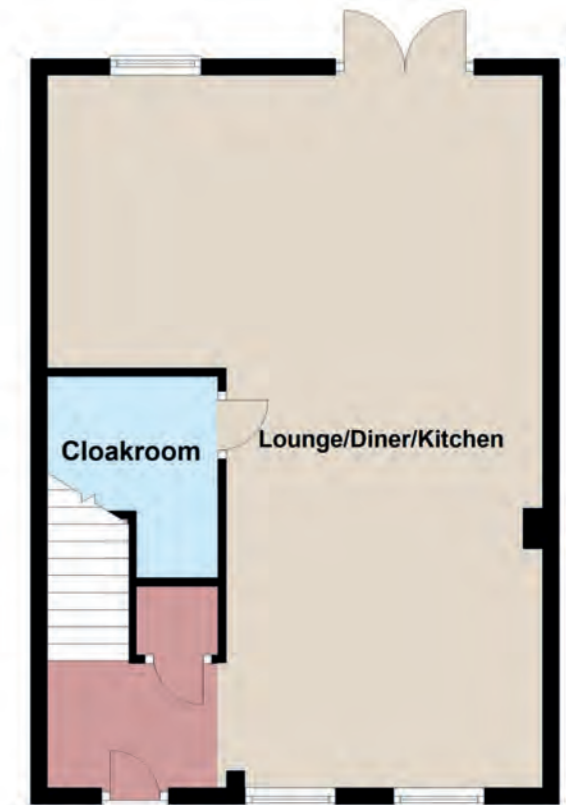
6m x 8.58m

ENTRANCE

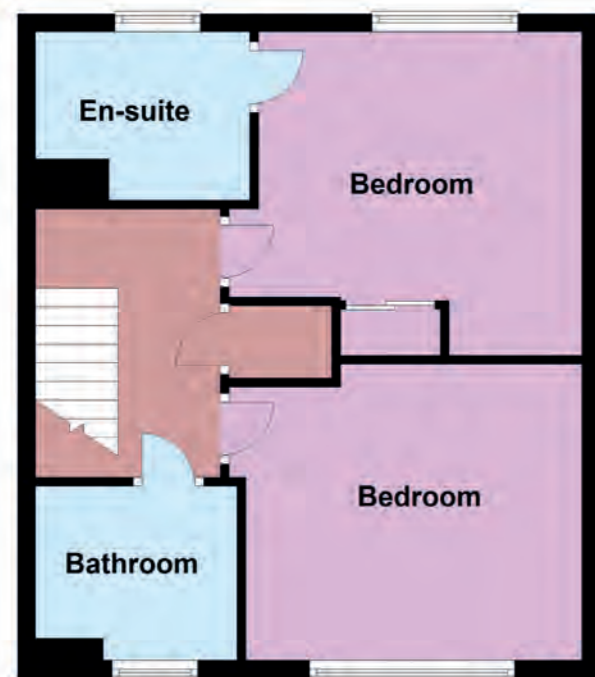
2.15m x 1.51m

WC/UTILITY

2.25m x 2.44m



PLOT 5



## FIRST FLOOR

BEDROOM 1

3.73m x 3.66m

ENSUITE

2.40m x 1.68m

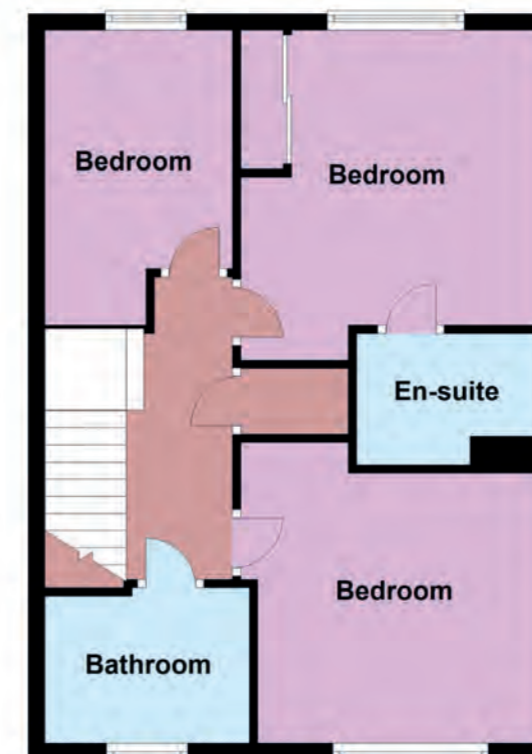
BEDROOM 2

3.80m x 3.37m

BATHROOM

2.33m x 1.98m

TOTAL FLOOR AREA: 92.7 Sq M / 998 Sq Ft



## FIRST FLOOR

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

TOTAL FLOOR AREA: 103.8 Sq M / 1118 Sq Ft

# PLOT SIX

3 BEDROOM DETACHED HOUSE  
2 PARKING SPACES

## GROUND FLOOR

LIVING/DINING 9.22m x 5.32m	ENTRANCE 1.81m x 2.30m	BEDROOM 1 3.78m x 3.48m
KITCHEN 3.05m x 2.50m	WC/UTILITY 1.53m x 1.72m	



## FIRST FLOOR

BEDROOM 2 3.78m x 3.32m	BATHROOM 2.15m x 1.91m	STORE 6.00m x 5.32m
DRESSING ROOM 1.54m x 1.91m	STUDY 3.60m x 3.42m	



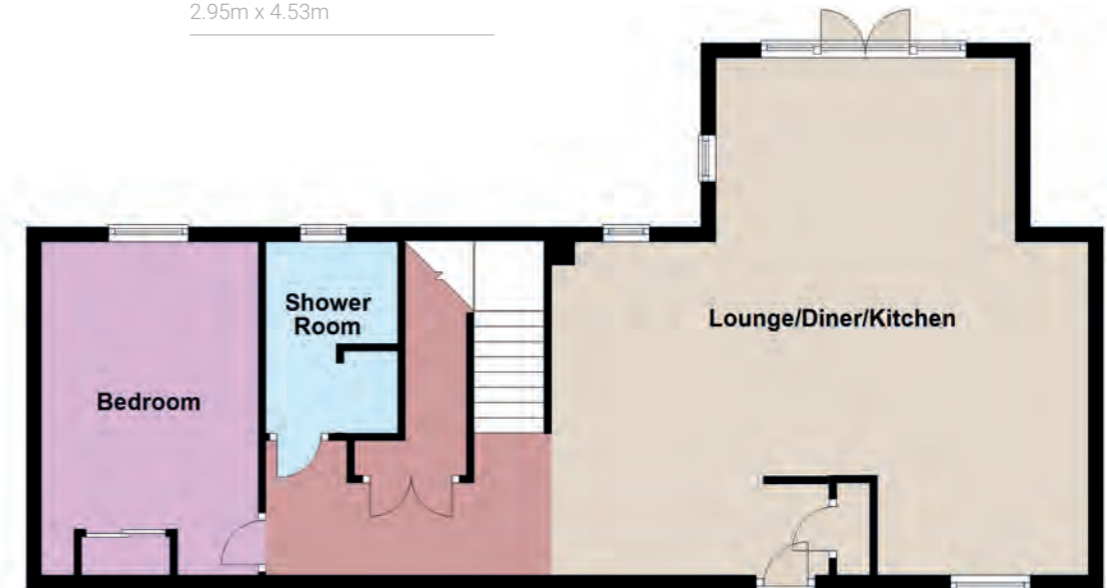
TOTAL FLOOR AREA: 127.5 Sq M / 1373 Sq Ft

# PLOT SEVEN

3 BEDROOM END OF TERRACE HOUSE  
2 PARKING SPACES

## GROUND FLOOR

LIVING/DINING/KITCHEN 7.31m x 7.01m	WC/SHOWER 1.82m x 2.61m
BEDROOM 1 2.95m x 4.53m	



## FIRST FLOOR

BEDROOM 2 4.86m x 4.53m	STORE 4.86m x 4.53m
BATHROOM 2.42m x 1.95m	



TOTAL FLOOR AREA: 107.3 Sq M / 1156 Sq Ft



# PLOT EIGHT

3 BEDROOM TERRACE HOUSE  
1 PARKING SPACE

## GROUND FLOOR

LIVING/DINING/KITCHEN

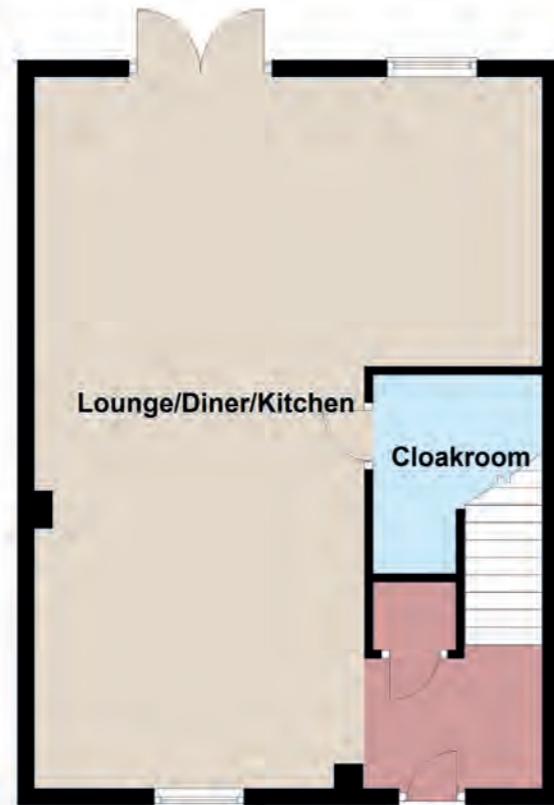
6m x 8.58m

ENTRANCE

2.15m x 1.51m

WC/UTILITY

2.25m x 2.44m



# PLOT NINE

3 BEDROOM TERRACE HOUSE  
1 PARKING SPACE

## GROUND FLOOR

LIVING/DINING/KITCHEN

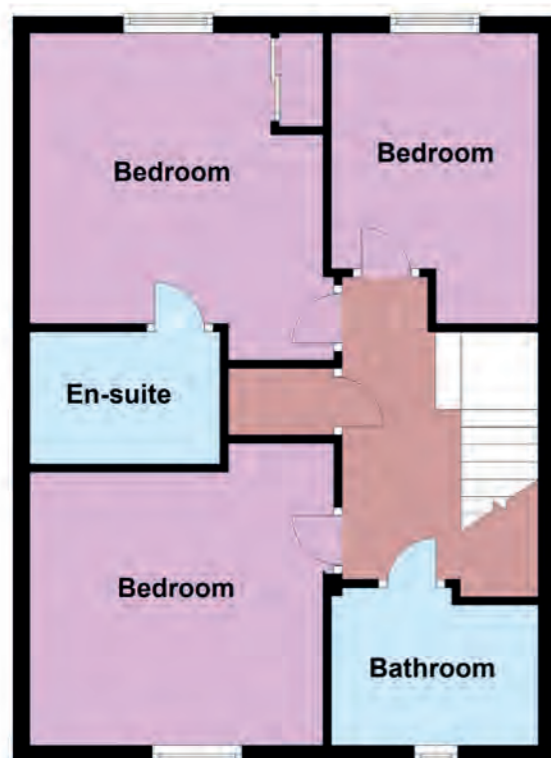
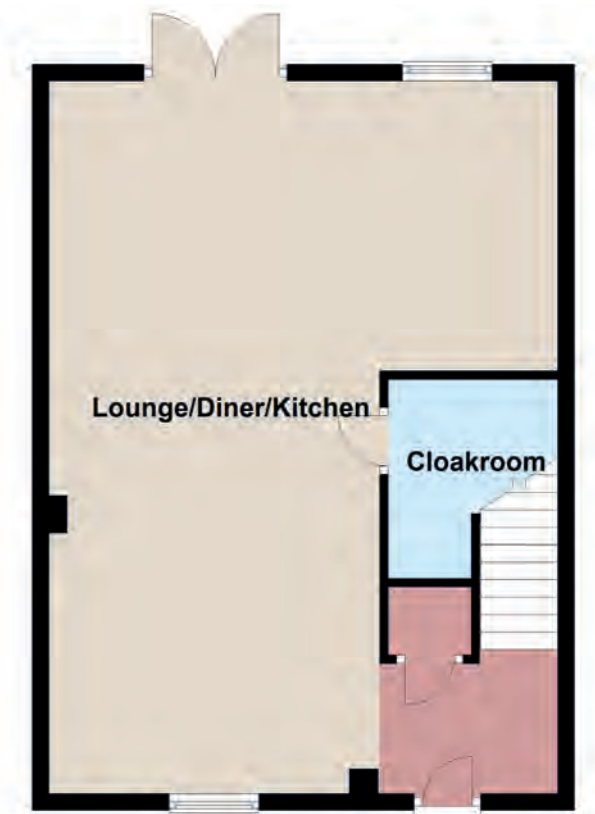
6m x 8.58m

ENTRANCE

2.15m x 1.51m

WC/UTILITY

2.25m x 2.44m



## FIRST FLOOR

BEDROOM 1

3.41m x 3.97m

ENSUITE

2.20m x 1.56m

BEDROOM 2

3.42m x 3.42m

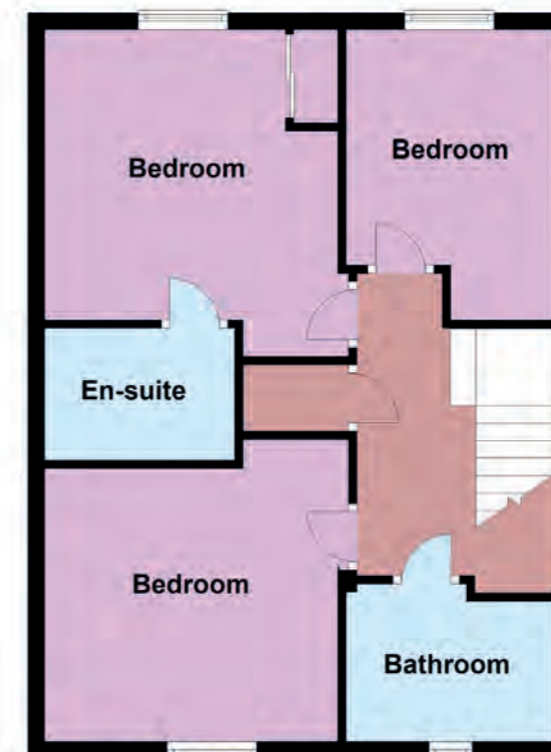
BEDROOM 3

2.50m x 3.51m

BATHROOM

2.52m x 1.89m

TOTAL FLOOR AREA: 105.8 Sq M / 1139 Sq Ft



## FIRST FLOOR

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

TOTAL FLOOR AREA: 105.8 Sq M / 1139 Sq Ft



# PLOT TEN

3 BEDROOM END OF TERRACE HOUSE  
1 PARKING SPACE

## GROUND FLOOR

LIVING/DINING/KITCHEN

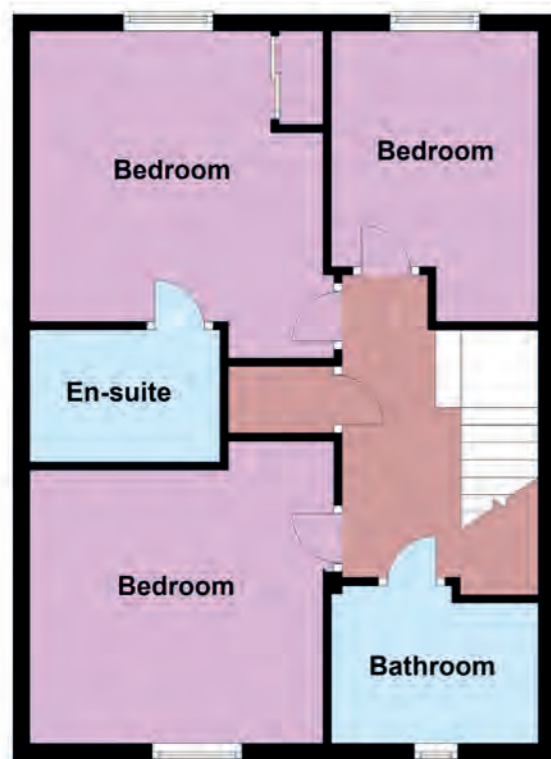
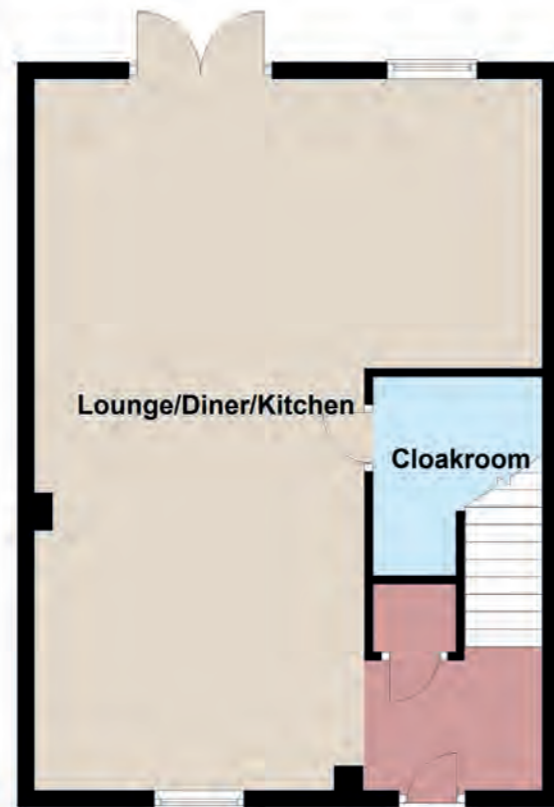
6m x 8.58m

ENTRANCE

2.15m x 1.51m

WC/UTILITY

2.25m x 2.44m



## FIRST FLOOR

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

TOTAL FLOOR AREA: 105.8 Sq M / 1139 Sq Ft

# PLOT ELEVEN

3 BEDROOM DETACHED HOUSE  
2 PARKING SPACES

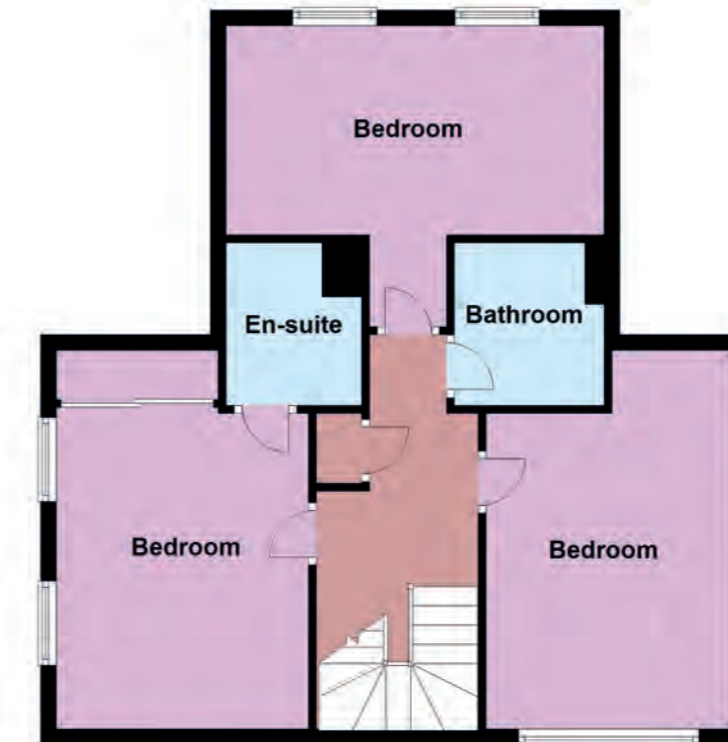
## GROUND FLOOR

LIVING/DINING

8.70m x 4.87m

KITCHEN

4.87m x 4.13m



## FIRST FLOOR

BEDROOM 1

3.26m x 4.87m

ENSUITE

1.73m x 2.10m

BEDROOM 2

3.25m x 4.87m

BEDROOM 3

4.87m x 2.80m

BATHROOM

1.95m x 2.10m

TOTAL FLOOR AREA: 122.4 Sq M / 1318 Sq Ft



# PLOT TWELVE

3 BEDROOM END OF TERRACE HOUSE  
1 PARKING SPACE

## GROUND FLOOR

KITCHEN/DINING

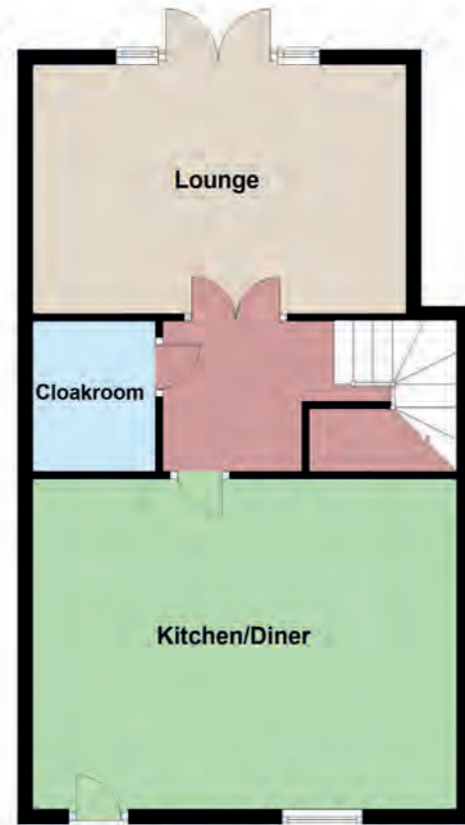
5.73m x 4.47m

LIVING

5.06m x 4.18m

WC/UTILITY

1.67m x 2.00m



# PLOT THIRTEEN

AFFORDABLE HOUSING

3 BEDROOM TERRACE HOUSE  
1 PARKING SPACE

## GROUND FLOOR

KITCHEN/DINING

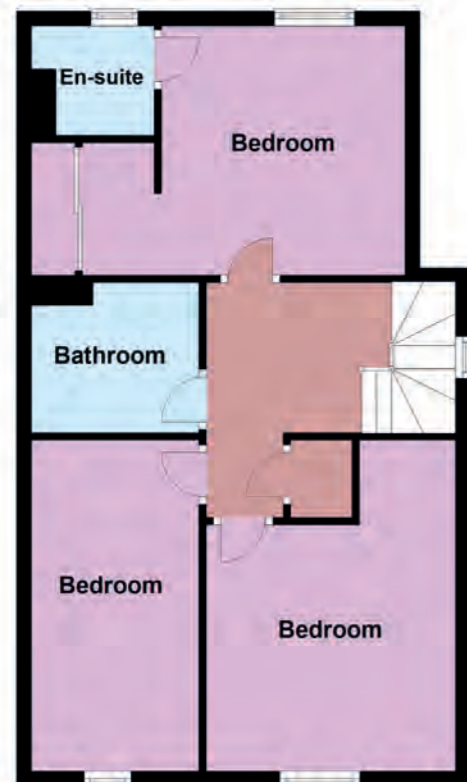
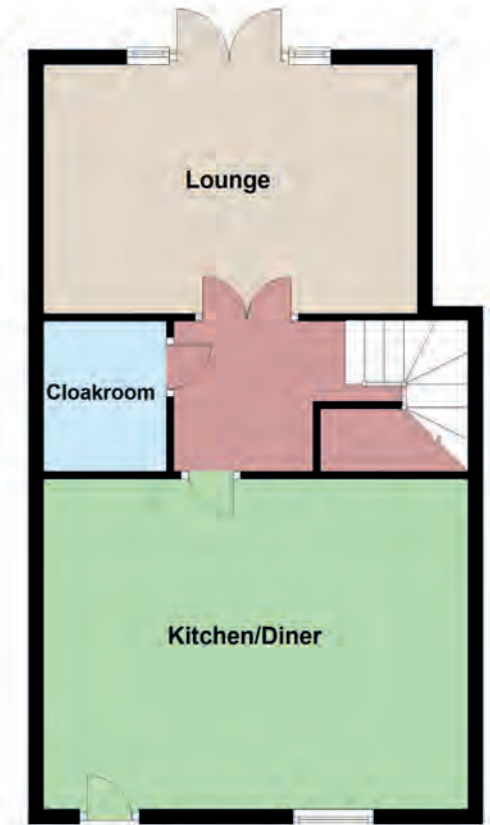
5.73m x 4.47m

LIVING

5.06m x 4.18m

WC/UTILITY

1.67m x 2.00m



## FIRST FLOOR

BEDROOM 1

5.06m x 3.96m

ENSUITE

1.60m x 2.30m

BEDROOM 2

3.34m x 4.38m

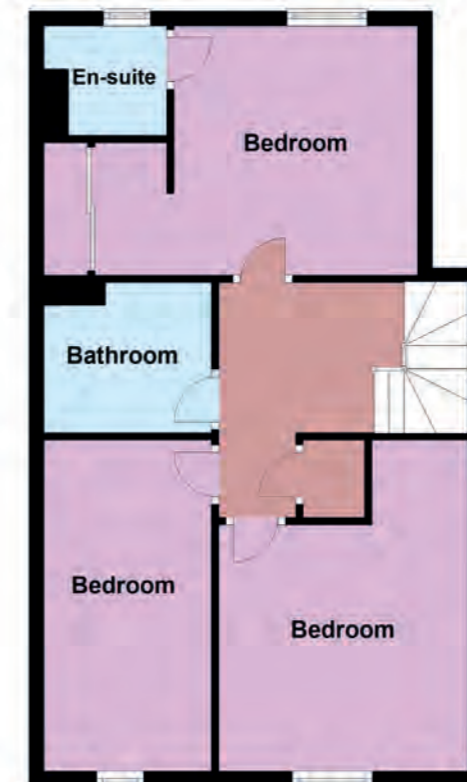
BEDROOM 3

2.30m x 4.47m

BATHROOM

2.30m x 2.00m

TOTAL FLOOR AREA: 118.4 Sq M / 1275 Sq Ft



## FIRST FLOOR

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

TOTAL FLOOR AREA: 115.1 Sq M / 1240 Sq Ft



# PLOT FOURTEEN

AFFORDABLE HOUSING

3 BEDROOM END OF TERRACE HOUSE  
1 PARKING SPACE

## GROUND FLOOR

KITCHEN/DINING

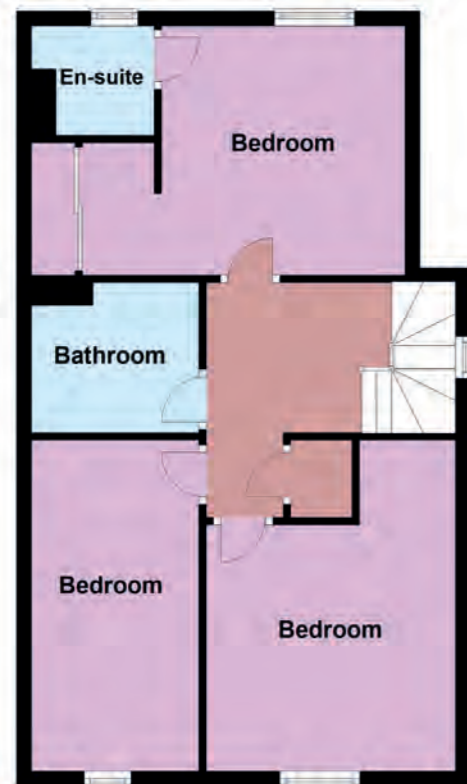
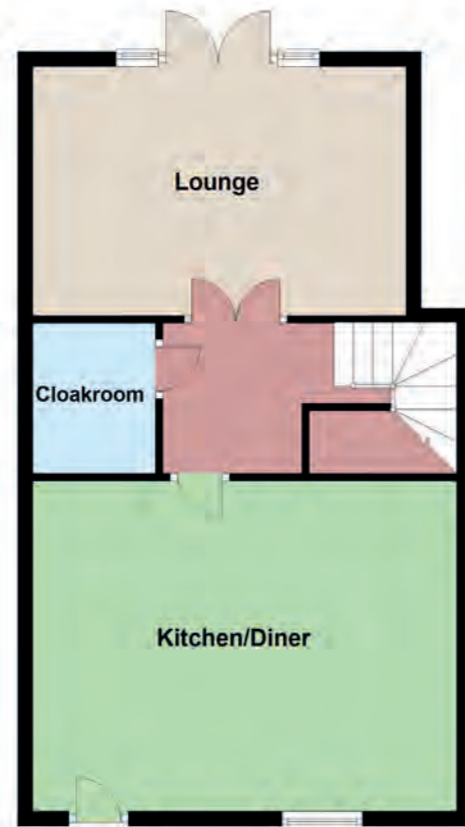
5.73m x 4.47m

LIVING

5.06m x 4.18m

WC/UTILITY

1.65m x 2.00m



## FIRST FLOOR

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 4.47m

TOTAL FLOOR AREA: 118.8 Sq M / 1279 Sq Ft

# PLOT SEVENTEEN

2 BEDROOM DETACHED HOUSE  
2 PARKING SPACES

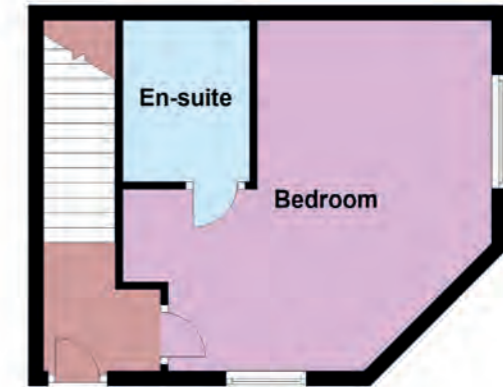
## GROUND FLOOR

BEDROOM 2

3.77m x 6.11m

ENSUITE

2.25m x 1.75m



## FIRST FLOOR

LIVING/KITCHEN

7.14m x 5.02m

BEDROOM 1

3.60m x 4.32m

SHOWER

2.37m x 1.70m

TOTAL FLOOR AREA: 104.7 Sq M / 1127 Sq Ft



# PLOT EIGHTEEN

2 BEDROOM END OF TERRACE HOUSE  
1 PARKING SPACE

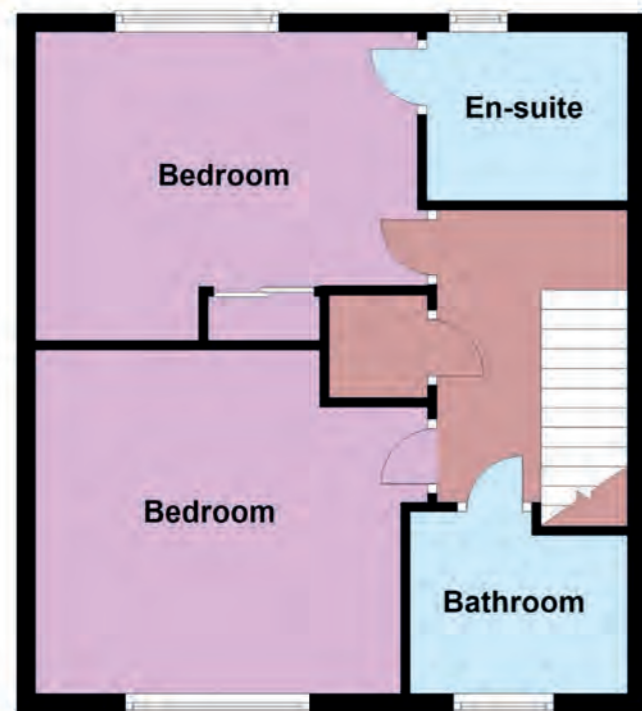
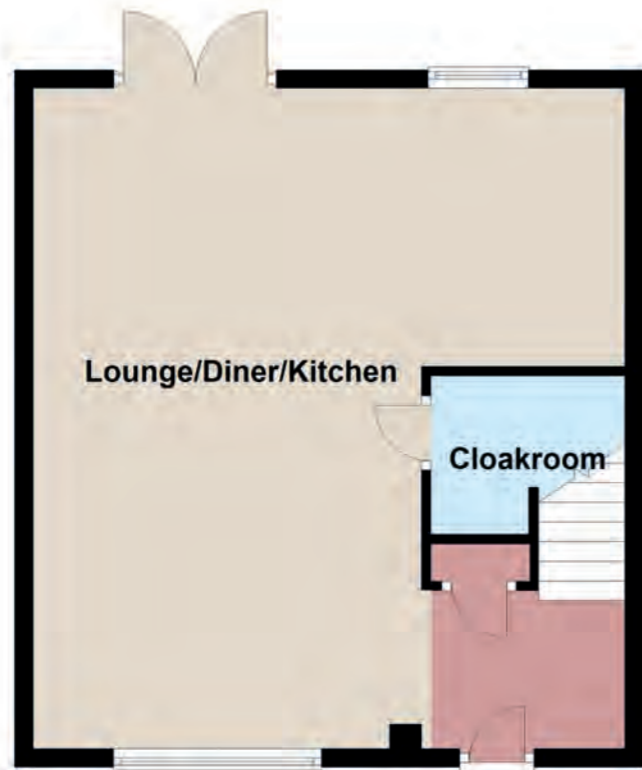
## GROUND FLOOR

LIVING/DINING/KITCHEN

6.42m x 7.12m

WC/UTILITY

2.50m x 1.50m



## FIRST FLOOR

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

TOTAL FLOOR AREA: 94.7 Sq M / 1020 Sq Ft

# PLOT NINETEEN

3 BEDROOM TERRACE HOUSE  
1 PARKING SPACE

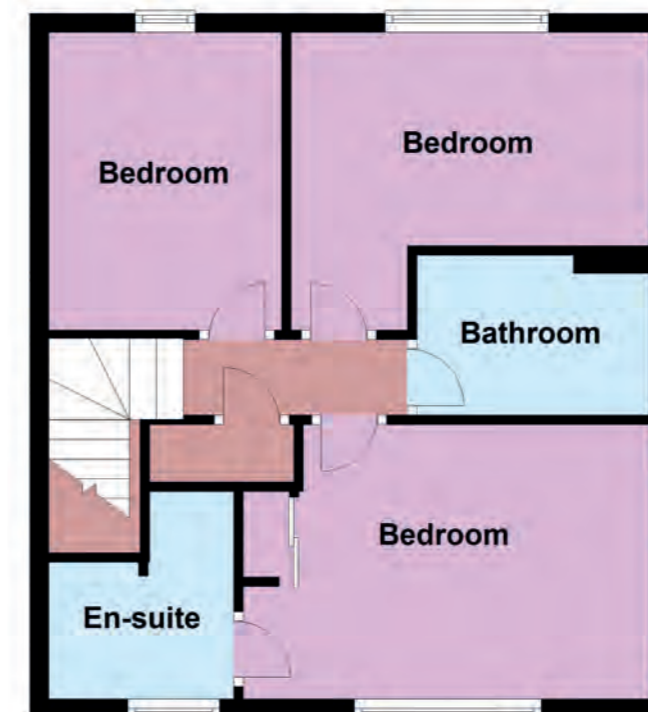
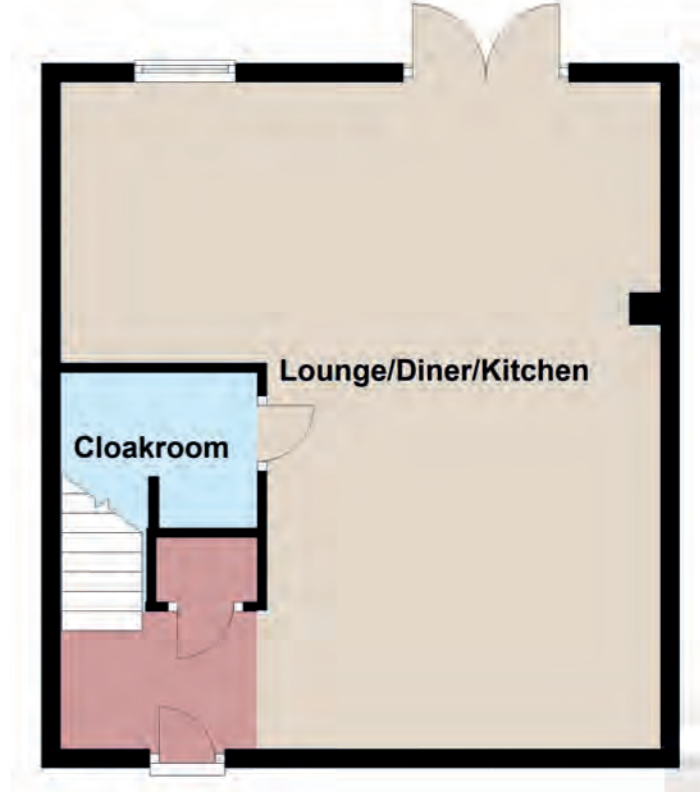
## GROUND FLOOR

LIVING/DINING/KITCHEN

6.45m x 7.12m

WC/UTILITY

2.50m x 1.50m



## FIRST FLOOR

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

TOTAL FLOOR AREA: 94.6 Sq M / 1019 Sq Ft



# PLOT TWENTY ONE

2 BEDROOM DETACHED HOUSE  
1 PARKING SPACE

## GROUND FLOOR

LIVING/KITCHEN

5.33m x 6.00m

WC/UTILITY

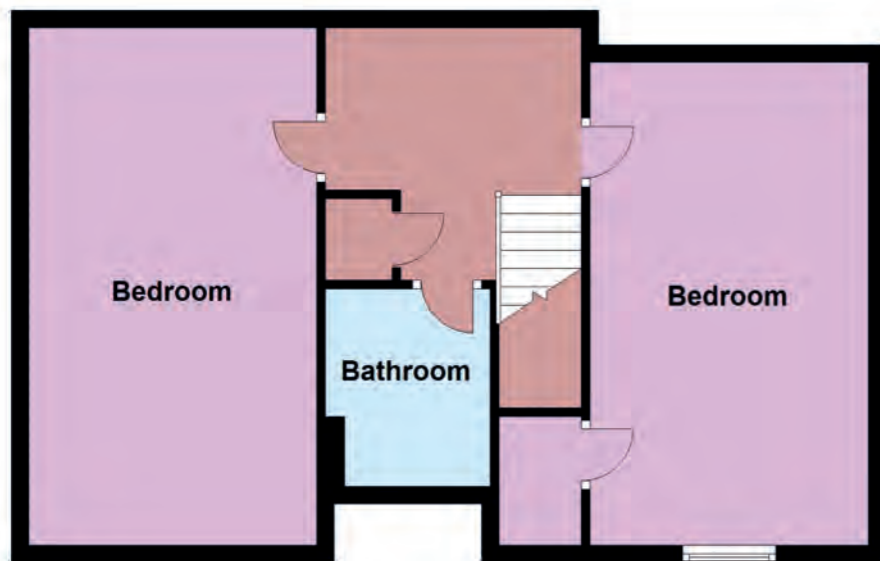
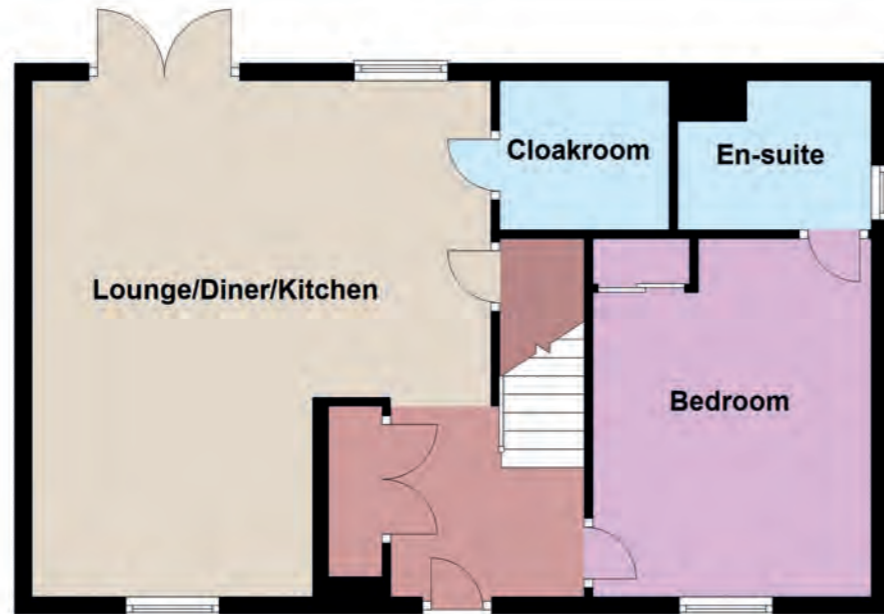
1.95m x 1.75m

BEDROOM 1

3.25m x 4.16m

ENSUITE

2.25m x 1.75m



## FIRST FLOOR

BEDROOM 2

3.25m x 5.60m

BATHROOM

1.96m x 2.30m

STORE

3.27m x 6.00m

TOTAL FLOOR AREA: 94.2 Sq M / 1015 Sq Ft

# PLOT TWENTY FOUR

AFFORDABLE HOUSING

2 BEDROOM TERRACE HOUSE  
1 PARKING SPACE

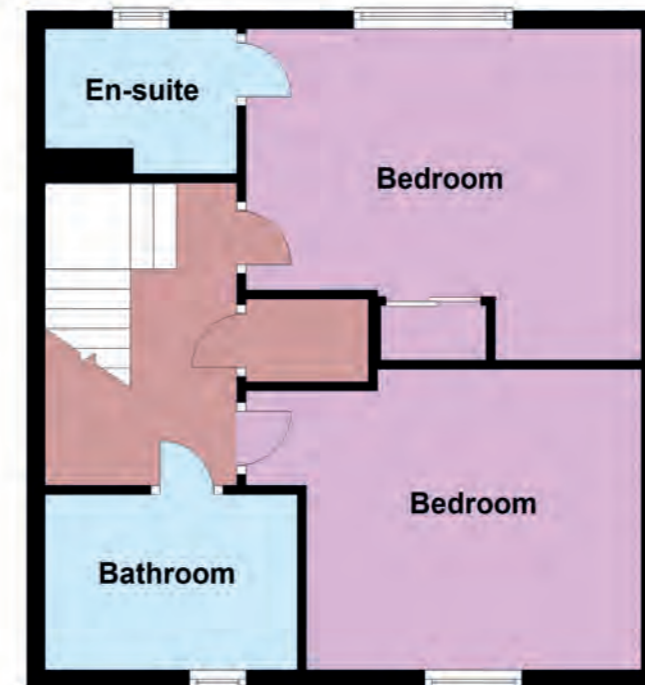
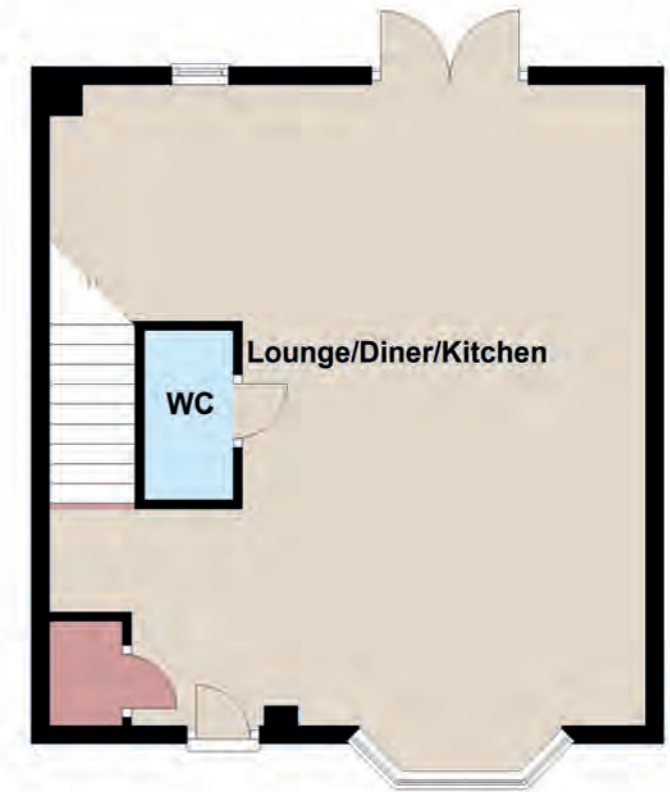
## GROUND FLOOR

LIVING/DINING/KITCHEN

6.46m x 7.12m

WC

1.00m x 2.10m



## FIRST FLOOR

BEDROOM 1

3.94m x 3.76m

ENSUITE

2.42m x 1.59m

BEDROOM 2

3.94m x 3.36m

BATHROOM

2.42m x 1.97m

TOTAL FLOOR AREA: 92.8 Sq M / 999 Sq Ft



# SPECIFICATIONS

## General Information

- All homes will be of timber frame construction with a mixture of Brickwork and Cladding Facade.
- 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 i.e 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.

## 1. Kitchens

- Gloss white kitchen with oak effect laminate worktops.
- Built in fridge freezer, washing machine, 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, 8-12, 15, 17 & 21.

## 2. 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

## 3. Electrical & Mechanical

- 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.

## 4. 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.

## 5. Parking

- Each home has one allocated parking bay as part of its freehold.

## 6. 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.

## 7. Exclusions

- The developers do not offer a paper hanging or feature painting option on any property not 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.*





**About us**

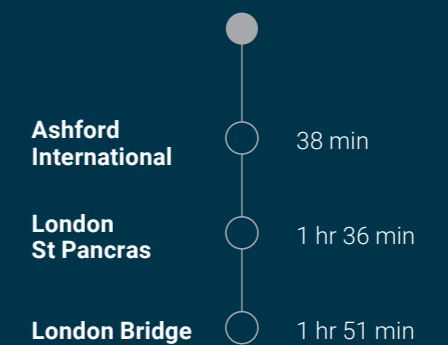
Roddy New Homes and its subsidiaries is a wholly owned family run Regional House Builder based in Bromley and operating Throughout South East England.

The business is driven by providing our Customers with Quality Built Homes with an emphasis on Low Carbon Construction Methods, MMC, Low end user running costs, Utilising Brownfield sites, Creating a biodiversity Net Gain and creating places our Customers can call Home.

Both Directors with a combined 45 years' experience in the industry are hands on within the business and oversee operations side by side with the business's highly experienced team on a daily basis and liaise directly with customers making sure the build and sale process runs seamlessly up to completion and aftercare.

- Minster Train Station**  
1.2 miles | 5 min drive
- Ramsgate**  
6.6 miles | 22 min drive
- Broadstairs**  
8 miles | 25 min drive
- Margate**  
8.6 miles | 21 min drive
- Canterbury**  
11.3 miles | 28 min drive
- Dover Ferry Port**  
22.3 miles | 47 min drive
- Bluewater Shopping Centre**  
52.6 miles | 58 min drive
- Lakeside**  
59 miles | 1 hr 30 min drive

**MINSTER TRAIN STATION**



Hoo Farm, Monkton Road, Minster, Ramsgate, CT12 4JB





Better Built By  
**Roddy New Homes Ltd**

For all enquiries please contact sole selling agents:



**Oakwood homes**<sup>®</sup>  
putting people first

01843 221133 | [hello@oakwoodhomes.biz](mailto:hello@oakwoodhomes.biz)

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