



Millwright Place

Tovil, Maidstone



2 bedroom apartments
available with **Shared Ownership**



Welcome to Millwright Place

A brand-new residential community in the heart of Tovil.

This new collection of 2 bedroom apartments is available with Shared Ownership. With this scheme, you can purchase your new home with a lower deposit than is required to buy outright.

RIVER MEDWAY

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Designed for modern living

Light-filled, spacious interiors create a welcoming sense of space, with open-plan layouts designed for comfortable modern living

High specification finishes come as standard, including integrated kitchen appliances, Amtico and carpet flooring, and a private balcony providing the perfect spot for a morning coffee or to unwind at the end of the day.





RIVER MEDWAY

Discover Maidstone...

There's something for everyone - with its picturesque riverside setting, Maidstone offers the ideal balance of town convenience and countryside charm.

Whether you're strolling along the River Medway, relaxing in one of the many parks, or exploring the town's rich heritage, Maidstone brings together history, culture, and modern living in a vibrant, well-connected community.



Discover all that Maidstone has to offer

Where historic charm and contemporary living come together beside the beautiful River Medway.

As the historic county town of Kent, Maidstone boasts a fascinating past, from its medieval market roots to its role in royal and civil history. Stroll through characterful streets where centuries old buildings sit comfortably alongside lively cafes, independent shops, and cultural spaces.

The town is home to a thriving arts and entertainment scene, with venues like the Hazlitt Theatre and Maidstone Museum offering a year-round programme of exhibitions, performances, and events.

Head to Week Street and Fremlin Walk for high-street favourites, or explore the Old High Street for artisan boutiques, local bakeries, and vintage gems. Regular street markets bring fresh produce and handcrafted finds right to the heart of the community.

Everyday essentials are within easy reach too - from supermarkets like Tesco and Lidl to pharmacies, post offices, gyms, and medical services.

Just beyond the town, explore the Kent countryside and attractions like Leeds Castle, Mote Park, the peaceful Hayle Park Nature Reserve, a haven for wildlife and scenic walks and the Kent Showground, which hosts seasonal events, family fun days and the iconic Kent County Show celebrating rural life, food and community spirit.





Quality learning around the corner

Education is at the heart of the community, with excellent schools and enriching opportunities at every stage.

From early years settings to primary and secondary schools, every child can benefit from high-quality education.





Surround yourself with nature

Living in Tovil means nature is always close at hand. From peaceful riverside walks to open meadows and weekend adventures, the area offers a perfect setting for a well-balanced, outdoor lifestyle.

Just minutes away, Crisbrook Meadow and Ponds provide wildflower meadows, natural springs, and shady paths ideal for quiet strolls and spotting local wildlife.

Nearby, Collis Millennium Green offers a community-kept space rich in native plants, perfect for families and nature lovers. Just moments away, Hayle Park Nature Reserve is a true hidden gem, a peaceful haven of winding woodland trails, open grassland and mature trees where wildlife thrives throughout the seasons. Managed with the support of dedicated local volunteers, the reserve offers opportunities to get involved too, from practical conservation days to community-led initiatives that help protect and enhance this special landscape.

For more active days, South Park features play areas, sports facilities and plenty of space to unwind.

A short drive away, Mote Park's 450 acres of lakes, woodland, and recreational facilities make it a favourite for picnics, jogs, or pedalo rides. The scenic River Medway winds through Maidstone River Park, connecting Tovil to the town with walking and cycling trails. And for woodland walks and seasonal wildlife, Bearsted Woodland Trust is the perfect spot.

From tucked-away local reserves to expansive parklands, Tovil puts nature at the heart of daily life, creating a lifestyle where fresh air, green views, and outdoor freedom are always within reach.

Beautiful outdoor spaces within easy reach...

- **Walnut Tree Meadow**
0.4 miles
- **Crisbrook Meadow and Ponds**
0.5 miles
- **Hayle Park Nature Reserve**
1.0 mile
- **Hayle Park Nature Reserve**
1.0 mile
- **South Park**
1.2 miles
- **Collis Millenium Green**
1.3 miles
- **Maidstone River Park**
1.4 miles
- **Mote Park**
2.1 miles
- **Bearsted Woodland Trust**
4 miles

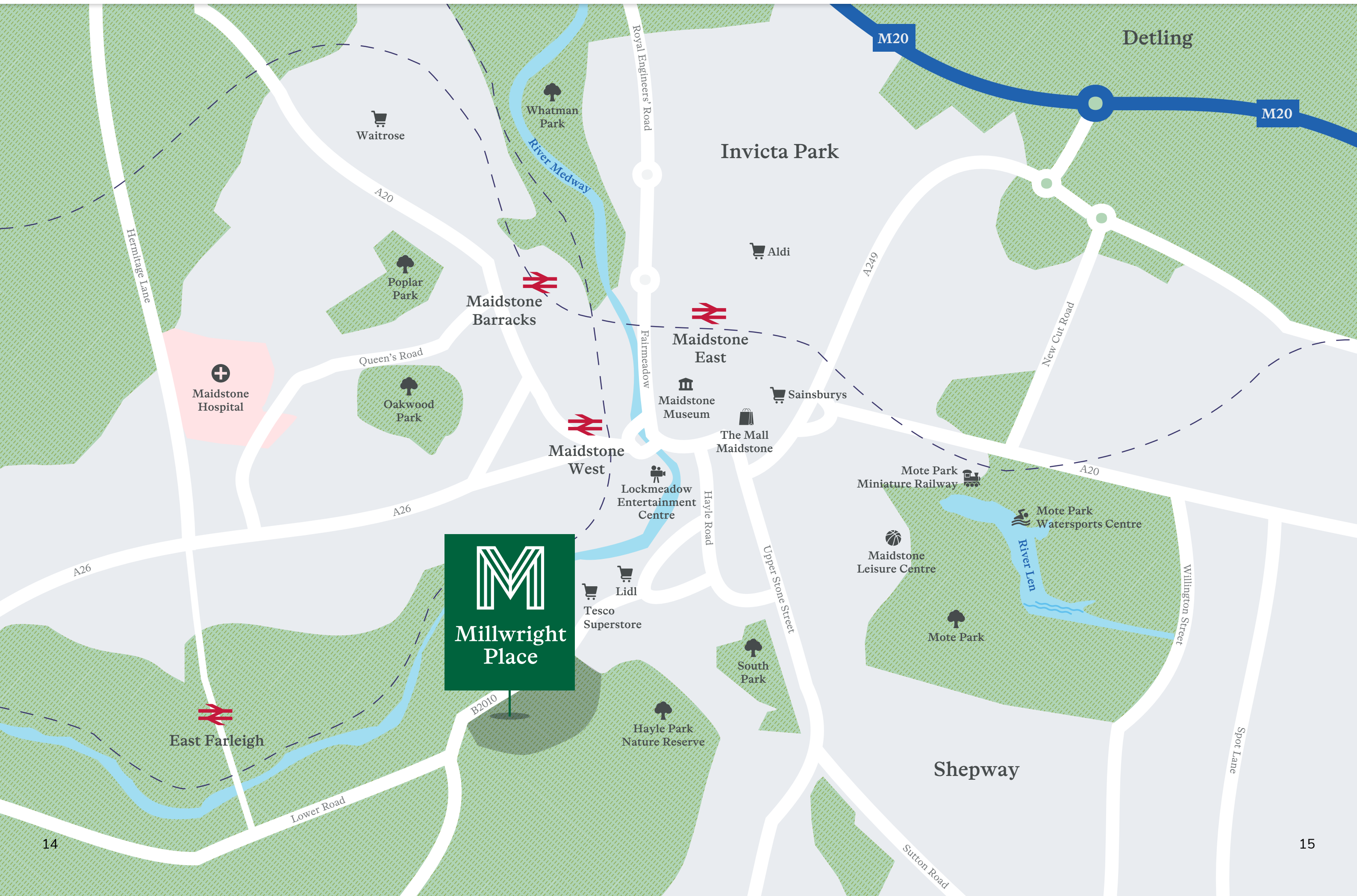
NORTH DOWNS, MAIDSTONE



MOTE PARK



MAIDSTONE RIVER PARK





Your journey starts here

Whether you're planning a day exploring Maidstone's vibrant town centre or heading out for a longer trip, you're perfectly placed.

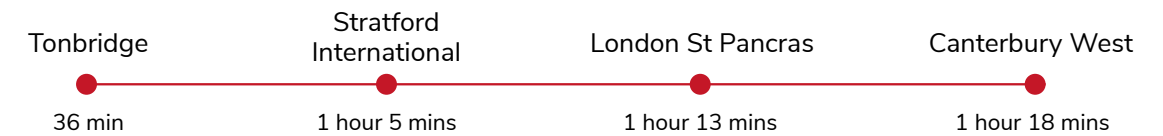
Maidstone offers excellent train services, making travel to London, Ashford, or the coast simple and direct. The town is well served by major roads, including the M20, which connects easily to the M25 and beyond. Millwright Place is c.40 miles from London Gatwick Airport.



By Rail

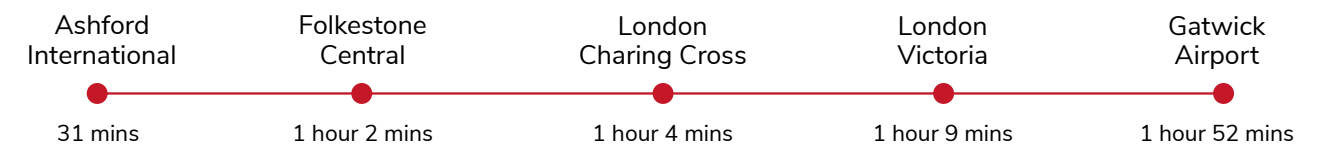
Maidstone West railway station from Millwright Place

5 min drive | 1.5 miles | 5 min cycle



Maidstone East railway station from Millwright Place

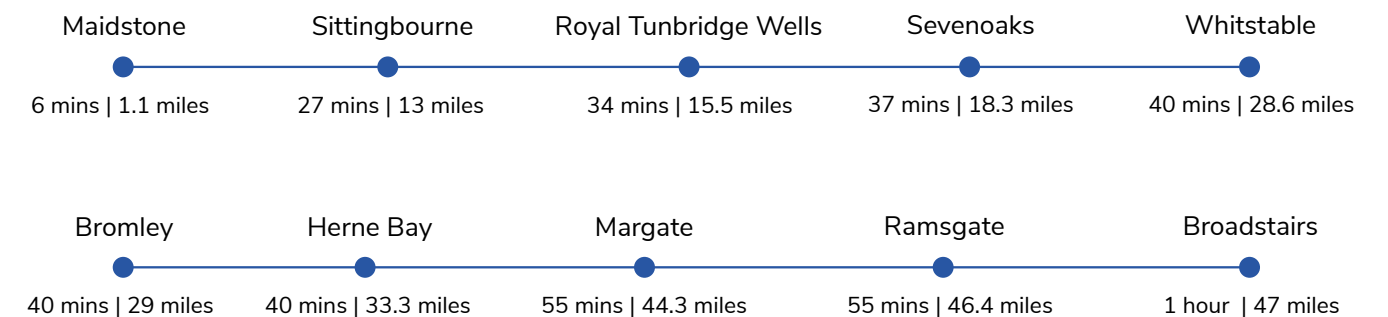
6 min drive | 2.1 miles | 12 min cycle



By Road

M20 (Junction 6)

10 min drive | 3.5 miles



By bus

Farleigh Hill Tesco bus stop

0.1 miles | 1 min walk

Nu-Venture 23 Bus Route - Goudhurst to Maidstone





Site plan

Click on a plot to see its floor plan and details



KEY:

Block A
2 bedroom apartments

Block C
2 bedroom apartments

L&G Shared Ownership houses

L&G rented homes

Linden Homes

SS Substation

Cycle Store

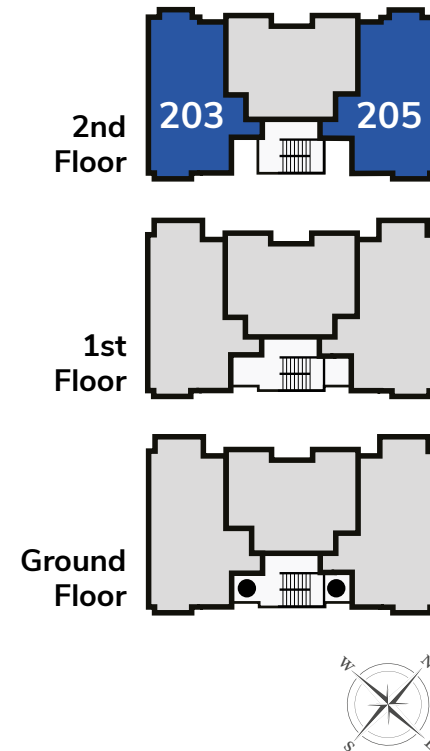
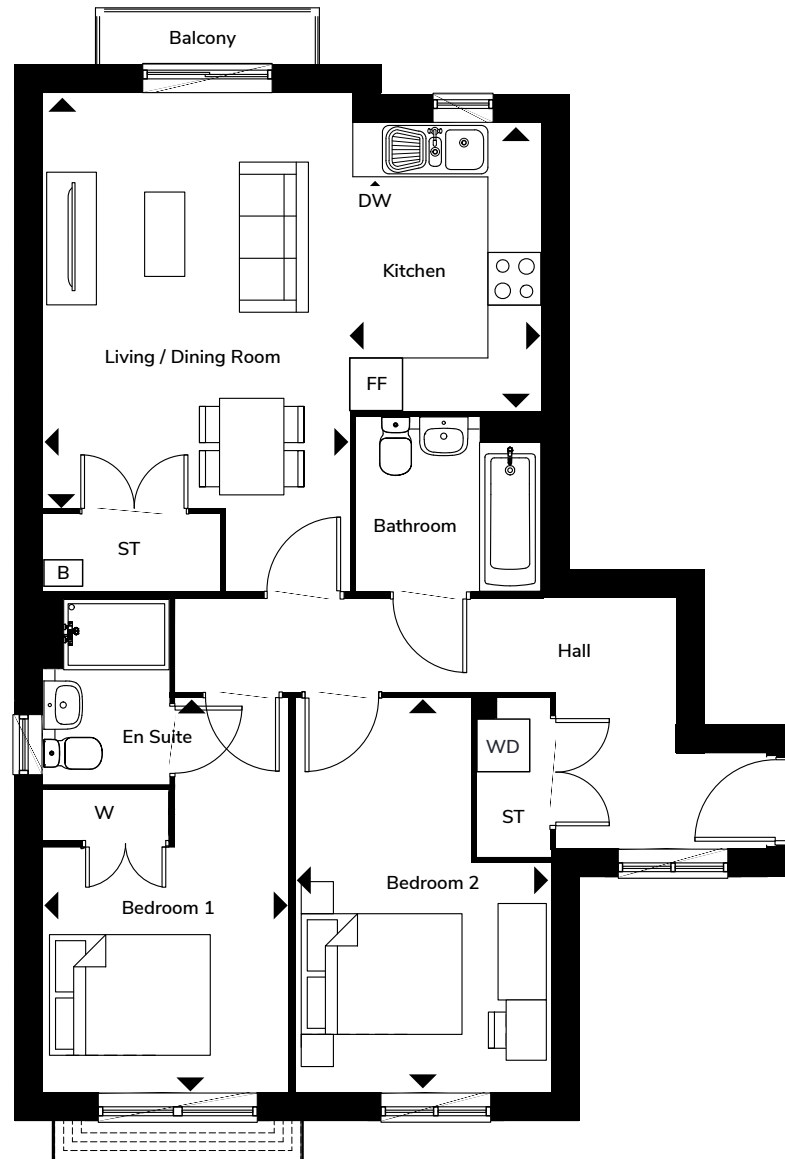
Bin Store

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Consultant for more details.



Block A Plots 203 and 205*

* Homes are handed



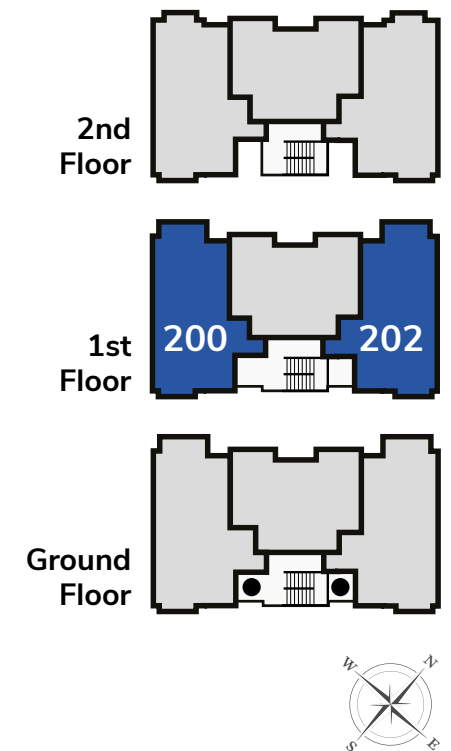
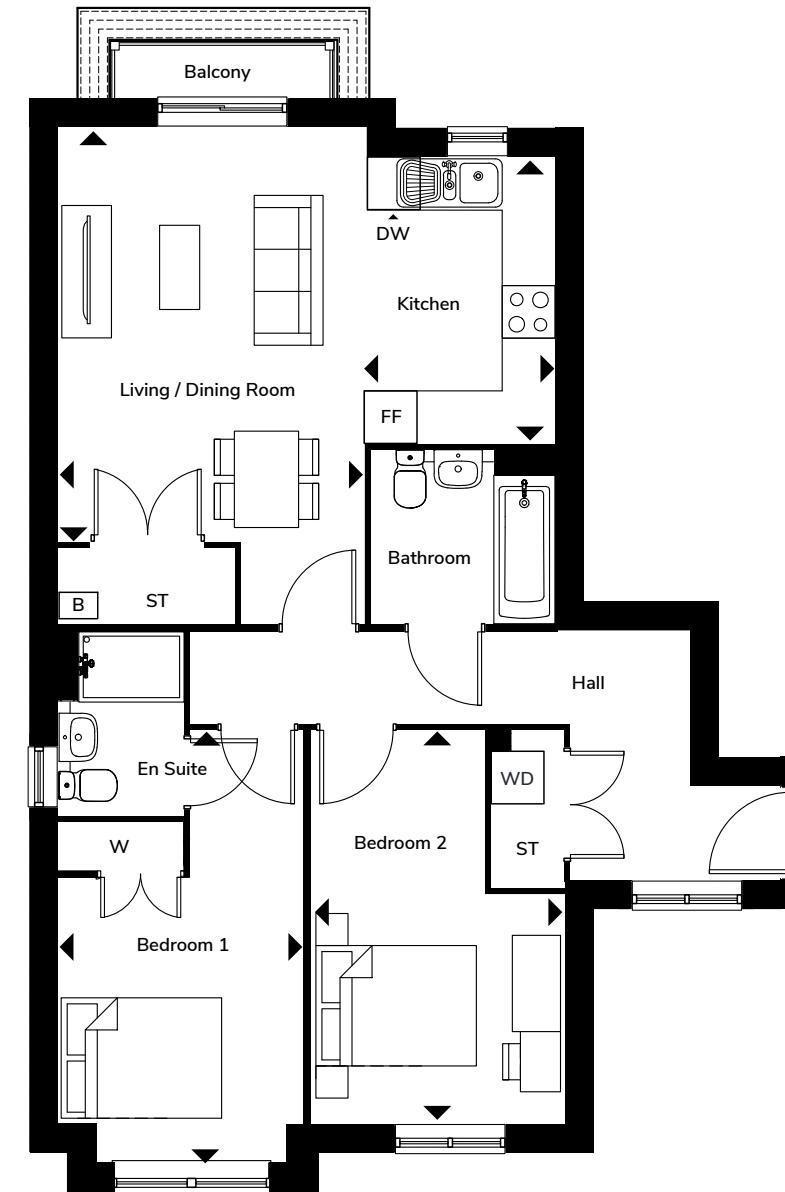
Width | Length

Kitchen	2.15m x 3.29m	7'0" x 10'9"
Living/Dining	3.54m x 5.09m	11'7" x 16'8"
Bedroom 1	2.83m x 4.50m	9'3" x 14'9"
Bedroom 2	2.85m x 4.50m	9'4" x 14'9"
Total Area	70.00 sq m	753 sq ft

This brochure is designed specifically as a guide. The computer generated images are for illustrative purposes only. The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrances, position of windows, PV panels and doors may vary and are subject to change. Please ask a Sales Consultant for further information.

Block A Plots 200 and 202*

* Homes are handed



Width | Length

Kitchen	2.15m x 3.29m	7'0" x 10'9"
Living/Dining	3.54m x 5.09m	11'7" x 16'8"
Bedroom 1	2.82m x 4.95m	9'3" x 14'9"
Bedroom 2	2.85m x 4.50m	9'4" x 14'9"
Total Area	70.95 sq m	763 sq ft

KEY

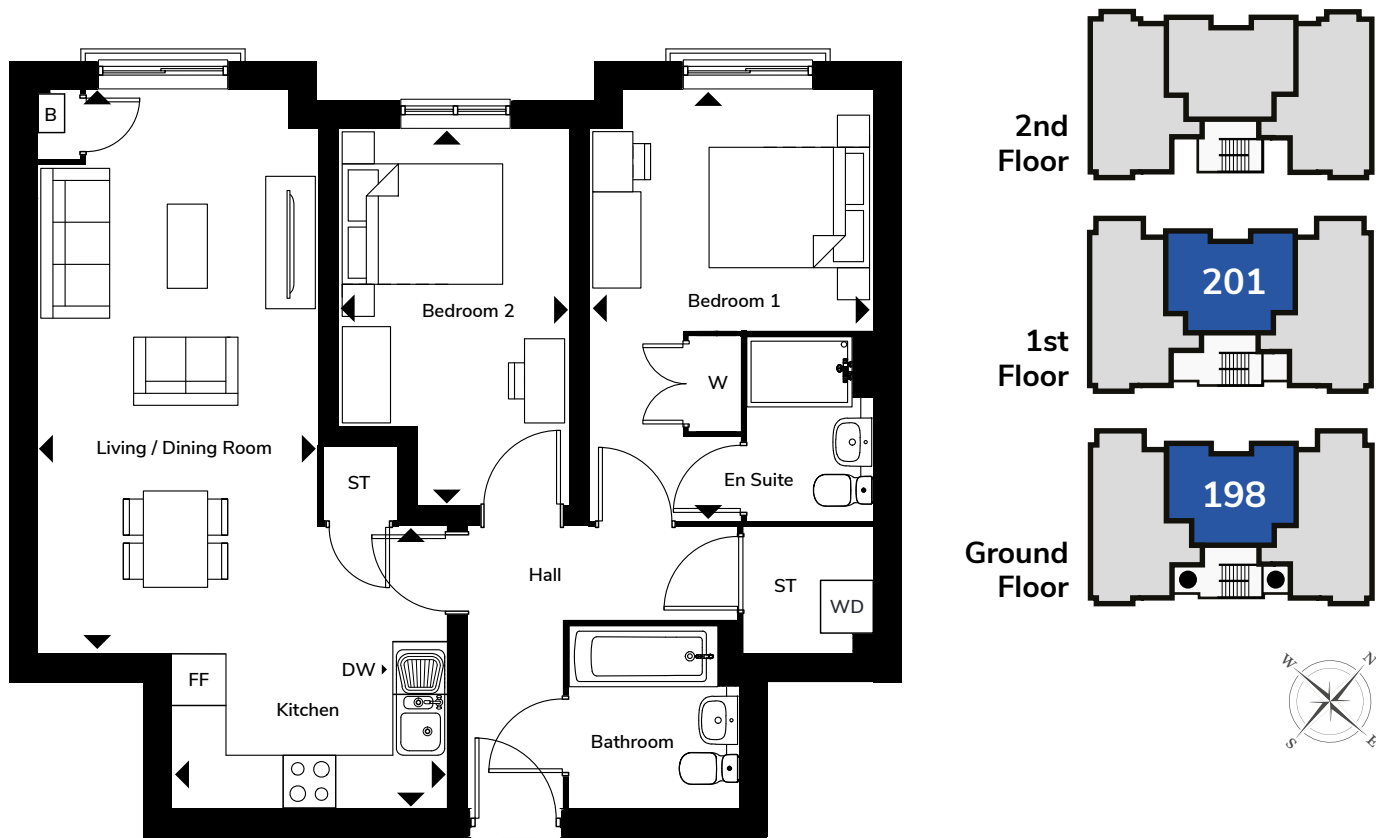
DW Integrated Dishwasher
WD Washer Dryer
FF Integrated Fridge/Freezer

B Boiler
ST Store
● Bin Store

[VIEW PLOTS ON SITE PLAN](#)



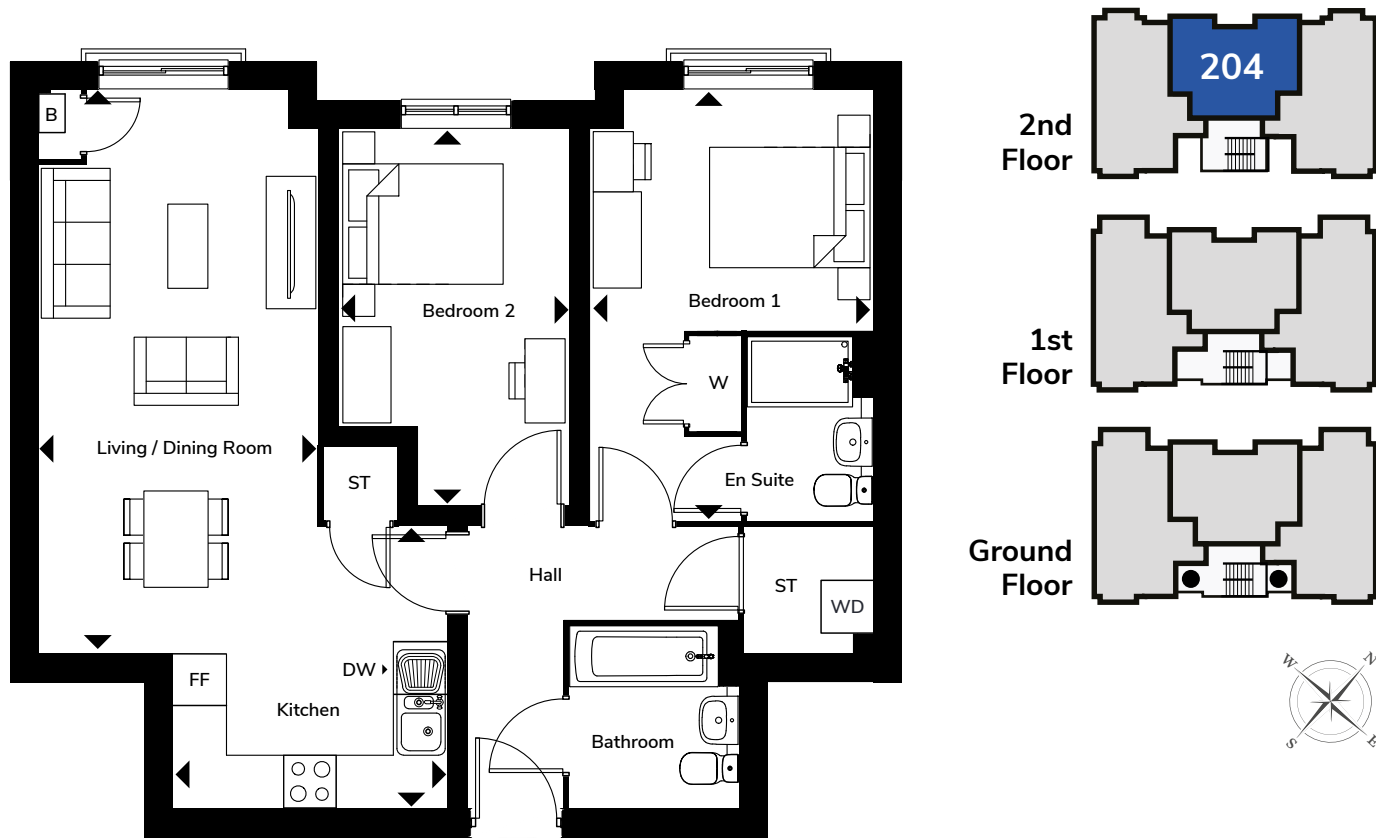
Block A Plots 198 and 201



	Width Length	
Kitchen	3.15m x 3.23m	10'4" x 10'7"
Living/Dining	3.21m x 6.45m	10'6" x 21'1"
Bedroom 1	3.25m x 4.94m	10'7" x 16'2"
Bedroom 2	2.65m x 4.31m	8'8" x 14'1"
Total Area	71.53 sq m	769 sq ft

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Block A Plots 204



	Width Length	
Kitchen	3.15m x 3.23m	10'4" x 10'7"
Living/Dining	3.21m x 6.45m	10'6" x 21'1"
Bedroom 1	3.36m x 4.94m	11'0" x 16'2"
Bedroom 2	2.65m x 4.42m	8'8" x 14'6"
Total Area	71.56 sq m	770 sq ft

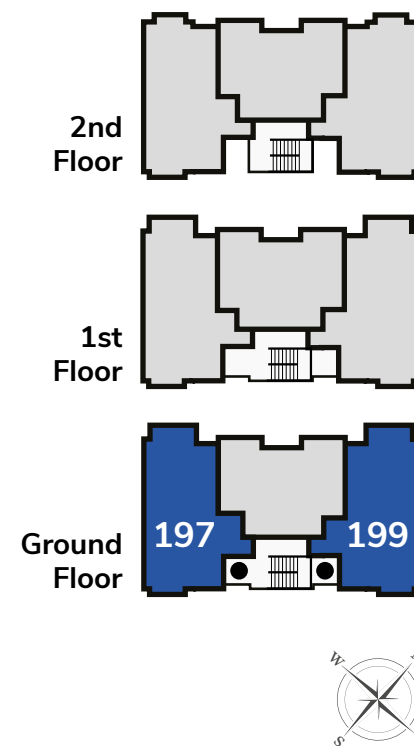
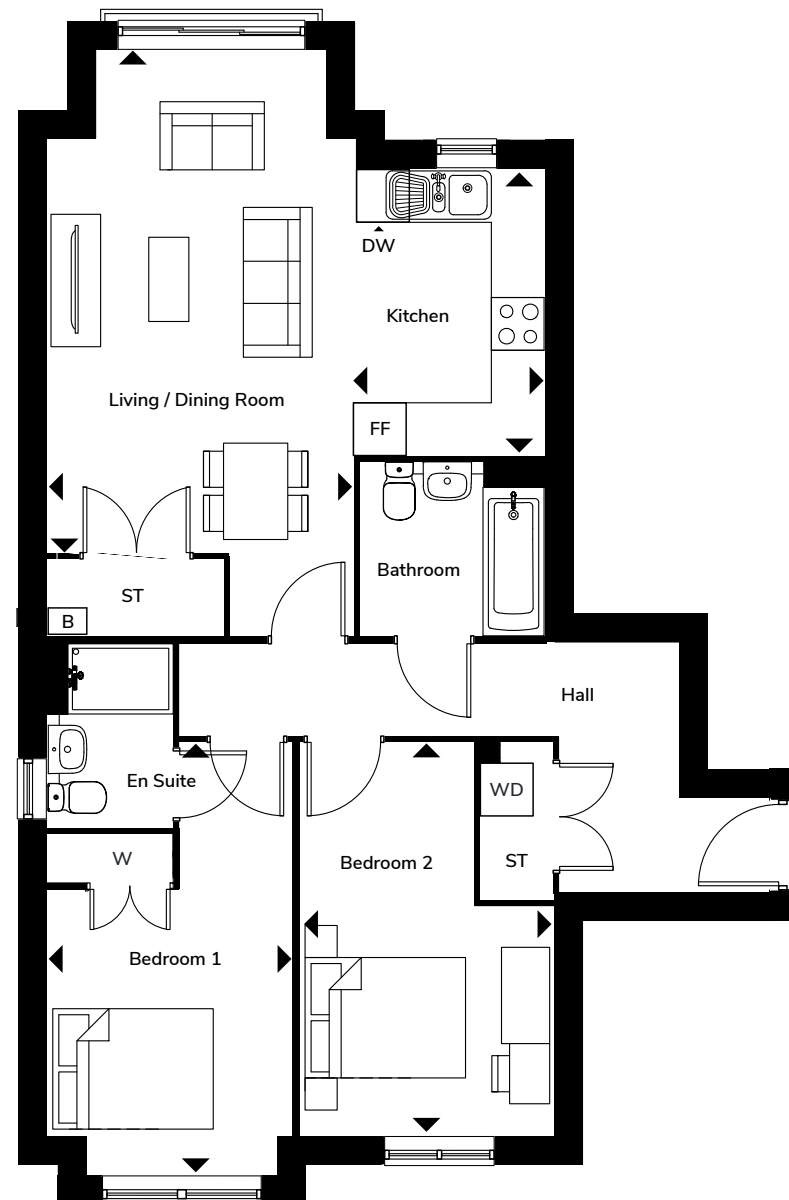
KEY
DW Integrated Dishwasher
WD Washer Dryer
FF Integrated Fridge/Freezer
B Boiler
ST Store
● Bin Store

[VIEW PLOTS ON SITE PLAN](#)



Block A Plots 197 and 199*

* Homes are handed



Width | Length

Kitchen	2.15m x 3.29m	7'0" x 10'9"
Living/Dining	3.43m x 6.10m	11'3" x 20'0"
Bedroom 1	2.82m x 4.95m	9'3" x 16'2"
Bedroom 2	2.85m x 4.50m	9'4" x 14'9"
Total Area	72.59 sq m	781 sq ft

[VIEW PLOTS ON SITE PLAN](#)

KEY

DW Integrated Dishwasher	B Boiler
WD Washer Dryer	ST Store
FF Integrated Fridge/Freezer	W Wardrobe
	● Bin Store

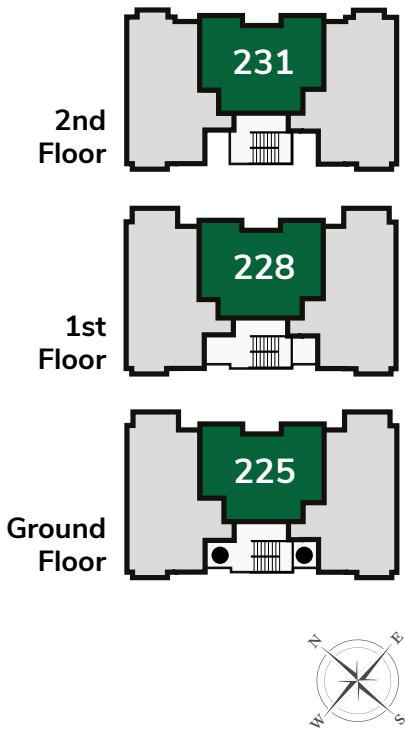
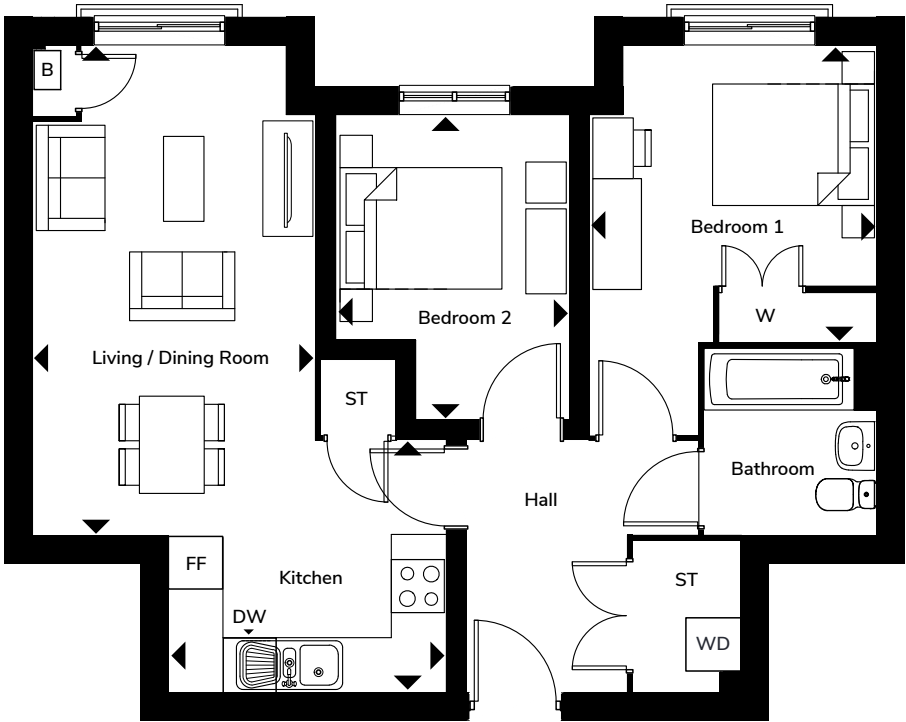
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Interior images are computer generated and indicative only



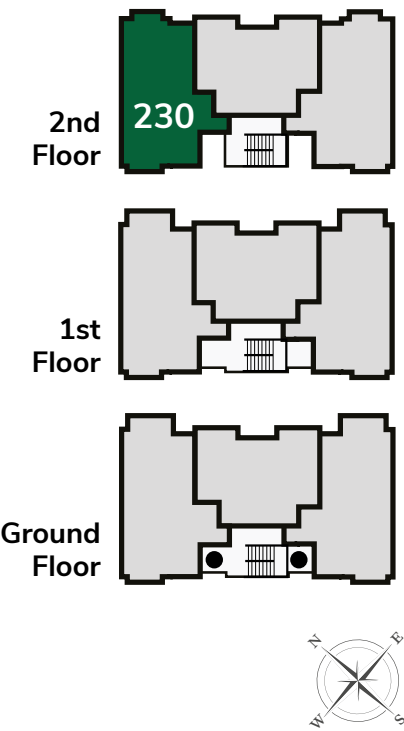
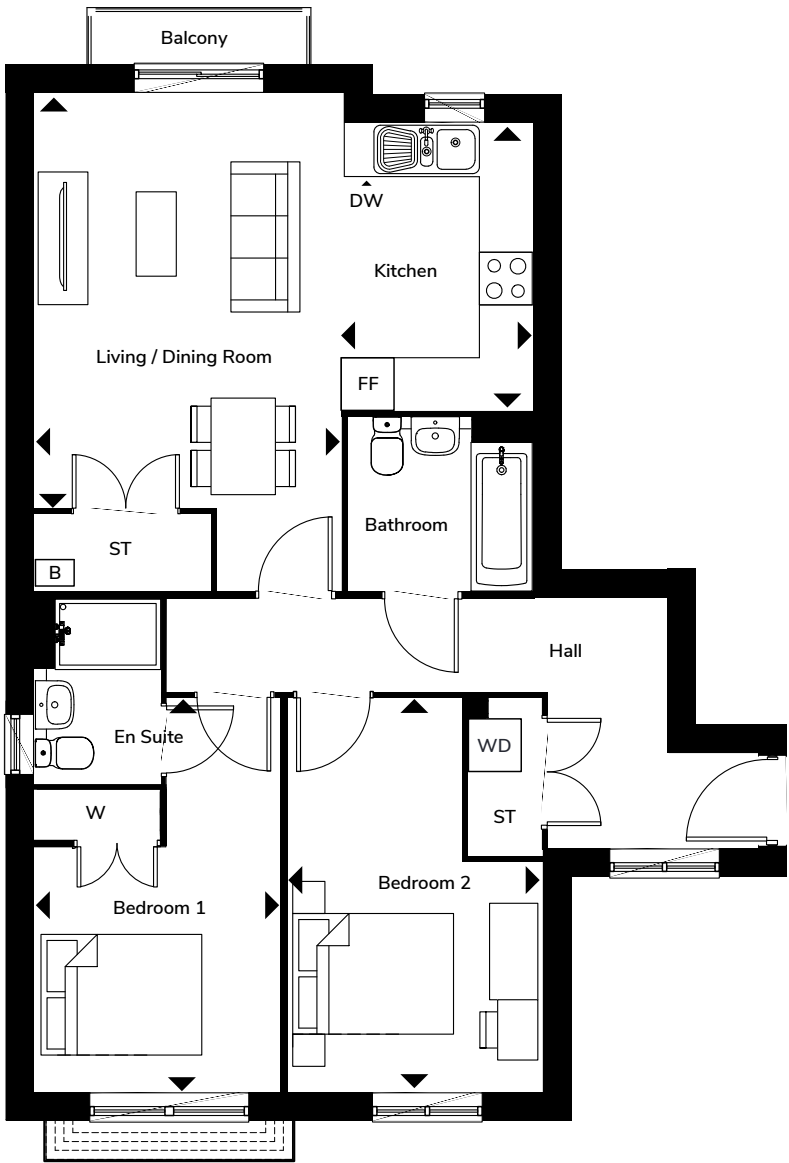
Block C Plots 225, 228 and 231



	Width Length	
Kitchen	3.15m x 2.85m	10'4" x 9'4"
Living/Dining	3.21m x 5.55m	10'6" x 18'2"
Bedroom 1	3.25m x 3.37m	10'7" x 11'0"
Bedroom 2	2.65m x 3.45m	8'8" x 11'3"
Total Area	61.03 sq m	656 sq ft

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Block C Plot 230



	Width Length	
Kitchen	2.15m x 3.29m	7'0" x 10'9"
Living/Dining	3.54m x 5.09m	11'7" x 16'8"
Bedroom 1	2.83m x 4.50m	9'3" x 14'9"
Bedroom 2	2.85m x 4.50m	9'4" x 14'9"
Total Area	69.95 sq m	753 sq ft

KEY

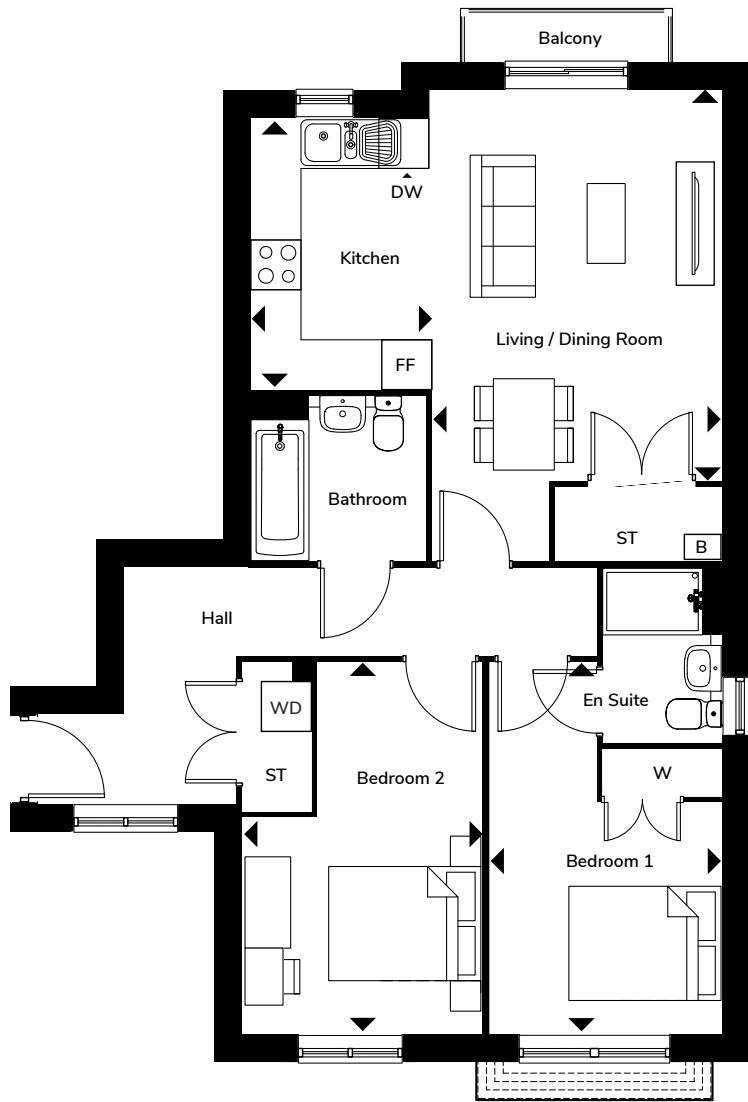
DW Integrated Dishwasher
WD Washer Dryer
FF Integrated Fridge/Freezer

B Boiler
ST Store
W Wardrobe
● Bin Store

[VIEW PLOTS ON SITE PLAN](#)



Block C Plot 232

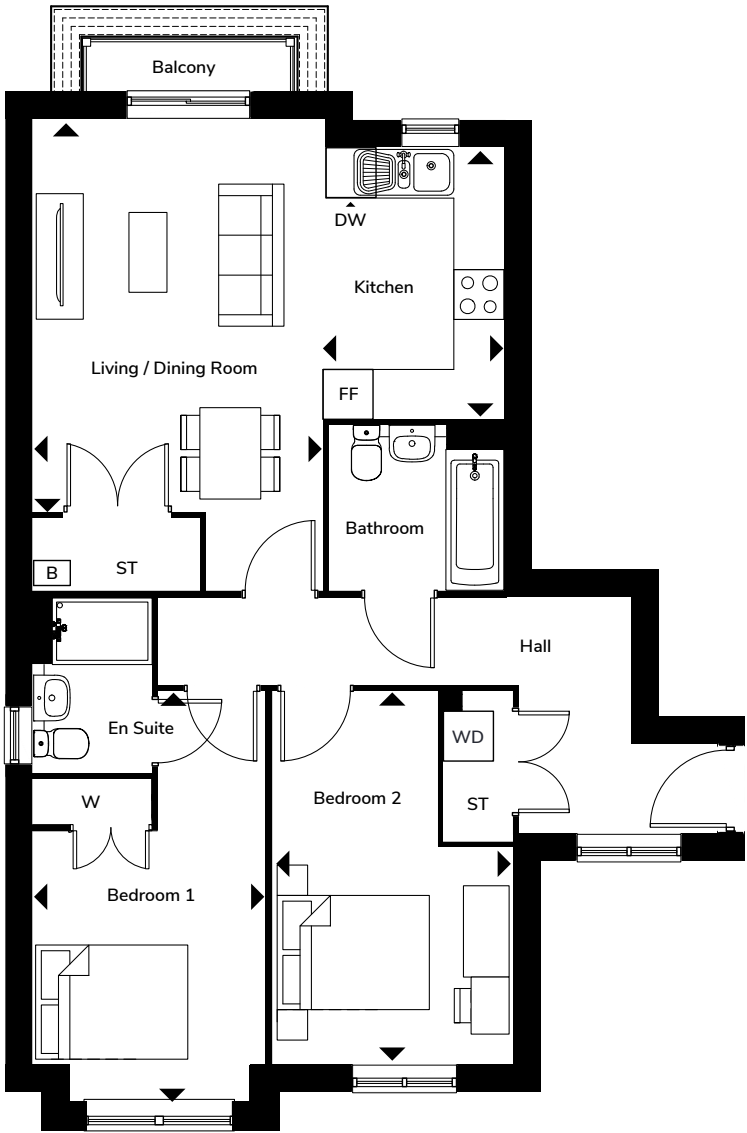


Width Length		
Kitchen	2.15m x 3.29m	7'0" x 10'9"
Living/Dining	3.54m x 5.09m	11'7" x 16'8"
Bedroom 1	2.83m x 4.50m	9'3" x 14'9"
Bedroom 2	2.85m x 4.50m	9'4" x 14'9"
Total Area	70.16 sq m	755 sq ft

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Block C Plots 227 and 229*

* Homes are handed



Width Length		
Kitchen	2.15m x 3.29m	7'0" x 10'9"
Living/Dining	3.54m x 5.09m	11'7" x 16'8"
Bedroom 1	2.82m x 4.95m	9'3" x 14'9"
Bedroom 2	2.85m x 4.50m	9'4" x 14'9"
Total Area	70.95 sq m	763 sq ft

- KEY**

DW Integrated Dishwasher

WD Washer Dryer

FF Integrated Fridge/Freezer
- B Boiler

ST Store

W Wardrobe

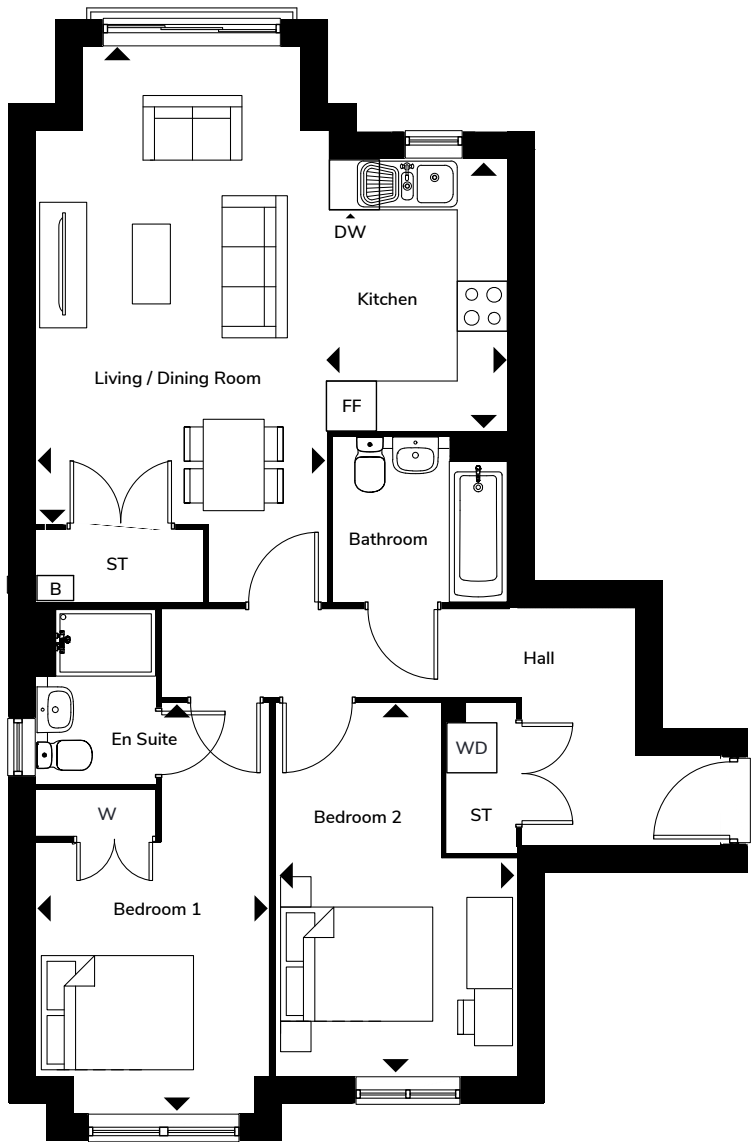
● Bin Store

VIEW PLOTS ON SITE PLAN



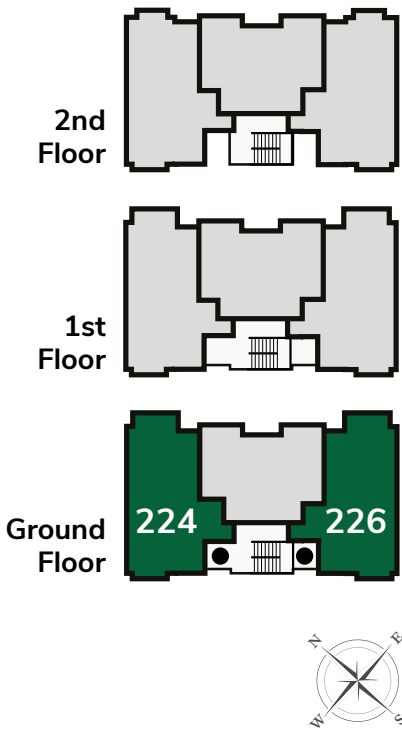
Block C Plots 224 and 226*

* Homes are handed



	Width Length	
Kitchen	2.15m x 3.29m	7'0" x 10'9"
Living/Dining	3.43m x 6.10m	11'3" x 20'0"
Bedroom 1	2.82m x 4.95m	9'3" x 16'2"
Bedroom 2	2.85m x 4.50m	9'4" x 14'9"
Total Area	72.59 sq m	781 sq ft

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VIEW PLOTS ON SITE PLAN

- KEY**

 - DW Integrated Dishwasher
 - WD Washer Dryer
 - FF Integrated Fridge/Freezer
- B Boiler
 - ST Store
 - W Wardrobe
 - Bin Store



Interior images are computer generated and indicative only



It's all in the detail



Kitchen

- Contemporary matt kitchen in white or pebble with chrome handles, under unit lighting, soft close units and cutlery tray
- Laminate worktops with upstand
- Stainless steel 1.5 bowl sink with chrome mixer tap
- Electrolux induction hob with glass splashback and telescopic cooker hood
- Electrolux integrated single electric oven
- Electrolux integrated fridge freezer
- Electrolux integrated dishwasher
- Electrolux washer dryer located in the utility cupboard



Flooring

- Wood effect Amtico flooring to kitchen/dining/ living room, bathroom and en suite
- Carpet to hall and bedrooms, except plots 198, 201 and 204, which have wood effect Amtico flooring to the hall.

Bathroom and en suite

- Contemporary Roca white sanitaryware including toilet with soft close seat and pedestal basin
- Roca mixer tap to basin
- Thermostatic bath/shower mixer over bath
- Glass bath screen
- Thermostatic shower valve to en suite
- White shower tray and shower enclosure with chrome frame
- Porcelain tiles, full height to bath and shower enclosure with splashback tiling to basin
- Extractor fan
- Mirror to bathroom and en suite

Heating and electrical

- Gas combination boiler
- Contemporary white radiators
- Chrome heated towel rail to bathroom and en suite
- LED downlights to kitchen/ lounge/diner, bathroom and en suite
- Pendant light fitting to all other areas
- White sockets and switches throughout except kitchen
- Chrome sockets and switches to kitchen
- Smoke, heat and carbon monoxide detectors
- Telephone point in hall and living room
- TV point in living room
- Communal satellite dish for future connection to SkyQ**
- Shaver socket to bathroom

General

- White panelled front door
- UPVC double glazed white windows
- Internal woodwork painted white with walls painted in dusted moss
- White internal panel doors with satin chrome brassware
- 10 year NHBC building warranty
- Wardrobe to bedroom one

External and communal areas

- Video entry system
- Lockable external post boxes
- One parking bay
- Carpet to lobby, stairs and corridors
- Cycle store
- Bin store
- Access to EV charging

**Connection subject to purchaser subscription



The images are from the houses at Millwright Place and are indicative only.

Specification

Specification correct at time of print, but is subject to change without notice. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

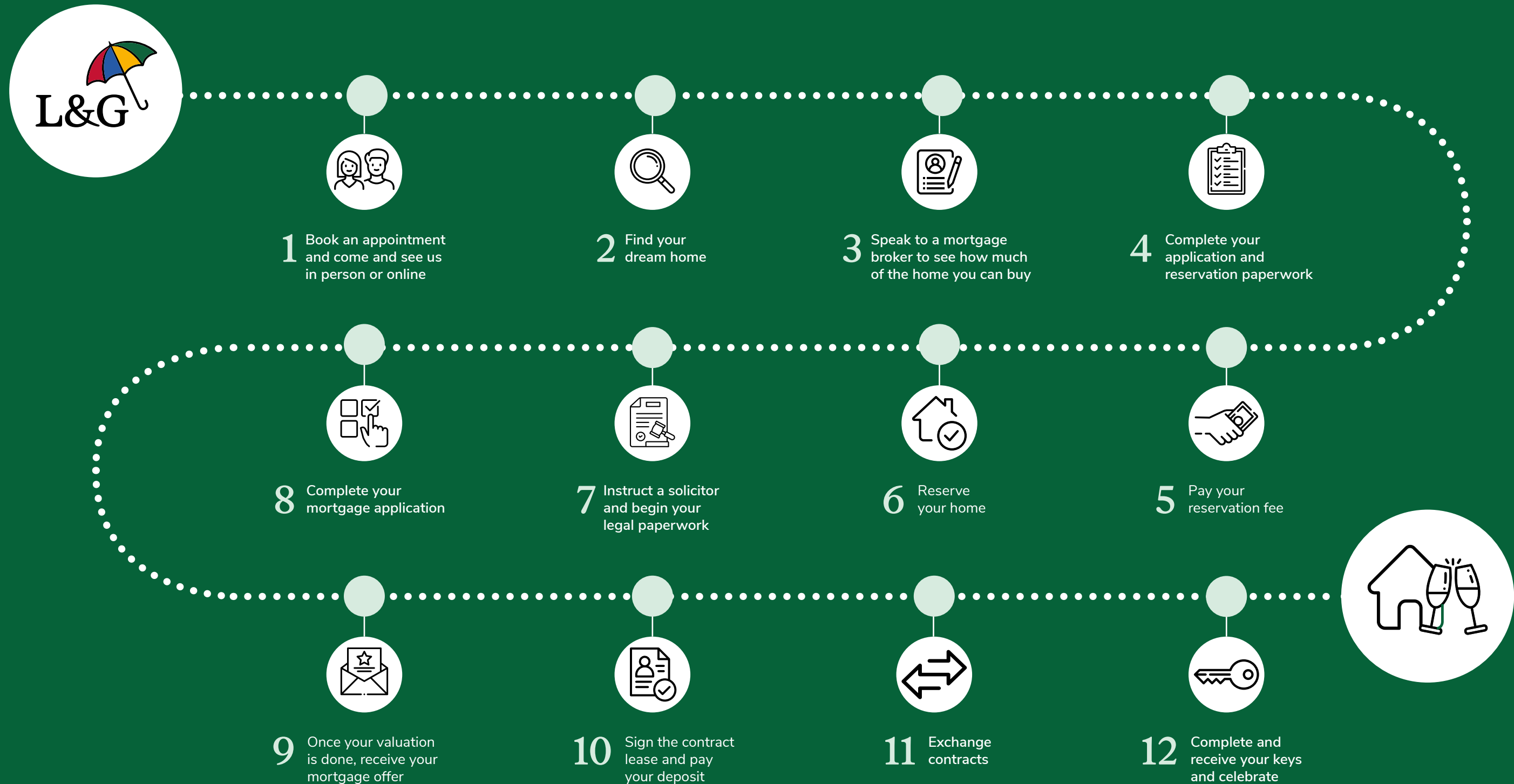
* Please speak to the sales team for further details



A step-by-step guide to owning your own home

Find a L&G Shared Ownership property you'd like to buy and follow our step-by-step guide to turn your home-buying dreams into reality.

[CLICK HERE TO FIND OUT MORE](#)





Your step onto the property ladder

This home ownership scheme allows you to buy an initial share in your home and rent the remaining share. Over time, should you choose to, you can buy more shares in your home until you own the full 100%.



About Shared Ownership

Q: How does Shared Ownership work?

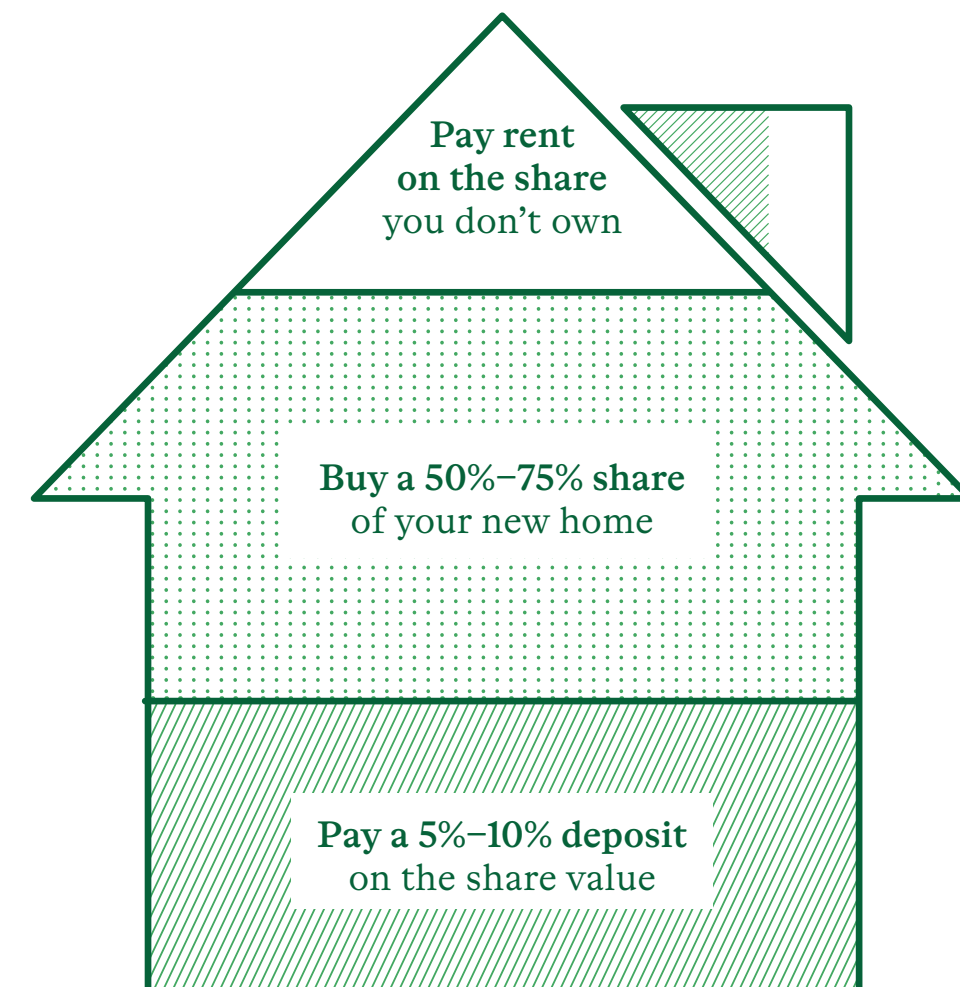
At Millwright Place, you can buy an initial share of between 50% and 75% of the home's full market value. Your mortgage repayments are based on the share of the home you own, and you'll pay a subsidised rent on the remaining share that you don't own.

Over time, should your financial circumstances change, you may choose to purchase further shares, taking your ownership to 100%.

Q: Will I need a deposit?

With Shared Ownership properties, a deposit is still necessary, typically starting at just 5%–10%. Since you're buying a portion of the property, your deposit is typically lower than when compared to the open market, making it more affordable.

[CLICK HERE TO FIND OUT MORE](#)



Breakdown example of buying a new home at Millwright Place

For full details around costs, please speak to one of our Sales Consultants.



FAQs

Q: How do I know what percentage I can purchase?

At Millwright Place, you can own any share from 50% to 75% of the initial purchase price. You will be asked to speak to a mortgage broker to assess what share you can buy that is both affordable and sustainable.

Q: What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership. Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

Q: Can I buy a property on my own?

If you earn or have a household income up to a maximum of £80,000 per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Q: How will I pay my rent?

L&G has appointed a Management Provider, Pinnacle, to manage your rental account and will collect the rent on our behalf. They will be in touch with more information nearer the time of completion.

Q: Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

Q: Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. You can staircase in annual 1% increments during the first 15 years of your lease, this is calculated based on the initial purchase price adjusted in line with HPI (House Price Index), or you can staircase in larger proportions (over 5%) with a RICS valuation. You can staircase to 100% ownership.

Q: Can I rent out my property?

You cannot grant an Assured Periodic Tenancy on a Shared Ownership property. If you want to get a lodger you can, however, you need to be able to afford to purchase the home without any assistance.

Q: How is the rent calculated?

Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at RPI (Retail Price Index) from September of the previous year + 0.5%.

Our Sales Consultant and your mortgage broker can give you further details based on your specific circumstances.

Q: Can I decorate and make improvements to my home?

Yes, you don't need our permission for decorating or simple repairs, however, you would need to get permission for larger works to ensure it does not affect the structure of the building.

Q: What is the length of the lease?

The lease is 990 years.

Q: Will I have to pay Stamp Duty?

When you buy a share in one of our homes you will have to pay a Stamp Duty Land Tax (SDLT). We advise you consult your solicitor as to the amount payable at the point of your legal completion.

There are two ways to pay on a newly built (new lease) property. Making a one-off payment based on the total market value of the property or paying any SDLT due in stages. If you decide to make a one-off payment upfront this is known as making a 'market value election'. If you choose to pay SDLT in stages then you pay SDLT on the initial purchase amount. Should you choose to pay SDLT in stages, you will not have to make any further payments until you own more than an 80% share of the property.

Q: What if I want to sell my property?

When you want to sell your Shared Ownership home, L&G has a time period specified within your lease to offer the property to another eligible shared owner. If we are unable to source a suitable purchaser in this time, you can put the property on the open market.

Q: Are there other costs involved?

Some other costs to consider:

Estate & Service Charges

An estate charge is payable by all homes on the development to maintain roads, lighting, and landscaped and communal spaces. The service charge will cover the buildings insurance for your home.

Management fees

L&G appoint a Management Provider to manage your home and rental account on our behalf. Pinnacle will be in contact shortly after you move in to introduce themselves.

Solicitor fees

You must appoint a solicitor before you can apply for a mortgage, and it is importance to check they are approved to work for your mortgage lender. Fees are usually based on a fixed cost basis.

Broker fees

A mortgage broker will charge a fee for their services, and this can vary from a fixed amount to a percentage of the purchase price. Your broker should explain what fees are charged before they undertake any work on your behalf.

Other fees

You may incur other costs throughout the moving process, for example, removal costs. These can vary and it's worth speaking to a few companies to obtain quotes.

Your Sales Consultant will provide you with the costs for the estate charges and your solicitor will be provided with the breakdown of what the costs cover.

[CLICK FOR MORE FAQs](#)



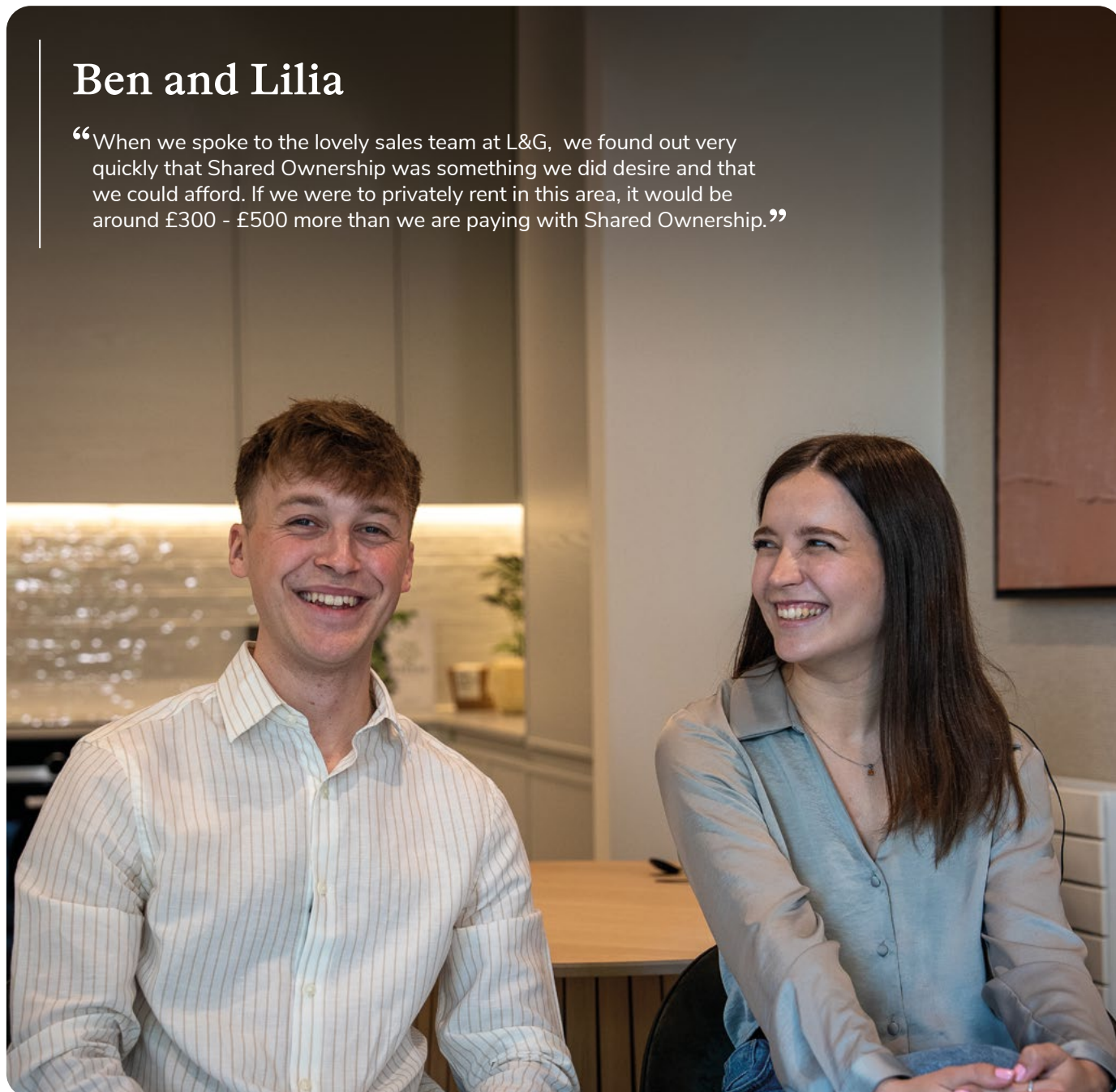


Don't just take our word for it...

Here's what some of our customers have to say about living in one of our Shared Ownership homes.

Ben and Lilia

“When we spoke to the lovely sales team at L&G, we found out very quickly that Shared Ownership was something we did desire and that we could afford. If we were to privately rent in this area, it would be around £300 - £500 more than we are paying with Shared Ownership.”



Arati and Prashan

“As soon as we walked in, we could see ourselves living here and it felt like home. We have wanted to live here for a while and with Shared Ownership it made it possible. We found the team amazing, they were super helpful, knowledgeable and actually listened to us. So far, it has been the best journey with L&G.”



Tracey

“First impressions were fantastic. Brand new carpets inside were fresh and clean. Really, really good size, the hallway is a lovely open space. Kitchen kitted out and bathrooms as well.”



Hono

“Shared Ownership helped me own a property in an area I love. The amount I was paying for rent was the same as I am now paying for Shared Ownership for a home that I love. The space and location are great and Shared Ownership made it possible to live in this area.”



Jamie and Jodie

“What stood out most about Shared Ownership was that it made something that was starting to seem quite impossible, very possible. If it wasn't for this scheme, we would have had to save for years for a deposit.”



How to find us...



FARLEIGH HILL, TOVIL, MAIDSTONE, KENT ME15 6FL



what3words

sides.cable.tapes

FROM M20 MOTORWAY

Exit at Junction 6 towards Maidstone/A229. Continue on the A229 and at the Hayle Road roundabout take the third exit on to Tovil Hill (B2010) and continue on the B2010 for just under half a mile and Millwright Place can be found on your left.

[GET DIRECTIONS](#)

FROM MAIDSTONE

Take the A229, turn left into Old Tovil Road, follow Old Tovil Road and continue on the B2010 for just under half a mile and Millwright Place can be found on your left.

People come first.

That's been the L&G way for almost 200 years.

L&G was founded in 1836 by six lawyers in a coffee shop on London's Chancery Lane. Nearly two centuries later, we are investing in new homes for all ages, social groups and home ownership structures.

The shortage of housing in the UK and the high deposits required to buy a property outright mean that home ownership is out of reach for many people. Our mission is to improve everybody's chances to become a homeowner. Whether it's a first-time buyer, young couple or growing family, we believe that everyone deserves a safe and secure space to call their own.

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