



Mulberry Place

Three and four bedroom homes in *Margate*

Mulberry Place - a breath of fresh air...

Welcome to Mulberry Place, a beautiful, new development in the old town quarter of the popular holiday resort of Margate, offering residents a vibrant lifestyle in a fantastic coastal location. These three and four bedroom homes are set within a peaceful, residential area, yet still within easy reach of all the attractions of the bustling town centre and seafront, with its many pubs, shops and wonderful fish restaurants.

Margate has been one of the UK's leading seaside resorts for hundreds of years and offers all the benefits that brings. Mulberry Place itself is just half a mile from the ever-popular Margate Sands - what could be more convenient for a family with young children to entertain!

“Oh, I do like to be beside the seaside...”

A short drive away, there's plenty of the great outdoors to enjoy at Stodmarsh National Nature Reserve, where you can explore the wetlands, reed beds and woodlands, whilst at Wingham Wildlife Park near Canterbury, you can meet the monkeys, wolves, reptiles, big cats and more. In addition, Mulberry Place lies right between Dene Park and Northdown Park, the former garden of Northdown House, so there's plenty to suit all ages and tastes.

Some of the UK's very best sandy beaches can be enjoyed in nearby Broadstairs as well as at The Bay, the wide sandy beach that's one of several in Margate – with more than fifteen more scattered across the wider area, so you'll never have a problem getting your daily dose of Vitamin Sea!



A life on the ocean wave...

Nestling on the southeastern tip of Kent, Margate enjoys an oceanic climate, with often milder temperatures complemented by a relatively large amount of sunshine and quite low rainfall, so the kids can spend even more time playing amongst the palm trees on the beach, while you relax with a sundowner.

For more traditional seaside entertainment, you can take your chances at Strokes Adventure Golf, the mini golf course overlooking Westbrook Bay. The more adventurous types can surf or jet ski along the coast, while further inland is the Revolution Skate Park and Climbing Centre.

Close by are the thrills and rides of Dreamland Amusement Park (which famously featured in an episode of 'Only Fools & Horses'), which also hosts events from concerts to outdoor cinema screenings.

As well as its obvious lifestyle advantages, Mulberry Place allows residents to indulge in a wealth of culture, right on their doorstep. Less than a mile away, the outstanding Turner Contemporary, the world-class modern gallery standing where the artist himself once lived, showcases renowned collections. Theatre-goers are spoiled for choice too, with the Theatre Royal in Addington Street – the second oldest theatre in the country – and the Tom Thumb Theatre, the second smallest. In addition, the Winter Gardens stages entertainment from music shows to stand-up comedy and music-lovers can swing along to the Margate Jazz Festival which takes place every June. The only problem is knowing how to fit it all in.



Local amenities...

Even though Margate is closer to France than it is to its own county town of Maidstone, regular trains from Margate Station will whisk you directly to London St Pancras International or London Victoria station in under two hours.

And for families with young children, Mulberry Place, itself a former school, offers a number of well-regarded primary schools. One of these is virtually on your doorstep – Cliftonville Primary and Pre-School, awarded an Ofsted rating of Outstanding in November 2016.

Shopping

There are plenty of retail opportunities in Margate and beyond, whether you simply want to shop for weekly groceries, or indulge in the biggest high street fashion brands. There's the convenience of a large supermarket in Margate, plus a local store just round the corner from Mulberry Place.



On the last Sunday of every month, you can also browse the stalls of the nearby Cliftonville Farmers' Market, where you can sample high-quality local produce and home-cooked delicacies. Set up around the historic Oval bandstand close to the sea, you'll find seasonal fruit and vegetables, artisan breads, cheeses, meat, fresh fish and plenty more besides.

Margate town centre itself is renowned for its vintage stores and quaint boutiques, and less than three miles away, Westwood Cross Shopping Centre offers a variety of well-known shops and eateries, as well as a 10-screen cinema. It's easy to get there by car or on the Thanet Loop bus service. Alternatively, for an even bigger shopping experience, you can reach the 300 high street and designer stores at Bluewater in about an hour by car, or an hour and a half by rail.





Daisy

3 bedroom

24* 25 26 27* 28 44* 45 46* 59 60* 65 68* (*handed)



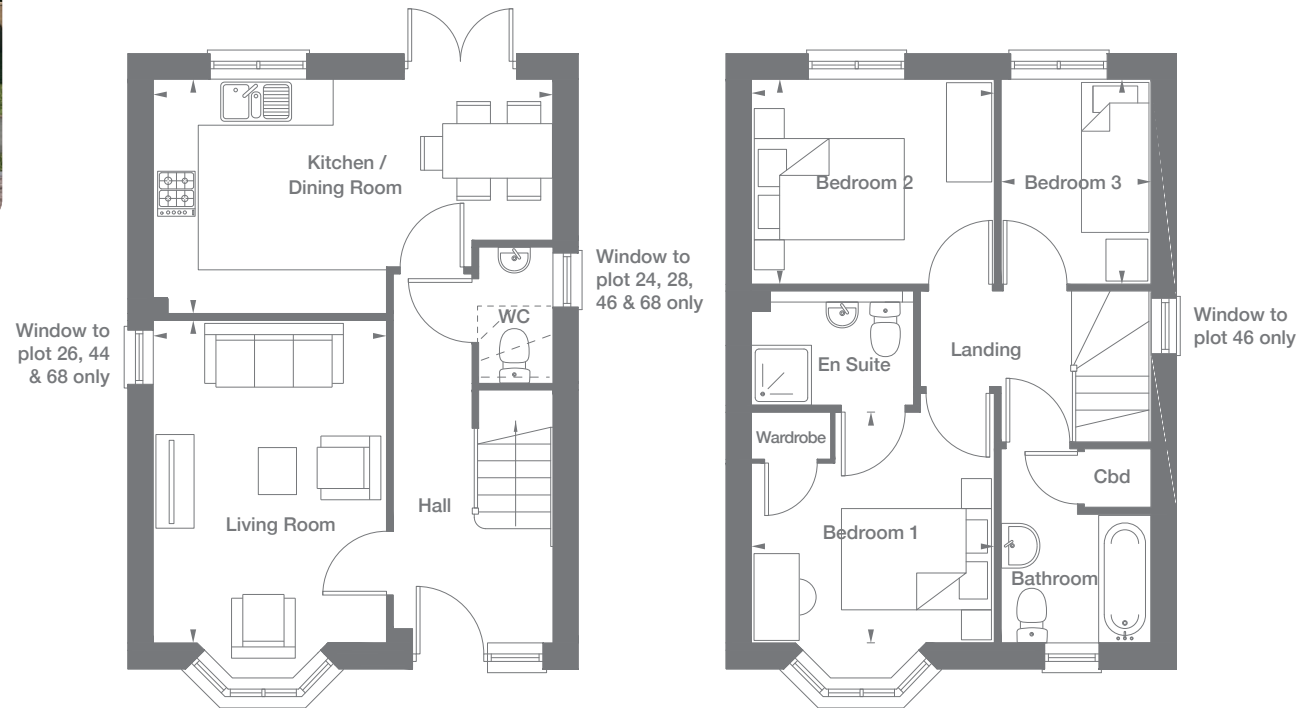
These well-appointed 3 bedroom homes feature a large hallway leading into a comfortable living room and then into a generously-proportioned kitchen/dining area, which opens up via double doors onto the garden. There is the convenience of a downstairs toilet. The stairs lead up to a central landing area, which itself leads into a master bedroom with en-suite bathroom, plus two other bedrooms and a family bathroom.

Ground Floor

Living Room	4300mm x 3110mm	(14'1" x 10'2")
Kitchen / Dining Room	5330mm x 3130mm	(17'6" x 10'3")

First Floor

Bedroom 1	3240mm x 3080mm	(10'8" x 10'1")
Bedroom 2	3240mm x 2730mm	(10'8" x 9'0")
Bedroom 3	2730mm x 2000mm	(9'0" x 6'7")



Honeysuckle

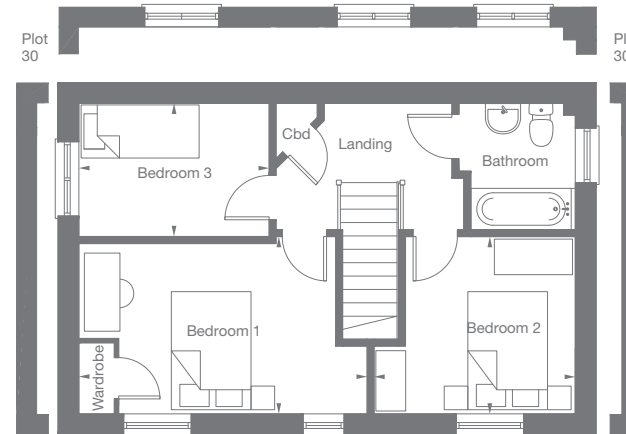
3 bedroom

29

30



These semi-detached homes feature a hallway which leads into a spacious living room with double doors opening into the garden, a downstairs toilet, and a open plan kitchen/dining area perfect for entertaining. Stairs lead up to a central landing, which opens into a family bathroom and three good-sized bedrooms.

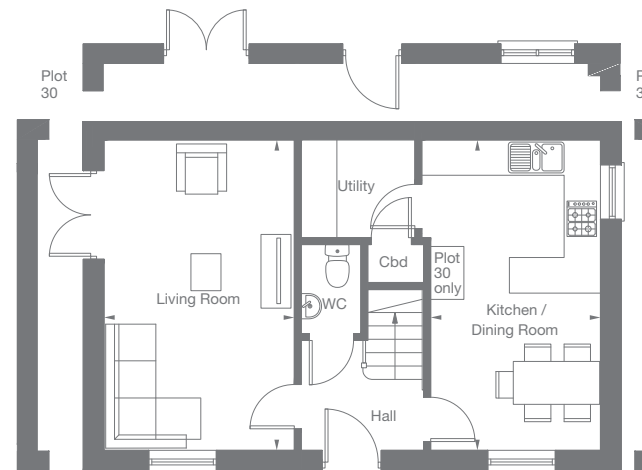


Ground Floor

Living Room	5260mm x 3220mm	(17'3" x 10'7")
Kitchen / Dining Room	5260mm x 2880mm	(17'3" x 9'5")

First Floor

Bedroom 1	4880mm x 2890mm	(16'0" x 9'6")
Bedroom 2	3410mm x 3000mm	(11'2" x 9'10")
Bedroom 3	3220mm x 2260mm	(10'7" x 7'5")



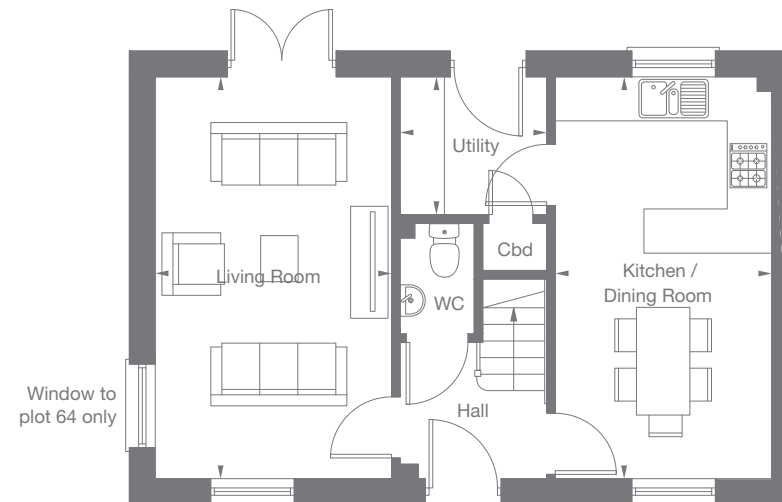
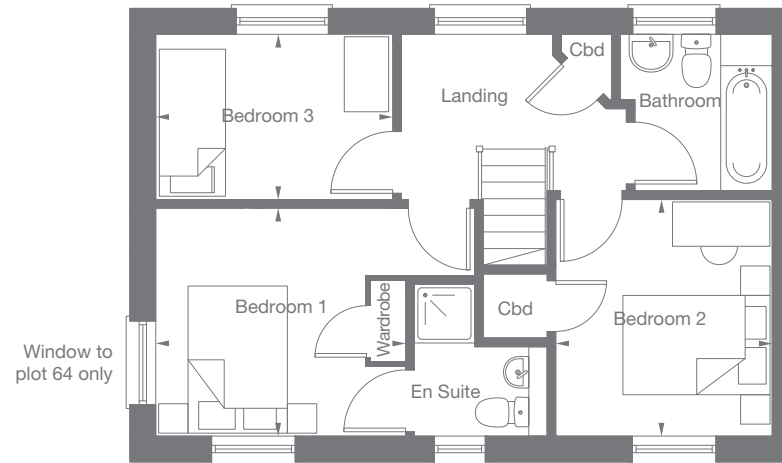
Clematis

3 bedroom

47 61 64* (*handed)



These comfortable homes feature a hallway which leads into a spacious living room with double doors opening into the garden, a downstairs toilet, and a open plan kitchen/dining area perfect for entertaining. Stairs lead up to a large landing, which opens into a master bedroom with en-suite bathroom, two further good-sized bedrooms and a family bathroom.



Ground Floor

Living Room	5460mm x 3210mm	(17'11" x 10'6")
Kitchen / Dining Room	5460mm x 2940mm	(17'11" x 9'8")

First Floor

Bedroom 1	3400mm x 3100mm	(11'1" x 10'2")
Bedroom 2	3200mm x 2940mm	(10'7" x 9'8")
Bedroom 3	3220mm x 2250mm	(10'7" x 7'4")

Clover

53* 54 57 58* (*handed)



Computer Generated Image

Ground Floor

Living Room	5540mm x 3580mm	(18'2" x 11'9")
Kitchen / Dining Room	4880mm x 3170mm	(16'0" x 10'5")

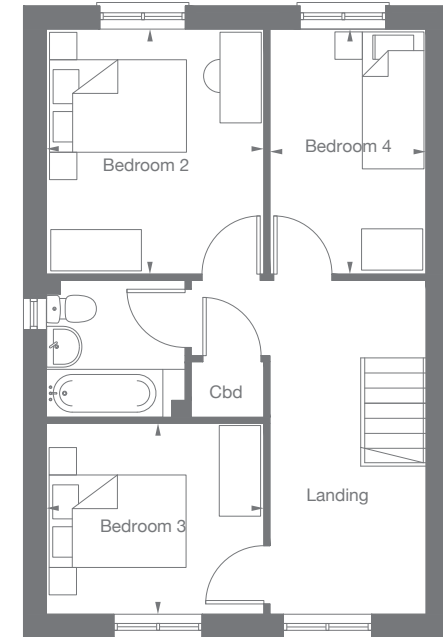
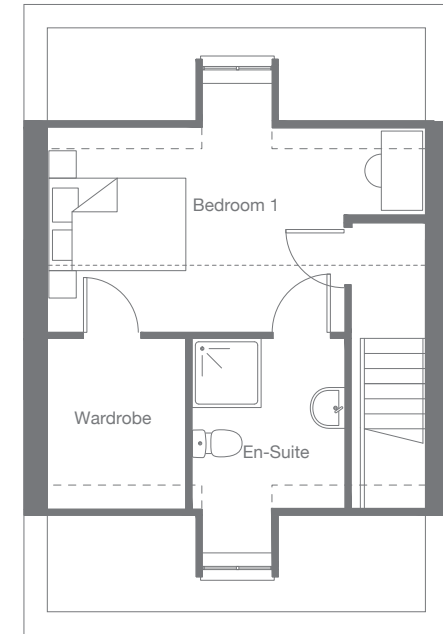
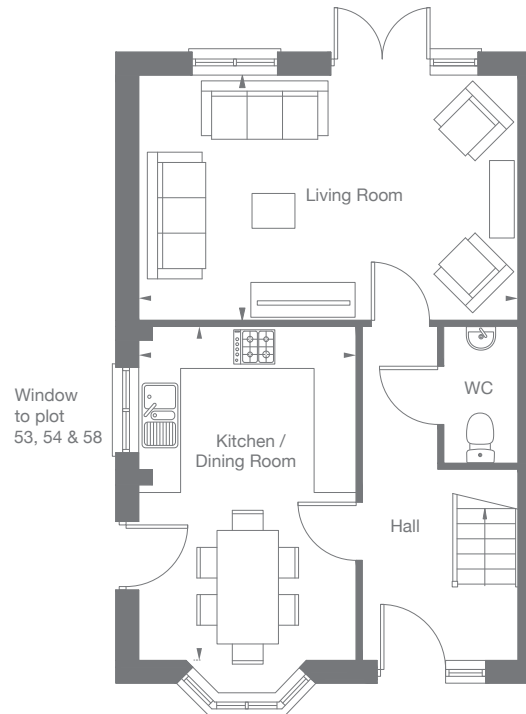
First Floor

Bedroom 2	3580mm x 3170mm	(11'9" x 10'5")
Bedroom 3	3170mm x 2790mm	(10'5" x 9'2")
Bedroom 4	3580mm x 2280mm	(11'9" x 7'6")

Second Floor

Bedroom 1	5540mm x 2990mm	(18'2" x 9'10")
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These elegantly appointed homes offer contemporary living over three floors. The hallway leads through into a very spacious living room opening out via double doors onto the garden, and an open plan kitchen/dining room which also has access into the garden. There is also the convenience of a downstairs toilet. On the first floor, there are three good-sized bedrooms and a family bathroom, and on the top floor, you'll find a spacious master bedroom with an en-suite bathroom and large walk-in wardrobe.

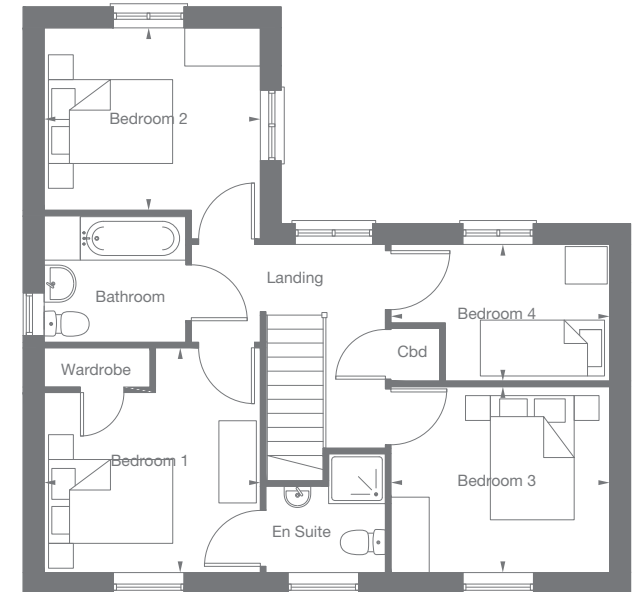


4 bedroom

Floor plans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print



This generously-proportioned, detached home features a spacious, airy living room with bay windows to the front and double doors opening out onto the rear gardens. The hallway also leads through into a separate dining room, also with large bay windows, a downstairs toilet and a roomy kitchen/dining room. Upstairs, you'll find a master bedroom with en-suite bathroom, three further bedrooms and a family bathroom.

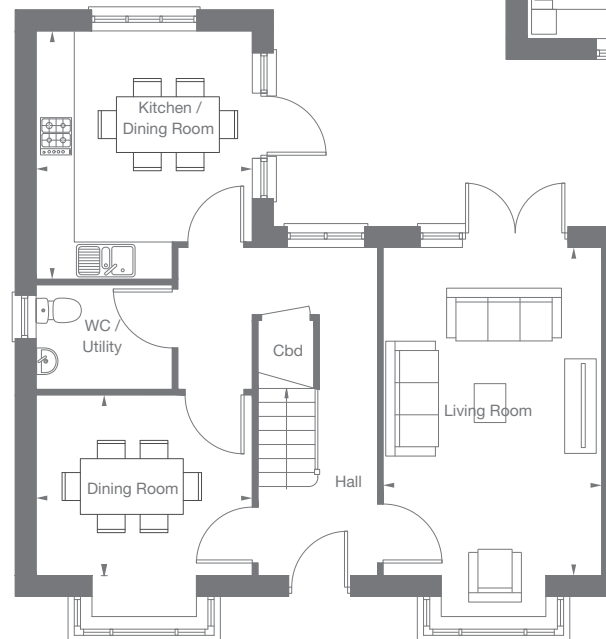


Ground Floor

Living Room	5280mm x 3520mm	(17'4" x 11'7")
Kitchen / Breakfast Room	4000mm x 3480mm	(13'1" x 11'5")
Dining Room	3480mm x 2910mm	(11'5" x 9'7")

First Floor

Bedroom 1	3620mm x 3480mm	(11'5" x 11'1")
Bedroom 2	3480mm x 2940mm	(11'5" x 9'8")
Bedroom 3	3520mm x 2990mm	(11'7" x 9'10")
Bedroom 4	3520mm x 2220mm	(11'7" x 7'3")



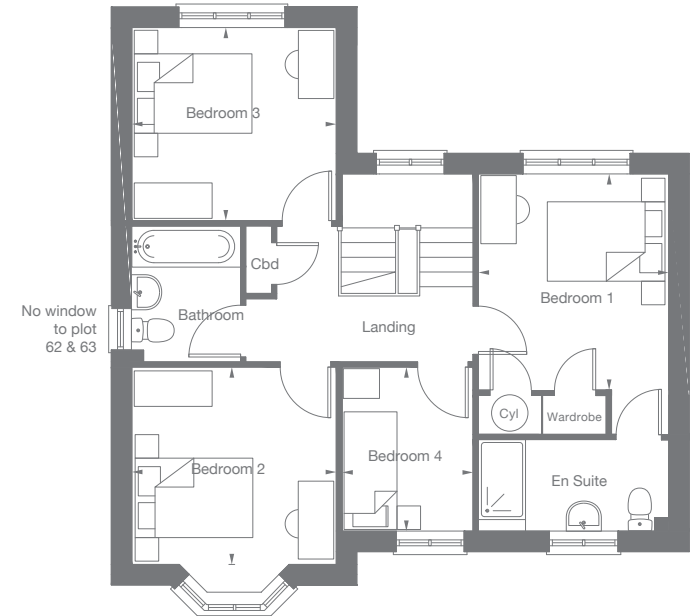
Wisteria

4 bedroom

43* 48 49* 55 56* 62 63 66 67* (*handed)



This classically-styled, detached home offers the comfort of an enormous living room area with double doors opening into the garden, a separate study with bay windows to the front of the property, plus a large kitchen/dining room, perfect for entertaining. There is a convenient downstairs toilet. Upstairs, you'll find a spacious master bedroom with en-suite bathroom, three more bedrooms and a family bathroom.

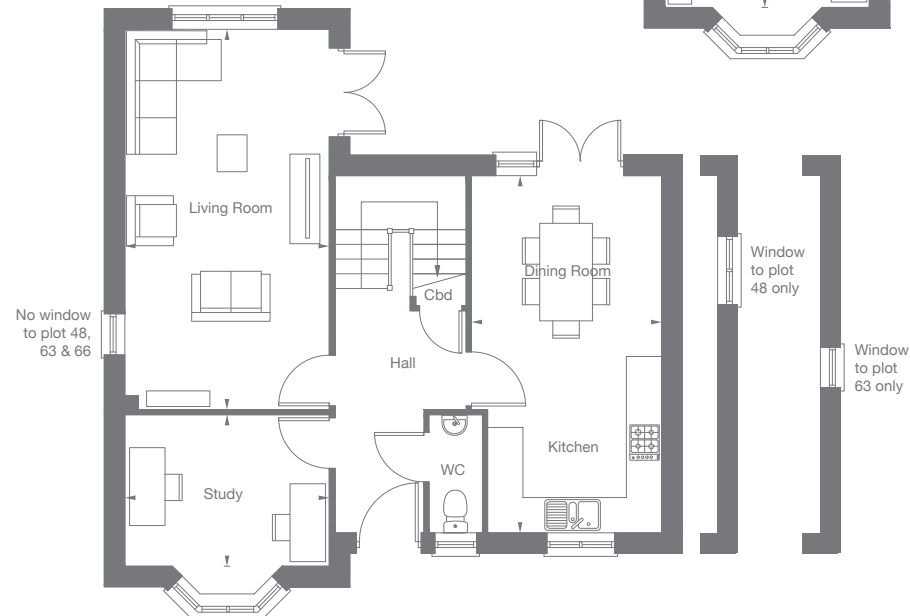


Ground Floor

Living Room	6460mm x 3470mm	(21'2" x 11'5")
Kitchen / Dining Room	6070mm x 3230mm	(19'11" x 10'7")
Study	3470mm x 2570mm	(11'5" x 8'5")

First Floor

Bedroom 1	3670mm x 3230mm	(12'1" x 10'7")
Bedroom 2	3470mm x 3350mm	(14'5" x 11'0")
Bedroom 3	3470mm x 3280mm	(11'5" x 10'9")
Bedroom 4	2790mm x 2220mm	(9'2" x 7'4")



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Specifications

Kitchen

- Symphony fitted kitchen with a choice of colours and designs*
- Laminate worktop and matching upstand with a choice of colours and designs*
- Stainless steel oven, hob and extractor canopy
- Double oven (four bedroom homes only)
- Stainless steel splashback behind hob
- Integrated fridge/freezer
- Integrated dishwasher (three and four bedroom homes only)
- Recessed downlighters
- Kardean Knight flooring in a choice of colours*
- Ceramic floor tiles (four bedroom homes only)

Bathroom, cloakroom and en suite

- Twyford contemporary white sanitaryware
- Bellegrove ceramic wall tiles in a choice of colours*
- Thermostatic shower over bath with full-height tiling and shower screen
- Chrome ladder towel rail
- Tiled splash back to basin
- Downstairs cloakroom with tiled splashback to basin
- Kardean Knight flooring in a choice of colours*

Plumbing

- Gas-fired central heating with Worcester combination boiler
- Thermostatically controlled radiators

Windows and doors

- PVCu double glazed windows
- Secured by Design front door with multi-point locking and deadbolt

Internal

- Walls in Dulux brilliant white matt emulsion
- Ceilings in Dulux white matt emulsion
- Woodwork in Dulux white gloss
- Fitted wardrobe to bedroom one
- A choice of carpet colours throughout the remainder of the home*
- Chrome ironmongery

Electrical

- TV points to living room and all bedrooms
- Telephone points to living room and bedroom one
- Light to front and rear entrance
- Mains-wired smoke detectors/alarms with battery back-up
- Carbon monoxide detector/alarm
- Heat detector/alarm

General

- Driveway or allocated parking spaces (dependent upon plot)
- Turfed rear garden
- External tap
- 1.8m rear garden fence
- Paved patio area to rear garden
- Premier Guarantee warranty

*Subject to build stage, ask your Sales consultant for more information





Development layout

3 Bedroom Houses

-  Daisy
 24 25 26 27 28 44 45 46
 59 60 65 68

-  Honeysuckle
 29 30

-  Clematis
 47 61 64

4 Bedroom Houses

-  Clover
 53 54 57 58

-  Lily
 23

-  Wisteria
 43 48 49 55 56 62 63 66 67

AFFORDABLE RENT



SHARED OWNERSHIP



Development layout is not shown to scale and is given as a guide only. Orbit has a policy of continuous improvement and reserves the right to make changes at any time. Please ask the Sales Consultant for current information when reserving your new home. Information correct at time of going to print.

PLAYING FIELDS



NORTHUMBERLAND AVENUE

EXISTING DWELLINGS

OLD GREEN ROAD

EXISTING DWELLINGS

SALES OFFICE

SHOW HOME

SHOW HOME

NORTHDOWN PARK ROAD

EXISTING DWELLINGS

EXISTING DWELLINGS

ENERGY-EFFICIENT HOMES FOR MODERN LIVING

All homes have been designed with energy-efficiency in mind and constructed to satisfy the latest Building Regulations. With modern central heating systems and water-efficient fittings, your home will be more energy-efficient than an older home, helping you to reduce your energy bills and reduce the environmental impact.

ORBIT

Our developments extend from small schemes of two or three homes in rural villages, through to developments of several hundred homes in towns and cities, ranging from greenfield sites to urban regeneration projects.

We build a variety of desirable homes, including one bedroom apartments, large family homes and Independent Living homes for the over 55s. Our developments offer a range of tenure, including Outright Sale, Shared Ownership and Shared Equity, which allows us to find a home that best suits you and your needs.

With our extensive experience and a long history in the housing sector, you know you'll be in safe hands with us. Our experienced Sales Consultants are dedicated to providing you with excellent customer service and will be on hand to support you through every step of the purchasing process.

Customer Charter

Buying a new home is likely to be one of the biggest commitments you'll ever make, and it's our commitment to make absolutely sure that the process is as straightforward as possible.

Our Customer Charter fully complies with the Consumer Code for Home Builders, a code which aims to ensure that buyers of new homes are treated fairly and provided with reliable information about their purchase.

The Orbit Customer Charter is available at orbithomes.org.uk/customer-charter

More information on the Consumer Code for Home Builders can be found at consumercode.co.uk

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Safety on site

We have a duty to ensure your welfare whilst on-site, so the following guidelines have been issued to comply with Health and Safety Legislation.

- Please use the designated car park and visit our sales office first.
- A qualified Orbit employee must always accompany you anywhere within the development construction areas.
- The sales office, show homes and any finished or occupied areas outside construction zones will be safe for visitors. However, care should be taken when driving or walking around the site, as the top surfacing of roads and footpaths is occasionally incomplete and may be uneven or hazardous.
- Please supervise any children with you when visiting our sales area (please note that children under the age of 16 are not allowed in construction areas at any time, even if accompanied by an adult).
- Hard hats and appropriate safety footwear must be worn at all times, along with high visibility jackets or waistcoats. These are available within the sales office.
- There is no access to areas where scaffolding is erected, or there are any open trenches or other excavations.

Surrounding area

Our development layout shows general information relating to the surrounding area outside of the scheme, details of which are beyond the control of Orbit. For more up-to-date information, please contact the relevant local planning authority.

Development layout

Boundaries and layouts can change during development; this may affect any brochure plans you hold. So please check these details with the Sales Consultant and the detailed scheme plans. You will be taken through a checklist together with the latest plans and revisions, which will be noted on the checklist you will be required to sign prior to your reservation. The deed plan will be sent directly to your solicitor; this should be carefully inspected by you to ensure it's correct in relation to the plans you've already signed off.

Elevations

Building materials and elevations may vary from plot to plot and surrounding areas may differ from that shown. Computer Generated Images (CGIs) depict typical house types, but please check all details in relation to your plot with the Sales Consultant at the time of reservation, this will also be captured on the check list.

Dimensions

Floor plans show the approximate dimensions for each room, typical of its type. Specific plot dimensions may vary, because each one is built individually, and the precise internal finishes may not always be the same.

Specification

These are indicative and applicable to this development. Please check the specification in relation to your individual plot with the Sales Consultant at the time of reservation. Show homes are decorated and furnished for your enjoyment when you visit, and to give you a taste of how they might look. When reserving, please ask the Sales Consultant to clarify which items are included as standard.

In the unlikely event of any major specification change during the reservation period, we will endeavour to bring it to your attention as soon as possible.

Why buy a new-build home?

A brand new start

A new-build home is a blank canvas. You don't need to alter someone else's décor and you also have the opportunity to personalise your home through Orbit Options.

A range of styles and sizes

We build in a variety of house styles, with varying numbers of bedrooms, offering you the broadest selection of homes to choose from.

Brand new everything

All fixtures and fittings are brand new. From bathrooms to kitchens, entrance doors with multi-point locking systems and double-glazed lockable windows - so there's no need to budget for expensive repairs and replacements.

New-build efficiency

Our new homes are built using modern materials which comply to the latest building regulations, helping to deliver a far more efficient living space than a traditional older home might. Draft-free, double-glazed windows and doors, plus loft insulation combined with energy-efficient central heating all help to reduce your energy bills and save you money.

Choose the way to buy

Orbit can offer you advice on some great ways to buy your new home, including Help to Buy. Our goal is to help reduce the hassle of buying a home and make it as easy for you as possible.

You won't be stuck in a long chain

When you buy a new-build home, there's no forward chain, meaning less stress and less chance of you losing a sale.

More time to enjoy where you live

With no need to spend your weekends on laborious house repairs and decoration, you'll have more time and money to enjoy your spare time.

Safe and secure

A new Orbit Home comes complete with smoke alarms, security locks and fire-retardant materials, so your new home is much safer than the average older property.

Peace of mind

Every new Orbit home comes with a two-year warranty in addition to the 10-year insurance backed warranty.

Designed for modern life

All our homes are designed to use every part of your home effectively and efficiently.



Stay well connected

Mulberry Place is less than a mile and a half from Margate Station, which you can easily reach on foot or using the local bus services.

From there, you can reach either of two major London stations – London St Pancras International and London Victoria – with no need to change and a choice of several departures an hour. You can also take a direct train to Ashford International Station in less than an hour, where you can connect with Eurostar services to Paris, Lille and Brussels.

Another way to make the trip across to the Continent is by ferry crossing from the Port of Dover, which will take you approximately 45 minutes by road, while you can reach the Eurotunnel Le Shuttle terminal at Folkestone in around an hour by car. The nearest major airport to Mulberry Place is Gatwick, which is about a 90 minute drive.



Mulberry Place, Northdown Park Road, Cliftonville, Margate, Kent, CT9 2TP


Head Office: Orbit, Garden Court, Harry Weston Road, Binley Business Park, Coventry CV3 2SU

Orbit is an exempt charity, registered under the Industrial and Provident Societies Act 1965.

Orbit has a policy of continuous improvement and reserve the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. Orbit reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or contain any representation of fact upon which any party is entitled to rely. Information correct at time of going to print

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