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# FARMSTEAD at TANNERSBROOK

## CRANBROOK, KENT

An exclusive development of 2 bedroom  
houses, apartments and maisonettes

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Welcome to

# RavenHomes

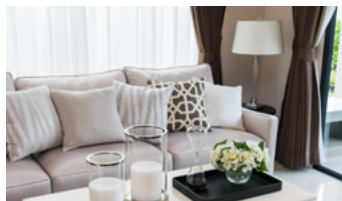
Part of an established, award-winning provider of homes, predominantly throughout Surrey and Sussex. Raven Homes' mission is to create inspirational new communities to help people realise aspirations of home ownership, whilst providing unrivalled customer service.

Situated in a rural gated development, we are delighted to launch the sale of 12 contemporary homes for Shared Ownership. Comprising six 2 bedroom houses, four 2 bedroom apartments and two 2 bedroom maisonettes.

Located in the High Weald of Outstanding Natural Beauty, the historic market town of Cranbrook offers a good selection of general and specialist shops and a farmers market selling food, drink and local artisan products which take place regularly through the year.

The nearest train station, Staplehurst, is approximately six miles away and provides links to Waterloo East and London Bridge. Royal Tunbridge Wells is 15 miles west of Cranbrook. The A229 heads north to meet the M20 and the bustling town of Maidstone, 14 miles away.

If you have any further questions or wish to discuss property availability, please contact the Sales Team at [sales@ravenhomes.co.uk](mailto:sales@ravenhomes.co.uk) or call **0300 303 3835**.



# SPECIFICATIONS

YOUR NEW HOME WILL INCLUDE  
THE FOLLOWING AS STANDARD:



## KITCHENS

- Contemporary units with laminate worktops
- Integrated oven, gas hob & hood
- Space for washing machine and fridge freezer



## GENERAL

- Wood effect vinyl flooring through kitchen, hallway and bathroom\*
- Carpets to stairs, landing and bedrooms
- White internal doors with chrome handles
- Connection for TV and future provision of satellite reception
- Private turfed rear garden with patio\*\*
- Allocated parking
- Mains smoke detector with battery back up
- Electric vehicle charging points available on the development
- 12 year premier warranty



## BATHROOMS

- Stylish white bathroom suite with chrome taps
- Heated chrome towel rail
- Bath with shower over with glass screen
- Wall tiles to selected areas

\*Flats and maisonettes living area will also be wood effect vinyl

\*\*Houses and ground floor apartments only

# AVAILABLE PROPERTIES

## HOUSES

### PLOTS & ALIGNMENT

Plots 25,27,29 Left aligned  
Plots 26,28,30 Right aligned



**Sq Metres**  
78

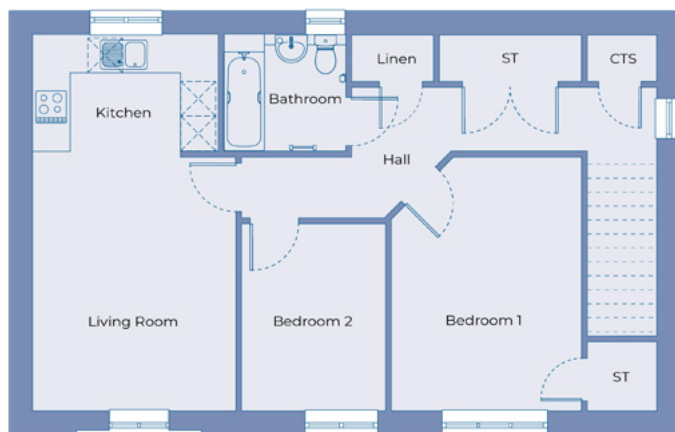
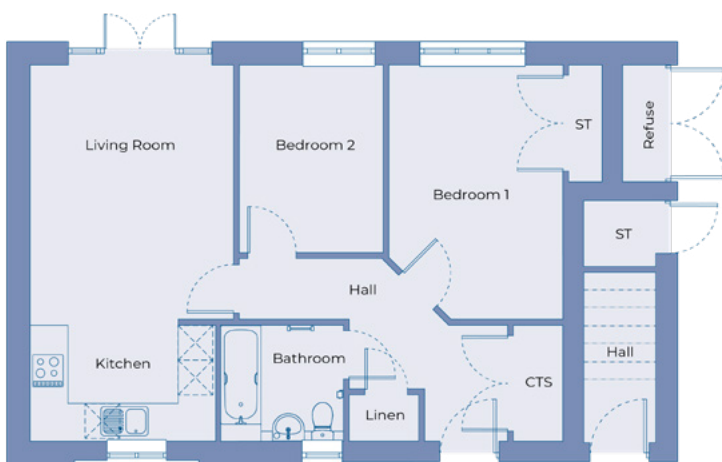


# AVAILABLE PROPERTIES

## MAISONNETTES

### PLOTS & ALIGNMENT

Plot 31 -Ground floor  
Plot 32 – First floor



### Sq Metres

Plot 31: 60  
Plot 32: 69



# AVAILABLE PROPERTIES

## APARTMENTS

### PLOTS & ALIGNMENT

- Plot 33 – Ground floor – left side
- Plot 34 – Ground floor – right side
- Plot 35 – First floor - left side
- Plot 36 – First floor - right side



**Sq Metres**  
61



# PRICE LIST AND AVAILABILITY

ADDITIONAL TEXT HERE

PLOT NO.	TYPE	EXPECTED COMPLETION	FULL MARKET PRICE	30% SHARE	MONTHLY SERVICE COST
25	2 BED END OF TERRACE HOUSE	APRIL	£425,000	£127,500	£85.76
26	2 BED MID OF TERRACE HOUSE	APRIL	£415,000	£124,500	£85.76
27	2 BED MID OF TERRACE HOUSE	APRIL	£415,000	£124,500	£85.76
28	2 BED MID OF TERRACE HOUSE	APRIL	£415,000	£124,500	£85.76
29	2 BED MID OF TERRACE HOUSE	APRIL	£415,000	£124,500	£85.76
30	2 BED END OF TERRACE HOUSE	APRIL	£425,000	£127,500	£85.76
31	2 BED GROUND FLOOR MAISONETTE	APRIL	£340,000	£102,000	£97.62
32	2 BED FIRST FLOOR MAISONETTE	APRIL	£330,000	£99,000	£107.26
33	2 BED GROUND FLOOR APARTMENT	APRIL	£295,000	£88,500	£231.65
34	2 BED GROUND FLOOR APARTMENT	APRIL	£295,000	£88,500	£231.65
35	2 BED FIRST FLOOR APARTMENT	APRIL	£285,000	£85,500	£223.57
36	2 BED FIRST FLOOR APARTMENT	APRIL	£285,000	£85,500	£223.57

All homes are sold with the benefit of a 990 year lease with a minimum 30% share purchase, although buyers are required to maximise the share they can afford to purchase. Rent will be charged at 2.75% of the remaining share.

In order to secure a property reservation, purchasers will be bound by the terms of Raven Housing Trust and the deposit sum of £500.00 will be payable upon application approval (terms and conditions to be provided).

Although every care has been taken to ensure the accuracy of information provided, the contents of this brochure are for general guidance only and are not to be treated as statements of fact and do not form part of a contract or constitute a warranty. Fittings and fixtures and standards of finish shown in photographs are not necessarily those to be included in the sale of any particular home and we reserve the right to amend specifications as necessary but to an equal or higher standard.

The homes will be sold only on the terms of any contract for sale agreed through our solicitors. Buyers will need to demonstrate they are eligible for shared ownership and may have to demonstrate a connection to the local area.

Layouts of the floor plans and any dimensions provided, are for guidance only.

We reserve the right to make alterations, omissions or additions to the development or any part of it without prior notice.

Farmstead at Tannersbrook is the marketing name of the development. Please check the postal address with a member of the sales team. The developer is Berkeley Homes.

Correct as of March 2023

Raven Homes, Raven House,  
29 Linkfield Lane, Redhill,  
Surrey, RH1 1SS

**[www.ravenhomes.co.uk](http://www.ravenhomes.co.uk) 0300 303 3835**