



Westwood Acres

Broadstairs

————— lovellinghomes —————



love **living** homes

Welcome to Westwood Acres

Welcome to Westwood Acres, an exciting new development of two, three and four-bedroom homes tucked away amid charming woodland in Westwood, Broadstairs.

Ideally located for beautiful scenery and natural surroundings, the development offers an escape from the noise of big cities without sacrificing any of the convenience. The relaxing environment make these new homes the perfect place for home working, and great connections mean a commute to London is never a chore.

With Broadstairs to the south (2 miles), Margate to the east (2.5 miles) and Ramsgate in the west (2.6 miles), the community at Westwood Acres is spoilt for choice with three of the UK's most stunning seaside towns on the doorstep.

All homes are available through Shared Ownership so whether it's your first step on the property ladder or an upsize to give you some more space to grow, the dream of having your own place is one you can reach out and grasp with both hands.



Introducing your new home

Westwood Acres has been thoughtfully designed to meet the highest levels of sustainability and efficiency through an innovative collection of modular and traditional built homes.

Set in the grounds of the old Lodge, the development embraces the leafy surroundings with new landscaped gardens, planting and trees woven into the streetscapes, harmonising the mature woodland which is being sensitively conserved to reduce ambient noise, provide a peaceful space for residents and allow wildlife to flourish.



Computer Generated Image



Each of the contemporary new homes maximise space and natural light and have been crafted to complement the elements of modern lifestyles. All include a fully integrated kitchen, French doors leading into a private garden and flooring throughout: making that home move that bit smoother. The homes enjoy open plan living space, and the 4 bedroom houses boast en-suites to the master bedrooms, with all homes considering space for home working.

All you have to do is add the finishing touches and unique style to call your new space home!





8,500 trees will be planted alongside a new woodland walk

Built with sustainability in mind

An extensive and thorough ecological survey of the site has been conducted, which considers the environmental impact of the Westwood Acres throughout its initial build stages, occupancy and lifetime of the homes, homeowners and the plants and wildlife that share the environment with them.



Our ecologist and landscape architects have worked together to ensure biodiversity improvements have been embodied into the development.

With the desire to encourage nature, a variety of bird and bat boxes as well as hedgehog highways will be dotted in and around the trees and hedges to settle local wildlife. Native tree and shrub planting and general plant husbandry will create a natural screen fringed, with a canopy of existing mature trees.

The wildlife population with its incredible variety of shapes, colours and sounds are sure to bring Westwood Acres to life for future generations to admire and enjoy, further enhancing that 'back to nature feeling'.

Going Modular

The majority of our homes at Westwood Acres are modular built in our quest to reduce our impact on the environment around us.

Built in a factory and then transported and assembled on site, these sustainable, energy-efficient and high quality homes bring modern design, engineering, manufacturing and construction together.

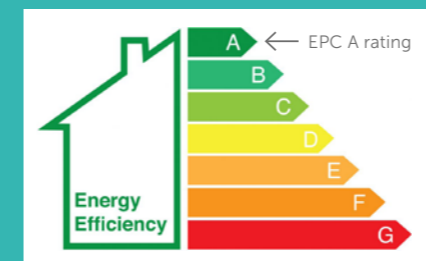
Through smarter engineering, they require fewer resources to construct, use less water and energy and will generate significantly less carbon emissions both as they are built, and over their lifetime.

Our homes will achieve an EPC rating of 'A'. In 2020, less than 2% of new build homes managed to achieve this level of performance in England and Wales. This EPC rating has been achieved through high levels of insulation and fabric performance, through providing energy efficient fittings and

through heating and powering the home with renewable technologies such as Air Source Heat Pumps and Photovoltaic Panels. The homes are constructed out of materials that have been responsibly sourced (for instance the main timber in the home is from a PEFC accredited timber source). All the homes have water efficient fittings provided, to help reduce overall demand for water as well as water bills. The design of the home has taken into account wellbeing including maximising daylighting and preferentially using low emission materials (e.g. water based paints).

These modular homes are robust and solid, and will last just as long as any new-build. They are built to the exacting standards of the NHBC and therefore cover everything required for mortgage and insurance purposes.

For more information, please speak to one of our sales advisors.



Your area

Westwood Acres is minutes from the convenient shopping and leisure hub amenities at Westwood Cross, and less than a fifteen-minute drive from Broadstairs, Ramsgate and Margate, each with their own individual character and charm, seaside proms, beaches, and independent shops.

If you're looking for a new hobby or sport to occupy your free time, the local area offers an array of leisure centres, golf courses, fishing lakes and sailing clubs to keep you busy. Not to mention the boundless activities to be enjoyed with the sea nearby.

Families will appreciate good schools for all ages close at hand with nursery, primary and secondary schools within a short walk and Dane Court Grammar School 1.3 miles away.

The ever-changing landscape throughout the seasons means there is never a shortage of sights to see, especially with ancient villages and nearby countryside all within easy reach.



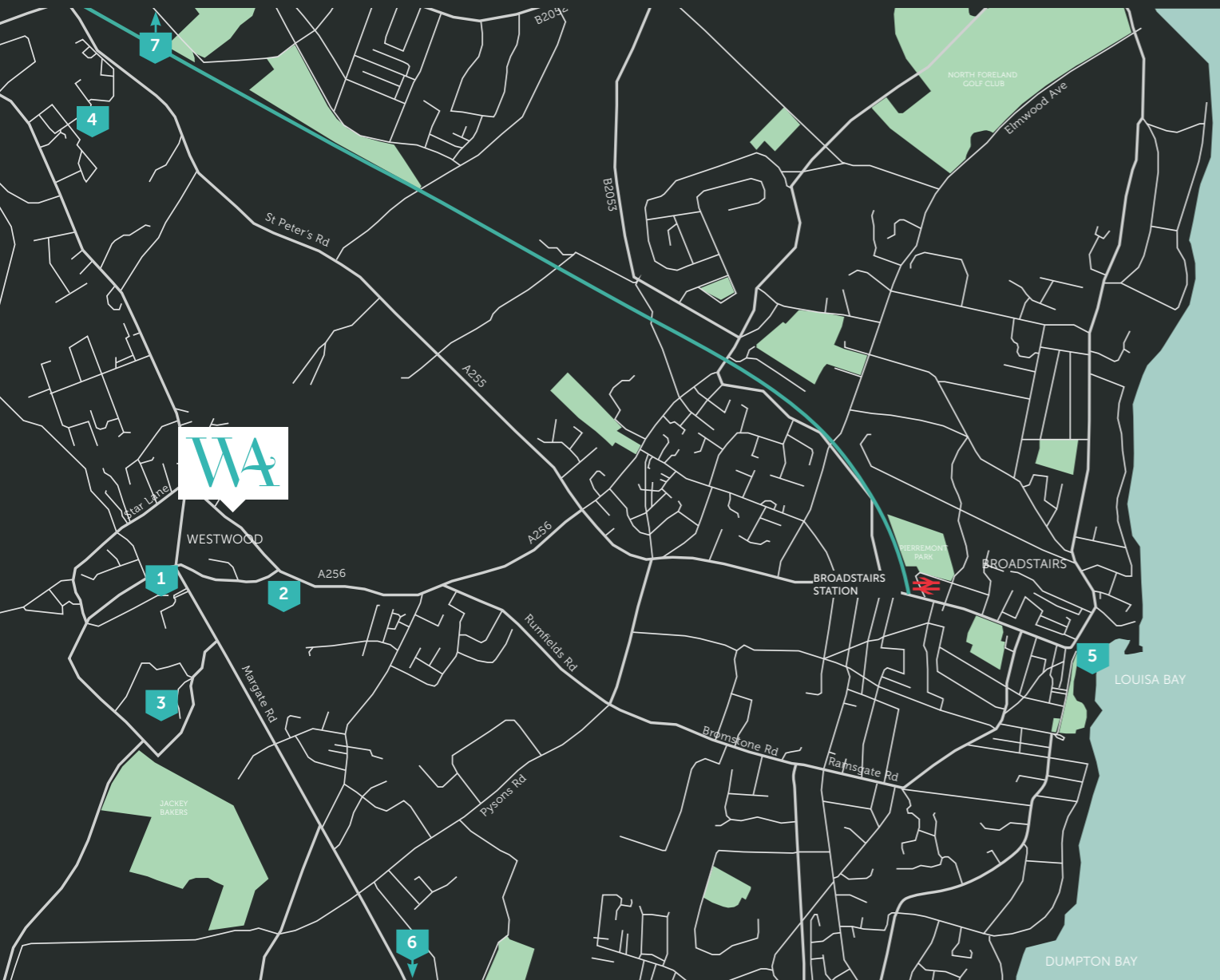
Enjoy The Garden of England

Slightly further afield lie many other seaside towns to be explored including Whitstable, Herne Bay and Deal – all within a 30 minute journey. Each town and village has its own quaint setting, spectacular views and time worn landscape, from gently rolling hills and greenswards to chalk cliffs and sandy bays.

With its location in the heart of south-east Kent, excursions to some of England's finest historically significant sites can be made in less than an hour, with Canterbury and Tunbridge Wells within easy reach. Better still, take time to follow the Kent Tour through rustic villages and rolling countryside, complete with Oast Houses and vineyards.



Travel times



Walking

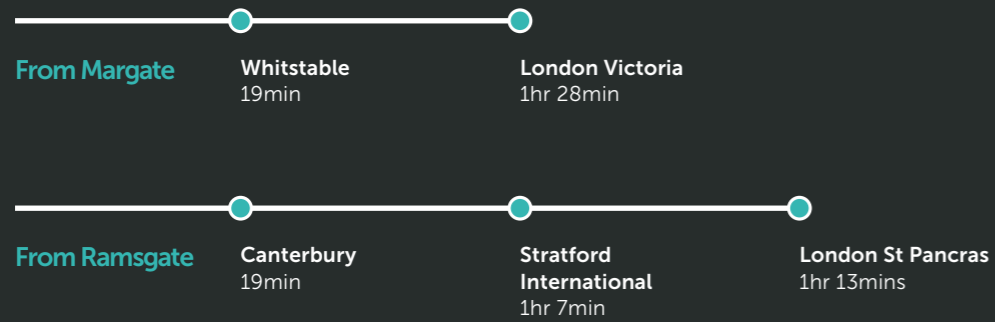
- 1. Westwood Cross Shopping Centre
0.4miles
- 2. Bannatyne Health Club and Spa
0.8miles

Car

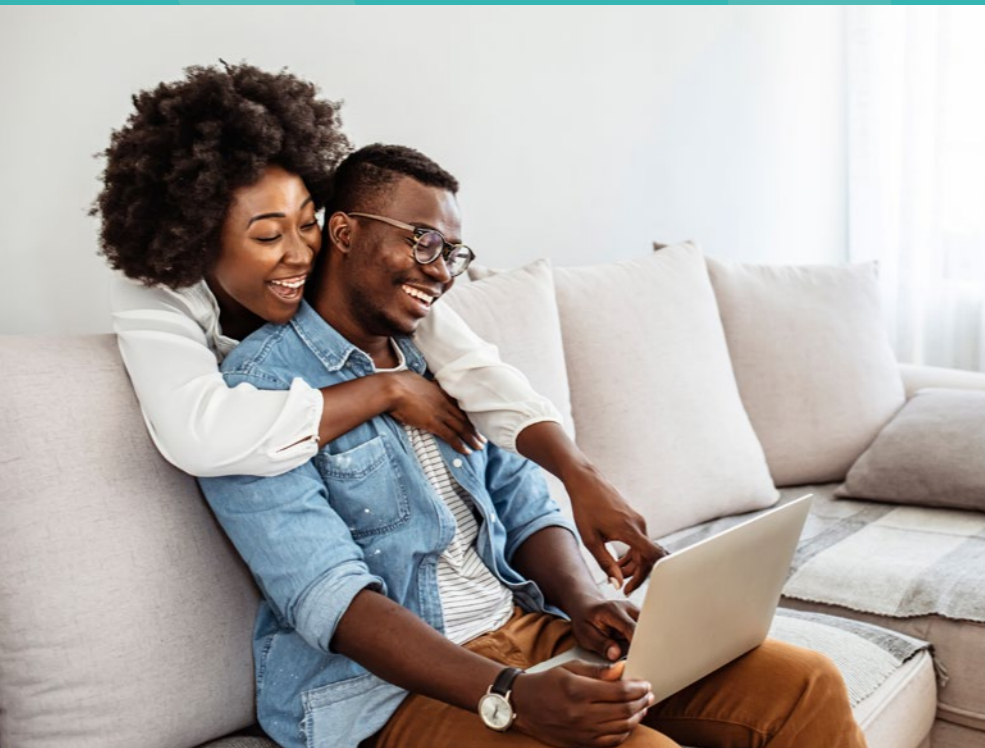
- 3. Sainsburys
3min / 0.8miles
- 4. Queen Elizabeth Queen Mother Hospital
5min / 1.2miles
- 5. Broadstairs beach
6min / 2.3miles
- 6. Ramsgate train station
7min / 2.4miles
- 7. Margate train station
8min / 2.5miles



Trains



shared ownership



How to Apply

You will need to register at www.helptobuyagent3.org.uk. When you have done this you will have an account with the scheme and a unique approval number. We will then be able to show you the properties that we have available at Westwood Acres.

How much does it cost?

When you find a property that you want to buy, you will need to pay a £250 shared ownership reservation fee. When you complete this fee is returned to you. However, if you pull out or the sale falls through this is non-refundable.

Putting your new home within reach!

Shared Ownership (also known as the part-buy, part-rent scheme) is an incentive scheme that allows you to buy a share of a new home between 10% and 75% of the home's value and pay a subsidised rent on the remaining part directly to us. The combined monthly cost of the mortgage and rent will normally be less than if you were purchasing the property outright.

This scheme is a great way to help get your foot on the property ladder, enabling you to make your dream home a reality.

In the future you can purchase further shares in your home, eventually able to own the property outright. Alternatively, you can simply sell your share of your home for its value at the time.

Buy 10% - 75% of a property



Pay rent on the share you don't own



YOU ARE ELIGIBLE FOR THE SHARED OWNERSHIP SCHEME IF:

- Your household earns £80,000 a year or less (or £90,000 a year or less in London)
- You are a first-time buyer
- You used to own a home, but can't afford to buy one outright now
- You are an existing shared owner



Who are Love Living Homes?

Ethos

Based in the heart of Kent, with strong foundations in property construction and management, Love Living Homes offer a unique combination of homes and services allowing our customers to buy, rent and invest happy.

Providing quality and well-designed homes throughout Kent and East Sussex allows us to use our local knowledge to provide a completely tailored service. We guide and support our customers from renting and buying their own home to building a property portfolio with all the ongoing services that they require.

Our customers know they can rely on us to provide a high level of service with flexible solutions to make their property journey a happy experience.

A name you can trust

Love Living Homes is backed by Town & Country Housing, which is regulated by the Homes & Communities Agency (HCA) and part of the Housing Ombudsman Scheme.

Successful and financially secure, Love Living Homes is a provider of market rental, intermediate market and leasehold management to a portfolio of around 500 rental and nearly 800 leasehold properties in Kent and Sussex.

Buy, rent and invest happy





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