



The Willows

AT AYLESHAM

A STUNNING COLLECTION OF
2, 3 AND 4 BEDROOM HOMES

**Homes designed for
a modern lifestyle**



Welcome to
The Willows
AT AYLESHAM

For the ultimate modern country lifestyle, plan a move to one of our stunning new homes at The Willows at Aylesham in Kent — an idyllic village location with wonderful local amenities.

Choose from a collection of two, three and four-bedroom homes, each thoughtfully designed to provide generous living space across contemporary layouts, with modern conveniences and plenty of storage, welcome additions for busy households.

Homes at The Willows are as functional as they are stylish. And because they're built to sustainable environmental standards using energy-saving technology and efficient heating systems, you can look forward to a cosy, welcoming retreat that won't cost the earth to run.

On the doorstep in Aylesham Village is a wealth of great facilities the whole family can enjoy, with more attractions at nearby historic Canterbury. Spectacular countryside abounds, including Kent's attractive coastline, peppered with quintessential seaside resorts that deliver the perfect day out.



A great place to live

Looking for the ideal place to put down roots? Thanks to its picturesque setting, handy local amenities and excellent transport connections, The Willows at Aylesham has everything you need to live life to the full.

Located halfway between the coastal town of Dover and historic Canterbury in Kent, the village of Aylesham has all the essentials for modern living. Facilities range from a pharmacy, post office and Co-op Food store to a new health centre, all conveniently clustered around the central market square. Fitness classes and a gym are available at the local leisure centre, while a variety of sports clubs will appeal to the more competitive. Aylesham Carnival is a fun annual fixture the whole Community comes together to enjoy.

Families will be pleased to know the village offers several nurseries and two primary schools, both rated Good by Ofsted, while 'Good' rated secondary schools are accessible in nearby Canterbury. This medieval walled city is also home to a vast array of independent and high-street retailers, award-winning restaurants, breweries and cafes, and no less

than three UNESCO World Heritage Sites, among them the magnificent Canterbury Cathedral. A direct train from Aylesham can take you there in a little over 10 minutes.

Living at The Willows at Aylesham puts you within easy reach of The Kent Downs — a designated Area of Outstanding Natural Beauty where you can escape life's hustle and bustle by wandering through ancient woodlands and marvelling at majestic landscapes. The Sandwich & Pegwell Bay and Stodmarsh National Nature Reserves are also sure to delight.

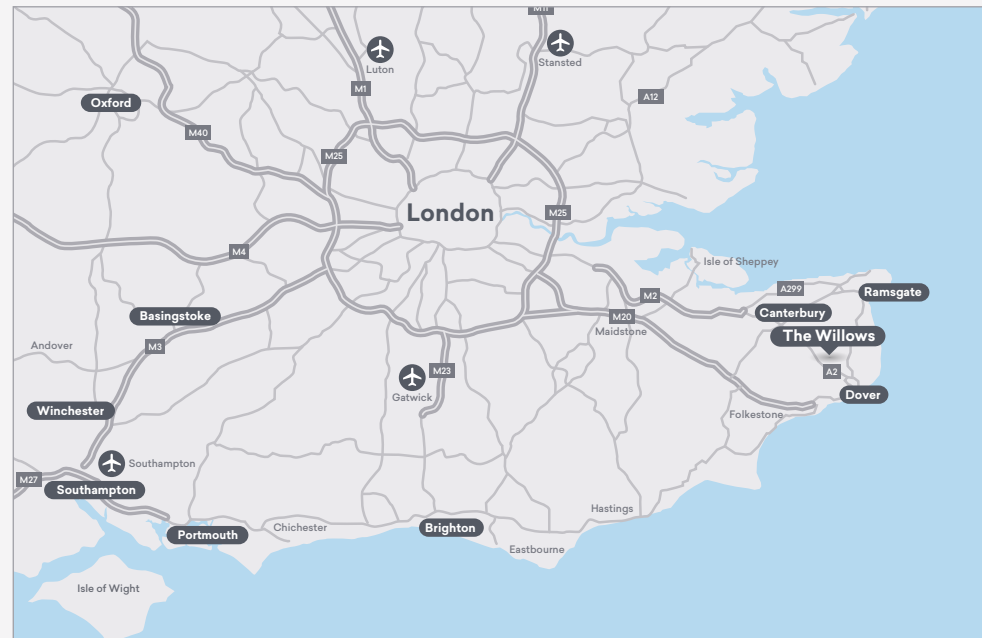
From traditional seaside fun at Margate to tucking into oysters at Whitstable, there's no shortage of coastal attractions to while away the time. With Dover and Folkestone so close by, you could even head to France for the day. Just remember to take your passport!



Kent Downs National Landscape






A place to call home

Living at The Willows at Aylesham provides access to excellent transport links - ideal for commuting or exploring the local area. Aylesham train station is just a short walk away, with direct trains into London, while the A2 links south to the coast and north to the M2, then on to the M25.



**Travel times by car
(Estimate only)**

- London – 1hr 30 mins
- Dover – 22 mins
- Canterbury – 22 mins
- Maidstone – 47 mins
- Ashford – 39 mins

-  Airport
-  Supermarket
-  School/College
-  Doctors/Hospital
-  Restaurant



High-specification and energy-efficient 2, 3 and 4-bedroom homes, generously-sized with a stylish, contemporary layout that flows well into the private outdoor space.



The best of modern country living in Aylesham, thanks to handy village amenities such as a post office, pharmacy, Co-op, health centre, leisure centre and sports clubs.



Canterbury's vibrant city attractions under seven miles away, including an amazing choice of shops, restaurants, cultural venues and world-famous historic landmarks.



Great connections to the M2 and M20 via the A2. Dover, Folkestone and Canterbury are all only around a 20-minute drive away from the development.



Just a short walk to Aylesham train station, with regular direct trains to Canterbury (10 minutes), Dover (15 minutes) and London Victoria (around 1 hour 45 minutes).



For families, a good choice of nurseries and Ofsted 'Good' rated primary schools available locally, with 'Good' rated secondary schools located in nearby Canterbury.



A spectacular rural setting, with the Kent Downs Area of Outstanding Natural Beauty providing a tranquil retreat away from the demands of modern life.



No shortage of great days out, from vineyard visits and traditional seaside fun to hopping across the Channel for a continental lunch and spot of shopping.

Why buy new?

Buying a brand-new home with Places for People is one of the easiest decisions you'll ever make. Designed for modern living, with plenty of space to relax, work or entertain, all you need to do is unpack and start making your home your own.

placesforpeople.co.uk/TheWillowsatAylesham



Research by the Home Builders Federation (HBF)* shows that new homes are much more environmentally friendly than older equivalent properties, emitting just 1.4 tonnes of carbon a year, compared to the 3.6 tonnes that existing properties emit.

At Places for People, we design and build our homes to maximise energy efficiency, using energy-saving lighting, eco-appliances and water-saving devices as well as excellent insulation to reduce your carbon footprint and keep your utility costs down. Our homes are rated from A to C.

Buying a new home can be good for your bank balance too. The HBF calculates that buyers of new homes save on average £2,510.73

on household bills each year, with buyers of houses saving even more at £3,117.85 (around £260 per month).

When you buy your new home at The Willows at Aylesham, our experienced sales team will be with you every step of the way to guide you through the home-buying process. Our homes also benefit from a 10-year insurance-backed warranty, meaning you can move in with peace of mind (without the worry of expensive structural repairs) and simply enjoy the thrill of turning a blank canvas into your dream home.

Plus — you and your new neighbours are all getting to build a new Community together — what's not to love?

*Home Builders Federation Watt a Save report Feb 2023





Show Home Image — The Willows at Aylesham

Sustainable living for less

When you buy new with us, you can look forward to all the benefits of an energy and cost-efficient home without having to compromise on comfort or quality.

Designed and built to sustainable environmental standards, our energy-efficient homes feature efficient heating systems and energy-saving technology along with an exquisite finish you'll love.

You'll use less energy, spend less on utility bills and still have the warm, welcoming home you've always wanted.

And with everything you need conveniently located nearby — from shops and schools to leisure facilities and green spaces — The Willows at Aylesham is the perfect place to enjoy a more sustainable lifestyle, supporting the local economy while building connections to last a lifetime.



Car charging points
One for every house, encouraging greener travel.



Forward-thinking fabric design
Our well-insulated homes are designed to maximise energy efficiency and reduce running costs, now and in the future.



Energy-efficient lighting
LED light fittings and bulbs lower energy use as well as your bills.



Water-saving devices
Our kitchen and bathroom fittings save both water and money.

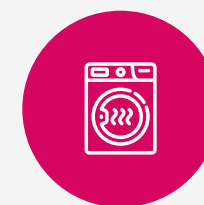
At The Willows at Aylesham, you can enjoy a more comfortable home that costs less to run, with everything you need close by.



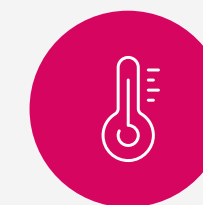
Good ventilation
Our homes come with good ventilation for a comfortable environment.



Double glazed windows
Benefit from a reduction in heat loss, noise and energy payments.



Eco-appliances
Most of our fitted appliances are A rated so cheaper to run.



Seasonally efficient
Our homes reduce the risk of overheating in the warmer months.



When you buy a home from Places for People, you know you're in safe hands...

What we do

We are a property developer and manager with a proven track record for delivering high-quality homes in thriving Communities right across the UK. With us, you can look forward to outstanding quality and service, because we handle the whole development process — from acquiring the land, planning our sites and designing our homes, to building and selling or renting them.

As the UK's leading Social Enterprise, our overriding purpose is to create homes where Community matters. From small housing developments to large-scale regeneration projects, we tailor our homes to the needs of local People, take responsibility for our environmental impact, and put People First to build a sense of Community.

Our approach

With more than 50 years' experience of managing and developing homes, we know what it takes to build happy, healthy and inclusive places to live. All our Communities are delivered by our award-winning, specialist placemaking, property investment and management companies across the UK, who ensure the places we create meet a variety of needs, not just now but well into the future. Where others think in years, we think in decades.

What makes us different

We believe our homes should be attainable for everyone, which is why we offer a wide range of buying options, including shared ownership. So, whether you're taking your first step onto the property ladder or looking for your forever home, there's a place to suit your individual needs.

We listen to our Customers too — and give them what they ask for: bright, spacious homes with flexible living areas that easily adapt to work or play, plenty of storage and that all-important private outdoor space. In our well-connected Communities, you'll have all the services and facilities you need on your doorstep — from shops, restaurants, schools and healthcare to beautiful green open spaces offering a natural retreat from the busyness of modern life.

Because when you buy from us, you're not just buying a home — you're buying into a Community; a place where you can belong, build connections and put down roots to last a lifetime.



Computer Generated Image — Whistle Wood by Places for People





steps to secure your dream home

Here's what your home buying journey looks like...

Purchasing a Places for People home has never been easier. Whether you're buying for the first time or you're an existing homeowner looking to move up the ladder, we've kept things simple so you're free to enjoy this next exciting phase.

From the moment you get in touch to that exhilarating day when you pick up your keys (and even after you've settled in), our friendly, experienced sales executives will be right by your side, supporting and guiding you every step of the way.

Book a viewing

Arrange an appointment to come and see us in person. That way you can explore our Community and quality products first-hand, to discover for yourself why it's the perfect place to put down roots.

Determine your budget

You should apply for a 'mortgage in principle', which confirms how much you can borrow — and — more importantly — how much you can afford. We can refer you to an Independent Financial Advisor (IFA).

Instruct a solicitor

Now you've reserved your new home, it's important to instruct a solicitor to handle the legal aspects of the purchase. We can recommend independent solicitors or you can choose your own.

Exchange contracts

This is when things become official! Once you're happy with the legal contracts, you can sign them, pay your deposit and arrange a completion date to move into your new home.

Attend a home demonstration

Before completing, we'll arrange for you to attend your new home demonstration — a great opportunity to get to know your new home and understand how everything works before you move in.

Get expert advice

Whether you need support with mortgages, selling your existing property or stepping onto the property ladder, our sales team will guide you through the different ways to purchase your dream home.

Reserve your home

Once you're happy you've found the home of your dreams, you can reserve your chosen plot! Our team will guide you through the reservation process and all aspects of your home buying journey.

Apply for a mortgage

If you're purchasing your new home with a mortgage, now is when you should contact your mortgage lender or IFA to let them know they can proceed with your mortgage application.

Get ready to move

Now is the time to organise buildings and contents insurance, arrange removals quotes and set up or transfer accounts for TV, internet and utilities suppliers ready for when you change address.

Complete and move in

Legal completion is that happy moment when you take ownership of your new home! Your mortgage lender will transfer the funds, you pay any outstanding costs and we arrange handover of your keys!

“Everyone I’ve dealt with at Places for People has been so friendly and gone out of their way to help, no matter what your query. They’ve been brilliant and have kept in constant touch with us throughout.”

Christian, Places for People Customer



“We already loved the area so it only took us five minutes to decide this was the home for us! It’s so convenient here; we’re close to work and we have beautiful walks and a café on our doorstep.”

Ellie, Places for People Customer



**We create homes where
Community matters. We improve
our Customers' lives every day
through the homes we build and
the Communities we manage.**





Because Community Matters
#WeAreCommunity
Proud to be creating sustainable
Communities for the long term



placesforpeople.co.uk/TheWillowsatAylesham

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#BecauseCommunityMatters