

# Hartsdown Gardens

**Margate**

AN EXCITING COLLECTION OF  
2, 3 AND 4 BEDROOM HOMES

**Homes designed  
for modern lifestyles**



## Welcome to **Hartsdown Gardens**

If you're searching for a home that delivers spacious, flexible living in picturesque surroundings then Hartsdown Gardens in Margate, on England's southeast coast deserves a closer look.

Our exciting collection of brand-new houses has something for everyone, from individuals and couples to growing families and retirees. Whether you choose a two, three or four-bedroom home, you can look forward to a contemporary layout offering generous living space where you're free to live life however you please.

Each stylish home has been completed to a high specification, from the sleek, modern kitchens with integrated appliances. Thanks to abundant storage, and energy-saving technology, you can be confident your new home offers every comfort and convenience while costing less to run.

In terms of location, you couldn't ask for a better place to put down roots. Margate's seaside charm and sandy beaches provide the perfect backdrop for modern life, complemented by great local amenities and an easy, direct commute into London.

A NEW COMMUNITY AND WAY OF LIFE







## A great place to live

**A new home at Hartsdown Gardens in Margate provides an exceptional coastal living experience. Beautiful beaches and vibrant amenities on the doorstep together with excellent connections into London are just a few of the reasons to make your move here.**

Located on Kent's famous peninsula, the Isle of Thanet, Margate has long enjoyed popularity as a maritime port and more recently, as a holiday destination. Today, it's a charming mix of seaside kitsch, eclectic attractions and a thriving cultural scene.

Sometimes cited as England's coolest seaside town, Margate's traditional delights range from Dreamland's vintage-style rides to the subterranean Shell Grotto, with acclaimed international art gallery Turner Contemporary alongside boho cafes and retro shops lending an edgy vibe. In the town centre, you will find all the usual high street shops and restaurants together with two notable theatres, while the Grade 2 listed Walpol Bay Tidal Pool plays host to an annual line-up of festivals and events.

Families will be pleased to learn there are Ofsted 'Good' rated primary and secondary schools (along with a nursery at Garlinge Primary School) located less than a mile away. In addition, you will be able to benefit from a good choice of local sports facilities, including Margate Cricket Club conveniently sited next to the development and Margate Football club a few minutes walk away.

The Isle of Thanet offers no shortage of attractions and things to do. Westwood Cross Shopping Centre in neighbouring Broadstairs boasts a ten-screen cinema together with restaurants, coffee shops and over fifty retail outlets — perfect for a family outing. However, nature lovers might prefer to explore a coastline rich with unspoilt sandy bays and chalk cliffs, with the more adventurous making for surfers' paradise Joss Bay. You can even go sea-angling on a boat trip from Ramsgate Harbour — at Hartsdown Gardens, the world really is your oyster!

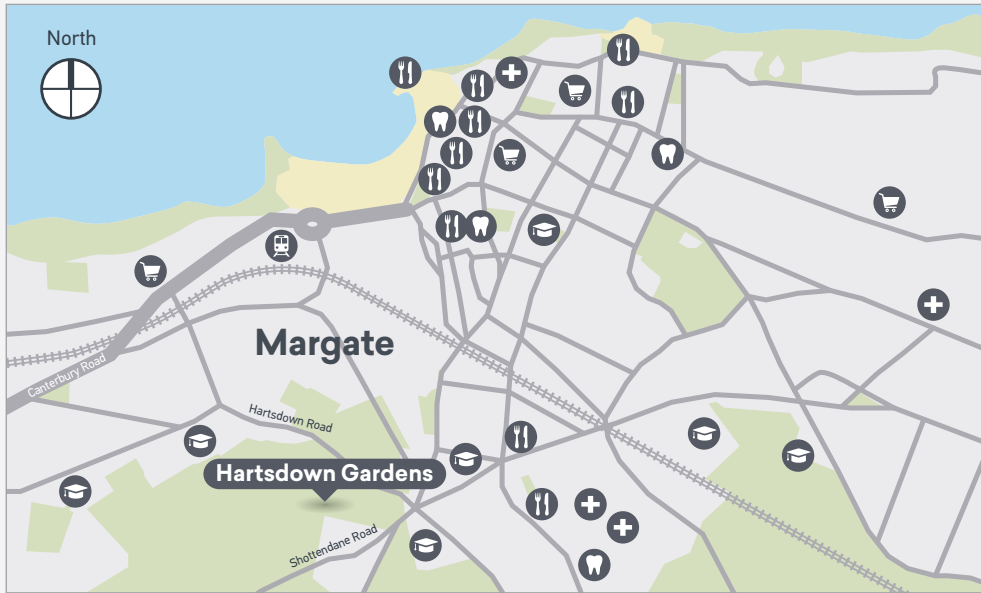
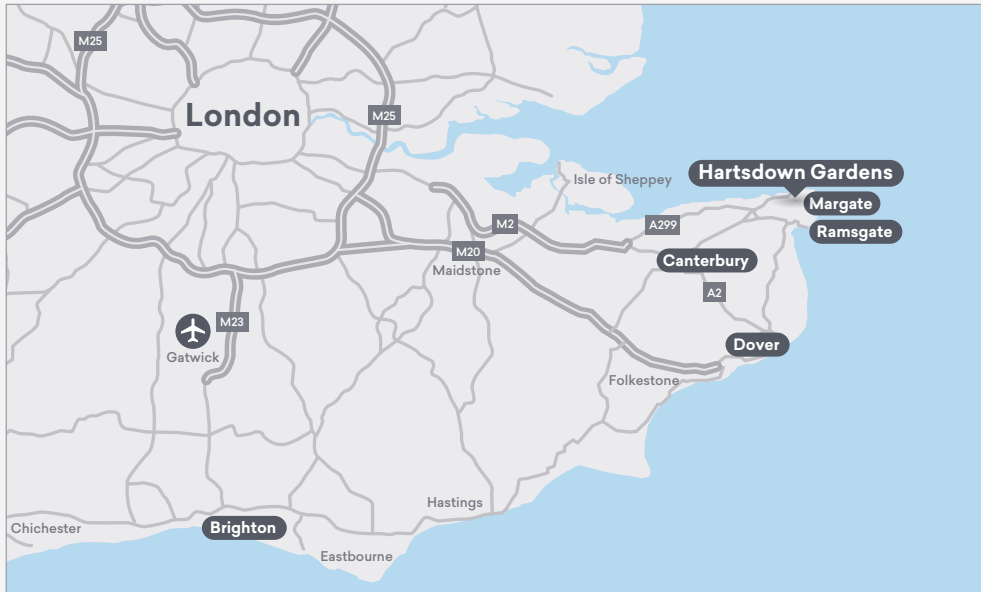


Margate harbour and the Turner Contemporary art gallery

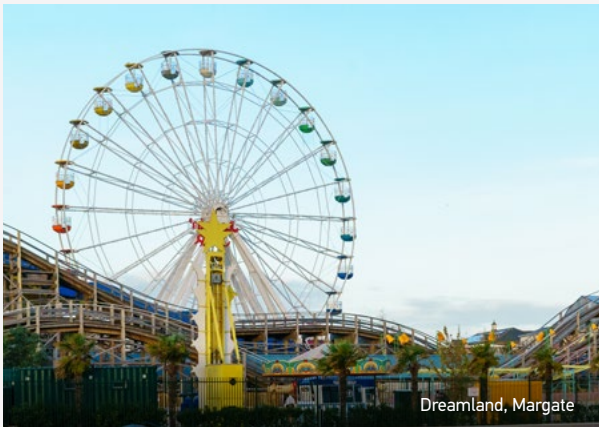


# A place to call home

Margate’s attractive seaside location and excellent transport links make it a highly desirable place to live. For commuters, good road connections into London are available via the M2 and M20. Alternatively, regular direct trains run to London St. Pancras International in 1 hour 25 minutes.



Travel times by car (Estimate only)	Airport	Supermarket
Ramsgate – 12 mins	School	Doctors
Canterbury – 30 mins	Restaurant	Dentist
Dover – 35 mins	Train Station	
London – 1 hr 45 mins		
Brighton – 2 hrs 10 mins		



Dreamland, Margate



Margate beach



A well-established residential Community with great local amenities, including Asda, Morrisons, Sainsburys and Lidl supermarkets, as well as a good choice of restaurants and pubs.



High-specification and energy-efficient 2, 3 and 4-bedroom homes, generously-sized with a contemporary layout that you can adapt to suit your unique lifestyle.



Ideal for commuting to the capital — travel by car via the M2 and M20 or take a train from Margate to London King’s Cross, or Ramsgate to London Victoria.



Great days out include a trip to Westwood Cross Shopping Centre’s ten-screen cinema and fifty-plus stores along with simulator fun at Spitfire and Hurricane Memorial Museum.



Neighbouring Broadstairs offers historic charm and beautiful bays, while the nearby waterfront town of Ramsgate — with its picturesque marina — has a lively cosmopolitan feel.



For families, there are several Ofsted ‘Good’ rated primary and secondary schools as well as a nursery located within a mile of the development.



A healthy, active lifestyle is supported by Margate’s spectacular coastal location, offering everything from cliff-top golf, walks and cycling to surfing and sailing.



A cool seaside destination, Margate’s attractions range from traditional fairground fun at Dreamlands to hipster cafes, boutiques and galleries, and of course sandy beaches!

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/hartsdowngardens](https://placesforpeople.co.uk/hartsdowngardens)



Research by the Home Builders Federation (HBF)\* shows that new homes are much more environmentally friendly than older equivalent properties, emitting on average just 1.22 tonnes of carbon a year, compared to the 3.51 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 pay on average 50% less a year for their heating, hot water and lighting costs

compared to owners of older properties, saving them a total of £780. Buyers of new-build houses save even more at around £979 annually.

When you buy your new Places for People home, 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 Jan 2025.





Epple Bay

Westgate Bay

Westgate-on-Sea Train Station

St. Mildred's Bay

Westbrook Bay

Margate Train Station

Margate Beach

Phase 2B

Phase 1

Hartsdown Gardens

Phase 2C

Phase 2A





Example kitchen — Hartsdown Gardens

## 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 — Hartsdown Gardens is the perfect place to enjoy a more sustainable lifestyle, supporting the local economy while building connections to last a lifetime.



Computer Generated Image — Hartsdown Gardens



**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.

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**At Hartsdown Gardens, you can enjoy a more comfortable home that costs less to run, with everything you need close by.**

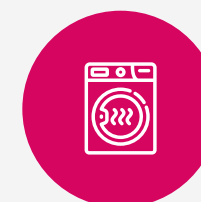
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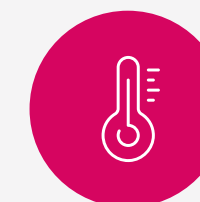
**Good ventilation**  
Our homes come with good ventilation for a comfortable environment.



**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.





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Aerial image of Brooklands — Milton Keynes

# 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.







# steps to secure your dream home

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

Purchasing a Places for People home with Shared Ownership has never been easier. Whether you're buying for the first time or you've owned a property before, 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 team will be right by your side, supporting and guiding you every step of the way.

## Get expert advice

The first step is to get in touch with our Sales team. We'll talk you through the Shared Ownership process and either refer you for an affordability assessment or arrange for you to visit.

## Determine your budget

We will ask you to complete an affordability assessment with an Advisor, which includes filling in a 5-year budget planner to determine the level of share you can purchase.

## Apply for a mortgage

If you're purchasing your new home with a mortgage, your affordability assessment is also when you will arrange with your mortgage lender or Advisor to proceed with your Shared Ownership mortgage application.

## Exchange contracts

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

## Attend a home demonstration

Before completing, we'll arrange for you to attend your new home demonstration and access your Home User Guide, so you can get to know your Shared Ownership home and understand how everything works.

## Start things moving

When you visit, we will check you meet the scheme's eligibility and affordability criteria. First and foremost is that your household income needs to be under £80,000 a year (£90,000 in London).

## Reserve your home

Once your finances are in place, you can formally reserve one of our Shared Ownership properties and pay your reservation fee! Our team will continue to guide you through the process.

## Instruct a solicitor

Now you've reserved your new home, you'll need to instruct a solicitor experienced in Shared Ownership to handle the legal aspects of the purchase. We can refer you to independent solicitors if needed.

## Get ready to move

Now is the time to organise 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 own a share of your new home! Your mortgage lender transfers the funds, we arrange handover of your keys and you start living life your way!



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**“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.”**

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Christian, Places for People Customer



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**“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.”**

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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



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#BecauseCommunityMatters