

Hawthorn Gardens

Lower Herne Village

A STYLISH AND EXCEPTIONAL
COLLECTION OF 2, 3 AND
4-BEDROOM HOMES.

Homes designed for
a modern lifestyle

**Prepare to enjoy
coastal surroundings
and modern comfort with
our beautifully designed
selection of homes at
Hawthorn Gardens,
set within the growing
Community of Lower
Herne Village.**



Welcome to
**Hawthorn
Gardens**
Lower Herne Village

A beautifully designed collection of homes, set along the Kent coastline and surrounded by open countryside. Hawthorn Gardens is the next phase of Lower Herne Village - an ambitious new community that will deliver up to 800 high-quality homes, designed for modern living.

Offering a stylish mix of 2, 3 and 4-bedroom homes, each property has been carefully planned to provide spacious, well-balanced interiors with contemporary finishes throughout. Modern kitchens with integrated appliances and high-quality specifications come as standard.

With everyday amenities nearby, excellent connections and a peaceful coastal setting, Hawthorn Gardens offers a relaxed and convenient place to call home.

Hawthorn Gardens is a marketing name and may not be part of the final postal address.

A great place to live

You couldn't ask for a better location than Hawthorn Gardens at Lower Herne. Nestled between beautiful natural woodland and the historic Kent seaside town of Herne Bay, its thriving new Community offers the very best of coastal and country living.

Between country and coast

Thriving natural woodland to one side, the charming seaside town of Herne Bay to the other. Hawthorn Gardens at Lower Herne is a thriving new Community that offers the very best of both.

A meticulously planned extension to the existing Community, Hawthorn Gardens benefits from all the essential amenities, primary and secondary schools, and plenty of open space within easy reach. For those who love to get moving, Lower Herne's woodlands are the perfect setting for an adventure on two feet or two wheels, while Herne Bay has both hockey and football clubs, and everyone can work out in their own way at nearby Herons Leisure Centre.

There's nothing quite like the British seaside, and if you're looking for a quintessential day

out exploring the colourful pier and all the classic fun and games, you'll find it at nearby Herne Bay. Explore the town's vibrant independent shops, restaurants and cafes, and venture along the North Kent coast for even more to explore, from historic harbours to idyllic blue flag beaches.

In fact, you're spoiled for choice when it comes to great days out. History fans will love Spitfire & Hurricane Memorial Museum in Manston, while nature lovers will be in their element at Stodmarsh National Nature Reserve. Just half an hour down the road, you'll find iconic Canterbury, whose famed Cathedral has welcomed visitors from around the world for more than 1,000 years.

Well-connected, surrounded by natural beauty and with something for everyone in close proximity, your family will be right at home in Lower Herne.



—
COASTAL CHARM MEETS
EVERYDAY CONVENIENCE AT
HAWTHORN GARDENS.



Canterbury Cathedral



Kingsgate Beach

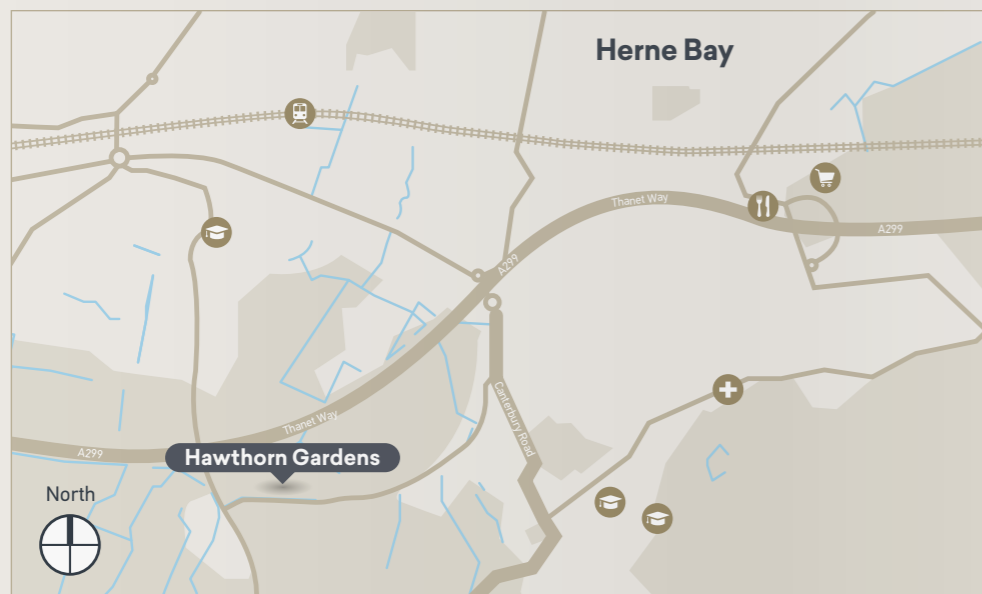


THOUGHTFULLY DESIGNED HOMES,
CREATED AROUND HOW YOU LIVE,
WORK AND UNWIND.

All CGIs (computer-generated images) are indicative only
and should not be interpreted as exact representations.

A place to call home

Excellent transport links make Hawthorn Gardens ideal for getting around. The A28 connects easily to Ramsgate, Canterbury and Ashford while for journeys to London or Dover, the M2 is a little over 10 miles away. From Herne Bay railway station, you can travel direct to London Victoria in an hour and 30 minutes.



Travel times by car* (Estimate only)

- Herne Bay Pier – 7 mins
- Canterbury – 18 mins
- Whitstable – 15 mins
- Margate – 26 mins
- London – 1 hr 37 mins

- Airport
- Supermarket
- School
- Doctors
- Restaurant
- Dentist
- Train Station

*These maps are for illustration only and do not represent actual routes or train lines. All maps included are not to scale. *Walking, cycling and other travel times are sourced from Google Maps and TIL, based on CT6 7YG.



Canterbury Cathedral

HAWTHORN GARDENS OFFERS THE PERFECT BALANCE OF COASTAL CHARM, OPEN SPACES AND EVERYDAY CONVENIENCE, WITH EXCELLENT CONNECTIONS TO LONDON, CANTERBURY AND BEYOND.



White chalk stacks, Kingsgate Bay



A collection of high-quality 2, 3 and 4-bedroom homes, all generously sized with bright, contemporary living spaces designed to suit a range of lifestyles.



A thriving new Community that benefits from an abundance of open spaces and amenities, with nearby woodland and the beautiful North Kent Coastline to promote wellbeing.



Close to the historic seaside resort of Herne Bay, with a host of family-friendly attractions and a good choice of shops, cafes, restaurants and live entertainment.



Enjoy the best of coastal living, from eclectic shops and wonderful seafood in nearby Whitstable to glorious blue flag beaches at Tankerton and Margate.



Great for families, with a broad selection of Good and Outstanding schools located within a four-mile radius of the development and sports clubs available in Herne Bay.



Great for commuting, with the M2 just over 10 miles away and a 1 hour 30 minute direct rail link into London Victoria from Herne Bay.



The nearest city – Canterbury – is less than 20 minutes away by car, with award-winning restaurants, excellent shops and world-famous historic attractions to enjoy.



Look forward to fabulous days out, from flying a spitfire simulator at Manston to getting a close-up view of wildlife hotspots at Stodmarsh National Nature Reserve.

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/hawthorn-gardens



Research from the Home Builders Federation and Octopus Energy shows that people living in new build homes spend around 21%* less on energy bills than those in older homes - saving over £420* a year on average. That means more money left over for the things that matter most.

New homes also make a real difference to the environment. With modern insulation, efficient heating systems and smart design, today's new builds can cut household carbon emissions by up to 50%* compared to older EPC D rated homes - and even as much as 74%* compared with the least efficient EPC F or G rated homes.

At Places for People, we build with the future in mind - using energy-saving lighting, well-insulated construction, eco-appliances and water-saving features as standard to help reduce running costs while keeping your home comfortable all year round.

When you buy at Hawthorn Gardens, our friendly, experienced sales team will guide you every step of the way. Plus, every home benefits from a 10-year insurance-backed warranty, giving you complete peace of mind from day one.

And best of all, you'll be joining a brand-new community, growing and thriving together.

*Figures and information taken from Watt a Save, 2026, Home Builders Federation (HBF) and Octopus Energy.



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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 measures 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 - Hawthorn Gardens is the perfect place to enjoy a more sustainable lifestyle, supporting the local economy while building connections to last a lifetime.



While we strive for accuracy, specifications are provided as a guide and may change without notice. Places for People (PIP) reserves the right to amend these, as necessary.



Car charging points
Available on selected homes 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.

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.



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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.

CONSUMER
CODE FOR
HOME BUILDERS

www.consumercode.co.uk



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Specification

INSPIRED LIVING SPACES FOR THE DISCERNING BUYER

At Hawthorn Gardens, we take pride in creating homes that exemplify quality and comfort. Each home is designed and crafted to a high standard, ensuring a superior living experience for all Customers.

Our homes boast an impressive specification range, designed to enhance both style and functionality. From the moment you step through the door, you'll be greeted by mood elevating interiors and finishes that will make everyday life better.

KITCHENS

Kitchens by Symphony
(Hacienda range)

- Soft close
- Laminate work surfaces with matching up stands
- Single bowl stainless steel sink with Adore mixer tap
- Integrated single oven
- Ceramic hob
- Integrated extractor hood
- Integrated dishwasher to 4-bedroom homes
- Integrated fridge freezer
- Washing machine

ELECTRICAL

- Mains operated smoke and heat detectors
- Low energy lighting throughout
- External light to the front and rear of the house
- Fibre telecommunications connection
- White electrical fittings in all rooms
- A USB socket located in kitchen and primary bedroom
- TV point to living room area

PLUMBING AND HEATING

- Heated towel rails

INTERNAL FINISHES

- Ceilings and walls finished in Crown matt white paint
- All woodwork finished in white gloss paint
- Amtico flooring to kitchen, cloakroom, bathroom and en-suite

BATHROOMS, EN-SUITES AND CLOAKROOMS

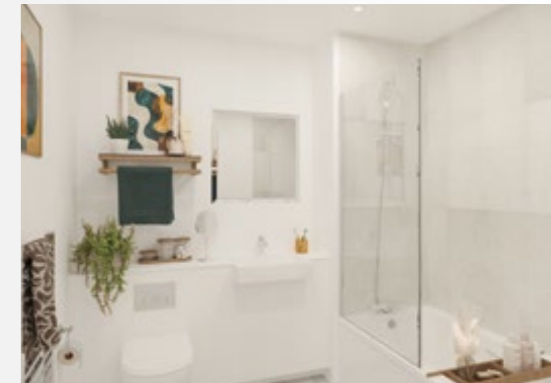
- White ROCA sanitaryware
- Basin with pedestal and mono mixer tap
- Mira shower tray and screen to en-suite
- Full height Porcelanosa tiling around shower to en-suite
- Half height Porcelanosa tiling around all sanitaryware within bathroom and en-suite

DOORS AND WINDOWS

- White gloss four panel internal doors
- Door handle on round rose in polished chrome
- PVCu double glazing to windows
- Double glazed PVCu French doors
- Front door with multi-point security locking system and security chain

EXTERNAL

- Low energy security light
- Paved paths and patio areas
- Landscaping in the front gardens
- No turf to rear gardens



Please note: The specifications outlined above are for indication purposes only. There may be changes throughout the build process to specific brand, materials and appliances referred to in the specification. In such cases, an alternative of similar quality will be provided. Any alterations of the specification will be of equal to or greater value, and Places for People reserve the right to implement changes to the specification without warning. This information is for guidance only and does not form any part of any contract or constitute a warranty. All CGIs are indicative and are subject to change. Please consult your Sales Executive for further information. Correct as of May 2026.

The Bedford 2 bedroom home

PLOTS AS DRAWN: 61, 76, 86
HANDED: 25, 80, 95

70.3 sq.m / 757 sq.ft

ST Storage

* Window to plot 25 and 61 only

HW Hot Water Cylinder

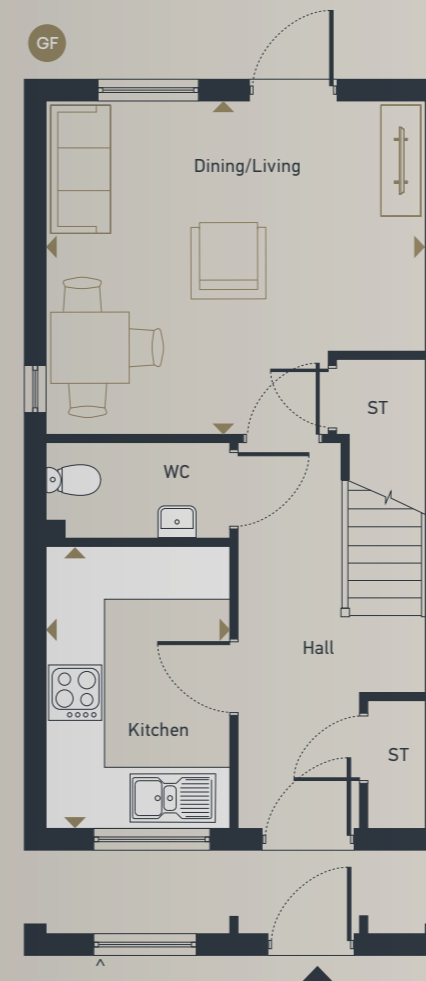
^ Window to plots 76, 80, 86 and 95 only

Floor Plans

DISCOVER YOUR PERFECT HOME

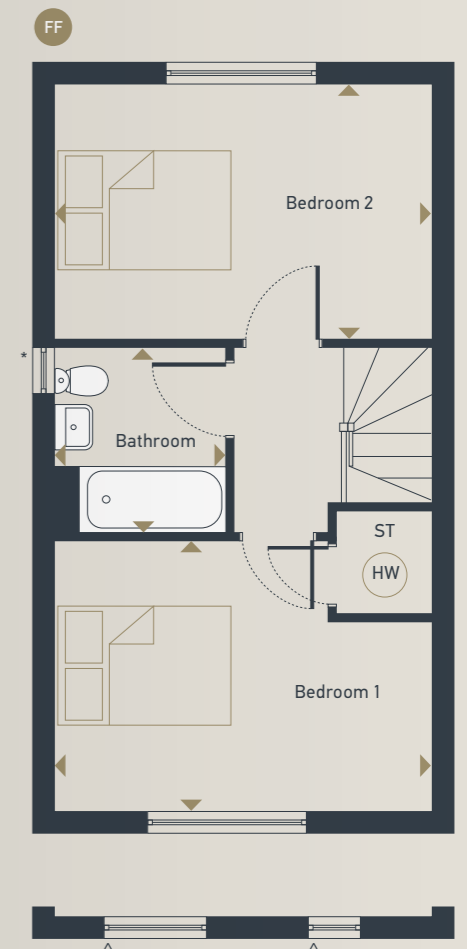
We understand that every lifestyle is different, which is why Hawthorn Gardens offers a carefully considered range of two, three and four-bedroom homes. Each property has been thoughtfully designed to provide flexible living spaces, modern interiors and the perfect balance of comfort and practicality.

Whether you're taking your first step onto the property ladder, looking for more space, or searching for a home that better suits your needs, Hawthorn Gardens offers a place designed around the way you live.



GROUND FLOOR

Dining/Living:	4.22m x 3.79m	13'10" x 12'5"
Kitchen:	3.16m x 2.05m	10'4" x 6'9"



FIRST FLOOR

Bedroom 1:	4.22m x 3.12m	13'10" x 10'2"
Bedroom 2:	4.22m x 2.89m	13'10" x 9'6"
Bathroom:	2.19m x 1.95m	7'2" x 6'4"

The Vyne 2 bedroom home

PLOTS AS DRAWN: 2, 11, 15, 98
HANDED: 12, 14

70.3 sq.m / 757 sq.ft

ST Storage * Windows to plot 2 and 98 only
HW Hot Water Cylinder



GROUND FLOOR

Kitchen/Dining:	4.22m x 3.25m	13'10" x 10'8"
Living:	4.73m x 2.95m	15'6" x 9'8"

FIRST FLOOR

Bedroom 1:	4.22m x 3.17m	13'10" x 10'5"
Bedroom 2:	4.22m x 2.85m	13'10" x 9'4"
Bathroom:	2.17m x 2.03m	7'1" x 6'7"

The Taunton 3 bedroom home

PLOTS AS DRAWN: 68, 70
HANDED: 67, 69

84.2 sq.m / 906 sq.ft

ST Storage * Windows to plot 67 only
HW Hot Water Cylinder



GROUND FLOOR

Dining/Living:	4.67m x 4.56m	15'4" x 14'12"
Kitchen:	2.74m x 2.50m	9'0" x 8'2"

FIRST FLOOR

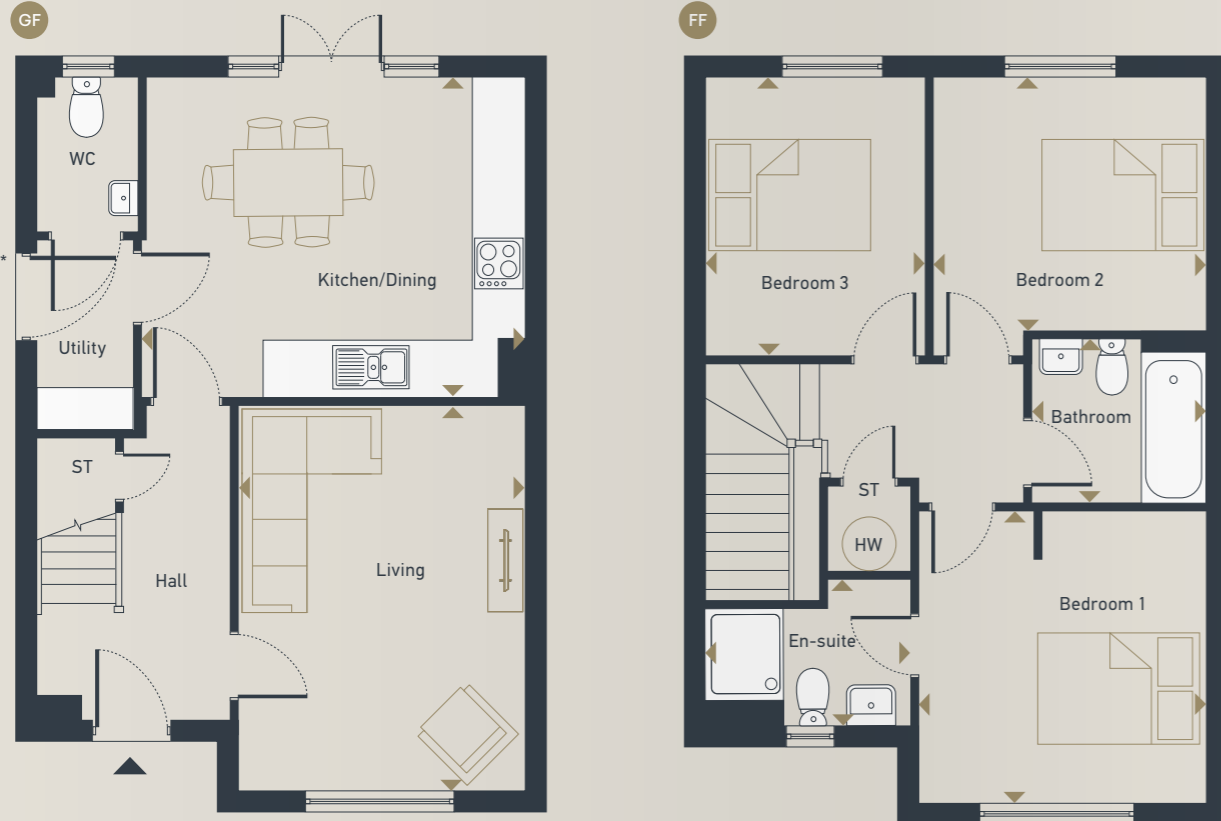
Bedroom 1:	4.67m x 3.11m	15'4" x 10'2"
Bedroom 2:	3.81m x 2.15m	12'6" x 7'1"
Bedroom 3:	3.56m x 2.43m	11'8" x 7'12"
Bathroom:	2.19m x 1.94m	7'2" x 6'4"

The Frogmore 3 bedroom home

PLOTS AS DRAWN: 29
HANDED: 54, 65

92.9 sq.m / 1000 sq.ft

ST Storage * Door to Plots 29 and 54 only
HW Hot Water Cylinder



GROUND FLOOR		
Living:	4.58m x 3.39m	15'0" x 11'2"
Kitchen/Dining:	4.52m x 3.73m	14'10" x 12'3"

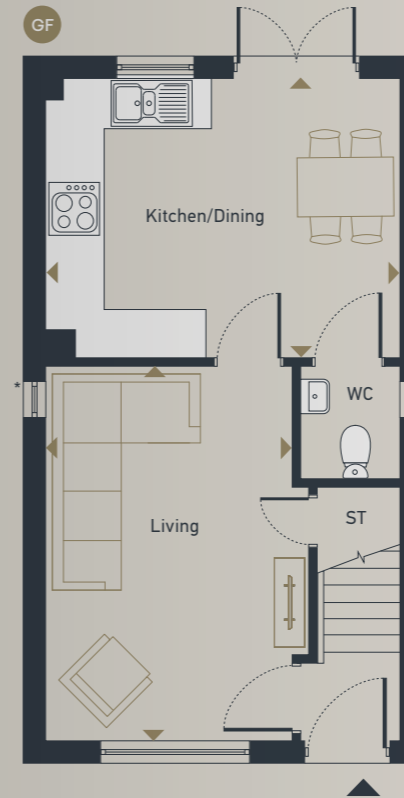
FIRST FLOOR		
Bedroom 1:	3.41m x 3.39m	11'2" x 11'1"
En-suite:	2.06m x 1.38m	6'9" x 4'6"
Bedroom 2:	3.21m x 2.95m	10'7" x 9'8"
Bedroom 3:	3.29m x 2.45m	10'10" x 8'1"
Bathroom:	2.19m x 1.94m	7'2" x 6'4"

The Parham 3 bedroom home

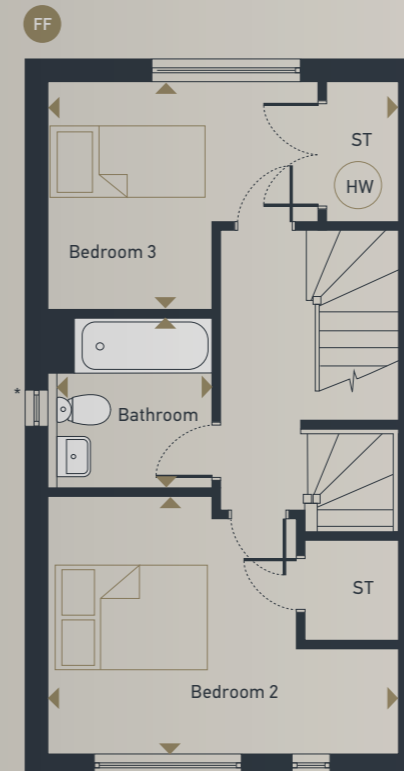
PLOTS AS DRAWN: 91, 92, 93, 94

94.2 sq.m / 1014 sq.ft

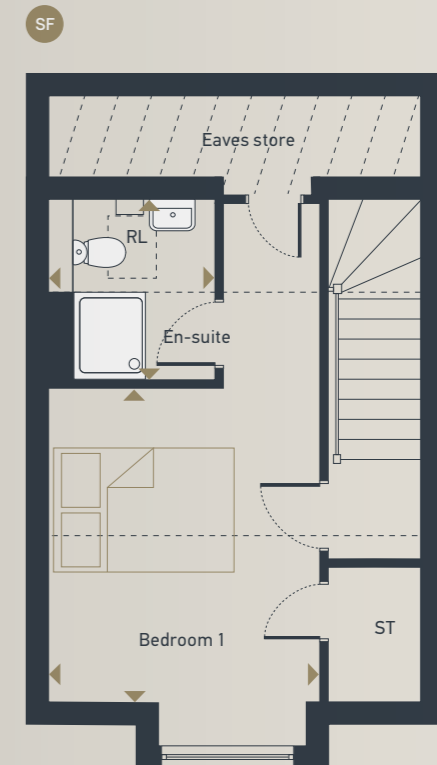
ST Storage * Windows to plot 87 and 94 only
HW Hot Water Cylinder ^ Window to plot 90 and 91 only
RL Roof Light



GROUND FLOOR		
Kitchen/Dining:	4.22m x 3.53m	13'10" x 11'7"
Living:	4.73m x 2.92m	15'6" x 9'7"



FIRST AND SECOND FLOOR		
Bedroom 1:	3.75m x 3.12m	12'3" x 10'3"
En-suite:	2.19m x 1.95m	7'2" x 6'4"
Bedroom 2:	4.22m x 3.17m	13'10" x 10'5"
Bedroom 3:	4.22m x 2.85m	13'10" x 9'4"
Bathroom:	2.17m x 2.03m	7'1" x 6'7"



The Gosford 3 bedroom home

PLOTS AS DRAWN: 13, 16, 26, 34, 55, 81, 96
HANDED: 1, 10, 60, 66, 75, 85, 97

96.5 sq.m / 1039 sq.ft

ST Storage * Windows to plot 1 only
HW Hot Water Cylinder ^ Door specific to plots 16 and 55



GROUND FLOOR

Kitchen/Dining:	5.64m x 2.97m	18'6" x 9'9"
Living:	5.64m x 3.18m	18'6" x 10'5"

FIRST FLOOR

Bedroom 1:	3.87m x 3.24m	12'8" x 10'8"
En-suite:	1.90m x 1.83m	6'2" x 6'0"
Bedroom 2:	3.35m x 2.96m	10'12" x 9'8"
Bedroom 3:	2.98m x 2.60m	9'9" x 8'6"
Bathroom:	2.08m x 1.96m	6'10" x 6'5"

The Penhurst A 4 bedroom home

HANDED: 44

112.5 sq.m / 1211 sq.ft

ST Storage
HW Hot Water Cylinder



GROUND FLOOR

Kitchen:	3.24m x 3.01m	10'8" x 9'10"
Dining:	3.08m x 2.84m	10'1" x 9'4"
Living:	4.13m x 3.58m	13'6" x 11'9"
Study:	3.58m x 1.88m	11'9" x 6'2"

FIRST FLOOR

Bedroom 1:	3.64m x 3.25m	11'11" x 10'8"
En-suite:	2.15m x 1.48m	7'0" x 4'10"
Bedroom 2:	3.30m x 3.25m	10'10" x 10'8"
Bedroom 3:	3.64m x 2.75m	11'11" x 9'0"
Bedroom 4:	3.27m x 2.75m	10'9" x 9'0"
Bathroom:	2.18m x 1.78m	7'1" x 5'10"

The Penhurst B 4 bedroom home

HANDED: 84

112.5 sq.m / 1211 sq.ft

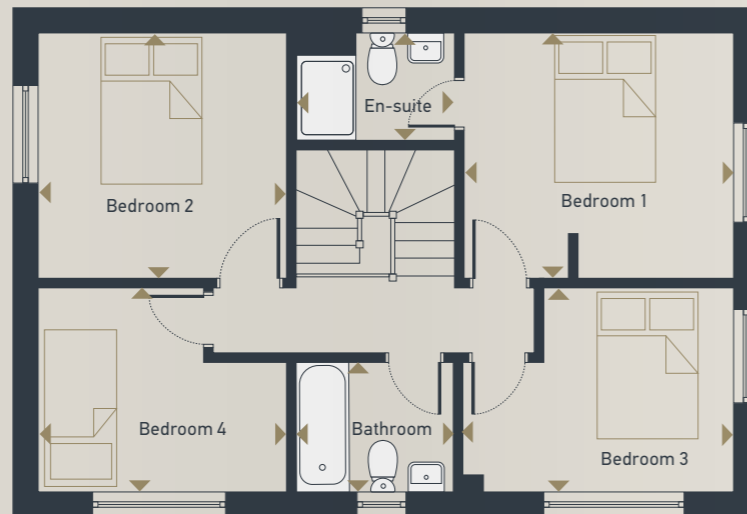
ST Storage

HW Hot Water Cylinder

GF



FF



GROUND FLOOR

Kitchen:	3.24m x 2.70m	10'8" x 8'10"
Dining:	3.38m x 2.84m	11'1" x 9'4"
Living:	4.13m x 3.58m	13'6" x 11'9"
Study:	3.58m x 1.88m	11'9" x 6'2"

FIRST FLOOR

Bedroom 1:	3.64m x 3.25m	11'11" x 10'8"
En-suite:	2.15m x 1.48m	7'0" x 4'10"
Bedroom 2:	3.30m x 3.25m	10'10" x 10'8"
Bedroom 3:	3.64m x 2.75m	11'11" x 9'0"
Bedroom 4:	3.27m x 2.75m	10'9" x 9'0"
Bathroom:	2.18m x 1.78m	7'1" x 5'10"

The Woburn 4 bedroom home

PLOTS AS DRAWN: 18, 20, 22, 24, 31, 33

HANDED: 17, 19, 21, 23, 30, 32

114.5 sq.m / 1232 sq.ft

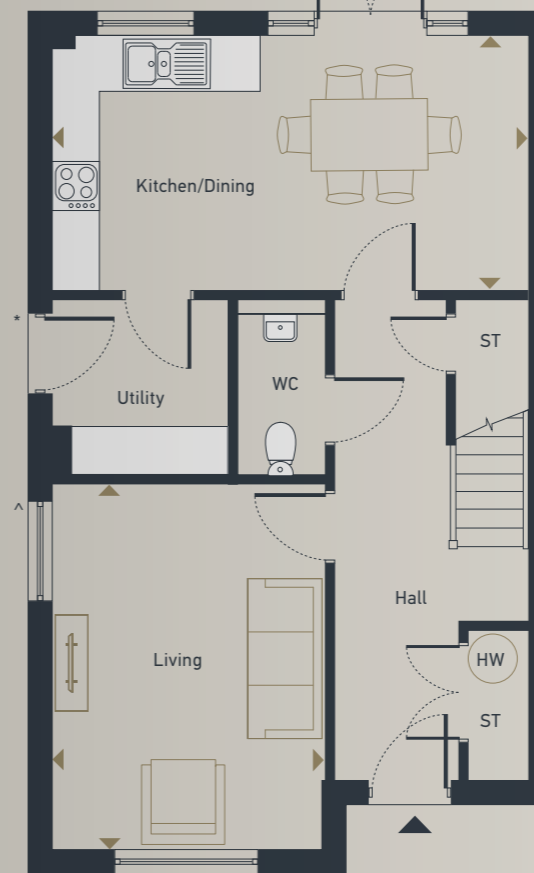
ST Storage

HW Hot Water Cylinder

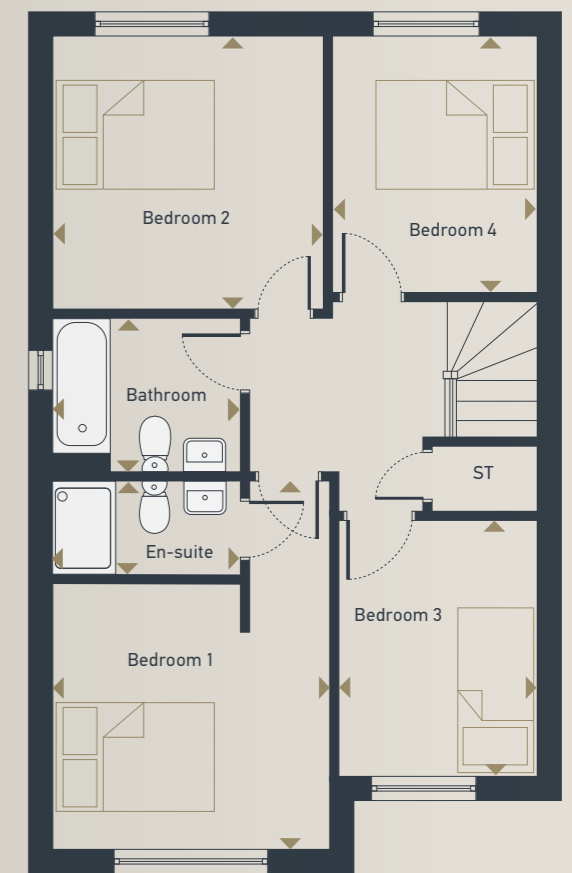
* Door to plots 20, 24 and 30-33 only

^ Window to Plots 18 and 19 only

GF



FF



GROUND FLOOR

Kitchen/Dining:	5.86m x 3.23m	19'3" x 10'7"
Living:	4.55m x 3.39m	14'11" x 11'1"

FIRST FLOOR

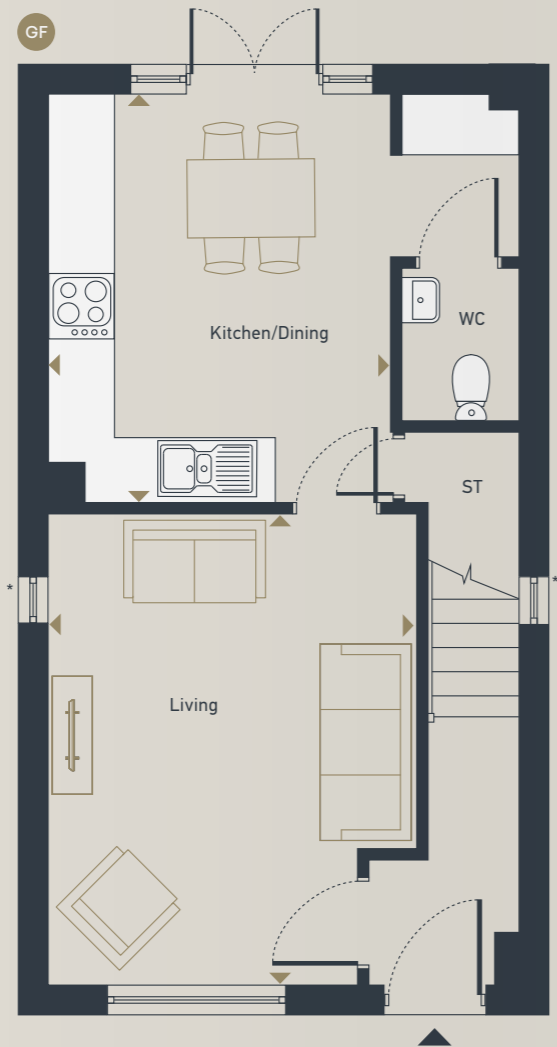
Bedroom 1:	4.58m x 3.39m	15'0" x 11'1"
En-suite:	2.32m x 1.21m	7'7" x 3'11"
Bedroom 2:	3.49m x 3.30m	11'6" x 10'10"
Bedroom 3:	3.14m x 2.39m	10'4" x 7'10"
Bedroom 4:	3.29m x 2.47m	10'10" x 8'1"
Bathroom:	2.32m x 1.91m	7'7" x 6'3"

The Bletchley 4 bedroom home

PLOTS AS DRAWN: 72, 74, 77, 78, 79, 102, 103, 104

HANDED: 71, 73, 99, 100, 101

114 sq.m / 1227 sq.ft



GROUND FLOOR		
Kitchen/Dining:	4.20m x 3.42m	13'9" x 11'2"
Living:	4.73m x 3.67m	15'6" x 12'0"

ST Storage

HW Hot Water Cylinder

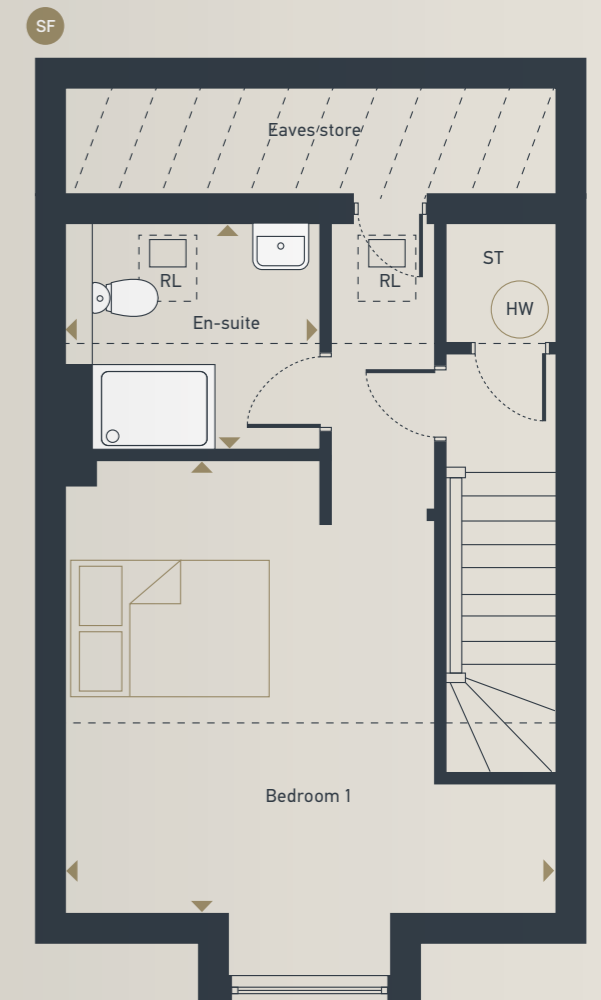
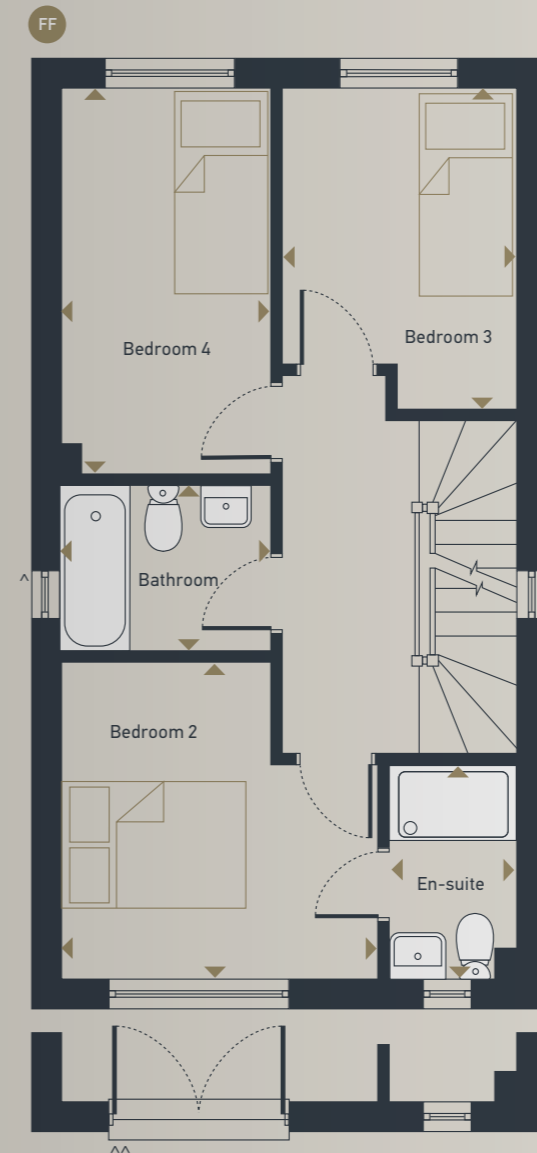
RL Roof Light

* Window to Plots 74, 99 and 104 only

** Window to plots 101 and 102 only

^ Window to plot 99 and 104 only

^^ Casement doors and Juliet balcony to plots 73 and 74 - single bed to these plots



FIRST AND SECOND FLOOR		
Bedroom 1:	4.67m x 4.50m	15'4" x 14'9"
En-suite:	2.49m x 2.20m	8'2" x 7'2"
Bedroom 2:	3.26m x 3.12m	10'8" x 10'3"
En-suite:	2.14m x 1.36m	7'0" x 4'5"
Bedroom 3:	3.35m x 2.41m	10'12" x 7'11"
Bedroom 4:	4.02m x 2.18m	13'2" x 7'2"
Bathroom:	2.21m x 1.72m	7'3" x 5'7"

- **Bedford**
2 bedroom home
 - **Vyne**
2 bedroom home
 - **Gosford**
3 bedroom home
 - **Taunton**
3 bedroom home
 - **Frogmore**
3 bedroom home
 - **Parham**
3 bedroom home
 - **Penhurst A**
4 bedroom home
 - **Penhurst B**
4 bedroom home
 - **Bletchley**
4 bedroom home
 - **Woburn**
4 bedroom home
 - **Affordable Homes**
- SO** Shared Ownership
V Visitor Parking
U Unallocated Parking



Please note: All CGIs, floor plans, configurations, maps and information are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail, including individual plot plans and colours. Sizes and dimensions approximate and subject to change. Correct at time of print – June 2026.





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.

1

2

3

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10

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



“At the show home viewing, we were blown away by the quality of the properties and experienced the relaxed, friendly atmosphere of the development first hand. We absolutely love our new Places for People home.”

Natalie and Richard, Dominion Customers



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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