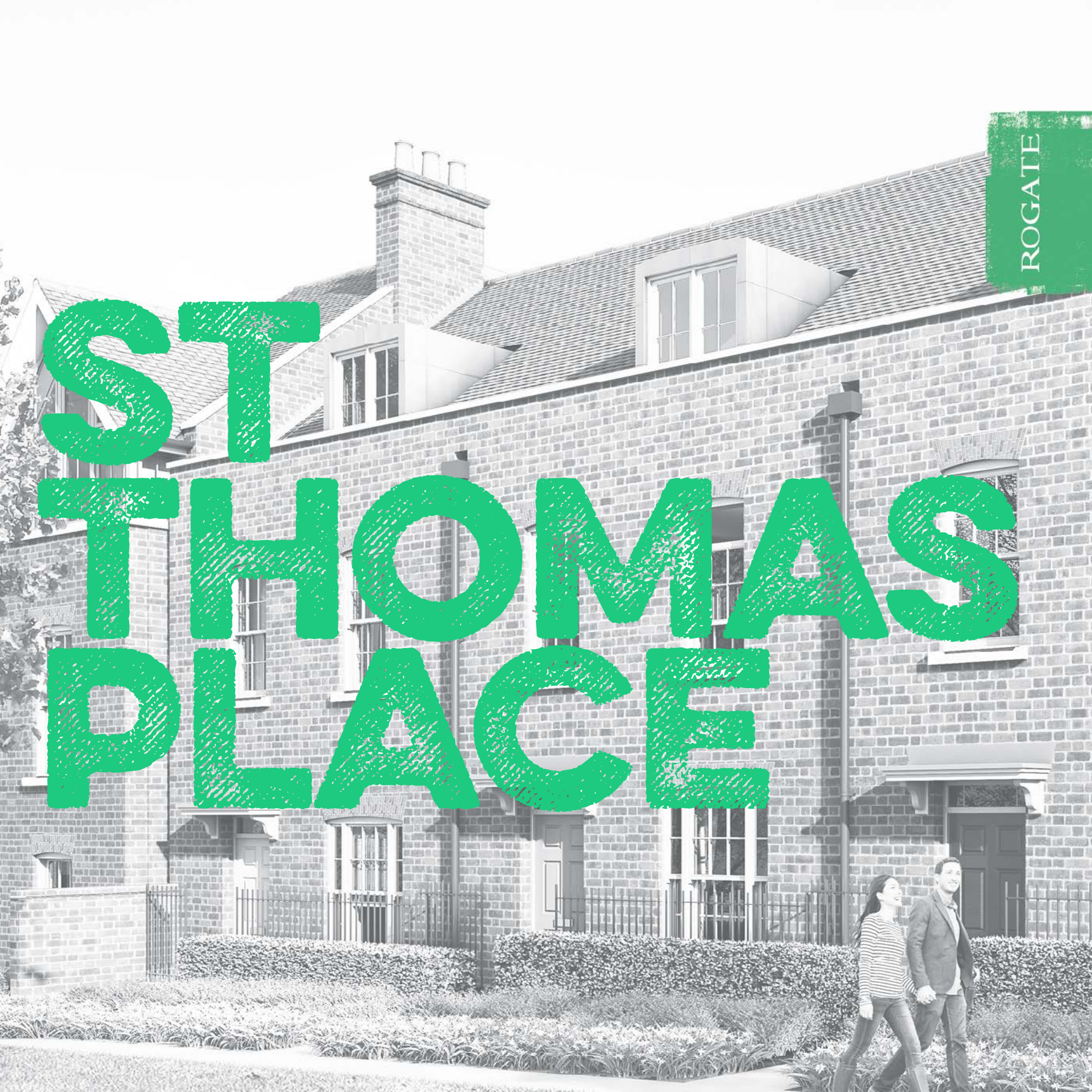


ROGATE

ST THOMAS PLACE



EIGHT
HOUSES
AND SIX
APARTMENTS
CENTERED

APARTMENTS IN CANTEBURY

St Thomas's Place is a development in Old Ruttington Lane, Canterbury of eight town houses and six 2-bedroom apartments. St Thomas's Place lies on the edge of the historic City and is close to all the amenities that Canterbury has to offer. It is within walking distance of Canterbury West railway station, which offers a regular high speed rail service to and from London and is also well located to the campus of Canterbury Christ Church University, which is sited in the adjoining North Holmes Road.





MODERN CITY LIVING

IN ST THOMAS'S PLACE, OLD RUTTINGTON LANE

The development is arranged in the form of a terrace wrapping around the edge of the site.

The 6 no. apartments are sited fronting Military Road and turn the corner. They are arranged in a single building with 3 apartments either side of a centrally positioned staircase. As it faces Military Road the building will be 2-storeys in height with room in the roof, with the elevation broken by two vertical gable elements. On the corner, the building will be 3-storeys in height, with the third storey having clerestory windows

forming a horizontal feature. At ground floor the building is set back behind a low brick wall, which provides a degree of privacy to Unit 1, which also has a rear garden.

The materials to be used on the elevation to the apartment building will be a part red brick and part tile hanging with the roof covered in a plain clay tile.

Units 7 to 12 form a terrace of houses that front onto an adjoining park and overlook the grounds of St Thomas's School. They

have shallow front gardens that are enclosed by traditional metal railings behind a deep planting bed and are accessed by a brick path leading to the front door. As part of the scheme the adjoining park will be re-landscaped and re-modelled.

Units 7 to 12 are designed in a classic Georgian style and will be 2 ½-storeys in height with a parapet to the front elevation under a steeply pitched clay tiled roof, with traditional styled dormer windows and will be constructed in a "local" red stock brick.

NG

All houses will have painted purpose made timber front doors with fanlights over and are surmounted by a simple lead roofed porch supported on scroll brackets. The windows will be purpose made multi-paned double glazed painted timber windows with gauged rubbed brick arches over picked out in a lighter red brick.

Unit 13 will face onto Old Ruttington Lane and will be 3-storeys in height under a natural slate roof and have a centrally positioned purpose made timber front

door with windows either side and a brick window alcove on the first floor above the door. The front door is surmounted by a simple lead roofed porch supported on scroll brackets. This unit has a deep eaves and a stone string course detail on the second floor elevation and will be constructed in a “local” red stock brick with gauged rubbed brick arches over the windows picked out in a lighter red brick to match Units 7 to 12. The windows will be purpose made multi-paned double glazed painted timber windows.

Unit 14 will face onto Old Ruttington Lane and is a 2-storey detached house under a natural slate roof. It will be constructed in a “local” red stock brick with gauged rubbed brick arches over the windows picked out in a lighter red brick (to match Units 7 to 13).

Each of the houses has a small enclosed rear garden finished with a decked surface and a single car parking space accessed from Old Ruttington Lane. This access road and rear parking area will be finished in Tegula blockwork paving.





FURTHER DETAILS

CANTERBURY

Canterbury is approximately 60 miles from London and adjacent to the A2. It has regular high speed train services to London from Canterbury West stations and via Ashford into Europe on the high speed Eurostar service.

Canterbury is renowned for its cultural heritage. It's Cathedral and museums are a major attraction for tourists, whilst the Marlowe Theatre stages a wide programme of events, including West-End plays, musicals, opera and ballet. Other cultural events are held in and around the city throughout the year whilst the Canterbury Festival and

Canterbury Cricket Week are both important annual events in the City's calendar.

Canterbury is the home of the University of Kent and Christ Church University, which together with Canterbury College, offers a wide range of higher educational courses. There is also a wide choice of excellent schools, with public schools such as The King's School, St Edmunds and Kent College, as well as some of the top grammar schools in the Country.

PAST

St Thomas's Place lies between what were the sites of the former St Augustine's Abbey and St Gregory's Priory, both of which were major monastic institutions prior to their dissolution by Henry VIII. The site also adjoins St Gregory Church, which was designed by George Gilbert Scott, and is now a recital room for Christ Church University.

Old Ruttington Lane adjoins the site to the east and is a route of some antiquity, whilst Military Road to the west of the site, was built in the early 19th century to facilitate the expansion of the barracks during the Napoleonic War.



CONFIDENCE

Each home has the benefit of a 10-year home warranty, which is backed by major multi-national insurance provider.

The properties will be traditionally constructed in brick and insulated block, with a beam and block insulated concrete floor to the ground floor of the town houses and to the floors of the apartments, and timber floors to the upper storeys of the town houses. All homes are provided with a fire alarm, security locks to doors and windows and an electrically operated gated entrance with CCTV surveillance.

Each home will be designed and constructed to meet a high standard of acoustic performance to avoid any noise transferring between properties and to mitigate any traffic noise.

Units 7 to 14 will be sold freehold with a car parking space located in a shared car parking court, which will be owned by a management company in which each freeholder will have a share. There will also be obligations on the freeholders not to change the physical character of the development.

Units 1 to 6 will be sold on a long leasehold basis (199 years) with the freehold and common areas being owned by a management company in which each of the leaseholders will have a share.

The homes will be built to be more sustainable which will ensure that the development delivers a lower carbon footprint.



This image shows the inside of a typical Rogate home similar to those at St Thomas' Place, Fireplaces will not be included.





IDEAL HOMES

PLUS COUNTRY HOMES

OUTSIDE DESIGN

Externally, the properties have a traditional appearance, in keeping with the historic character of a designated Conservation Area, recognised as being of international importance.

Each of the town houses will have a small, fully landscaped front garden and a decked patio garden to the rear, with a purpose built garden shed and bin store. The apartments (Units 1 to 6) will have a shared bin and cycle store.

INSIDE DESIGN

Internally each home has a contemporary styling with spaces designed to be open, light and airy. These spaces will be finished to a high standard with an internal specification that includes the items listed below.

SPECIFICATION

+ Contemporary style bathrooms with white sanitary ware, a clear glass shower enclosure, glass shower screen to the bath, designer taps, chrome towel rails and large wall mirrors illuminated by down lighters and contemporary ceramic wall tiling.

+ Fitted kitchen to include a fridge-freezer, dishwasher, electric oven, ceramic hob extract and a washer dryer (sometimes located in laundry or laundry cupboard).

- + High performance double glazed painted timber windows.
- + Secondary glazing to the living rooms and bedrooms on the front elevation of Units 1 to 7.
- + Painted Timber front door with security locks and chrome door furniture with fanlight over and a traditional lead roofed porch with scroll brackets.
- + Traditionally detailed and painted metal railings to enclose the front gardens.
- + Each home has been designed and constructed to meet a high standard of thermal insulation so as to reduce the cost of heating your home
- + Each home will be designed and constructed to meet a high standard of acoustic performance
- + A high performance energy efficient gas boiler powering the central heating and water heating systems
- + Underfloor heating to all the apartments.
- + Underfloor heating to the ground floor of the houses and slim line radiators to the first and second floors.
- + A contemporary designed staircase with handrail, newel posts, strings and balusters in hard wood
- + Amtico flooring in an Oak finish or similar to the ground floor living areas of the houses and the living areas of the apartments.

- + Amtico flooring in a stone or slate finish to the bathrooms.
- + Ash veneer doors with chrome lever handles and chrome hinges
- + Fitted carpet to the first and second floors and stairs to the houses and to the bedrooms in the houses and apartments.
- + Recessed down-lighters and pendant lights as appropriate.
- + Ample light switches and sockets.
- + Telephone points in appropriate rooms
- + Television points in appropriate rooms and pre-wired for terrestrial / satellite TV (does not include dish, Sky connection or Digital receiver).
- + Multi-vent air exchange system to cloakrooms and bathrooms in houses and heat recovery multi-vent system in the apartments 1 to 7.
- + Walls finished in a contemporary matt white paint with skirting boards, architraves and window boards finished in a toning egg-shell paint.
- + Mains-wired smoke & heat detectors.
- + Fire sprinkler system to Unit 13.
- + Dedicated car parking space for Units 7 to 13
- + Security locks to doors and windows.

PAINT COLOURS

Colours are approximate, due to variations in the printing process.

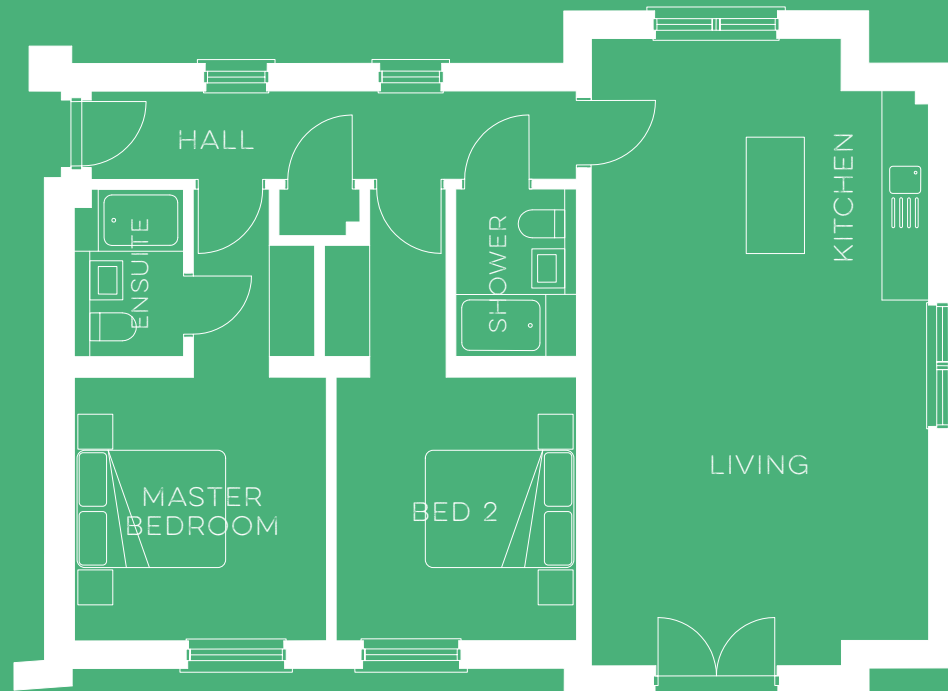






ONE

TWO BED APARTMENT

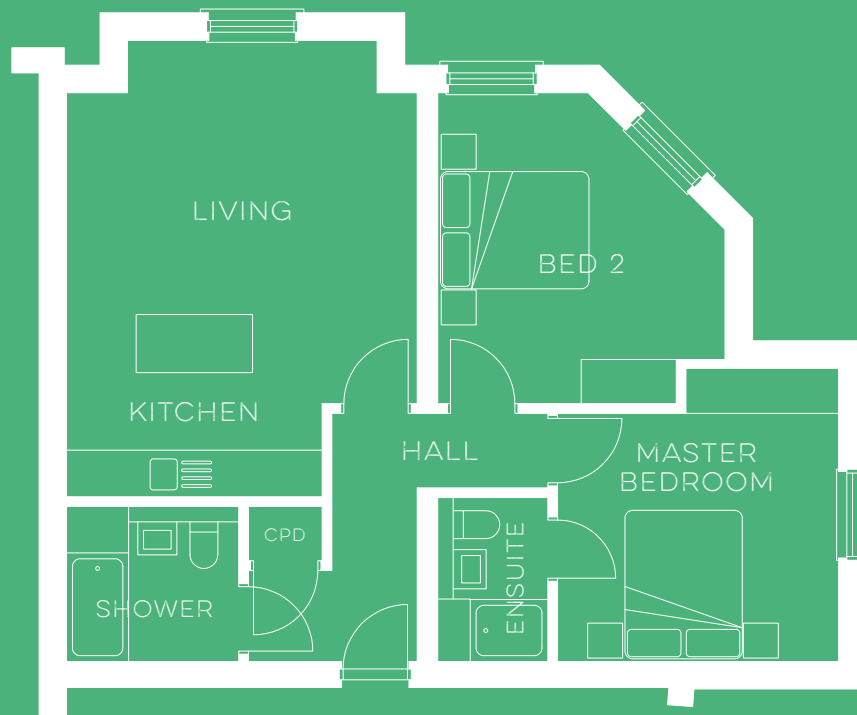


LIVING / KITCHEN – 8.1 M X 4.3 M | **MASTER BED** – 5.3 M (MAX) X 3.3 M | **BED 2** – 5.3 M (MAX) X 3.1 M

A modern ground floor 2-bedroom apartment with two shower rooms
one of which is en-suite and private patio garden to the rear.

TWO & FOUR

TWO BED APARTMENTS

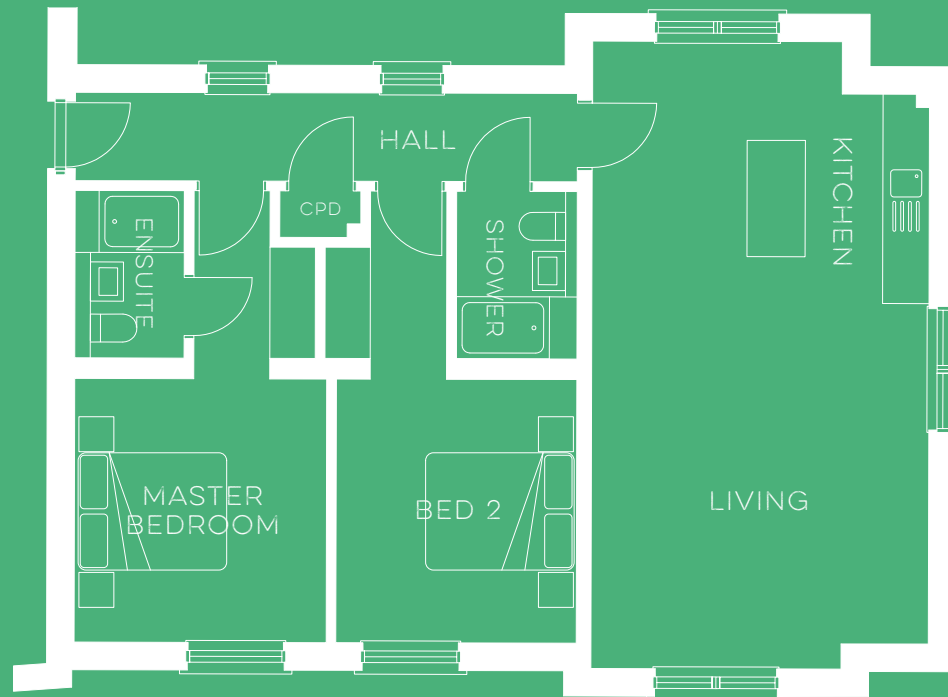


LIVING / KITCHEN - 5.8 M (MAX) X 4.8 M | **MASTER BED** - 3.8 M (MAX) X 3.6 M | **BED 2** - 4.0 M X 3.7 M

A modern ground floor 2-bedroom apartment with two shower rooms
one of which is en-suite.

THREE

TWO BED APARTMENT

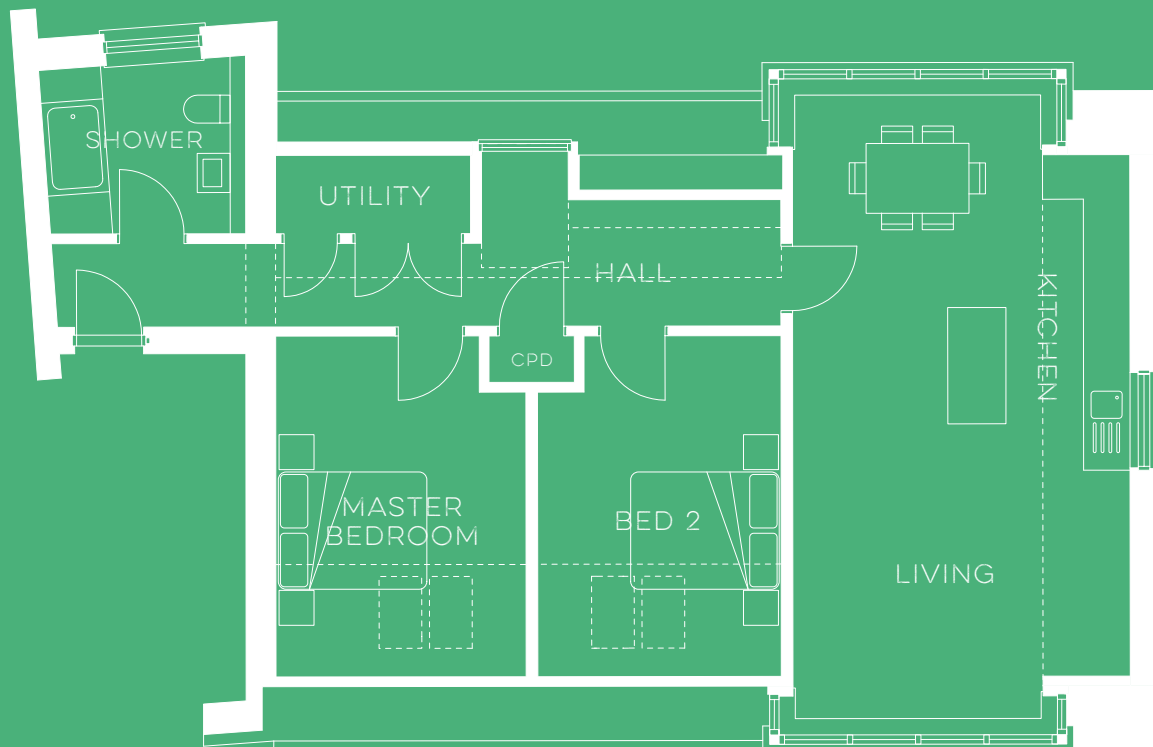


LIVING / KITCHEN – 8.1 M X 4.3 M | **MASTER BED** – 5.3 M (MAX) X 3.3 M | **BED 2** – 5.3 M (MAX) X 3.1 M

A modern first floor 2-bedroom apartment
with two shower rooms one of which is en-suite.

FIVE

TWO BED APARTMENT

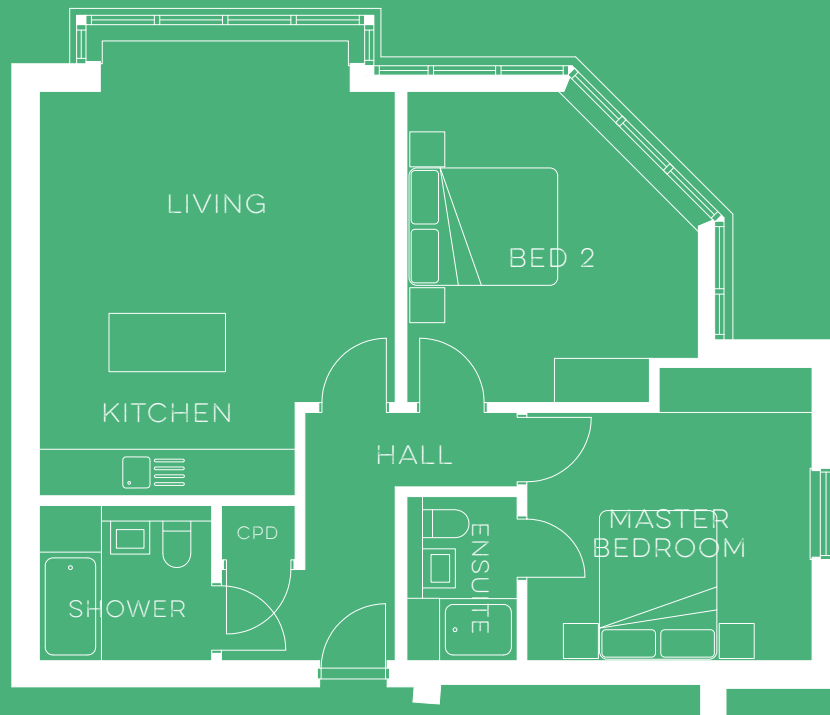


LIVING / KITCHEN – 8.1 M X 4.3 M | **MASTER BED** – 4.4 M X 3.3 M | **BED 2** – 4.4 M X 3.1 M

A modern 2-bedroom penthouse apartment
with a shower room.

SIX

TWO BED APARTMENT

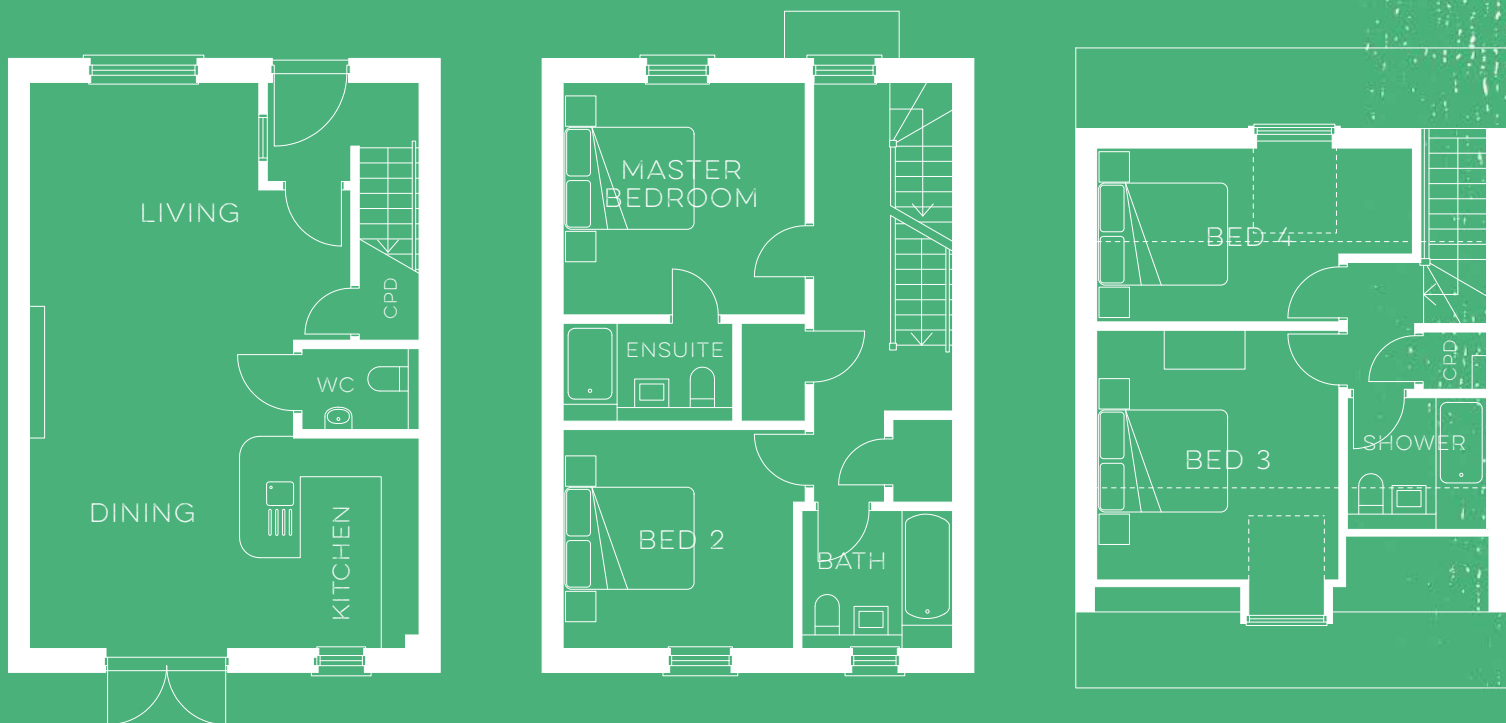


LIVING / KITCHEN – 5.8 M (MAX) X 4.8 M | **MASTER BED** – 3.8 M (MAX) X 3.6 M | **BED 2** – 4.0 M X 3.7 M

A modern 2-bedroom penthouse apartment
with two shower rooms one of which is en-suite.

SEVEN TOTWELVE

FOUR BED TOWN HOUSES



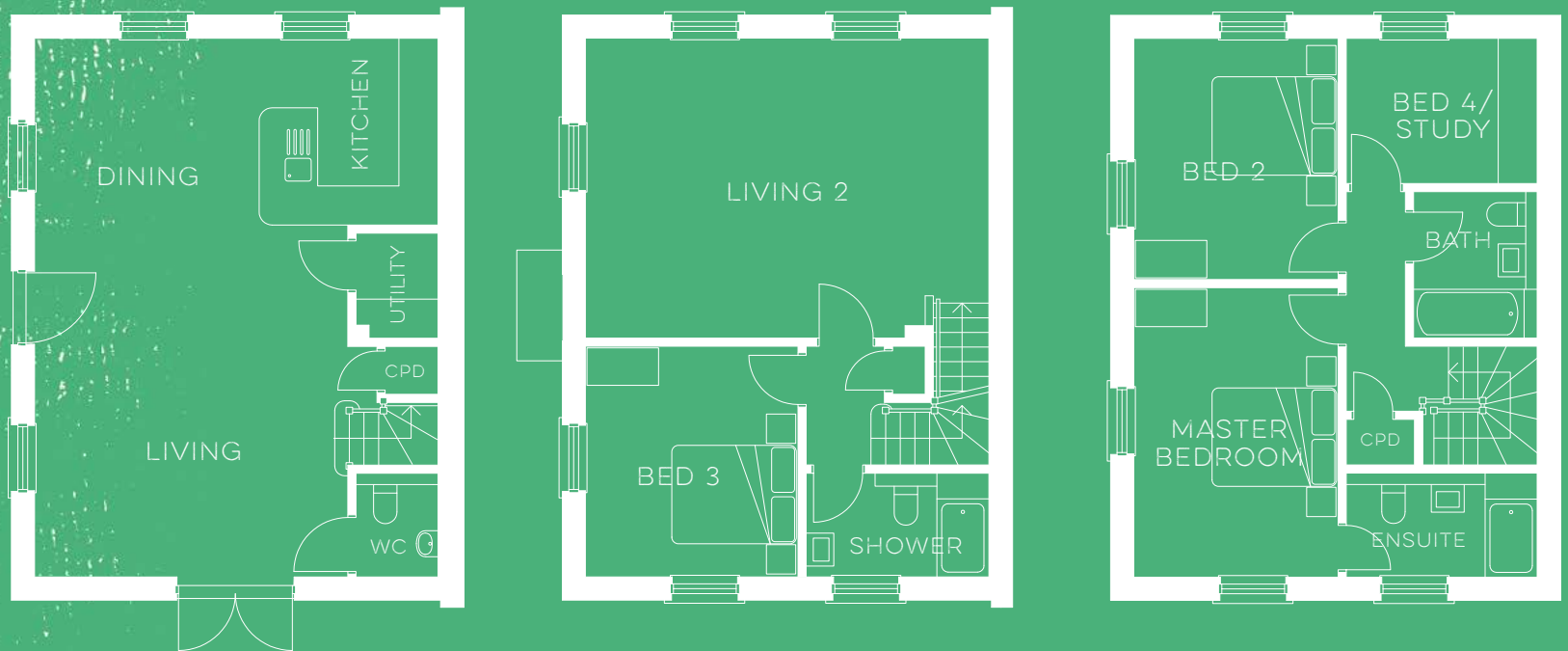
LIVING / KITCHEN - 8.5 M (MAX) X 5.8 M (MAX) | **MASTER BED** - 3.65 M X 3.5 M

BED 2 - 3.5 M X 3.3 M | **BED 3** - 3.6 M X 3.4 M | **BED 4** - 4.1 M (MAX) X 2.2 M

A modern 4-bedroom town house with a cloakroom , 3 bathrooms
and patio garden and a secure car parking space.

THIRTEEN

FOUR BED TOWN HOUSE



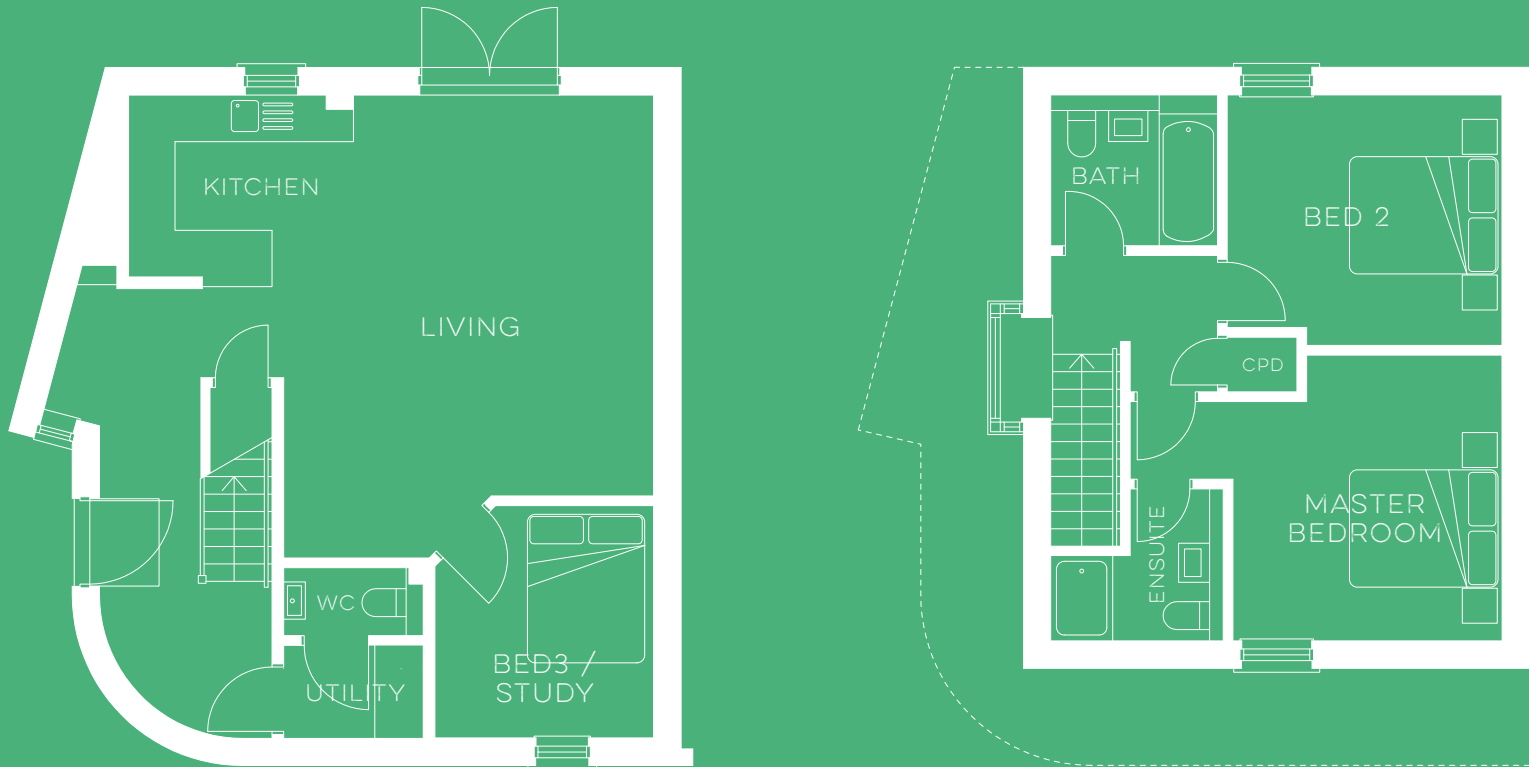
LIVING / KITCHEN – 8.3 M (MAX) X 6.2 M (MAX) | **LIVING 2** – 6.2 M X 4.6 M

MASTER BED – 4.5 M X 3.1 M | **BED 2** – 3.6 M X 3.3 M | **BED 3** – 3.7 M X 3.2 M | **BED 4 / STUDY** – 3 M X 2.2 M

A modern semi-detached 4-bedroom town house with a second living room, a cloakroom , utility room, 3 bathrooms and patio garden and a secure car parking space.

FOURTEEN

THREE BED TOWN HOUSE



LIVING / KITCHEN – 6.8 M (MAX) M X 5.9 M (MAX) | **MASTER BED** – 4.8 M (MAX) X 3.6 M (MAX) | 14'3 X 12'1

BED 2 – 3.5 M (MAX) X 3.2 M (MAX) | **BED 3 / STUDY** – 3.0 M X 2.8 M

A modern detached 2-bedroom and an optional third bedroom or study, utility room, cloakroom, two bathrooms and patio garden and a secure car parking space.



St Peters Lane, Canterbury



41 Marine Parade, Tankerton



Groom Square, Lenham



Rogate are a niche housing developer based in Canterbury who have been developing individual, architect designed homes of character throughout Kent for over 25 years. Their recent scheme, the Terrace in St Peter's Lane was jointly awarded the best new development in Canterbury in 2015 – 16 by the Canterbury Society. In commenting on the scheme the judges said that it ...

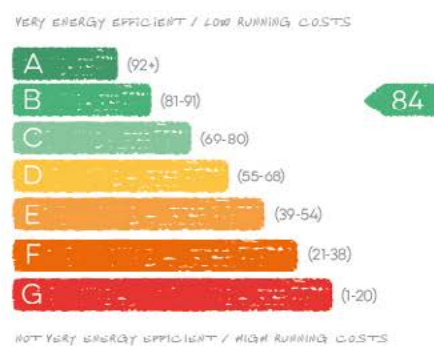
“Complements and enhances the existing street ... Uses excellent materials, with a special commendation for the choice of brick ... and is wonderfully well finished with real attention to detail.”

The same attention to detail and care will be incorporated into developing St Thomas's Place.

ARCHITECT DESIGNED

The building has been architecturally designed by award winning architects CDP Architecture Ltd.

ENERGY RATING



This predicted energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

LEGAL

The vendor gives notice that these particulars are provided as a general guide only. They do not constitute any part of an offer or contract.

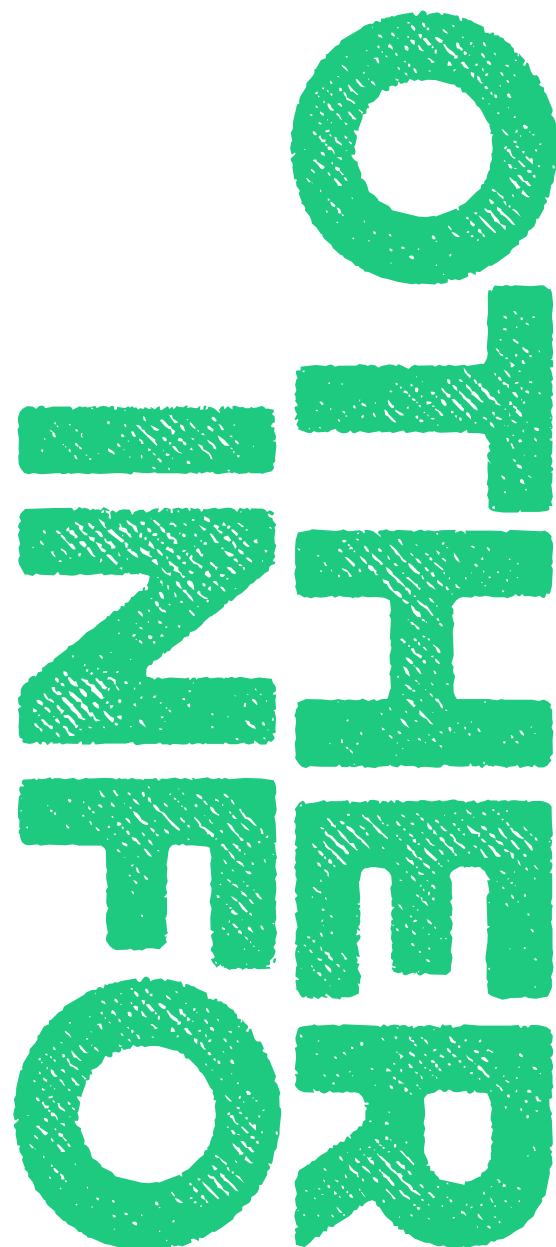
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Any intending purchaser must satisfy him or herself by inspection or otherwise as to the correctness of any statement, plan or illustration contained within these particulars. The vendor reserves the right to amend, alter or change the specification herein.

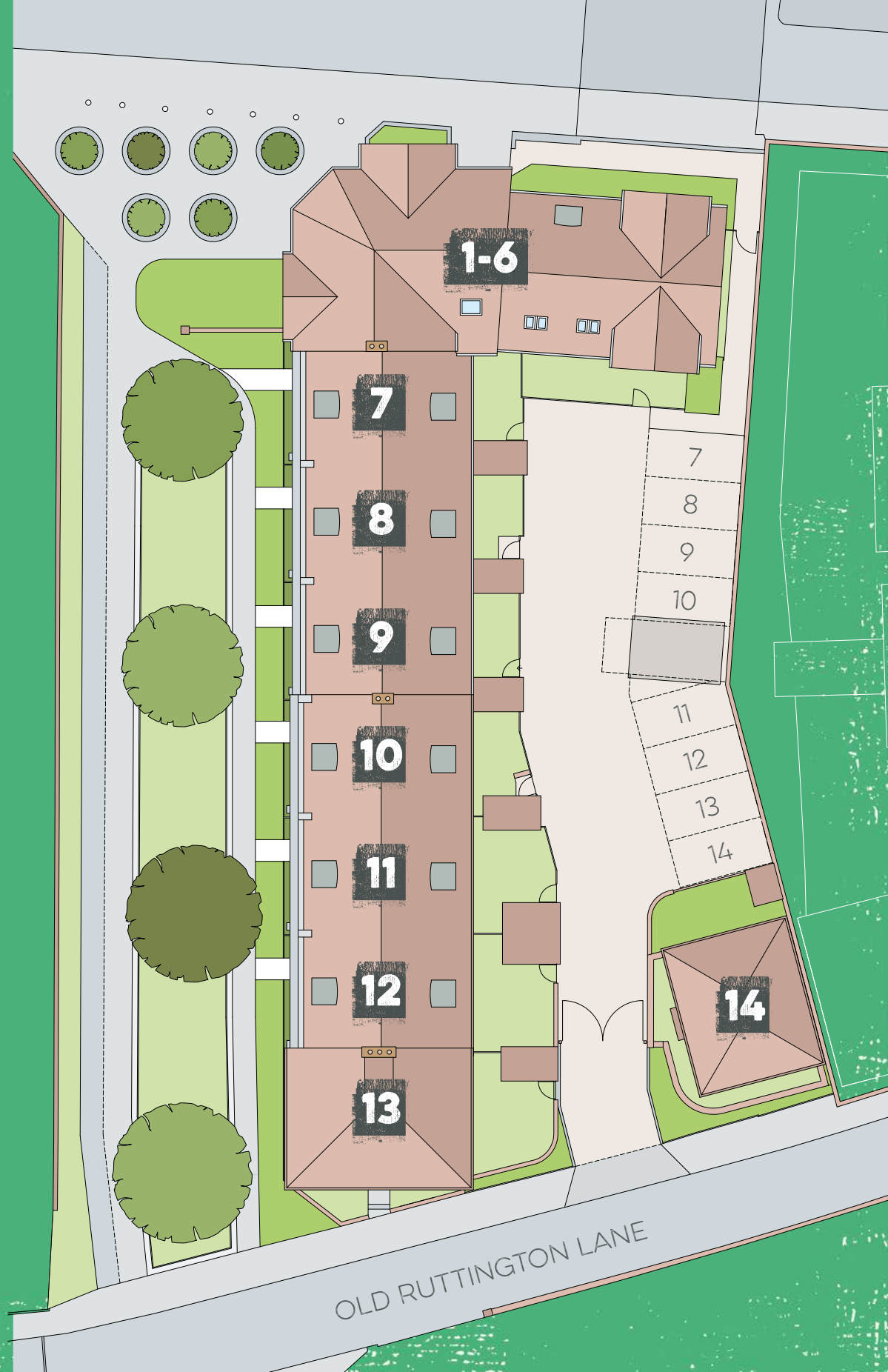
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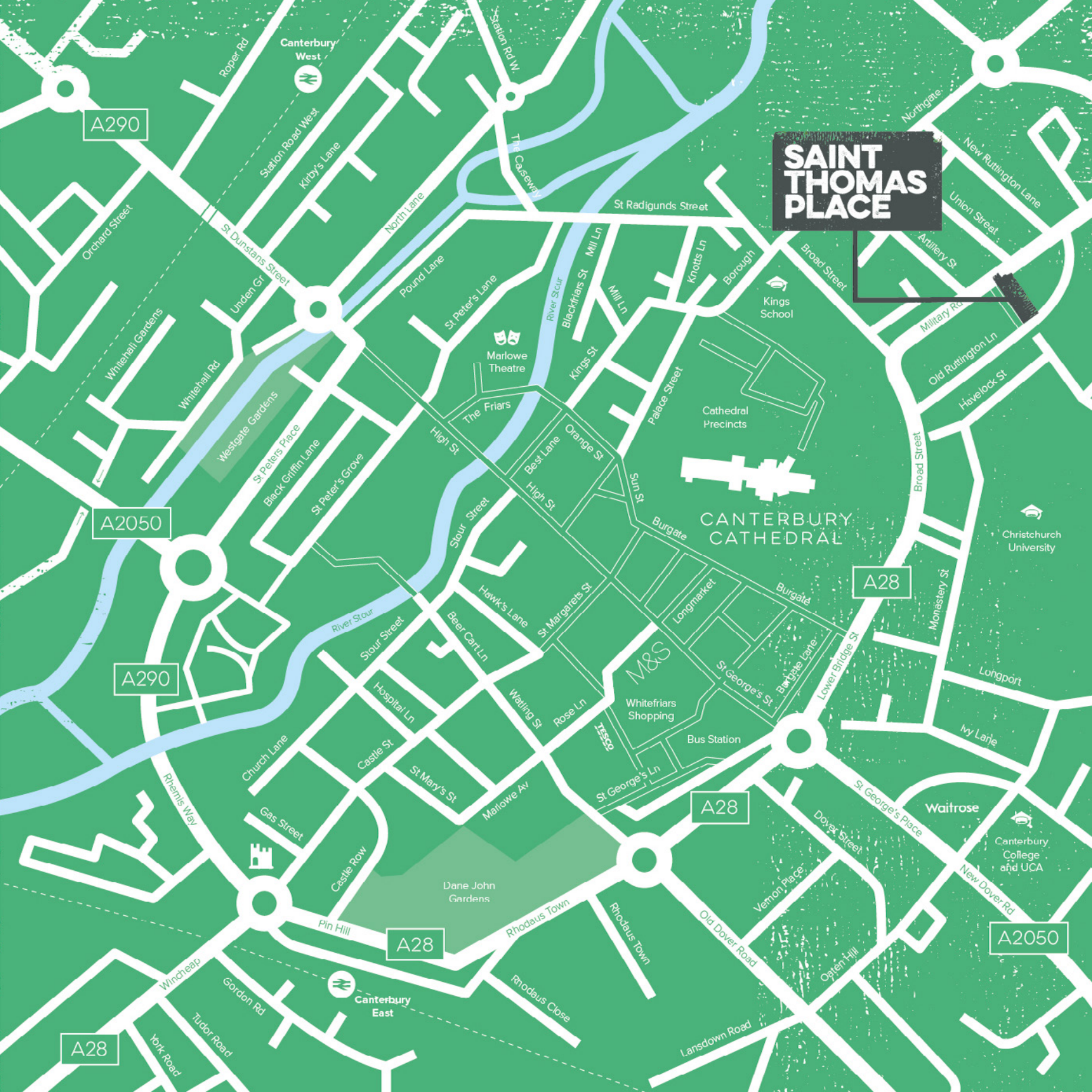
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LOCATION PLANS





SAINT
THOMAS
PLACE

CANTERBURY
CATHEDRAL

Christchurch
University

Canterbury
College
and UCA

Waitrose

Marlowe
Theatre

The Friars

M&S

Whitefriars
Shopping

TESCO

A28

A28

A2050

A28

A2050

A290

A28

A290

Canterbury
East

Canterbury
West

EIGHT HOUSES AND SIX APARTMENTS CANTERBURY



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