

A close-up photograph of a brick wall. The bricks are reddish-brown and arranged in a standard running bond pattern. The mortar is a light, off-white color. In the center of the image, the words "THE BREAD FACTORY" are stenciled in a white, bold, serif font. The text is arranged in three lines: "THE" on the top line, "BREAD" on the middle line, and "FACTORY" on the bottom line. The lighting is even, highlighting the texture of the bricks and the crisp edges of the stencil.

THE  
BREAD  
FACTORY



The historical Grade II Listed former Hovis Flour Mill in central Ramsgate is being transformed into a mix of contemporary residences.



# ICONIC BUILDING





# OPEN SPACES









Spread over four phases of development, accommodation will be available in both the original Listed Building and within the new build phases. The new build design will complement the existing architecture and character of the mill that was constructed in 1865. Communal gardens will be interwoven throughout the development providing residents with landscaped seating areas to be enjoyed year round.

- Historic Grade II Listed factory conversion with complementary new homes
- Less than 5 minutes walk to Ramsgate train station
- Designated off street parking
- Secure development
- Communal gardens
- Open plan living space
- Stylish common areas
- Integrated branded appliances
- High end specification



A woman with long brown hair is shown in profile from the chest up, looking out a window. She is holding a dark mug with both hands. The scene is bathed in warm, golden light from the window, creating a soft, cozy atmosphere. The window has a grid pattern. The text 'MODERN LIVING' is overlaid in the center in a white, textured, serif font.

**MODERN  
LIVING**



LOCAL  
AREA





Located at Ramsgate's highest point, The Bread Factory overlooks the English Channel and surrounding area. Only moments walk from a variety of restaurants, shops, bars and The Royal Harbour Marina; the converted factory is at the heart of local life.

The town of Broadstairs is a 10 minute drive or 5 minute train ride away and is known as a top Kent culinary destination with a host of restaurants serving delicious locally sourced produce. As well as the annual food festival held every October, it is also home to Broadstairs Folk Week celebrated in August each year, and 2015 marks it's 50th Anniversary.



A romantic scene of a man and a woman walking away from the camera on a sandy path through grassy dunes. The man is wearing a light blue t-shirt and dark jeans, and the woman is wearing a colorful, patterned dress. They are walking towards a vast ocean under a bright, hazy sky at sunset. The scene is framed from the perspective of someone inside a vehicle, with a dark metal frame and a blurred object in the foreground on the right.

DISCOVER  
RAMISGATE





With a full and varied calendar of events, Ramsgate has something to offer everyone including local festivals and a vast array of activities from sailing to cycling and surfing to golfing.





Margate, one of the UK's top holiday destinations, is a short drive away along with fifteen local beaches to choose from, many of which have been awarded the prestigious blue flag and seaside awards.





BESIDE  
THE SEA





The original mill was designed by architect E.W. Pugin in 1865 who was known for his Neo-Gothic architecture. The mill was taken over by Rank Hovis, Britains leading flour miller in 1960.

The Bread Factory was given Grade II Listed status in 1988 having survived two world wars despite heavy bombings in the area in WWII. Air-raid tunnels are still situated under the mill, dug out to protect mill and office workers.

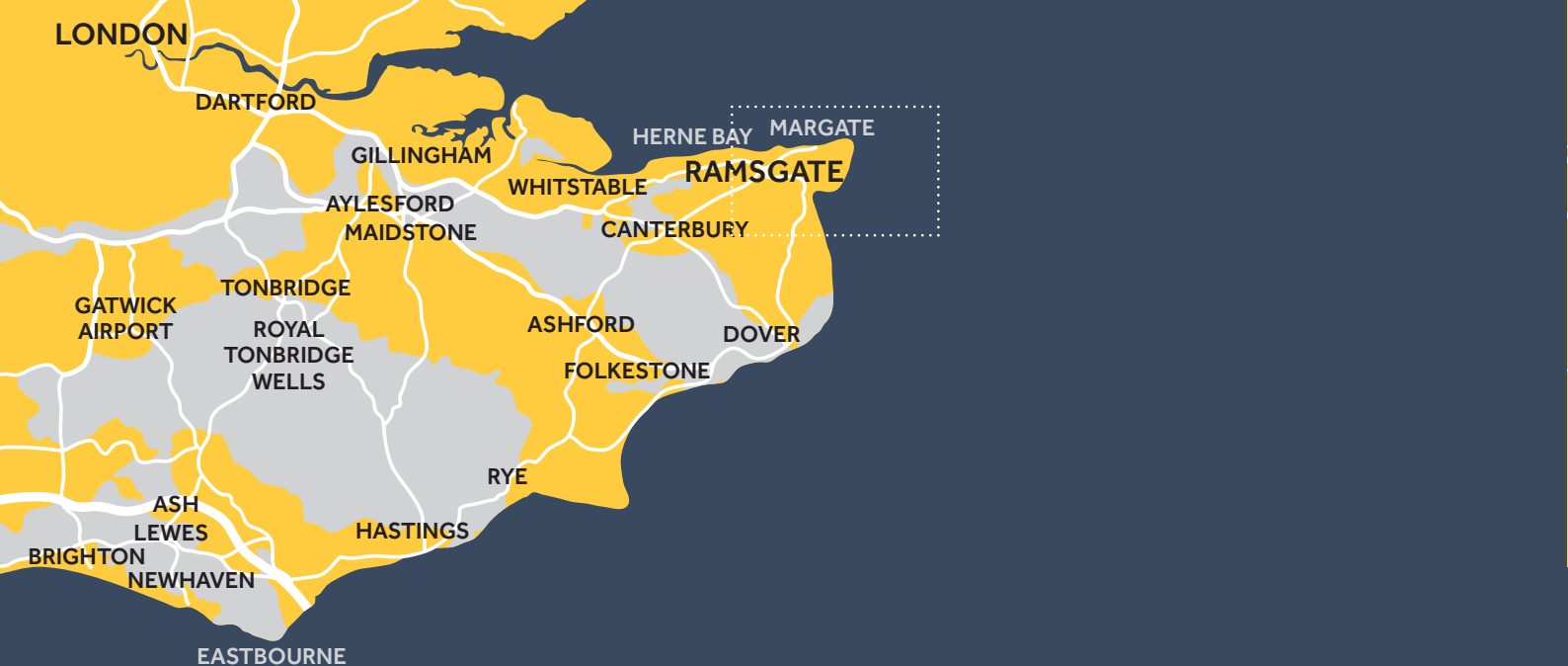


HARLES JAMES HUDSON.  
SLE OF HANET ROLLER LOUR MILLS

# HISTORIC BUILDING







10 miles  
20 km



1 mile  
1 km





# WELL CONNECTED

With direct trains to London's Kings Cross St Pancras in just over an hour, trains to the Eurostar terminal at Ashford within 40 minutes and the Eurotunnel at Folkestone only 30 miles away, Ramsgate is incredibly well connected.

- 5 minute walk to Ramsgate train station
- 5 minute train journey to Broadstairs
- 10 minute train journey to Margate
- 10 minute drive to Westwood Cross Shopping Centre
- 15 minute train journey to Westgate-on-Sea
- 20 minute drive to Royal St. Georges Golf Club
- 20 minute train journey to Canterbury
- 35 minute train journey to Dover
- 35 minute drive to Royal Cinque Ports Golf Club
- 40 minute train journey to the Eurostar station at Ashford
- 45 minute drive to the Eurotunnel Terminal at Folkestone
- 80 minute train journey to London
- 90 minute drive to Gatwick Airport



- PHASE 1
- FUTURE PHASES

STATION APPROACH ROAD

KINGS ROAD

# SITE PLAN

MARGATE ROAD





# THE SPECS

## KITCHEN

- Neff appliances
- Multi function oven
- Ceramic hob and extractor fan
- Integrated fridge freezer
- Integrated dishwasher
- Schüller kitchen units
- Tiled floor
- Tiled splash back

## BEDROOMS

- Crittall double glazed windows
- Carpeted
- Fitted wardrobes

## RECEPTION

- Crittall double glazed windows
- Carpeted

## BATHROOM

- High quality bespoke bathroom suite
- Oversize showers in en-suites
- Tiled
- Electric towel warmer

## HALLWAY

- Provision for washer/dryer

## SECURITY

- Concierge / estate security
- Access fob entry for apartments

## HEATING

- Electric chrono-themostatically controlled heaters

## CAR PARKING

- One dedicated parking space per unit\*





### Harriss Property

Creating design-led, contemporary, quality homes for individuals and families seeking to live in the South East of England.

With over 25 years experience in property development, Harriss Property aims to provide a sense of community within each project, celebrating local assets and meeting the aspirations of purchasers.





**VIEW POINT**  
THE TRADITIONAL TELESCOPE  
MAGNIFIES THE VIEW 10 TIMES



To operate:  
Ensure barrel is  
in the position  
Insert 20c coin  
Fully twist the bar  
clockwise & return  
Fully anti-clockwise  
to original  
position

20c  
COIN ONLY  
Do not point at the sun. Hold child on the stand.

# THE VISION





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🐦 📷 #BreadFactoryRamsgate

#### Misrepresentation Act

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\*Please note that the development is ongoing and car parking may be limited initially.



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