

A close-up photograph of a brick wall. The bricks are dark brown and arranged in a standard running bond pattern. The mortar is a lighter, off-white color. In the center of the image, the words "THE BREAD FACTORY" are painted in a white, serif, all-caps 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 letters are slightly weathered and have some texture, suggesting they were hand-painted. There are two thin white horizontal lines, one above "THE" and one below "FACTORY", which appear to be part of the original design or perhaps just the edges of the paint strokes.

THE
BREAD
FACTORY

Phase II of The Bread Factory development on the site of the historic Grade II listed former Hovis flour mill is underway; Consisting of 41 new build residences in the heart of Ramsgate, Kent.



OPEN SPACES





14 light, spacious and contemporary townhouses will stand adjacent to the original mill at The Bread Factory. These impressive homes benefit from three bedrooms, private parking and bespoke kitchens and bathrooms.



The 27 apartments offer spacious one, two and three bedroom homes. Most of the apartments benefit from their own balcony or terrace and access to the landscaped gardens interwoven around the development.



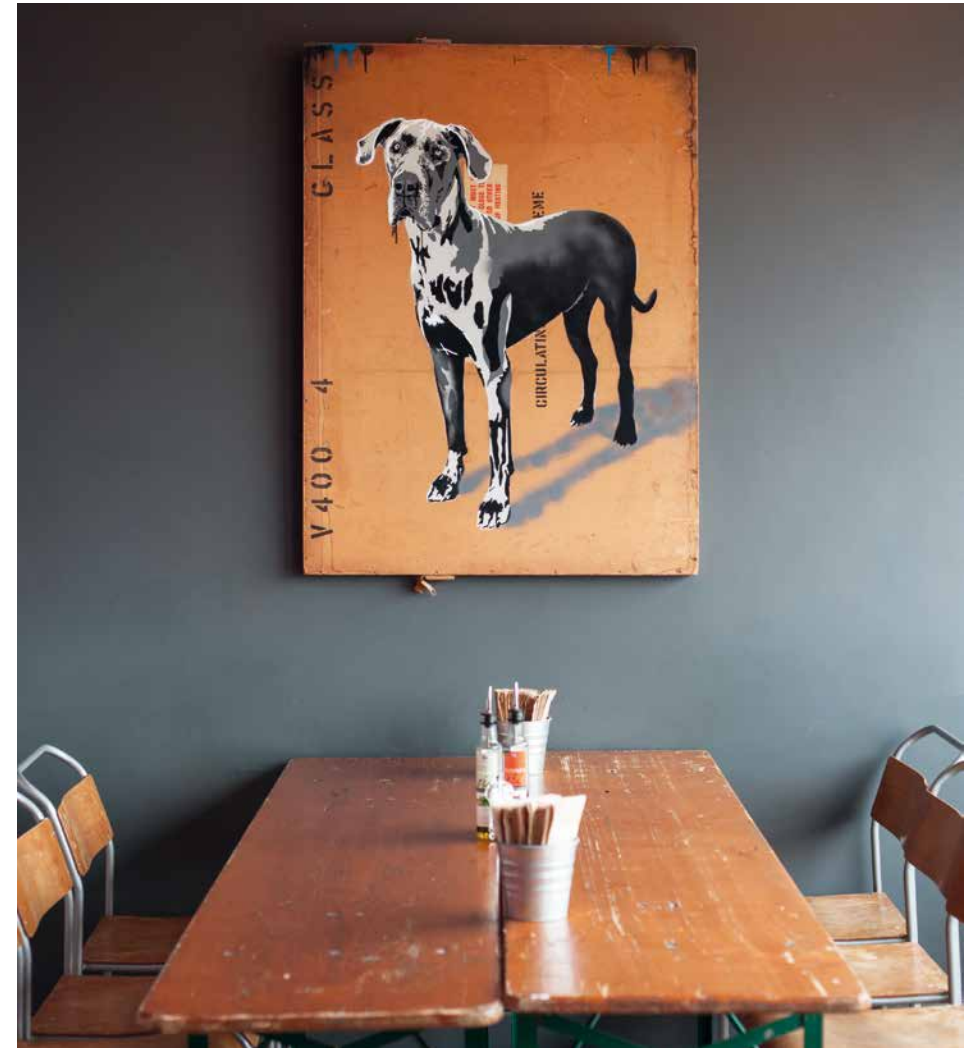
MODERN LIVING

With Phase I of the development now complete, Phase II will provide a mix of new build contemporary homes with a total of 14 townhouses, and 27 apartments.

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



LOCAL AREA



Located at Ramsgate's highest point, The Bread Factory development overlooks the English Channel and surrounding area. Only moments walk from a variety of restaurants, shops, bars and The Royal Harbour Marina; the new development 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 delicious restaurants serving 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.



DISCOVER RAMSGATE



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.

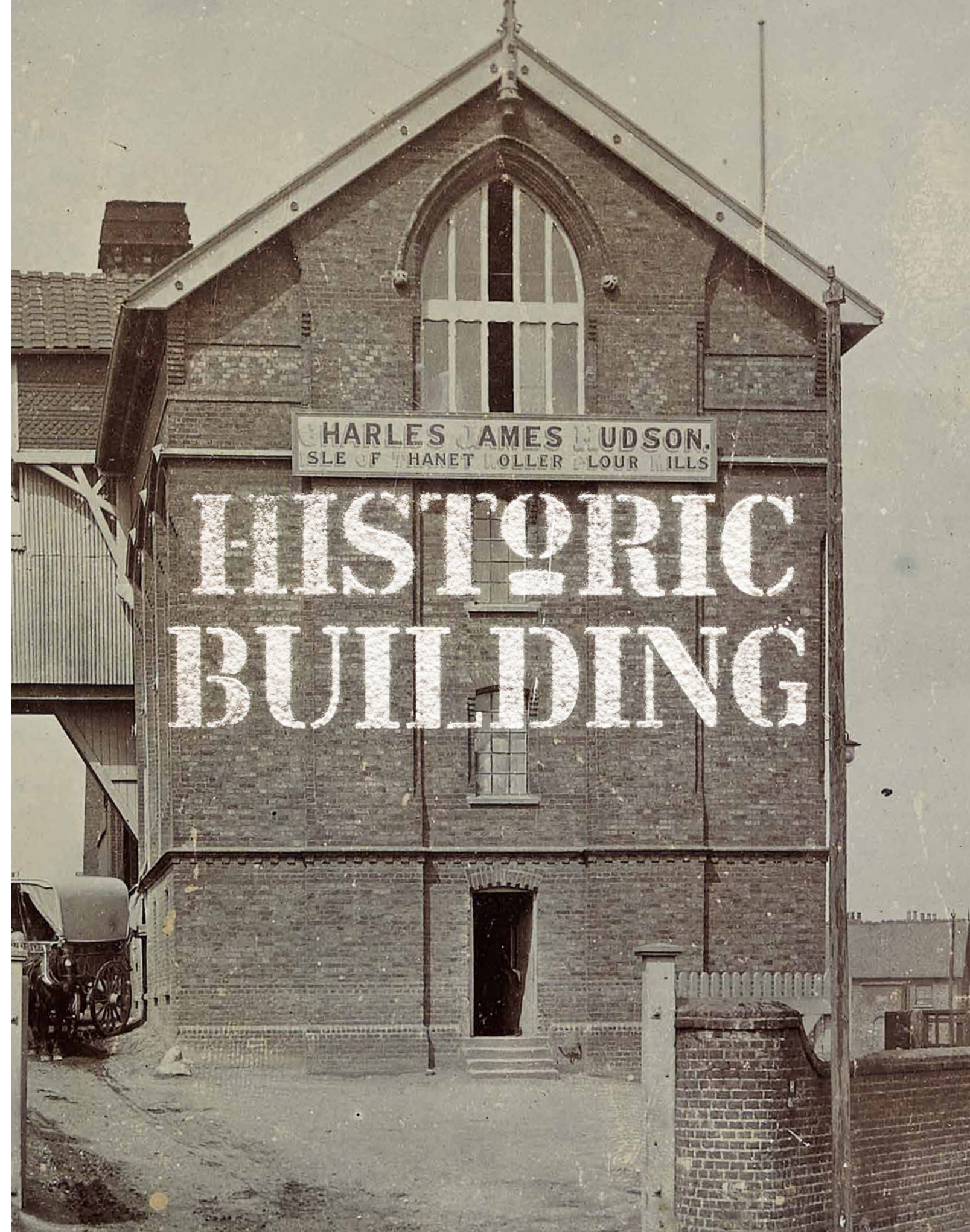


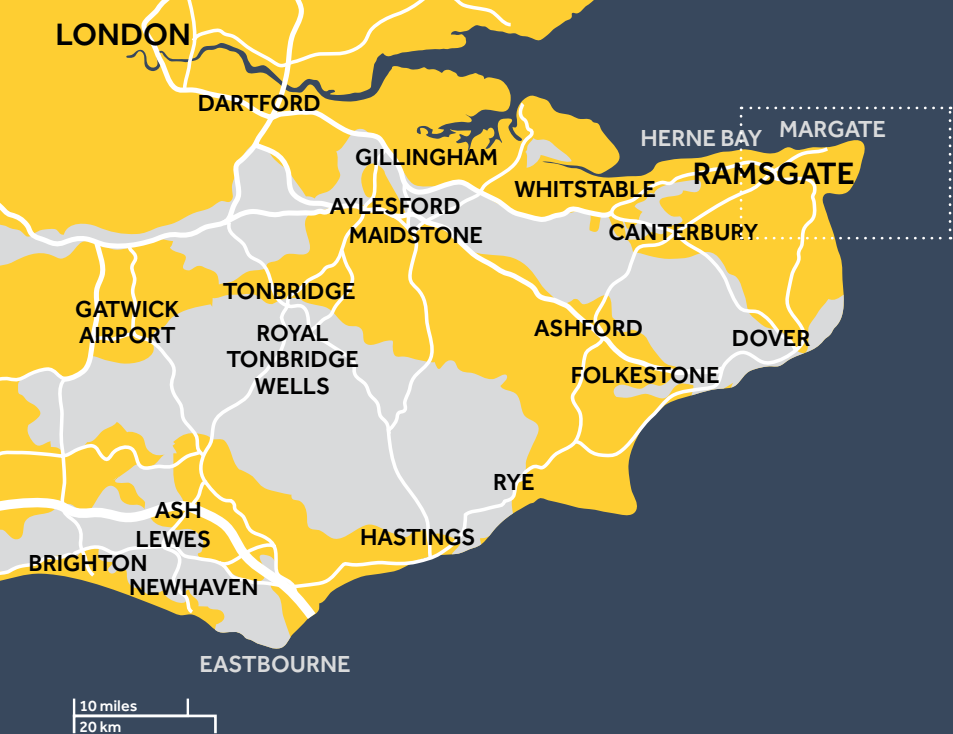


The original mill was designed by architect E.W. Pugin in 1865 who was known for his Neo-Gothic architecture. The mill was taken over by Rank Hovis, Britain's leading flour miller in 1960.

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.

The new build areas have been carefully designed to complement the existing architecture and character of the mill and the development as a whole has retained the period charm from the original structure.





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
- PHASE 2

SITE PLAN

THE SPECS

KITCHEN

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

BEDROOMS

- Double glazed windows
- Carpeted
- Fitted wardrobes to master bedroom

RECEPTION

- Double glazed windows
- Carpeted

BATHROOM

- High quality bespoke bathroom suite
- Oversize showers where possible
- Tiled
- Chrome towel warmer

HALLWAY

- Provision for washer/dryer in utility cupboard

SECURITY

- Estate security
- Access fob entry for apartments

HEATING

- Electric chrono-themostatically controlled heaters
- Gas fired central heating in the houses

CAR PARKING*

- Apartments come with one designated parking space
- Houses offer their own off street parking



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.



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Misrepresentation Act

This brochure, the description, imagery and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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

www.thebreadfactoryramsgate.com

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