



OFFICERS VIEW

PHASE I



Welcome to OFFICERS' VIEW

Officers' View presents an unmissable opportunity to live in the sought-after parish of Guston. This current phase of 21 three- and four-bedroom houses forms part of the wider Connaught Barracks development – an exciting project pioneered by Homes England that will deliver a thriving new community, sustainable travel, improved biodiversity and green spaces.

THE HOMES

A contemporary architectural style characterises Officers' view, with grey zinc cladding, intricate brickwork and imaginatively-angled corner plots combining to create a unique sense of place and immense kerb appeal.

Each home redefines the standard for new homes living. Many feature top floor principal bedroom suites with roof terraces for the utmost luxury and relaxation, while generous space planning allows aspects such as dressing areas, bifold doors and balconies to also feature in other bedrooms too.

Underfloor heating, heated mirrors and towel rails to bathrooms, contemporary kitchen cabinetry, integrated appliances and allocated parking are as standard, while buyers can choose from properties with separate living and utility rooms, or opt for family-friendly open plan ground floors.

PLOT NUMBER	POSTAL ADDRESS	BEDS	TYPE	SQ.FT
1	9 Norfolk Towers Way, Guston, Dover, CT15 5FQ	4	Semi Detached	2056
2	8 Norfolk Towers Way, Guston, Dover, CT15 5FQ	4	End of Terrace	1426
3	7 Norfolk Towers Way, Guston, Dover, CT15 5FQ	4	Mid Terrace	1426
4	6 Norfolk Towers Way, Guston, Dover, CT15 5FQ	4	Mid Terrace	1426
5	5 Norfolk Towers Way, Guston, Dover, CT15 5FQ	4	End of Terrace	1426
6	4 Norfolk Towers Way, Guston, Dover, CT15 5FQ	3	End of Terrace	1493
7	3 Norfolk Towers Way, Guston, Dover, CT15 5FQ	3	Mid Terrace	1490
8	2 Norfolk Towers Way, Guston, Dover, CT15 5FQ	3	End of Terrace	1490
9	1 Norfolk Towers Way, Guston, Dover, CT15 5FQ	4	Detached	2252
11	7 Officers View, Guston, Dover CT15 5FR	3	Semi Detached	1630
12	5 Officers View, Guston, Dover CT15 5FR	4	Semi Detached	2057
13	3 Officers View, Guston, Dover CT15 5FR	4	Semi Detached	2057
14 Show Home	1 Officers View, Guston, Dover CT15 5FR	4	Semi Detached	2057
16	1 Hole Coombe Walk, Guston, Dover CT15 5FT	4	End of Terrace	1426
17	2 Hole Coombe Walk, Guston, Dover CT15 5FT	4	Mid Terrace	1426
18	3 Hole Coombe Walk, Guston, Dover CT15 5FT	4	End of Terrace	1426



PHASE I SCHEDULE



PROPERTY INFORMATION

TENURE
Freehold.

MANAGING AGENT
Alexander Faulkner Partnership.

ESTATE CHARGE
£470.70 per annum. Charges are reviewed annually and only increased as necessary.

WARRANTY PROVIDER
10 Year Warranty from build completion date.

PARKING
Two allocated parking bays.

DEVELOPER
Ramac Holdings (Trading) Ltd.

BUILDER
RM Brookes Ltd.

SNAGGING
Any snagging will be carried out in full, usually after exchange and prior to completion.
Snagging examples; clean, decoration and uneven finishes.

DEFECT PERIOD
Two years from the completion date buyers can report any defects to the developers directly. Defect examples; settlement cracks, fittings, plumbing, drainage, wiring, damp, malfunction windows and doors.

ESTIMATED COMPLETION DATES
Ready for occupation.

RESERVATIONS
£2000 reservation fee is required to secure the property to remove it from the market. The reservation fee is lodged with the seller and deducted from the sale agreed price on completion.

OTHER
Homes England donated the surrounding land to the land trust.

SPECIFICATION

KITCHENS & BATHROOMS

Fully fitted kitchens with integrated appliances

White Ideal Standard bathroom suites with chrome fittings, vanity units, heated mirrors, cabinets over basins, integral shaver points and heated towel rails

INTERIOR FINISHES

Walls and ceilings finished in white emulsion

Woodwork finished in white gloss

Polished chrome ironmongery throughout

ELECTRICAL & MULTIMEDIA

Recessed downlighters or pendants provided to each room

TV, telephone and data points provided to each room, with provision for Sky TV

White switch plates and sockets throughout

Lighting to all external doors

HEATING & ENERGY EFFICIENCY

Insulated timber frames

Aluminium framed double glazed windows and external doors except the front door which is of a composite construction

Gas fired underfloor heating with smart heating controls

EXTERNAL ELEMENTS

External tap and waterproof power socket to rear garden

Paving to patio, path to rear gate and bin storage

Rear garden laid to turf

Two car parking spaces per plot either within the plot boundary or remote. Houses with car ports include power point, external tap and connection for a car charging point. Houses with remote parking spaces will have one space provided with a car charging connection point.

WARRANTIES & CERTIFICATES

10 year ICW guarantee with an initial 2 year defect liability period

Energy efficiency rating of B

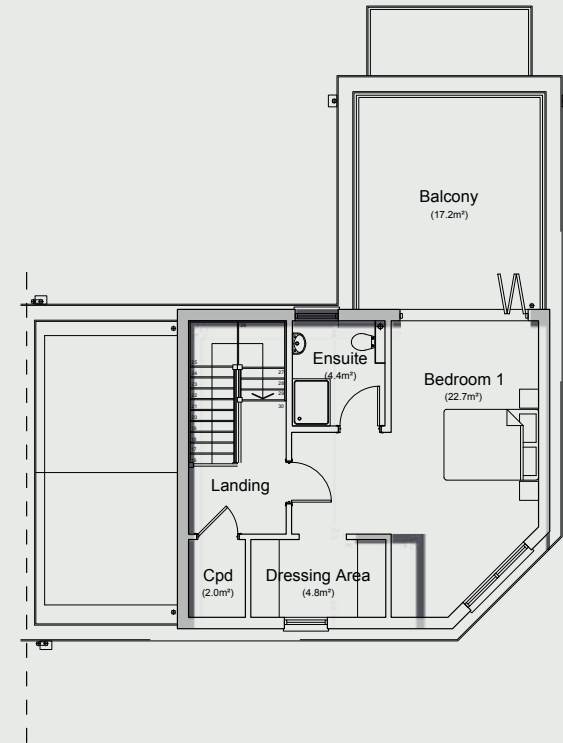
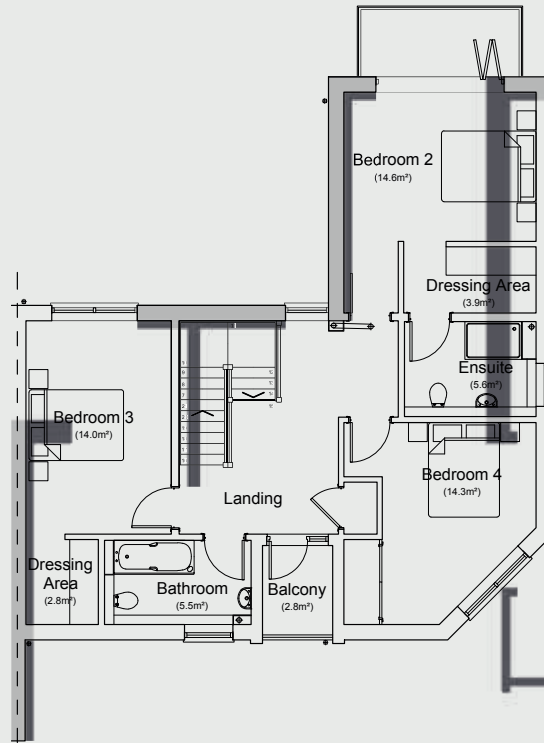
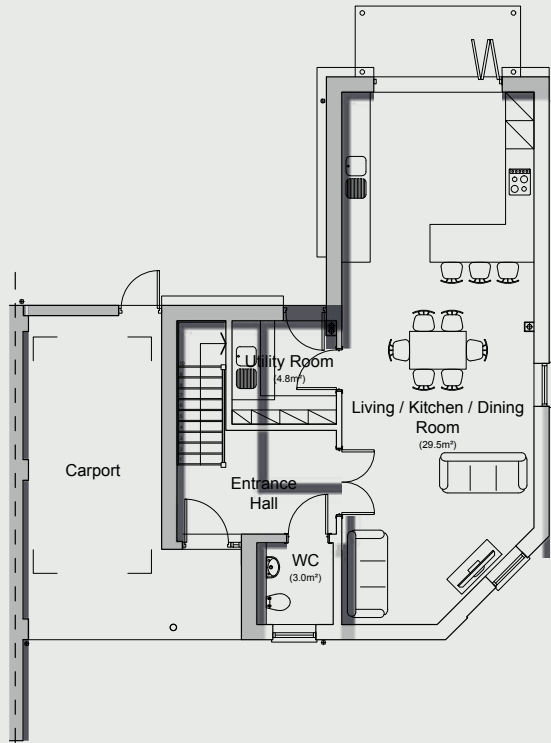


CONNAUGHT
BARRACKS



Plot 1

4 BEDROOM HOUSE - 2056ft²



Ground Floor

Living / Kitchen / Dining	11.27m x 4.07m	37' x 13'
Utility Room	2.20m x 2.22m	7' x 7'

First Floor

Bedroom 2	4.67m x 4.07m	15' x 13'
Bedroom 3	4.52m x 3.08m	15' x 10'
Bedroom 4	4.27m x 3.25m	14' x 11'

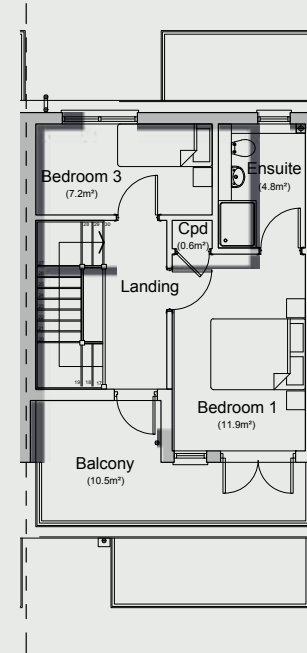
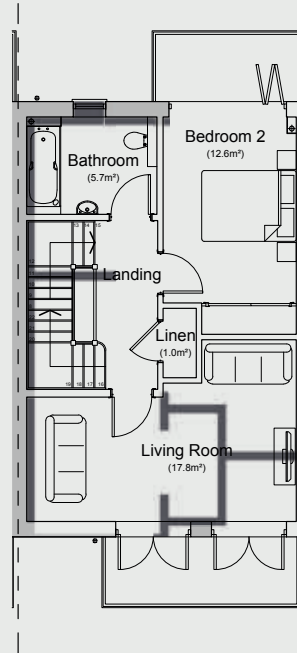
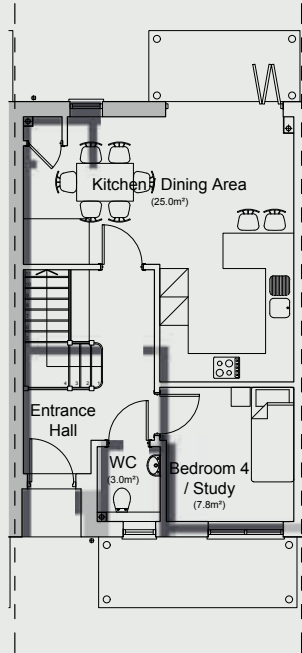
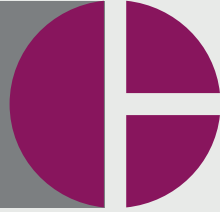
Second Floor

Bedroom 1	6.28m x 3.12m	21' x 10'
-----------	---------------	-----------

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document.

Plots 2, 3, 4 & 5

3/4 BEDROOM HOUSES - 1426ft²



Ground Floor

Kitchen / Dining	5.61m x 5.72m	18' x 19'
Bedroom 4 / Study	2.84m x 2.70m	9' x 9'

First Floor

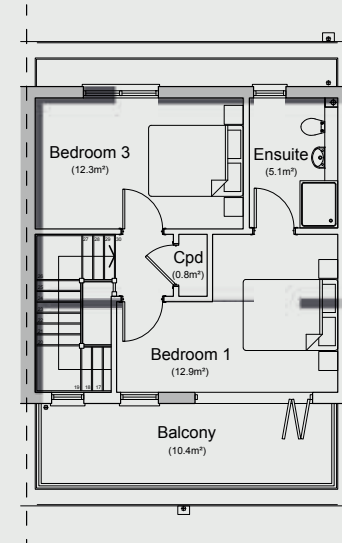
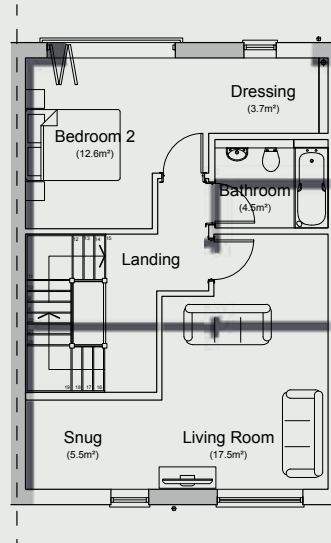
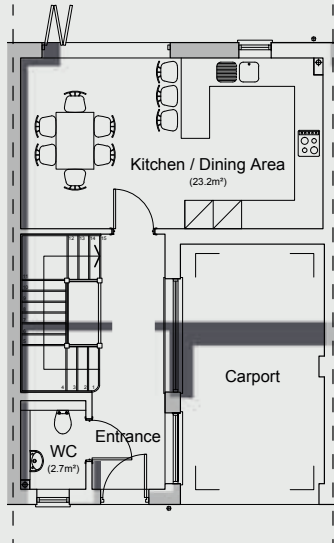
Bedroom 2	3.94m x 2.82m	13' x 9'
Living Room	2.63m x 5.70m	9' x 19'

Second Floor

Bedroom 1	4.17m x 2.82m	14' x 9'
Bedroom 3	1.93m x 3.73m	6' x 12'

Plot 7

3 BEDROOM HOUSE - 1493ft²



Ground Floor

Kitchen / Dining 3.62m x 6.40m 12' x 21'

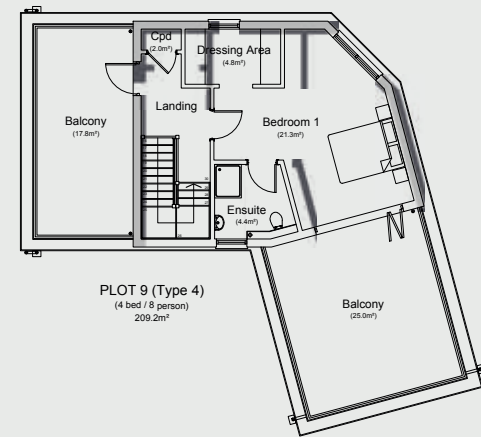
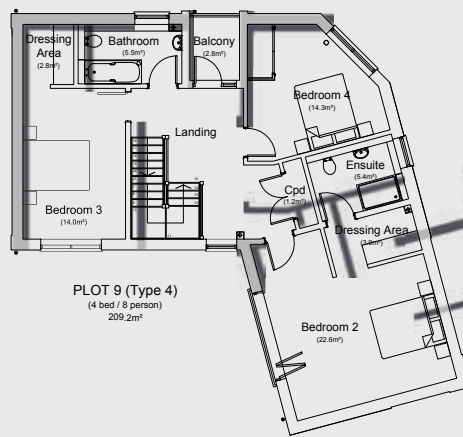
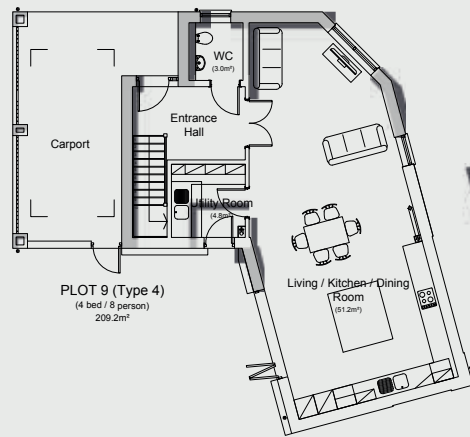
First Floor

Bedroom 2 3.62m x 3.88m 12' x 13'

Living Room 5.40m x 3.51m 18' x 12'

Plot 9

3 BEDROOM HOUSE - 2252ft²



Ground Floor

Living / Kitchen / Dining	5.64m x 4.94m	18' x 16'
Utility Room	2.20m x 2.21m	7' x 7'

First Floor

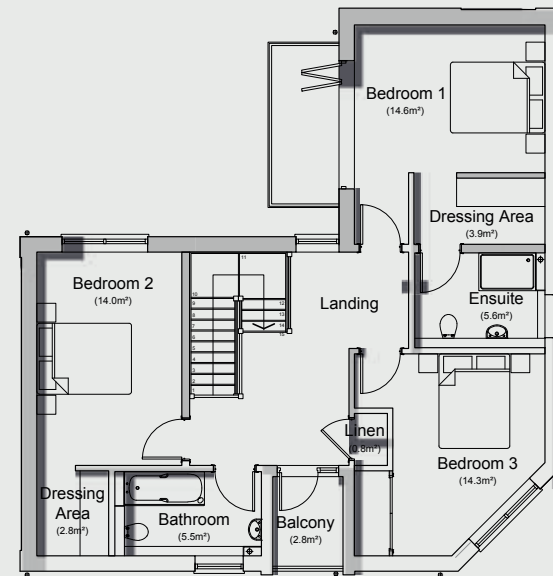
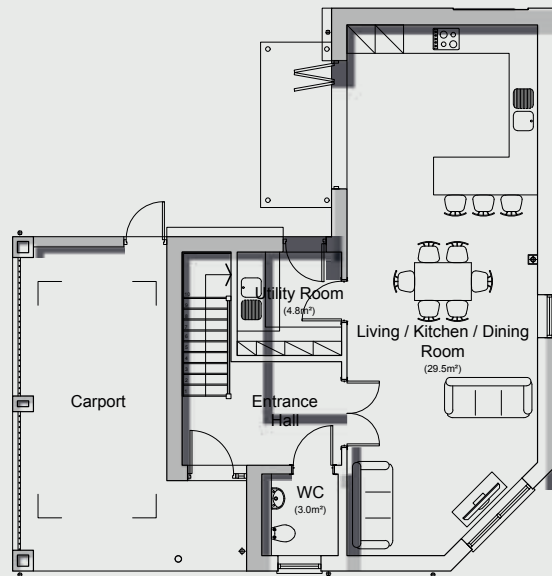
Bedroom 2	3.87m x 4.94m	13' x 16'
Bedroom 3	4.52m x 3.07m	15' x 10'

Second Floor

Bedroom 1	3.45m x 3.47m	11' x 11'
-----------	---------------	-----------

Plot 10

3 BEDROOM HOUSE - 1617ft²



Ground Floor

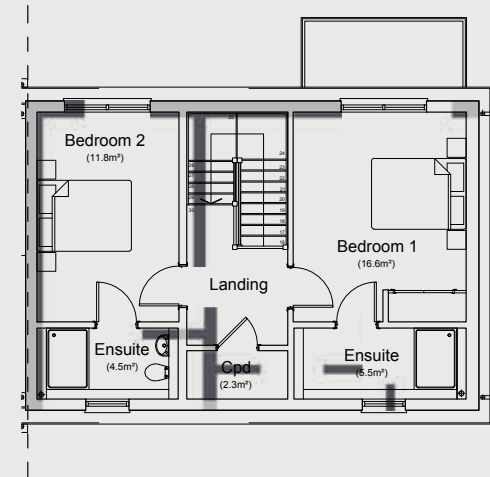
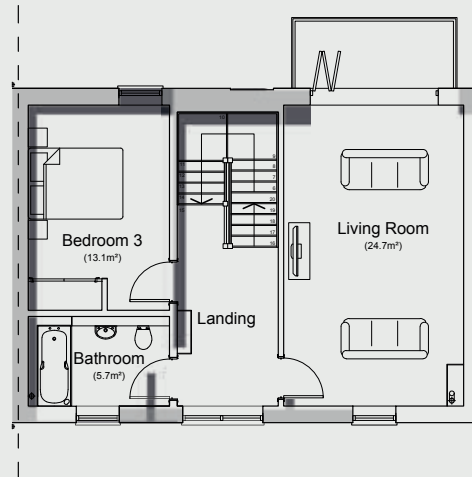
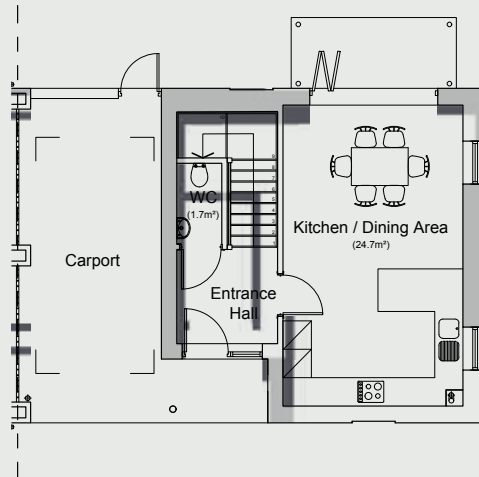
Living / Kitchen / Dining	11.24m x 4.04m	37' x 13'
Utility Room	2.19m x 2.21m	7' x 7'

First Floor

Bedroom 1	4.64m x 4.04m	15' x 13'
Bedroom 2	4.52m x 3.07m	15' x 10'
Bedroom 3	4.27m x 3.22m	14' x 11'

Plot 11

3 BEDROOM HOUSE - 1630ft²



Ground Floor

Kitchen / Dining	6.37m x 3.81m	21' x 13'
------------------	---------------	-----------

First Floor

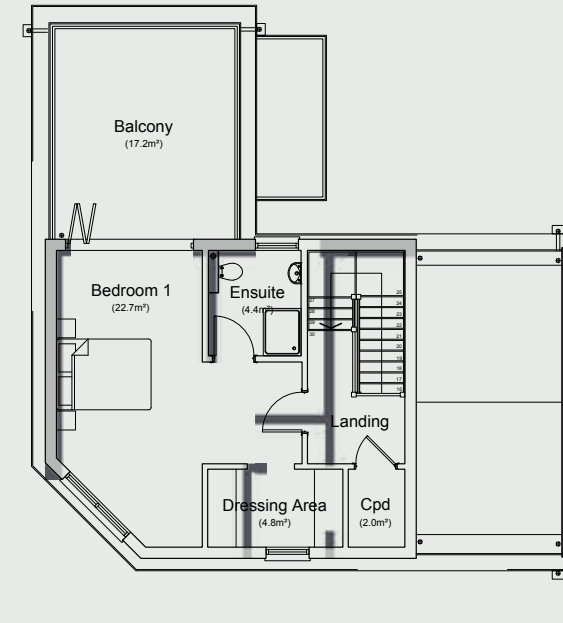
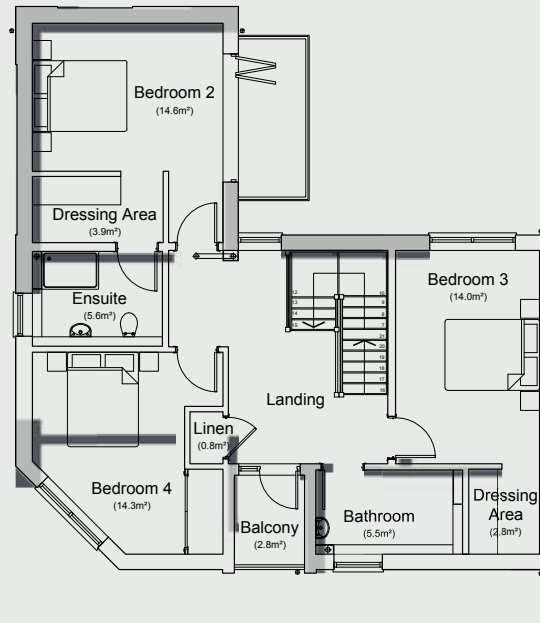
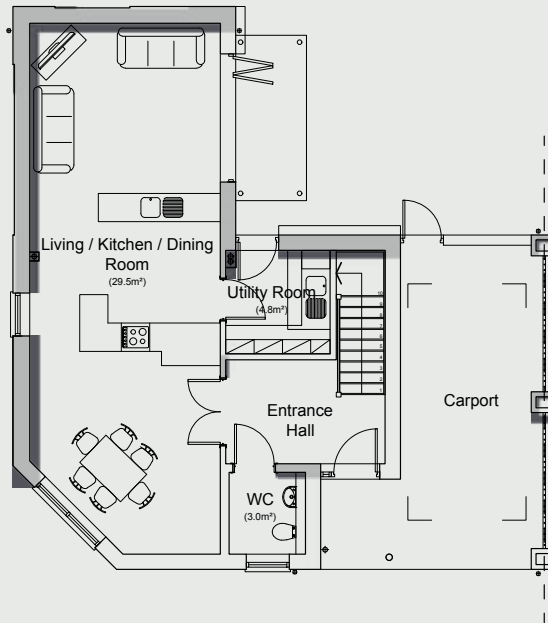
Living Room	6.37m x 3.81m	21' x 13'
Bedroom 3	4.34m x 2.99m	14' x 10'

Second Floor

Bedroom 2	4.44m x 3.01m	15' x 10'
Bedroom 1	4.44m x 3.66m	15' x 12'

Plot 12

4 BEDROOM HOUSE - 2057ft²



Ground Floor

Living / Kitchen / Dining	11.24m x 4.03m	37' x 13'
Utility Room	2.19m x 2.21m	7' x 7'

First Floor

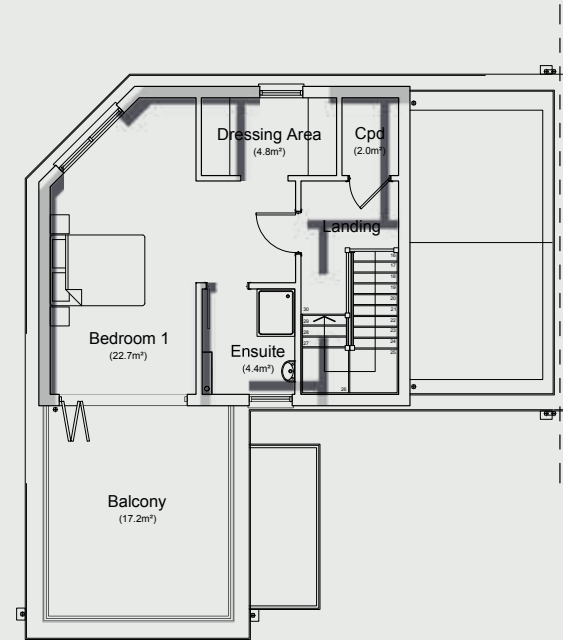
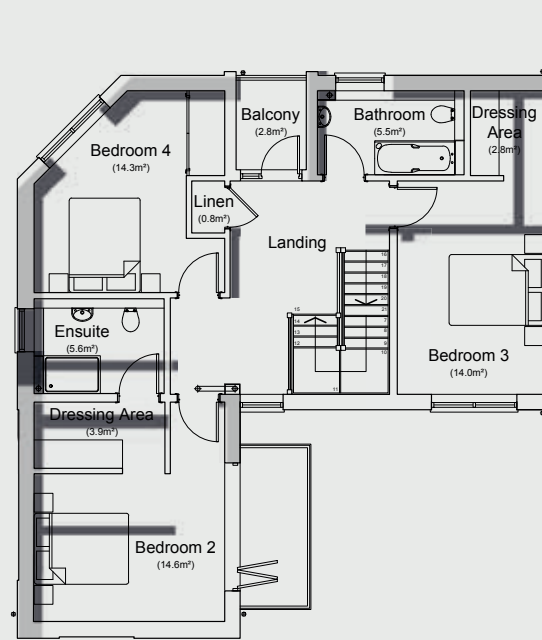
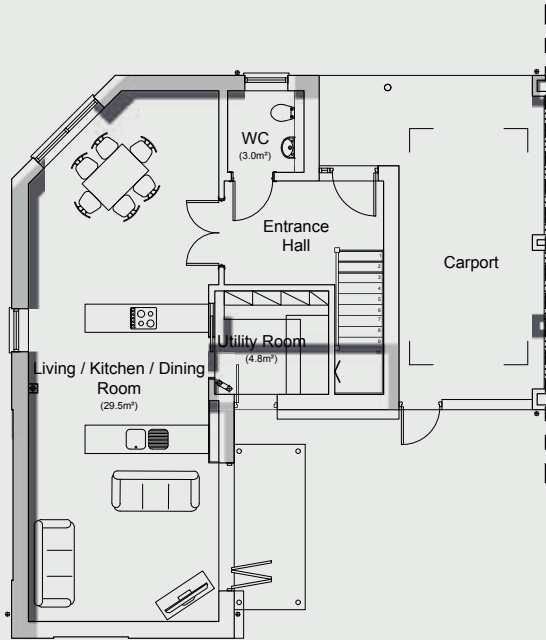
Bedroom 2	4.64m x 4.03m	15' x 13'
Bedroom 3	4.52m x 3.04m	15' x 10'
Bedroom 4	4.27m x 3.22m	14' x 11'

Second Floor

Bedroom 1	6.28m x 3.09m	21' x 10'
-----------	---------------	-----------

Plots 13 & 14

4 BEDROOM HOUSES - 2057ft²



Ground Floor

Living / Kitchen / Dining	11.24m x 3.83m	37' x 13'
Utility Room	2.20m x 2.42m	7' x 8'

First Floor

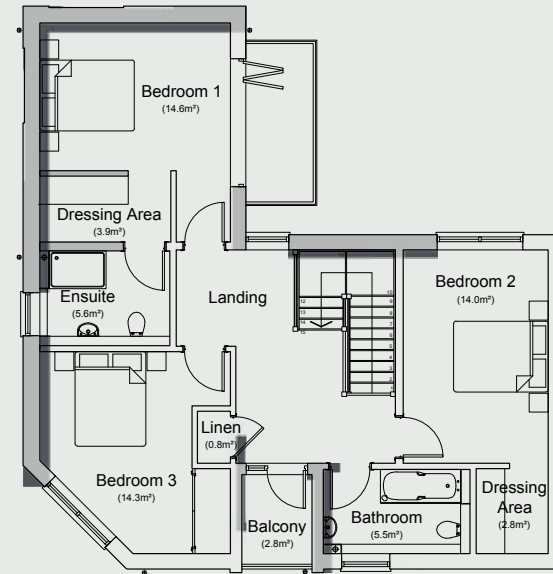
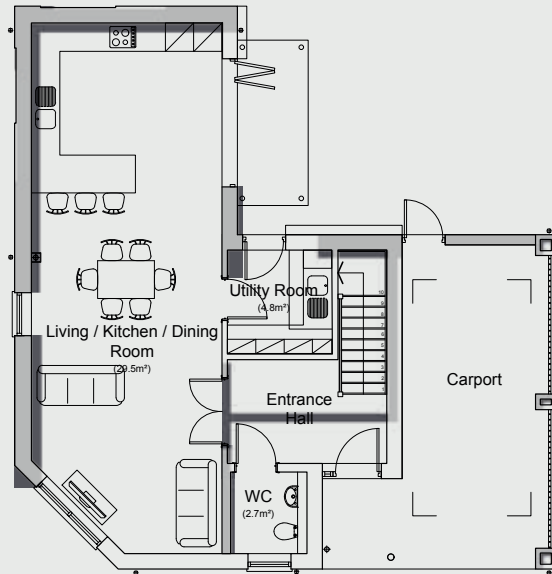
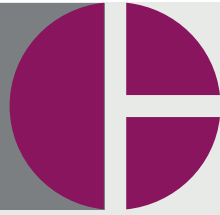
Bedroom 2	4.64m x 4.03m	15' x 13'
Bedroom 3	4.52m x 3.09m	15' x 10'
Bedroom 4	4.27m x 3.22m	14' x 11'

Second Floor

Bedroom 1	6.28m x 3.09m	21' x 10'
-----------	---------------	-----------

Plot 15

3 BEDROOM HOUSE - 1617ft²



Ground Floor

Living / Kitchen / Dining 11.24m x 4.04m 37' x 13'

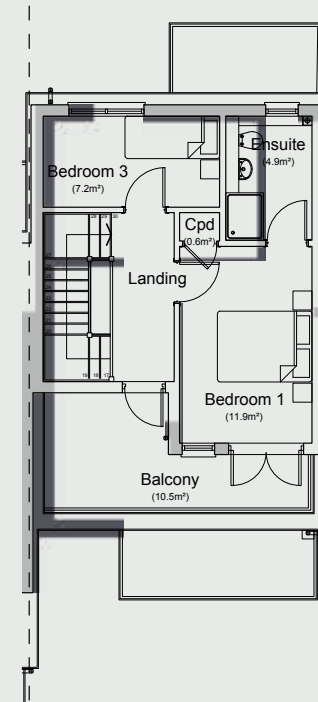
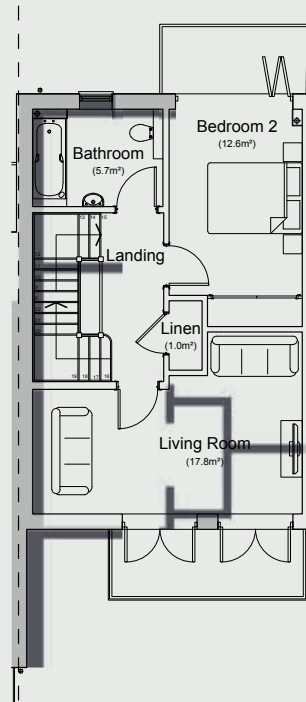
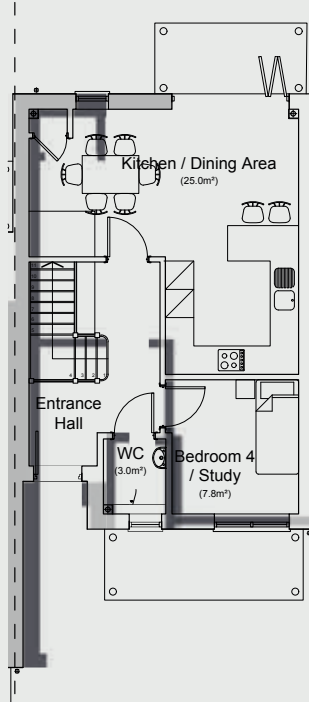
First Floor

Bedroom 1 3.13m x 4.04m 10' x 13'

Bedroom 2 4.52m x 3.07m 15' x 10'

Plots 16, 17 & 18

3/4 BEDROOM HOUSES - 1426ft²



Ground Floor

Kitchen / Dining	5.61m x 5.70m	18' x 19'
Bedroom 4 / Study	2.84m x 2.68m	9' x 9'

First Floor

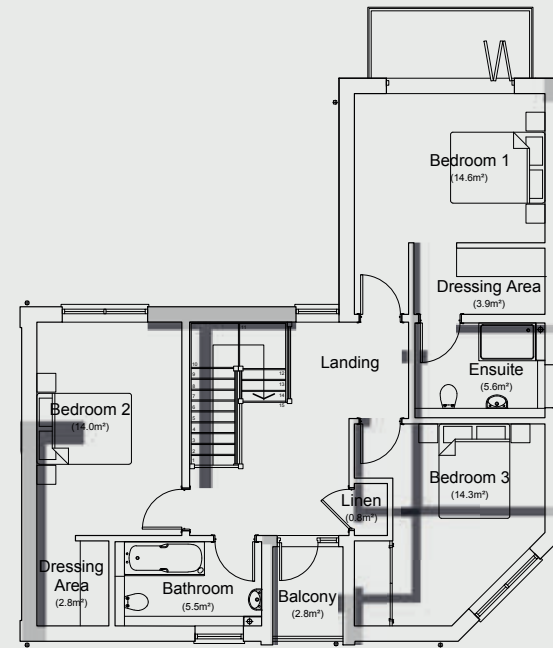
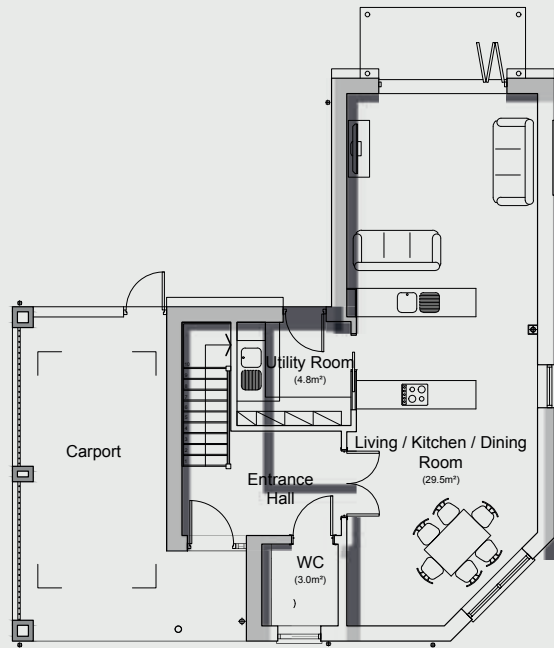
Bedroom 2	3.94m x 2.82m	13' x 9'
Living Room	2.63m x 5.70m	9' x 19'

Second Floor

Bedroom 3	1.93m x 3.73m	6' x 12'
Bedroom 1	4.17m x 2.80m	14' x 9'

Plot 22

3 BEDROOM HOUSE - 1617ft²



Ground Floor

Living / Kitchen / Dining	11.27m x 4.04m	37' x 13'
Utility Room	2.19m x 2.41m	7' x 8'

First Floor

Bedroom 1	3.16m x 4.04m	10' x 13'
Bedroom 2	4.52m x 3.07m	15' x 10'
Bedroom 3	4.27m x 3.22m	14' x 11'

THE LOCATION

Officers' View benefits from wonderful vistas across the English Channel and a countryside setting so spectacular that it has been deemed an Area of Outstanding Natural Beauty. As well as affording amazing panoramas, Officers' View allows residents to soak up the area's rich heritage, as Dover Castle and Fort Burgoyne - the latter a scheduled ancient monument - are close neighbours of the development.

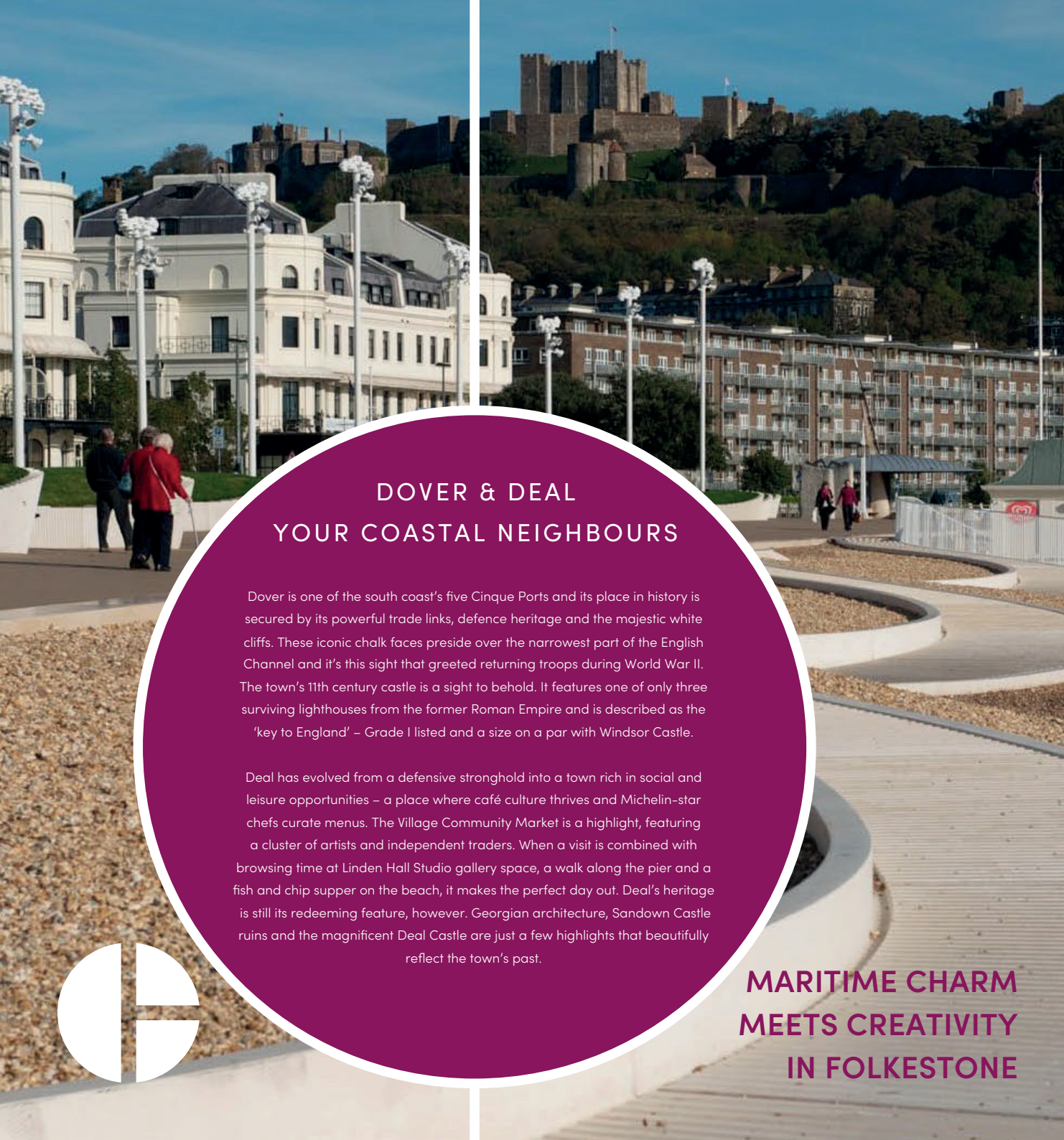


VILLAGE LIFE, COASTAL LOCATION

Guston is a pretty village within a wider parish of the same name, just to the north of Dover. The landscape has barely changed over time, with the rolling Kent Downs and the White Cliffs of Dover providing centuries of visual continuity.

Evidence suggests there were settlements in the parish as far back as the Bronze Age, with the discovery of a Roman cemetery, and a church with Norman and Saxon architecture adding to a fascinating history. The parish also bears strong ecclesiastical links to St. Augustine's Monastery in Canterbury and to Dover Priory.

Today, Guston is favoured by home movers for its combination of tranquillity, village values, proximity to the coast and transport connections.



DOVER & DEAL YOUR COASTAL NEIGHBOURS

Dover is one of the south coast's five Cinque Ports and its place in history is secured by its powerful trade links, defence heritage and the majestic white cliffs. These iconic chalk faces preside over the narrowest part of the English Channel and it's this sight that greeted returning troops during World War II. The town's 11th century castle is a sight to behold. It features one of only three surviving lighthouses from the former Roman Empire and is described as the 'key to England' – Grade I listed and a size on a par with Windsor Castle.

Deal has evolved from a defensive stronghold into a town rich in social and leisure opportunities – a place where café culture thrives and Michelin-star chefs curate menus. The Village Community Market is a highlight, featuring a cluster of artists and independent traders. When a visit is combined with browsing time at Linden Hall Studio gallery space, a walk along the pier and a fish and chip supper on the beach, it makes the perfect day out. Deal's heritage is still its redeeming feature, however. Georgian architecture, Sandown Castle ruins and the magnificent Deal Castle are just a few highlights that beautifully reflect the town's past.

MARITIME CHARM MEETS CREATIVITY IN FOLKESTONE



Folkestone is one of the most forward-looking towns on the south coast, set just eight miles from Officers' View. From a small fishing village and a holidaymakers' paradise to a military embarkation point and now a centre for art, culture and gastronomy, Folkestone has always been a key Kent destination.

For all its evolution, however, traditions have not been lost. The working harbour buzzes with boats and the 'catch of the day', while the fish markets continue trading, sharing space with local artists and producers. Activity centres around two main areas. The revitalised Harbour Arm is home to the award-winning Rocksalt restaurant, with the addition of street food vendors and pop up shacks providing fresh, vibrant dining alternatives. A short stroll away are Marco Pierre White's Steakhouse Bar & Grill, Cocomee and Django's Petit Bistro for extra choice.

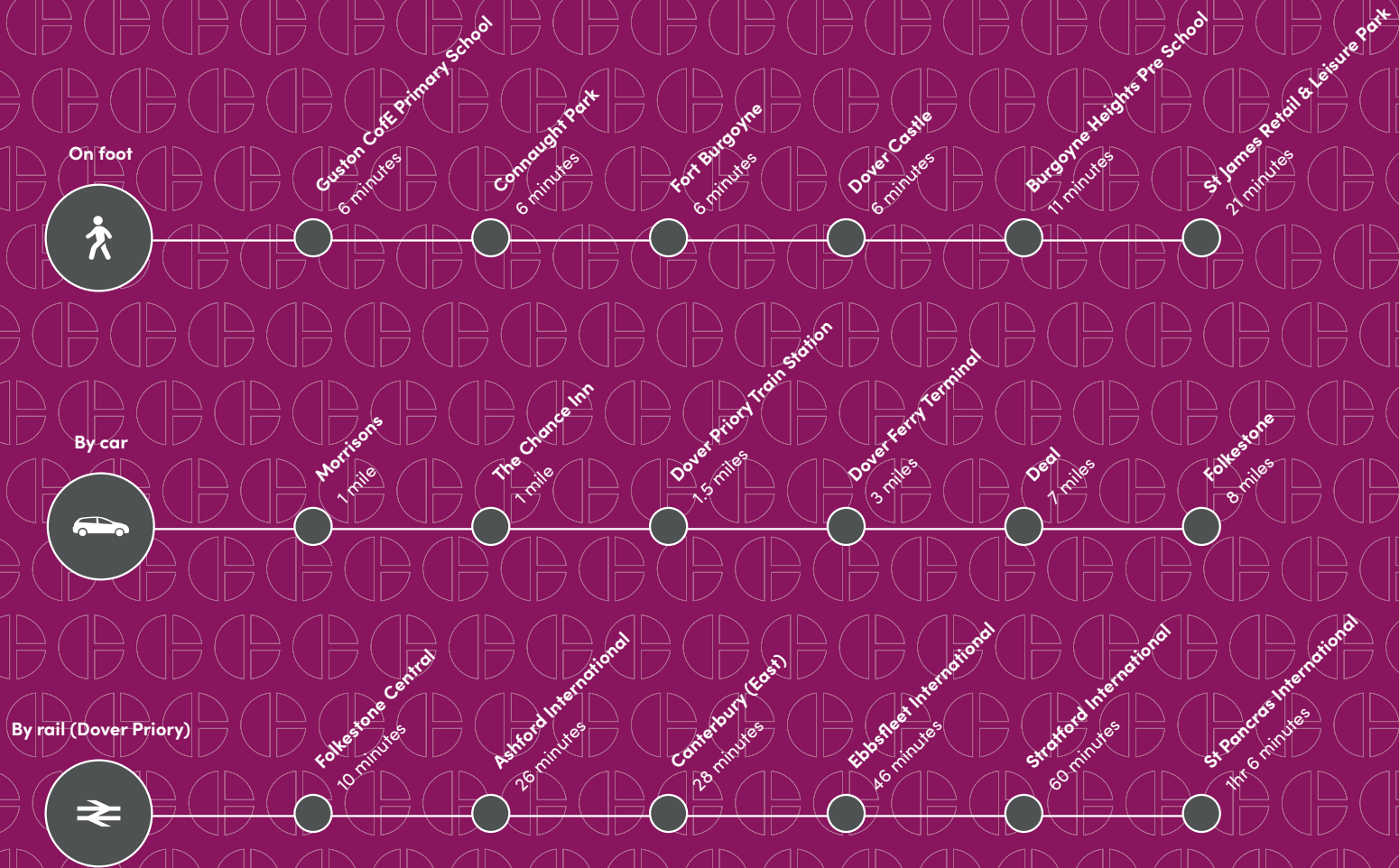
The Creative Quarter is Folkestone's alternative heartbeat, where more than 200 independent traders and artists take the space in brightly-painted shops set in a labyrinth of cobbled streets. Bars, restaurants, cafés and boutiques are interspersed, and you can visit open studios, galleries, a glassworks and a performing arts centre during a visit.



CONNECTIONS

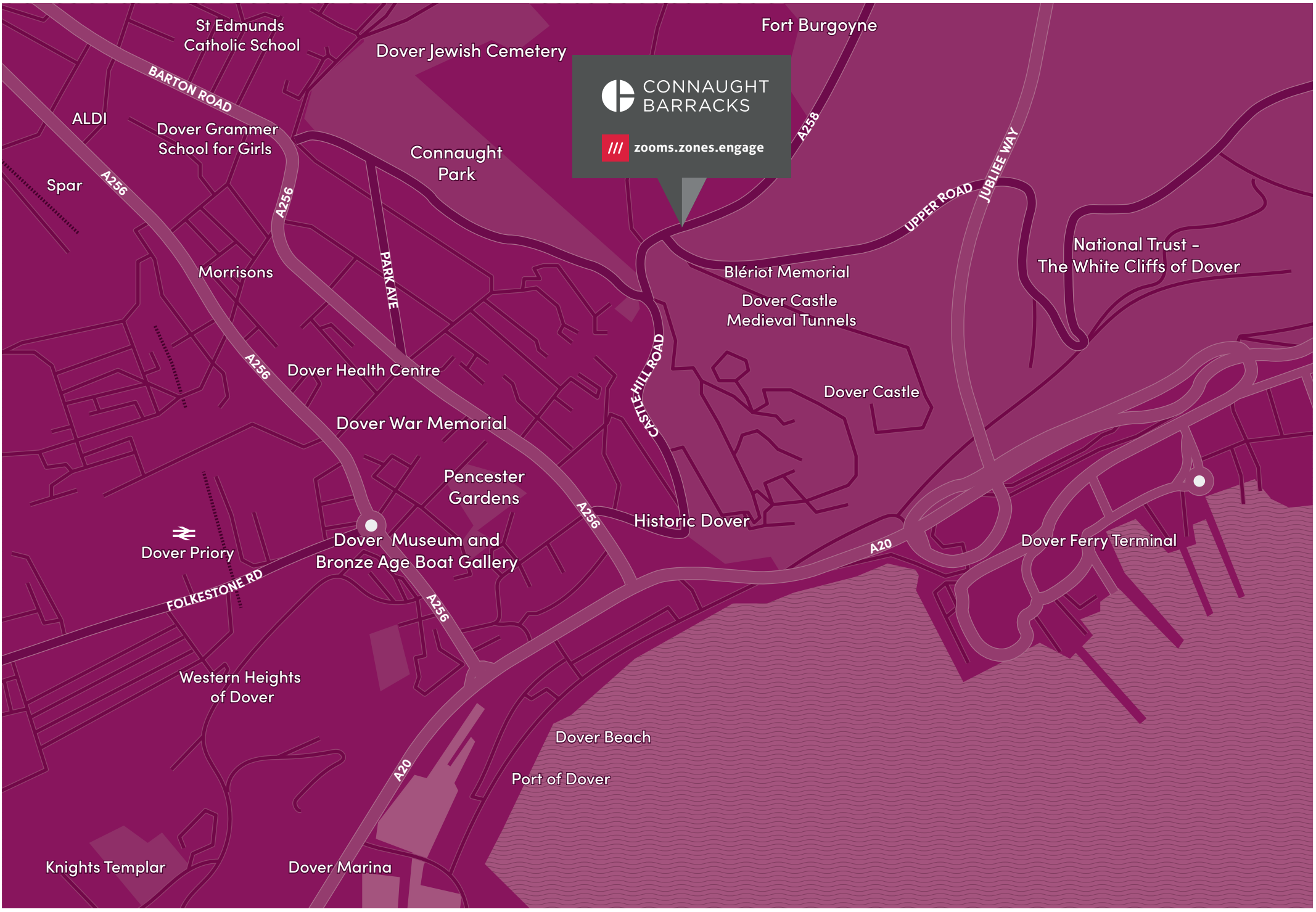


Travel times are based on minimum journey times available.
Sources: Trainline.com and Google maps, March 2023.



As well as having great connections currently, from late summer 2023, Dover Fastrack will be completed – Kent's first zero-emission bus service – which means Officers' View will become even more conveniently located and easily accessible. This rapid bus system will connect

Whitfield with Dover town centre and Dover Priory railway station. The buses will have priority on the express route which will include a new bus, cycle and pedestrian-only bridge across the A2 at Whitfield, and a new link road from the B&Q roundabout in Whitfield to Dover Road at Guston.




CONNAUGHT BARRACKS

zooms.zones.engage

St Edmunds Catholic School

Dover Jewish Cemetery

Fort Burgoyne

ALDI

Dover Grammer School for Girls

Connaught Park

Spar

Morrisons

Blériot Memorial
Dover Castle
Medieval Tunnels

National Trust -
The White Cliffs of Dover

Dover Health Centre

Dover War Memorial

Dover Castle

Pencester Gardens

Historic Dover

Dover Priory

Dover Museum and
Bronze Age Boat Gallery

Dover Ferry Terminal

Western Heights
of Dover

Dover Beach

Port of Dover

Knights Templar

Dover Marina



ABOUT QUAYSIDE HOMES

Our pledge to you

We believe buying a new home should be a stress-free, simple process, and we will do everything possible to help you choose a new home and move with ease.

Customer service

Quayside Homes is an ICW-approved housebuilder and we set the bar high when it comes to customer service. When buying one of our new homes, we prioritise quality, craftsmanship, transparency and buyer comfort. Our team will be on hand to discuss everything from construction progress to the key moving milestones, so you feel supported from day one.

The reservation process

When you are ready to commit to one of our new homes, you will enter into a reservation agreement. This details the reservation fee payable and sets an agreed date for the exchange of contracts. Reassuringly, we offer a 14-day cooling off period, should you change your mind. During this period, you can cancel the agreement and receive a full refund of your reservation fee.

Prior to contracts being exchanged

We will invite you to an information meeting before contracts are exchanged, so you can discover more about the home you are buying, learn about the wider development and ask any questions.

Before completion

Around one week before you complete your property purchase, you'll be invited back to the development for a tour of the home you are buying. You'll be able to check its condition, take final measurements and watch a demonstration of how the heating and electrical equipment is operated. Alternatively, you can send an independent inspector to visit on your behalf.

After you have moved in

Our relationship with new home owners extends well beyond completion. The Quayside customer service team will answer queries in the months following the move in date and there's also a 10-year ICW warranty for added peace-of-mind.



OFFICERS VIEW

Officers View, Guston, Dover CT15 5FR

QUAYSIDEHOMES.CO.UK/CONNAUGHT-BARRACKS



4 High Street, Dover CT16 1DJ

01304 202111 dover@milesandbarr.co.uk

MILESANDBARR.CO.UK



Please note: the information included within this brochure was correct at the time of going to press and certain details may have changed since printing. Floorplans, kitchen layouts and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these. Photography included depicts similar style homes built by Quayside. Computer generated images are not to scale and landscaping is indicative. Finishes, colours and materials may vary from those shown. This brochure does not constitute any part of a contract, nor does it constitute any part of a contract, nor does it constitute an offer. Quayside reserves the right to make alterations to the specification of the homes at any time during the course of the construction without prior notice.