

The image shows a close-up, slightly textured view of a brick wall. The bricks are a warm, reddish-brown color with visible mortar lines. The lighting is even, highlighting the individual bricks and their arrangement. In the center of the image, the words "THE BREAD FACTORY" are printed in a large, white, serif typeface. The text is arranged in three lines: "THE" on the top line, "BREAD" on the middle line, and "FACTORY" on the bottom line. The font is clean and classic, contrasting sharply with the rustic background of the brick wall.

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 dark hair is shown in profile from the chest up, looking out a window. She is holding a white mug with both hands. The scene is bathed in warm, golden light from the sun, creating a soft, cozy atmosphere. The window has a grid pattern, and the light filters through, creating a bokeh effect. The woman is wearing a light-colored, textured sweater.

MODERN LIVING



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.



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

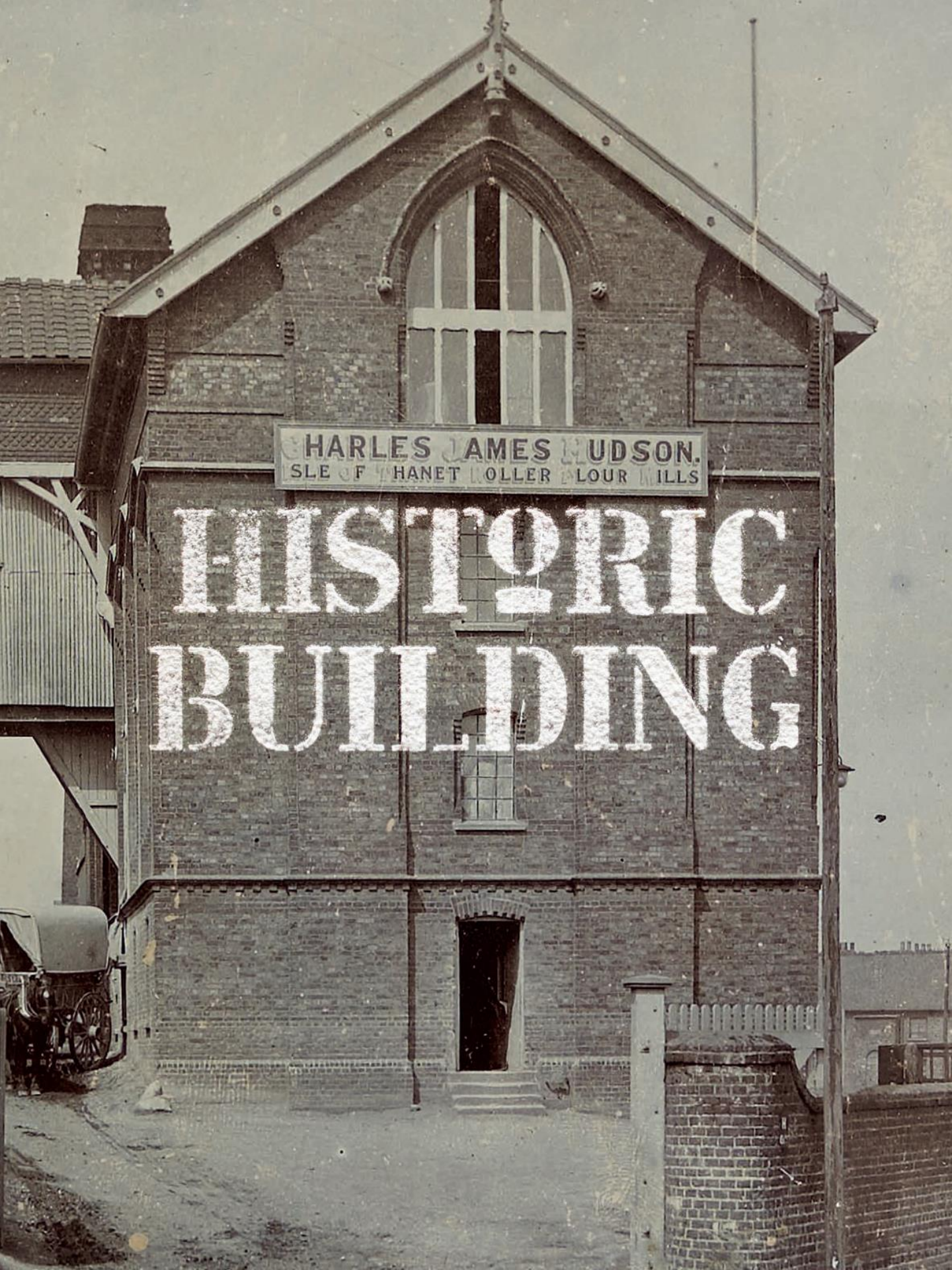


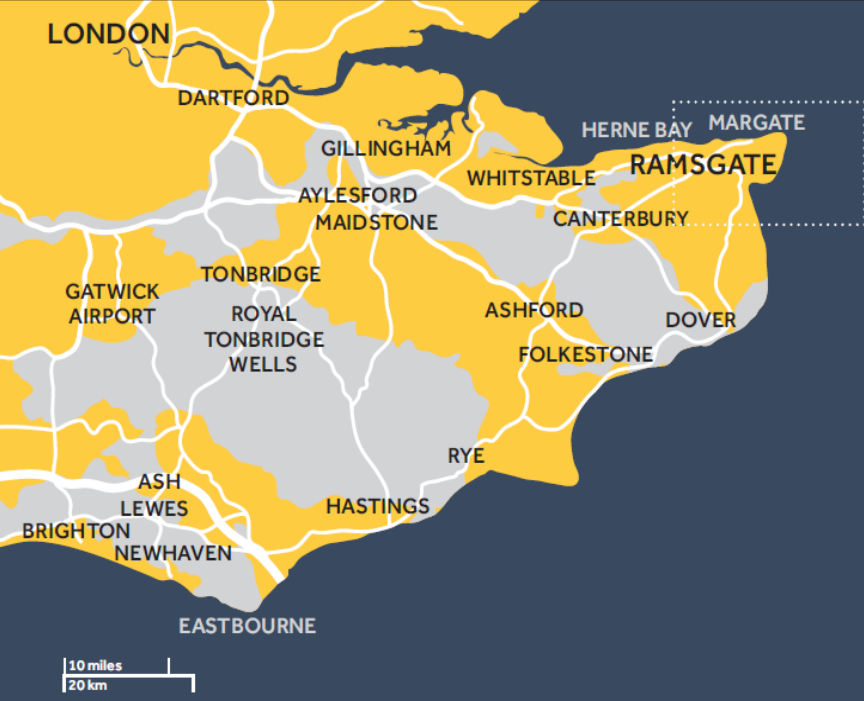
The original mill was designed by architect E.W. Pugin in 1865 who was known for his Neo-Gothic architecture. The mill was taken over by Rank Hovis, Britains leading flour miller in 1960.

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 AMES HUDSON.
SLE OF HANET ROLLER LOUR MILLS

HISTORIC
BUILDING







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.

Please contact a member of our sales team:

Xpert Agents
18 Leigh Road
Ramsgate,
Kent,
CT12 5EU

info@xpertagents.co.uk

Tel: 01843 808088



Xpert service | realistic fees

🐦 📷 #BreadFactoryRamsgate

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.