

Welcome to

# The Landings

Manston  
Ramsgate  
Kent  
CT12 5BE

Brand New  
**14**  
1 & 2 Bedroom Homes

# Hello

Own Your Home with PPHA.  
Park Properties Housing Association  
(PPHA) is proud to offer these  
beautifully designed Shared  
Ownership homes.

## How It Works

Shared Ownership helps make owning  
a home possible for more people.

With this scheme, you start by  
purchasing a share of your home,  
requiring a smaller deposit and  
mortgage, while paying an affordable  
monthly rent on the remaining share.

Over time, you can increase  
your ownership share as your  
circumstances allow, and sell your  
share whenever you're ready  
to move on.

## Making It Easy

At PPHA, we're here to make buying  
your Shared Ownership home simple  
and straightforward. Our team will  
help you understand the costs and  
determine what's affordable for you.  
If you choose to proceed, we'll be  
available to guide you every step  
of the way and answer any questions.





# The Landings

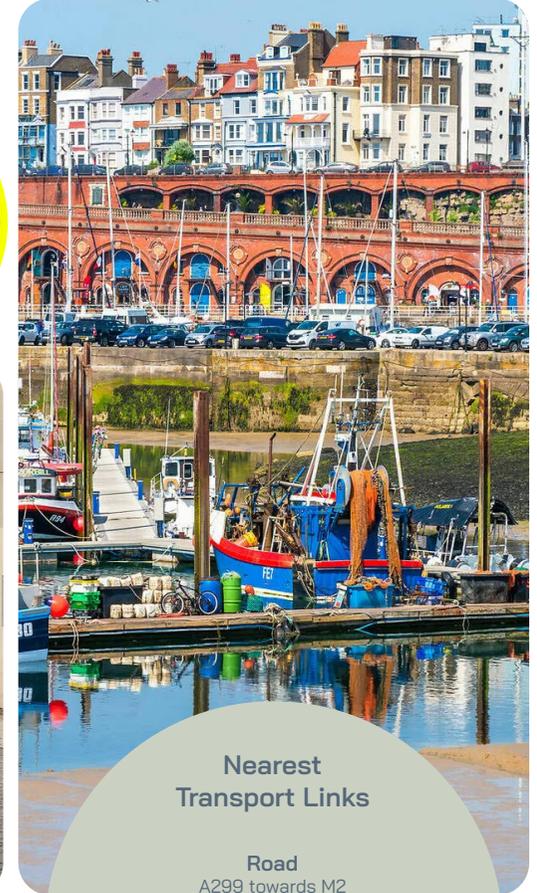
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PPHA is proud to present a select development of 14 modern one & two-bedroom homes in the thriving community of Manston, Kent all available through Shared Ownership.

Manston offers peaceful countryside with rolling hills, popular among outdoor enthusiasts due to its access to nature reserves and coastal areas—ideal for both families and professionals.

# On your doorstep



Manston is a small, peaceful village in the Thanet district of Kent, located just 1.5 miles northwest of Ramsgate, perfect for those looking for rural charm and open countryside but also close to the busy towns of the Channel Coast.

The area is known for its historic airfield, agricultural roots, and quiet residential character ideal for families and those looking for a slower pace of life.

### Nearest Transport Links

**Road**  
A299 towards M2

**Train**  
Thanet Parkway  
Ramsgate station

**Plane**  
Manston Airport  
scheduled to reopen  
2028

# Whats Around

Ramsgate, set on the scenic east coast of Kent, provides easy access to nearby coastal towns, charming villages, and picturesque seaside walks—making it an excellent base for exploring both the shoreline and the wider region.

## Broadstairs

8 minute drive



## Margate

17 minute drive



## Sandwich

13 minute drive



## Dover

37 minute drive



All travel times are approximate and will vary according to route(s) taken.



# Great Days Out



## Canterbury

Canterbury is a beautiful historic city known for its stunning cathedral, medieval streets and charming riverside walks. It has a mix of culture, independent shops, cafés and rich heritage.



## Ashford

Ashford combines modern shopping and dining with the popular Designer Outlet at its centre. Its easy transport links and nearby attractions make it a convenient spot for a day out.



## Maidstone

Maidstone is a lively town with great shopping, riverside walks, and nearby attractions like Leeds Castle. Its mix of history and modern amenities makes it an enjoyable place to visit.



All travel times are approximate and will vary according to route(s) taken.



## Dover

Dover is known for its dramatic White Cliffs, historic castle, and scenic coastal views. Its rich history and stunning landscapes make it a memorable place to explore.



# Development Overview



Beautifully positioned in a serene countryside location while offering effortless access to everyday essentials and excellent travel connections, The Landings caters to buyers of all lifestyles.

This exclusive collection of one and two bedroom Heritage homes is situated in the village of Manston, with the vibrant coastal town of Ramsgate only a short 10-minute journey away.

### Modern & Energy Efficient

These homes are built to reduce energy use and lower your bills.

### High-quality interiors

Contemporary finishes throughout for modern living.

### Variety of home sizes

The development offers options suitable for singles, couples, and families.

### Quiet but well-located area

The neighbourhood feels peaceful while still being close to Ramsgate and the coast.

### Low maintenance

Being new-build properties, they require less upkeep than older homes.

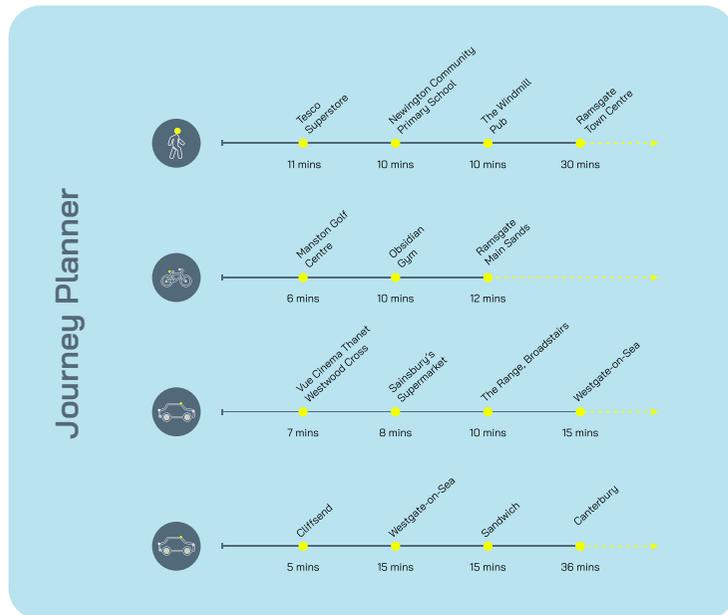
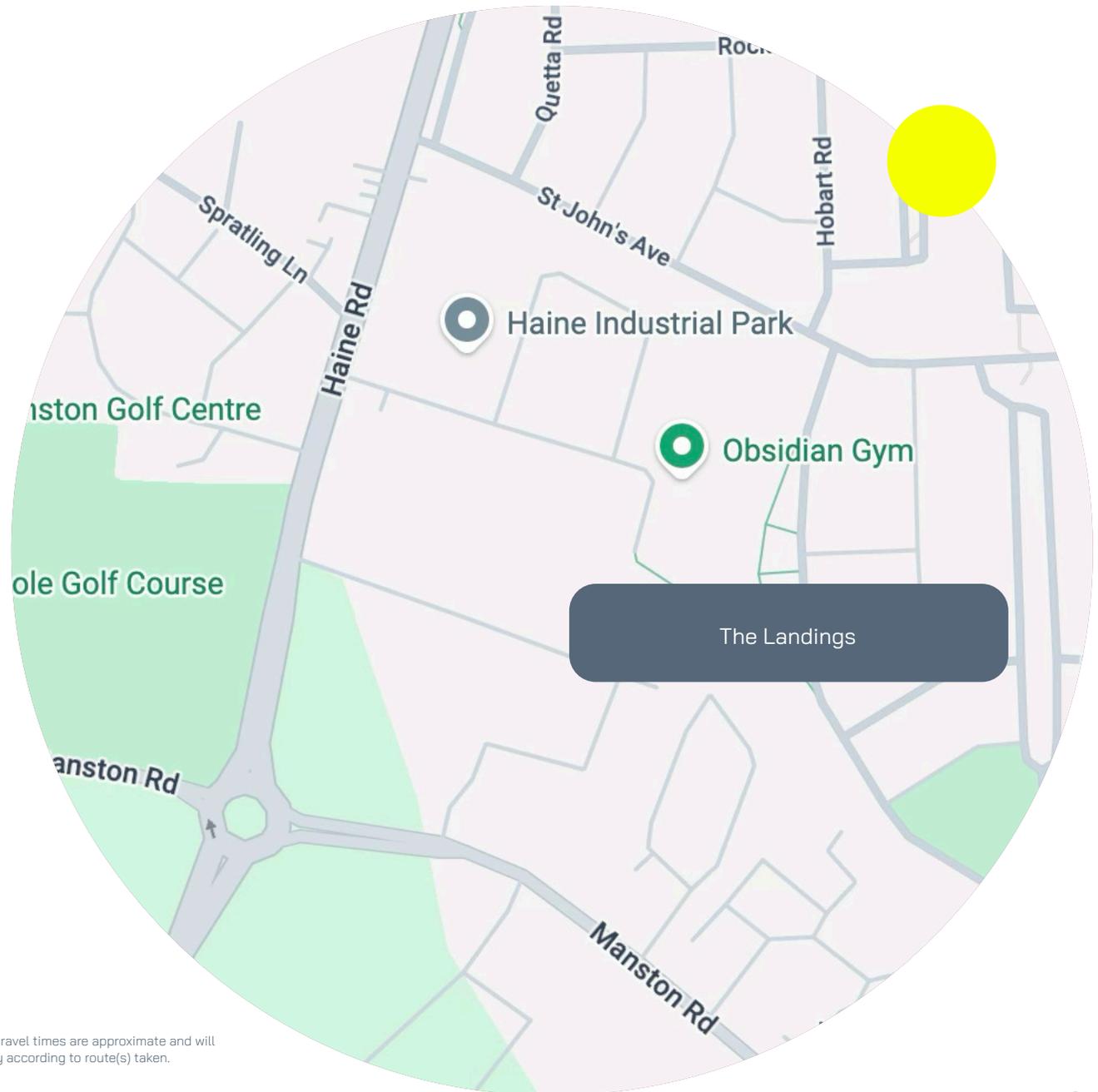
### Good overall value

You get modern living in a convenient location at a competitive price.

# Finding Us

Shops, schools, pubs, restaurants, and everyday essentials are all close by, with a Tesco superstore and local amenities within walking distance. Ramsgate town centre and harbour offer an even wider choice just minutes away.

Manston is well served by local bus routes across Thanet, while Ramsgate station provides direct rail links to Canterbury, Ashford, and London via Thanet Parkway Railway Station. With quick access to the A256 and A299, and easy routes to the M2 and M20, it's a convenient location for commuters and travellers alike.



All travel times are approximate and will vary according to route(s) taken.

# What's Included

## Kitchen

- Modern kitchen cabinets with a complementary worktop and matching upstand
- Stainless steel splashback behind the hob
- Stainless steel sink with accompanying chrome mixer tap
- Oven, hob and stainless-steel extractor hood



## Bathroom

- White sanitaryware including bath
- Shower over bath with chrome finish rail
- Full height tiling to shower and bath area



## Wall & Floor Finishes

- Internal moulded doors, with satin white paint and polished chrome door furniture.
- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Vinyl flooring to kitchen and bathrooms, carpet to the rest of the home

## Heating, Electrical & Lighting

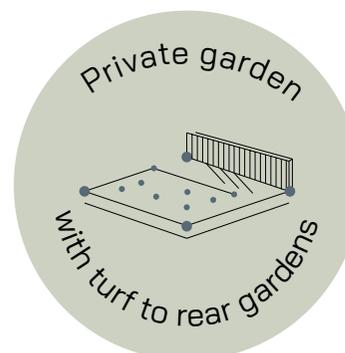
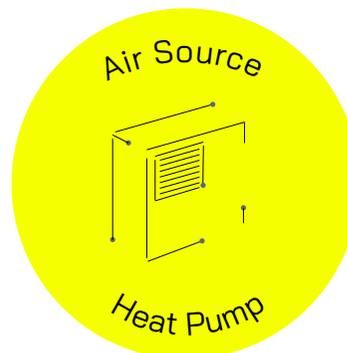
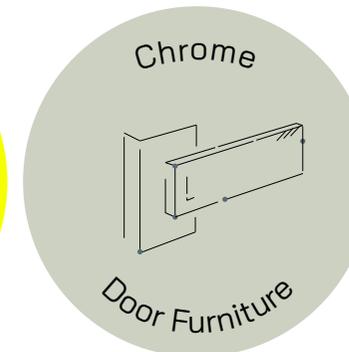
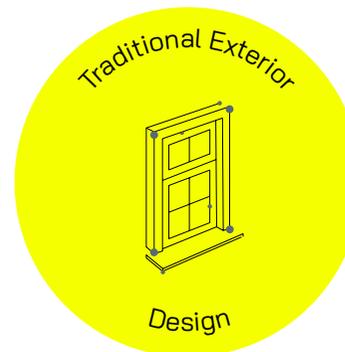
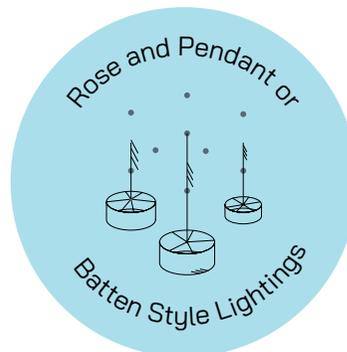
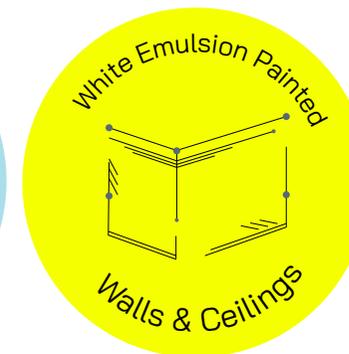
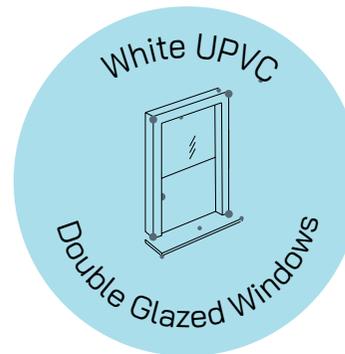
- Air Source Heat Pump
- Pendant lights to bedrooms, hallways and store cupboards



# General Specification

Every PPHA - The Landings home is made to the highest standard.

Specifications stated in this brochure are for guidance only. These particulars do not constitute any part of an offer or contract and are subject to change.



# The Spey

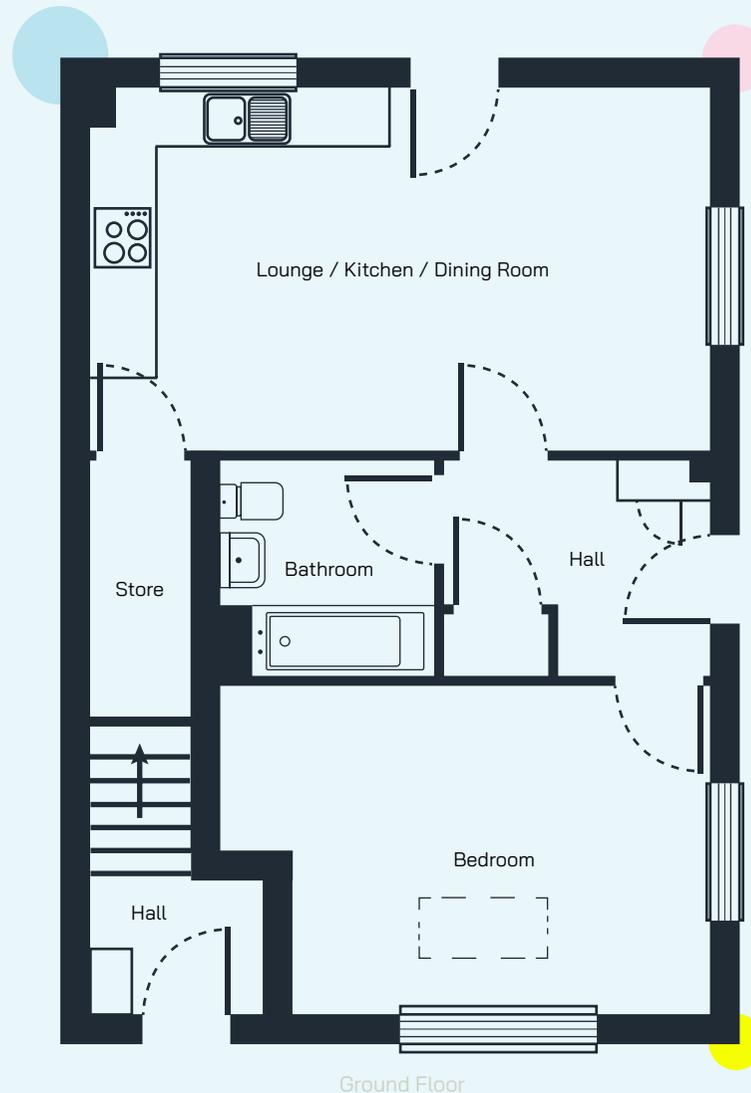
Maisonette	1 bedroom 1 bathroom
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Modern one-bedroom ground floor maisonette, featuring an open-plan kitchen, dining, and living area. Across the hall is the main bedroom, bathroom and storage cupboard. There is a private garden space for the warmer months.

## Dimensions

Lounge / Kitchen	5.88m x 3.86m   19'3" x 12'7"
Bedroom	5.88m x 3.21m   19'3" x 10'6"
Bathroom	2.00m x 1.70m   6'6" x 5'6"

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measurements are taken from plans representing the largest cross-section of each room - the actual build may vary. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract with regard to the specifications.



# The Spey

Maisonette	1 bedroom 1 bathroom
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Modern one-bedroom first floor maisonette, featuring an open-plan kitchen, dining, and living area. Across the hall is the main bedroom, bathroom and storage cupboard. There is a private garden space for the warmer months.

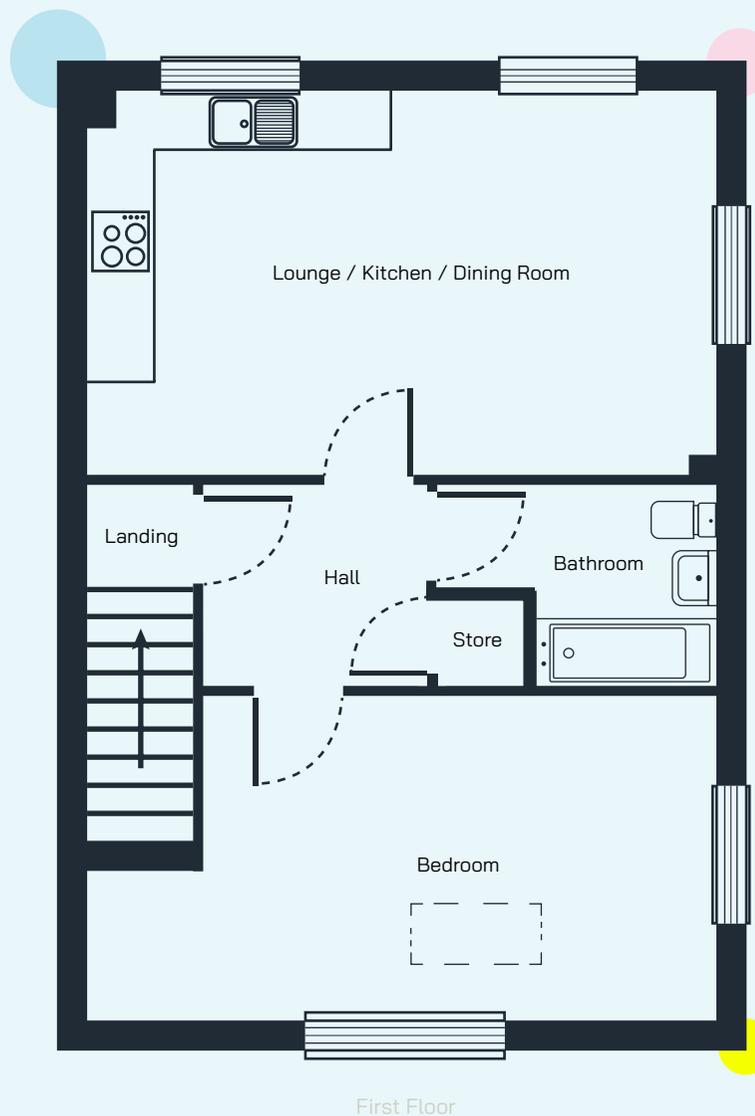
### Dimensions - First Floor

Lounge / Kitchen 5.88m x 3.61m | 19'3" x 11'10"

Bedroom 4.58m x 3.28m | 15'1" x 10'9"

Bathroom 2.15m x 1.93m | 7'1" x 6'4"

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# Tavy Terrace

House	1 bedrooms 1.5 bathrooms
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A stylish two-bedroom home featuring a modern kitchen with open-plan living and dining leading to outside space, plus a downstairs toilet and storage. Upstairs includes a main bedroom with built in wardrobes, second bedroom and a family bathroom.

Please note the plan may vary slightly depending on whether the home is a mid or end terraced house.

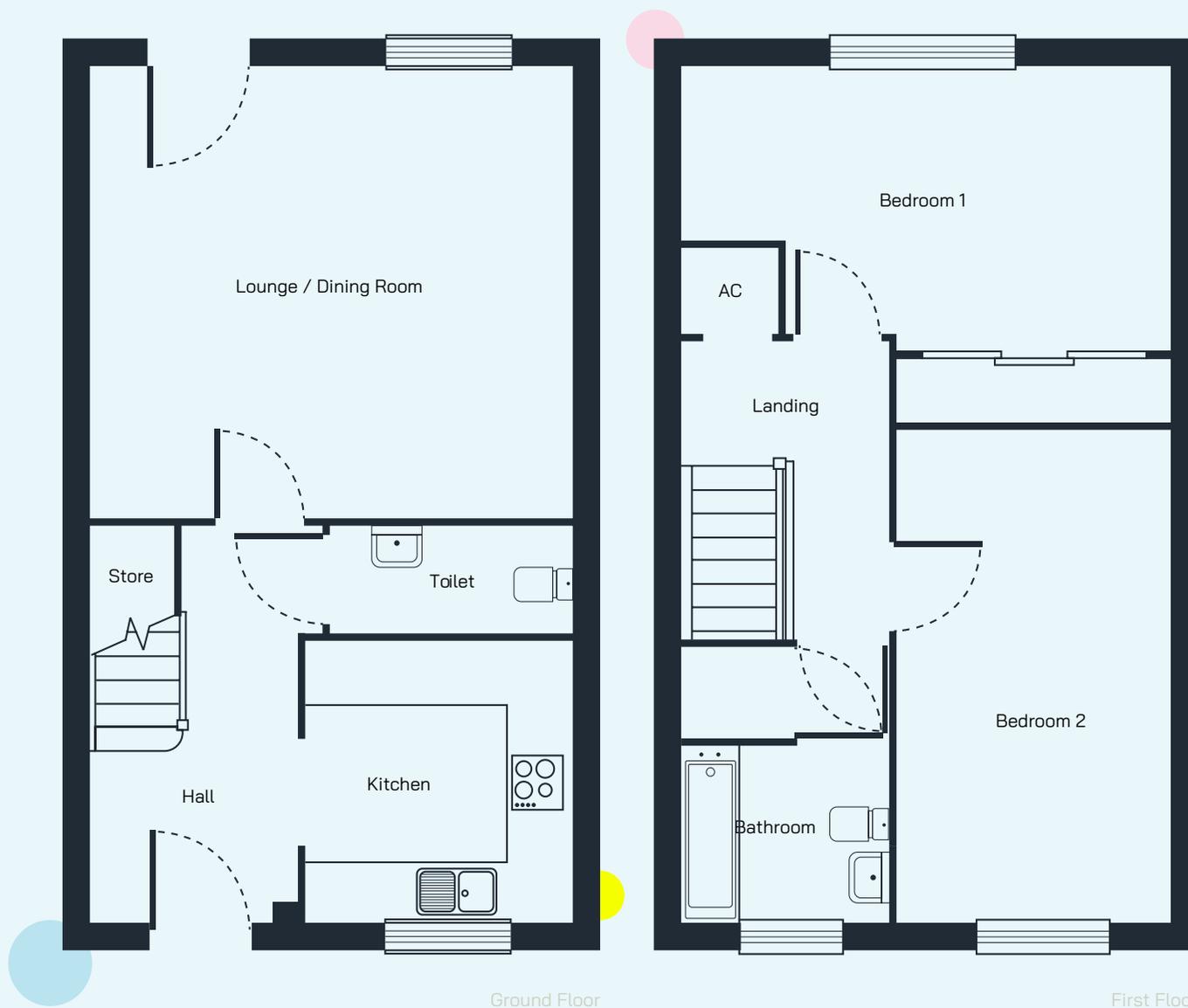
## Dimensions

Kitchen	2.73m x 2.55m   8'11" x 8'5"
Living / Dining	4.61m x 4.33m   15'2" x 14'3"
Toilet	2.29m x 1.02m   7'6" x 3'4"

## First Floor

Main Bedroom	4.61m x 3.43m   14'10" x 10'7"
Bedroom 2	4.73m x 2.55m   15'2" x 8'4"
Bathroom	1.97m x 1.71m   6'5" x 5'7"

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# Shared Ownership

With Shared Ownership, you can buy a home in your own way – starting with a share that’s right for you – between 25% and 75%. You can choose to buy more later, when it suits your income. Starting with a share means your deposit and monthly mortgage payments are smaller than if you bought your home outright.

In addition to any mortgage, there are two other main monthly payments for a Shared Ownership property:

**1. Rent** – this is paid on the share of your home that PPHA owns.

**2. Service charge** – this contributes to the maintenance and management of the building, building insurance and communal areas/estate charges.

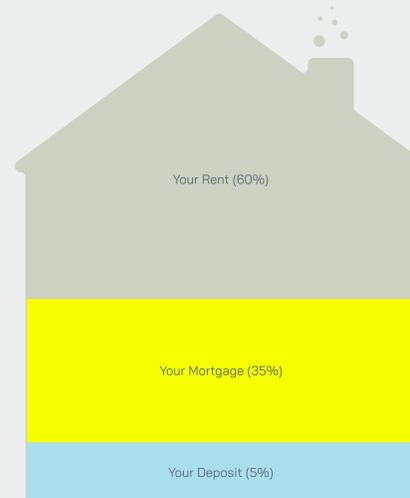
You will also need to pay the usual household costs, such as utility bills, council tax, and contents insurance. In the future you can buy more of your home, and even own 100%. The more you own, the less rent you’ll pay. You can sell your share at any time if you decide to move on.

## Staircasing - Increasing Your Share

Over time, you can choose to buy more of your home, and this is called staircasing. You can do this in stages that suit your finances. You can purchase additional shares gradually or all at once. As your ownership grows, the amount of rent you pay to PPHA will reduce, and you may eventually decide to own your home outright.

## Resale - Selling Your Shared Ownership Home

If you decide to move on, you can sell your share whenever it’s right for you. Your home will be valued to confirm the price of your share, and any potential buyer will need to meet the Shared Ownership criteria. Once a suitable buyer is found and approved, the sale continues just like any other property sale.



## Example of purchasing a property valued at £200,000

- 1 Your 40% share of the property would be worth £80,000 so you’d need a 5% deposit of £4,000
- 2 A mortgage lender could loan you the remaining £76,000 to make up the full value of your 40% share
- 3 You will then pay subsidised rent to PPHA on the remaining 60% of the property you don’t own

## Get in Touch

ppha@redloft.co.uk  
0207 539 3745

*Take the first step toward owning your home*

PPHA.

## The Landings

## Find Us Here

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CT12 5BE

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**PPHA.** Park Properties  
Housing Association

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