

Park Living.

Residential Parks in Kent



Keat Farm

P A R K S

Est. 1953

70 YEAR
ANNIVERSARY
1953-2023



Release tied up equity, downsize and discover the residential communities at Keat Farm Parks.



Enjoy a more leisurely life with better financial security and a brighter future.



Simplify your life, declutter, relax and experience a complete change of pace and outlook.



Escape the hustle and bustle to the tranquility and more leisurely Kent life. It's time to move.

If you are looking to downsize, free up equity or simply enjoy a more relaxed way of life; becoming a resident at one of our **5 stunning parks** could be the perfect solution.

Residential park homes are normally sold fully furnished and ready for you to move into, making your instant home.

If you are looking to move to a more manageable property, a park home in Kent offers a truly affordable alternative to traditional housing.

Our parks are exclusively for the 50+ age group, with a monthly site fee payable, varying from park to park.

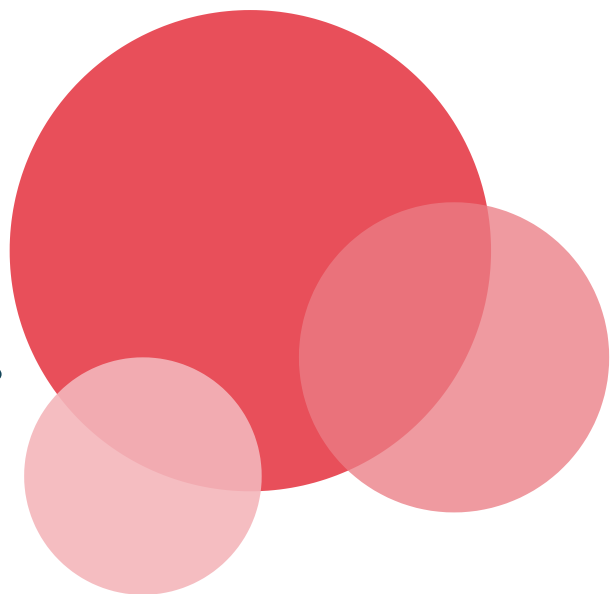


Talk to us today about becoming a resident

Call 01227 374381



Discover why being a residential park home owner can be good for you.



Community



Moving to a new area can be daunting. Often you may not know anyone, but this is why a park home is a fantastic opportunity.

Residential parks are home to a like-minded community of residents, each enjoying the relaxed environment and security that a residential park provides.

Faces will soon become familiar, new friends will be made and you are certain to experience a real sense of belonging.



Local amenities

Life on a residential park is designed to be easy, so it is imperative that a park is located near to necessary amenities such as bus stops, doctors, a shop perhaps and post office.

All Keat Farm residential parks are easily accessed from main roads, but just far enough away to benefit from peace and quiet.



It's about the tranquility

It's time to put your feet up, take advantage of the peace and enjoy your own little part of Kent.

Set in well maintained private communities, Keat Farm residential parks provide a tranquil and conducive atmosphere for you to relax, potter and explore the local area.

Ready to make that final decision?

Once you have decided to buy a park home, there are a few things to consider before you make the final decision. We have put together a 3-step guide; 'The Beginner's Guide to becoming a resident at Keat Farm', to ensure you feel happy and confident with your decision and you can enjoy your new purchase to the full.



Decide where you would like to live.

We suggest you visit a variety of residential parks to discover which best suits your needs. We have 5 residential parks located near Canterbury, Herne Bay, Maidstone and Whitstable. They are all slightly different in terms of layout, environment, local services and surrounding areas. Therefore, it will largely depend on your individual requirements as to where you will be happiest and what you are looking for from your new home.

After you have selected possible locations, come and talk to our sales staff at the Head Office in Herne Bay.

We will be happy to discuss your requirements in further detail and assist you with the current homes available. If we have new homes for sale, we can arrange viewings and aid you through the whole buying process. However, should you decide on a pre-owned home, we can put you in contact with the current owners and supply all the relevant paperwork.

The final step of the process is to settle into your new home, and start enjoying park living. Explore your local surroundings, get to know the area and make yourself at home!



How much does it cost to become a resident?

- ✓ **Initial cost of the home**
Varies with pre-owned from approx £50,000 and new from approx £150,000.
- ✓ **Monthly site fee**
Varies from park to park, prices for 2024 start from £205.50 per month, includes water supply and on some parks may include waste water charges.
- ✓ **Council Tax**
Most park homes are classed as band A, although this will vary between councils. You can expect to pay approximately £1,400 per year.
- ✓ **All other household bills are as normal housing**
These costs will clearly depend on individual usage and are not possible to estimate.

Site fees per month:

Applegarth Park & Woodlands Estate

£205.50
(includes water supply)

Keat Farm Close

£255.00
(includes water supply & sewerage rates)

Rowan Tree Park

£216.00 - single home
£256.00 - double home
(includes water supply & sewerage rates)

Hartridge Farm

from £212.00 - single occupant
from £220.00 - 2+ occupants
(includes water supply & sewerage rates)

Applegarth Park and Woodlands Estate accept 1 dog per home, no other pets are permitted. All other parks operate a No pets policy.



Applegarth Park

Your permanent residence, near the sunny seaside town of Whitstable.



Seasalter Lane, Whitstable, Kent, CT5 4BZ



01227 272986



info@keatfarm.co.uk



keatfarm.co.uk

Local area and services



Local shops



Local doctors



Bus route nearby



Seaside



Whitstable



Bottled gas to homes



Applegarth Park is located just a few miles west of the heritage town of Whitstable

Living on Applegarth Park means the coast is within a mile from your doorstep; making easy seaside strolls or time relaxing on the beach a realistic pastime. The park provides great views across the Swale Estuary, even across to Essex on a clear day.

Just a 5 minute walk away, you will find a convenience store for those essentials and the bus stop. The local bus service takes you into Whitstable or even further afield to the market town of Faversham or the city of Canterbury.

The local medical centre and pharmacy is also less than a mile away, convenient if you require something in a hurry.



The nearby town of Whitstable serves the local community well; providing all the basics such as banks, bakeries, butchers and greengrocers whilst boasting many lovely cafes, shops and restaurants. Whitstable is well known for it's working harbour and seafood, since Roman times oysters have been gathered from the sea.

For other types of entertainment there is The Playhouse Theatre and the Horsebridge Centre which hosts a wide variety of community activities.

The park ambience allows you to embrace a relaxed way of life and enjoy the true benefits of park home living.

1 dog per home.

No other pets permitted.



Woodlands Estate

Move to your new home and be surrounded by the historic Blean Woods.



Honey Hill, Blean, Canterbury, Kent, CT2 9JN



01227 374381



info@keatfarm.co.uk



keatfarm.co.uk

WOODLANDS ESTATE

- RESIDENTIAL LIVING FOR THE OVER 50's -

Keat Farm
P A R K S
www.keatfarm.co.uk

Park: 01227 456993
Head Office: 01227 374381
Email: info@keatfarm.co.uk

Local area and services



Local shops



Seaside



Woodland walks



Local doctors



Whitstable



Local pub & restaurant



Bus route nearby



Canterbury



Bottled gas to homes



Woodlands Estate, as the name suggests, is surrounded by ancient woodland, known as Blean Woods.

The park forms part of 11 square miles of woodland within the surrounding area. As a resident on Woodlands Estate you have direct access to the woods and with 8 miles of footpaths you can really immerse yourself in nature. A time to enjoy peaceful walks amongst the abundance of wildlife living there.

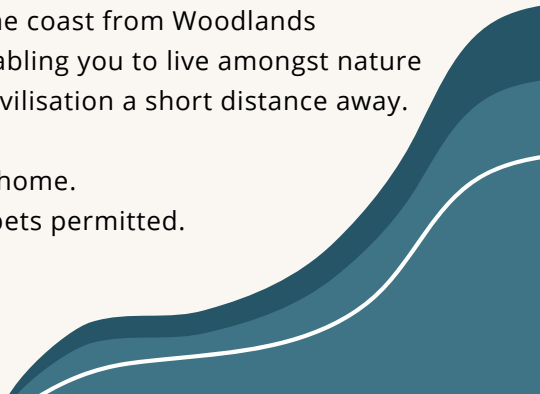
The village of Blean is located between the coastal town of Whitstable and the city of Canterbury. Just outside the park entrance is a bus stop to take you towards the coast if you are in the mood for the charms of Whitstable or in the other direction, towards the city of Canterbury. There is also a doctors surgery and convenience store locally.



Canterbury, like any modern city, has a multitude of shops and restaurants but is best known for its historic buildings, in particular its World Heritage including the cathedral. Canterbury is surrounded by the ancient city wall, cobbled streets and public gardens to enjoy.

As well as the woods around the park you also have views of the Kent countryside towards the coast from Woodlands Estate, enabling you to live amongst nature but with civilisation a short distance away.

1 dog per home.
No other pets permitted.



Keat Farm Close

Countryside walks and just a hop to the coast.



Reculver Road, Herne Bay, Kent, CT6 6SL



01227 374381



info@keatfarm.co.uk



keatfarm.co.uk

Local area and services



Local shops



Seaside



Clifftop walks



Local doctors



Herne Bay



Local pub



Bus route nearby



Reculver Towers



Mains gas to homes



Keat Farm Close is located near our Head Office, between the village of Beltinge and the ancient Roman Fort at Reculver

It is a small development, comprising 19 detached residential homes, each with an adjacent garage and mains gas supply. Just down the road is the local doctors surgery and pharmacy, as well as the bus stop, so you can easily travel to Beltinge (although it is walkable) or into the nearby seaside town of Herne Bay.

If you like to keep active then the coastal path isn't too far, offering plenty of walking opportunities, into Herne Bay to pick up the Cultural Trail or in the other direction to Reculver Towers and the remains of the Roman Fort. Downhill there but uphill coming back!



Between them, Beltinge and Herne Bay provide all the amenities you could need to live in the area. Plus, with the expansive seafront and promenade, there is ample opportunity to find a quiet spot to enjoy the sea views, even on a busy day.

No pets are permitted.

Hartridge Farm

Sat on the banks of the River Medway in the beautiful Kent village of East Farleigh.



East Farleigh, Maidstone, Kent, ME15 0JR



01622 726360



info@keatfarm.co.uk



keatfarm.co.uk



Local area and services



River access & views



Bus route nearby



Maidstone



Local pub & restaurant



Mains gas to homes



Hartridge Farm lies on the banks of a rippling river just 3 miles from the county town of Maidstone.

The park comprises a mix of both single and twin unit homes over terraced grounds, many of which offer river views. As a resident of Hartridge Farm you can enjoy private access to the parks river frontage, a perfect spot to relax and perhaps catch up with your neighbours. Or simply enjoy watching the river pass by.

A Grade 1 listed medieval bridge provides a crossing in the village of the river, although plenty of amenities are park-side of the water.



From the park you also have access to river walks, in particular Maidstone River Park; a 10km walk along the River Medway between Teston and Allington. If you feel up to it you can head all the way into Maidstone on the path, alternatively just do part of the route and stop in the local pub on the way back for a bite to eat. If you do want to go further afield, but not on foot, there is a bus stop near the park entrance and a train station in East Farleigh.

Hartridge Farm offers you the accessibility to main towns but allows you to live in a tranquil waterfront location. What more could you wish for?

No pets are permitted

Rowan Tree Park

Next to the beautiful seaside town of Whitstable, this residential park has great access to Kent.



Church Lane, Seasalter, Whitstable, Kent, CT5 4BU



01227 272986



info@keatfarm.co.uk



keatfarm.co.uk

Local area and services



Local shops



Local doctors



Bus route nearby



Seaside



Whitstable



Bottled gas to homes



Rowan Tree, like its neighbouring park Applegarth, is located near the charming town of Whitstable.

Living on Rowan Tree Park gives you access to the coast, town and countryside, all within a few miles, but whilst living on a quiet, friendly park.

Whitstable can easily be reached by bus, as the nearest bus stop is just a 5 minute walk away. Rowan Tree residents benefit from all the local amenities that those on Applegarth Park do, such as the local shop, doctors and all the other services within Whitstable.



If you like the outdoors you may appreciate The Crab and Winkle Way, just a few miles from the park. A traffic free trail between Whitstable and Canterbury, which is great for cycling and walking. The trail provides a few rest areas, perfect for a picnic break. A little beyond Whitstable you will find the grassy slopes of Tankerton, a popular beach location but with access to a long promenade; which if followed will take you all the way to Herne Bay. Not forgetting the nearest access to the sea is only a mile from the park anyway. Just a few minutes inland from Rowan Tree you come across quaint Kent villages, great local pubs and pretty orchards.

No pets are permitted.



Our parks in a nutshell

Can you move straight in?

Residential park homes are normally sold fully furnished and ready for you to move into. If you are seeking a more manageable property, a park home in Kent offers a truly affordable alternative to traditional housing.

Are you eligible?

Exclusively our residential parks are for the 50+ age group. A monthly site fee is payable, starting from £205.50, depending on the park.

Park Living

- ✓ Exclusively for the over 50's
- ✓ All year round living
- ✓ 5 stunning locations
- ✓ Fully furnished & equipped homes*

- ✓ Affordable living, with low rates
- ✓ Community & tranquility
- ✓ 12 month residential licence

*New homes only; preowned homes may vary.



New & Used homes for sale

Embrace park home life at one of our five stunning parks in Kent. Whilst new homes come with a multitude of benefits (and the latest fixtures and fittings) there is also the option to buy pre-loved homes when they become available. Please check our website for the latest available homes.



A like-minded community

Life on a residential park is designed to be stress reducing and peaceful with the benefits of access to local areas and amenities.

Live, relax and enjoy the pleasures of our residential parks and their tranquil surroundings.



Our friendly park staff

The hard work to maintain the park environment by our team is for every resident to enjoy. They are often about to offer helpful advice or for a quick chat.



Help & advice with 70 years experience at the helm...

Established in 1953, the Keat Farm business is now on its third generation of family ownership. We are here to try & answer your questions with the wealth of knowledge we have gained in the business.



70 YEAR
ANNIVERSARY
1953-2023

PARK STAYS. LIFE. LIVING.



0800 305070



info@keatfarm.co.uk



Head Office, Reculver Road, Herne Bay, Kent, CT6 6SR



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