

Keat Farm

P A R K S

EST. 1953



Park Living.

Residential Parks in Kent



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.



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



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

If you're ready to downsize, unlock the equity in your current home or simply embrace a more relaxed lifestyle, look no further. Our **Six exceptional residential parks** are designed for those seeking the perfect blend of comfort, community and convenience.

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

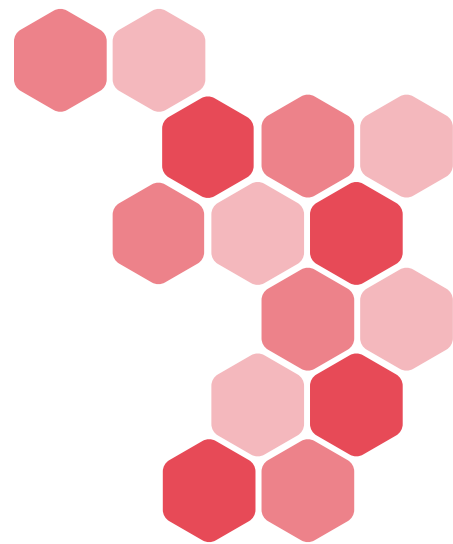


Talk to us today about becoming a resident

Call 01227 374381



Discover the Freedom of Residential Park Home Living—A Better Way to Live Your Best Life!



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 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.

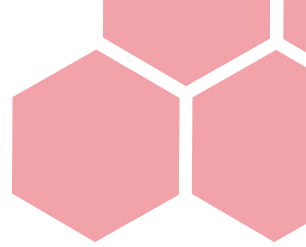


It's about the tranquility

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.

Are you ready to make the dream of park home living a reality?



Before taking that exciting final step, we're here to guide you with confidence. Choosing a new home is one of life's biggest decisions and we want you to feel fully informed and thrilled with your choice.

That's why we've created **The Beginner's Guide to Becoming a Resident at Keat Farm**—a simple, 3-step guide to help you understand all the essentials of park home living. This guide covers everything you need to know, from selecting the right location, to moving in and settling down comfortably, so you can fully enjoy your new community and home.

We also recommend visiting all of our beautiful residential parks to find the one that best suits your needs.

A Choice of Locations to Suit Your Lifestyle

We offer six distinctive parks, all located in desirable locations near Canterbury, Herne Bay, Birchington, Maidstone and Whitstable. Each park has its own unique charm, from layout and environment to local services and surrounding areas. Your ideal home will depend on your personal preferences and what you're looking for in your new lifestyle.

Next Steps

Once you've narrowed down your options, come and visit us at our Head Office in Herne Bay. Our friendly and knowledgeable sales team will be delighted to discuss your requirements and help find the right home for you.

We can guide you through the full buying process. Whether you're interested in one of our brand-new homes or a pre-owned property, we'll arrange viewings and provide all the necessary information. For pre-owned homes, we'll put you in touch with the current owners and guide both parties through the paperwork.

Your New Home Awaits

After choosing the perfect park and home, you can look forward to settling in and enjoying all that park living has to offer. Explore your new local area, get to know your neighbours, and make your new home truly your own.

Contact us today to start your journey to your dream home in one of our exclusive residential parks!



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 2026 start from £217.00 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

£217.00
(includes water supply)

Keat Farm Close

£269.00
(includes water supply & sewerage rates)

Frost Farm

£325.00
(includes waste water)

Rowan Tree Park

£228.00 - single home
£270.00 - double home
(includes water supply & sewerage rates)

Hartridge Farm

from £224.00 - single occupant
from £232.00 - 2+ occupants
(includes water supply & sewerage rates)

Applegarth Park and Woodlands Estate accept 1 dog per home. No other pets are permitted. Frost Farm allow 1 pet per home. 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



Seaside



Whitstable



Bottled gas to homes



Local doctors



Bus route nearby



Defibrillator on the park or nearby.

Monthly site fee £217.00



Discover the charm of Applegarth Park, just a few miles west of the historic town of Whitstable – where heritage meets tranquility.

Imagine living just a mile from the coast, with the serene sound of waves and the salt-kissed breeze always within reach. At Applegarth Park seaside strolls and relaxing beach days are part of everyday life, offering you a perfect balance of tranquility and adventure. With stunning views across the Swale Estuary, you can even gaze out towards Essex on a clear day, soaking in the beauty of your surroundings.

Convenience is key at Applegarth Park. A five-minute walk brings you to the local shop for all your daily essentials, as well as a bus stop for easy access to nearby towns. Whether you're heading to the charming town of Whitstable, the historic market town of Faversham or the vibrant city of Canterbury, local bus services connect you effortlessly.

Healthcare is also close at hand with a medical centre and pharmacy located under a mile away, offering peace of mind should you need it in a hurry.



The nearby town of Whitstable is an absolute treasure. Renowned for its bustling harbour and exceptional seafood, Whitstable has been gathering oysters since Roman times. Enjoy a variety of local services, from banks and bakeries to butchers and greengrocers. Whether you're shopping for fresh produce or indulging in the town's unique cafes, shops and restaurants, there's always something to discover.

For cultural and social activities, Whitstable doesn't disappoint. Visit the Playhouse Theatre for a show or head to the Horsebridge Centre for a diverse range of community events and entertainment.

At Applegarth Park, the atmosphere is one of pure relaxation. Embrace the easy-going pace of park home living while enjoying all the benefits of coastal life and close-knit community connections.

Whether you're seeking a peaceful retreat or a base from which to explore the local area, Applegarth Park offers the ideal setting for a comfortable and fulfilling lifestyle.

Come and see for yourself why Applegarth Park is the perfect place to call home!

1 dog per home.
No other pets permitted.



Hartridge Farm

Nestled on the banks of the River Medway, in the charming village of East Farleigh—your perfect escape in Kent.

 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



Defibrillator on
the park or
nearby.

Monthly site fee from £224.00



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

Discover the perfect blend of peaceful living and modern convenience at Hartridge Farm. Nestled along the serene River Medway, our park offers a unique mix of both single and twin unit homes spread across beautifully terraced grounds. Many of these charming homes come with stunning river views, providing you with an ever-changing vista from the comfort of your own home.

As a resident of Hartridge Farm you'll have the privilege of private access to the park's river frontage—a peaceful oasis perfect for unwinding, socialising with neighbours or simply watching the gentle flow of the River Medway pass by.



Step outside your door and you'll find an abundance of natural beauty. Take a leisurely stroll along the river walks, including the popular Maidstone River Park. This scenic 10km walking route stretches between Teston and Allington, offering breathtaking views along the River Medway. Feel like venturing further? Continue into Maidstone or simply enjoy a relaxing stop at a local pub along the way.

Hartridge Farm offers a serene retreat with all the conveniences of modern life within reach. The Grade 1 listed medieval bridge gracefully links the village to the park, blending historical charm with practicality. Nearby amenities are easily accessible and the park's entrance is served by a bus stop, while East Farleigh train station provides seamless connections to surrounding towns and attractions.

Come and experience a lifestyle where nature and convenience meet in perfect harmony. What more could you wish for?

No pets are 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



Clifftop walks



Local doctors



Local pub



Bus route nearby



Mains gas to homes



Defibrillator on the park
or nearby.

Monthly site fee £269.00



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

Our residential park Keat Farm Close is located close to the seaside town of Herne Bay. A peaceful yet well-connected location. Every home comes complete with its own garage and mains gas supply, offering comfort and convenience for your everyday life.

Just a short walk or quick drive from your doorstep, you'll find the local doctor's surgery and pharmacy—ensuring that your health and well-being are always a priority. The nearby bus stop makes it easy to travel to Beltinge, a lovely village, or head into the bustling seaside town of Herne Bay for all your shopping, dining and entertainment needs.



If you enjoy being active, you are in the perfect spot. The nearby coastal path offers breathtaking walks with stunning sea views. Head towards Herne Bay to explore the Cultural Trail or venture in the other direction to the historic Reculver Towers and the remains of a Roman Fort. While the journey may be downhill to Reculver, be prepared for a slightly uphill return—a great way to stay fit and enjoy the scenery.

Between Reculver and Herne Bay, you'll find plenty of cafés, shops, restaurants and more. Plus, with the expansive seafront and promenade, there's always a quiet spot to unwind and enjoy the calming sea views—no matter how busy the day might get.

Experience the best of coastal living—contact us today to make one of these beautiful homes yours!

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



Defibrillator on the park or nearby.

Monthly site fee from £228.00



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

Welcome to Rowan Tree Park, a peaceful and friendly community located just outside the vibrant town of Whitstable.

Here, you'll find the perfect blend of coastal living, town convenience and countryside beauty – all within a few miles of your doorstep; yet in the peaceful surroundings of a quiet, welcoming park.

At Rowan Tree Park you are never far from what you need. Whitstable is just a short bus ride away (the nearest bus stop is only a 5-minute walk), allowing you to easily explore the town's shops, restaurants and services which includes a local shop, doctors and more. Residents also enjoy the benefits of nearby Applegarth Park, with its access to local amenities, making Rowan Tree a practical and charming choice for modern living.



Nature lovers will feel right at home at Rowan Tree Park, with a host of outdoor opportunities just around the corner.

The famous Crab and Winkle Way, a traffic-free trail ideal for walking and cycling, is just a few miles away. Stretching from Whitstable to Canterbury, offering picturesque views and peaceful rest areas; perfect for a relaxing picnic.

For beach lovers; just a mile walk will lead you to the nearest beach. The stunning 'slopes of Tankerton' offer a tranquil seaside experience from its grassy veranda - ideal for those moments of peaceful reflection. From here you can enjoy the long promenade that finishes in the historical town of Herne Bay, which has plenty of choices of cafes and shops to explore.

Just a short drive inland, you'll discover the beauty of quaint Kent villages, traditional local pubs and picturesque orchards. Whether you're enjoying a refreshing pint in a cosy village pub or strolling through fields of fruit trees, the local area provides a warm welcome at every turn.

Make Rowan Tree Park your new home and enjoy the perfect balance of relaxation, adventure and convenience. Come and experience the lifestyle that awaits you!

No pets are permitted.



Woodlands Estate

Tranquil living amidst nature's beauty



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



01227 374381



info@keatfarm.co.uk



keatfarm.co.uk



Local area and services



Bus route nearby



Woodland walks



Local shops



Local pub & restaurant



Local doctors



Bottled gas to homes



Defibrillator on the park or nearby.

Monthly site fee 217.00



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

Discover a life where nature and serenity meet at Woodlands Estate. Nestled within the breathtaking beauty of Blean Woods, an ancient woodland that spans over 11 square miles, this idyllic community offers a truly unique living experience. As a resident, you'll have direct access to the woods, with 8 miles of footpaths that wind through lush greenery, providing the perfect setting for peaceful walks and an up-close encounter with the abundant wildlife that calls this woodland home.

Whether you enjoy leisurely strolls through the woodland, birdwatching or simply relaxing amidst the trees, Woodlands Estate is your personal haven of calm.



Located between the vibrant coastal town of Whitstable and the historic city of Canterbury, Woodlands Estate offers the best of both worlds.

Fancy a day by the sea? Just hop on the bus right outside the park entrance to be whisked away to Whitstable's charming coastline. Or, if a cultural outing is on the agenda, head in the other direction towards Canterbury, where history, shopping and dining await!

Living at Woodlands Estate means more than just being surrounded by nature – it's about convenience too. With a local doctors surgery and a village shop just moments away, everything you need is close by. Whether you're stocking up on essentials or in need of medical care, you'll feel right at home in this welcoming village.

Come and experience the serene lifestyle that awaits you at Woodlands Estate. With nature trails, vibrant wildlife and a prime location between two beautiful destinations, it's more than just a place to live – it's a way of life.

1 dog per home.
No other pets permitted.



Frost Farm

Set in beautiful surroundings



Frost Lane, St Nicholas-at-Wade, Kent, CT7 0NA



01227 374381



info@keatfarm.co.uk



keatfarm.co.uk



Local area and services



Bus route nearby



Countryside walks



Local shops



Local pub & restaurant



Local doctors



Mains gas to homes



Defibrillator on the park or nearby.

Monthly site fee £325.00



Discover Frost Farm; our newest residential park and a haven of tranquility and luxury.

Welcome to Frost Farm, where we invite you to slow down, savour the moment, and immerse yourself in the charms of village living.

Not far from your front door are two welcoming pubs, perfect for lingering over a hearty meal, a well-poured drink and the friendly buzz of community conversation.

There's also a quaint post office, offering small-town convenience with a personal touch and a magnificent Norman church, steeped in centuries of history and architectural splendour—an enchanting reminder of the region's rich heritage.



Then when the mood strikes for exploration beyond the village, there's almost easy access to Kent's finest destinations.

Just a local bus ride away is the historic City of Canterbury- with its world-famous cathedral, vibrant shopping lanes, independent boutiques, atmospheric cafés and an array of top-tier restaurants. It's the perfect blend of culture, history and modern indulgence.

You're also a short, scenic drive away from the seaside charm of Margate. Margate has an irresistible mix of artistic energy and coastal beauty. Wander through the acclaimed Turner Contemporary gallery, enjoy sunlit strolls along sandy beaches and soak in the town's creative spirit.

At Frost Farm, your days begin with possibility. Ideally positioned for relaxed journeys through rolling countryside or spontaneous escapes to the coast, this is a haven where luxury living, community warmth and natural beauty come together in perfect harmony.

Whether you're seeking peaceful retreat, invigorating adventure or the best of both—your ideal base for exploration awaits.

1 pet per home





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 £217.00 depending on the park.



Park Living

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

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

*New homes only; preowned homes may vary.



And what happens if you want to sell your residential park home?

You are free to market your home for sale at any time without having to inform Keat Farm first.

Once you have a prospective buyer and agreed to sell your home to that buyer, you must by law give the buyer certain documents at least 28 days before the date when you intend to complete your sale of the home (unless the buyer and Keat Farm agree to a shorter period being given).

Once both parties are satisfied, you and your intended buyer must complete the appropriate paperwork and send it to Keat Farm at least 21 days before the proposed date of completion of the sale. If there have been no objections within the 21 day period, then the sale can proceed.



For more details about the sales process, please contact our friendly head office team

Call 01227 374381



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 over 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.



A woman with short grey hair and glasses is sitting on a brown sofa, smiling and holding a white mug with a floral pattern. She is wearing a dark blue cardigan over a white top with a blue and red floral pattern. A large, textured, light-colored cushion is on the sofa next to her. In the background, there is a window with light-colored curtains and a small table with some items on it. The overall atmosphere is warm and comfortable.

"We love living at Applegarth Park. It is such a quiet and peaceful park with a lovely community feel and such friendly people. The staff keep the site in a beautiful condition."

"If you're thinking of buying a park home you won't regret choosing Applegarth Park. We absolutely love living here"

-Mrs Manley



PARK STAYS. LIFE. LIVING.



0800 305070



info@keatfarm.co.uk



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



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