



# LANCASTER PARK

## WEST MALLING, KENT

Introducing Lancaster Park, an elegant range of 2 and 3-bedroom houses.

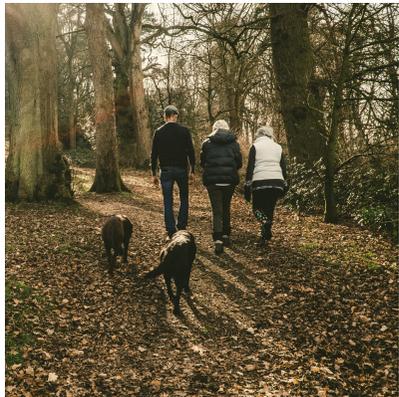


## WELCOME TO LANCASTER PARK

Introducing Lancaster Park, an elegant range of 2 and 3-bedroom houses, situated next to one of Kent's most historic villages, West Malling.

This beautiful collection of 19 spacious Shared Ownership houses from St. Arthur Homes are perfectly complimented by the tranquility of the Kent countryside. These properties have been designed to reflect the beauty of the surroundings that they stand in. With medieval, Tudor and Georgian buildings surrounding the elegant village of West Malling, residents of Lancaster Park will experience their own piece of West Malling history.

# ENJOY THE VILLAGE LIFE



Just West of Maidstone, West Malling sits in the idyllic Kent Countryside. As an excellent setting for first-time buyers, West Malling offers an array of shops, cafes, pubs, restaurants and parks superb for walks and picnics.

The Village Centre is perfect for locals, within walking distance of Lancaster Park and offering a multitude of shops and services, such as supermarkets, pubs and hair salons. For shopping experiences beyond the village centre, West Malling is exceptionally placed, offering connections to some of the best retail experiences in the country. Bluewater Shopping Centre is only 32 minutes by car and Ashford Designer Retail Outlets are 40 minutes by car and are also accessible by train from West Malling Railway Station.

For nature enthusiasts, West Malling offers some of the best country walks in Kent. Manor Country Park, once part of an 18th century country estate, boasts a wide range of natural habitats for locals to enjoy. Whether locals want to feed the ducks at the lake or sit at the café with friends while children use the play area, Manor Country Park is perfect for all. For those interested in West Malling's rich history, St Leonard's Tower, built between 1077 and 1108 and damaged in the English Civil War is a site that is now managed by English Heritage and is the perfect spot to end a walk along the River Medway.

# CONNECTING LANCASTER PARK

Great travel connections from Lancaster Park make life simple for residents. By road the A228 is less than a 2-minute drive from the development, connecting with the M20 for quick travel to the M25 to London, Folkestone and the ports at Dover. By train, West Malling station is excellently connected. With Southeastern trains to London Victoria every 30 minutes, residents can be in the heart of London in just under an hour.

Train services to Canterbury West and Ramsgate also run every 30 minutes and stop via Ashford International for fast connections to Paris and other European destinations.

## Walking from Lancaster Park.

Manor Country Park - 15 mins

St Leonard's Tower - 13 mins

West Malling Village Stores - 20 mins

West Malling Railway Station - 30 mins

## By Train

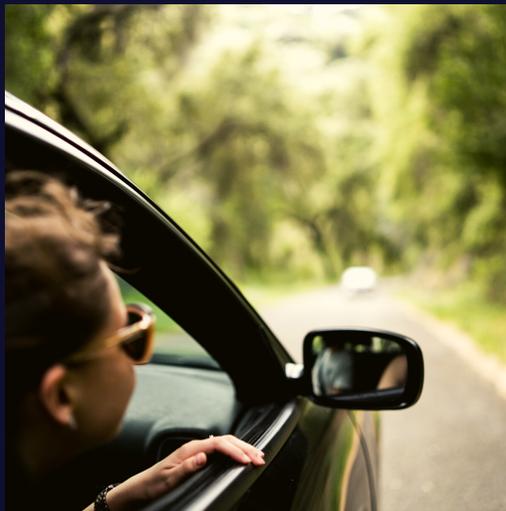
London Victoria - 56 mins

Bromley South - 36 mins

Ashford International - 41 mins

Canterbury West - 1 hr 15 mins

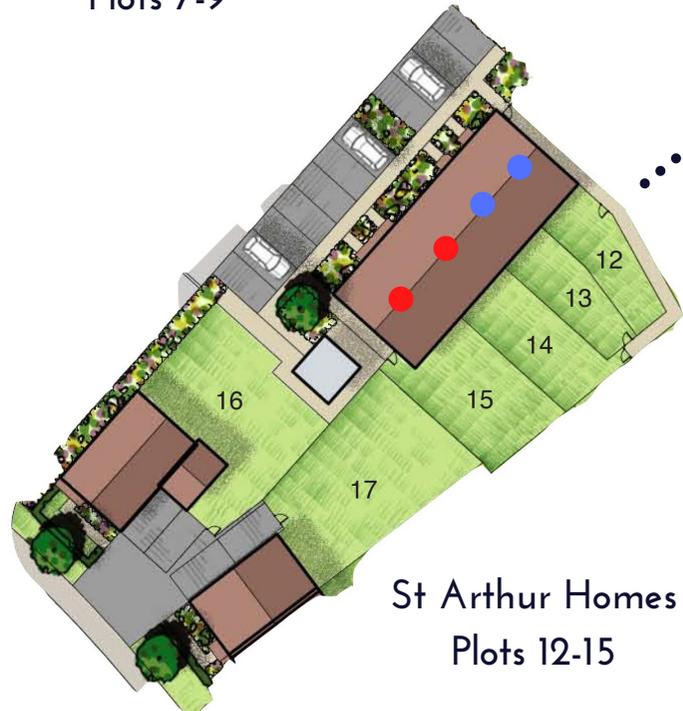
Ramsgate - 1 hr 38 mins



# DEVELOPMENT LAYOUT IN DETAIL



St Arthur Homes  
Plots 7-9



St Arthur Homes  
Plots 12-15



## Key

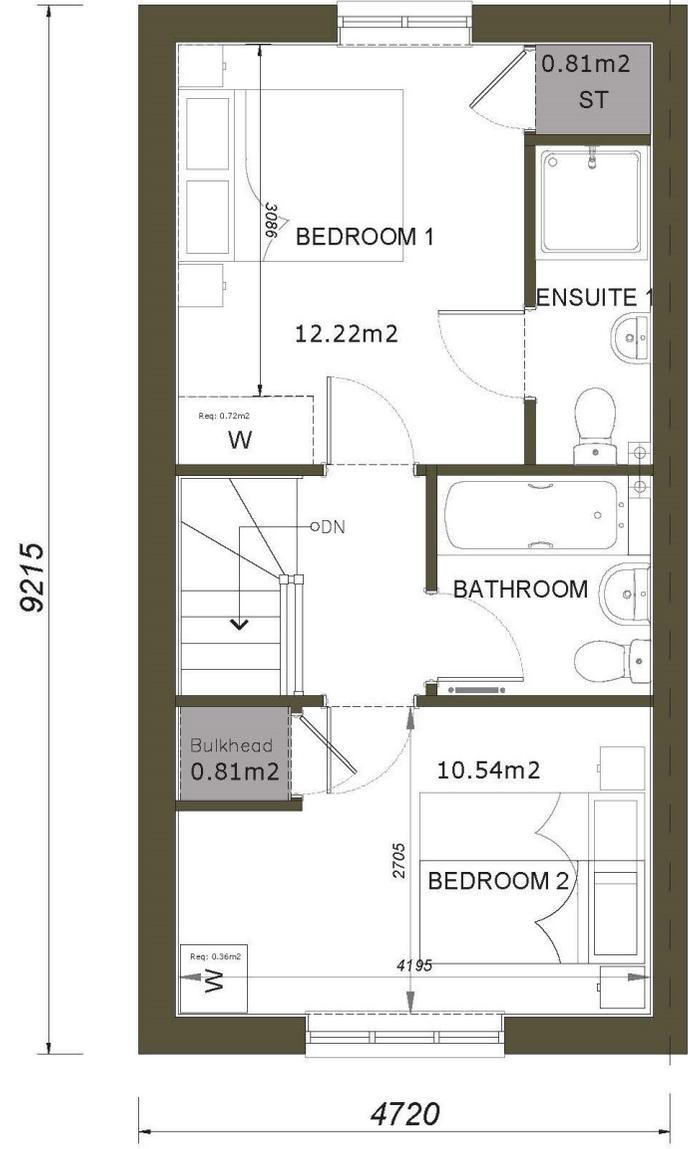
- 2 bedroom house
- 3 bedroom house

# HOUSE TYPES CROMER

PLOTS 7, 8, 9, 12, 13



GROUND FLOOR



FIRST FLOOR

# HOUSE TYPES EVESHAM

PLOTS 14 & 15



GROUND FLOOR



FIRST FLOOR

# SHARED OWNERSHIP

Shared Ownership lets buyers get a foothold on the property ladder in an affordable way. By choosing a part buy, part rent scheme you combine the security of ownership with the benefit of reduced monthly costs.

In a nutshell, Shared Ownership means you buy a share in the property, with the remaining share retained by St. Arthur Homes. At Lancaster Park, you can purchase a share of the property starting at 40%, with the opportunity to buy further shares up to 100% and outright ownership in the future. The beauty of this flexible ownership model means a smaller deposit and a smaller mortgage, topped up by rental payments on the remaining balance, making it a perfect option for first time buyers.

To qualify, you must have a household income of under £80,000, a good credit history and the ability to afford the regular payments. The initial outlay is as little as a 5% deposit bringing stylish urban living to genuinely affordable levels.



## ST ARTHUR HOMES

St. Arthur Homes is a registered provider of affordable housing bringing a fresh approach to the shared ownership market. It focuses solely on high quality shared ownership homes that combine excellent standards of design and specification with outstanding locations. St Arthur is committed to improving affordability for buyers and helping to support more people onto the property ladder. Working collaboratively as a member of the Wayfarer Partnership and approved by the government's Homes & Communities Agency, St Arthur is dynamic and forward-looking with strong ambitions for growth. It operates across outer London and the south and east of England, with several exciting new developments in the pipeline.

# LANCASTER PARK

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*ST ARTHUR HOMES*

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The artist's impressions, floor plans and maps are for guidance purposes only, landscaping shows how the site may look when mature. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. This brochure does not constitute an offer or contract and we reserve the right to change any specification of the homes at any time during the course of construction without notice.