



Your place  
to grow at

Orbit Homes at Orchard Mill







Aylesford Bridge crossing the River Medway

# Find your place to thrive at Orbit Homes at Orchard Mill

Orbit Homes at Orchard Mill is an attractive selection of brand-new 1, 2 and 3 bedroom shared ownership homes in Ditton village, close to the vibrant centre of Maidstone and its excellent links to the city. Ditton itself caters for all the everyday essentials, with a number of nearby supermarkets. There is also a pub and a selection of takeaway eateries within walking distance.

For everything else and more, you'll find a broad range of shops, cafés, restaurants and bars a short drive away in Maidstone town centre. Additionally, the Hazlitt Theatre, Odeon cinema and various galleries offer plenty of entertainment options. Local leisure is also abundant. Ditton Community Centre, within walking distance of Orchard Mill, is a thriving hub of activity. It hosts a long list of regular community classes and activities including toddler groups, fitness classes, crafts, village events and more.

For those who like to keep active, Larkfield Leisure Centre is less than 10 minutes away by bike and features a swimming pool, gym and fitness classes.

Nearby, Leybourne Lakes Country Park covers 230 acres and provides a tranquil setting for families, cyclists, walkers and anglers. For water sports enthusiasts, a 30 acre freshwater lake offers an idyllic setting from windsurfing to scuba diving.

There are also plenty of opportunities to get outside nearby. Ditton Recreation Ground is a stone's throw away and offers sports pitches, lawn bowls and a children's playground. Alternatively, it's a short walk to the natural beauty of Ditton Quarry Nature Reserve and there are numerous public footpaths and trails in the surrounding countryside.

Families will appreciate having infant, primary and secondary schools such as Ditton Infant School, Brookfield Junior School and The Malling School all within 2 miles. For higher education, MidKent College in Maidstone offers a wide range of degrees, apprenticeships and other tertiary education.



Gabriels Hill, Maidstone



Hazlitt Theatre Market Buildings, Maidstone



Leybourne Lakes

## Get Connected

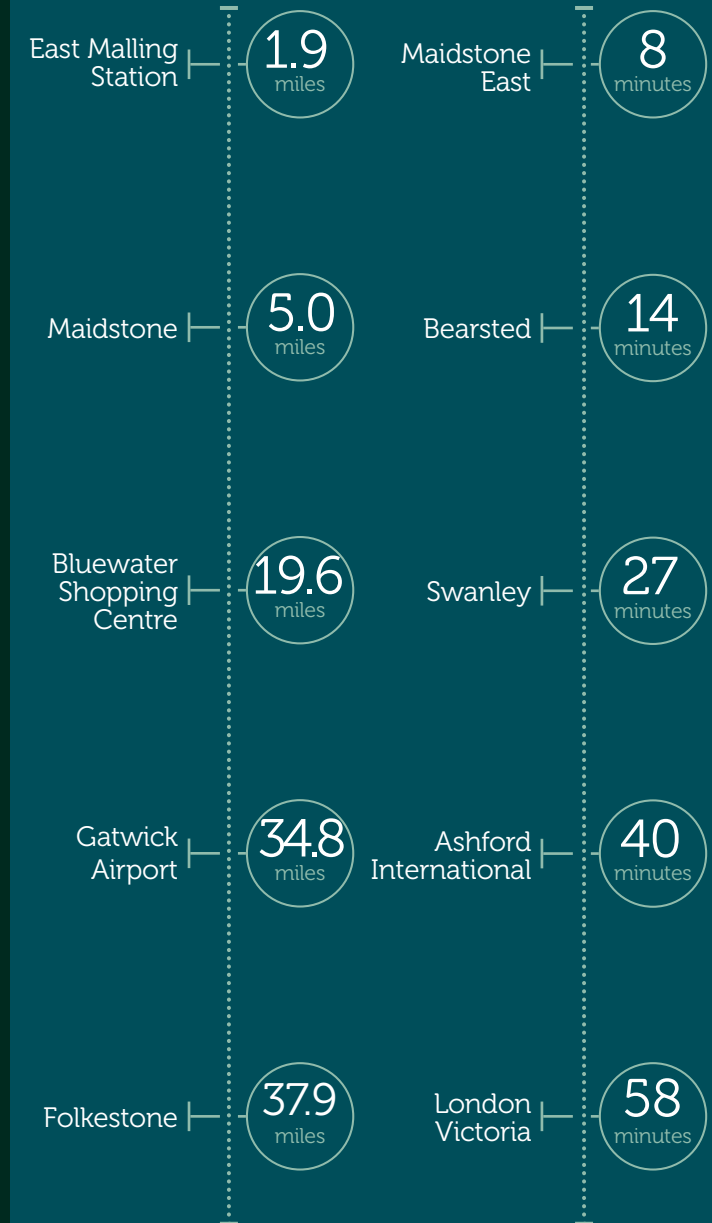
Ditton enjoys excellent connections via road and rail. The nearby A20 and close proximity to the M20 motorway ensure convenient access to surrounding towns, cities and the M25. Rail connections are also strong with East Malling and Aylesford stations together providing regular services to London, Maidstone and beyond. For international travel, Gatwick Airport is easily accessible by both road and rail, offering a wide range of flights worldwide. Alternatively, Dover Port is less than an hour away, acting as a gateway to Europe.



By car from Orchard Mill



By train from East Malling Station







Your place to thrive

# Specification

## Kitchen

- Symphony base & wall units
- 22mm laminated worktop
- Lockable wall unit
- Stainless steel sink & drainer with chrome mixer tap
- Integrated single oven & induction hob
- Integrated extractor hood
- Freestanding fridge/freezer
- Freestanding washing machine
- Space and plumbing for dishwasher (1-2 beds only)
- Freestanding dishwasher (3 beds only)
- Tiled splashback to underside of wall units to top of worktops

## Bathroom and Cloakroom

- Close coupled WC and washbasin
- Bath with thermostatic shower and screen
- Mirrored bathroom cabinet
- Chrome towel radiator
- Full-height tiling to bath and shower area
- Half-height tiling to WC and basin area (bathroom)
- 300mm high tiled splashback above basin (cloakroom)

## Electrical & Heating

- Coaxial outlet and data point to living area and bedroom 1
- Media plate to living area
- Shaver socket to bathroom
- LED strip undercounter lighting to kitchen
- Downlights to hall, landing, kitchen, cloakroom and bathroom
- Pendant lighting to all other rooms
- PIR controlled external light to front door
- Non-PIR controlled light to rear door
- Gas-fired central heating with thermostatic radiators
- Thermostat with digital display
- Smoke detector and carbon monoxide alarm
- Electric car charging point to selected plots\*
- Solar PV panels to selected plots\*

## Windows and Doors

- uPVC double glazed windows
- Multipoint locking front door & rear doors (where applicable)
- White gloss internal doors

## Internal

- Fitted wardrobe to bedroom 1
- Ceilings and walls in white matt emulsion
- Woodwork in white satin
- Amtico flooring to hall, reception, kitchen, cloakroom and bathroom
- Carpet to stairs, landing and all bedrooms

## External

- Landscaping to front gardens
- Turf and patio to rear gardens (where applicable)
- 1.8m timber fence/screen wall to rear garden\*
- External tap (excluding maisonettes)
- Cycle shed to rear garden (to houses only)
- Bin store and cycle shed (to maisonettes only)
- 10 year NHBC warranty



\*Please speak to a Sales Consultant for plot specific details. Orbit reserve the right to alter specifications without prior notice. Information correct at time of going to print. Images shown from previous show homes.

Your place to thrive





# Homes to be proud of



"Shared Ownership is a brilliant opportunity for young people like me to get a chance to get on the property ladder. I have achieved my life goal of getting a house."

- Dominic Owen-Smith

Here at Orbit Homes, not only do we believe in building quality homes, we also believe in making them accessible.

Our mission is to create welcoming communities that provide residents with a great place to live, work and play. Diversity is a big part of this and that's why at Orbit at Orchard Mill we're proud to offer a mixture of Shared Ownership and rented housing through the local council.

If you're looking to take your first steps on the property ladder, Shared Ownership allows you to purchase a proportion of your home and pay a subsidised rent on the rest. You can choose the size of this share depending on your circumstances – usually between 25% and 75%. As time goes on, it is possible to buy additional shares in your home and in doing so, your rent will reduce, until you own your home outright\* and rent becomes a thing of the past.

With Shared Ownership your deposit is based on the share you are buying rather than the full purchase price, which means a smaller mortgage and a smaller deposit. This means the idea of owning your own home in today's challenging market is not so crazy after all.

Just ask Dominic Owen-Smith who, by taking advantage of the Orbit Homes Shared Ownership Scheme, was able to buy his first home at the age of just 21.

"I heard about Shared Ownership through word of mouth and online," said Dominic. "I could not afford to own a house outright. My financial situation was a bit on the tight side."

After viewing the perfect Orbit Homes property and speaking to our friendly team, who provided guidance every step of the way, Dominic's mind was made up. Using a deposit of just £8,400, he was able to buy a two-bedroom home with integrated appliances, fitted carpets, private drive and a large south-facing garden.

"I just fell in love with the house which Orbit offered and the services they provided. Orbit offered a lot of support for me. It was less daunting than I thought it would be. It was a good, clean buying experience from start to finish. I'm very happy with the property."

Dominic would recommend Orbit Homes Shared Ownership to anyone of his age. He believes you are never too young to step on to the property ladder.

"It's that one thing in life that seems unobtainable until you're a 'grown up'. But thanks to the Shared Ownership scheme, it's allowed me and many others to make their dream a reality."

Interested in Orbit Homes Shared Ownership? Contact the team today to find out how we can help you.







Cottingham Gardens, Clifsend

# The Orbit Difference

## The History of Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high

quality, affordable, safe and sustainable and really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this through taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have in place sustainable working and excellent employment practices.

## Building For Good

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact far reaches beyond the homes we build and sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not just through our work supporting our tenants, as a responsible landlord, but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiative further. So by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.



## Orbit in the community

We have invested around £25m into local community projects in the last six years through a range of local projects to improve the local community. This includes sensory gardens, skateboard parks, community farms and neighbourhood cinemas. We also provide help and support on wellbeing, employment and skills, digital inclusion and financial advice through our award-winning Better Days programme.

Alongside this, our employees are very active in the local community through our volunteering programme and contributed over 4,000 community hours in the last 12 months alone. Our employees have painted, decorated, planted and litter-picked their way to supporting our local communities, whilst raising over £45,000 for national and local charities including MIND, Shelter, Macmillan Cancer Support and Prostate Cancer Awareness UK.

## Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment.

We have four main priorities:

- Climate action to become net zero carbon
- Ecological Resilience to enhance the quality of green spaces
- Responsible Partnerships and a sustainable supply chain
- Increasing biodiversity



Sanderling Mews, Herne Bay

## Design Standards

At Orbit our vision is to lead in building thriving communities and we recognise that in order to build a thriving community great care and attention needs to be taken to the way in which they are designed.

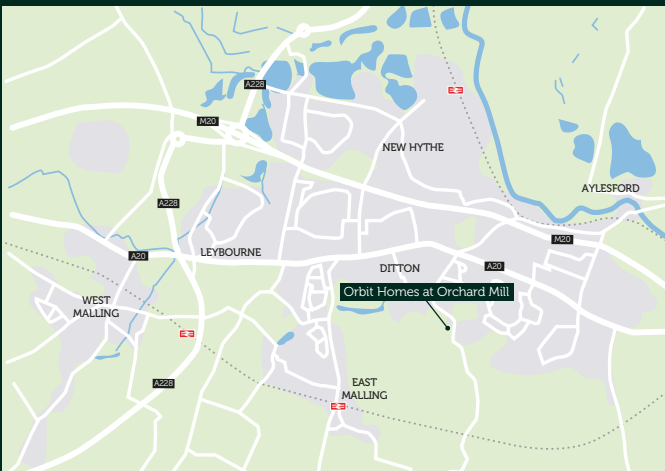
We know that communities are about people first and foremost but the design of the places we live can also have a huge impact on our lives.

From the design of each individual home to the spaces in between that make up the public realm, great design can have a positive impact through its ability to 'surprise and delight'.

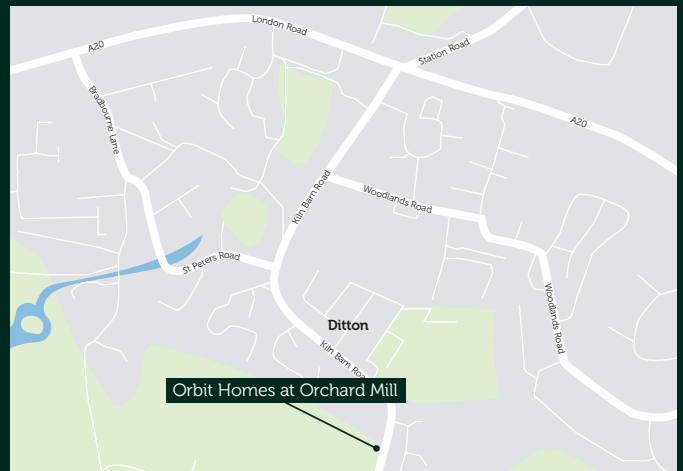
At Orbit we believe that good design is at the heart of delivering thriving communities and is fundamental to our mission. It is also essential, so that we can create your place to thrive.



Orbit Homes at Orchard Mill  
Kiln Barn Road  
Ditton  
Kent  
ME20 6QS



Wider Area



Local Area



[orbithomes.org.uk](https://orbithomes.org.uk)

📞 01732 446 808

✉️ [orchard.mill@orbit.org.uk](mailto:orchard.mill@orbit.org.uk)

Head Office: Orbit, Garden Court, Harry Weston Road, Binley Business Park, Coventry CV3 2SU Orbit is an exempt charity, registered under the Industrial and Provident Societies Act 1965.

Orbit has a policy of continuous improvement and reserves the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. Orbit reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or contain any representation of fact upon which any party is entitled to rely. Information correct at time of going to print in October 2024. 05843-01.