

THE TRIANGLE

VICTORIA ROAD, ASHFORD KENT

A thoroughly modern aesthetic;
industrial inspired, brick-built
architecture.



THE TRIANGLE, A NEW DEVELOPMENT FOR ASHFORD:

143 APARTMENTS ACROSS THREE SEPARATE BUILDINGS BUILT IN TRIANGULAR FORMATION.

The Triangle is a striking development overlooking the River Stour and neighbouring Victoria Park in the boom town of Ashford, Kent. Ideally located and directly opposite Ashford's flagship leisure centre Elwick Place, the development is only a 12 minute walk from Ashford International Station. Buyers can choose from studios, one, two and three-bedroomed apartments with views over the river and parkland.

From Ashford International, reach London Stratford in only 29 minutes and London St Pancras in 36 minutes. What's more, Ashford is a major terminus for Europe, directly connected to three European capitals; Brussels in 1h 32 mins, Paris in 1h 52 mins and Amsterdam in 3hrs 50 mins.

Extraordinarily well-connected.







ASHFORD: ON THE RISE

Ashford is a large established market town in the county of Kent, 44 miles south east of London. Transformed by the UK's first high speed rail link, better known as the Channel Tunnel Rail Link, Ashford is a strategic terminus, carrying passengers and freight between the UK and continental Europe. It benefits from excellent road communications with the M20 providing direct access to London and the national motorway network in the north via the M25. Subsequently, it has become Kent's #1 business location and its quick rail links into London – **29mins to Stratford International** and **36 mins to St Pancras** – have made it one of the UK's top places to live.

A major centre for European communications, Ashford also has a reputation for retail with the Richard Rogers Partnership designed Ashford Designer Outlet, which recently completed its £90million extension; 130 premium brands, restaurants and cafes that attract three million visitors a year. It is also set to become a major film production hub, with the approval of the Ashford International Studios application in July 2020.

The last five years have seen extensive investment in Ashford to create a community befitting of its international connections; 10,000 new jobs and a new-look town with new cultural, residential and commercial quarters. All coming together to bolster Ashford's growing stature, a magnet for students, young professionals, business and industry.



ALL EYES ON ASHFORD

Get to know Ashford's most exciting new developments and investments



1 THE CURIOUS BREWERY

Opened in May 2019 and a UK Brewer of The Year, the Curious Brewery is the brainchild of England's leading winemakers Chapel Down. Situated on Victoria Road, the so called 'Cathedral of Beer' is one of Ashford's coolest destination experiences with a shop, restaurant and bar – and only a four minute walk from the development.



2 ELWICK PLACE

A 100,000sq ft mixed use retail and leisure scheme home to a six-screen Picturehouse Cinema, gym, Travelodge, event space and eclectic range of dining, directly connected to The Triangle by a footbridge.



3 INTERNATIONAL COLLEGE CAMPUS

Kent's only college to be graded 'Outstanding' by Ofsted, Ashford College provides further education for over 1,000 students in this state-of-the-art facility, adjacent to Elwick Place.



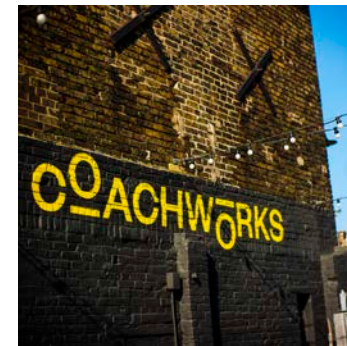
4 HAMPTON BY HILTON

A new 120-bed hotel to be built on Victoria Way East.



5 ASHFORD INTERNATIONAL STUDIOS

Planning permission was granted in April 2020 for a mixed-use estate comprising nearly one million sq ft of space to include a 240,000 sq ft world class film studio complex, and media village to support Ashford's growing number of SMEs; known collectively as Newtown Works.



6 THE COACHWORKS

Ashford's coolest co-working space with its own bar, street food vendors, coffee shed and events hub, part of Ashford Commercial Quarter, opposite Ashford International terminal.

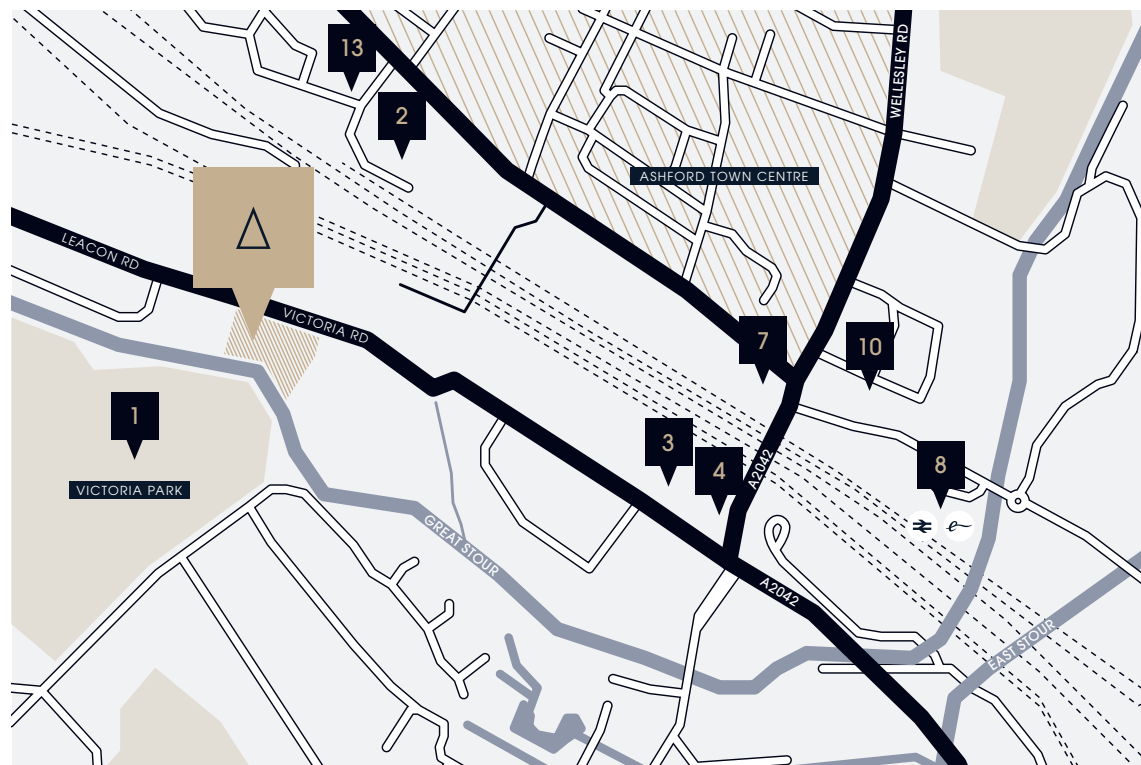


7 JASMIN VARDIMON COMPANY

Currently building their own 'creative laboratory' the world-class choreographer and dance instructor set up her theatre company to Ashford in 2012. Its new base will include space for the creation of the company's touring productions and rehearsals as well as training, education and community classes.

PERFECTLY PLACED

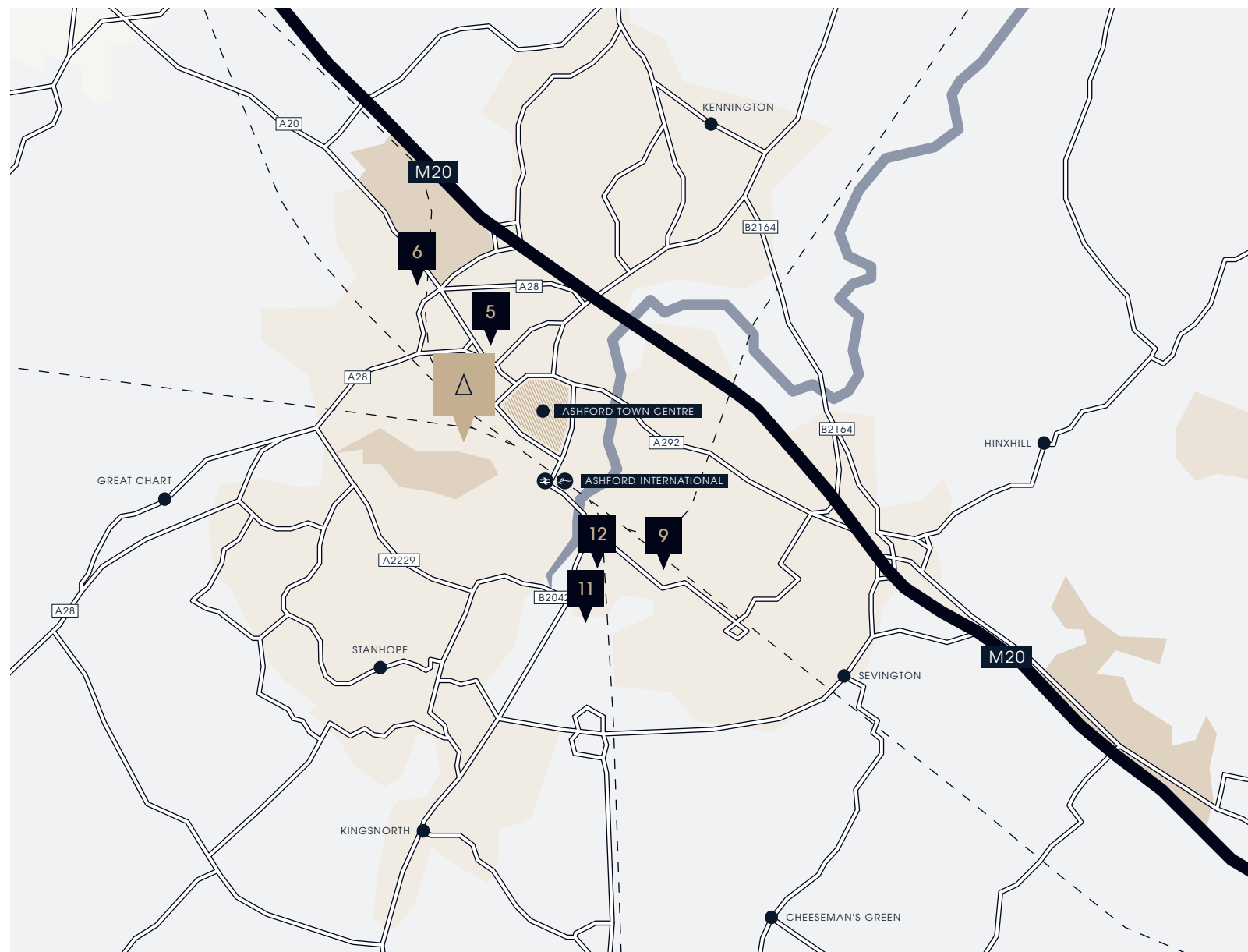
The Triangle is perfectly placed, overlooking Victoria Park and the Great Stour River to the south for picturesque views, whilst being directly connected to the town centre via a footbridge to the north, gaining direct access to Elwick Place and also Ashford College. Every convenience is a short walk away, including Ashford International Station, the town's major retail centres – including the designer outlet village – and an array of supermarkets.



1. VICTORIA PARK	1 MINS	8. ASHFORD INTERNATIONAL STATION	10 MINS
2. ELWICK PLACE	2 MINS	9. ASHFORD PICTUREHOUSE	11 MINS
3. ALDI	4 MINS	10. ASHFORD INTERNATIONAL STUDIOS	12 MINS
4. THE CURIOUS BREWERY	5 MINS	11. THE COACHWORKS	12 MINS
5. COUNTY SQUARE SHOPPING CENTRE	8 MINS	12. ASDA	12 MINS
6. WAITROSE	8 MINS	13. ASHFORD DESIGNER OUTLET	14 MINS
7. ASHFORD COLLEGE	10 MINS		



ONE OF THE ONLY PLACES IN THE UK WHERE YOU CAN BE DOOR-TO-DOOR TO PARIS IN LITTLE OVER TWO HOURS.



ASHFORD INTERNATIONAL EUROSTAR



LILLE	58 Mins
BRUSSELS	1 H 32 Mins
PARIS	1 H 52 Mins
AMSTERDAM	3 H 50 Mins

NATIONAL RAIL ASHFORD INTERNATIONAL



LONDON STRATFORD	29 Mins
LONDON ST PANCRAS	36 Mins
EUSTON	43 Mins
VICTORIA	57 Mins
CHARING CROSS	56 Mins
LIVERPOOL STREET	55 Mins
LONDON BRIDGE	57 Mins
WATERLOO	1 H

DRIVING



FOLKESTONE	26 Mins
DOVER	32 Mins
LYDD	27 Mins
GATWICK	1H 6 Mins
LONDON CITY	1 H 23 Mins
HEATHROW	1 H 25 Mins
MAIDSTONE	31 Mins
CANTERBURY	34 Mins
WHITSTABLE	40 Mins
MARGATE	50 Mins
TUNBRIDGE WELLS	55 Mins
HASTINGS	57 Mins

WALKING



VICTORIA PARK	1 Mins
ELWICK PLACE	2 Mins
ALDI SUPERMARKET	4 Mins
THE CURIOUS BREWERY	5 Mins
COUNTY SQUARE SHOPPING CENTRE	8 Mins
ASHFORD INTERNATIONAL STATION	10 Mins
ASHFORD PICTUREHOUSE	11 Mins
ASHFORD INTERNATIONAL STUDIOS	12 Mins
THE COACHWORKS	12 Mins
ASHFORD DESIGNER OUTLET	14 Mins

Source: National Rail, Eurostar, Google Maps

All angles covered; the best of Ashford all under a 12-minute walk from The Triangle.

ASHFORD INTERNATIONAL STUDIOS

JASMIN VARDIMON COMPANY

ASHFORD DESIGNER OUTLET

HAMPTON BY HILTON

ASHFORD INTERNATIONAL

THE COACH WORKS

THE CURIOUS BREWERY

INTERNATIONAL COLLEGE CAMPUS

VICTORIA PARK

THE TRIANGLE

ELWICK PLACE

GREAT STOUR



WITHIN A 12 MINUTE WALK



NEWTOWN WORKS & THE THAMES ESTUARY PRODUCTION CORRIDOR

A world class hub for cultural and creative production due to launch in 2022

" Our vision for the world's largest creative production corridor is bold. It will position London and the South East as a world leader for the creative industries on a scale never seen before, creating a landmark corridor along the Estuary, powering skills opportunities and new jobs "

SADIQ KHAN, MAYOR OF LONDON



CGI of Ashford International Studios, courtesy of Quinn Estates.

In 2020 planning permission was granted for the ambitious £250m film studio-led regeneration of Newtown Works - a derelict railway works in Ashford.

Known as Ashford International Studios, the development will be located next to Ashford International train terminus and forms part of the Thames Estuary Production Corridor. It will provide 240,000 sq ft of production space and 90,000 sq ft of business space in the Grade II Listed former engine sheds. The Media village will be geared towards SMEs and supporting industries with educational links. The Thames Estuary Production Corridor will be further supported by £6.5million of funding, part of which will be used to redevelop vacant and underused buildings for creative use.

"The decision by Ashford Borough Council's planning committee to approve Newtown Works is fantastic news, both for the town of Ashford and the broader South East region. Their backing means we can collectively start to rebuild the industry, jobs and momentum temporarily lost as a result of what has been happening globally, building on the investment in the town that has already been made to deliver an exciting new era for Ashford."

MARK QUINN
CHIEF EXECUTIVE OF QUINN ESTATES



Ashford DESIGNER OUTLET

ESTABLISHED 2000



130

PREMIUM BRANDS,
RESTAURANTS
AND CAFES



£90M

EXTENSION
COMPLETED IN
NOVEMBER 2019

3M+

VISITORS PER YEAR



OWNED BY
MCARTHUR GLEN
AND DESIGNED BY
**RICHARD ROGERS
PARTNERSHIP**

kate spade
NEW YORK

MOLTON BROWN
LONDON



ARMANI

COACH

Barbour.

Calvin Klein

Abercrombie
& Fitch



ASHFORD ECONOMY

POPULATION GROWTH

Ashford's retail and leisure offering is underpinned by its residential base, offering greater value to buyers and renters in the town centre and outer villages when compared with other towns in Kent and the South East. This is supported by its rapid population growth figures – **over the past 15 years Ashford's population has grown by 22.2%.**

"RAPID ONGOING GROWTH AND INVESTMENT HAS TURNED ASHFORD INTO **ONE OF THE UK'S MOST PROSPEROUS AREAS** WITH NEW BUSINESSES, LEISURE OPPORTUNITIES, RETAIL DEVELOPMENTS, FIRST-CLASS TRANSPORT LINKS AND QUALITY NEW HOUSING."

ASHFORDFOR.COM

LABOUR MARKET

"The labour market in Ashford is strong, with a high proportion of workers being highly skilled, but as it is located a sufficient distance away from London, workforce costs are relatively low - particularly compared to the city."

EMPLOYEE COSTS ARE **28% LESS** THAN IN LONDON

ASHFORD IS HOME TO KENT'S LARGEST OFFICE COMPLEX – **CONNECT 38**.

"The new business arrivals at Connect 38, and the high-tech distribution locations in the town will have considered the quality of the labour market offer. This will become more the case as the Ashford International Studios development progresses, driving demand for a range of high level technical and creative talent."

ASHFORD PROPERTY MARKET REPORT

THE ASHFORD *Property Market*

OFFICE RENTS
73% LOWER
THAN LONDON

ASHFORDFOR.COM

**38% GROWTH IN
ASHFORD PRIME
INDUSTRIAL RENTS
2016-2019**

CAXTONS 2019

*Average residential values up
45.79% over last 10 years
(March 2021) and 15.5%
over last five years.*

ZOOPLA

“The residential offer in the town centre continues to evolve. These central schemes are popular amongst younger households, with strong demand from first time buyers, assisted by the Help to Buy scheme in many cases.”

ASHFORD PROPERTY MARKET REPORT

**HOUSE PRICES
IN ASHFORD ARE
AMONGST THE MOST
AFFORDABLE IN THE
SOUTH EAST – 39%
LOWER THAN
LONDON**

“Ashford International Station, offering the fast commute into London has now established the town as a commuter location for many buyers, driving demand in the town centre, in particular around the regenerating station quarter. The area has already benefited from the opening of the Curious Brewery development.”

ASHFORD PROPERTY MARKET REPORT



KENT

THE WINE GARDEN *of* ENGLAND

Kent is home to the UK's largest vineyards, including Chapel Down, the largest commercial winemaker in England. Eighteen vineyards populate the county with aims to create a world-class wine trail and visitor experience in Kent. In July 2020 an application was submitted for the Domaine Evremond facility and visitor centre near Chilham. It is the first time a Champagne House (Tattinger) has planted a vineyard in the UK and is expected to drive tourism in the borough exponentially.

The Curious Brewery, which opened in the centre of Ashford in 2019 has been a huge commercial success, another example of Kent's growing reputation as a food and drink destination and production hub for fantastic locally produced drinks.



Enjoy fabulous views over the neighbouring parkland and Kent countryside.









Specification

INTERIOR DESIGNED KITCHENS

- Gloss light grey (or similar) handleless cabinets
- Granite worktops, upstands and splashback behind hob
- Stainless steel sink
- Integrated Samsung (or similar) appliances – induction hob, fridge freezer and dishwasher. Washer dryer to be freestanding (if Samsung) or integrated similar brand.
- LED strip lighting under wall cabinets

BATHROOMS AND ENSUITE

- Wood effect or similar basin cabinet with white basin and mixer tap
- Polished concrete style or similar ceramic wall and floor tiles – floor to ceiling in wet areas
- Dual flush soft close WC with chrome flush
- Shower head with rose head and hand shower in chrome
- Heated designer towel rail
- Granite worktops in selected bathrooms

GENERAL

- Brushed stainless steel sockets and switches
- Varnished wooden premium apartment doors
- Designer stone windowsills

HEATING/ENERGY

- Energy efficient, sustainable Combined Heat and Power (CHP) system

SECURITY

- Secured gates at section entrances
- Digital access to main entry doors and gates
- Colour video access screens in apartment hallways
- Compliant smoke alarms
- Lockable letterboxes
- Secured bike storage
- Undercover car parking on allocated units

FLOORING

- Oak effect flooring in living, hallway and kitchen areas
- Carpet in bedrooms
- Ceramic and/or porcelain tiled bathroom

LIGHTING

- Recessed LED spotlights – brushed steel
- Brushed steel light switch and sockets
- Hanging pendants in selected rooms and over kitchen islands

CARS/VEHICLES

- Undercroft and surface car parking allocated to some units
- Electric vehicle (EV) charging points
- Public car park adjacent to development with short term and annual permits available





DELIGHTFULLY
MODERN
INTERIORS.





ABOUT THE DEVELOPER

Kings Crescent Homes is an integrated property development business, specialising in the end-to-end delivery of large developments completely through its unique inhouse capacity.

Founders and directors, Nick Harvey-Jones and Radu Dinului-Mereantu, have a combined experience of over 40 years and have delivered in excess of £300 million in real estate development and construction across the UK and managed active real estate portfolios into

the £billions. Their rare ability to deliver large scale projects mostly in-house, including most elements of construction, sets them apart from many. Investment partners are able to rely on a company with ultimate control on timing and budget, whilst customers who buy or rent a Kings Crescent Home are able to trust that quality control and efficiency is at the heart of their mission.



kings crescent homes

TRACK RECORD



THE COPPERWORKS
Birmingham



CRESCENT HOUSE
Rugby



NEW SCHOOL HOUSE
Birmingham



STRATFORD VILLAGE
London



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