



# HAZELLS FARM

An exclusive collection of farmstead homes

Northfleet Green Road  
Southfleet • Kent • DA13 9PW

# at esquire developments

We take a dynamic and tailored approach to property development. Each of our developments are built to a bespoke design put together by our hugely experienced design team and every individual detail is meticulously selected, after all each location is different and has its own identity.

It is our intention for every single one of our homes to have a timeless quality that enables it to sit perfectly within its community from the moment it is complete.

We understand the high demands of modern living and we aim to deliver each of our clients with their own sanctuary that offers a warm and comfortable place for their family to call home.

Buying a new home is one of the most important things you do and it is our ambition to make each and every stage of the process as smooth and enjoyable as possible. The level of customer care that we provide is of paramount importance to all that work at Esquire Developments and we will always do our utmost to ensure our client's satisfaction.







# HAZELLS FARM

Hazells Farm is situated in the heart of North Kent, between the charming villages of Southfleet and Istead Rise. It's farming heritage dates back to the early 18th Century but the farm flourished almost 100 years later when the owners operated a successful shipping company from nearby Gravesend. The Grade II Listed Barn and attached Oast House were erected in the mid 19th century and are a rare example of such beautiful rural architecture surviving the test of time. Through careful conservation many of the site's original features have been retained and can now be shared through the conversion of the site into an exclusive residential development.



# town & country living

The location offers the best of both worlds: open countryside close at hand, yet easy access to a wide range of shopping, entertainment and leisure facilities, not to mention excellent transport links to London, the rest of the South East and the Continent.



## Shop til you drop

From Hazells Farm it's little more than five miles to Bluewater Shopping Centre which is one of the biggest out-of-town retail centres in Europe. It boasts over 330 stores, as well as 40 cafes, bars and restaurants, plus a 13-screen multiplex cinema.

A short drive from Hazells Farm is the historic port of Gravesend, situated on the south bank of the Thames Estuary. Gravesend is home to one of the oldest surviving markets in the country, dating back to the late 13th century. In addition to its historic market this pleasant town has much to offer in the way of large high street retailers, restaurants and local pubs.





## A sporting chance

As for sports and leisure, there are a number excellent centres within easy reach offering facilities for swimming, squash, workouts and more. For golfers, there are several private and pay-and-play courses in the area including the historic Mid Kent Golf Club in Gravesend, founded in 1909 and the world famous London Club. No matter what your sporting preference there are outstanding facilities in the surrounding boroughs that will more than cater for your needs.

## Look and learn

Primary Schools in nearby Southfleet, Cobham, Meopham and Istead Rise all offer superb levels of care and education for your young ones, whilst the vast local selection of Comprehensive, Grammar and Private Secondary Schools will certainly provide an environment for any teenager to flourish and develop in.

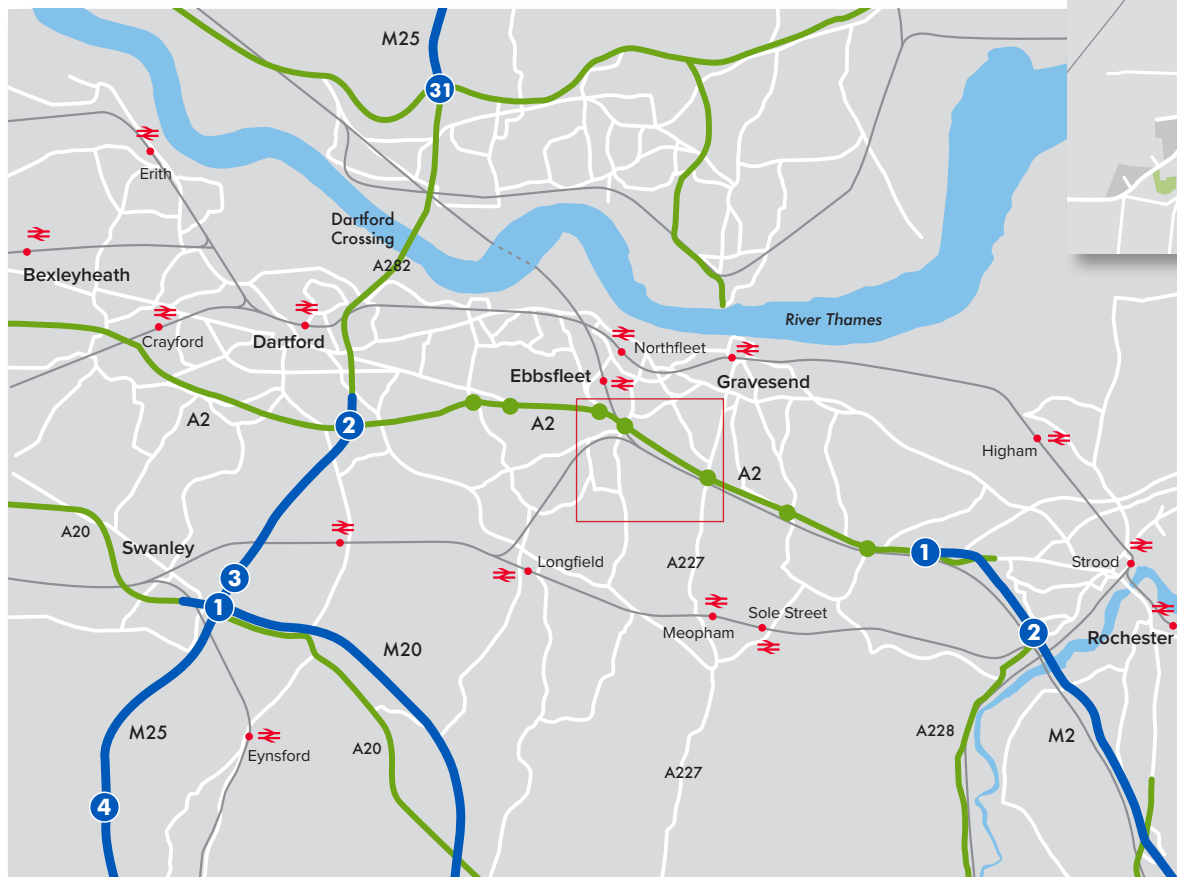
Cobham Primary School, Longfield Academy, Gravesend Grammar School, Mayfield Grammar School, Gad's Hill and Cobham Hall are all noted in the local community for the quality of the education they provide to their pupils.







it's all within easy reach



Ebbsfleet International offers a high speed gateway into London and Europe. At just 3.1 miles from Hazells Farm HS1 gets you into St Pancras International in just 18 minutes and Gare du Nord Paris in 2 hours 16 minutes. The high speed line from Ebbsfleet International has revolutionised the way that people commute domestically and into Europe from the South East and is fast making North Kent an extremely desirable place to live. Aside from HS1 there are a number of railway stations in close proximity to Hazells Farm, Gravesend, Northfleet, Longfield and Meopham all offer reliable services in and out of London. The major road network in Kent makes for convenient commuting either coastbound or into London. The A2 connects Hazells Farm to the M25, M2 and motorway network, offering excellent accessibility to the rest of Kent and its surrounding counties.





Studio 3  
The Old Laundry  
Green Street Green Road  
Longfield  
Kent  
DA2 8EB

01474 706 184  
[info@esquiredevelopments.com](mailto:info@esquiredevelopments.com)  
[www.esquiredevelopments.com](http://www.esquiredevelopments.com)

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