



ALBURY PLACE

CLAYGATE VILLAGE



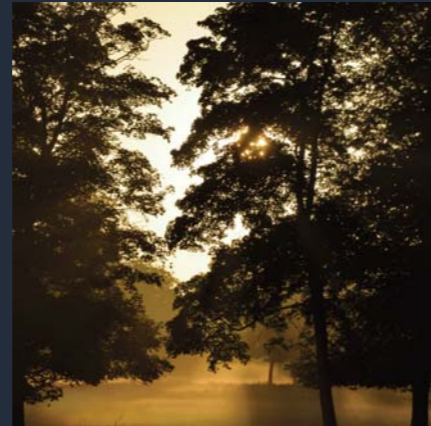
ALBURY PLACE OFFERS THE DISCERNING
HOMEBUYER THE BEST OF EVERYTHING:
A PERFECTLY PLANNED BERKELEY HOME
WITH AN ENVIABLE LOCATION IN THE
CENTRE OF CLAYGATE, ONE OF SURREY'S
MOST DESIRABLE VILLAGES.

FOR TOWN



Claygate and Esher have that rare combination of traditional shops, welcoming pubs and restaurants, family-friendly cafés and good schools: plus an all-embracing sense of true community spirit.

FOR COUNTRY



The timeless scenery of Green Belt countryside encircles Claygate. Take a walk on Littleworth Common or through the bluebell woods on Telegraph Hill.

FOR WORK



With the station just around the corner you can be in central London in half an hour: rush hour with a little less rush. You will also be superbly placed for access to the motorway network.

FOR PLAY



How do you like to spend your leisure time? There's a wealth of facilities with golf, tennis, riding, cricket, netball, racing and even skiing in the Claygate locality.



ALBURY PLACE CLAYGATE



ALBURY PLACE - a world away from the stresses of everyday life - but so close to everything you need.

Albury Place presents the opportunity to make your home in a quintessential English village, a place where you can enjoy all the advantages that village life brings, from community spirit to the pleasures of beautiful surrounding countryside. Yet all this can be enjoyed with the added advantage of a location that puts sophisticated shopping, entertainment and access to road and rail links almost on your doorstep.

Computer generated illustration is indicative only





EMBRACE A TRADITIONAL VILLAGE LIFESTYLE: *Community centred and convenient, relevant to contemporary needs, and just half an hour from London.*

There was certainly a 'Claygate' 1,000 years ago, but it wasn't until the early 1800s that it evolved into the desirable and prosperous village it is today. During this era many wealthy and noble families made Claygate their home, and it is still a very affluent village with a strong community spirit.

In its picturesque streets, whose buildings span the centuries, there are many family-run businesses and shops, a post office and small supermarket, a good number of restaurants and pubs, sports clubs and well regarded schools.

Albury Place is within easy strolling distance of Claygate's centre, making for a relaxed and convenient way of life. It's something of an island of calm in the Surrey countryside, which also owes its popularity to the good road and rail connections to London and the surrounding region.

The Game Larder
01372 462879

Nathan's Patisserie
01372 463849

Williams & Bunkell
(fishmongers)
01372 469018

Fruit World
01372 461123

Williams of Claygate
(delicatessen)
01372 462901

Claygate Flower House
01372 460009
claygateflowers.co.uk

Claygate Interiors
01372 470662
claygateinteriors.com

Botanica Medica
(herbal apothecary)
01372 470990
botanicamedica.co.uk

The Vault Hair and Spa
01372 462220
thevaulthairandspa.com

ExCellar
01372 462701
excellar.co.uk

Hoi Polloi (gifts)
01372 463833
hoipolloigifts.co.uk

Rukshana (fashion)
01372 460102
rukshana.com





THE GAME LARDER

24 THE PARADE, CLAYGATE. 01372 462879

Paul Cook has run The Game Larder for 13 years. He says: "Claygate is a paradise for the shopper, it has everything a family could want." And in his shop, that means quality meat and game, all free range, British produce. He stresses the seasonal nature of the business. "In summer people come in on Saturdays buying meat for the barbecue: sticky ribs, lamb and chicken kebabs, our home made burgers and sausages. In winter, it's stews and roasts: beef, lamb, pork." Not that all Paul's products are traditional; he makes twelve types of sausage and they include wild boar with apple and venison with red wine.

ALBURY PLACE CLAYGATE

MEET THE LOCALS! *Shopping in Claygate still has the personal touch, with specialist, family run businesses where traditional service is valued.*



NATHAN'S BAKERY

34 THE PARADE, CLAYGATE.
01372 463849

This family business was started by Nathan Parker's mum 28 years ago. Now the shop is run by Nathan and his wife Lisa, who live in Claygate too. "As a place to live, it's lovely. In the shop, bread is what I enjoy doing and we do something different every week, to educate people about bread if you like. We'll also create special breads for customers if they're entertaining, to go with their menu. And we support dietary needs too, with gluten and wheat free cakes."



WILLIAMS AND BUNKELL

17A THE PARADE, CLAYGATE.
01372 469018

Established in Claygate for 25 years, and run by local man Matt Clift, this quality fishmonger has a loyal clientele. "Claygate is a lovely family oriented village, so we have lots of local customers. We have fresh deliveries five days a week from all over the country, including Scotland and Cornwall: plaice, cod, haddock, lemon sole. Our best seller is definitely the hand sliced smoked salmon, which we smoke on the premises."

OUT AND ABOUT:
*Albury Place is perfectly
located for easy access to
everything you need.*

- 1 Sandown Park, Esher
- 2 Claygate Station
- 3 Littleworth Common
- 4 The Parade, Claygate
- 5 Elmbridge Eagles Rugby Club
- 6 The Foley Arms
- 7 Bushy Park
- 8 Hampton Court Palace
- 9 Telegraph Hill
- 10 Claygate Primary School
- 11 Recreation Ground
- 12 River Thames
- 13 Kingston upon Thames
- 14 Surbiton Golf Club
- 15 A3
- 16 Chessington Equestrian Centre
- 17 Claygate Common





RELAXATION AND RECREATION: *The glorious Surrey countryside beckons from every direction.*

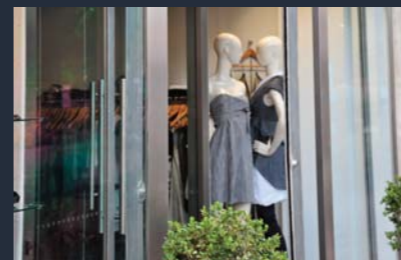
Claygate may be only sixteen miles from London but the close presence of the Surrey countryside is one of its defining features, with generous areas of green within the village itself. Claygate Common, for instance, has 34 acres of woodland where you might be fortunate enough to spot kestrels and sparrowhawks. Telegraph Hill is the local vantage point and a favourite spot for walkers especially at bluebell time. The village even has several working farms. Venture beyond Claygate and there is a whole county of commons, woods and country parks to

take the family and explore. Horton Country Park, Littleworth Common, the perennially popular Chessington World of Adventures and of course, Thameside walks or cycle rides are just a few of the many different ways of enjoying the outdoor life.

If you enjoy history and heritage, you'll never tire of Hampton Court, one of the most magnificent Royal palaces in the world. Claremont Landscape Garden is another local attraction with a long history, open to visitors for lakeside walks and picnics.



JUST A LITTLE FURTHER: *Esher and Kingston upon Thames* extend your options for shopping and entertainment.



Between them, Esher and Kingston upon Thames offer a wide range of shopping, from exclusive boutiques to large department stores and supermarkets. Both are within easy reach of Albury Place: Esher is just a mile and a half away, Kingston five miles.

When you want to catch the latest movie, both towns have a multi screen cinema, and Kingston also offers the renowned Rose Theatre.

ESHER

Bernard (fashion)
01372 464604
bernardboutique.com

O'Keefe (fashion)
01372 460200
okeefefashion.com

And So To Bed
01372 468743
andsotobed.co.uk

The Art Agency Gallery
01372 466740
theartagency.co.uk

United Colours of Benetton
01372 469000
benetton.com

Waitrose
01372 468826
waitrose.com

Odeon
0871 224 4007
odeon.co.uk

KINGSTON UPON THAMES

John Lewis
0844 693 1743
johnlewis.com

Heal's
020 8614 5900
heals.co.uk

Bentalls
020 8546 1001
bentalls.co.uk

Bentalls Centre
020 8541 5066
bentallcentre-shopping.com

Eden Walk Shopping Centre
020 8549 9672
edenwalkshopping.co.uk

Rose Theatre
0844 482 1556
rosetheatrekingston.org

Odeon
0871 224 4007
odeon.co.uk



A SPORTING LIFE: Whether you want to join a local team, test yourself on the fairway, or experience an adrenalin rush, there's plenty of opportunity around Claygate.

Claygate's close community ethos is demonstrated by the number of sports clubs in the village, many of which have junior teams so that the whole family can be involved. This area is also prime golf country, with clubs and courses seemingly everywhere. The two nearest to Albury Place are Surbiton Golf Club and Chessington Golf Centre. At all of the courses, the scenic Surrey countryside makes every round a visual as well as a competitive experience.

Children will love karting at Sandown Park and skiers can get into practice for their next trip to the slopes at Sandown Ski Centre. Sandown is also, of course, the venue for one of the country's best-known race courses, and as well as year-round race meetings it also hosts a wide variety of exhibitions, collectors' fairs and musical events.

Chessington Golf Centre
020 8391 0948
chessingtongolf.co.uk

Surbiton Golf Club
020 8398 3101
surbitongolfclub.com

Thames Ditton & Esher Golf Club
020 8398 1551
thamesdittonandeshergolfclub.com

Claygate Royals FC
claygate-royals.org.uk

Claygate Cricket Club
01372 471029
claygatecc.co.uk

Claygate Tennis Club
01372 460273
claygatetennis.co.uk

Daytona Motorsport, Sandown Park
0845 644 5502
daytona.co.uk

Moore Place Golf Club, Esher
01372 463533
mooreplacegolf.co.uk

Sandown Park Golf Centre
01372 469260
sandownparkgolf.com

Sandown Park Racecourse
01372 464348
sandown.co.uk

Sandown Ski Centre
01372 467132
sandownsports.co.uk/ski

Chessington Equestrian Centre
020 8398 7668
chessingtonequestriancentre.co.uk





One of the best aspects about living at Albury Place is having so many good places to eat and drink within walking distance. You can stroll into Claygate village as the mood takes you, for supper or Sunday lunch: the local pubs and restaurants will soon feel as welcoming as your own home.

Esher is also something of a gourmet destination, offering a very wide selection of bars, brasseries and restaurants to choose from. From a simple pizza to a celebration feast of the best French, Lebanese, Greek or Nepalese food, Claygate and Esher will more than satisfy your appetite.



A WARM WELCOME AWAITS YOU: Gastro pubs, traditional inns and an enticing choice of high quality restaurants are all close at hand.

CLAYGATE

Gufaa Raja
01372 468996
gufaarajaesher.co.uk

The Hare & Hounds
01372 465149
thehareandhounds-claygate.co.uk

Marium Tandoori
01372 462920
mariumtandoori.co.uk

The Foley Arms
01372 462021
thefoley.co.uk

The Greek Vine
01372 465125
thegreekvine.co.uk

The Griffin
01372 463799

The Swan Inn
01372 462582
plushfoods.co.uk

Ume Chinese Restaurant
01372 469106
ume-restaurant.com

Il Corallo
01372 469555
ilcorallo.co.uk

ESHER

Bar Estilo
01372 468880
barestilo.co.uk

Carluccio's
01372 467459
carluccios.com

Côte Brasserie
01372 462315
cote-restaurants.co.uk

Good Earth
01372 462489
goodearthgroup.co.uk

Siam Food Gallery
01372 477 139
siamfoodgallery.com

Layla
01372 469555
laylarestaurant.co.uk

Red Peppers
01372 462333
red-peppers.co.uk

Sherpa Kitchen
01372 470777
sherpakitchen.co.uk

The Albert Arms
01372 465290
albertarms.com

Daylesford
01372 587958
daylesford.com



EDUCATIONAL EXCELLENCE: *Schooling in this part of Surrey is in a class of its own.*



Recent Ofsted reports show that Surrey is a very good place to learn. The quality of the schools in and around Claygate, both state and independent, have helped to make it a village of choice for families with school age children.

Bloo House Primary School

01372 477113
bloohouse.co.uk

Claygate Montessori School

020 8398 8104
claygatemontessori.co.uk

Claygate Primary School

01372 465348
claygate.surrey.sch.uk

Esher Church School

01372 463139
eshersurrey.sch.uk

Esher C of E High School

01372 468068
eshershigh.surrey.sch.uk

Hinchley Wood Primary School

020 8398 1310
hinchley-wood-primary.surrey.sch.uk

Milbourne Lodge School

01372 462737
milbournelodge.co.uk

Rowan Brae School

01372 462627
rowanprepschool.co.uk

Rowan Hill School

01372 462627
rowanprepschool.co.uk

Shrewsbury Lodge School

01372 462781
shrewsburylodge.com

It is advisable to check state school catchment areas as these are subject to change.



ALBURY PLACE CLAYGATE



IDEALLY PLACED: Claygate's excellent road and rail connections make it a favoured location for commuters.

Claygate station is a few minutes' walk from Albury Place, and from here, travel times to London Waterloo are approximately 30 minutes*. From Esher station, the journey is slightly shorter, and can take only 23 minutes*. The A244 gives you direct access to the A3, approximately 2 miles away. Once you are on the A3, the M25 junction 10 can be reached in about 10 minutes. From there, you can soon be on your way to Heathrow or Gatwick, or the M23 and M3 for the coast. Going towards London, the A3 takes you to Kingston upon Thames, Wimbledon and Wandsworth.

By rail

Wimbledon	17 mins
Clapham Junction	24 mins
London Waterloo	27 mins
London Victoria	41 mins

By road

Kingston upon Thames	5 miles
Guildford	15 miles
Central London	17 miles
London Heathrow Airport	20 miles
London Gatwick Airport	27 miles

*Minimum rail journey times: Source www.nationalrail.co.uk Road distances: Source www.thea.com





FOUR LUXURY DETACHED HOMES. ALL INDIVIDUAL, AND EACH ONE UNMISTAKABLY BERKELEY; *perfectly planned, beautifully finished and exceptionally well positioned.*

WOODCOTE

A handsome 4 bedroom home with spacious accommodation on two floors. On the ground floor the fabulous L-shaped kitchen/dining/family room opens onto the garden via folding doors. Upstairs, the master suite includes a dressing room with fitted wardrobes. Bedroom 2 also has en suite facilities and fitted wardrobes.

SHALFORD

This gabled, 4 bedroom home offers adaptable living space over three storeys. The open plan kitchen/dining room flows into a large family room with doors opening onto the garden, extending your living space to the outside. There is also a ground floor study. The master suite benefits from a dressing room and bedroom 2 also has an en suite.

GRANGEWOOD

In this 4 bedroom home, the kitchen/dining room extends into a family room with a glazed roof feature and folding doors onto the garden. There is also a ground floor study. The living room and master bedroom are on the first floor, while bedrooms 2 and 3 are on the second floor.

EASTWICK

A fabulous 4 bedroom home with spacious living accommodation spread over three floors. The bright open plan kitchen/dining/family room, with glazed roof, opens onto the garden and the study could easily double as a formal dining room. There is a first floor living room, large master suite, and two bedrooms on the second floor, one with en suite shower room.



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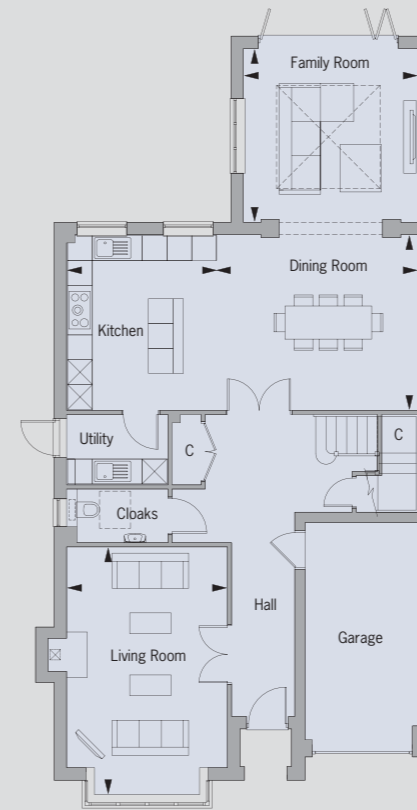


BEAUTIFULLY PLANNED: *Each home at Albury Place enjoys the advantage of a generous garden, landscaped to create an attractive retreat.*

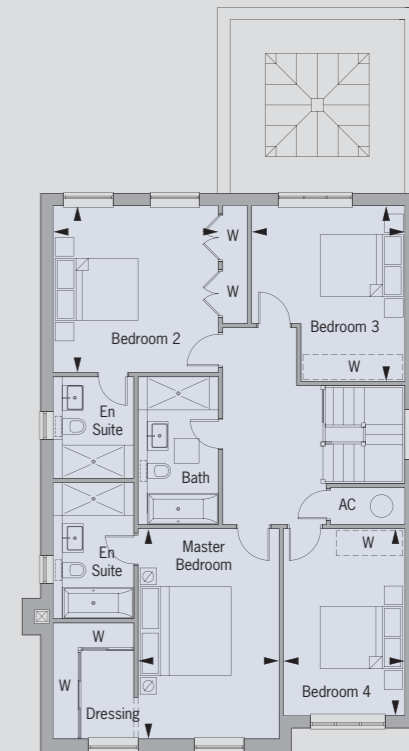
At Berkeley we believe that what's on the outside is just as important as what's on the inside - that's why you'll find generous planting and thoughtfully considered landscaping at Albury Place.



ALBURY PLACE CLAYGATE



GROUND FLOOR



FIRST FLOOR

WOODCOTE

4 bedroom detached home

KEY

W Wardrobe C Cupboard AC Airing Cupboard Hot water cylinder Washing Machine space

Specification and floor plans may be subject to change.

Floorplans shown for Albury Place are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

Ground floor

Family Room	4177mm x 4150mm	13'8" x 13'7"
Kitchen	4200mm x 3600mm	13'9" x 11'10"
Dining Room	4852mm x 4200mm	15'11" x 13'9"
Living Room	5940mm x 3840mm	19'6" x 12'7"

First floor

Master Bedroom	5030mm x 3365mm	16'6" x 11'0"
Bedroom 2	3986mm x 3950mm	13'1" x 13'0"
Bedroom 3	4200mm x 3652mm	13'9" x 12'0"
Bedroom 4	4467mm x 2887mm	14'8" x 9'6"

Computer generated illustration is indicative only





ALBURY PLACE CLAYGATE



SHALFORD

4 bedroom detached home

KEY

W Wardrobe C Cupboard AC Airing Cupboard ○ Hot water cylinder — Reduced ceiling height ☒ Washing Machine space

Specification and floor plans may be subject to change.

Floorplans shown for Albury Place are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

Ground floor

Family Room	4065mm x 4037mm	13'4" x 13'3"
Kitchen	4179mm x 2855mm	13'9" x 9'4"
Dining Room	4179mm x 3797mm	13'9" x 12'6"
Study	3250mm x 2280mm	10'8" x 7'6"

First floor

Living Room	6652mm x 4179mm	21'10" x 13'9"
Master Bedroom	3880mm x 3725mm	12'9" x 12'3"
Bedroom 4	3163mm x 2622mm	10'5" x 8'7"

Second floor

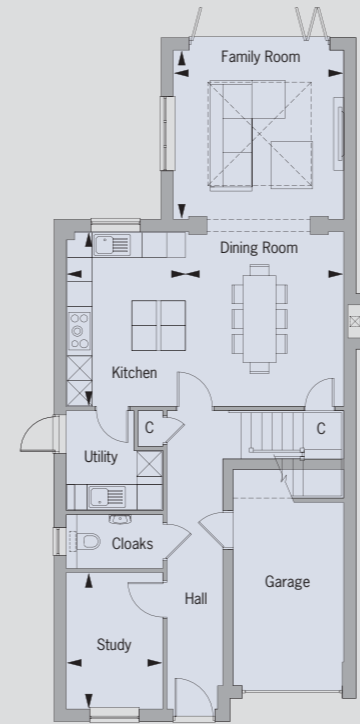
Bedroom 2	4277mm x 3153mm	14'0" x 10'4"
Bedroom 3	3412mm x 2944mm	11'2" x 9'8"

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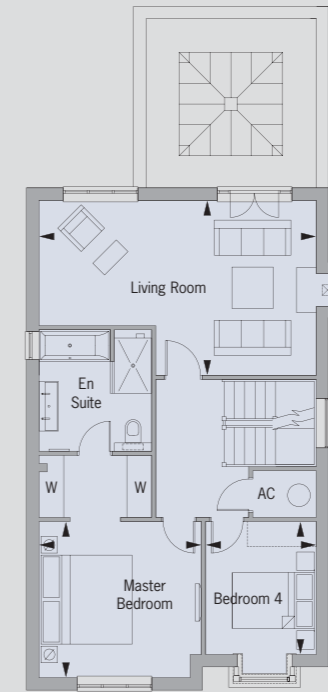




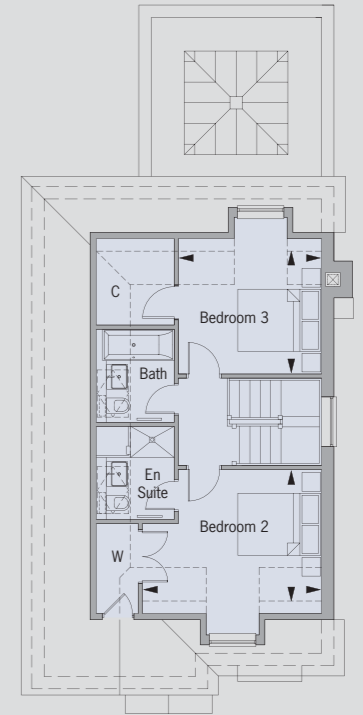
ALBURY PLACE CLAYGATE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GRANGEWOOD

4 bedroom detached home

KEY

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Second floor

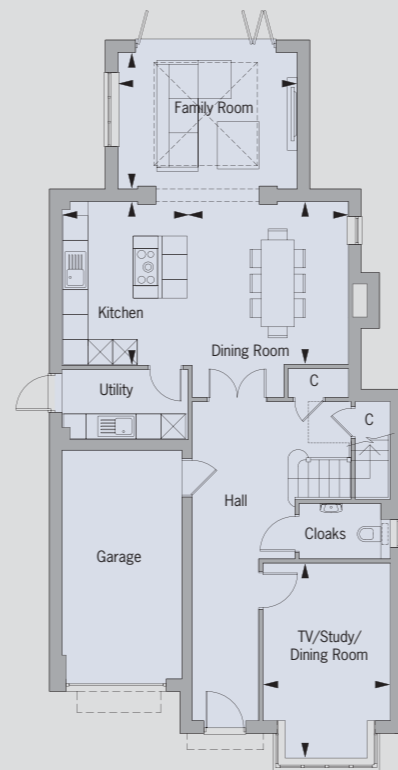
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Bedroom 3	3412mm x 2944mm	11'2" x 9'8"

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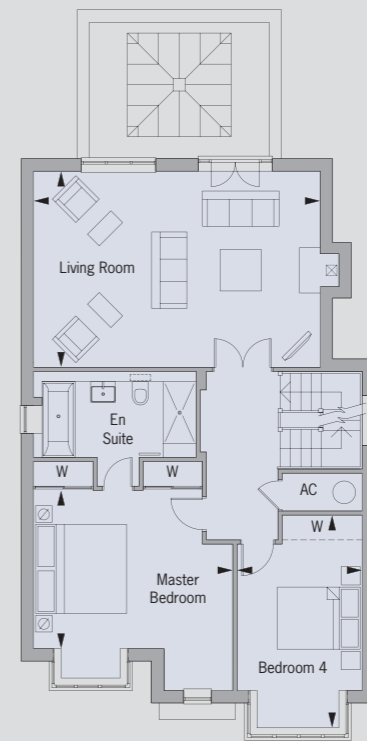




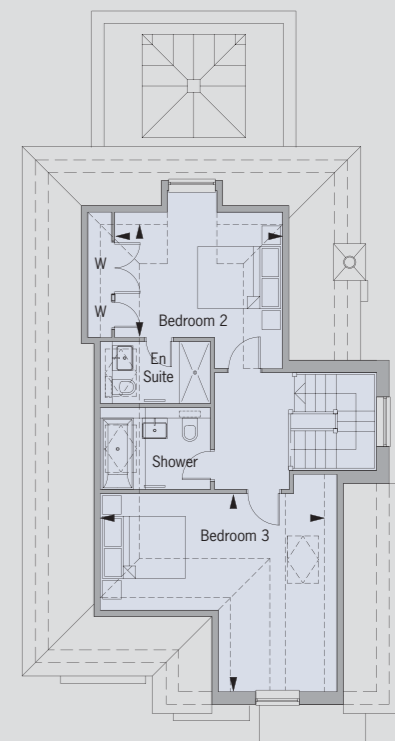
ALBURY PLACE CLAYGATE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

EASTWICK

4 bedroom detached home

KEY

W Wardrobe C Cupboard AC Airing Cupboard Hot water cylinder — Reduced ceiling height Washing Machine space

Specification and floor plans may be subject to change.

Floorplans shown for Albury Place are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.

Ground floor

Family Room	4290mm x 3250mm	14'1" x 10'8"
Kitchen	3912mm x 3033mm	12'10" x 9'11"
Dining Room	3887mm x 3845mm	12'9" x 12'7"
TV/Study/Dining	4662mm x 3035mm	15'4" x 9'11"

First floor

Living Room	6877mm x 4687mm	22'7" x 15'5"
Master Bedroom	4765mm x 3778mm	15'8" x 12'5"
Bedroom 4	5090mm x 2975mm	16'8" x 9'9"

Second floor

Bedroom 2	4032mm x 2703mm	13'3" x 8'10"
Bedroom 3	5420mm x 4750mm	17'9" x 15'7"

Computer generated illustration is indicative only



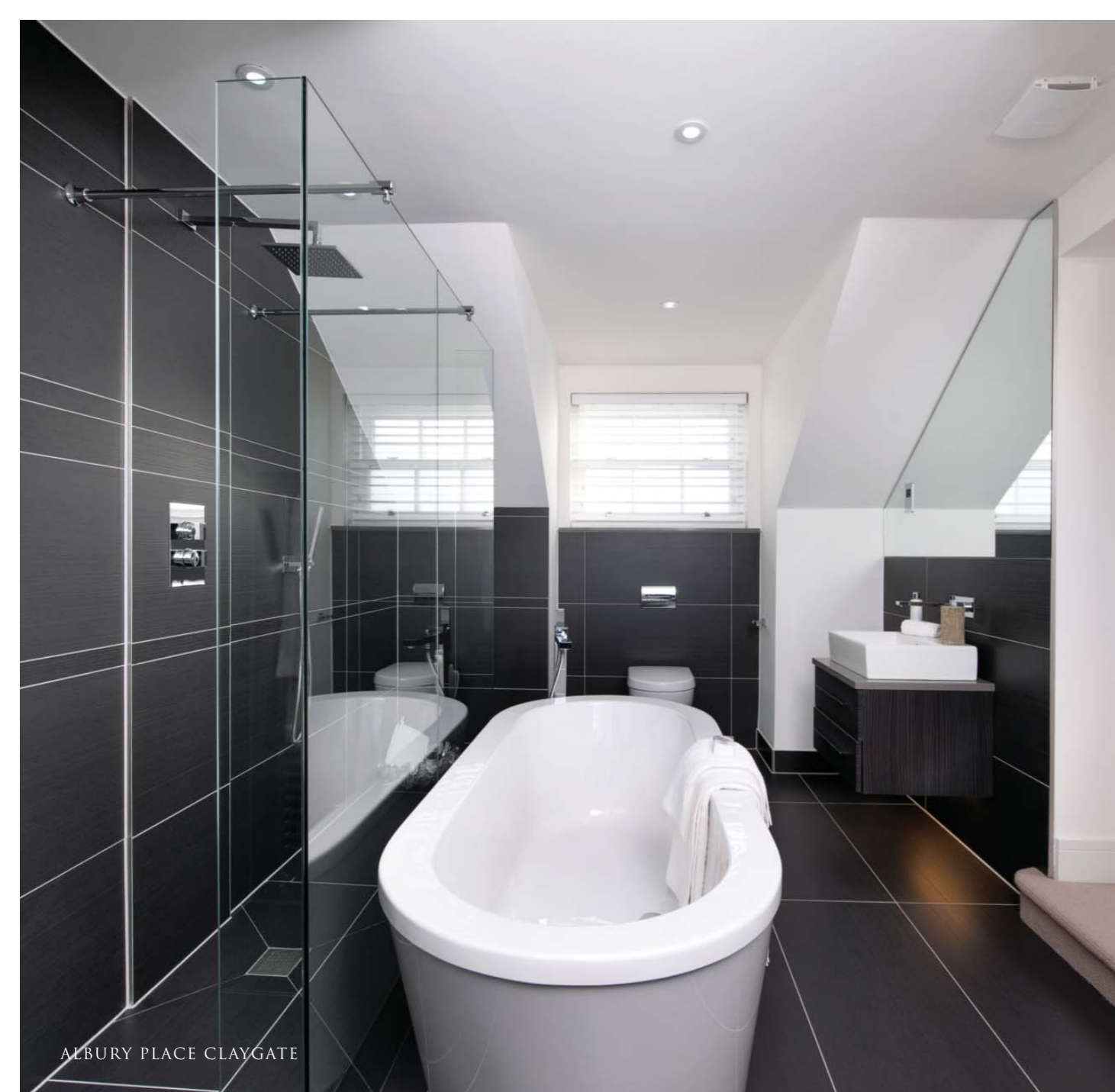


CHOOSING A HOME FROM BERKELEY *brings you uncompromising quality and attention to detail.*

Berkeley is renowned for superlative quality and attention to detail, and the homes at Albury Place demonstrate why this reputation has been achieved. Every detail has been very carefully considered, every appliance, fixture and finish selected from the best available, all contributing towards a living environment to delight and inspire you.

Moreover, Berkeley's homes and developments are not just built for today, but are designed to permanently enhance the neighbourhoods in which they are located. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability.





ALBURY PLACE CLAYGATE



NOT JUST MEETING EXPECTATIONS *but exceeding them.*

Albury Place, like every development created by Berkeley, is designed to exceed the expectations of today's sophisticated homebuyer in terms of location, build quality, interior specification and sustainability. When you demand the best, Albury Place is where you will want to be.

Photographs depict previous Berkeley developments and are indicative only



LUXURY KITCHENS



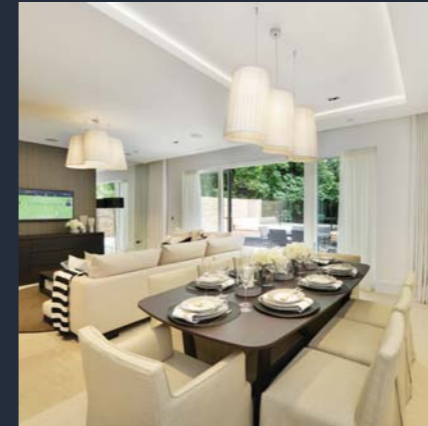
You'll stir up a culinary storm in the fabulous fitted kitchen, where the cabinets are impeccably arranged to be functional yet stylish, and a full complement of appliances make cooking and preparation effortless. However, with distinct areas for dining and relaxing, this is far more than simply a kitchen.

RELAXING BATHROOMS



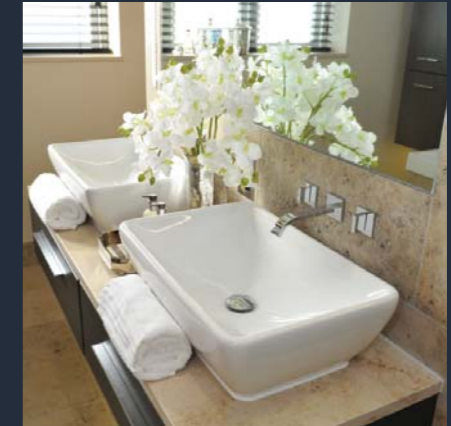
Modern bathroom design is strongly influenced by the boutique hotel look, and the bathrooms and en suites at Albury Place have all those desirable elements: contemporary sanitaryware, bespoke fitted furniture, walk-in showers, double vanity basins and smooth limestone flooring.

GRAND SPACES



The homes at Albury Place extend a welcome with their light, meticulously designed rooms, offering space for the bustle of family life, for private study and work, entertaining and simply relaxing.

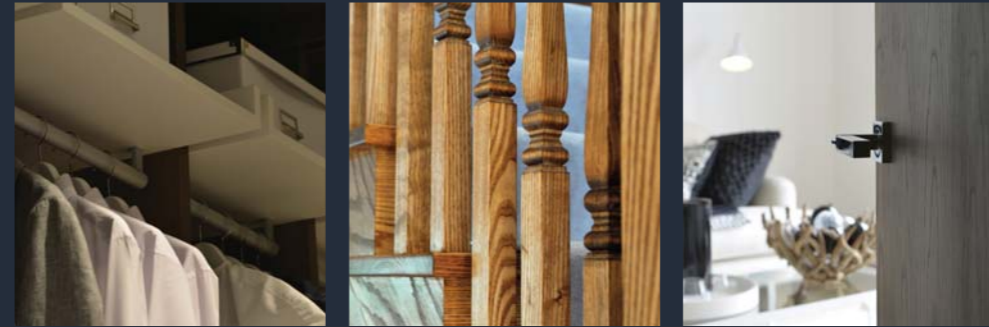
REFINED DETAILS



Limestone flooring, stone worktops, digitally controlled underfloor heating, a hand finished solid ash staircase, walnut stained doors: just a few of the superior details that make your new home at Albury Place extraordinary.



ALBURY PLACE CLAYGATE



SPECIFICATION: *Designed for the way you want to live.*

INDIVIDUALLY DESIGNED KITCHEN

Main Kitchen

- Contemporary styled kitchen incorporating stone worktop and upstand with Siemens/AEG appliances
- Stainless steel single oven (Energy Rated A)
- Stainless steel combi microwave oven
- Ceramic induction hob with 5 heat zones and touch controls
- Free-standing stainless steel American style fridge freezer (Energy Rated A+)
- Integrated dishwasher (Energy Rated AAA)
- Stainless steel warming drawer
- Stainless steel under mounted one and a half bowl sink with chrome mixer tap
- LED under wall unit lighting
- Chrome power sockets above worktops
- Integrated wine cooler

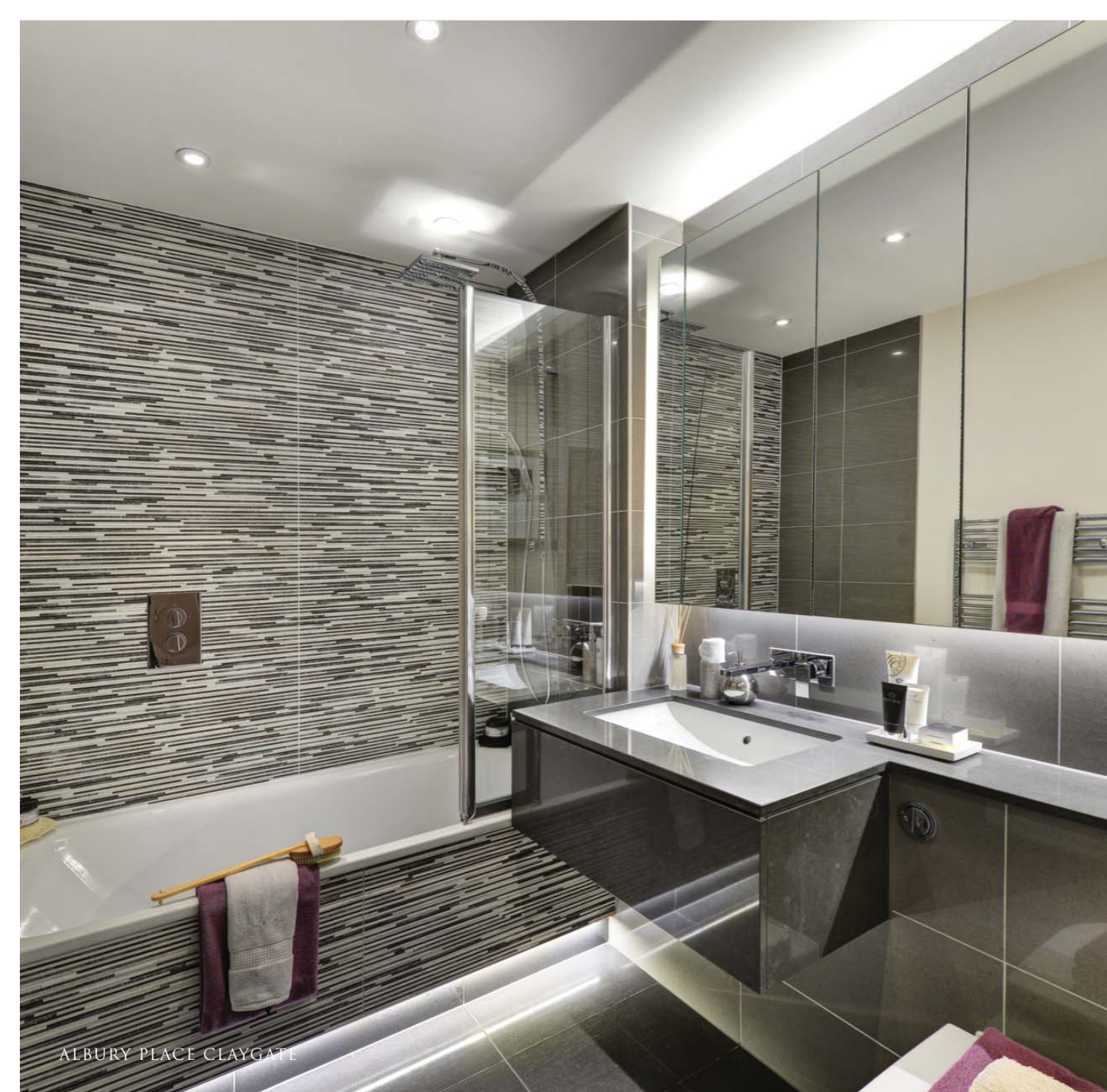
Utility Room

- Space and plumbing for washing machine and space for condenser dryer
- Single bowl stainless steel sink & chrome tap
- Co-ordinating units with laminate worktop and upstand

QUALITY BATHROOMS

- Contemporary styled bathrooms incorporating Villeroy & Boch suites and bathroom furniture
- Vanity basin with wall mounted chrome taps
- Bespoke under lit vanity cabinet to all ensuites
- Full width mirror with LED lighting to all ensuites
- Inset mirrored cabinet to family bathroom
- Walk-in showers with fixed head and hand held shower
- Baths with concealed central filler
- Wall hung WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to all bathrooms
- Ceramic floor tiles with tiled skirting and wall tiles to selected areas to bathroom and en-suites with stone tops
- Limestone floor tiles with tiled skirting and wall tiles to selected areas to master en-suite with stone tops

Photographs depict previous Berkeley developments and are indicative only



ALBURY PLACE CLAYGATE

HEATING, ELECTRICAL & LIGHTING

- Energy efficient gas-fired central heating with mains pressure hot water
- Under floor heating throughout (concrete floors to first floor)
- LED downlights throughout with pendant fittings
- LED coffer feature lighting to kitchen/family area
- Dimmer control to living room and dining room pendant
- Table lamp circuit to living room
- Power and light to loft with ladder access
- White sockets/switches (tbc)
- PIR lighting to bathroom mood lighting and walk-in wardrobes

HOME ENTERTAINMENT & COMMUNICATIONS

- Provision for future connection of TV/FM and Sky points to living, study, breakfast/family area and all bedrooms
- Your DVD player, digital or satellite decoder can be received at any TV point. On installation of an aerial, distribution amplifier or Sky will be required
- Telephone/data points to living room, kitchen and master bedroom
- Pre-wire for audio system to all habitable rooms
- Provision for Home Office

INTERIOR FINISHES

- Ceiling heights 2700mm GF, 2500mm FF, 2400mm SF
- Feature entrance door with chrome door furniture, painted
- PVCu double glazed windows only
- Feature roof lantern to family room
- Timber bi-fold doors to kitchen/breakfast area
- 2 panel painted internal doors with chrome finish door knobs (2250/2100/1981mm height), half glazed to kitchen/family room
- Hand finished staircase with Walnut handrail and newels with painted balustrading

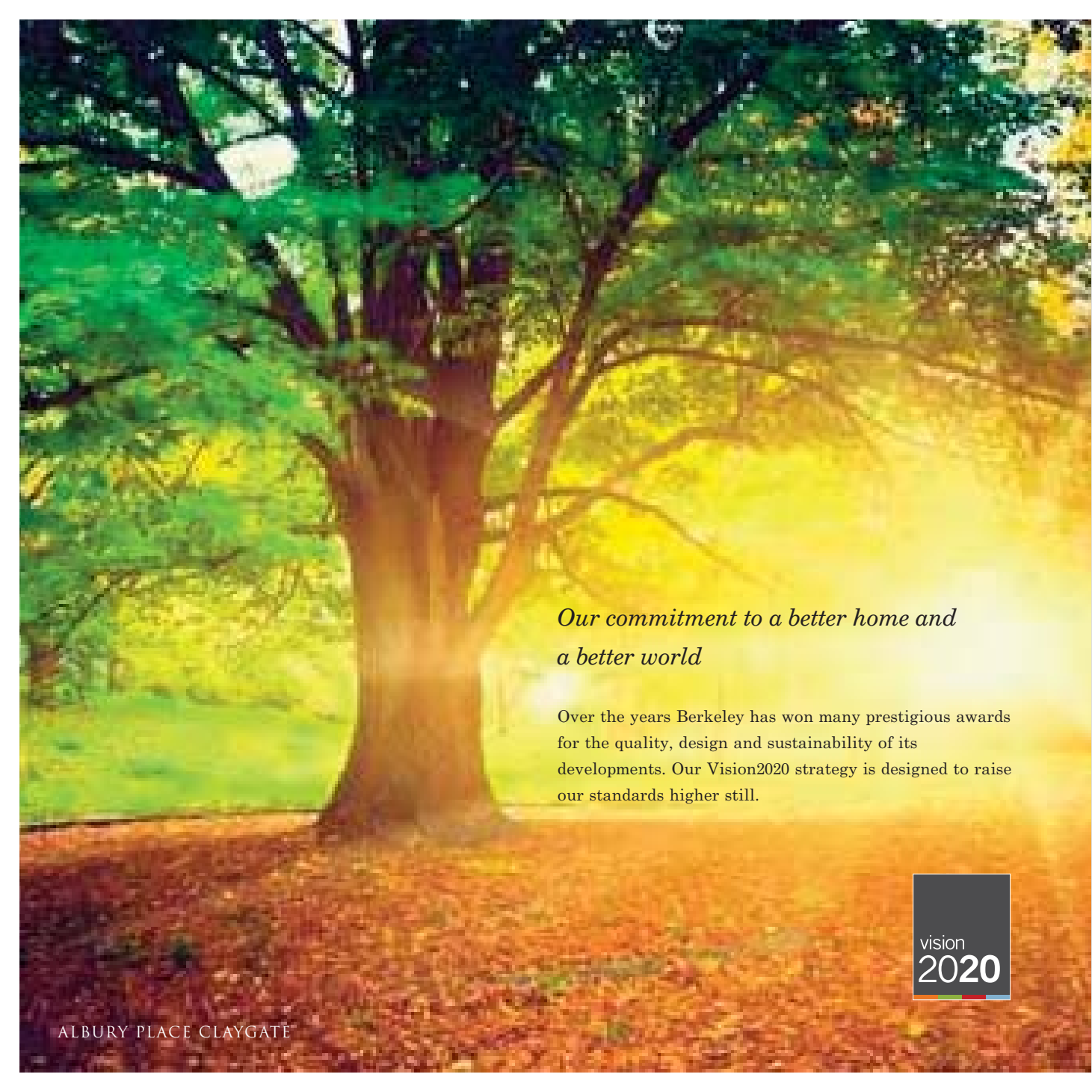
- Built-in wardrobes with painted doors with push click doors, fully fitted shelving/hanging with interior light (master bedroom, bedroom 2 and bedroom 3)
- Ceramic floor tiles to cloakroom, utility, kitchen/family, bathrooms and hallway
- Satin paint finish to all internal joinery, walls in matching colours
- Coffered ceiling to family room
- Plant on beads to 2 rooms (dining room and master bedroom)
- Gas point for future fire place (optional customer upgrade) to family and drawing room
- Paint colours from the Dulux range
- C0166 Georgian cornice throughout painted white
- Georgian skirting ex 255mm painted to match walls and doors
- Architraves 100mm painted to match walls and doors
- Wood flooring to dining room
- Fitted carpets to the remainder of the house

EXTERNAL

- Garage (automated door) with power and light
- Private driveway parking
- Fully landscaped front gardens with turf to rear gardens
- Natural sandstone paving to paths and patio areas
- External tap and power point

SECURITY & PEACE OF MIND

- High security front entrance door with multi point locking system
- External light to all external doors with photo-electric cell and time clock control to house frontage
- Fitted alarm system with 2 keypads and 2 panic buttons
- Mains fed smoke detector with battery back up, fitted to hall and landing
- 10 Year NHBC Buildmark Scheme



*Our commitment to a better home and
a better world*

Over the years Berkeley has won many prestigious awards for the quality, design and sustainability of its developments. Our Vision2020 strategy is designed to raise our standards higher still.

vision
2020

Vision2020 means that when you buy a new home from Berkeley, you can be safe in the knowledge that it is built to the highest standards of design, has a low environmental impact and that we'll provide you with exceptional customer service to ensure that you are completely satisfied with your new purchase.

Vision2020 also means that you are buying a home from a sustainable business that takes its responsibility towards the environment, its workforce and the communities in which it works, very seriously.

1. BUILDING GREENER HOMES

Vision2020 means that your new home will have a three star rating in the Code for Sustainable Homes. The Code for Sustainable Homes calculates the effects on the environment caused by the building of a home and how its occupants live in it. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home. A three star rating is currently the highest level of environmental performance.

It means that your new home is very energy and water efficient, thanks to the appliances and fittings we have installed, which reduce CO2 emissions and cut your utility bills too. There are recycling bins for storing recyclable waste so that less of your household waste will go directly to landfill. Your home contains space for a desk close to plug sockets and telephone points so you can set up a home office if you need to, and reduce your car use for travelling to work. There is secure bicycle storage space on your development. This will help reduce carbon dioxide emissions related to travel, as well as promoting a healthier lifestyle.

2. DELIVERING SUSTAINABLE COMMUNITIES

It is a Vision2020 policy that all new Berkeley developments are designed to achieve at least the Building for Life 'Silver' standard. Building for Life is a national standard for well-designed homes and neighbourhoods. Only developments which meet high standards of design can achieve the 'Silver' standard. The design of your home will also incorporate the principles of the Lifetime Homes standard. The Lifetime Homes standard aims to add to the comfort and convenience of your home and support the changing needs of individuals and families at different stages of life. Each development will have different features to achieve this standard but you will find that your development will have at least one or more of the following features.

Proximity to essential amenities including schools, parks and shops

Good access to public transport: tube, rail or bus

Local streets that are friendly for pedestrians and cyclists as well as cars

Safe public spaces and pedestrian routes

The development will feel like a place with distinctive character and the buildings will have architectural quality

3. ENHANCING THE CUSTOMER EXPERIENCE

Choosing a new home is probably the most important decision any of us ever make, and at Berkeley we want your purchasing experience and your satisfaction with your new home to be as good as it possibly can be. We aim to provide an exceptional service to our customers throughout the whole purchasing process and beyond, and one important aim of Vision2020 is that over 90% of our customers would recommend us to a friend.

We have dedicated sales teams who work hard to ensure that every customer is guided through the reservation, exchange and completion process successfully. They are very knowledgeable about the benefits of sustainable living.

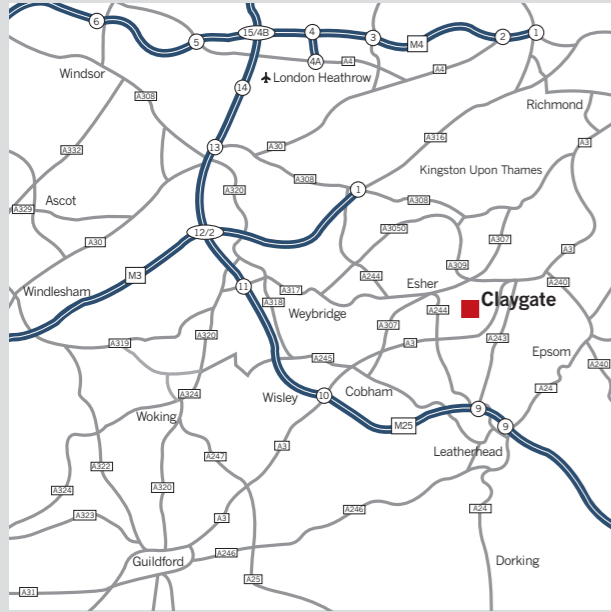
Our Customer Services teams, who are responsible for handing over your new home to you, make sure that it not only meets but exceeds your expectations.

We believe aftercare is also a very important part of the purchasing experience, so our Customer Services teams will contact you after the completion date to make sure that everything is to your satisfaction.

4. RUNNING A SUSTAINABLE BUSINESS

At Berkeley we recognise that it is not just the homes we build that have an impact on the environment, but the process of building these homes and the day-to-day running of our business as well.

Through Vision2020 we are focused on reducing the carbon emissions, water consumption and waste produced by our sites and offices. We also want to make sure that our construction sites are safe places to work and that we continue to make a positive contribution to the communities in which we operate.



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Our vision
for your future



Berkeley
Designed for life

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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Albury Place is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact the developer's agent to ascertain the availability of any particular property so as to avoid a fruitless journey. L291/ 011CA/09/13



ALBURY PLACE

CLAYGATE VILLAGE