

Green issues?

We're leading the field



Building with an eye on protecting local habitats to the global environment is a key element of how we operate at Berkeley Homes. Last year, we were awarded a Queen's Award for Enterprise in the Sustainable Development category, recognition of our commitment to addressing and reducing the environmental impact of building new homes – following on from our 2008 1st Place in the Next Generation Climate Change benchmark for UK house builders.

That commitment is something that begins long before a home is complete and covers everything from reducing our carbon footprint in the build process to sourcing the materials we built with. So on-site we

use eco-friendly site cabins during construction, and put more eco-efficient construction waste management and traffic management systems in place, while any wood we use for example is wherever feasible from sustainable forestry sources.

A home that works efficiently reducing carbon emissions delivers savings year after year, so we construct them with the sort of efficient energy and water use capacity that benefits you the house owner and the environment from day one, with low energy light fittings and dual flush systems, while some properties include water butts, water-flow reducers and biomass systems. Where possible too we install recycling facilities and recycle bins.

This is a society where we are all 'on the move' and we know a car is in many cases a necessity. So we also encourage 'green' transport, from car share and car club facilities to making sure those who use a cycle or scooter have the space and secure storage for them. We never forget we need to protect – and where possible enhance natural habitats and within the Berkeley Homes portfolio you will not only find wonderful homes for people to live in, but also the green/brown roofs, bird boxes and bat boxes that help local species find homes to thrive. And our nature areas and communal spaces are where wildlife and even rare species of plant can flourish.

edenbrook - A real sense of belonging

More than a development, edenbrook is an exceptional creation of a new community with its own unique identity – yet which also merges into the broader community of Fleet. That makes it not just a new landmark, but also something of a landmark event.

In a great choice of house styles and layout, each one has been designed individually, wherever possible maximising views and including highly appealing features from terraces and verandas to double-height windows and galleries. And outside every home has been carefully designed, from the elegant roof lines to roof tiles, from the overall proportions to attention to detail on porches.

Set amongst four distinct character neighbourhoods, the result is intimate and a sense of identity, set amongst the country park that envelops edenbrook with its footpaths and walkways, boardwalk spanning water, woodland and wildflower meadows, as well a play areas and sports pitches. Exceptional homes built in a special place in a unique town. It sets edenbrook apart in the most positive way – and it is no wonder it is set to be one of the most desirable addresses in Hampshire.

At Berkeley we always build in the context of the bigger picture and the quality of life our developments offer. We are extremely proud of our heritage, and have brought our renowned uncompromising approach to specification, quality and finish to the homes at edenbrook, right down to the last details.

edenbrook's inspiration was taken from some of our most revered and influential architects - the masters of the Arts and Crafts Movement, so these are homes of character that are as distinctive as they are also distinctively contemporary. If you are new to Berkeley you will discover that the calibre of architectural design means good looks now – and enduring appeal for years to come.

The secret of our success is simple. It's making customers happy!



Berkeley have built their reputation on delivering homes of quality and high specification, backed up by excellent customer service. Combining huge external appeal with masses of internal style, our name is a byword for light and airy homes designed and equipped to

the highest specifications with state-of-the-art fixtures and fittings for comfort and convenience. Optimising natural light is one of our hallmarks through floor-to-window, bay, or south-facing windows and we know you love to let light flow in from the outside through balconies, glazed doors, galleries and terraces.

Berkeley builds award winning homes of outstanding quality, which exceed expectations on all levels. We also make a vital contribution to the landscape, to the communities we help create, and to the environment, through our commitment to excellence in design, sustainability, and addressing the needs of our customers and our neighbours. In essence we create exceptional places to live.

edenbrook

FLEET • HAMPSHIRE

NEWSLETTER

ISSUE 2

Get set, ready, Go!

We are ready to open the doors at edenbrook! Appointments now available for the Spectacular Show Home Launch Weekend - 9th & 10th October!

The much anticipated launch of the show homes is nearly here, these truly unique homes are now ready to be showcased. With patience being a virtue, we are sure that the waiting will be worthwhile as you will be impressed by these superb homes. Waiting brings its own rewards; now is the time for to book your personal appointment to view our edenbrook show homes, don't miss this opportunity to experience for yourself what this exceptional development has to offer.

LAUNCH WEEKEND SATURDAY 9TH & SUNDAY 10TH OCTOBER

This exciting show home premiere weekend is to be held over the weekend of the 9th & 10th October, giving you the chance to be amongst the first to view the stunning designs, high specification - and to experience close up the exceptional quality of finish and exacting standards that Berkeley is renowned for.

Ben Annetts, Berkeley (Southern) Sales Manager, says "It is amazing how the edenbrook concept has been received - there is a real sense of anticipation, and I'm really looking forward to launching the show homes so that the people of Fleet can get to see for themselves just how appealing these homes are and what life will be like living at edenbrook. Whether you are looking for a two or three bedroom or even larger four/five bedroom home there will be something for everyone."

Don't miss out - call the edenbrook sales team today! **CALL NOW** to book your personal appointment on **01252 413623**.



Call now to book your personal appointment to view: **0845 241 9630**
or register online at: www.edenbrookfleet.co.uk

Berkeley
Designed for life



edenbrook sets new standard in Fleet

Berkeley believe that edenbrook will set a new quality standard for homes in the area, and as such, requires a well established, locally renowned selling agent. Berkeley have chosen Romans New Homes as the sole agents for marketing the edenbrook development.

"As a well established agent in Fleet, we're delighted to have been appointed by Berkeley to market such a prestigious scheme," says Kevin Ellis, Director of Romans New Homes. "We have a long standing relationship with Berkeley, a company renowned for building quality homes, and we believe

that edenbrook will raise the bar for new build properties in Fleet, designed and built to exceptionally high standards. Top London designers have been closely involved with the scheme's creation, so the site is incomparable with other developments because of the care and attention to detail that has been invested in every home."

Kevin's views are echoed by Rob Bassett, Manager of Romans' Fleet branch. "edenbrook is a unique, outstanding development and I'm proud to be associated with it," says Rob. "The Fleet market is steady at present, with an even flow of buyers and

sellers. We're seeing increasing numbers of buyers from outside the Fleet area and at this time of year, with school catchments in mind, we have many families who are thinking about moving too." He continues, "Our team look forward to welcoming edenbrook buyers at our stunning new branch with an exciting, innovative interior design and in a prominent location next door to the Hart Shopping Centre."

Call: **01252 360800**, email: fleetresidential@romans.co.uk or drop in at the new branch at any time for an informal chat.



edenbrook welcomes mortgage experts

There's a double dose of good news for buyers at Berkeley's stunning new edenbrook development.

It's clear that the mortgage market is returning to normal lending levels, say leading independent financial advisers Flower IFA, who have more than 20 years' industry experience.

The market has been boosted by a 65% increase in overall mortgage availability during the last six months, according to the latest research. Mortgage deals needing smaller deposits are

increasingly available too - The Skipton Building Society now offers a two year tracker mortgage, at just under 5% for new build properties with a 10% deposit. For buyers with a 15% deposit Accord are offering a two year deal with rates from 3.69%.

And the second piece of good news? Berkeley has appointed Flower IFA as edenbrook's exclusive mortgage advisers - so

edenbrook buyers can now benefit from Flower's impartial and expert knowledge.

"Because new build mortgages can have different criteria to standard mortgages, it's vital to consult a mortgage adviser with experience of the new homes market," comments Greg May, Director of Flower IFA. "We have worked with many leading house builders, helping buyers find

mortgages that fit their individual needs. We look forward to an exciting future helping edenbrook customers buy their perfect new home at this outstanding development!"

Which mortgage option is right for you? Flower IFA can give you independent, expert advice. **Call: 01344 753170** or visit: flowerifa.co.uk for more details

As good on the inside as on the outside



Berkeley are delighted to be working with top London interior designers Honky to create striking interiors to complement edenbrooks' breathtaking architecture, combining a fusion of traditional skills, state-of-the-art features and the perfect natural setting. Our design challenge at edenbrook was to create homes that capture the essence of their natural setting, whilst reflecting the renowned quality and style associated with a Berkeley home.

At edenbrook Berkeley have created contemporary, low-maintenance homes, each featuring a superb selection of

high quality internal finishes, individually planned by our award winning interior designers - with a choice of finishes to include; flooring, tiling, wall finishes and kitchens.

Kitchens are the heart of a home, so at edenbrook that means the most stylish designs, clean lines with integrated appliances, with quality bath and shower rooms featuring luxury modern designer suites and showers, chrome taps and porcelain tiling - the finish of a Berkeley home is always impressive. Retaining high quality traditional construction methods with brick and block cavity walls throughout, concrete middle floors

(to 4 & 5 bedroom homes) complemented by carefully considered contemporary design features such as underfloor heating to all ground floors (and first floors to 4 & 5 bedroom homes), hard wood open tread staircases, with glass balustrading and state-of-the-art audio/visual technology.

With extensive glazing, balconies and views towards the country park, edenbrook offers you a home where you can feel at one with nature. Every aspect of each home at edenbrook has been carefully considered by experts - simply furnish to your taste and your new home is ready to move in to!

The lesser spotted detached family home!

One of the many features that sets edenbrook apart is its country park setting, a natural habitat for a range of wildlife. But edenbrook will also be home to what has become an increasingly rare sighting - the detached family home.

edenbrook is about choice of homes and styles, but amongst this is a number of 3/4/5 bedroom detached homes - and that is great news for the many buyers who have been searching for this type of property. Recent years have seen a massive increase in the number of apartments - and fewer family homes - being built. In fact, statistics show completions of houses made up just 50% of all new properties in the South-East.

The result has been a real shortage of houses, and especially for spacious detached homes. It is something bodies such as the Home Builders Federation, voice of the home building industry in England and Wales, have noted, and buyers finding it increasingly difficult to find homes offering the space they need, have experienced.

Now at edenbrook you will find beautifully designed homes offering the space and layouts that will suit your lifestyle perfectly - with the quality of finish and build that defines a Berkeley home. However as you might expect, we have already experienced a huge deal of interest in these homes, so don't delay!

edenbrook Country Park update

Waterways



Meadowlands



Ponds



Progression of the new edenbrook country park is well underway, with the watercourses and wetlands now in place, and the amphitheatre really beginning to take shape.

The initial walkways and cycle paths will soon be open for all to enjoy, and the first species of wildlife that are setting up home at edenbrook can now be seen in the most natural of environments.

Here are some progress photographs, taken during August, and it is hoped the plant species will thrive during the early Autumn, creating a beautiful, established backdrop to edenbrook by the Spring.