



PRINCES
CHASE

LEATHERHEAD

Delivered by

BERKELEY

Over 40 years' experience



Berkeley
Designed for life



ABOUT BERKELEY

At Berkeley, we know that a home isn't just a house or apartment, however beautifully crafted. A home is the beating heart of a family, in a community with character, friends and a sense of belonging. It's the place where you feel most comfortable, safe and secure.

For more than 40 years, Berkeley has dedicated itself to creating amazing places for people, in developments that are beautiful to look at with inviting outdoor spaces for everyone to enjoy. But before a single line is drawn on a plan or a brick is laid, we start by asking what the people who are going to live there really want.

Not just fantastic homes, but a sustainable community. Parks to play in, paths where they can walk or run, trees and gentle views, cafés,

shops, restaurants, places to meet, leisure facilities and services that make their busy lives that bit easier. Somewhere they can be proud to live.

Then we apply our drive, passion and creativity to the details that will make these wishes a reality. No two developments are the same; each is tailored to its context and the people who will live there. That's why when you buy a Berkeley home you get something truly special.

“98% OF OUR
CUSTOMERS
WOULD BE HAPPY
TO RECOMMEND
BERKELEY”



CUSTOMER SERVICE

From the moment you arrive at one of our developments, you will notice the Berkeley difference. This won't just be in the quality of the craftsmanship, the stunning surroundings or the enviable location. There is something intrinsically special about the experience we offer you.

We treat every customer as we would like to be treated ourselves. With courtesy, dignity and respect. We support you every step of the way.

Buying a home is one of the most important decisions you make in life. Our sales teams will take the time to help you find the right one for you and your family.

We will provide all the information you need to make the best choice for you. When you decide to buy, we help you navigate the process, keeping you informed at every stage, responding

promptly to your queries, and working with you and on your behalf to ensure everything goes smoothly.

Our teams are made up of a variety of professionals who are committed to helping you, so you will always have an expert to talk to, who knows and understands your requirements. That's why you can have complete confidence in us – from the moment you first walk into our sales and marketing suites right through to exchange, completion and beyond.



QUALITY HOMES WITHOUT COMPROMISE

Every Berkeley home is designed, crafted and finished to the very high standards of quality that are our hallmark.

Whether it's choosing a site for regeneration to breathe new life into a locality, or selecting the right fixtures and fittings for our homes, our focus is always on quality. It is everywhere you look – from the well-considered public spaces and spacious parks, to the silent soft-close cupboards in the bespoke kitchens and bathrooms.

A Berkeley home uses sustainable products and efficient technologies to reduce impact on the wider environment.

Fixtures and fittings are sourced from top manufacturers. No detail is too small to escape our attention.

Berkeley aims to build your home to a very high standard of design and quality, and has over 40 years of experience of delivering.

When you buy a new home from us it comes with a 2-year Berkeley Homes warranty and 10-year NHBC warranty.

However, over and above this, we will take a reasonable approach to resolving issues, even if they fall outside of the warranty criteria or time periods. In other words, we will stand by our product and work with you to find an appropriate, fair and reasonable resolution to any issues that may arise in the future.



OUR VISION

As a leader in home building and placemaking, we care deeply about our responsibility to people and the environment. We are committed to reducing the environmental impact of our developments.

Sustainability and responsibility

In 2010, Berkeley Group set out a forward-thinking business strategy called Our Vision. It describes our focus on activities in five key areas: customers, homes, places, operations and our people.

It also states our commitment to working with our supply chain to achieve our zero waste strategy, and a low carbon transition plan for each new development that will enable the homes to operate at net zero carbon by 2030.

Berkeley is currently creating over 500 acres of parks, public realm and open space, and planting more than 9,500 trees in our developments, for the enjoyment and wellbeing of residents. We are proud to be the first house builder to have an approach for achieving net biodiversity gain on each site, ensuring nature is enhanced, not depleted, once building is complete.



PLACEMAKING & MAKING A DIFFERENCE

*Placemaking has the power to transform people's lives.
It creates not only new homes and strong communities,
but also jobs and growth for the local economy.*

Transforming lives

Placemaking is a force for good in this country. It is a holistic approach to the planning, design and management of public spaces, and it puts people and their needs first. Our focus on placemaking inspires our approach to design and drives our ambition to create successful communities in great places where people can come together, interact and get involved.

On every site with more than 100 homes we undertake an assessment pre-planning to clarify what kind of community we are trying to create.

We work collaboratively with local people, councils and other agencies

to ensure that our public realm promotes people's happiness and wellbeing, as well as opening up opportunities for jobs and economic growth.

We are very proud of our 40 years of placemaking. As a business, we always strive to learn more and listen to what people say, want and need.

The benefits are felt by those who live and work in each community, and countless others who can enjoy the fantastic public spaces – the parks, shops, restaurants, transport infrastructure and other facilities – we create.



AWARD-WINNING DEVELOPMENTS

Berkeley developments have been recognised many times for their quality, design and architecture.



**EVENING STANDARD
NEW HOMES AWARDS 2018**

*Best First-Time Buyer House
Best Family Home
Best Luxury Home
Best Large Development*



EG AWARDS 2018
*Residential Company of the
Year 2018*



**SUNDAY TIMES
BRITISH HOME AWARDS 2018**

*Best Garden/Landscaping Design
Best Placemaking*



**Investor in
Customers®**
Gold 2018

*An independent assessment
of attitudes towards customer
service by surveying our
customers, employees and
the management team*



WINNER

House Builder of the Year

GOLD

Large House Builder of the Year

GOLD

Best Partnership Scheme

GOLD

Best Mixed-use Development

GOLD

Best Regeneration Scheme

GOLD

Best Exterior Design

GOLD

Best Public Realm

*Over the years, we have **WON AWARDS** and accolades for landscaping, building, sustainability, customer service, interior design and exterior architecture. We are **IMMENSELY** proud of these achievements.*

But it's not about the awards. We do what we do because we are passionate about placemaking, and about creating great places for people to live, where vibrant communities can evolve and flourish. That's what we are most proud of.

Photography depicts Edenbrook, Fleet. A previous Berkeley development and is indicative only.

WAYS TO BUY FROM BERKELEY

Berkeley has a number of options to enable you to move to the home of your dreams. Easy Move is designed to help you sell your existing home, in order to secure your new Berkeley home.*

*Easy Move**

How it works

When you reserve a home at Princes Chase, we will remove it from the market for six weeks. You then appoint the agent you wish to sell your current home with. We work with you throughout the selling process and can even advise on choosing the prospective buyer who is in the strongest position to proceed.

As the sale progresses, we will work with all parties involved, to ensure you exchange on your existing home at the same time as your new

Berkeley home. And, of course, we'll keep you updated regularly while it's all going through. So you can sit back, relax and look forward to a stress-free move.

Our fees promise:

If you sell your property within the six week period, we will pay your estate agent's fees up to a maximum of 1.5% of your purchase price*.

*Terms and conditions apply, please ask a Sales Consultant for more details.

*Underwritten Home Exchange Scheme**

At Berkeley, we understand how difficult it can be when you want to secure a particular home but feel you can't move forward until you have sold your existing home. Our Underwritten Home Exchange Scheme* eliminates that uncertainty. There is no long wait, no estate agent's fees and no fears about a sale falling through.

How it works

Berkeley will offer to part-exchange your existing home when buying a four or five bedroom home (subject to title and survey). The agreed price of your current home must be no more than 65% of the price of your new home.

Put simply, we use the price agreed for your existing home as part-payment for your Berkeley home. Of course, we want you to get the best possible price for your current home and encourage you to market it right up to eight weeks before the date of completion on your Berkeley home. If it has not sold on the open market before then, Berkeley will buy your home and completion on both properties will take place simultaneously.

This successful, no-fuss scheme has helped hundreds of customers to buy their new home from Berkeley.





PEOPLE & TECHNOLOGY

When you buy a home, you want to know that there is someone on hand to help navigate you through the process. At Berkeley we have just that, teams of dedicated professionals whose only role is to help you.

Our teams provide a bespoke approach to suit you and your needs, much like our homes – there is no 'one approach fits all'. Our committed customer teams are appointed for each part of your journey, so you always have an expert to talk to.

To work alongside the teams, we have developed and utilised technology to keep you up to date.

An example of this is our interactive online portal, MyHome Plus*.

This is an incredibly useful source of information, allowing you to receive updates, access documents and get in touch with us at every point of the process.

*Terms and conditions apply, please ask a Sales Consultant for more details.



HELPING YOU TO MOVE

Customer service you will find invaluable when you purchase a new Berkeley home at Princes Chase.

*MyHome Plus**

MyHome Plus* includes all the information you need about buying, moving into and living in your new Berkeley home in one easy-to-navigate online portal. Your essential legal and other relevant documents are stored securely, available to access whenever you need them, wherever you are.

Once you reserve your Berkeley home, you will be given password-protected access to useful information about

the development, your selected property, construction progress, and much more. All your sales team's contact details are there too.

And when you move in, even more online features become available, such as appliance information, details of local amenities and services, safety advice and maintenance. In fact, everything you could need to help you settle in to your new home.



CREATING A SUSTAINABLE LIVING ENVIRONMENT

Sustainability is at the heart of Berkeley

What is sustainability to the Berkeley Group?

In its simplest terms - people, planet and prosperity. We think about these three aspects during our operational activities and also in terms of the developments and places we create.

Designed to high sustainability standards

Managing and minimising the environmental impact from our operations and delivering homes and communities that are environmentally sound, as well as being designed and built to a high quality.

Berkeley is committed to sustainable, energy efficient development from recycling of construction and office waste to the use of sustainably sourced materials. The cornerstone of our approach is to enhance the site's ecological features and assets.

Waste

To encourage people to recycle, in addition to the required external bins, all homes are provided with internal recycling bins within the kitchen areas to encourage the segregation of waste.

Water

Water reduction methods are implemented, such as dual flush WCs and aerated taps and showers, to reduce your household water consumption and save you money on your bills.

Enhancing ecology

The Berkeley Group is committed to creating a net biodiversity gain on all new developments. We made this commitment as part of our business strategy Our Vision. We consider net gain from the early design stages, to make sure that we are retaining and creating the right habitats. To help our design teams achieve this we have developed The Nine Concepts to inform our approach and we work with our ecologists, landscape architects and local Wildlife Trusts to make this happen.

Energy efficiency

Berkeley adopts a 'Fabric First' approach, this is about designing new build homes with energy efficiency and sustainability in mind – from heating and lighting, down to the insulation used. 'Fabric First' includes an enhanced insulation which is used for the floors, walls, roofs and windows, which keeps more heat in. Each new build home has a high air-tightness target which means less heat is lost, making the home more energy efficient. Thereby, reducing the long-term energy demands and carbon footprint of the site.

Additional features include:

A to A++ rating to all domestic appliances.

Low-energy lighting is installed throughout all homes and externally.

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BUY WITH CONFIDENCE

At Berkeley, quality comes first. It influences everything we do – from the land we purchase through to the materials we build with.

This attention to quality is not just about the properties we build, but the way we treat our customers. It is vital to us that our customers receive unrivalled support throughout the buying process. Our dedicated Customer Care Team is on hand to help look after all our customers' needs every step of the way.

As one of the UK's leading house builders, we are also able to offer our customers an unrivalled range of properties. We offer everything from a city penthouse or a country retreat, to a modern studio apartment or a traditional family home.

Our homes are designed to enhance the neighbourhoods and communities in which they are located. We achieve this through excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability.

Green living and sustainable developments are also top of our agenda. We are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Our driving aim is to create exceptional places for people to live, work and relax in, and establish communities that will thrive today and for years to come.

Shown opposite are computer generated images of Princes Chase, indicative only.





A COMMITMENT TO THE FUTURE

Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments. Our Vision is Berkeley's strategic plan for the business, designed to raise standards higher still.

Our goal is to be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society. We take our responsibilities towards our customers, the environment, our workforce and the communities in which we work very seriously. Our plan for the business has five areas of strategic focus: Customers, Homes, Places, Operations and Our People.

An exceptional customer experience

We put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

High quality homes

We aim to build high quality, well-designed homes with low environmental impact, where customers have the opportunity to achieve healthy, comfortable and sustainable lifestyles, now and in the future. Attention to detail in design is paramount to ensure our homes meet the needs of our customers.

Great places

We seek to create strong communities where people choose to live, work and spend their time and which directly encourage people's wellbeing and quality of life. These are places characterised by the quality of their design, external spaces, transport and access to jobs and amenities.

Efficient and considerate operations

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

Commitment to people and safety

The safety, health, wellbeing and development of our people is a high priority. We aim to have a positive impact on society through our support of the Berkeley Foundation.



THE BERKELEY FOUNDATION

Berkeley takes social responsibility very seriously.

We set up the Berkeley Foundation in 2011. It supports voluntary sector organisations to improve people's lives in the communities where we work, and last year worked with 49 different organisations and their beneficiaries. Our staff have been instrumental in making the Foundation grow, with over 60% getting involved last year and raising over £935k. They also give their time and skills, for example by mentoring

young people to help them become more confident and job ready. Since its launch, the Foundation has committed over £14.9 million to more than 100 charities and worthy causes. Berkeley Group covers all overhead costs, so all money raised goes directly to charitable causes.

www.berkeleyfoundation.org.uk
www.berkeleygroup.co.uk

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DESIGNED FOR LIFE

*Buying a home is one of the most important
decisions you will ever make.*



Designed for life

Our customers are at the heart of all our decisions.

We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

Customer service is our priority

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

Quality is at the heart of everything we do

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, Berkeley operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled choice of homes in the most sought after locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A commitment to creating sustainable communities

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



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BERKELEY QUALITY SINCE 1976

Over 40 years of solid success

Berkeley Group was established in 1976 and, through its detailed focus on each development and disciplined procedures, rapidly grew in size and reputation, very soon becoming renowned for the quality of its homes. Just nine years later, the company gained a full listing on the London Stock Exchange with a value of over £67million.

During the 1990s, Berkeley focused its skills and expertise on complex brownfield sites in towns and cities throughout the country.

Our innovative approach to mixed-use developments and the creation of sustainable communities has made us a leader in successful urban regeneration.

Our target is to build over 95% of our developments on brownfield land. We are also committed to meeting our affordable housing obligations.

Berkeley Group's principal division, Berkeley Homes has Berkeley, St James, St George, St Edward, St William and St Joseph which all have established strong brand identities which have become synonymous with quality and excellence.



Proud members of the Berkeley Group:

Berkeley
Designed for life

St James
Designed for life

St George
Designed for life

St Edward
Designed for life

St William
Designed for life

St Joseph
Designed for life

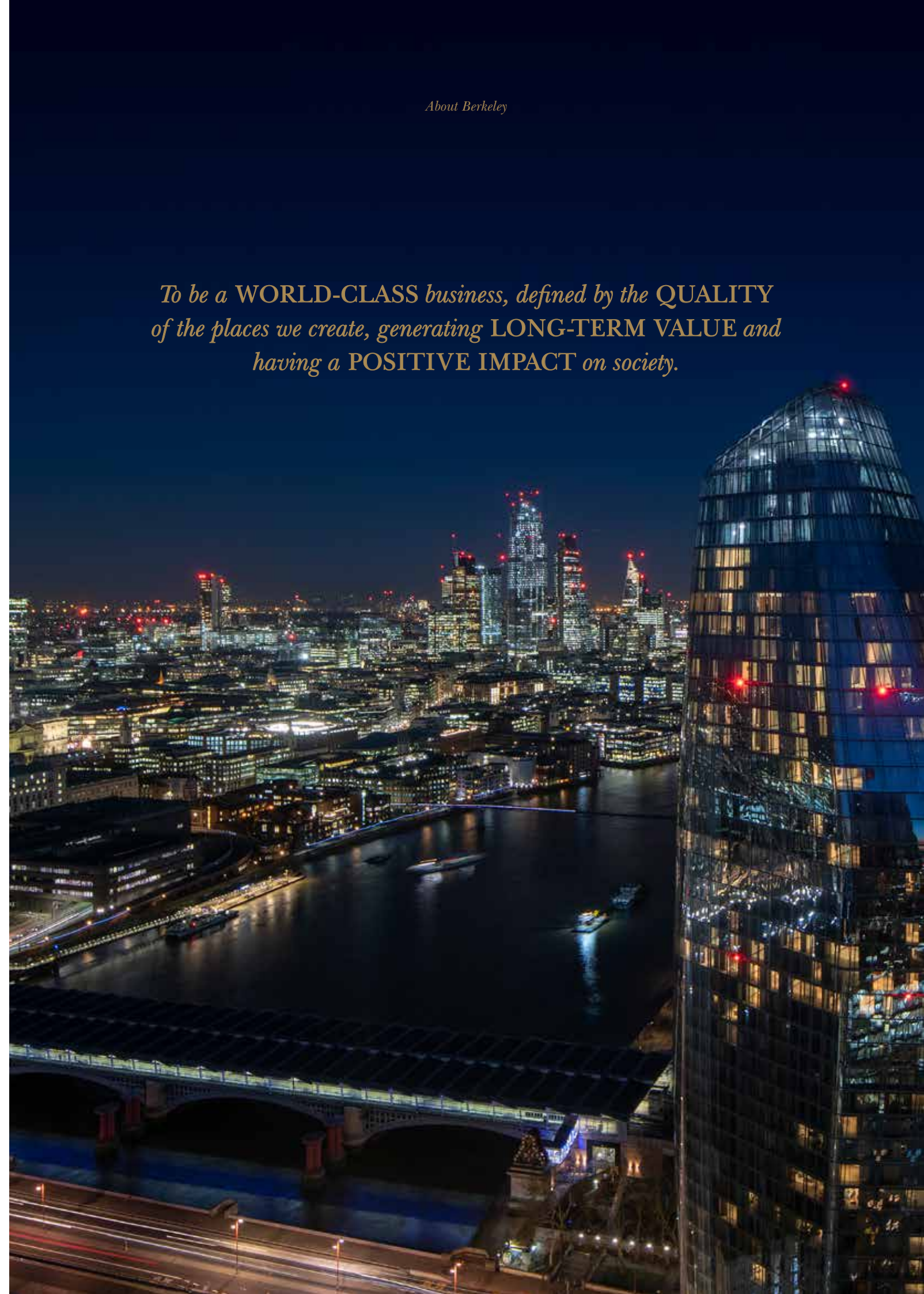
*We need to develop and therefore we always
LOOK TO IMPROVE what we do, so we would
like to hear your experience with us.*

PLEASE CONTACT US USING

CUSTOMERSERVICE.SOUTHERN@BERKELEYHOMES.CO.UK

THANK YOU

*To be a WORLD-CLASS business, defined by the QUALITY
of the places we create, generating LONG-TERM VALUE and
having a POSITIVE IMPACT on society.*





PRINCES CHASE

LEATHERHEAD

SALES & MARKETING SUITE

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**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

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's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Princes Chase is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. All paper is FSC certified. S891/05CA/0419