



ARCH & BLOOM



Computer generated image is indicative only.

A landmark new neighbourhood delivering a timeless collection of studio, 1, 2 & 3 bedroom homes across a 6.6-acre regeneration scheme in Guildford town centre.

A curated range of shops and cafés create a captivating atmosphere, while premium amenities make for exclusive downtime. Arch & Bloom combines contemporary living with vibrant public spaces and exceptional connectivity.

Berkeley
Designed for life

A NEW NEIGHBOURHOOD FOR GUILDFORD

Arch & Bloom introduces a vibrant new town centre neighbourhood designed around public squares, landscaped gardens and new retail spaces.



Aerial photography of Guildford, computer generated image of Arch & Bloom indicative only.

THE DEVELOPMENT



485 new homes



3 public squares



Landscaped gardens



Guildford inspired architecture



Private residents' gym



Cinema lounge



Co-working space with coffee bar



24 hour concierge



Sustainability-led development



21,000 sq ft commercial space



Redeveloped on-site bus station with 17 stands



Contemporary homes with premium finishes



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CONNECTIVITY

Guildford is one of the Surrey's best-connected commuter towns, with Friary Bus Station 2 minutes away and Guildford Station just a 7-minute walk.



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BY BUS

2 mins walk to Friary Bus Station

University of Surrey
10 mins

Guildford School of Acting
14 mins

Manor Park
17 mins

Surrey Sports Park
17 mins

Royal Surrey Hospital
18 mins

Guildford Veterinary School
26 mins



BY TRAIN

7 mins walk to Guildford Train Station

Woking
7 mins

Farnham
23 mins

Clapham Junction
31 mins

London Waterloo
33 mins

Reading
38 mins

Wimbledon
45 mins

Portsmouth
57 mins



BY CAR

Cobham
18 mins

RHS Garden Wisley
20 mins

Denbies Wine Estate
33 mins

Boxhill
35 mins

Heathrow Airport
35 mins

Gatwick Airport
41 mins

During peak hours. Source: Travel times from www.googlemaps.co.uk

EDUCATION

Guildford is one of Surrey's strongest education hubs.

	By bike / Distance	By car / Distance
NURSERIES		
Bright Horizons Guildford Day Nursery and Preschool	16 mins / 4.1 kms	9 mins / 4.0 kms
Kids Inc Day Nursery	17 mins / 4.5 kms	10 mins / 4.7 kms
PRIMARY SCHOOLS		
Pewley Down Primary School	7 mins / 1.0 km	4 mins / 1.1 kms
Burpham Foundation Primary School	15 mins / 4.2 kms	9 mins / 4.3 kms
SECONDARY SCHOOLS		
Royal Grammar School	4 mins / 0.45 kms	4 mins / 0.9 kms
Guildford High School for Girls	6 mins / 1.0 km	6 mins / 1.5 kms
Charterhouse School	32 mins / 8.7 kms	16 mins / 11 kms
FURTHER EDUCATION		
University Of Surrey	8 mins / 2.0 kms	7 mins / 3.2 kms
Guildford School of Acting	11 mins / 2.8 kms	7 mins / 3.2 kms

3rd

The University of Surrey is ranked 3rd in the South East¹

5

'Outstanding' or 'Good' rated secondary schools less than 1.7 miles from Arch & Bloom⁴

7

'Outstanding' or 'Good' rated primary schools less than 1.3 miles from Arch & Bloom³

4

Independent Schools less than 3 miles from Arch & Bloom²

Scan QR Code for our Education Guide



1. The Times & Sunday Times Good University Guide 2026
2. ISI, Ofsted 2022/23
3. Ofsted 2022/23
4. ISI, Ofsted 2022/23

EVERYTHING ON YOUR DOORSTEP

Guildford offers one of the most vibrant town centres in Surrey, within a 5 minute walk from Arch & Bloom there are...

250+

retail shops

ZARA

Levi's

GANT

REISS

Jo Malone



Barbour

lululemon

JIGSAW LONDON

MINT VELVET

100+

dining outlets are located in the town centre, offering a variety of cuisines from casual to fine dining.



Chinese



Japanese



Korean



Thai



Vietnamese



Indian



Modern British



European cuisine

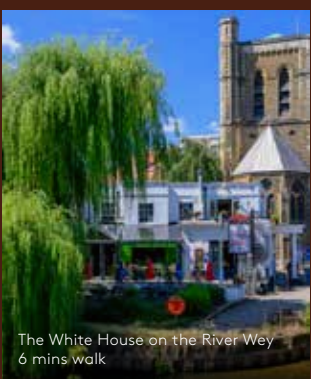
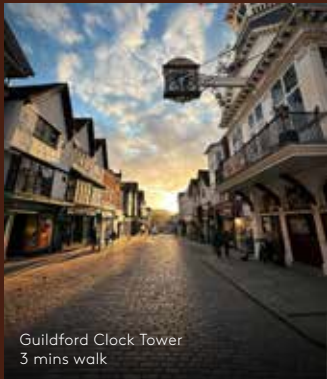
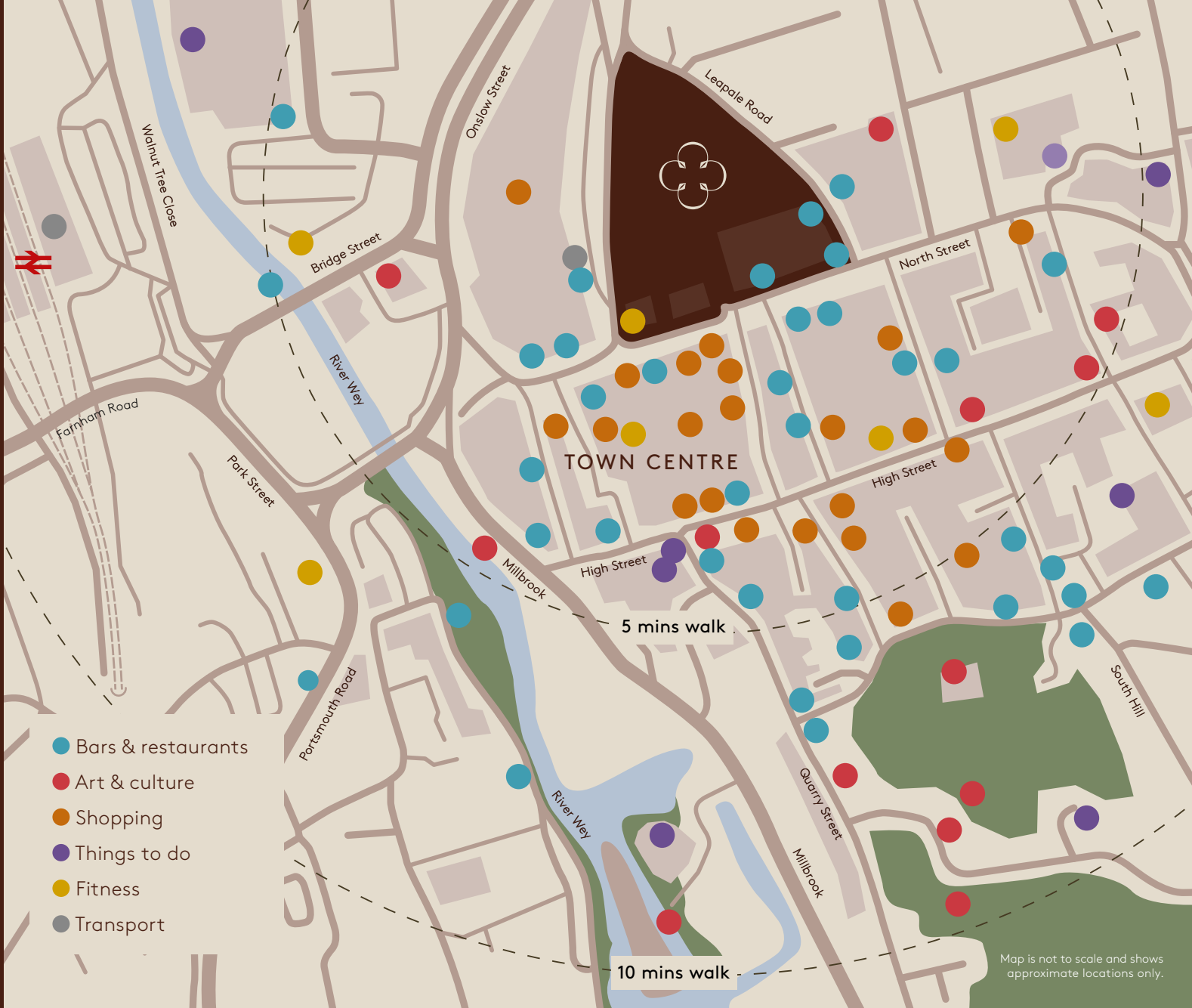


Coffee houses



Premium wine bars

Source: Guildford Dragon News; Visit Guildford.



Computer generated images are indicative only. Lifestyle images are indicative only.

WHY INVEST IN GUILDFORD?

£900m 39% 33mins

regeneration programme
underway

rental growth in
the last 5 years

to London Waterloo

74% 2.7m 176

of land protected by green
belt or conservation

jobs within a
60-minute commute

Only
homes delivered in Guildford
in the last five years

9.5% 15k+ 49%

population growth
(2011-2021)

students attend the
University of Surrey

economic growth
in last 10 years

Source: PriceHubble

APARTMENT MIX

	TOTAL	SIZE RANGE (SQ. FT.)
Studio	2	489
1 Bed	36	542 - 664
2 Bed	31	662 - 1,012
3 Bed	5	954 - 1,067

COMPLETIONS

The Cloverden (Core B1 & B2)
Q2/Q3 2029

ESTIMATED SERVICE CHARGE

The Cloverden B1 £4.50 psf
The Cloverden B2 £4.65 psf

THE AMENITIES

- 3 public squares
- Wellness garden
- Landscaped gardens
- Podium & rooftop gardens
- Cinema lounge
- 24 hour concierge
- State-of-the-art gym
- Co-working space with coffee bar
- Redeveloped on-site bus station with 17 stands

LOCATION

Guildford, Surrey GU1 4AF

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

To be confirmed

GROUND RENT

In line with Government
legislation, a Peppercorn
Rent will be applicable
to all apartments.

TENURE

999-year leasehold

BUILDING INSURANCE

10-year Build Warranty

THE DEVELOPER

Founded in 1976, Berkeley
is a leading developer of
outstanding homes, and
has won numerous awards
for quality, design and
customer service.

TERMS OF PAYMENT

- 10% of the purchase price
is payable within 21 days
of exchange of contracts
- A further 5% is payable
12 months after the
exchange date
- An additional 5% is
payable 18 months
after the exchange date
- The remaining 80% is
payable upon completion.

PARKING

General right to park,
£35,000 per space by
separate negotiation*

*Available for 2 and 3 bedroom
apartments only, please speak to a
sales consultant for more information

ARCH & BLOOM

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Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Computer Generated Imagery is indicative only. Maps are for illustration purposes only and not to scale. Travel times taken from Google.co.uk/maps, tfl.gov.uk and nationalrail.co.uk. Prices and details correct at time of going to press. Arch & Bloom was granted planning permission on 1st December 2023 by the Guildford Borough Council.