



BROADACRES
SOUTHWATER
WEST SUSSEX

Berkeley
Designed for life

BROADACRES
SOUTHWATER
WEST SUSSEX

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Designed for life

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Our Vision 2030

WELCOME TO

BROADACRES

SOUTHWATER
WEST SUSSEX

Introducing a stunning collection of 2, 3, 4 and 5 bedroom homes in the charming village of Southwater.

This stunning new destination combines traditional architecture with sophisticated interiors to create a beautiful collection of new homes designed to suit every lifestyle. With its countryside location, large open spaces, beautiful landscaping and strong sense of community, Broadacres offers the very best of Sussex living.



Photography of Broadacres

A TRADITIONAL
VILLAGE
SETTING

— *with real* —

COMMUNITY FEEL

Our homes at Broadacres are set back from the road, with rich planting, mature trees and ancient hedgerows carefully landscaped to create a natural environment.

Set against a backdrop of rolling Sussex countryside and surrounded by acres of parkland, Broadacres offers luxury living within the charming and friendly village of Southwater.



THOUGHTFUL INTERIORS

Berkeley build homes for life, with a commitment to high specification and an attention to detail rarely found in new homes today.

At Broadacres each home combines traditional skills, innovative design and state-of-the-art features. Here you will enjoy a new home that offers all the very best for today's lifestyle

Traditional taste meets modern features.

Take in the thoughtfully designed light-filled living areas, perfect for entertaining or unwinding, and the beautiful kitchens fitted with energy efficient appliances purposely combine traditional taste with modern day convenience.

Each home is highly energy efficient, and we only source quality materials from partners who share Berkeley's sustainability values, to ensure an environmentally-friendly home that you can enjoy for life.

And, for your peace of mind, there's a 10 year NHBC Buildmark Scheme guarantee in addition to a two year customer warranty from Berkeley.





A WHOLE
**LOT
MORE**
— to —
EXPLORE



HORSHAM (10 MINS) ↑

WORTHING ROAD

SOUTHWATER JUNIOR ACADEMY

SOUTHWATER INFANT ACADEMY

PLAY AREA

BROADACRES
SOUTHWATER
WEST SUSSEX

DOWNS LINK

SPORTS PITCHES

CRICKET PITCH AND PAVILION

WORTHING (24 MINS) →



BROADACRES

— is —

MORE THAN

A HOME

Communal areas have been carefully thought through as spaces for people to meet, socialise or simply sit and watch the world go by. Your new surroundings have been planned with nature and the great outdoors in mind, as an ideal place for people to live, work and play amongst the beautiful countryside.



— MAKING YOUR —
HOME WORK
FOR YOU



Every home has been designed with an office space to create a peaceful environment to support home working. Each home has been equipped with Cat 6 cabling to give you faster broadband speeds and more reliable online connections.

Stylish garden room home offices are also available on request.

— LESS WORK —
AND MORE
PLAY



Cricket Pavilion



Play area



Cricket Pavilion

An exciting array of facilities await the residents of Broadacres with a new village green, sports pavilion, cricket and football pitches, tennis courts, village pond and a natural play area, making it the ideal environment in which to settle and bring up a family.



Perfect your batting and bowling technique in our managed cricket grounds at Broadacres.

STUNNING

COUNTRY
LIVING

— *at* —

BROADACRES



COUNTRY LIVING



Green Areas | South Downs National Park



Green Areas | Southwater

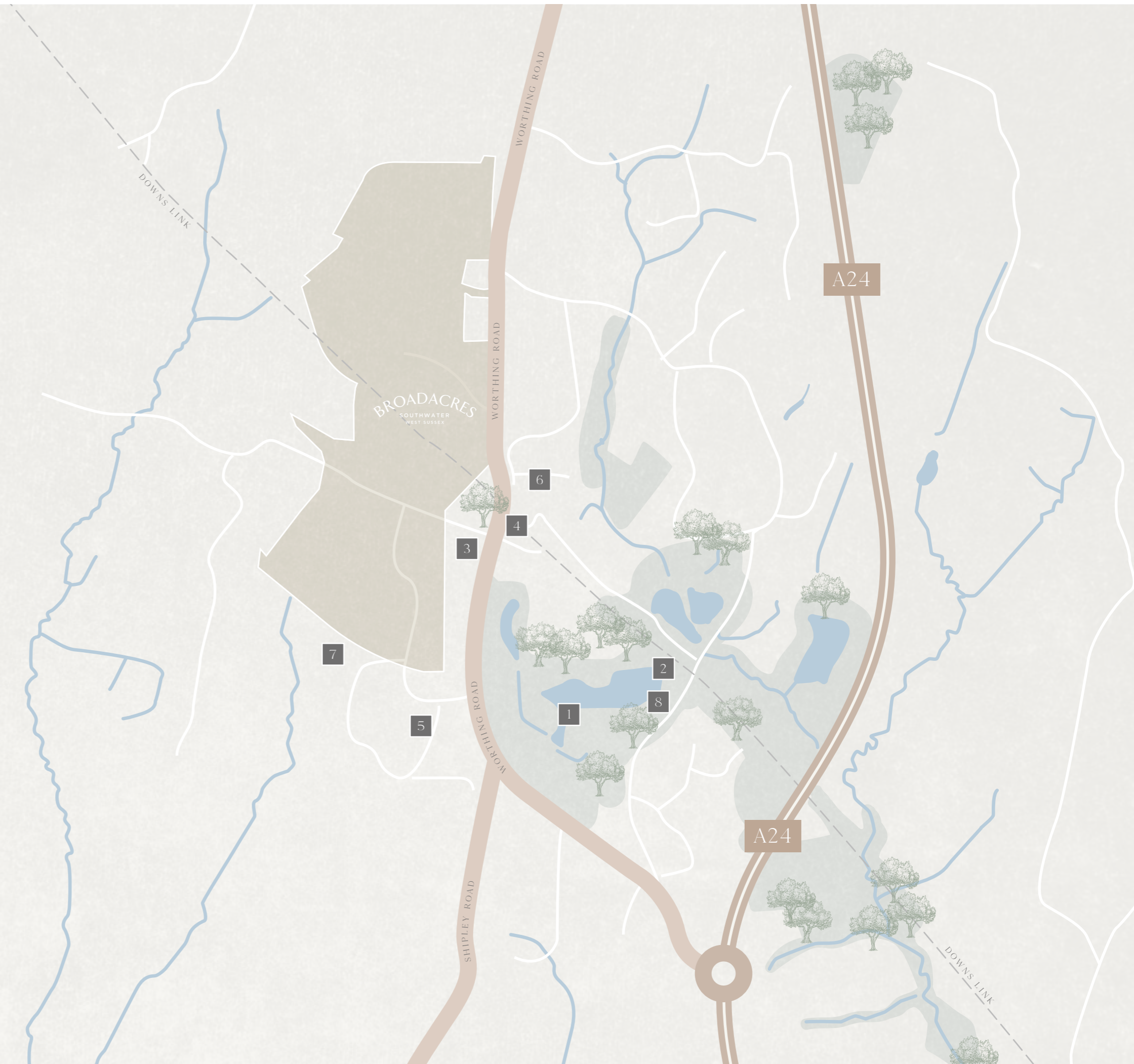
Just a short drive away, you have the stunning coastal views of South Downs National Park. Enjoy a walk along the chalky cliff trail and take in the tranquil scenery. The vast and varied route of the Downs Link gives you nearly 37 miles of stunning scenery to explore on foot, bike or horseback. Easily accessible by the Downs Link is the picturesque Southwater Country Park, which provides 90 acres of stunning countryside to explore all year round.

— COMMUNITY INSPIRED —
LOCAL AMENITIES

There's plenty to experience with Southwater's local amenities. From traditional woodfired pizzas to the community-run Southwater Sports Club offering a variety of indoor and outdoor recreational sports.

Voted as 'best pub food in Southwater' the Topsy Fox is a quaint country pub and dining experience just a short stroll or drive from Broadacres. With plenty of vegan options available, it offers a relaxing place to eat and drink over a traditional log fire.

- 01 SOUTHWATER COUNTRY PARK
- 02 SOUTHWATER SPORTS CENTRE
- 03 THE TIPSY FOX
- 04 LINTOT SQUARE
- 05 THE PIZZA OVEN
- 06 NEW HALDI INDIAN RESTAURANT
- 07 SOUTHWATER SPORTS CLUB
- 08 SOUTHWATER COUNTRY CAFÉ



— the —
MODERN
VILLAGE

IN SOUTHWATER

Described as a 'hidden gem', Southwater is friendly and welcoming. Southwater boasts an attractive village centre which combines modern amenities with traditional charm. Whether it's a florist, supermarket, gift shop, library, salon, or a place to eat and drink with friends, everything you need is on your doorstep.

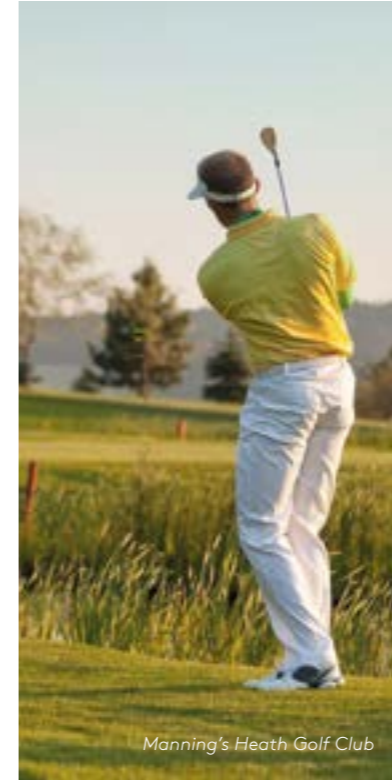
Southwater | Village Centre



Stems Florist | Southwater

EXPERIENCE
 — the —
 VILLAGE
 CHARM
 OF BROADACRES

Reconnect with the great outdoors and immerse yourself in countryside living with some great local amenities on your doorstep. Just a short drive away, you can enjoy the benefits of the award-winning Manning's Heath Golf Club, peaceful horse riding at the Forest Farm Riding School, or sail the lakes of Southwater Country Park.



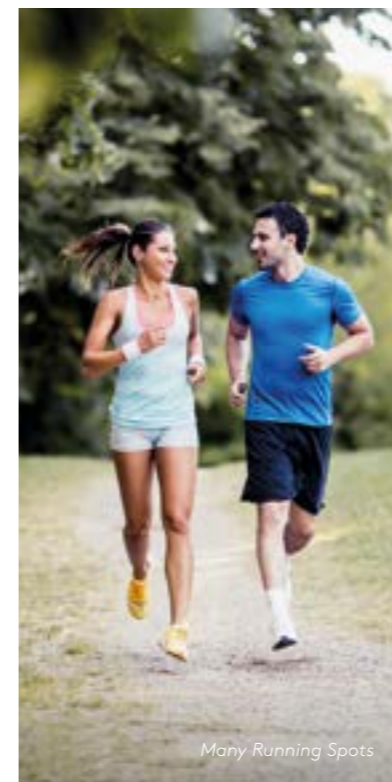
Manning's Heath Golf Club



Forest Farm Riding



Local Footpaths



Many Running Spots



Village Green



Local Lakes



— A PERFECTLY —
PLACED
LOCATION

At Broadacres you are superbly located to enjoy the very best of the countryside, city and coast.

ROAD AND RAIL

The A24 offers fantastic connections to the main motorway network to the north and the south, while Horsham train station is only 10 minutes from home and boasts excellent rail links to the capital and beyond.

CITY

With services to Victoria and London Bridge taking under an hour from Horsham, whether it's for work or play, London is within very easy reach.

COAST

The lovely seaside town of Brighton is only 30 miles away, famous for its stony beaches, pier amusements and characterful Lanes, there's plenty to see and do come rain or shine.

COUNTRYSIDE

Southwater Country Park is a short stroll away and the South Downs National Park is enviably nearby. Here you'll find endless opportunities to explore and be spoilt for choice when deciding where to visit next.

FURTHER AFIELD

Whether travelling for business or pleasure, Gatwick is just 25 minutes away and Heathrow is accessible in under an hour.



The Best Of All Worlds.

Broadacres is perfectly located for residents to make the most of what the city, coast and countryside has to offer.

With multiple connections to many of the UK's most popular cities and beaches, you'll be spoilt for choice deciding which one to visit first to make some more lasting family memories.



Easy Connection | Brighton



Multiple Rail Connections | Horsham Station

BY CAR

— 10 MINS —
HORSHAM
from Broadacres

— 20 MINS —
CRAWLEY
from Broadacres

— 25 MINS —
GATWICK
from Broadacres

— 40 MINS —
BRIGHTON
from Broadacres

BY RAIL

— 21 MINS —
**DORKING
STATION**
from Horsham Station

— 49 MINS —
**LONDON
VICTORIA**
from Horsham Station

— 52 MINS —
**BRIGHTON
STATION**
from Horsham Station

— 57 MINS —
**LONDON
BRIDGE**
from Horsham Station

All journey times are approximate and may not be direct. Source: googlemaps.co.uk and nationalrail.co.uk



Historic Streets | Guildford



Excellent Cafés | Guildford



Award Winning Restaurants | Guildford



Stunning Beaches | Brighton Pier



Denbies Wine Estate | Dorking

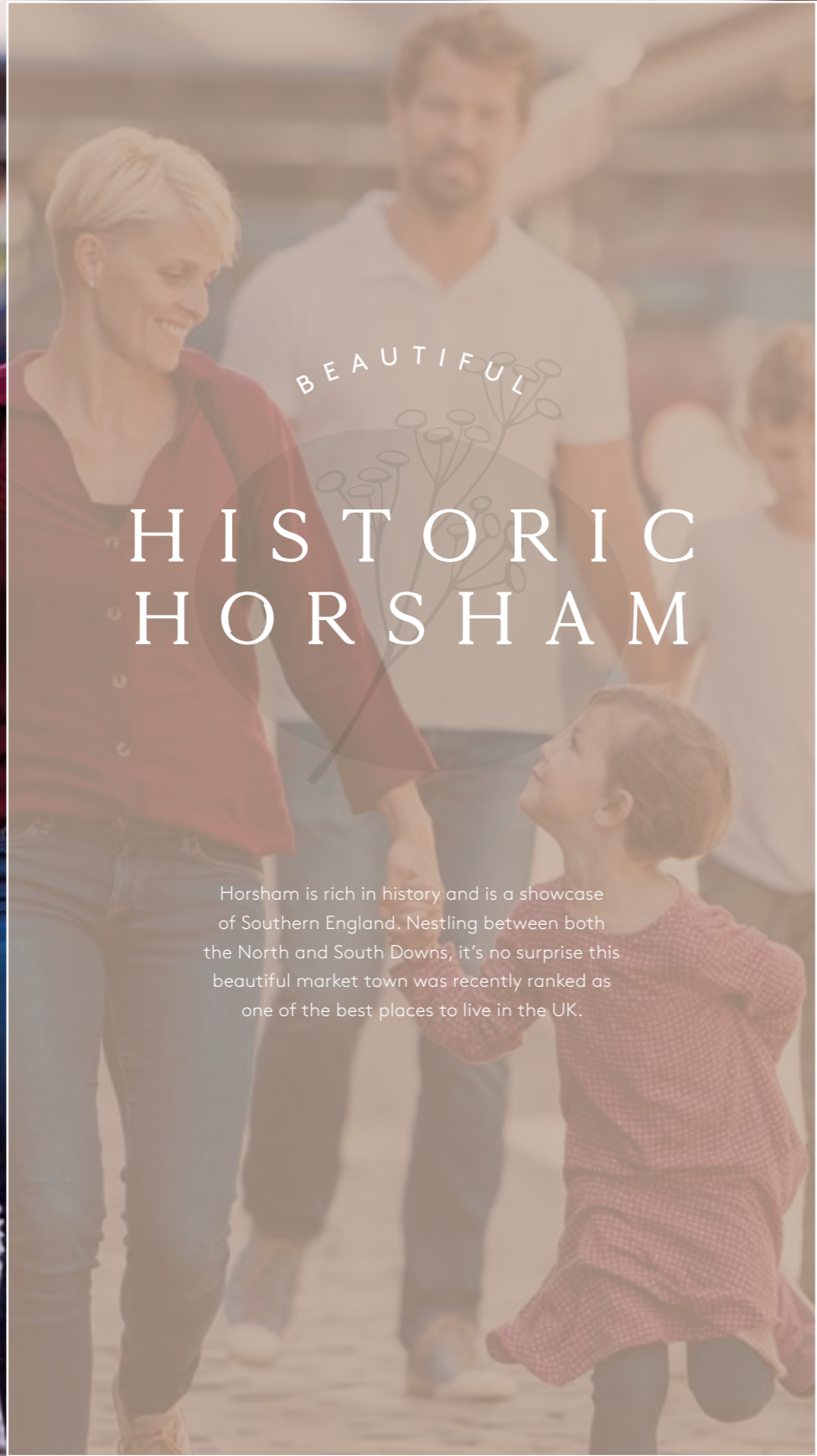
— LOCAL AREA —

FURTHER AFIELD

Broadacres is close to many flourishing country towns, each offering luxury shopping and a stylish café culture.

The cobbled high street of Guildford is just 40 minutes away in the car and is perfect for a spot of shopping. Fine dining is always on the menu in the region's profusion of excellent restaurants, and award-winning wines can be sampled at Denbies Wine Estate in Dorking, the largest vineyard in the UK.

Nearby Chichester and Brighton are cultural hotspots, where you can immerse yourself in music, literature and visual arts celebrated in festivals, concerts and exhibitions throughout the year. Take a wander down the historic Lanes of Brighton and discover quirky boutiques and independent crafters selling everything from vintage clothes to jewellery and collectibles.



BEAUTIFUL

HISTORIC HORSHAM

Horsham is rich in history and is a showcase of Southern England. Nestling between both the North and South Downs, it's no surprise this beautiful market town was recently ranked as one of the best places to live in the UK.



St. Mary's Church | Horsham



Gastro Pubs | Horsham



Shopping Sprees | Horsham

A bustling town with winding lanes, piazzas and arcades, Horsham attracts people from miles around. Home to many high street names and independent boutiques for weekend shopping sprees, or the cosmopolitan cafés, gastro-pubs and its Michelin Star restaurants also offer tempting places to meet and dine with friends.

To learn something about the town's history, visit the Horsham Museum and Gallery, or walk down the Causeway to St. Mary's Church, Horsham's thirteenth century hidden gem that has Norman origins.



EXCEPTIONAL EDUCATION



Excellent Secondary Education | Horsham



Great Local Infant Schools | Southwater

Give your children the very best start in life with a superb selection of both state and private schools close to Southwater.

The village has excellent primary schools with Southwater Academy benefiting from a very good reputation. Parents of older children have a choice of excellent state schools, along with some of the finest independent schools in the country, including the renowned Christ's Hospital one of the oldest schools in the United Kingdom. Nearby Billingshurst offers the Weald School, while Horsham has Tanbridge House School, Millais School for girls and The Forest School for boys, all rated outstanding by OFSTED.

— LOCAL TOP —

RATED SCHOOLS

From learning to talk, to learning complex mathematical equations, there are many schools local to Broadacres to help your child flourish. We've cherry-picked a selection here, to give you a feel for the range of choice you and your family have.

SOUTHWATER INFANT ACADEMY

Worthing Road, Southwater
West Sussex, RH13 9JH
www.southwaterinfantacademy.co.uk

THE SOUTHWATER JUNIOR ACADEMY

Worthing Road, Southwater
West Sussex, RH13 9JH
www.southwaterjunioracademy.co.uk

CASTLEWOOD PRIMARY SCHOOL

Castlewood Road, Southwater
West Sussex, RH13 9US
www.castlewood.w-sussex.sch.uk

THE FOREST SCHOOL

Comptons Lane, Horsham
West Sussex, RH13 5NT
www.theforestschool.com

MILLAIS SCHOOL

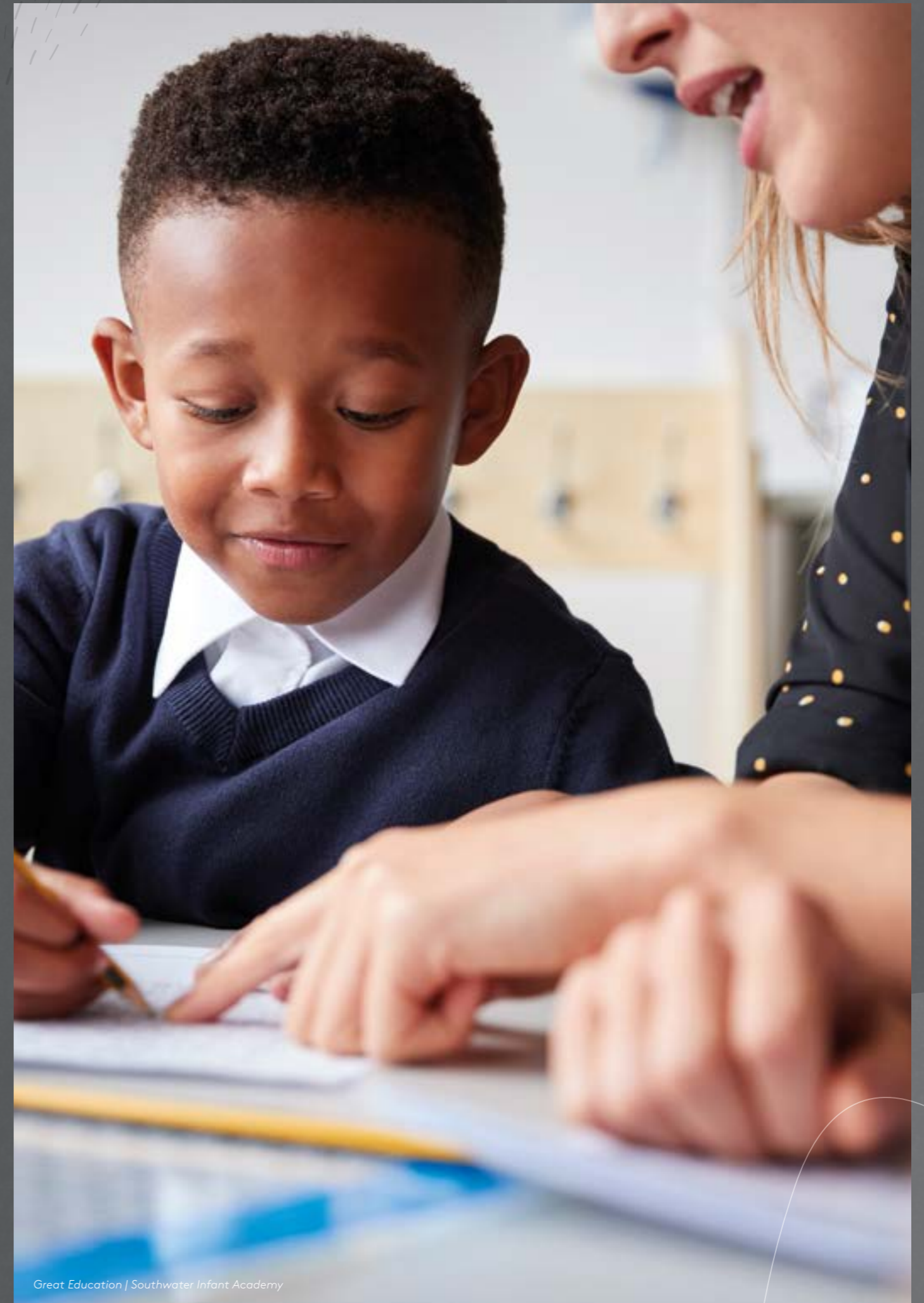
Depot Road, Horsham
West Sussex, RH13 5HR
www.millais.org.uk

TANBRIDGE HOUSE SCHOOL

Horsham, West Sussex
RH13 0YP
www.tanbridge-house-sch.co.uk

CHRIST'S HOSPITAL INDEPENDENT SCHOOL

Farthings Hill, Guildford Road, Horsham
West Sussex, RH12 1SR
www.christs-hospital.org.uk



Great Education | Southwater Infant Academy

— CARE & COMMUNICATION —
**CUSTOMER
 RELATIONS**

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From first contact to completion day and beyond, our dedicated Sales Team will help with any questions you may have.



- From the day you reserve until the day you move in, we will update you regularly on progress
- You will be given your own log in credentials at reservation to access your personal MyHome Plus account where you will be able to view the development, property, construction progress and buying process information
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all our customers
- Our Sales Team will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We'll meet you in your new home to demonstrate all its functions and facilities
- We personally hand over your key on completion day and make sure everything is to your satisfaction
- The 2-year Berkeley Homes warranty with 24-hour emergency service has a dedicated customer service telephone number and you will have the added security protection of a 10 year NHBC warranty

— ONLINE SERVICES —

MAKING YOUR MOVE
easier with myHome
PLUS

MyHome Plus is an online service designed to help you manage key aspects of your new home at anytime from anywhere around the world.



1. FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.



2. MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.



**3. OPTIONS & CHOICES
 SELECTION**

We are able to offer some choices on certain internal finishes of your new home. This will of course depend on what stage of construction the property has reached at the time of your reservation. We will invite you to view the interior selections available for the internal finishes that you have an option to choose from. Alternatively, the options can be discussed over the telephone and selected via MyHome Plus.



**4. CONSTRUCTION
 PROGRESS**

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

REGISTER BY VISITING BERKELEYGROUP.CO.UK/MY-HOME/SIGN-IN

— A LEADER IN —

SUSTAINABLE HOUSE BUILDING



The Berkeley Group is a leader in sustainable urban regeneration. Our goal is to be world-class in the area of sustainability, both in terms of running our business efficiently and considerately and by developing sustainable places for people to thrive in. Winners of the Sustainable Housebuilder of the Year 2019, we are committed to being a responsible business which thinks about the long-term. Sustainability to the Berkeley Group, in its simplest terms, is about people, the planet and prosperity. We think about these three aspects during our operational activities and also in terms of the places we create.



Sustainable Housebuilder of the Year



SIMPLY A BETTER WAY OF LIVING

The Berkeley Group has won many prestigious awards for the quality, design and sustainability of our developments. We have a strategy designed to raise our standards higher still. The 'Our Vision 2030' strategy means that you are buying a home from a sustainable business that takes its responsibilities towards the environment, its workforce and the communities in which it works, very seriously.

GREENER, MORE ECONOMICAL HOMES

At Broadacres, we have incorporated a range of features that make it easy for residents to live a sustainable lifestyle, from energy saving light fittings and energy efficient kitchen appliances to recycling bins and high levels of thermal insulation. These homes are also designed to use less water and their CO2 emissions are lower than an average home, saving you significant amounts on your utility bills and reducing the overall contribution to climate change.



REDUCING WATER USE

The water consuming fixtures and fittings in the homes at Broadacres are carefully selected to make sure that they use less water than the average household in the UK. Water efficient features in these homes include toilets with dual flush mechanisms.

A COMMITMENT TO THE FUTURE

We set targets to reduce water use and CO2 emissions associated with our construction and business operations. We also aim to reuse or recycle a high proportion of our construction, demolition and excavation waste.

LET'S HELP THE HEDGEHOGS

As part of Berkeley's commitment to nature, we've promised to take action to help prevent Hedgehog numbers dropping further. We are working with wildlife rescue centres, and have volunteered Broadacres as a safe place for this endangered native species to thrive. Every home with a garden fence will feature a 'Hedgehog Highway'. These are specially designed 150mm doors at the bottom of timber fences which will allow Hedgehogs to safely move through back gardens without the need to go onto roads or footpaths.



— PROFESSIONAL SERVICE —

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.

*“98% of our
customers would
recommend us
to their family
and friends.”*

TRANSFORMING TOMORROW

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**





GET IN TOUCH

Sales & Marketing Suite

Open daily 10am - 5pm
 Worthing Road, Southwater,
 West Sussex, RH13 9FB

Tel: 01403 334000

www.broadacres-southwater.co.uk
sales@broadacres-southwater.co.uk



Protection for new-build home buyers

Maps are not to scale and show approximate locations only. 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. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley reserves the right to make these changes as required. 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. 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. Broadacres 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. S833/37CA/0324



Berkeley
Designed for life