

# THE SOUTHERN COUNTIES COLLECTION

Discover our beautiful neighbourhoods  
through Hampshire, Kent, Surrey and Sussex





HARTLAND VILLAGE, FLEET

# WELCOME HOME

A very warm welcome to The Southern Counties Collection by Berkeley. In these pages, we'll explore a collection of carefully designed homes and friendly communities across the South of England.



**BEN ANNETTS**  
Sales and Marketing Director



**DANIEL CHIPPS**  
Head of Sales



**NATALIE DAY**  
Divisional Head of International Sales

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# WELCOMING COMMUNITIES AND WONDERFUL PLACES TO LIVE

At Berkeley, we believe your home is your sanctuary. It's the place you rest, relax and enjoy beautiful moments among family and friends. It's where you make precious memories, raise your children and grow old in comfort and security.

Our passion is to create homes and places of lasting quality and beauty. We think carefully about how you experience your home and neighbourhood each day. Where can you meet, relax, shop, exercise or play? What do you see and feel as you turn each corner? How can we help you meet your neighbours, make friends and have fun? And how can we create a sense of community and belonging?

Finding answers to these questions is what really excites us. It's why each neighbourhood we create is uniquely designed. It's why we build with great care and attention to detail. It's why we choose quality products and materials that stand the test of time.

Places created in this way do a great deal of good. They are sustainable, welcoming, friendly, beautiful and lasting. They are carefully stitched into the local fabric and help to strengthen and re-energise the communities around them.



# COMMITTED TO CUSTOMERS

At Berkeley, we put our customers at the heart of every decision we make. We are always mindful that we are building your home: a place for you to enjoy, relax in and feel secure.

Buying a home is a huge decision. We want you to be delighted with the home you buy from us, but also with the service you receive during your journey and beyond the move-in date.

Our bespoke approach responds to our customers' needs, creating beautiful homes and welcoming places that complement your lifestyle and enhance your wellbeing.

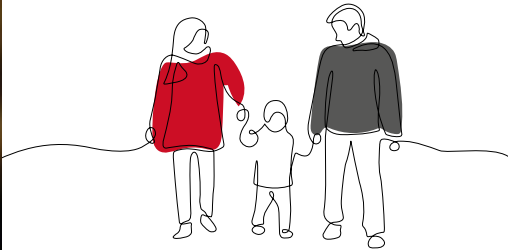
From the home-buying experience, to the quality of our homes, we are committed to delivering world-class service every step of the way. And our customers tell us that we're delivering on our promise. We're proud that 97.5% of our customers would recommend us to a friend.

Following independent assessment, we've received the Investor in Customers Gold rating, a mark of trust and reassurance, for the sixth time.



*97.5% of customers would recommend us to a friend, compared to the industry average of 90%.*

(HBF, March 2023)





# DELIVERING ON OUR PROMISES

We have a real passion for what we do. We believe that housebuilding should be about much more than building homes. It is about creating places to live, but also to work, learn, and connect with others. We invest in the future, making a real difference to the communities we work in.

## FINANCIAL STRENGTH

In the last year, we contributed more than £2.6bn to the UK GDP.



We are a FTSE 100 company with a strong business model and a balance sheet to support our strategic goals. We maintain the strength to invest and deliver our long-term projects through economic cycles.

## COMMITMENT TO CUSTOMERS

We achieved the Investor in Customers Gold rating for the sixth year running, based on an independent review of feedback from customers.



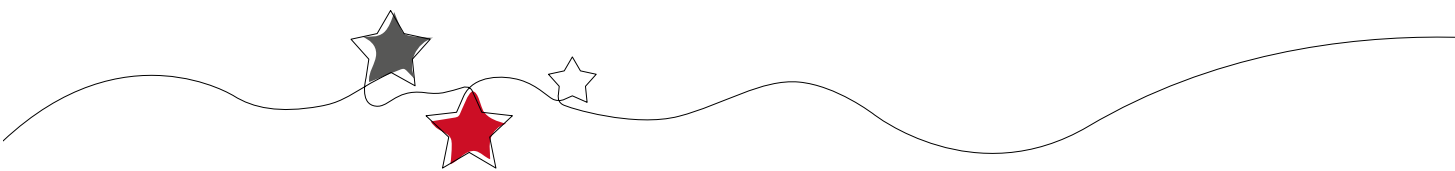
Our customers are at the heart of every decision we make. We constantly improve and innovate to deliver some of the best homes on the market and provide personalised and professional customer service.

## SUSTAINABLE BY DESIGN

95% of construction waste was reused or recycled in 2022-2023.



We are committed to making a positive impact on society, the economy, and the natural world. Our sustainable strategy includes commitments to climate action, nature recovery, conserving water, minimising waste, and promoting sustainable living.



*Our Vision is to be a world-class business, trusted to transform the most challenging sites into exceptional places and to maximise our positive impact on society, the economy, and the natural world.*

## INDUSTRY LEADING TALENT

We invest in our people, with 10% of our workforce made up of apprentices, graduates and sponsored students.



Our people are the key to our shared business success. As part of our business strategy, we are committed to attracting the best talent in the industry and creating a positive workplace for our employees to grow and thrive.

## TRUSTED BRANDS

In the last year, we directly employed 2,800 highly skilled people (as of April 2023).



We operate through a decentralised structure, with six core brands. Each team is empowered to use their expertise and local market knowledge to create high-quality homes and manage risk.

## STRONG RELATIONSHIPS

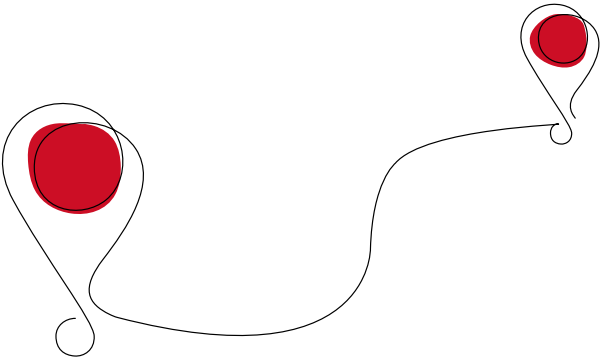
In the last year, the Berkeley Foundation supported more than 6,000 vulnerable people through its grant programmes and charity partnerships.



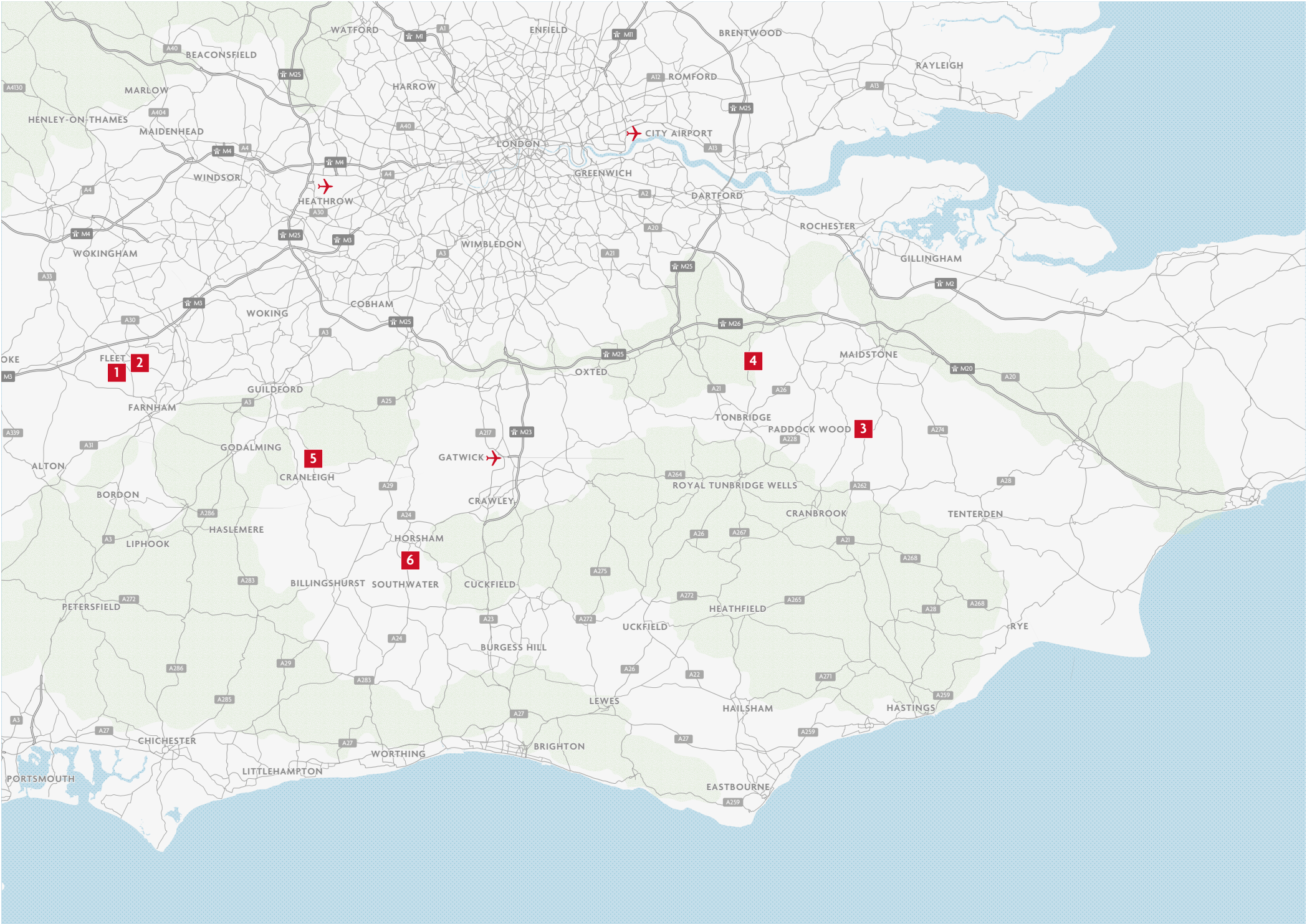
We are highly collaborative, working in close partnerships with councils, communities, charities, and landowners who share our core vision and purpose. Together, we create sustainable places of lasting quality and social value.

# WHERE WE OPERATE

Working in markets that we know and understand, we revive underused land, creating welcoming, sustainable and nature-rich places where communities thrive and people enjoy a great quality of life.

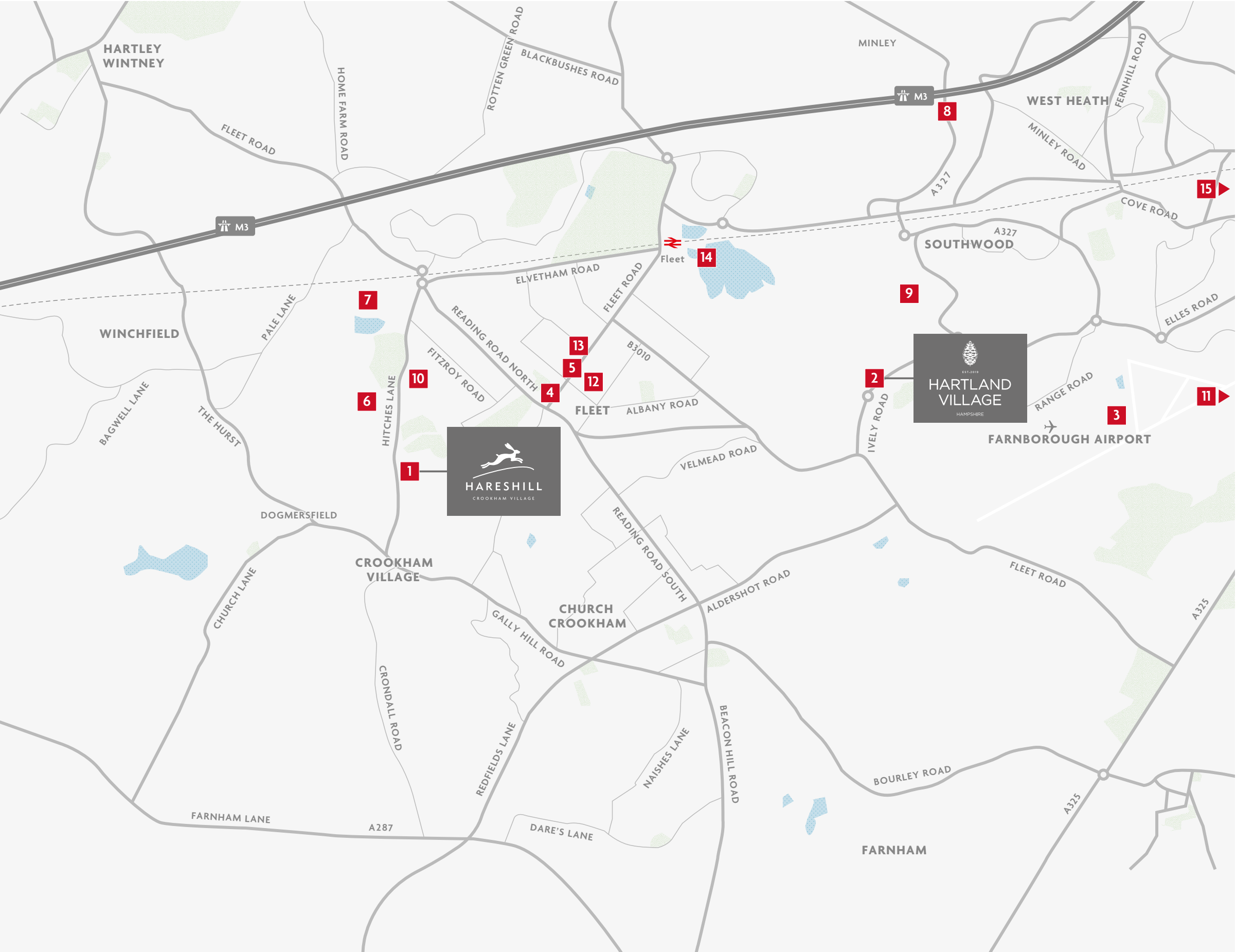


DEVELOPMENT NAME	HOME TYPE	DRIVING TIMES TO LONDON	DISTANCE TO LONDON	PAGE
HAMPSHIRE				
1 Hareshill	Houses	73 minutes	43 miles	12
2 Hartland Village	Apartments / Houses	65 minutes	40 miles	14
KENT				
3 Foal Hurst Green	Houses	85 minutes	46 miles	18
4 Oakhill	Apartments / Houses	75 minutes	44 miles	22
SURREY				
5 Leighwood Fields	Apartments / Houses	82 minutes	41 miles	26
SUSSEX				
6 Highwood Village	Apartments / Houses	85 minutes	41 miles	30



Journey times and distances are approximate only.  
Sources: Google Maps. Map is not to scale and is indicative only.





# FLEET, HAMPSHIRE

- 1** Hareshill
- 2** Hartland Village
- 3** Farnborough Airport
  - 14 minutes, 5.8 miles from Hareshill
  - 6 minutes, 1.8 miles from Hartland Village
- 4** Fleet Town Centre
  - 5 minutes, 2.1 miles from Hareshill
  - 6 minutes, 2 miles from Hartland Village
- 5** Hart Shopping Centre
  - 6 minutes, 2.3 miles from Hareshill
  - 7 minutes, 2.2 miles from Hartland Village
- 6** Hart Leisure Centre
  - 2 minutes, 0.6 miles from Hareshill
  - 11 minutes, 4 miles from Hartland Village
- 7** Edenbrook Country Park
  - 3 minutes, 0.9 miles from Hareshill
  - 11 minutes, 4 miles from Hartland Village
- 8** M3 Access to London & South Coast
  - 14 minutes, 9.7 miles from Hareshill
  - 5 minutes, 2.2 miles from Hartland Village
- 9** Hartland Country Park
  - 10 minutes, 4.4 miles from Hareshill
  - 4 minutes, 1.7 miles from Hartland Village
- 10** Calthorpe Park School
  - 2 minutes, 0.5 miles from Hareshill
  - 12 minutes, 3.9 miles from Hartland Village
- 11** Salesian College
  - 15 minutes, 7.4 miles from Hareshill
  - 9 minutes, 3.8 miles from Hartland Village
- 12** Waitrose
  - 6 minutes, 2.2 miles from Hareshill
  - 7 minutes, 2.3 miles from Hartland Village
- 13** M&S
  - 6 minutes, 2.2 miles from Hareshill
  - 7 minutes, 2.2 miles from Hartland Village
- 14** Fleet Station
  - 6 minutes, 2.4 miles from Hareshill
  - 7 minutes, 2.4 miles from Hartland Village
- 15** Farnborough Station
  - 16 minutes, 6.3 miles from Hareshill
  - 9 minutes, 3.3 miles from Hartland Village

Journey times and distances are approximate only.  
Sources: Google Maps. Map is not to scale and is indicative only.



HARESHILL



KITCHEN



LIVING

# HARESHILL

Fleet, GU51 – Berkeley



A greener place to call home.

A beautiful new collection of homes in the picturesque village of Crookham near Fleet in Hampshire, edged with native trees and encompassing an ancient copse. The homes are located among green pathways, nature, and play areas.



SCAN QR  
CODE TO VIEW  
VIDEO OF  
DEVELOPMENT

### HIGHLIGHTS

- Brand new community centre
- Edenbrook Country Park close by
- 5 minute\* drive from fantastic shops, restaurants, and pubs in Fleet town centre
- Surrounded by an excellent selection of schools
- Direct train line to London Waterloo in 40 minutes\*

### AVAILABILITY

- 2 bedroom houses from £475,000
- 3 bedroom houses from £585,000
- 4 bedroom houses from £835,000
- 5 bedroom houses from £1.1m

### SERVICE CHARGE: PRICE PER SQUARE FOOT

£0.26 – £2.60

### TENURE

Freehold

### LAUNCH DATE

2021

### COMPLETION DATE

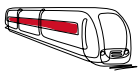
Phase 3.1 from May 2025  
Phase 3.2 from February 2026

### TOTAL NUMBER OF HOMES

548

### CONTACT

01252 218 279  
[www.hareshill-fleet.co.uk](http://www.hareshill-fleet.co.uk)



**TRAVEL BY TRAIN** from Fleet Station  
Clapham Junction – 34 minutes  
London Waterloo – 40 minutes



**TRAVEL BY CAR**  
Fleet Train Station – 10 minutes (3 miles)  
Heathrow Airport – 30 minutes (24.4 miles)  
Gatwick Airport – 57 minutes (49.7 miles)  
London – 73 minutes (42.1 miles)



**TRAVEL BY FOOT**  
Fleet town centre – 27 minutes (1.2 miles)  
Hart Leisure centre – 10 minutes (0.6 miles)



**SHOPS & LOCAL AMENITIES**  
Less than a mile from Hareshill, the centre of town is where you will find traditional tea rooms, bustling cafés and High Street restaurants as well as local pubs and eateries.

The Hart Shopping Centre has many well known brands including Waitrose and Boots. The nearby High Street is also home to the library, banks and other independent retailers.



**EDUCATION**  
All Saints Church Of England Junior School  
Co-education (7-11 years)  
4 minute drive (1.5 miles)

Calthorpe Park School  
Co-education (11-16 years)  
2 minute drive (0.5 miles)

Court Moor Comprehensive School  
Co-education (11-16 years)  
8 minute drive (2.7 miles)

Dogmersfield Church of England Primary School  
Co-education (4-11 years)  
3 minute drive (1.1 miles)



### KEY FACT

We have created a SANG (Suitable Alternative Natural Green Space), which will link to Edenbrook Country Park and provide over 5km of footpaths and trails.

\*Journey times are approximate only. Sources: Google Maps.  
Prices correct at time of going to print. Photography is indicative only.



# HARTLAND VILLAGE

Fleet, GU51 – St Edward



Discover a village for life.

Hartland Village is a new community in the heart of the Hampshire countryside, just minutes from the thriving commuter town of Fleet with its excellent fast links to London and the motorway network. These thoughtfully designed houses and contemporary apartments are surrounded by rich natural woodland.



### HIGHLIGHTS

- Nestled in a beautiful countryside setting, surrounded by over 100 acres of open space and parkland
- A new Village Centre which will include a primary school, crèche, supermarket and café to create a thriving community
- A short drive to Fleet and Farnborough town centres
- Just 36 minutes\* by train to London Waterloo
- High-performing schools in Fleet and surrounding villages
- Shuttle bus service transporting residents to and from Farnborough Main Station\*\*

### AVAILABILITY

- Hartland Mews – 3 & 4 bedroom houses from £535,000
- Pinewood Green – 2 & 3 bedroom houses from £465,000
- 1, 2 & 3 bedroom apartments from £305,000

### SERVICE CHARGE: PRICE PER SQUARE FOOT

From £0.65

### TENURE

- Houses – Freehold
- Apartments – Leasehold – 999 years

### RENTAL YIELDS

Up to 5.82%

### LAUNCH DATE

Launched in 2019

### COMPLETION DATE

Hartland Mews: Ready to move into  
Pinewood Green: Ready to move into from October 2025

### TOTAL NUMBER OF HOMES

1,500 homes

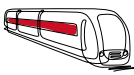
### CONTACT

01252 218 167  
www.hartlandvillage.co.uk



### KEY FACT

Hartland Village is enhancing biodiversity through landscaping, ponds, over 1,000 new trees, dedicated wildlife habitats and the creation of a 70 acre Country Park.



### TRAVEL BY TRAIN

#### Guildford

17 minutes from Farnborough North Station

#### Woking

18 minutes from Farnborough Station

#### Reading

27 minutes from Farnborough North Station

#### Clapham Junction

29 minutes from Farnborough North Station

#### London Waterloo

36 minutes from Farnborough Station



### TRAVEL BY CAR

- Fleet Town Centre – 4 minutes (2 miles)
- Fleet Train Station – 6 minutes (2.4 miles)
- Farnborough – 6 minutes (2.9 miles)
- Farnborough North Station – 10 minutes (3.9 miles)
- Farnham – 13 minutes (6.2 miles)
- Camberley – 16 minutes (6.5 miles)
- Guildford – 28 minutes (15.4 miles)
- Heathrow Airport – 26 minutes (22.2 miles)
- Woking – 33 minutes (23.2 miles)
- Gatwick Airport – 52 minutes (47.8 miles)
- London – 65 minutes (40 miles)



### SHOPS & LOCAL AMENITIES

Between Hartland Village's closest towns, Fleet, Farnborough, Camberley and Farnham, there is an excellent choice for dining out, shopping and local amenities.



### EDUCATION

#### Fleet Infant School

Co-education (4-7 years)  
2 minute drive (1.2 miles)

#### The Wavell School

Co-education (11-16 years)  
7 minute drive (3.6 miles)

#### Calthorpe Park School

Co-education (11-16 years)  
10 minute drive (3.9 miles)

\*Journey times are approximate only. Sources: Google Maps.  
Prices correct at time of going to print. \*\* Monday - Friday, excluding bank holidays, between 6am - 9am and 4pm - 8pm if booked in advance.  
Photography is indicative only. Computer generated image is indicative only.



LAKESIDE, PHASE 1 AT HARTLAND VILLAGE

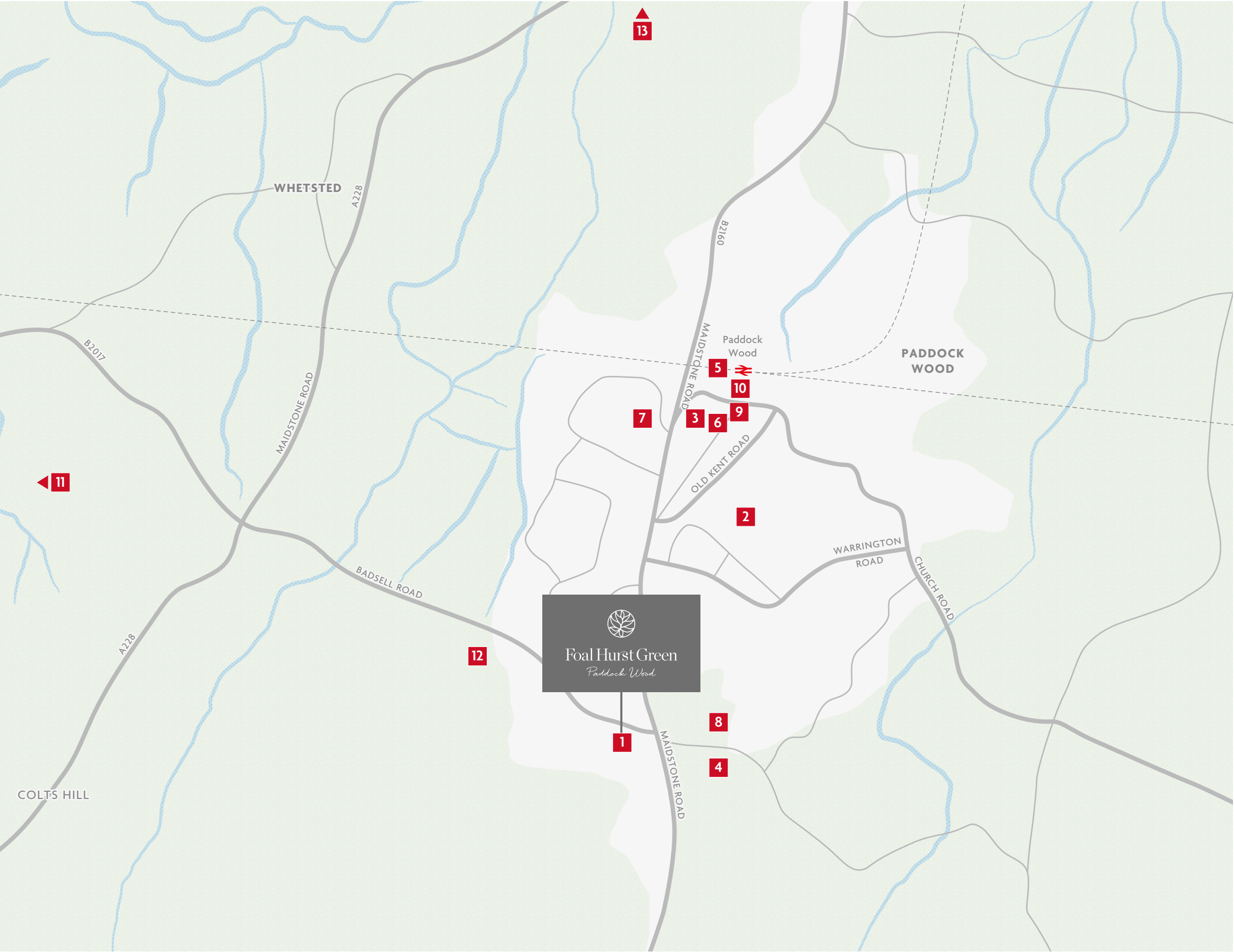


FORTHCOMING VILLAGE CENTRE



OPEN PLAN LIVING





# PADDOCK WOOD, KENT

- 1 Foal Hurst Green
- 2 Paddock Wood Primary Academy – 5 minutes (0.8 miles)
- 3 Bumble Bee Nursery – 5 minutes (0.8 miles)
- 4 Mascalls Academy – 3 minutes (0.4 miles)
- 5 Paddock Wood Station – 5 minutes (0.9 miles)
- 6 Costa Coffee – 5 minutes (0.8 miles)
- 7 Paddock Wood Doctors Surgery – 5 minutes (0.8 miles)
- 8 Putlands Sports & Leisure Centre – 2 minutes (0.3 miles)
- 9 Tesco Express – 5 minutes (0.8 miles)
- 10 Waitrose – 6 minutes (1 mile)
- 11 London Gatwick Airport – 45 minutes (37.6 miles)
- 12 Foal Hurst Wood – 2 minutes (0.4 miles)
- 13 Bluewater Shopping Centre – 45 minutes (27.6 miles)

Journey times and distances are approximate only.  
Sources: Google Maps. Map is not to scale and is indicative only.



# Foal Hurst Green

Paddock Wood, TN12 – Berkeley



A world apart from the everyday.

Foal Hurst Green is an exceptional development of traditional Kentish style architectural homes. Get a breath of fresh air with our 5 acre nature reserve and adjoining 29 acre ancient woodland. The development is surrounded by excellent educational facilities and transport links into London located less than half a mile away.



SCAN QR  
CODE TO VIEW  
VIDEO OF  
DEVELOPMENT

## HIGHLIGHTS

- The Duck Pond is the focal point of the development with play areas and beautiful landscaping
- Direct train links into London Bridge in 41 minutes\*
- Surrounding 12 acre meadow
- The motorway network is close by, giving easy access to the coast, London and beyond
- Rail links from Ebbsfleet International are 28 miles away and provide great access to multiple European destinations\*

## AVAILABILITY

- 3 bedroom houses from £455,000
- 4 bedroom houses from £700,000
- 5 bedroom houses from £825,000

**SERVICE CHARGE: PRICE PER SQUARE FOOT**  
£0.45

## TENURE

Freehold

## RENTAL YIELDS

3%

## LAUNCH DATE

2021

## COMPLETION DATE

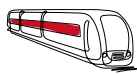
From Winter 2026

## TOTAL NUMBER OF HOMES

413

## CONTACT

01892 346 690  
www.foalhurstgreen.co.uk



**TRAVEL BY TRAIN** from Paddock Wood Station  
London Bridge – 41 minutes  
London Waterloo East – 45 minutes  
Charing Cross – 49 minutes



**TRAVEL BY CAR**  
Royal Tunbridge Wells – 15 minutes (6.5 miles)  
Sevenoaks – 24 minutes (13.7 miles)  
Bluewater Shopping Centre – 38 minutes (29.9 miles)  
Gatwick Airport – 40 minutes (37.3 miles)  
Heathrow Airport – 60 minutes (58.1 miles)  
London – 85 minutes (45.4 miles)



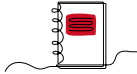
**TRAVEL BY FOOT**  
Paddock Wood Train Station – 18 minutes (0.8 miles)  
Mascalls Corner Bus Stop – 9 minutes (0.4 miles)



**TRAVEL BY BUS** from Mascalls Corner  
Tunbridge Wells Station  
Number 6 & 205 bus. 25 stops. Runs every hour  
Paddock Wood Town Centre  
Number 205 bus. 3 stops. Runs every hour



**SHOPS & LOCAL AMENITIES**  
Foal Hurst Green is within walking distance to Paddock Wood high street where you'll find great schools, sporting facilities and the train station.



**EDUCATION**  
Paddock Wood Primary School  
Co-education (5-11 years)  
3 minute drive (0.5 miles)  
Mascalls Academy  
Co-education (11-18 years)  
1 minute drive (0.3 miles)  
Quest School  
Co-education (5-19 years)  
7 minute drive (3.2 miles)



THE DUCK POND



BEDROOM



KITCHEN

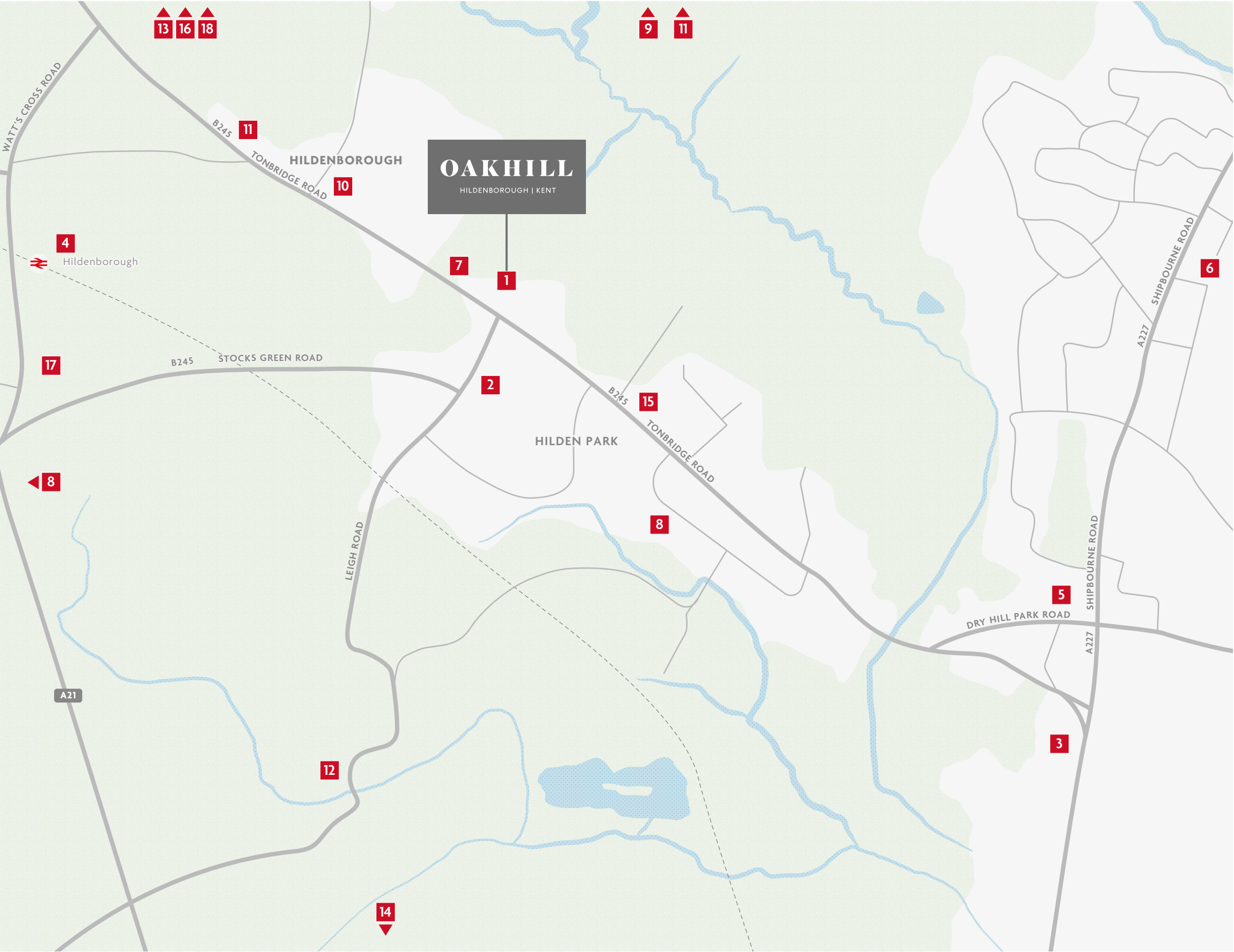


## KEY FACT

The 5 acre nature reserve in Foal Hurst Green is home to many plant and animal species, enhancing local biodiversity.

\*Journey times are approximate only. Sources: Google Maps.  
Prices correct at time of going to print. Photography is indicative only.





# HILDENBOROUGH, KENT

- 1 Oakhill
- 2 Green Park Primary School – 2 minutes (0.4 miles)
- 3 Tonbridge School – 5 minutes (1.8 miles)
- 4 Hildenborough Station – 5 minutes (1.6 miles)
- 5 Hilden Oaks Preparatory School & Nursery – 6 minutes (1.6 miles)
- 6 Hugh Christie School – 13 minutes (2.7 miles)
- 7 Cold Harbour Lane Bus Stop – 3 minutes (0.2 miles)
- 8 London Gatwick Airport – 37 minutes (29.1 miles)
- 9 Ightham Mote Estate – 10 minutes (4 miles)
- 10 Ridings Café – 2 minutes (0.5 miles)
- 11 The Chaser Inn – 9 minutes (4 miles)
- 12 The Plough and Barn – 5 minutes (1.4 miles)
- 13 Nizels – 6 minutes (2.4 miles)
- 14 Haysden Country Park – 16 minutes (6.2 miles)
- 15 M&S – 2 minutes (0.7 miles)
- 16 Sevenoaks High Street – 14 minutes (5 miles)
- 17 Hilden Golf Club – 5 minutes (1.8 miles)
- 18 Sevenoaks Leisure Centre – 17 minutes (5.4 miles)

Journey times and distances are approximate only.  
Sources: Google Maps. Map is not to scale and is indicative only.



# OAKHILL

Kent, TN11 – Berkeley

OAKHILL  
HILDENBOROUGH | KENT

An exclusive gated parkland estate.

Tucked away in the heart of the countryside, Oakhill is one of Kent’s best-kept secrets. Enter the gated estate to discover an exquisite collection of homes set in a 30 acre historic parkland, with lovingly restored 19th-century Oakhill House as its focal point. With trains to London Bridge in just 32 minutes\*, Oakhill is a rural escape that doesn’t compromise on connections.



SCAN QR  
CODE TO VIEW  
VIDEO OF  
DEVELOPMENT

HIGHLIGHTS

- Exclusive gated development
- Set in 30 acres of beautiful, mature landscaping with existing ponds
- Conversion of existing buildings as well as a Grade II Listed building
- Private underground parking for apartments and separate parking for houses
- Excellent school catchment area including Tonbridge and Sevenoaks Schools
- Exclusive residents’ facilities including gym, cinema, Padel court, BBQ area and co-working space

AVAILABILITY

- 5 Bedroom houses from £1.4m
- 1, 2 & 3 Bedroom apartments from £295,000

SERVICE CHARGE: PRICE PER SQUARE FOOT

£1.70 – £1.75

TENURE

Apartments – Leasehold – 999 years  
Houses – Freehold

RENTAL YIELDS

Apartments up to 4.8%

LAUNCH DATE

2023

COMPLETION DATE

Ready to move into now

TOTAL NUMBER OF HOMES

165

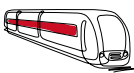
CONTACT

01732 608 580  
www.oakhill-hildenborough.co.uk



KEY FACT

We’re retaining 555 trees and planting over 80 new ones, alongside long-term management of the existing mature landscape.



TRAVEL BY TRAIN from Hildenborough Station

- Sevenoaks – 6 minutes
- Tonbridge – 14 minutes
- Royal Tunbridge Wells – 14 minutes
- London Bridge – 32 minutes
- London Waterloo – 42 minutes
- Charing Cross – 48 minutes



TRAVEL BY CAR

- Hildenborough Train Station – 3 minutes (1.5 miles)
- Tonbridge – 6 minutes (2 miles)
- Royal Tunbridge Wells – 20 minutes (8.9 miles)
- Bluewater Shopping Centre – 25 minutes (21.9 miles)
- Gatwick Airport – 31 minutes (29 miles)
- Heathrow Airport – 52 minutes (49.8 miles)
- Hastings – 62 minutes (33.2 miles)



TRAVEL BY FOOT

- Coldharbour Lane Bus Stop
- 3 minute walk (0.2 miles)



TRAVEL BY BUS

- from Coldharbour Lane Bus Stop
- Tunbridge Wells Station**  
Number 402 bus. 9 stops. Runs every hour
- Sevenoaks Bus Station**  
Number 402 bus. 1 stop. Runs every 30 minutes



SHOPS & LOCAL AMENITIES

In Royal Tunbridge Wells and Sevenoaks you will find a blend of well-loved brands and family-run businesses. Whether you’re looking for sophisticated dining or a relaxed lunch at the pub, you’ll find just that.



EDUCATION

**Stocks Green Primary School**

- Co-education (5-11 years)
- 2 minute drive (0.3 miles)

**Leigh Academy Tonbridge**

- Co-education (11-18 years)
- 10 minute drive (2.8 miles)

**Sevenoaks School**

- Co-education (11-18 years)
- 10 minute drive (4.7 miles)

**Tonbridge School**

- Boys (11-18 years)
- 5 minute drive (1.8 miles)



OAKHILL COPSE



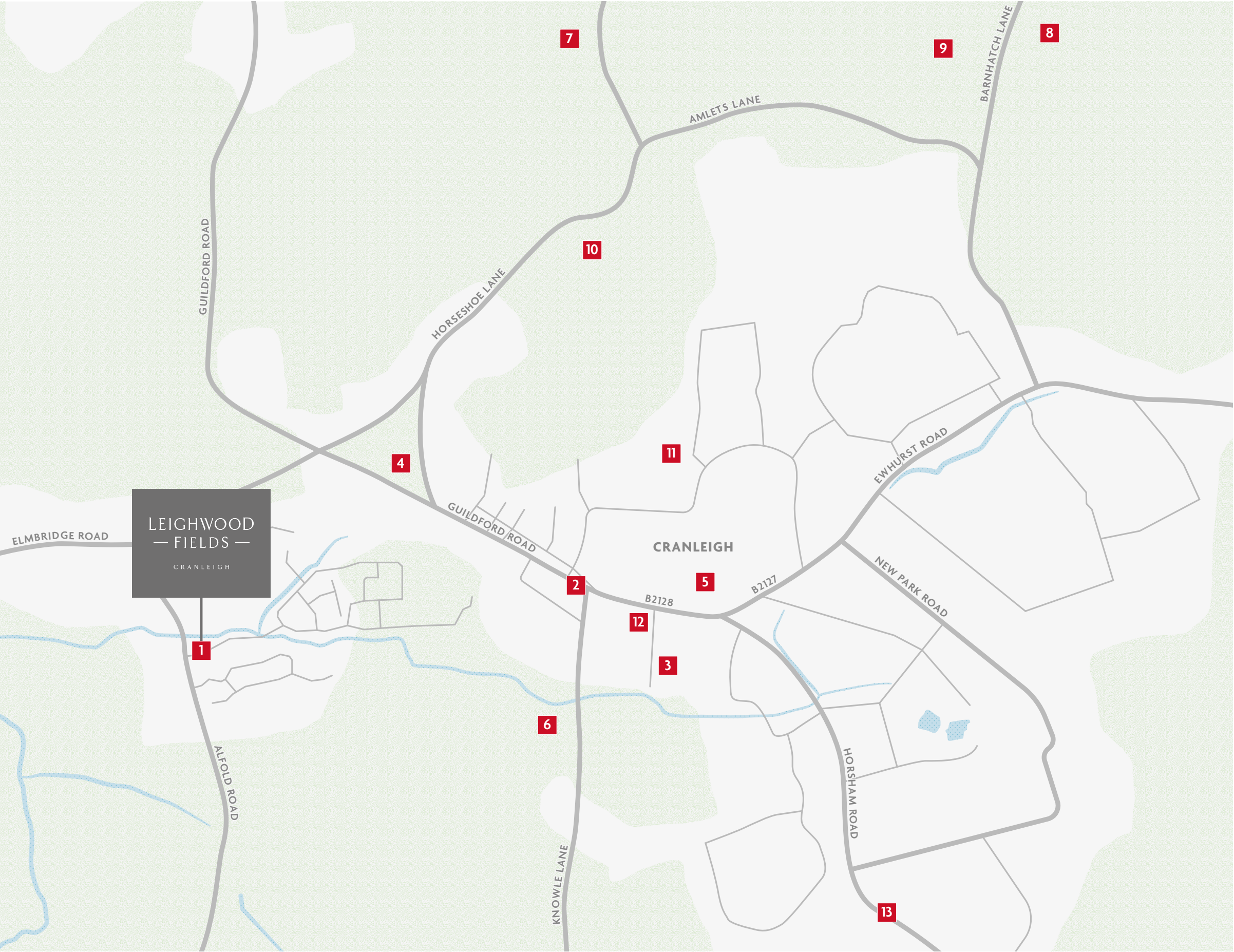
NICHOLSON HOUSE



PADEL COURT

\*Journey times are approximate only. Sources: Google Maps.  
Prices correct at time of going to print. Photography is indicative only.





# CRANLEIGH, SURREY

- 1** Leighwood Fields
- 2** High Street – 4 minutes (1 mile)
- 3** Cranleigh Leisure Centre – 5 minutes (1.2 miles)
- 4** Cranleigh Cricket Club – 3 minutes (0.8 miles)
- 5** Cranleigh Arts Centre – 5 minutes (1.2 miles)
- 6** Knowle Park, Country Park – 4 minutes (1.2 miles)
- 7** Cranleigh School – 4 minutes (1.3 miles)
- 8** Cranleigh Golf and Country Club – 7 minutes (2.6 miles)
- 9** St Josephs Specialist School & College – 6 minutes (2.1 miles)
- 10** Cranleigh Preparatory School – 4 minutes (1.3 miles)
- 11** Glebelands School – 5 minutes (1.3 miles)
- 12** M&S – 4 minutes (1.1 miles)
- 13** A281 Access To Guildford – 4 minutes (1.5 miles)

Journey times and distances are approximate only.  
Sources: Google Maps. Map is not to scale and is indicative only.





A SOUGHT-AFTER NEIGHBOURHOOD



KITCHEN



LEIGHWOOD MANOR APARTMENTS

# LEIGHWOOD FIELDS

LEIGHWOOD  
— FIELDS —

Cranleigh, GU6 – Berkeley

CRANLEIGH

Exquisitely crafted.

Leighwood Fields is set in a hidden oasis in the heart of rural Surrey. This tranquil neighbourhood is within walking distance from the bustling Cranleigh High Street, with its independent shops, cafés, and outstanding schools.



SCAN QR  
CODE TO VIEW  
VIDEO OF  
DEVELOPMENT

#### HIGHLIGHTS

- A sought-after neighbourhood in a desirable postcode
- Located in Surrey Hills, an Area of Outstanding Natural Beauty
- Village green and natural play areas for residents to enjoy
- 24 minute\* drive to Guildford station, 30 minute\* train journey from Guildford to Waterloo and 55 minute\* drive to Brighton
- Neighbouring the bustling town of Guildford

#### AVAILABILITY

- 2 bedroom apartments from £735,000
- 2 bedroom houses from £450,000
- 3 bedroom houses from £625,000
- 4 bedroom houses from £715,000

#### SERVICE CHARGE: PRICE PER SQUARE FOOT

From £0.42

#### TENURE

Freehold

#### RENTAL YIELDS

Up to 4.6%

#### LAUNCH DATE

2019

#### COMPLETION DATE

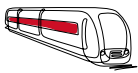
The Maples: Ready to move into now  
The Orchards: Ready to move into from January 2026

#### TOTAL NUMBER OF HOMES

425

#### CONTACT

01483 975 574  
www.leighwoodfields.co.uk



**TRAVEL BY TRAIN** from Guildford Station  
London Waterloo – 32 minutes  
Clapham Junction – 53 minutes



**TRAVEL BY CAR**  
Horsham – 24 minutes (13.6 miles)  
Guildford – 26 minutes (9.4 miles)  
Gatwick Airport – 41 minutes (24 miles)  
Heathrow Airport – 45 minutes (30.6 miles)  
Brighton – 62 minutes (34 miles)  
London – 82 minutes (40.7 miles)



**TRAVEL BY FOOT**  
Alfold Road Bus Stop – 6 minutes (0.3 miles)



**TRAVEL BY BUS** from Alfold Road  
**Cranleigh Town Centre**  
Number 42 bus. 3 stops

**Guildford Station**  
Number 24 bus. 25 stops



**SHOPS & LOCAL AMENITIES**  
Friendly Cranleigh Village offers a wide range of shops and supermarkets, pubs, cafés, restaurants, schools and bus services. There's also a doctor's surgery, leisure centre, post office and footpath to the Downs Link close by.



**EDUCATION**  
**Park Mead School**  
Co-education (4-11 years)  
8 minute drive (2.1 miles)  
**Glebelands School**  
Co-education (11-16 years)  
5 minute drive (1.3 miles)  
**Cranleigh School**  
Co-education (13-18 years)  
4 minute drive (1.3 miles)



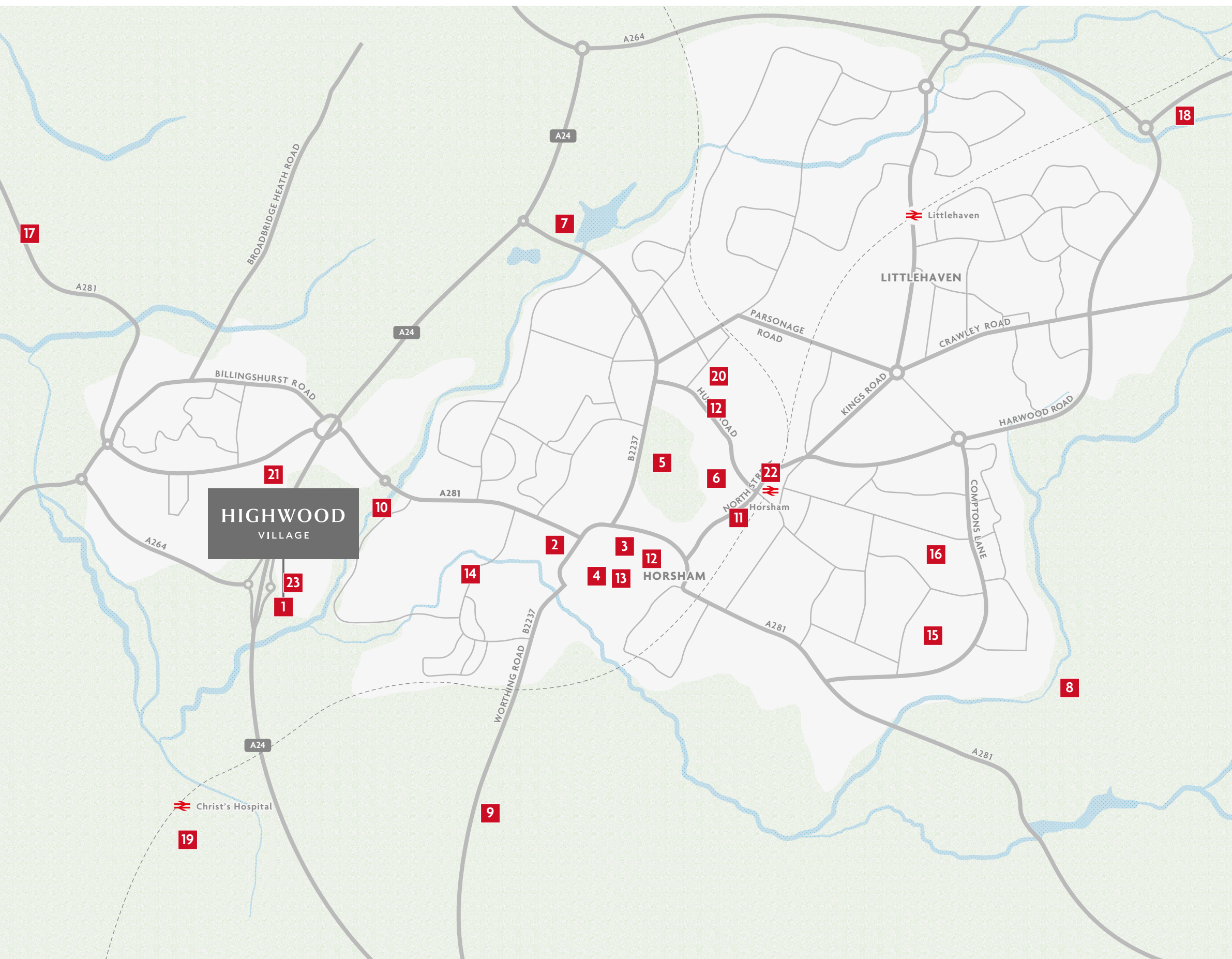
#### KEY FACT

Residents can enjoy a 62 acre open country park, featuring a lake, outdoor performance spaces, and a children's adventure park adjacent to Leighwood Fields.

\*Journey times are approximate only. Sources: Google Maps. Prices correct at time of going to print. Computer generated image and photography is indicative only.



# HORSHAM, WEST SUSSEX



- 1** Highwood Village
- 2** John Lewis / Waitrose – 6 minutes (2.0 miles)
- 3** M&S – 6 minutes (2.1 miles)
- 4** Horsham Town – 6 minutes (2.2 miles)
- 5** Horsham Park – 6 minutes (2.9 miles)
- 6** Horsham Leisure Centre – 8 minutes (3.1 miles)
- 7** Warnham Nature Reserve – 4 minutes (2.0 miles)
- 8** Horsham Rugby Club – 11 minutes (4.0 miles)
- 9** Horsham Football Club – 5 minutes (2.2 miles)
- 10** Tanbridge House School – 4 minutes (1.2 miles)
- 11** The Capitol Theatre – 7 minutes (2.4 miles)
- 12** Everyman Cinema – 6 minutes (2.2 miles)
- 13** Horsham Museum – 8 minutes (2.3 miles)
- 14** Arunside Primary School – 4 minutes (1.8 miles)
- 15** The Forest School – 10 minutes (3.3 miles)
- 16** Millais School – 10 minutes (4.2 miles)
- 17** Farlington School – 5 minutes (2.6 miles)
- 18** Little Barn Owls Nursery & Farm School – 9 minutes (5.2 miles)
- 19** Christ's Hospital Boarding School – 9 minutes (3.7 miles)
- 20** The College of Richard Collyer – 6 minutes (2.7 miles)
- 21** The Bridge Leisure Centre – 5 minutes (1.7 miles)
- 22** Horsham Train Station – 7 minutes (3.1 miles)
- 23** Highwood BMX Track – 1 minute (0.1 miles)

Journey times and distances are approximate only.  
Sources: Google Maps. Map is not to scale and is indicative only.





SENSE OF COMMUNITY



GREEN OPEN SPACES



OPEN PLAN KITCHEN/DINING

# HIGHWOOD VILLAGE

HIGHWOOD  
VILLAGE

Horsham, RH12 – Berkeley

Your modern village.

Highwood Village is a sought-after development nestled in the Sussex countryside, within walking distance from the market town of Horsham. Boasting excellent travel links, river walks, pump track and a vibrant community, Highwood Village is an ideal modern village for all ages to relish.

SCAN QR  
CODE TO VIEW  
VIDEO OF  
DEVELOPMENT

#### HIGHLIGHTS

- Walking distance to Horsham Town Centre
- Fantastic amenities nearby
- In the catchment area for excellent schools
- Reach London Victoria in 51 minutes\* and Gatwick Airport in 25 minutes\*
- An abundance of nature and wildlife

#### AVAILABILITY

- 1 bedroom apartments from £275,000
- 2 bedroom apartments from £315,000
- 2 bedroom houses from £465,000
- 3 bedroom houses from £665,000
- 4 bedroom houses from £825,000
- 5 bedroom houses from £1.1m

#### SERVICE CHARGE: PRICE PER SQUARE FOOT

Houses: £0.23 – £0.25

#### TENURE

Freehold

#### RENTAL YIELDS

Houses up to 5%

#### LAUNCH DATE

2012

#### COMPLETION DATE

Ready to move into from Spring 2026  
Final completion 2029.

#### TOTAL NUMBER OF HOMES

1,100

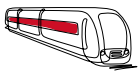
#### CONTACT

01403 582 562  
www.highwoodvillage.co.uk



#### KEY FACT

Here's to more greenery for the residents and the wildlife. We're planting over 1,000 trees, promoting biodiversity and strengthening resilience against climate change.



#### TRAVEL BY TRAIN

from Horsham Station  
Gatwick Airport – 19 minutes  
Clapham Junction – 45 minutes  
Brighton – 52 minutes  
London Victoria – 53 minutes  
London Waterloo – 66 minutes



#### TRAVEL BY CAR

Gatwick Airport – 22 minutes (16.7 miles)  
Dorking – 23 minutes (14 miles)  
Brighton – 32 minutes (23.4 miles)  
Guildford – 39 minutes (20 miles)  
Chichester – 50 minutes (31 miles)  
Heathrow Airport – 53 minutes (39.6 miles)  
London – 85 minutes (40.4 miles)



#### TRAVEL BY FOOT

Hillside Bus Stop – 17 minutes (0.8 miles)



#### TRAVEL BY BUS

from Hillside  
**Horsham Town Centre**  
Number 93 bus. 4 stops

#### Horsham Train Station

Number 68 bus. 8 stops



#### SHOPS & LOCAL AMENITIES

With a mix of independent retailers and high street brands, including John Lewis, Horsham is a popular shopping destination and means you never have to travel far to enjoy the brands you love. The town centre has an abundance of bars and restaurants.



#### EDUCATION

##### Farlington School

Co-education (4-18 years)  
6 minute drive (2.6 miles)

##### Arunside School

Co-education (5-11 years)  
4 minute drive (1.8 miles)

##### Tanbridge House School

Co-education (11-16 years)  
4 minute drive (1.2 miles)

\*Journey times are approximate only. Sources: Google Maps.  
Prices correct at time of going to print. Photography is indicative only.



# THE BERKELEY FAMILY

The Berkeley Group is made up of six autonomous companies: Berkeley, St Edward, St George, St James, St Joseph and St William. All are devoted to the same ideals; creating quality homes, strengthening communities and making a positive difference to people's lives in the locations we develop, always underpinned by concepts of sustainability, community and regeneration.



SEE MORE IMAGES, VIDEOS AND PLANS ONLINE  
For further information about our developments and to register for a copy of the Berkeley Portfolio please scan the QR code or visit: [www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk) or call our Sales Offices where our teams will be very happy to help you.



## Berkeley

Designed for life

Established in 1976, Berkeley is the largest division within the Group, operating within London and the South of England. It delivers a diverse range of projects from large regeneration sites with 4,000 new homes to specialist projects such as the Elizabeth line station at Royal Arsenal Riverside.

## St Edward

Designed for life

Established as a joint venture company co-owned by Berkeley Group and M&G Investments. The powerful combination of the two companies' strengths and complementary skills provides a strong vehicle for delivering unique residentially-led developments.

## St George

Designed for life

Specialises in high quality mixed-use sustainable regeneration in central London, transforming large areas of brownfield land, reviving the City landscape and creating thriving new destinations.

## St James

Designed for life

Established in 1996, originally as a joint venture with Thames Water. Over the past twenty years, the company has established a reputation as a design-conscious developer which continues to regenerate sites and transform them into attractive developments whose design not only creates desirable places to live, but also has a positive impact on the environment.

## St Joseph

Designed for life

St Joseph was established to deliver developments in the Midlands. The business believes that inspiring public realm is the cornerstone of a happy, thriving community and it is committed to delivering the very best developments for local people.

## St William

Designed for life

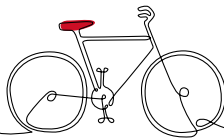
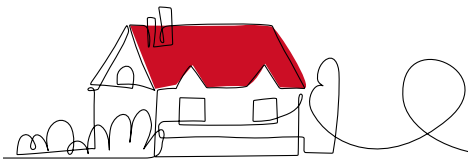
A joint venture between National Grid and the Berkeley Group. The goal is to transform industrial sites from a bygone age into beautiful places which people call home. St William has unlocked some of the most technically complex regeneration sites at the heart of communities across London and the South of England, creating homes for everyone.



# TRANSFORMING TOMORROW

At the beginning of 2021, we refined our long-term business strategy to align it with the pressing issues of the next decade. It is called Our Vision 2030. It sets out long-term goals which impact upon what we create and how we work. We will continue to create places that stand the test of time, by focusing on customers, quality, communities, climate action and nature.

*Our vision is to be a world-class business, trusted to transform the most challenging sites into exceptional places and to maximise our positive impact on society, the economy and the natural world.*



## 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.



SCAN QR CODE FOR  
MORE INFORMATION  
ON HOW WE ARE  
TRANSFORMING TOMORROW



# ACCOLADES



Across Berkeley we continue to strive to be the best at what we do, and have received many awards for quality, construction and customer service.

Our customers remain very positive about the standard and finish of our work, and in feedback and independent surveys, 97.5% say they would recommend us to a friend. They can be assured that our attention to detail and quality will remain as high as ever across every one of our sites.

We are honoured, too, to have won awards in the following key areas of our business:

- CUSTOMER SERVICE
- LANDSCAPE DESIGN
- ARCHITECTURE
- HEALTH AND SAFETY
- SUSTAINABILITY
- BUSINESS PRACTICE
- INTERIOR DESIGN
- OVERALL DEVELOPMENT DESIGN
- CONSTRUCTION
- LAND AND PLANNING

We have also received the Queen’s Award for Enterprise twice (in 2008 and 2014), a significant business accolade and one of which we are extremely proud.

These results are testament to our unwavering commitment to creating successful, sustainable places and strengthening communities.

Below are just some of the awards Berkeley Group won in 2024.



Best Large Housebuilder



Most Admired Company



Gold and Outstanding Achievement Award



Large Developer of the Year



Best Regeneration Initiative







Berkeley  
Group

Proud members of the Berkeley Group:

Berkeley  
Designed for life

St Edward  
Designed for life

St George  
Designed for life

St James  
Designed for life

St Joseph  
Designed for life

St William  
Designed for life