LEIGHWOOD FIELDS

The Orchards

Berkeley
Designed for life

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LEIGHWOOD FIELDS

FIND YOUR FOREVER



Your forever home

Discover a truly superb place to call home, and build a life for the years to come.

At Leighwood Fields, you'll find stunning Arts and Crafts-inspired houses surrounded by tree-lined avenues, fields and woodland. Elegant, traditional features adorn every home, such as bay windows, gables and porches.

Inside, the rooms are spacious and filled with light, offering designer kitchens and bathrooms with luxury finishes throughout. Outside, every house comes with a well-sized garden and parking.

LEIGHWOOD
— FIELDS —


Leighwood Fields

never far from nature

When you live at the heart of Leighwood Fields, you're only ever a moment from nature. From the lush country park that's a stone's throw away, to the village green on your doorstep, your stunning new home is immersed in Surrey Hills' abundant natural offerings.


Leighwood Fields


Surrounding green space


Bluebell Woods

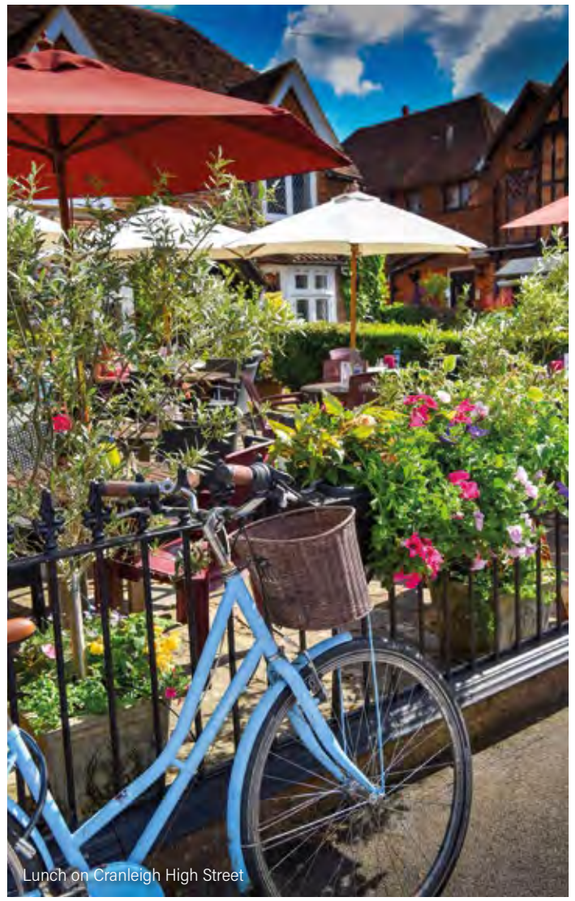

Leighwood Fields

embrace quaint



Cranleigh High Street


Country Park


Lunch on Cranleigh High Street

Take a stroll into Cranleigh and discover the exceptional amenities on offer. Cosy cafés, delightful restaurants and proper pubs bring this peaceful village to life just five minutes' walk from your home.

Lined with maple trees, the high street offers everything you need. With a leisure centre, post office, doctors' surgeries and more, this delightful village has more than meets the eye and new surprises all year round.

The 1930s village hall hosts events from craft fairs to model railway shows. Make sure you don't miss Cranleigh in Bloom, when a kaleidoscope of colour envelopes the village, with hanging baskets and wheelbarrows of flowers on every corner.

Cranleigh's dedicated and vibrant community is what makes it a place worth settling.

village living

idyllic landscapes

Knowle Park Lake



Coffee hut



Knowle Park



Leighwood Fields

Settle into the deep bliss of rural living at Leighwood Fields in one of England's most beautiful landscapes. Knowle Park, a newly opened 60-acre country park, sits beside your home. Teeming with wildlife, explore its lake, adventure park and wildflower meadows, with plenty of opportunities to picnic and play.

You'll have a wealth of open spaces and endless activities to enjoy, with several well-known cycling routes starting directly in the village. Whether you feel like rambling in Winterfold Forest, or exploring the splendour of the Surrey Hills, there's always something new to explore.

a thriving community

Leighwood Fields is a well-established, vibrant community with its own splendid amenities. Stroll leisurely through the picturesque Bluebell Woods, picnic on the village green or take the kids to one of the play areas dotted around the place.

The residents' growing garden will be a new area dedicated to growing vegetables, perfect for families and nature lovers alike. Abundant in wildlife, the community orchard will be another new space, offering a peaceful respite immersed in nature.


Leighwood Fields

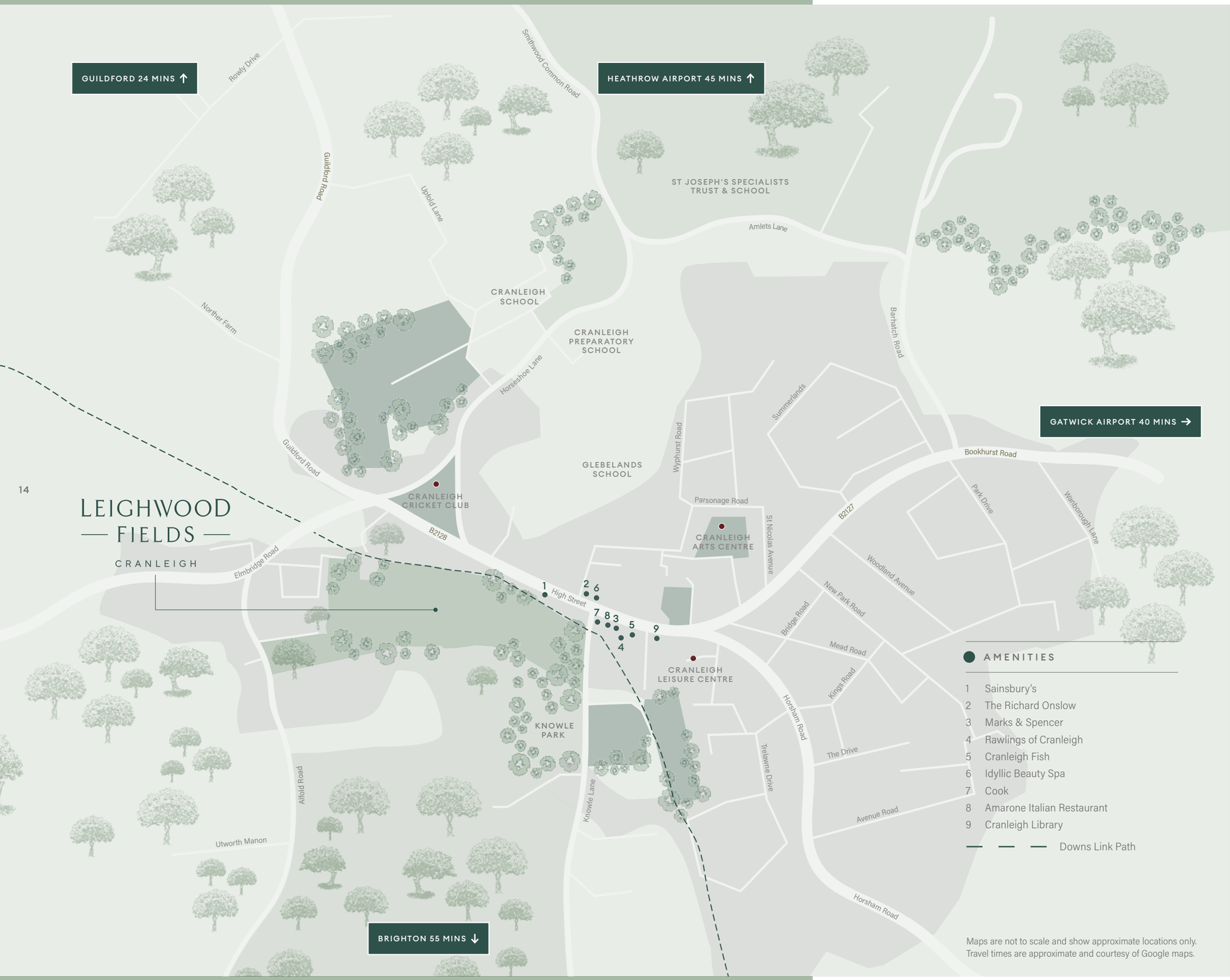

Leighwood Fields

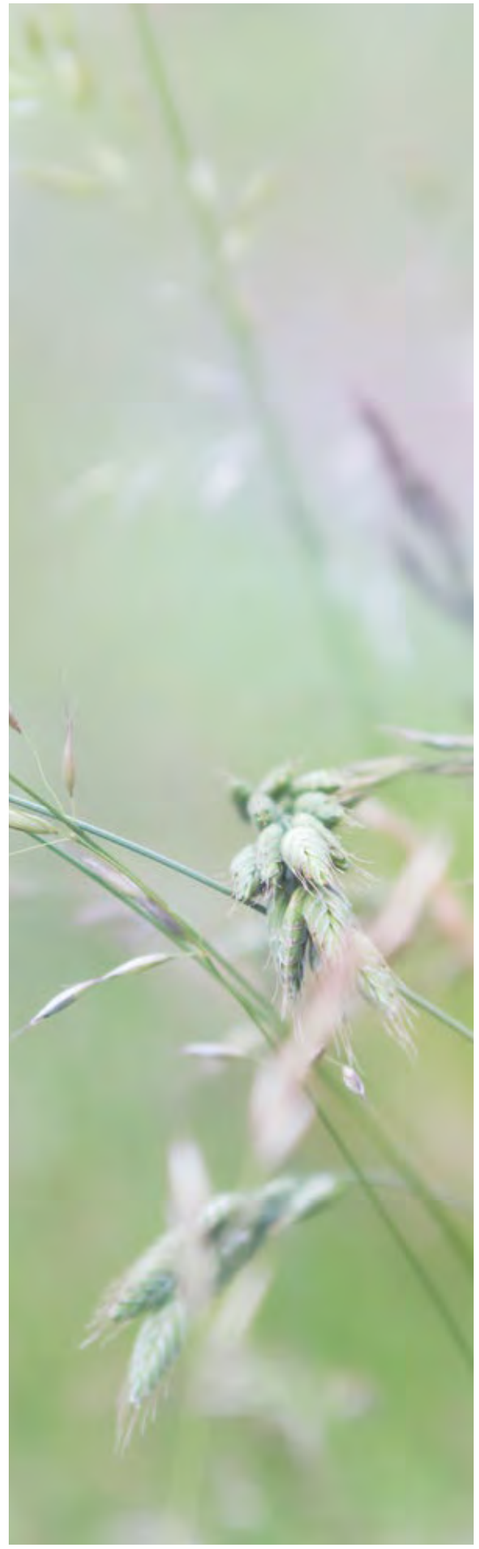

Play park at Leighwood Fields


Picnic in the park


A stroll with the family


A wonder through the Bluebells


GUILDFORD 24 MINS
HEATHROW AIRPORT 45 MINS
GATWICK AIRPORT 40 MINS
BRIGHTON 55 MINS
LEIGHWOOD FIELDS
CRANLEIGH
Rowly Drive
Smithwood Common Road
Guildford Road
Upfield Lane
Amlets Lane
ST JOSEPH'S SPECIALISTS TRUST & SCHOOL
CRANLEIGH SCHOOL
CRANLEIGH PREPARATORY SCHOOL
Norther Farm
Horseshoe Lane
Barhatch Road
Summerlands
Bookhurst Road
Park Drive
Wanborough Lane
Wyphurst Road
GLEBELANDS SCHOOL
CRANLEIGH CRICKET CLUB
B2128
Parsonage Road
CRANLEIGH ARTS CENTRE
St Nicolas Avenue
B2127
Woodland Avenue
New Park Road
Bridge Road
Mead Road
Kings Road
CRANLEIGH LEISURE CENTRE
Horsham Road
The Drive
Trelawne Drive
Avenue Road
Elmbridge Road
High Street
KNOWLE PARK
Knowle Lane
Alfold Road
Utworth Manon
AMENITIES
1 Sainsbury's
2 The Richard Onslow
3 Marks & Spencer
4 Rawlings of Cranleigh
5 Cranleigh Fish
6 Idyllic Beauty Spa
7 Cook
8 Amarone Italian Restaurant
9 Cranleigh Library
Downs Link Path
Maps are not to scale and show approximate locations only.
Travel times are approximate and courtesy of Google maps.



THE ORCHARDS

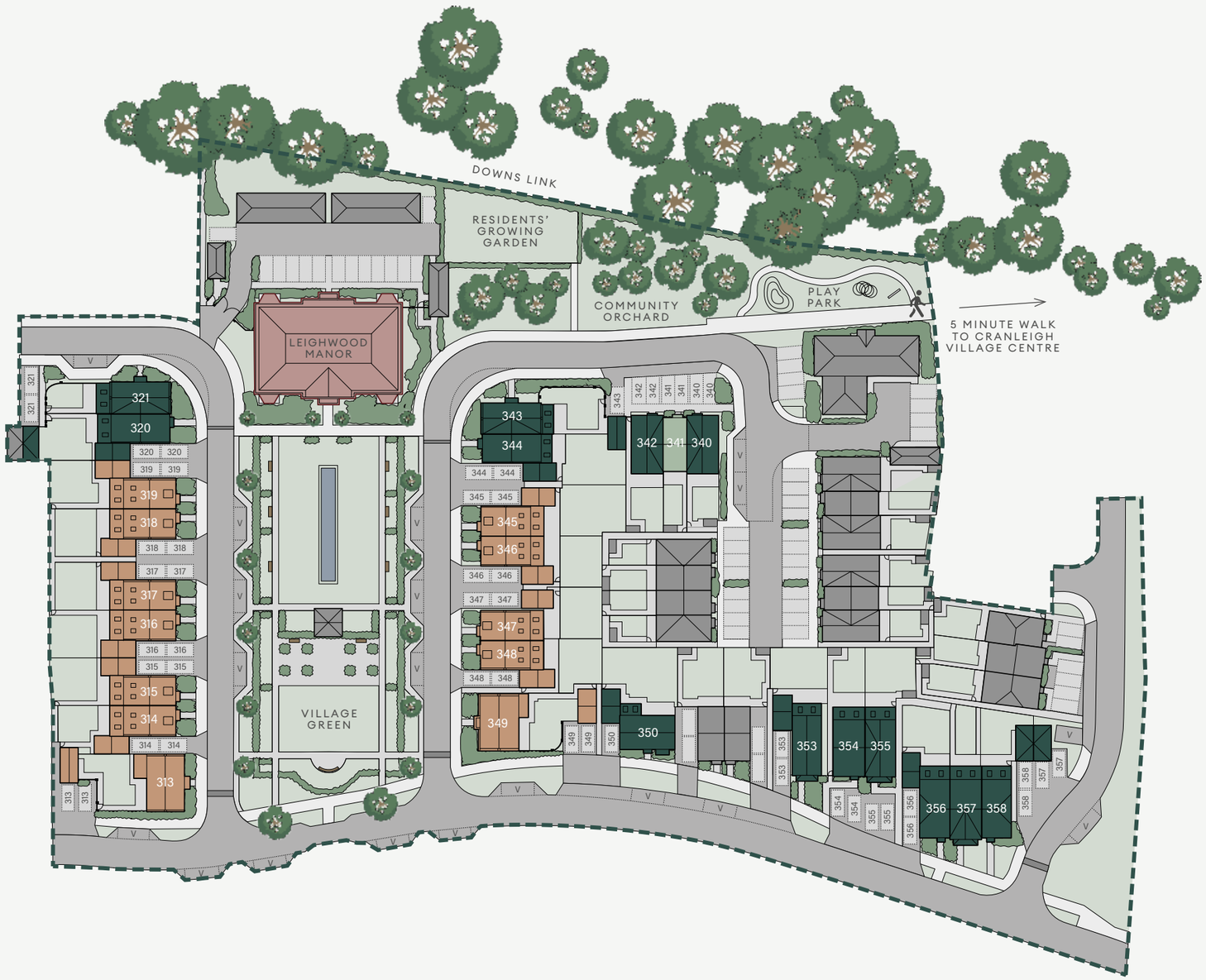
When you put down roots at Leighwood Fields, you'll soon feel like you've been here forever.

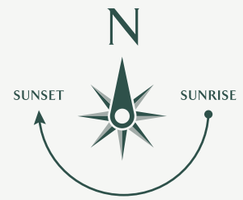
Carefully planned to make the most of the timeless local landscape, the development features ancient woodlands, a community orchard, village green, play areas and views across to open farmland, all moments from your front door.

Just a few minutes' walk away, the area features a new 60-acre country park, offering combined footpaths and cycle paths, adventure park, and lake, all on your doorstep.

Stroll along quiet leafy streets or follow the flowing Littlemead Brook to the village pond, stopping off along the way at one of the natural outdoor play areas with just a short walk taking you to the charming cafés, restaurants and boutiques of Cranleigh high street.

This is the ultimate in tranquil rural living.





2 BEDROOM HOMES

The Morello
Plot: 341

3 BEDROOM HOMES

The Quince
Plots: 320, 354 & 356

The Brunswick
Plots: 321 & 343

The Russet
Plots: 340 & 342

The Braeburn
Plots: 344 & 358

The Greengage
Plot: 350

The Bramley
Plots: 353, 355 & 357

4 BEDROOM HOMES

The Damson
Plots: 313 & 349

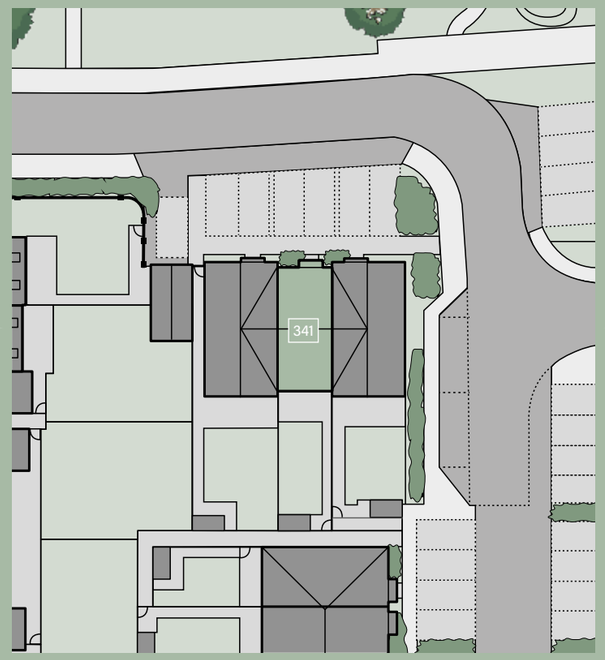
The Mandarin
Plots: 314, 315, 316, 317, 318, 319, 345, 346, 347 & 348

The Leighwood Fields site plan is indicative only and subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

2 BEDROOM HOME

The Morello

PLOT: 341



LEIGHWOOD
— FIELDS —

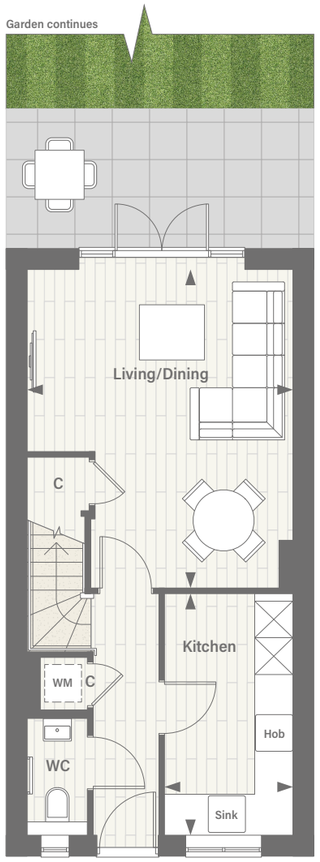


Computer generated image is indicative only

Plot 341

The Morello

Plot: 341 | 850 SQ FT



GROUND FLOOR

Living/Dining	5.16m† x 4.30m	16′ 11″† x 14′ 1″
Kitchen	3.88m x 2.05m	12′ 9″ x 6′ 9″

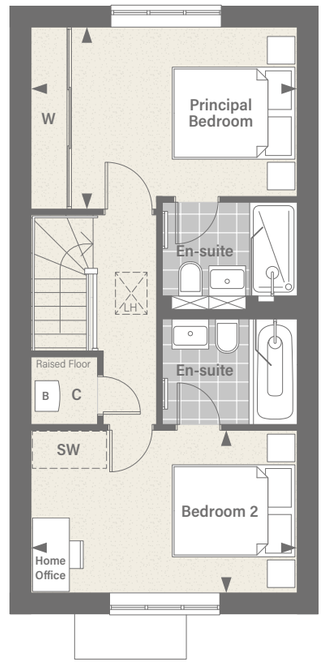
†Maximum Measurement

B Boiler
WM Space for Washing Machine
C Cupboard
W Fitted Wardrobe
LH Loft Access Hatch
----- Reduced Head Height
Roof Light
SW Suggested Wardrobe Location

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The Morello

Plot: 341 | 850 SQ FT



FIRST FLOOR

Principal Bedroom	4.30m x 2.95m†	14′ 1″ x 9′ 8″†
Bedroom 2	4.30m x 2.62m	14′ 1″ x 8′ 7″

†Maximum Measurement

B Boiler
WM Space for Washing Machine
C Cupboard
W Fitted Wardrobe
LH Loft Access Hatch
----- Reduced Head Height
Roof Light
SW Suggested Wardrobe Location

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Plot 320



Plot 354



Computer generated images are indicative only

Plot 356

3 BEDROOM HOME

The Quince

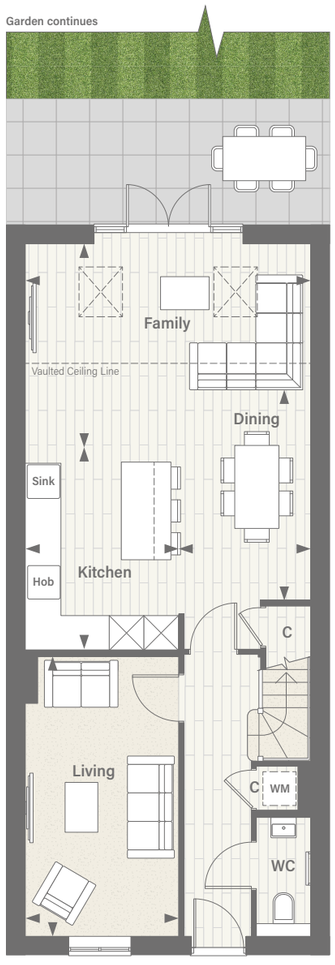
PLOTS: 320, 354 & 356



LEIGHWOOD
— FIELDS —

The Quince

Plots: 320, 354 & 356 | 1244 SQ FT





Window layout to Plots 354 & 356

GROUND FLOOR

Living	5.03m x 2.74m	16′ 6″ x 9′ 0″
Family	5.13m x 3.66m†	16′ 10″ x 12′ 0″†
Kitchen	3.66m† x 2.75m†	12′ 0″† x 9′ 0″†
Dining	3.79m† x 2.37m†	12′ 5″† x 7′ 10″†

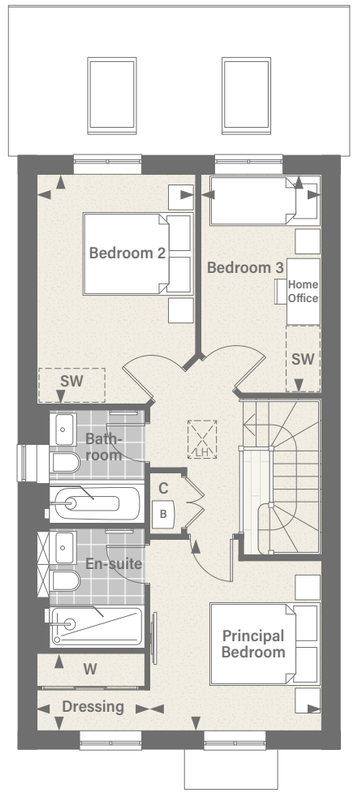
†Maximum Measurement

B Boiler
WM Space for Washing Machine
C Cupboard
W Fitted Wardrobe
LH Loft Access Hatch
Reduced Head Height
Roof Light
SW Suggested Wardrobe Location

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The Quince

Plots: 320, 354 & 356 | 1244 SQ FT



FIRST FLOOR

Principal Bedroom	3.42m† x 3.08m†	11′ 3″† x 10′ 1″†
Dressing	2.04m† x 1.36m†	6′ 8″† x 4′ 6″†
Bedroom 2	4.12m† x 2.84m	13′ 6″† x 9′ 4″
Bedroom 3	3.93m† x 2.16m	12′ 11″† x 7′ 1″

†Maximum Measurement

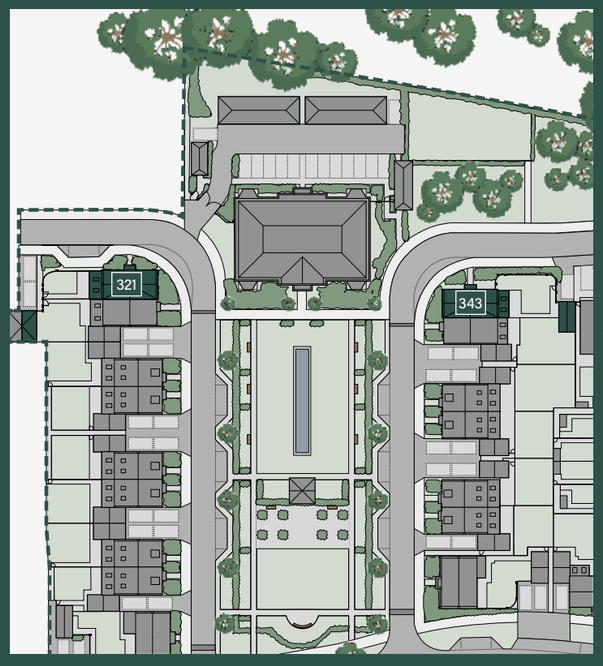
B Boiler
WM Space for Washing Machine
C Cupboard
W Fitted Wardrobe
LH Loft Access Hatch
Reduced Head Height
Roof Light
SW Suggested Wardrobe Location

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3 BEDROOM HOME

The Brunswick

PLOTS: 321 & 343



LEIGHWOOD
— FIELDS —

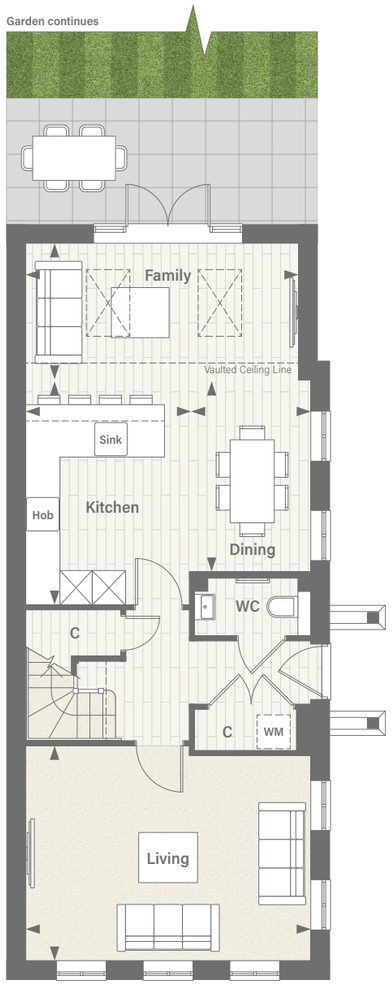


Computer generated image is indicative only

Plot 343 (image is also indicative of Plot 321)

The Brunswick

Plots: 321 & 343* | 1288 SQ FT



GROUND FLOOR

Living	5.13m x 3.85m†	16′ 10″ x 12′ 8″†
Family	4.90m x 2.45m†	16′ 1″ x 8′ 0″†
Kitchen	4.06m† x 2.97m†	13′ 4″† x 9′ 9″†
Dining	3.46m† x 2.15m†	11′ 4″† x 7′ 1″†

†Maximum Measurement

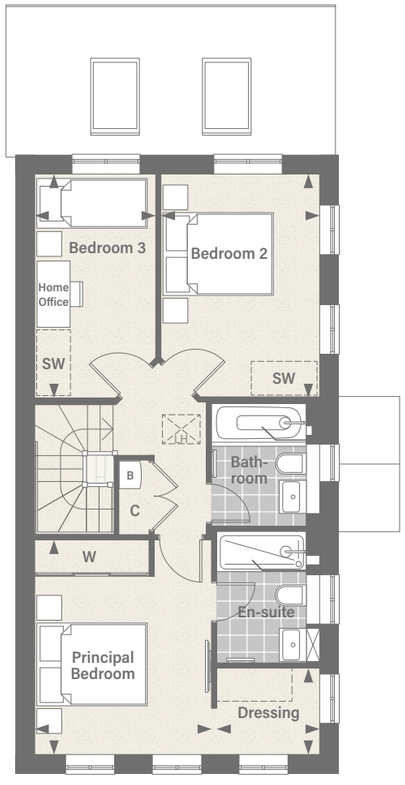
*Plot 343 is handed

B Boiler | WM Space for Washing Machine | C Cupboard | W Fitted Wardrobe | LH Loft Access Hatch | ----- Reduced Head Height | Roof Light | SW Suggested Wardrobe Location

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The Brunswick

Plots: 321 & 343* | 1288 SQ FT



FIRST FLOOR

Principal Bedroom	3.85m† x 3.19m	12′ 8″† x 10′ 6″
Dressing	1.83m† x 1.53m	6′ 0″† x 5′ 0″
Bedroom 2	4.01m† x 2.84m	13′ 2″† x 9′ 4″
Bedroom 3	4.06m† x 2.16m	13′ 4″† x 7′ 1″

†Maximum Measurement

B Boiler | WM Space for Washing Machine | C Cupboard | W Fitted Wardrobe | LH Loft Access Hatch | ----- Reduced Head Height | Roof Light | SW Suggested Wardrobe Location

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Computer generated image is indicative only

Plots 340 & 342

3 BEDROOM HOME

The Russet

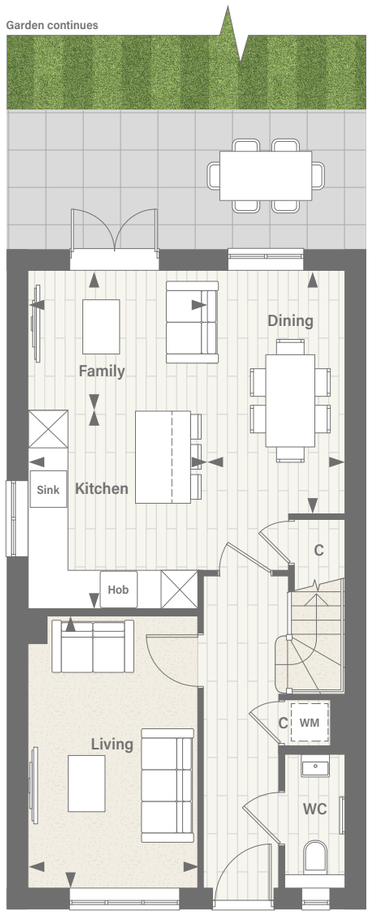
PLOTS: 340 & 342



LEIGHWOOD
— FIELDS —

The Russet

Plots: 340 & 342* | 1107 SQ FT



GROUND FLOOR

Living	4.40m x 2.75m	14′ 5″ x 9′ 0″
Family	2.90m† x 1.65m†	9′ 6″† x 6′ 5″†
Dining	3.94m† x 2.22m†	12′ 11″† x 7′ 4″†
Kitchen	3.51m† x 2.90m†	11′ 6″† x 9′ 6″†

†Maximum Measurement

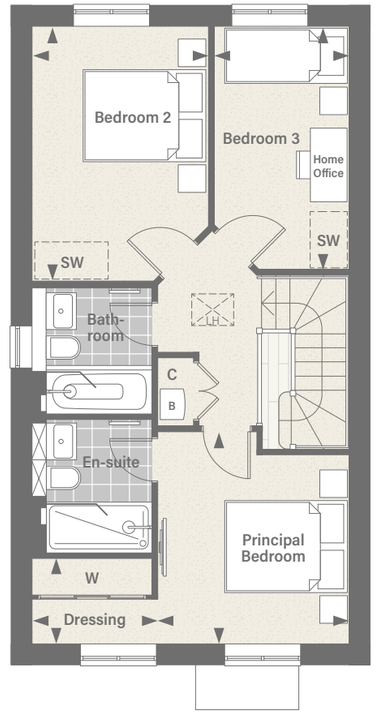
*Plot 342 is handed

B Boiler
WM Space for Washing Machine
C Cupboard
W Fitted Wardrobe
LH Loft Access Hatch
Reduced Head Height
Roof Light
SW Suggested Wardrobe Location

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The Russet

Plots: 340 & 342* | 1107 SQ FT



FIRST FLOOR

Principal Bedroom	3.42m† x 3.10m†	11′ 3″† x 10′ 2″†
Dressing	2.02m† x 1.36m†	6′ 8″† x 4′ 6″†
Bedroom 2	4.12m† x 2.84m	13′ 6″† x 9′ 4″
Bedroom 3	3.93m† x 2.16m	12′ 11″† x 7′ 1″

†Maximum Measurement

B Boiler
WM Space for Washing Machine
C Cupboard
W Fitted Wardrobe
LH Loft Access Hatch
Reduced Head Height
Roof Light
SW Suggested Wardrobe Location

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3 BEDROOM HOME

The Braeburn

PLOTS: 344 & 358



LEIGHWOOD
— FIELDS —



Plot 344



Computer generated images are indicative only

Plot 358

The Braeburn

Plots: 344 & 358 | 1244 SQ FT



Window layout to Plot 344

GROUND FLOOR

Living/Dining	7.32m† x 5.13m†	24′ 0″† x 16′ 10″†
Kitchen/Breakfast	5.03m x 2.74m	16′ 6″ x 9′ 0″

†Maximum Measurement

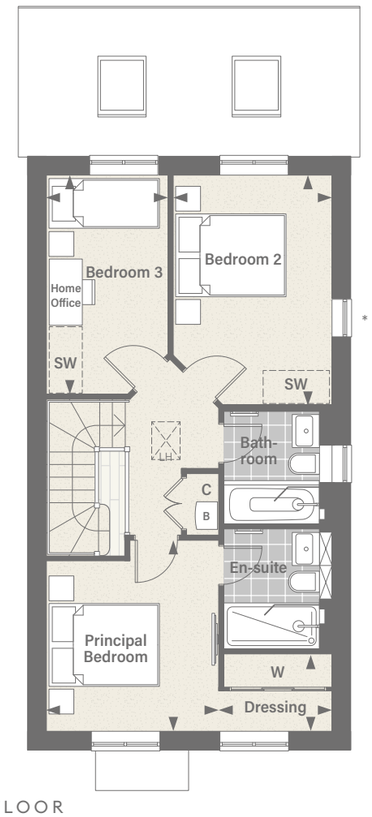
*No window to Plot 344

B Boiler | WM Space for Washing Machine | C Cupboard | W Fitted Wardrobe | LH Loft Access Hatch | Reduced Head Height | Roof Light | SW Suggested Wardrobe Location

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The Braeburn

Plots: 344 & 358 | 1244 SQ FT



FIRST FLOOR

Principal Bedroom	3.42m† x 3.12m†	11′ 3″† x 10′ 3″†
Dressing	2.03m† x 1.36m†	6′ 8″† x 4′ 6″†
Bedroom 2	4.14m† x 2.84m	13′ 7″† x 9′ 4″
Bedroom 3	3.93m† x 2.16m	12′ 11″† x 7′ 1″

†Maximum Measurement

B Boiler | WM Space for Washing Machine | C Cupboard | W Fitted Wardrobe | LH Loft Access Hatch | Reduced Head Height | Roof Light | SW Suggested Wardrobe Location

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Computer generated image is indicative only

Plot 350

3 BEDROOM HOME

The Greengage

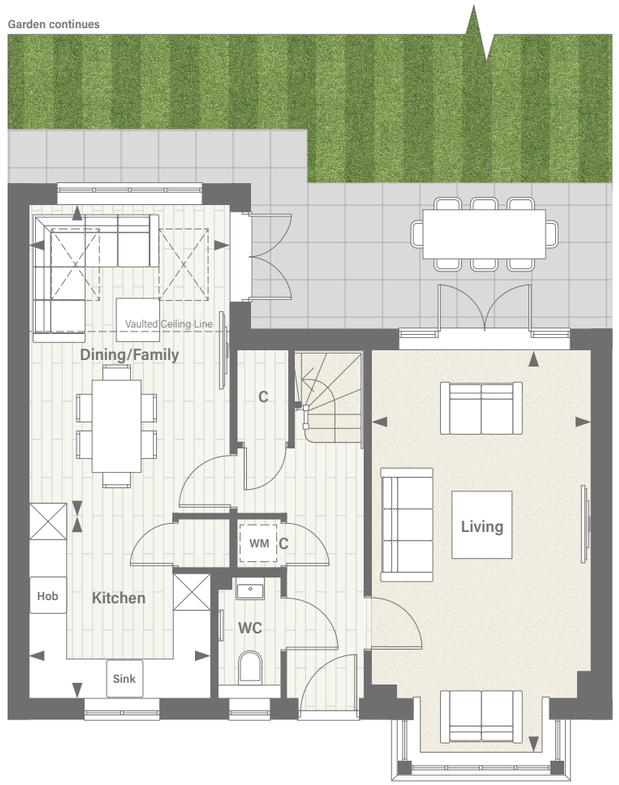
PLOT: 350



LEIGHWOOD
— FIELDS —

The Greengage

Plot: 350 | 1210 SQ FT



GROUND FLOOR

Living	6.53m† x 3.55m	21′ 5″† x 11′ 8″
Dining/Family	5.01m† x 3.24m	16′ 6″† x 10′ 8″
Kitchen	2.98m† x 2.93m†	9′ 10″† x 9′ 8″†

†Maximum Measurement

B Boiler · WM Space for Washing Machine · C Cupboard · W Fitted Wardrobe · LH Loft Access Hatch · ----- Reduced Head Height · Roof Light · SW Suggested Wardrobe Location

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The Greengage

Plot: 350 | 1210 SQ FT



FIRST FLOOR

Principal Bedroom	3.61m† x 3.58m†	11′ 10″† x 11′ 9″†
Bedroom 2	3.30m x 2.77m	10′ 10″ x 9′ 1″
Bedroom 3	3.25m x 2.74m	10′ 8″ x 9′ 0″

†Maximum Measurement

B Boiler · WM Space for Washing Machine · C Cupboard · W Fitted Wardrobe · LH Loft Access Hatch · ----- Reduced Head Height · Roof Light · SW Suggested Wardrobe Location

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3 BEDROOM HOME

The Bramley

PLOTS: 353, 355 & 357



LEIGHWOOD
— FIELDS —


Plot 353

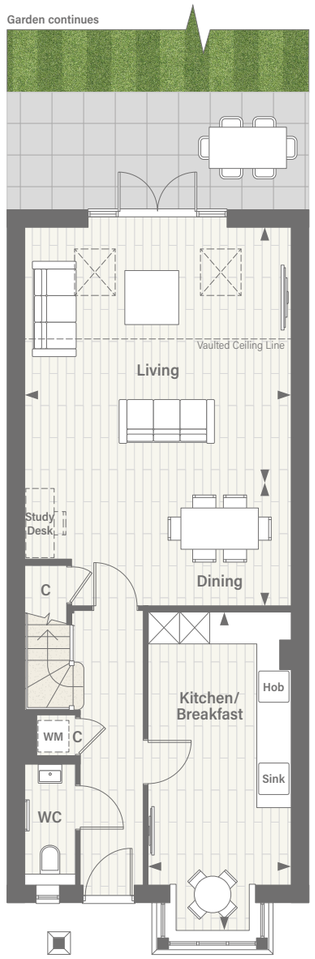

Plot 355


Computer generated images are indicative only

Plot 357

The Bramley

Plots: 353, 355 & 357 | 1282 SQ FT



GROUND FLOOR

Living/Dining	7.32m† x 5.13m†	24′ 0″† x 16′ 10″†
Kitchen/Breakfast	5.59m† x 2.74m	20′ 2″† x 9′ 0″

†Maximum Measurement

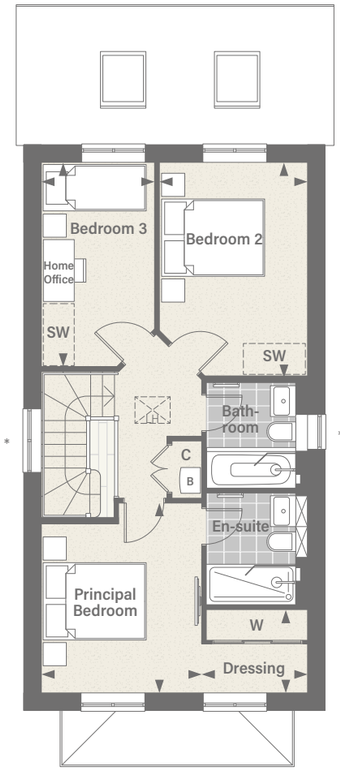
*Window to Plot 353 only
**No window to Plot 357

B Boiler | WM Space for Washing Machine | C Cupboard | W Fitted Wardrobe | LH Loft Access Hatch | ----- Reduced Head Height | Roof Light | SW Suggested Wardrobe Location

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The Bramley

Plots: 353, 355 & 357 | 1282 SQ FT



FIRST FLOOR

Principal Bedroom	3.65m† x 3.09m†	12′ 0″† x 10′ 2″†
Dressing	2.03m† x 1.58m†	6′ 8″† x 5′ 2″†
Bedroom 2	4.12m† x 2.84m	13′ 6″† x 9′ 4″
Bedroom 3	3.93m† x 2.16m	12′ 11″† x 7′ 1″

†Maximum Measurement

B Boiler | WM Space for Washing Machine | C Cupboard | W Fitted Wardrobe | LH Loft Access Hatch | ----- Reduced Head Height | Roof Light | SW Suggested Wardrobe Location

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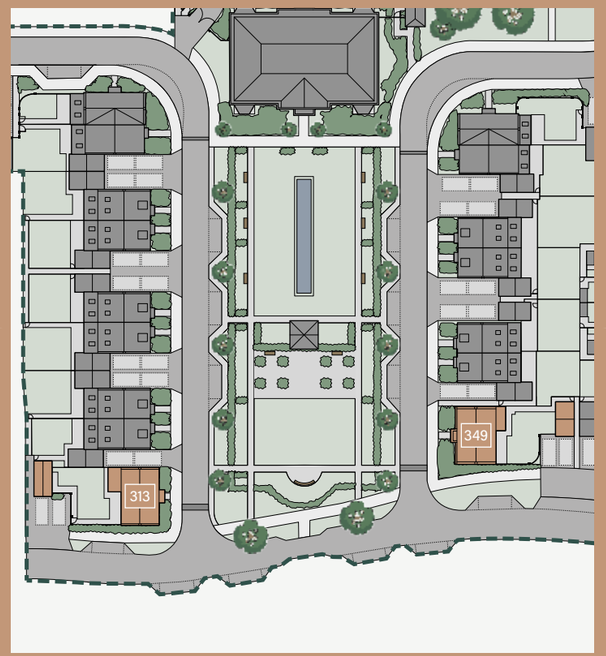
Computer generated image is indicative only

Plot 349 (image is also indicative of Plot 313)

4 BEDROOM HOME

The Damson

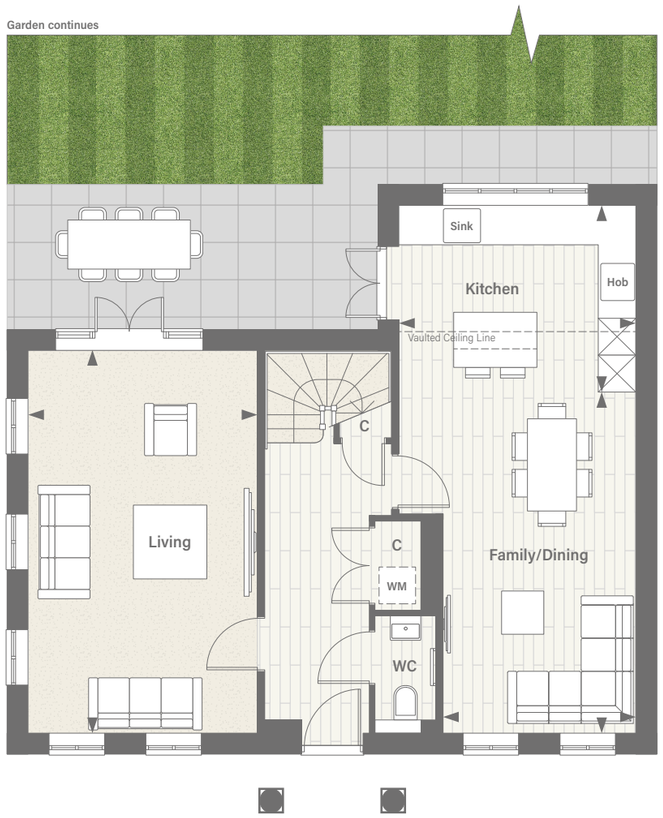
PLOTS: 313 & 349



LEIGHWOOD
— FIELDS —

The Damson

Plots: 313 & 349* | 1415 SQ FT



GROUND FLOOR

Living	6.20m x 3.70m	20′ 4″ x 12′ 2″
Family/Dining	5.54m† x 3.11m	18′ 2″† x 10′ 3″
Kitchen	3.83m† x 3.02m†	12′ 7″† x 9′ 11″†

†Maximum Measurement

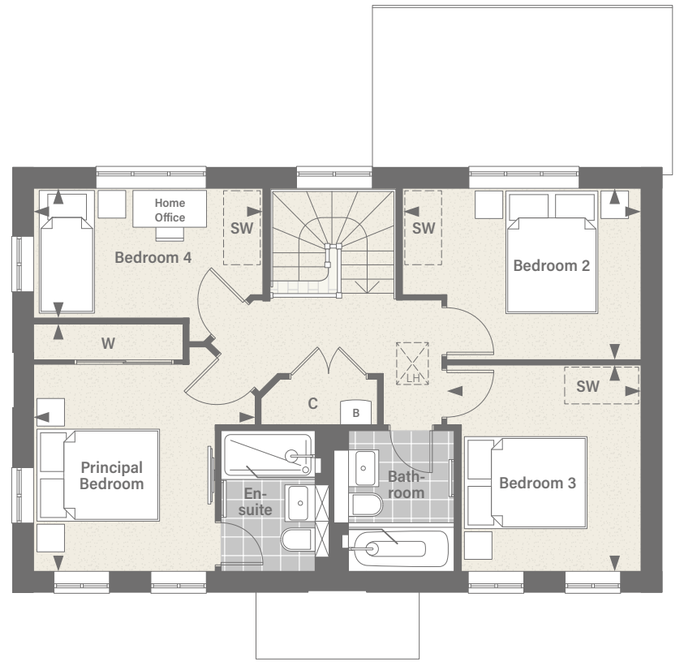
*Plot 349 is handed

B Boiler · WM Space for Washing Machine · C Cupboard · W Fitted Wardrobe · LH Loft Access Hatch · ----- Reduced Head Height · Roof Light · SW Suggested Wardrobe Location

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%.
The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact details of garden sizing and patio layouts, please speak to our Sales Consultants.

The Damson

Plots: 313 & 349* | 1415 SQ FT



FIRST FLOOR

Principal Bedroom	4.00m† x 3.58m†	13′ 2″† x 11′ 9″†
Bedroom 2	3.86m† x 2.75m†	12′ 8″† x 9′ 1″†
Bedroom 3	3.32m† x 3.13m†	10′ 11″† x 10′ 3″†
Bedroom 4	3.70m† x 2.08m†	12′ 2″† x 6′ 10″†

†Maximum Measurement

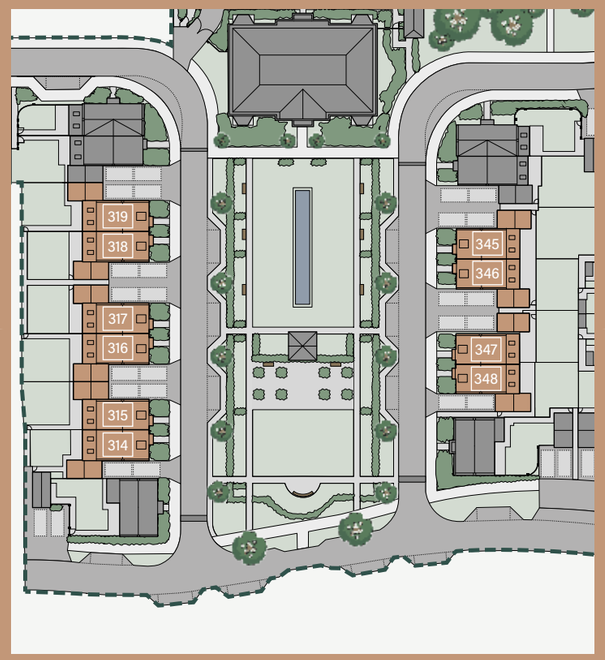
B Boiler · WM Space for Washing Machine · C Cupboard · W Fitted Wardrobe · LH Loft Access Hatch · ----- Reduced Head Height · Roof Light · SW Suggested Wardrobe Location

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4 BEDROOM HOME

The Mandarin

PLOTS: 314, 315, 316, 317, 318, 319, 345, 346, 347 & 348



LEIGHWOOD
— FIELDS —

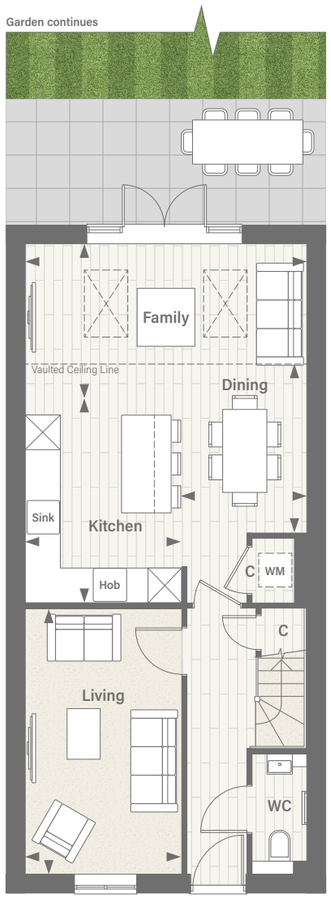


Computer generated image is indicative only

Plots 345 & 346 (image is indicative of all plots listed here)

The Mandarin

Plots: 314, 315*, 316, 317*, 318, 319*, 345, 346*, 347 & 348* | 1438 SQ FT



GROUND FLOOR

Living	4.76m x 2.81m	15′ 8 x 9′ 3″
Family	5.07m x 2.78m†	16′ 8″ x 9′ 2″†
Kitchen	3.68m† x 2.81m†	12′ 1″† x 9′ 3″†
Dining	3.06m† x 2.24m†	10′ 0″† x 7′ 4″†

†Maximum Measurement

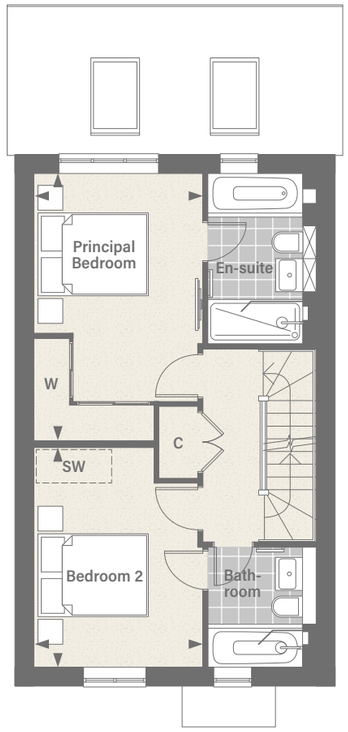
*Plots 315, 317, 319, 346 & 348 are handed

B Boiler | WM Space for Washing Machine | C Cupboard | W Fitted Wardrobe | LH Loft Access Hatch | ----- Reduced Head Height | Roof Light | SW Suggested Wardrobe Location

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The Mandarin

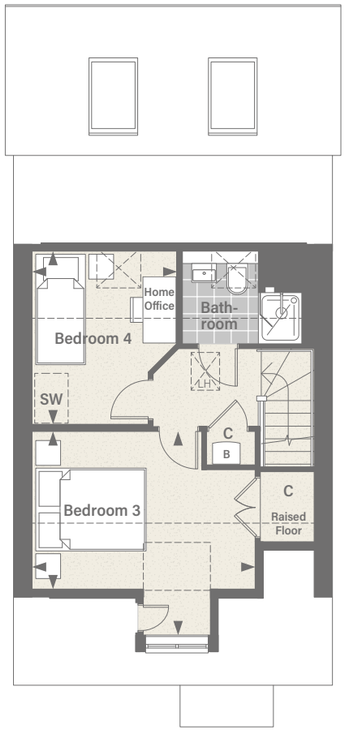
Plots: 314, 315*, 316, 317*, 318, 319*, 345, 346*, 347 & 348* | 1438 SQ FT



FIRST FLOOR

Principal Bedroom	4.80m† x 3.02m†	15′ 9″† x 9′ 11″†
Bedroom 2	3.95m† x 3.02m†	13′ 0″† x 9′ 11″†

†Maximum Measurement



SECOND FLOOR

Bedroom 3	4.00m† x 2.84m†	13′ 2″† x 9′ 4″†
Bedroom 4	3.10m† x 2.59m†	10′ 2″† x 8′ 6″†

†Maximum Measurement

B Boiler | WM Space for Washing Machine | C Cupboard | W Fitted Wardrobe | LH Loft Access Hatch | ----- Reduced Head Height | Roof Light | SW Suggested Wardrobe Location

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%.
The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact details of garden sizing and patio layouts, please speak to our Sales Consultants.



Photography of Showhome is indicative only

Quality Finishes

Berkeley has built a reputation for creating homes of the highest standards in terms of design, quality of construction, and our vision for sustainable development.

INDIVIDUALLY DESIGNED KITCHENS

- Individually styled kitchen incorporating a choice of door
- Bosch single oven
- Bosch microwave to 2 bedroom homes
- Bosch combi microwave to 3 & 4 bedroom homes
- Bosch induction hob with touch controls
- Integrated extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Provision for freestanding washer/dryer – see Sales Plan for location
- Integrated wine cooler to 3 & 4 bedroom homes
- Belfast sink with mixer tap
- LED under wall unit lighting

QUALITY BATHROOMS

- Contemporary styled bathrooms and bathroom furniture
- Washbasin with chrome taps
- Vanity drawer to bathroom as applicable
- Inset mirrored cabinet to en-suite
- Mirror to bathroom and cloakroom
- Walk-in shower to en-suite
- Bath with shower and screen to bathroom
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome dual fuel heated towel rail
- Ceramic wall tiles to selected areas

HOME ENTERTAINMENT AND COMMUNICATIONS

- Telephone points to living room and principal bedroom
- Cat 6 pre-wired home network points to living room, kitchen/breakfast – where applicable and all bedrooms including home office
- USB charging points provided to kitchen and all bedrooms
- Bedroom home office includes power points and LAN point

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.


Photography of Showhome is indicative only

HEATING, ELECTRICAL AND LIGHTING

Energy efficient gas fired central heating and hot water system with central programmer

Radiators with individual thermostatic control to all rooms except where room thermostat fitted

LED downlights to hall/landing, kitchen/breakfast, all bathrooms and cloakroom

Power and light to loft

Lighting to bathroom and en-suite bottle recesses

SECURITY AND PEACE OF MIND

High security front entrance door with multi point locking system

External light to front entrance

Mains fed smoke detector with battery back up, fitted to hall and landing

10 Year LABC Warranty Scheme and 2 year Berkeley warranty


Photography of Showhome is indicative only

INTERIOR FINISHES

Painted 2 panel internal doors with chrome finish door furniture

Painted staircase with stained oak handrail

Full height wardrobe to principal bedroom

Ceramic floor tiles to bathroom and en-suite

Amtico flooring throughout the ground floor (except where living room is separate to dining area)

Fitted carpets to the remainder of the property

EXTERNAL

Feature entrance door with chrome door furniture

UPVC windows and casement doors

Garage with power and light provided to selected plots

Parking space(s) provided

Landscaped front garden and turf to rear gardens

Natural sandstone paving to paths and patio areas

External tap and water butt

External power point

EV charging point to each home

Cycle storage space provided

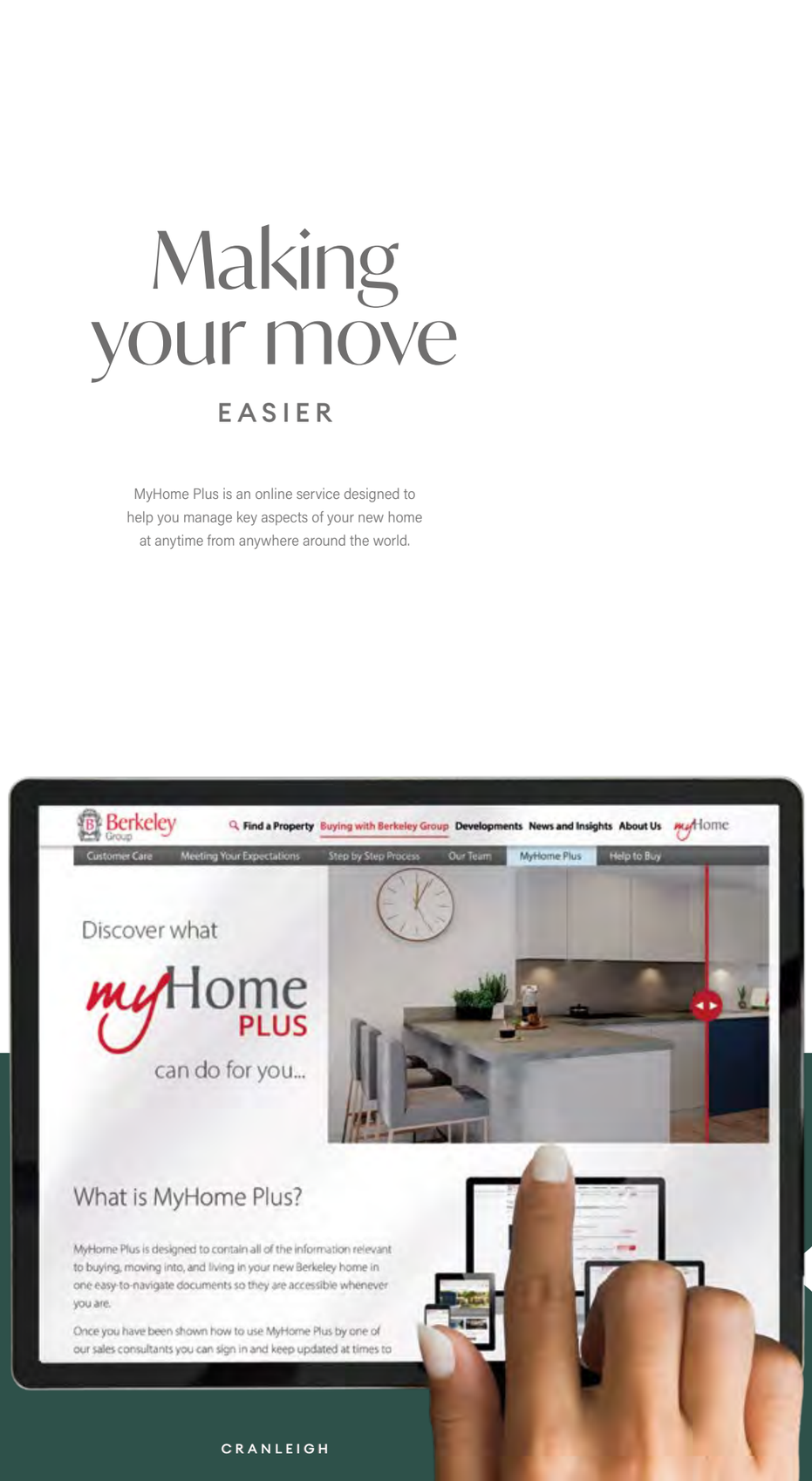
PV Panels to roofs

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Making your move

EASIER

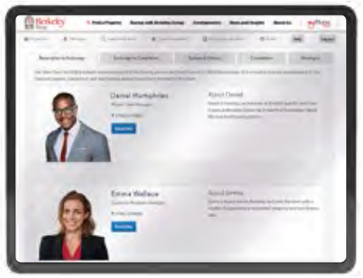
MyHome Plus is an online service designed to help you manage key aspects of your new home at anytime from anywhere around the world.





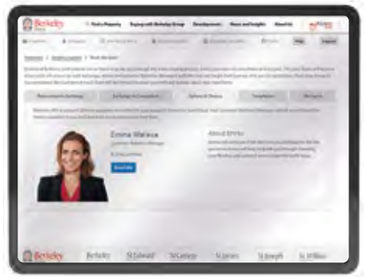
1. FILING CABINET

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

Our commitment to sustainable living

The Berkeley Group is a leader in sustainable house building.

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.







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' 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 Leighwood Fields 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. PV panels are also used to supply energy.

REDUCING WATER USE

The water consuming fixtures and fittings in the homes at Leighwood Fields 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.

SUSTAINABLE TRAVEL

Leighwood Fields is in an extremely well-connected location, right near the centre of Cranleigh so there is little need for car use locally. For the regular commuter, Cranleigh offers several ways to reach London. Just over 9 miles away, Guildford Station is a popular choice, with frequent fast services to Waterloo In terms of public transport, the village is on a good selection of useful bus routes, including Horsham, Godalming, Ewhurst and the Guildford park and ride service, available from four locations.

CREATING SPACE FOR NATURE

At Berkeley we recognise the importance of protecting and enhancing biodiversity and believe that our new developments can create places with more nature afterwards than before through providing higher quality habitats and more biodiversity. At Leighwood Fields, landscaped gardens will be created for residents. This will feature new planting to create a tranquil green environment, with a mix of species to enhance biodiversity.

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.

Designed for life

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors.

CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

GREEN LIVING

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



Hareshill, Fleet



Highwood Village, Horsham



Oakhill, Hildenborough

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.


Leighwood Fields

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

OUR VISION 2030
TRANSFORMING TOMORROW

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 PLACES

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



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.





GET IN TOUCH

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LEIGHWOODFIELDS.CO.UK

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

APPROVED CODE
TRADINGSTANDARDS.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. Leighwood Fields and Leighwood Manor are marketing names 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. S933/37CA/0325

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OUR VISION 2030
RANSFORMING TOMORROW

Berkeley Group
Proud member of the Berkeley Group

The Institute of Customer Service
MEMBER

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Designed for life

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