



RYEWOOD

SEVENOAKS

WINTER NEWSLETTER

ISSUE SEVEN



SEVENOAKS IDENTIFIED IN TOP 20 PLACES TO INVEST OUTSIDE LONDON

Anyone looking to invest in bricks and mortar may wish to consider **Greenwoods**, the brand new collection of one and two bedroom apartments, recently released at the highly sought after development of Ryewood.

Last month the popular community town of Sevenoaks secured a slot in the Daily Telegraph's "20 best places to invest outside of London". House prices have increased by 7.4 per cent over the last year, with forecasts suggesting that this will continue to rise.

Edward Rook of Knight Frank comments, "Sevenoaks is already a very desirable place to live, boasting excellent schools, great commuter links into London and a great choice of restaurants and bars. Further improvements to the town centre include a substantial new Marks and Spencer store due to open in October, plus a recently modernized Waitrose which will both add to the town's appeal."

As such, this latest phase of exceptional new homes at Ryewood will provide not just a home but a sound investment opportunity too.

The new apartments have been designed to offer maximum space and light, complemented by high quality fixtures and fittings. Contemporary, fully fitted kitchens come with integrated Siemens appliances; Modern bathrooms and en-suites boasting elegant chrome fittings, quality thermostatic mixer showers and glass screens; and spacious bedrooms are complete with fitted wardrobes and luxurious carpeting.

A variety of layouts and sizes are available to choose from - including some larger two bedroom properties that are over 1,000 square feet in size. Some of the apartments come with the added bonus of two private terraces and benefit from a southerly aspect too.

The superior design and finish of the homes are attracting a variety of buyers from the local area as well as the capital. The homes enjoy a superb attention to detail and are finished to a high specification, offering the exceptional quality that has come to be expected from a Berkeley home.



Peter Smith,
Managing Director
of Berkeley Homes
(Eastern Counties)

“Ryewood offers a unique location with thoughtfully designed apartments and family homes benefitting from landscaped gardens, a residents' gym and a children's play area, all less than half an hour by train to central London.”

TOO GOOD TO RENT

Berkeley Homes attracts Berkshire based young professional to buy at Sevenoaks development.



Originally from Windsor in Berkshire, fitness fanatic, James Peel, aged 34 years old, had been living in Bracknell for a couple of years, whilst working for a tobacco manufacturing company based in Weybridge.

At the end of 2013 James decided to change jobs to work for an Employee Benefits company based in Kent. With a change in work location, he was keen not only to find somewhere to live much closer to his new company office in Orpington, but to also ensure he only had a short commute into the City, where his head office and most of his clients are based.

James initially decided to look for a rental property to be sure that the area he chose worked well from both a professional and personal perspective. His search brought him across an apartment to rent at Ryewood. He immediately put in an offer on the flat, before he even went to visit, as he knew it would get snapped up quickly. He was therefore delighted when he saw that it was just what he was looking for.

He moved into the flat on the 1st January 2014 and started his new job the next day.

"When I started my search for a new home in Kent, the location of Ryewood was appealing – so close to Sevenoaks with its buzzing high street, bars and restaurants, and with excellent road and rail links too.

From the day I moved in, I was struck by the build quality and design of the development. The entrance, with the lovely water feature looks impressive as you drive in, and the landscaped grounds throughout give the development a stylish feel. The apartments have a high end finish with good quality fixtures and fittings. The onsite residents' gym offers an added bonus for my training, as keeping fit and body building are a really important part of my daily routine.

After just a couple of months of living at Ryewood I knew that it really suited my lifestyle. Being literally just a couple of minutes' walk from Dunton Green station means I can be up in the City in under a half an hour, but enjoy all the benefits of not having to live with the noise and pollution of central London.

I started talking to the girls in the sales office about when the next phase of homes was due to be released as I decided that I really wanted to buy a home on the development. There was an impressive selection of properties to choose from, so I decided to buy a 2 bedroom coach house, which means I won't have anyone above or below me which is great. I reserved my home off plan, which is due to be finished at the beginning of 2015.

Ryewood is a great place to live. I have some lovely neighbours and there is definitely a real sense of community here. There are some brilliant places to eat out locally on my doorstep and Sevenoaks is less than 5 minutes' drive away.

My job is really full on and I spend a lot of my spare time training in the gym, so I was keen to buy a new build home as I'll have very little maintenance to worry about. Because so much comes included in the sale price ie flooring, tiles, kitchen appliances, wardrobes etc, I effectively bought a readymade home. I really can't wait to move in, early next year."

PROFILE ON PREMIER ESTATES MANAGING AGENTS

To ensure that our Ryewood development remains a highly desirable location in which to reside, Berkeley Homes is committed to appointing well respected management agents with a proven track record. As such, we recently chose to appoint Premier Estates to take over responsible for the smooth running of this prestigious development.

Premier Estates is an award winning managing agent that successfully maintains one of the largest and most diverse residential property portfolios in the UK. Their success is founded on the fundamental principle of effective communication and unsurpassed customer service establishing rewarding and lasting relationships with our many satisfied clients.

We recently met with our contacts Martin and Rachel, from Premier Estates, who took over the management of Ryewood on 1st September, to discuss their views on the project and how they plan to make sure everything stays in tip top condition.

Since their appointment they have undertaken a detailed review of the services and contracts in place concerning the maintenance of the buildings, ground and warranties.

Regular communication is key, so Martin comes onto site every week to meet with the Berkeley team to discuss areas of potential concern and reviews all the communal areas to ensure the gardens are maintained, the communal areas are kept clean and tidy and the refuse areas are in order.

No job is too big or too small – specific issues recently brought to his attention which he is now addressing include the large amount of pigeons which appear to be attracted to the development. He is now looking into the best way to resolve this. He is also reviewing effective ways to address the increase in unauthorised parking.

Please do give Martin your full support and respond to the questionnaire which he has been issued to all residents to ensure that any resulting actions undertaken reflect the majority views of residents – Martin is keen to receive your feedback as soon as possible.



NEW COMMUNITY CENTRE OPENS IN DUNTON GREEN

With Berkeley Homes contribution, Dunton Green Pavilion is now complete. If you are a local group looking for somewhere to run your sessions/courses/activities please contact Dunton Green Parish Council on 01732 462966 or clerk@duntongreenpc.org.uk

PRIDE IN THE JOB AWARD

Gary Gill, Project Manager has been awarded the prestigious Pride in the Job Award 2014. It is the highest industry accolade a site manager can receive, representing success for the site manager, his team and associated trades. Most importantly, homeowners who buy a Pride in the Job award winning home benefit from a high quality product.



WINTER TIME ENERGY SAVING TIPS:

Program your thermostat

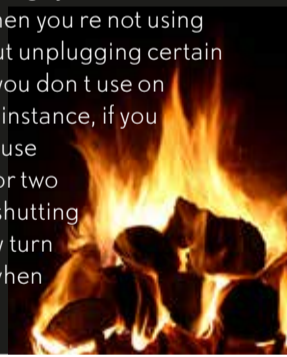
You can save around 10% a year on your heating bills by turning your thermostat back 5 to 8 degrees for eight hours a day.

Turn down the brightness

Some newer TVs are automatically configured for "store" mode, which is a brighter, high energy mode set by manufacturers before they're shipped to stores. Try out the "home" setting for a better picture, longer TV life and energy savings of up to 30%.

Unplug the unmentionables

"Energy vampires" loom in and around your home. Devices like your phone charger and gaming system use energy – even when you're not using them. Think about unplugging certain electronics that you don't use on a daily basis. For instance, if you don't think you'll use your computer for two hours, consider shutting it down. And only turn on your printer when you need it.



CONSTRUCTION UPDATE BY GARY GILL

Construction has progressed well within this period predominantly due to the dry weather. The Grove apartment block is now build complete and currently undergoing our snagging process; this will conclude the entirety of this phase. The Oaks is also progressing well and is now largely watertight with some plots approaching their decoration stage. All plots on our latest phase to be released, Greenwood, are now under construction with pre-cast concrete slabs already installed at one end of the 200m long block.

Phases 5 + 6 are now being prepared ready for enabling works scheduled for early next year.

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Information correct at time of going to press

