



BROADACRES
SOUTHWATER
WEST SUSSEX

HEDGEROWS
2, 3 & 4 BEDROOM HOMES

Berkeley
Designed for life

BROADACRES
SOUTHWATER
WEST SUSSEX

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WELCOME TO

BROADACRES

SOUTHWATER
WEST SUSSEX

Introducing a charming collection of 2, 3 and 4 bedroom homes in the welcoming 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



NORTH



HEDGEROWS

— SITE PLAN —

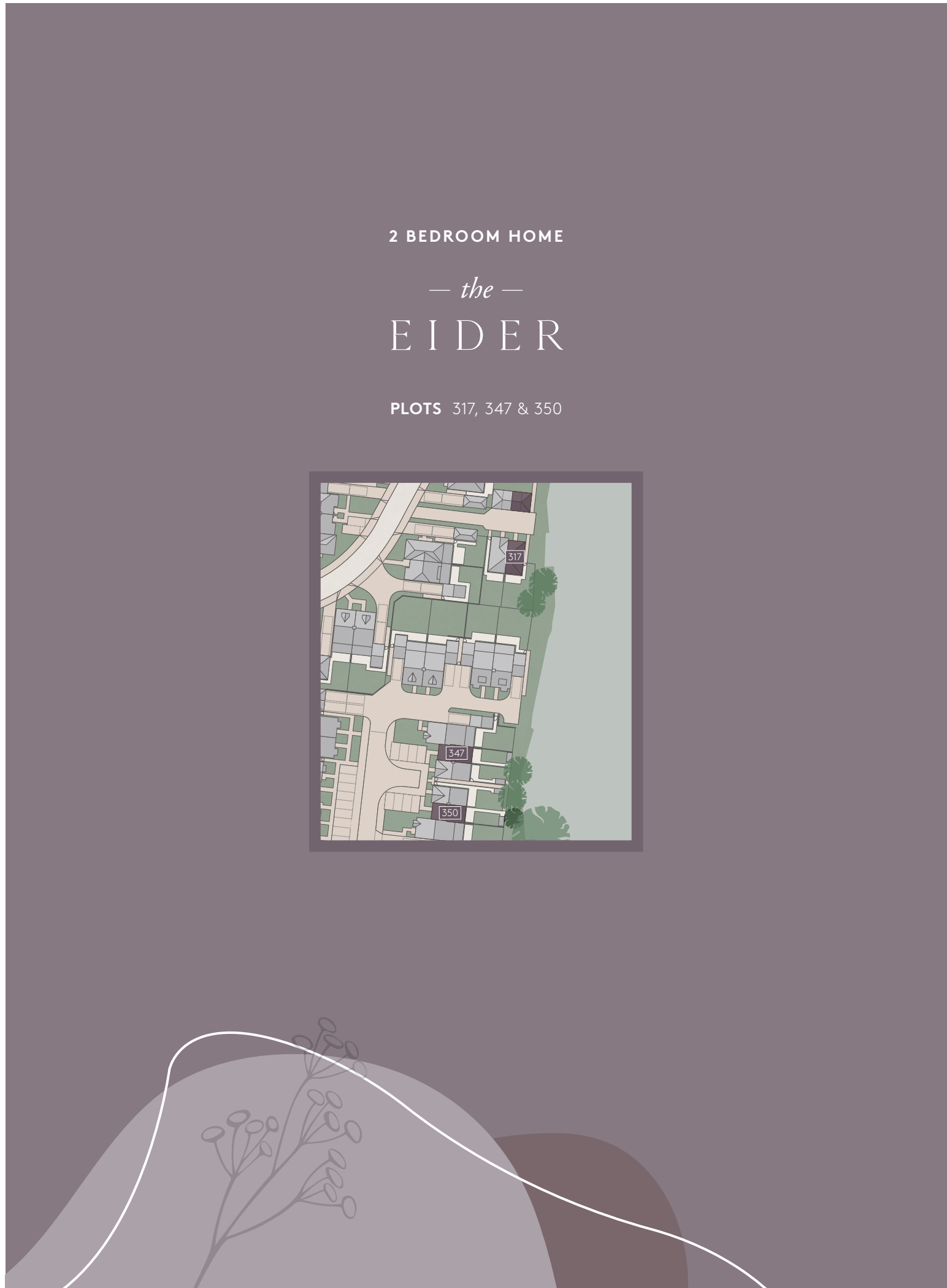
-  2 BEDROOM HOMES
-  3 BEDROOM HOMES
-  4 BEDROOM HOMES
-  AFFORDABLE HOMES

The Broadacres 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 —
EIDER

PLOTS 317, 347 & 350



PLOT 317

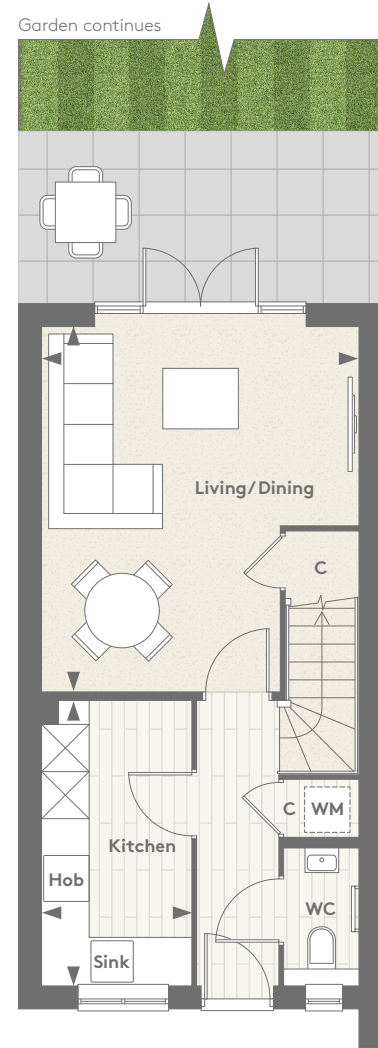


Computer generated images are indicative only

PLOT 347 (CGI is also indicative of PLOT 350)

— the —
E I D E R

PLOTS 317, 347 & 350* | 775 SQ FT

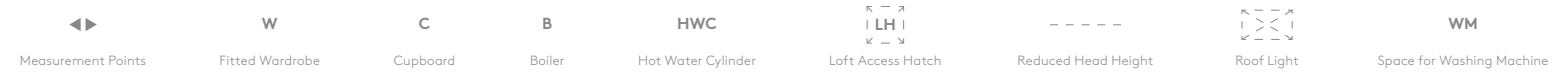


GROUND FLOOR

| | | |
|---------------|-----------------------------------------|--------------------------------------------|
| Living/Dining | 4.85m [†] x 4.15m [†] | 15' 11" [†] x 13' 7" [†] |
| Kitchen | 3.73m x 1.94m | 12' 3" x 6' 5" |

[†] Maximum Measurement

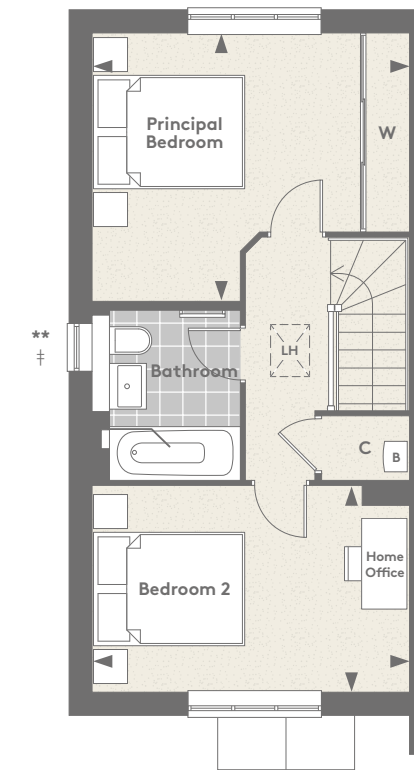
*Plot 350 is handed
**Additional window to plot 317 only
‡ Bathroom layout differs to plots 347 & 350



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.

— the —
E I D E R

PLOTS 317, 347 & 350* | 775 SQ FT



FIRST FLOOR

| | | |
|-------------------|-----------------------------------------|-------------------------------------------|
| Principal Bedroom | 3.57m [†] x 4.15m [†] | 11' 9" [†] x 13' 7" [†] |
| Bedroom 2 | 2.69m x 4.15m | 8' 10" x 13' 7" |

[†] Maximum Measurement



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2 BEDROOM HOME

— the —

GOLDFINCH

PLOTS 318, 335, 338, 348 & 349



PLOT 318



PLOT 335 (CGI is also indicative of PLOT 338)

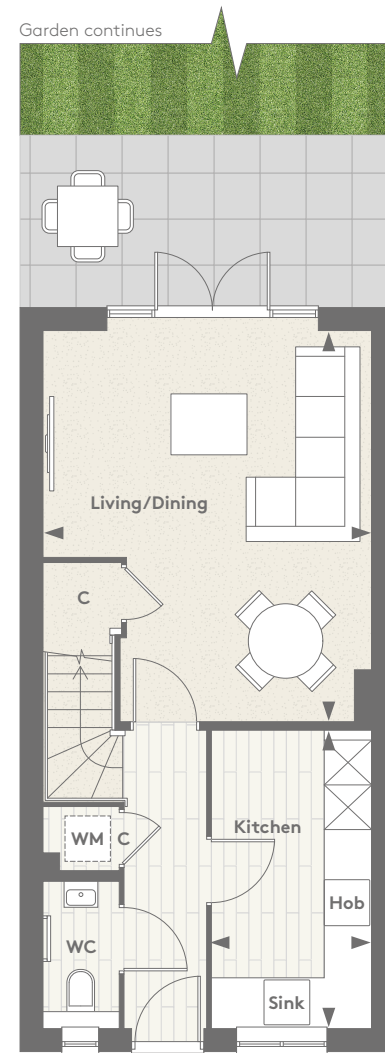


PLOT 348 (CGI is also indicative of PLOT 349)

Computer generated images are indicative only.

— the —
GOLDFINCH

PLOTS 318, 335*, 338*, 348* & 349 | 850 SQ FT



GROUND FLOOR

| | | |
|---------------|-----------------------------------------|-------------------------------------------|
| Living/Dining | 5.18m [†] x 4.30m [†] | 17' 0" [†] x 14' 1" [†] |
| Kitchen | 3.90m x 2.08m | 12' 10" x 6' 10" |

[†] Maximum Measurement

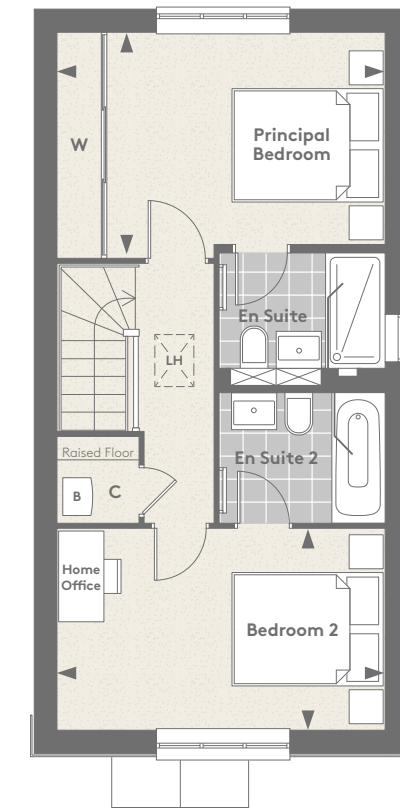
*Plots 335, 338 & 348 are handed
**Additional window to plot 318 only



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— the —
GOLDFINCH

PLOTS 318, 335*, 338*, 348* & 349 | 850 SQ FT



FIRST FLOOR

| | | |
|-------------------|-----------------------------------------|------------------------------------------|
| Principal Bedroom | 2.95m [†] x 4.30m [†] | 9' 8" [†] x 14' 1" [†] |
| Bedroom 2 | 2.63m x 4.30m | 8' 8" x 14' 1" |

[†] Maximum Measurement



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3 BEDROOM HOME
— the —
HERON

PLOTS 302, 305, 322 & 343



PLOT 343



PLOT 322

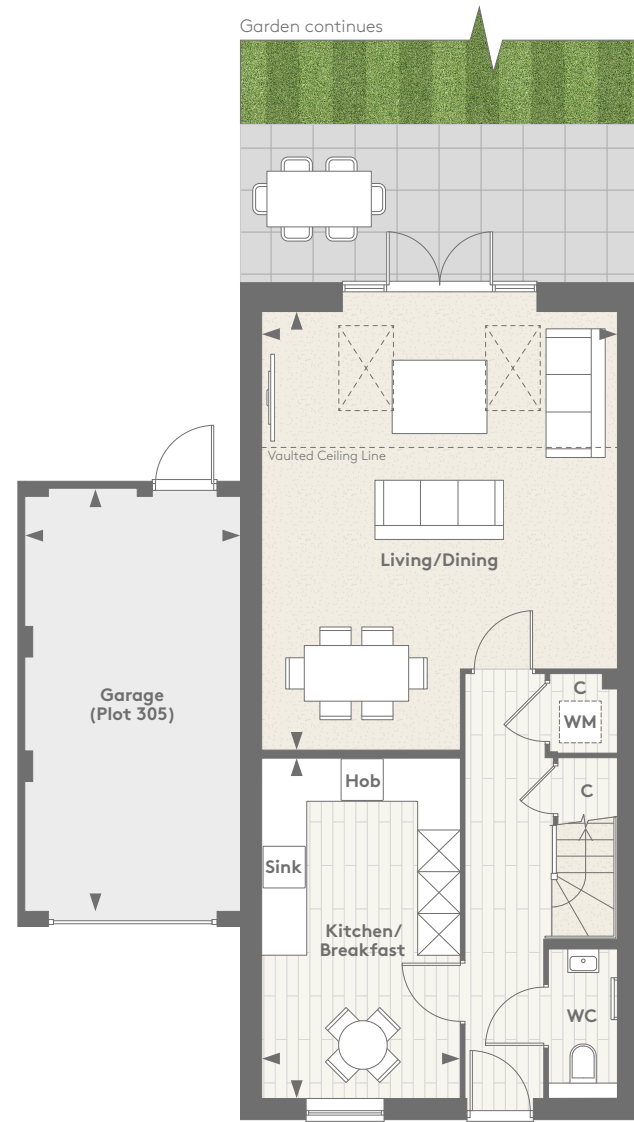


PLOTS 302 & 305

Computer generated images are indicative only

— the —
HERON

PLOTS 302 & 305 | 1449 SQ FT



GROUND FLOOR

| | | |
|-------------------|-----------------------------------------|------------------------------|
| Living/Dining | 5.07m [†] x 6.26m [†] | 16' 8" x 20' 7" [†] |
| Kitchen/Breakfast | 2.82m x 4.86m | 9' 3" x 15' 11" [†] |
| Garage | 6.08m x 3.01m | 20' 0" x 10' 2" |

[†]Maximum Measurement

*Plot 302 is handed



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— the —
HERON

PLOTS 302 & 305 | 1449 SQ FT



FIRST FLOOR

| | | |
|-------------------|-----------------------------------------|-------------------------------------------|
| Principal Bedroom | 3.05m [†] x 4.74m [†] | 10' 0" [†] x 15' 7" [†] |
| Bedroom 2 | 4.02m [†] x 3.06m [†] | 13' 2" [†] x 10' 1" [†] |

[†]Maximum Measurement

SECOND FLOOR

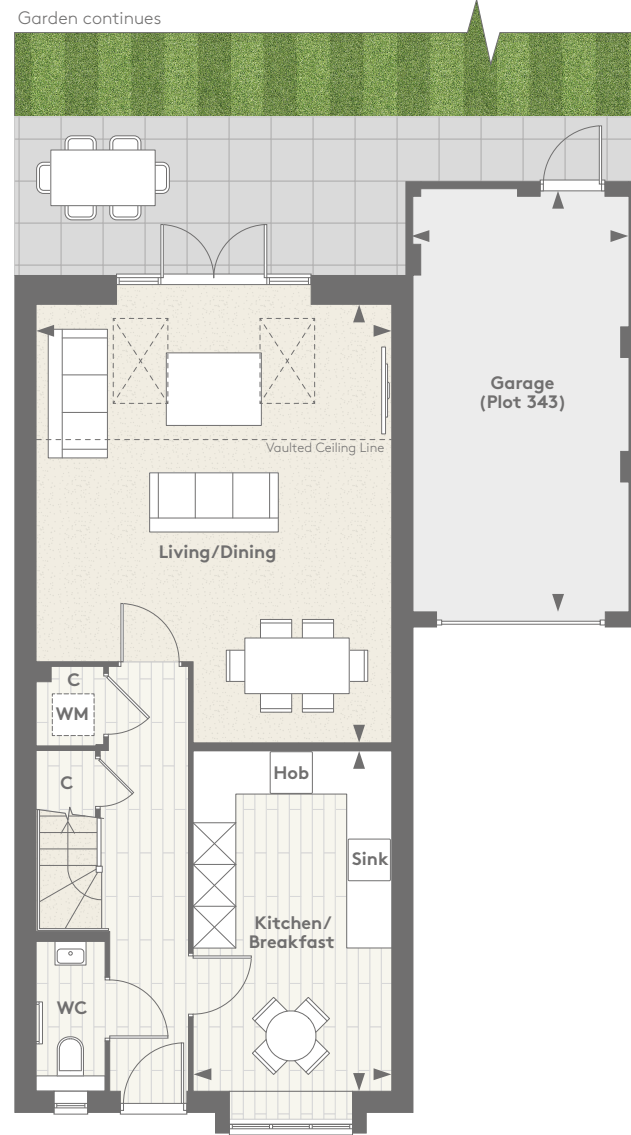
| | | |
|-----------|-----------------------------------------|-------------------------------------------|
| Bedroom 3 | 3.97m [†] x 3.99m [†] | 13' 0" [†] x 13' 1" [†] |
| Study | 3.06m [†] x 2.76m [†] | 10' 1" [†] x 9' 1" [†] |



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— the —
HERON

PLOTS 322 & 343 | 1454 SQ FT



GROUND FLOOR

| | | |
|-------------------|-----------------------------------------|------------------------------|
| Living/Dining | 5.07m [†] x 6.26m [†] | 16' 8" x 20' 7" [†] |
| Kitchen/Breakfast | 2.82m [†] x 4.86m [†] | 9' 3" x 15' 11" [†] |
| Garage | 6.08m x 3.01m | 20' 0" x 10' 2" |

[†]Maximum Measurement

*Plot 302 is handed



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— the —
HERON

PLOTS 322 & 343 | 1454 SQ FT



FIRST FLOOR

| | | |
|-------------------|-----------------------------------------|-------------------------------------------|
| Principal Bedroom | 3.05m [†] x 4.74m [†] | 10' 0" [†] x 15' 7" [†] |
| Bedroom 2 | 4.02m [†] x 3.06m [†] | 13' 2" [†] x 10' 1" [†] |

[†]Maximum Measurement

SECOND FLOOR

| | | |
|-----------|-----------------------------------------|-------------------------------------------|
| Bedroom 3 | 4.07m [†] x 3.99m [†] | 13' 4" [†] x 13' 1" [†] |
| Study | 3.06m [†] x 2.76m [†] | 10' 1" [†] x 9' 1" [†] |



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3 BEDROOM HOME
— the —
STARLING

PLOTS 303, 304, 306, 321 & 342



PLOTS 303 & 304



PLOT 306



PLOT 321



PLOT 342

Computer generated images are indicative only

— the —
STARLING

PLOTS 303*, 304 & 306 | 1449 SQ FT



GROUND FLOOR

| | | |
|-------------------|-----------------------------------------|------------------------------------------|
| Living/Dining | 5.07m [†] x 5.12m [†] | 16' 8" x 16' 9" [†] |
| Kitchen/Breakfast | 2.81m [†] x 6.15m [†] | 9' 3" [†] x 20' 2" [†] |
| Garage | 6.08m x 3.01m | 20' 0" x 10' 2" |

[†]Maximum Measurement

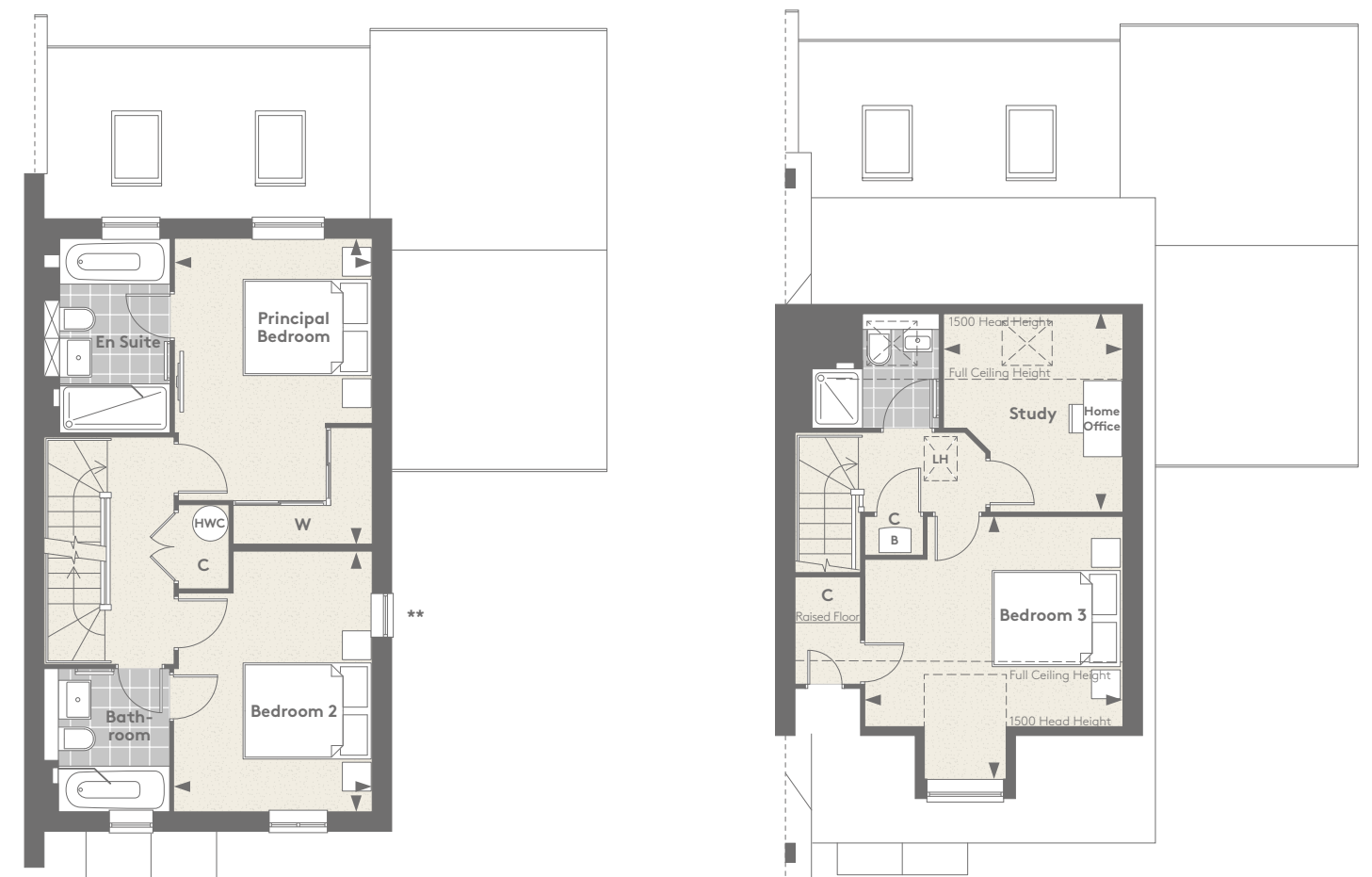
*Plot 303 is handed
**Additional windows to plot 306 only



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— the —
STARLING

PLOTS 303*, 304 & 306 | 1449 SQ FT



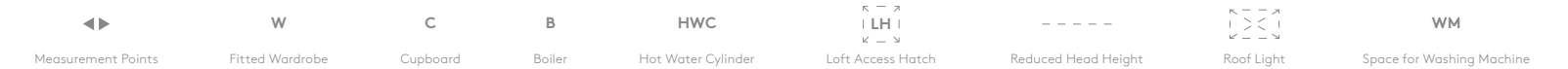
FIRST FLOOR

| | | |
|-------------------|-----------------------------------------|-------------------------------------------|
| Principal Bedroom | 3.05m [†] x 4.78m [†] | 10' 0" [†] x 15' 9" [†] |
| Bedroom 2 | 4.02m [†] x 3.06m [†] | 13' 2" [†] x 10' 1" [†] |

[†]Maximum Measurement

SECOND FLOOR

| | | |
|-----------|-----------------------------------------|-------------------------------------------|
| Study | 3.06m [†] x 2.76m [†] | 10' 1" [†] x 9' 1" [†] |
| Bedroom 3 | 3.96m [†] x 3.99m [†] | 13' 0" [†] x 13' 1" [†] |



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— the —
STARLING

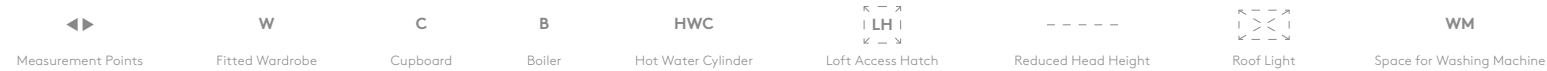
PLOTS 321 & 342 | 1454 SQ FT



GROUND FLOOR

| | | |
|-------------------|-----------------------------------------|------------------|
| Living/Dining | 5.07m [†] x 5.12m [†] | 16' 8" x 16' 9"† |
| Kitchen/Breakfast | 2.81m [†] x 6.15m [†] | 9' 3"† x 20' 2"† |
| Garage | 6.08m x 3.01m | 20' 0" x 10' 2" |

†Maximum Measurement



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— the —
STARLING

PLOTS 321 & 342 | 1454 SQ FT



FIRST FLOOR

| | | |
|-------------------|-----------------------------------------|-------------------|
| Principal Bedroom | 3.05m [†] x 4.74m [†] | 10' 0"† x 15' 9"† |
| Bedroom 2 | 4.02m [†] x 3.06m [†] | 13' 2"† x 10' 1"† |

†Maximum Measurement

SECOND FLOOR

| | | |
|-----------|-----------------------------------------|-------------------|
| Study | 3.06m [†] x 2.76m [†] | 10' 1"† x 9' 1"† |
| Bedroom 3 | 4.07m [†] x 3.99m [†] | 13' 4"† x 13' 1"† |



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3 BEDROOM HOME

— the —

SANDERLING

PLOT 313



Computer generated image is indicative only

— the —
SANDERLING

PLOT 313 | 1211 SQ FT



GROUND FLOOR

| | | |
|---------------|-----------------------------------------|-------------------------------------------|
| Living | 3.55m [†] x 5.64m [†] | 11' 8" [†] x 18' 6" [†] |
| Family/Dining | 3.24m [†] x 5.31m [†] | 10' 8" [†] x 17' 5" [†] |
| Kitchen | 2.93m [†] x 2.85m [†] | 9' 8" [†] x 9' 4" [†] |
| Garage | 6.08m [†] x 3.01m [†] | 20' 0" [†] x 10' 2" [†] |

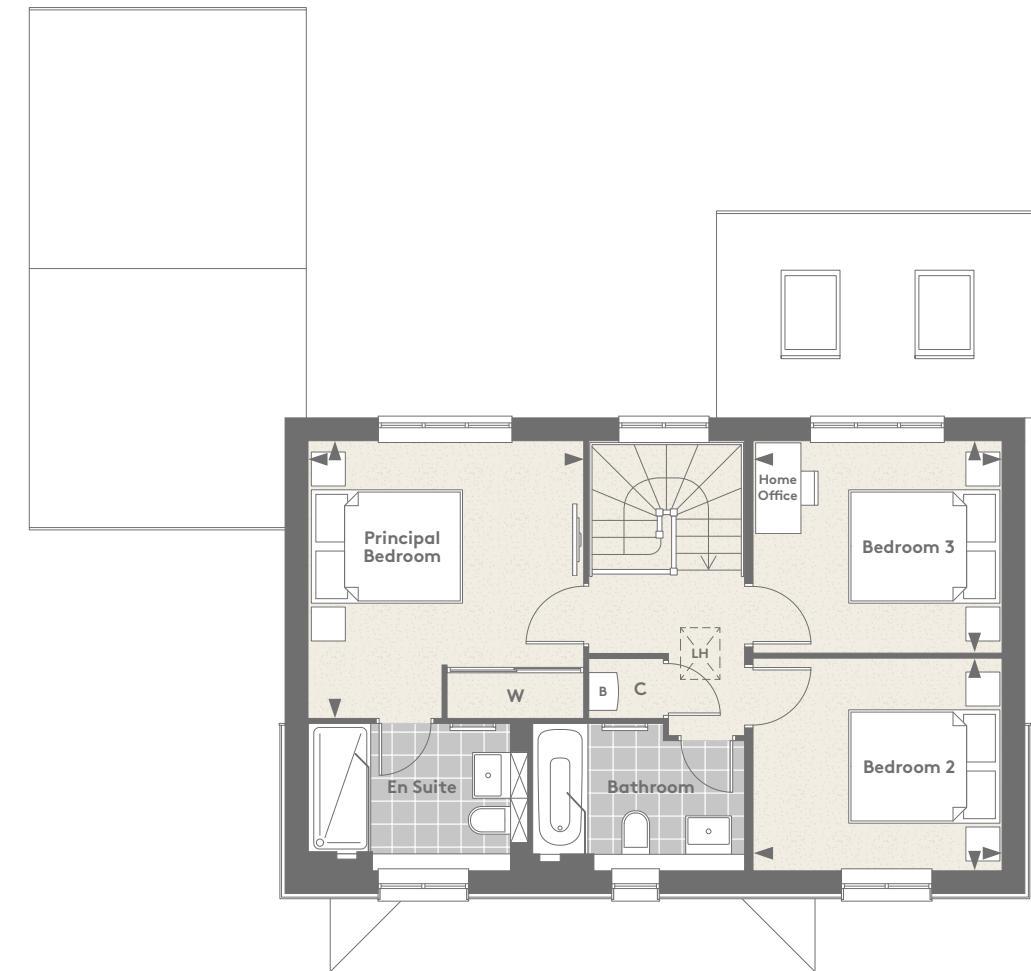
[†] Maximum Measurement



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— the —
SANDERLING

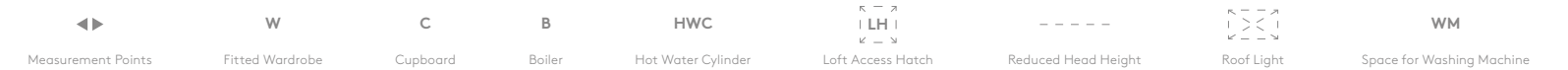
PLOT 313 | 1211 SQ FT



FIRST FLOOR

| | | |
|-------------------|-----------------------------------------|---------------------------------------------|
| Principal Bedroom | 3.60m [†] x 3.63m [†] | 11' 10" [†] x 11' 10" [†] |
| Bedroom 2 | 3.30m [†] x 2.77m [†] | 10' 0" [†] x 9' 1" [†] |
| Bedroom 3 | 3.30m [†] x 2.77m [†] | 10' 0" [†] x 9' 1" [†] |

[†] Maximum Measurement

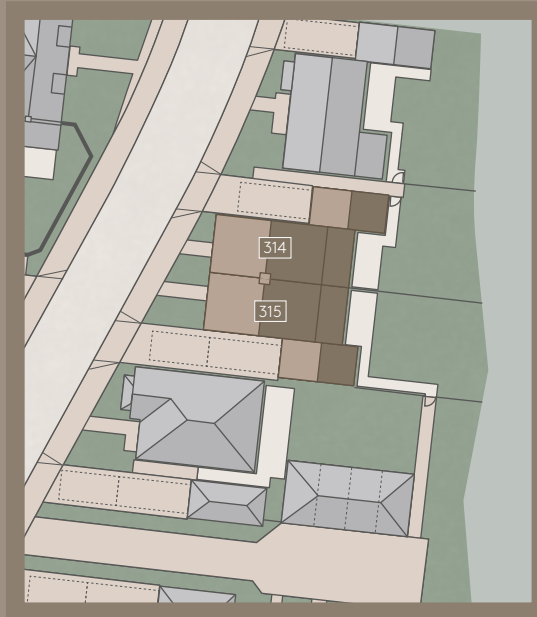


Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

3 BEDROOM HOME

— the —
JAY

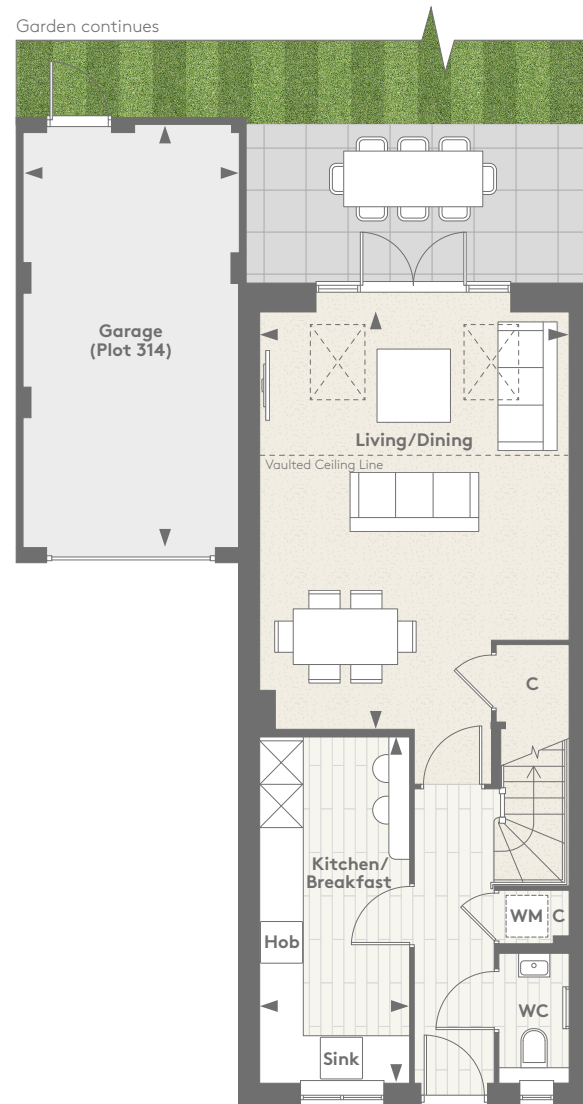
PLOTS 314 & 315



Computer generated image is indicative only

— the —
J A Y

PLOTS 314 & 315* | 1296 SQ FT



GROUND FLOOR

| | | |
|-------------------|-----------------------------------------|-------------------------------------------|
| Living/Dining | 6.01m [†] x 4.40m | 19' 9" [†] x 14' 5" |
| Kitchen/Breakfast | 4.94m x 2.11m | 16' 2" x 6' 11" |
| Garage | 6.08m [†] x 3.01m [†] | 20' 0" [†] x 10' 2" [†] |

[†]Maximum Measurement

*Plot 315 is handed



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— the —
J A Y

PLOTS 314 & 315* | 1296 SQ FT



FIRST FLOOR

| | | |
|-----------|-----------------------------------------|-------------------------------------------|
| Bedroom 2 | 3.50m [†] x 4.40m [†] | 11' 6" [†] x 14' 5" [†] |
| Bedroom 3 | 2.73m [†] x 4.40m [†] | 9' 0" [†] x 14' 5" [†] |

[†]Maximum Measurement

SECOND FLOOR

| | | |
|-------------------|-----------------------------------------|-------------------------------------------|
| Principal Bedroom | 3.73m [†] x 4.40m | 12' 3" [†] x 14' 5" |
| Dressing | 1.83m [†] x 3.29m [†] | 6' 0" [†] x 10' 10" [†] |



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3 BEDROOM HOME
— the —
BUNTING

PLOTS 323, 327 & 329



PLOT 323

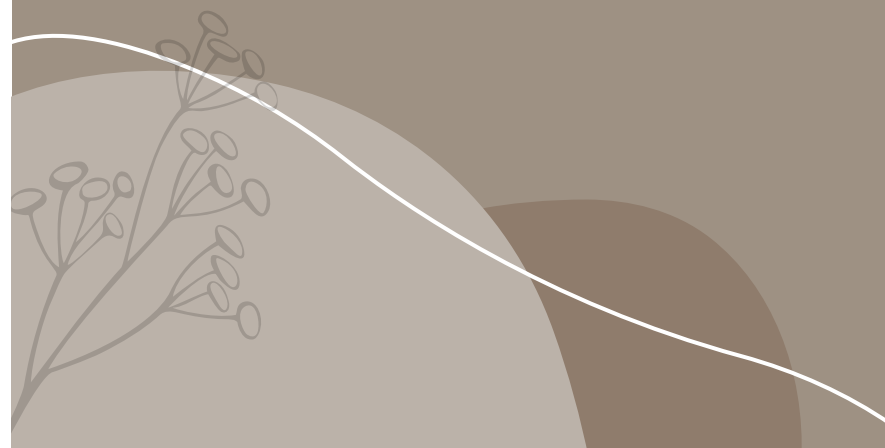


PLOT 327



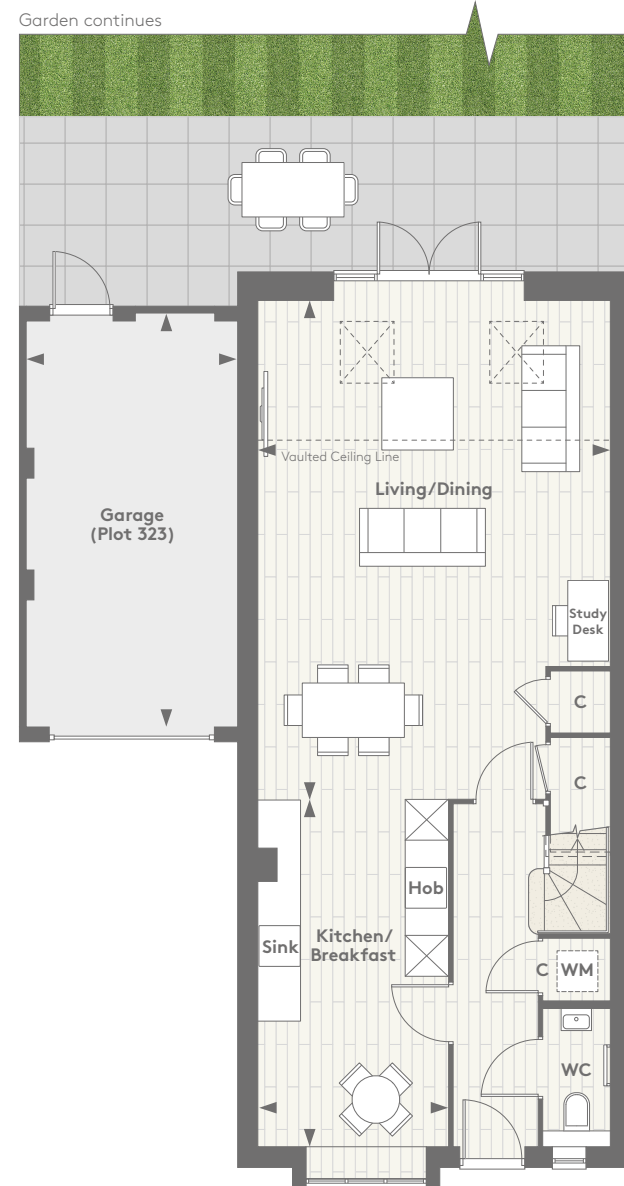
PLOT 329

Computer generated images are indicative only



— the —
BUNTING

PLOTS 323, 327 & 329 | 1238 SQ FT



GROUND FLOOR

| | | |
|-------------------|-----------------------------------------|---------------------------------|
| Living/Dining | 7.30m [†] x 5.13m [†] | 24' 0" x 16' 10" x [†] |
| Kitchen/Breakfast | 5.08m x 2.76m | 16' 8" x 9' 1" |
| Garage | 6.08m [†] x 3.01m [†] | 20' 0" x 10' 2" x [†] |

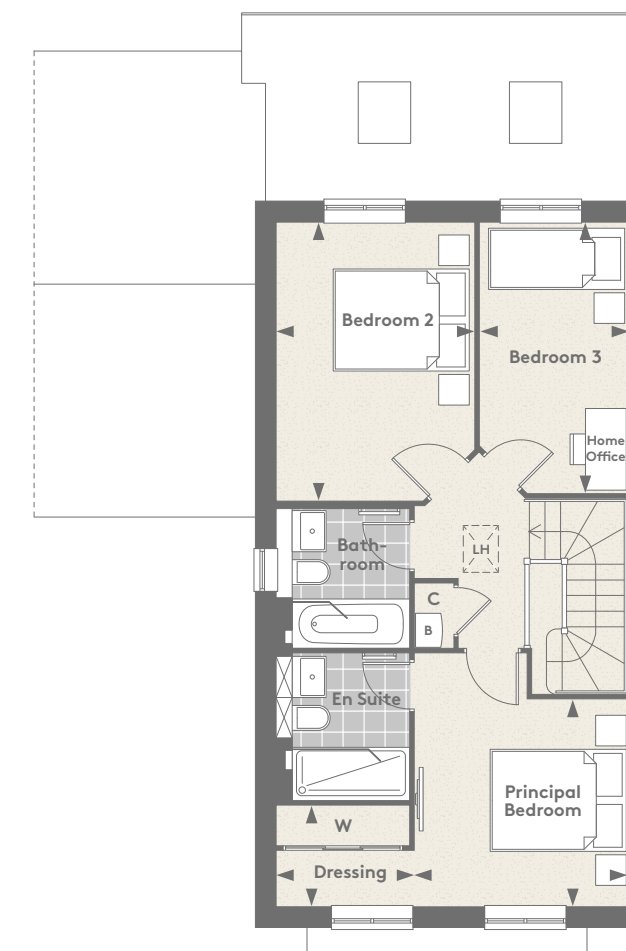
[†]Maximum Measurement



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— the —
BUNTING

PLOTS 323, 327 & 329 | 1238 SQ FT



FIRST FLOOR

| | | |
|-------------------|-----------------------------------------|-------------------------------|
| Principal Bedroom | 3.12m x 3.02m | 10' 3" x 9' 11" |
| Dressing | 2.03m x 1.46m | 6' 7" x 4' 9" |
| Bedroom 2 | 4.07m [†] x 2.88m [†] | 13' 4" x 9' 5" x [†] |
| Bedroom 3 | 3.96m [†] x 2.15m [†] | 13' 0" x 7' 1" x [†] |

[†]Maximum Measurement



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3 BEDROOM HOME
 — *the* —
GOLDCREST

PLOTS 324, 326, 328 & 330



PLOT 324



PLOT 326

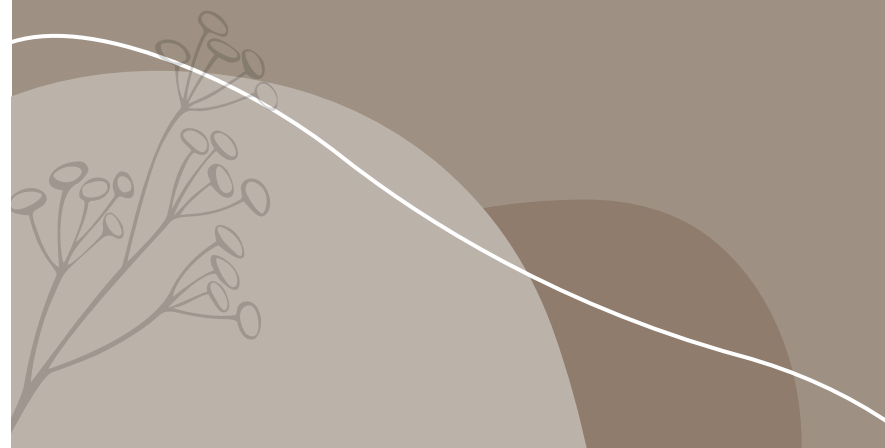


Computer generated images are indicative only

PLOT 328

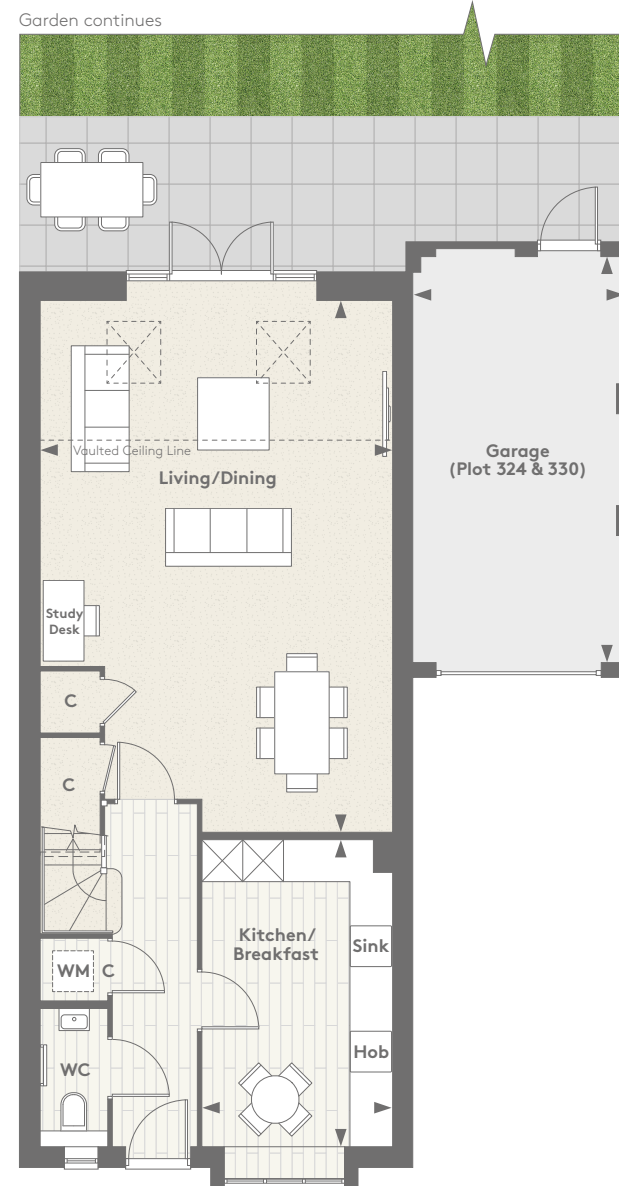


PLOT 330



— the —
GOLDCREST

PLOTS 324, 326, 328 & 330 | 1238 SQ FT



GROUND FLOOR

| | | |
|-------------------|-----------------------------------------|--------------------|
| Living/Dining | 7.77m [†] x 5.13m [†] | 25' 6"† x 16' 10"† |
| Kitchen/Breakfast | 4.48m x 2.76m | 14' 8" x 9' 1" |
| Garage | 6.08m [†] x 3.01m [†] | 20' 0"† x 10' 2"† |

† Maximum Measurement

*Additional window to plots 324, 328 & 330 only
**Additional window to plot 326 only



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— the —
GOLDCREST

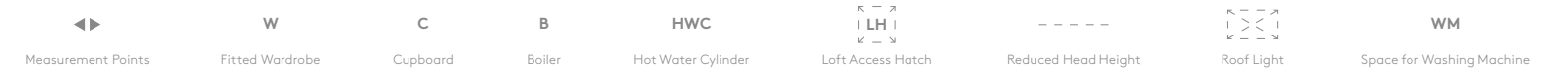
PLOTS 324, 326, 328 & 330 | 1238 SQ FT



FIRST FLOOR

| | | |
|-------------------|-----------------------------------------|------------------|
| Principal Bedroom | 3.12m x 3.02m | 10' 3" x 9' 11" |
| Dressing | 2.03m x 1.46m | 6' 7" x 4' 9" |
| Bedroom 2 | 4.07m [†] x 2.88m [†] | 13' 4"† x 9' 5"† |
| Bedroom 3 | 3.96m [†] x 2.15m [†] | 13' 0"† x 7' 1"† |

† Maximum Measurement



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3 BEDROOM HOME
— the —
LINNET

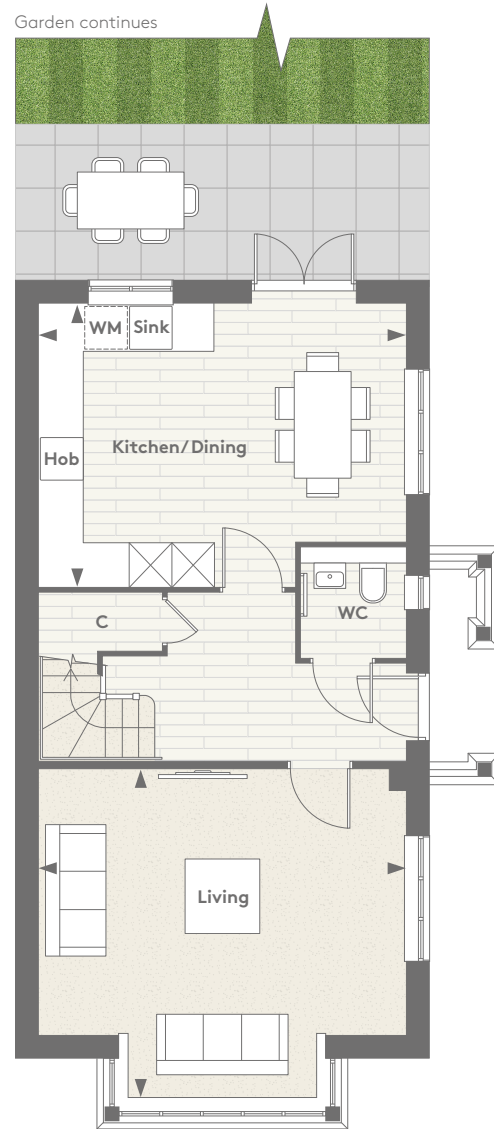
PLOT 325



Computer generated image is indicative only

— the —
LINNET

PLOT 325 | 1158 SQ FT



GROUND FLOOR

| | | |
|----------------|-----------------------------------------|------------------|
| Living | 4.60m [†] x 5.13m [†] | 15' 1" x 16' 10" |
| Kitchen/Dining | 3.97m [†] x 5.13m [†] | 13' 0" x 16' 10" |

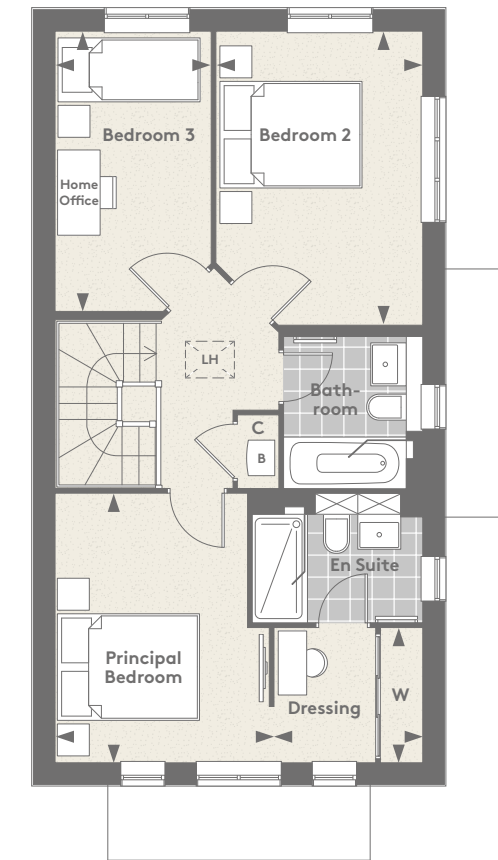
[†] Maximum Measurement



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— the —
LINNET

PLOT 325 | 1158 SQ FT



FIRST FLOOR

| | | |
|-------------------|-----------------------------------------|-----------------|
| Principal Bedroom | 3.76m [†] x 3.06m [†] | 10' 3" x 10' 0" |
| Dressing | 1.87m x 2.07m | 6' 2" x 6' 10" |
| Bedroom 2 | 4.15m [†] x 2.87m [†] | 13' 7" x 9' 5" |
| Bedroom 3 | 3.91m [†] x 2.16m [†] | 12' 10" x 7' 1" |

[†] Maximum Measurement



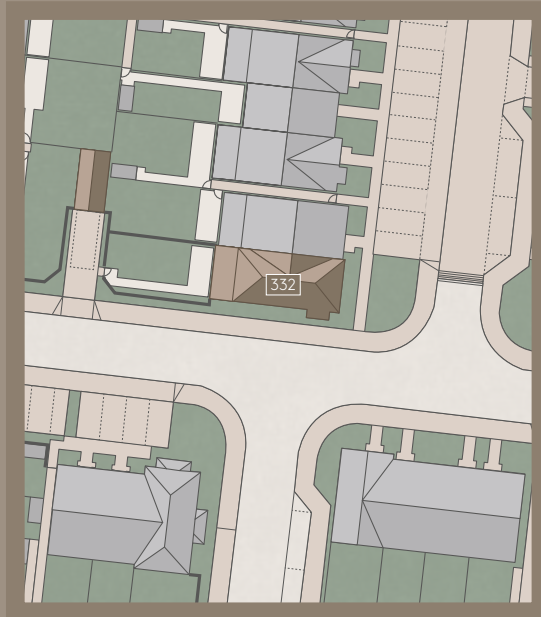
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

3 BEDROOM HOME

— the —

WOODPECKER

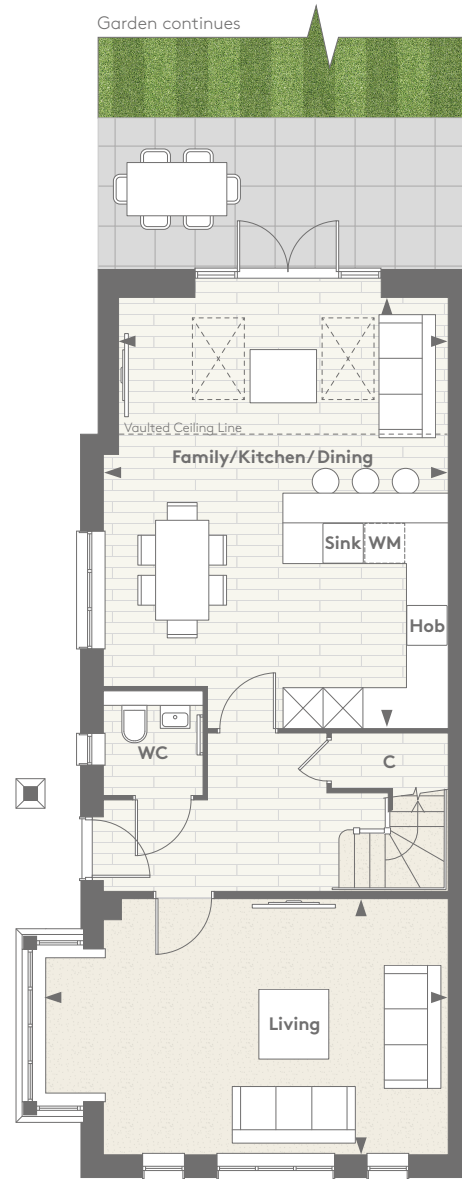
PLOT 332



Computer generated image is indicative only

— the —
WOODPECKER

PLOT 332 | 1301 SQ FT



GROUND FLOOR

| | | |
|-----------------------|-----------------------------------------|--------------------------------------------|
| Living | 3.69m [†] x 6.03m [†] | 12' 2" [†] x 19' 9" [†] |
| Family/Kitchen/Dining | 6.45m [†] x 5.13m [†] | 21' 2" [†] x 16' 10" [†] |

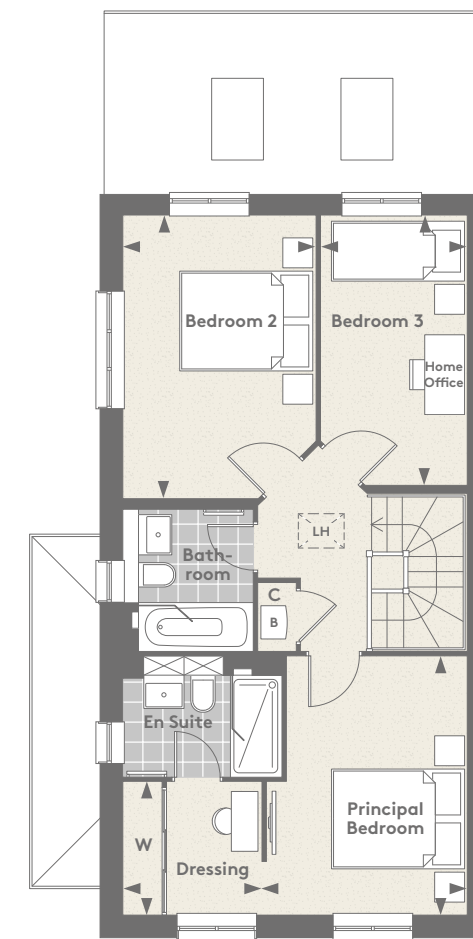
[†] Maximum Measurement



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.

— the —
WOODPECKER

PLOT 332 | 1301 SQ FT



FIRST FLOOR

| | | |
|-------------------|-----------------------------------------|-------------------------------------------|
| Principal Bedroom | 3.85m [†] x 3.05m [†] | 12' 8" [†] x 10' 0" [†] |
| Dressing | 1.95m x 2.07m | 6' 5" x 6' 10" |
| Bedroom 2 | 4.28m [†] x 2.87m [†] | 14' 0" [†] x 9' 5" [†] |
| Bedroom 3 | 4.04m [†] x 2.16m [†] | 13' 3" [†] x 7' 1" [†] |

[†] Maximum Measurement

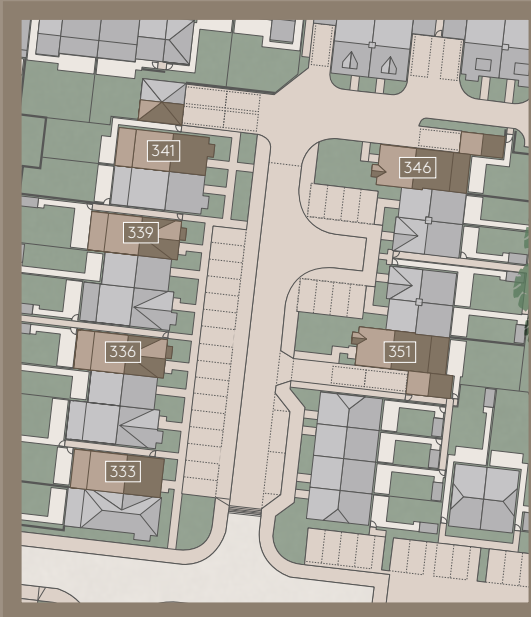


Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

3 BEDROOM HOME

— the —
S W I F T

PLOTS 333, 336, 339, 341, 346 & 351



PLOT 333



PLOT 336 (CGI is also indicative of PLOT 339)



PLOT 341



PLOT 346 (CGI is also indicative of PLOT 351)

Computer generated images are indicative only

— the —
S W I F T

PLOTS 333, 336, 339, 341, 346 & 351* | 1252 SQ FT



GROUND FLOOR

| | | |
|-------------------|-----------------------------------------|--------------------------------------------|
| Living/Dining | 7.77m [†] x 5.23m [†] | 25' 6" [†] x 16' 10" [†] |
| Kitchen/Breakfast | 5.37m [†] x 2.76m | 17' 8" [†] x 9' 1" |
| Garage | 6.08m [†] x 3.01m [†] | 20' 0" [†] x 10' 2" [†] |

[†]Maximum Measurement

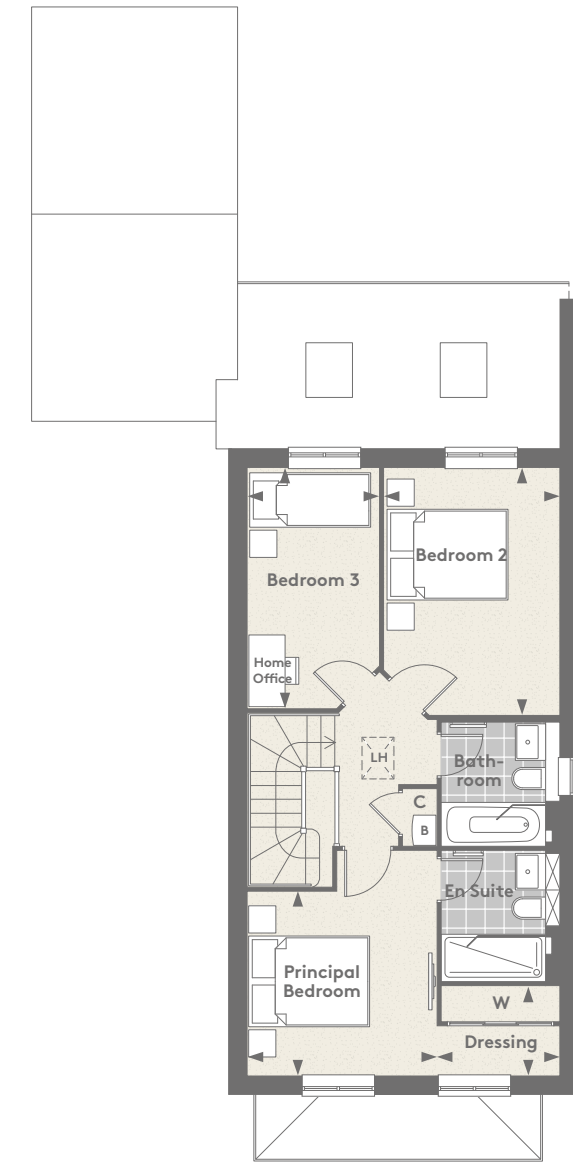
*Plot 351 is handed
** Additional window to plot 341 only



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.

— the —
S W I F T

PLOTS 333, 336, 339, 341, 346 & 351* | 1252 SQ FT



FIRST FLOOR

| | | |
|-------------------|-----------------------------------------|------------------------------------------|
| Principal Bedroom | 3.12m x 3.02m | 10' 3" x 9' 11" |
| Dressing | 2.03m x 1.46m | 6' 7" x 4' 9" |
| Bedroom 2 | 4.07m [†] x 2.88m [†] | 13' 4" [†] x 9' 5" [†] |
| Bedroom 3 | 3.96m [†] x 2.15m [†] | 13' 0" [†] x 7' 1" [†] |

[†]Maximum Measurement

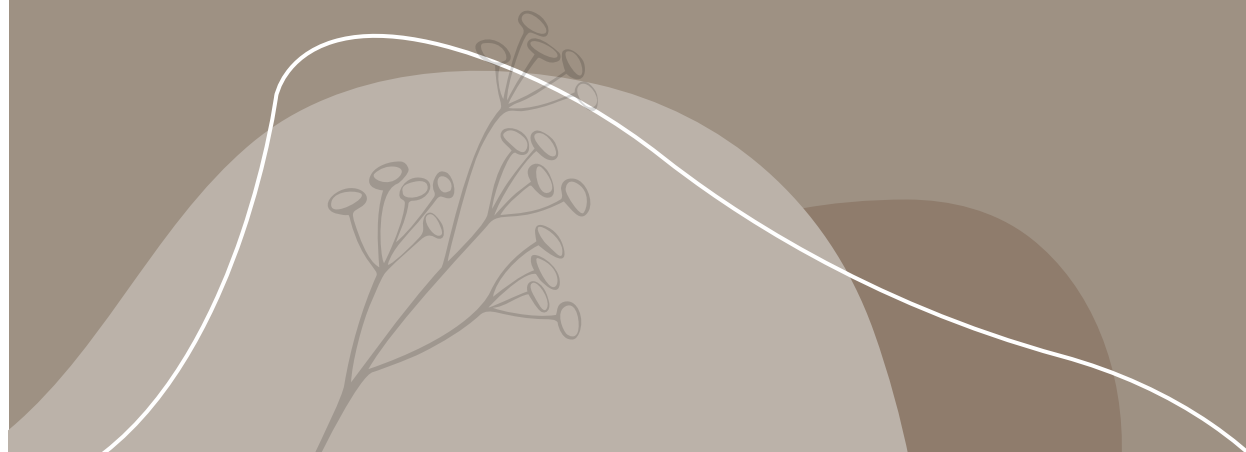


Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

3 BEDROOM HOME

— the —
GROUSE

PLOTS 334, 337 & 340



PLOT 334 (CGI is also indicative of PLOT 337)

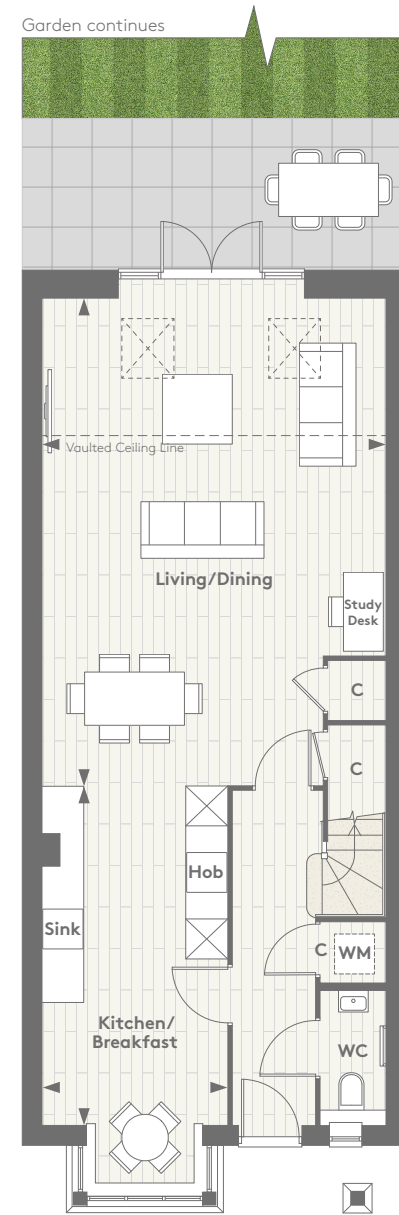


Computer generated images are indicative only

PLOT 340

— the —
GROUSE

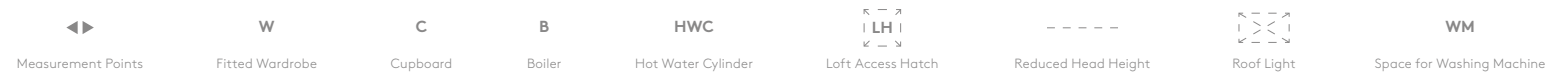
PLOTS 334, 337 & 340 | 1252 SQ FT



GROUND FLOOR

| | | |
|-------------------|-----------------------------------------|------------------|
| Living/Dining | 7.30m [†] x 5.13m [†] | 24' 0" x 16' 10" |
| Kitchen/Breakfast | 5.98m [†] x 2.76m | 19' 7" x 9' 1" |

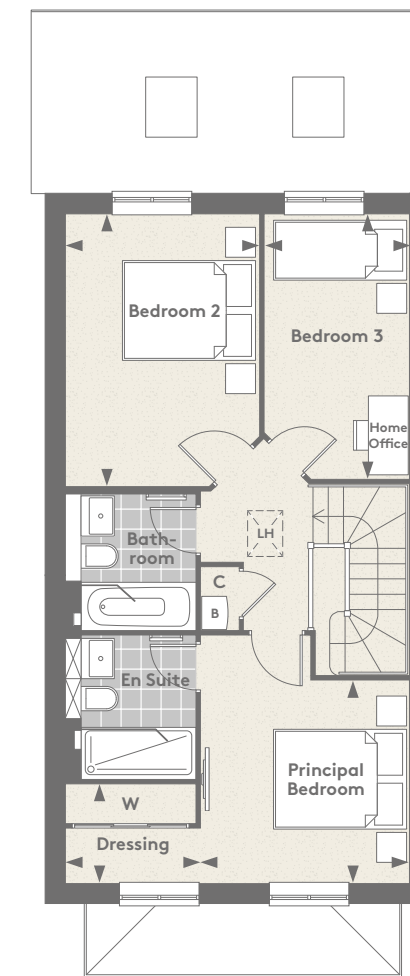
[†] Maximum Measurement



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.

— the —
GROUSE

PLOTS 334, 337 & 340 | 1252 SQ FT



FIRST FLOOR

| | | |
|-------------------|-----------------------------------------|-----------------|
| Principal Bedroom | 3.12m x 3.02m | 10' 3" x 9' 11" |
| Dressing | 2.03m x 1.46m | 6' 7" x 4' 9" |
| Bedroom 2 | 4.07m [†] x 2.88m [†] | 13' 4" x 9' 5" |
| Bedroom 3 | 3.96m [†] x 2.15m [†] | 13' 0" x 7' 1" |

[†] Maximum Measurement



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3 BEDROOM HOME

— the —
WREN

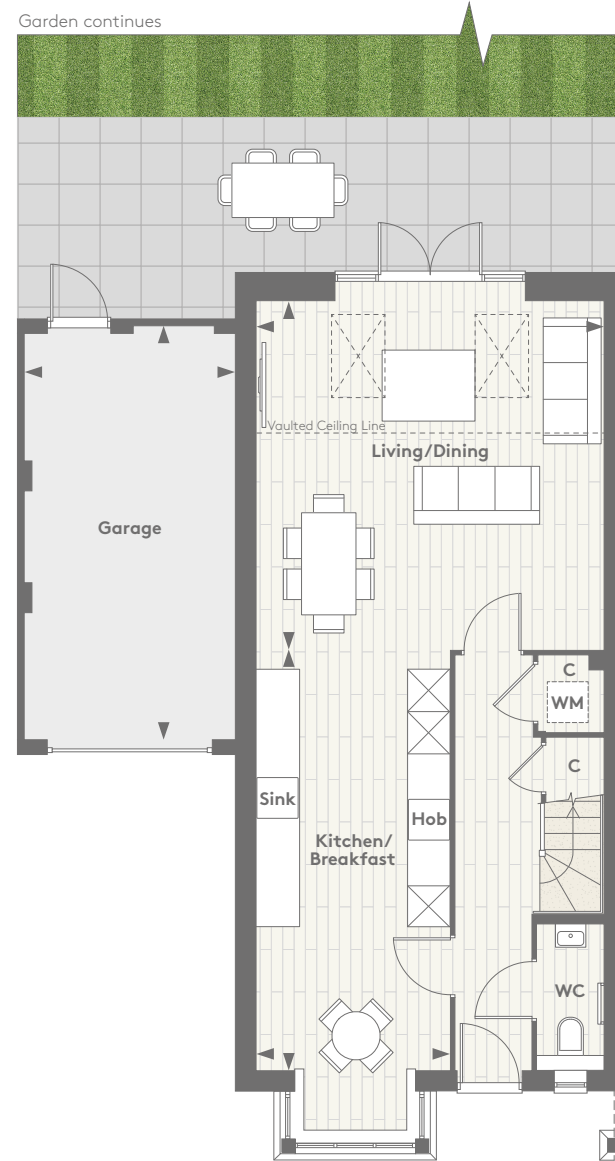
PLOT 344



Computer generated image is indicative only

— the —
W R E N

PLOT 344 | 1470 SQ FT



GROUND FLOOR

| | | |
|-------------------|-----------------------------------------|-------------------------------------------|
| Living/Dining | 5.07m [†] x 5.12m [†] | 16' 8" [†] x 16' 9" [†] |
| Kitchen/Breakfast | 2.81m [†] x 7.05m [†] | 9' 3" [†] x 23' 2" [†] |
| Garage | 6.08m x 3.01m | 20' 0" x 10' 2" |

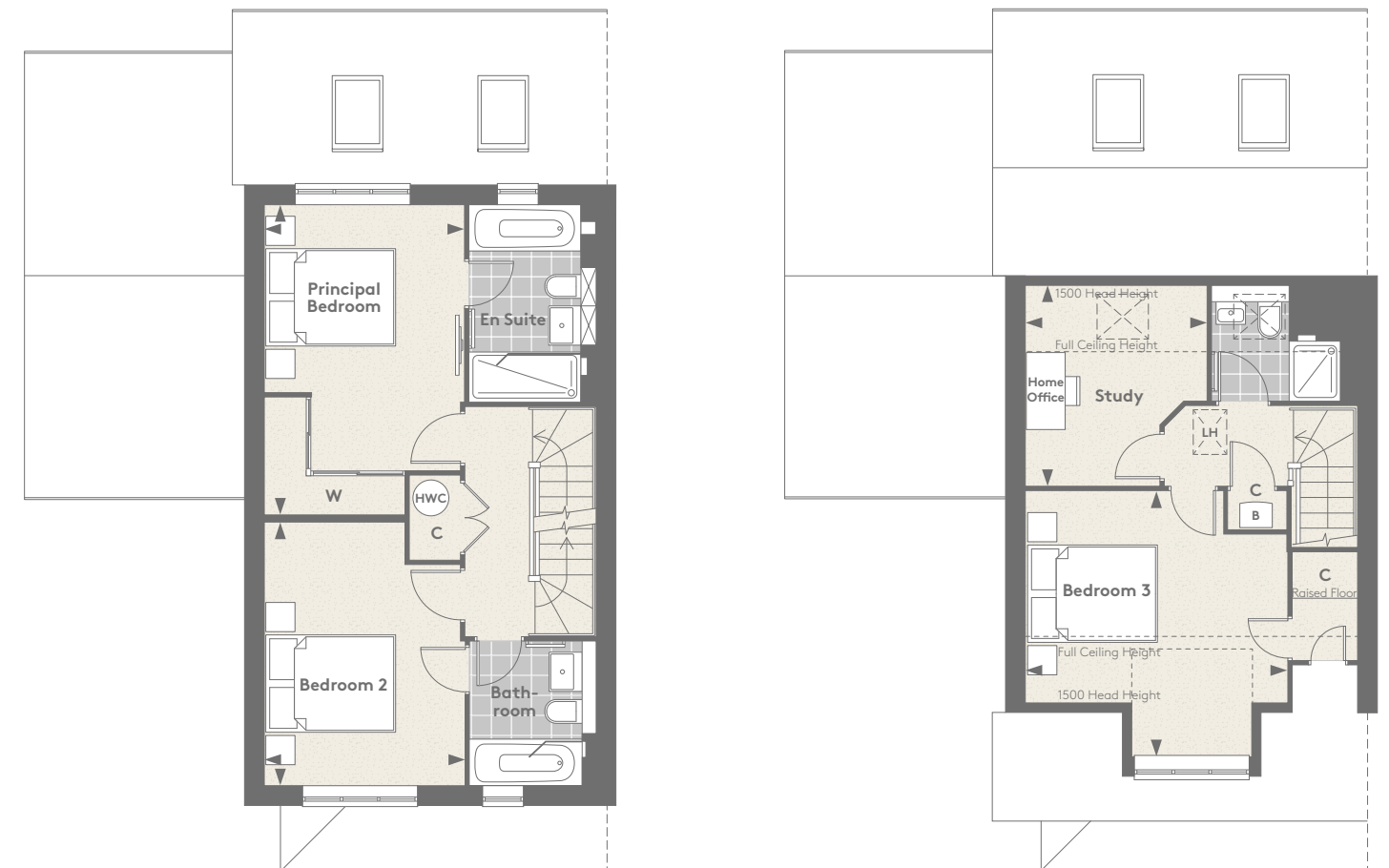
[†]Maximum Measurement



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— the —
W R E N

PLOT 344 | 1470 SQ FT



FIRST FLOOR

| | | |
|-------------------|-----------------------------------------|-------------------------------------------|
| Principal Bedroom | 3.05m [†] x 4.78m [†] | 10' 0" [†] x 15' 9" [†] |
| Bedroom 2 | 4.02m [†] x 3.06m [†] | 13' 2" [†] x 10' 1" [†] |

[†]Maximum Measurement

SECOND FLOOR

| | | |
|-----------|-----------------------------------------|-------------------------------------------|
| Bedroom 3 | 4.07m [†] x 3.99m [†] | 13' 4" [†] x 13' 1" [†] |
| Study | 3.06m [†] x 2.76m [†] | 10' 1" [†] x 9' 1" [†] |



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3 BEDROOM HOME
— the —
BLACKBIRD

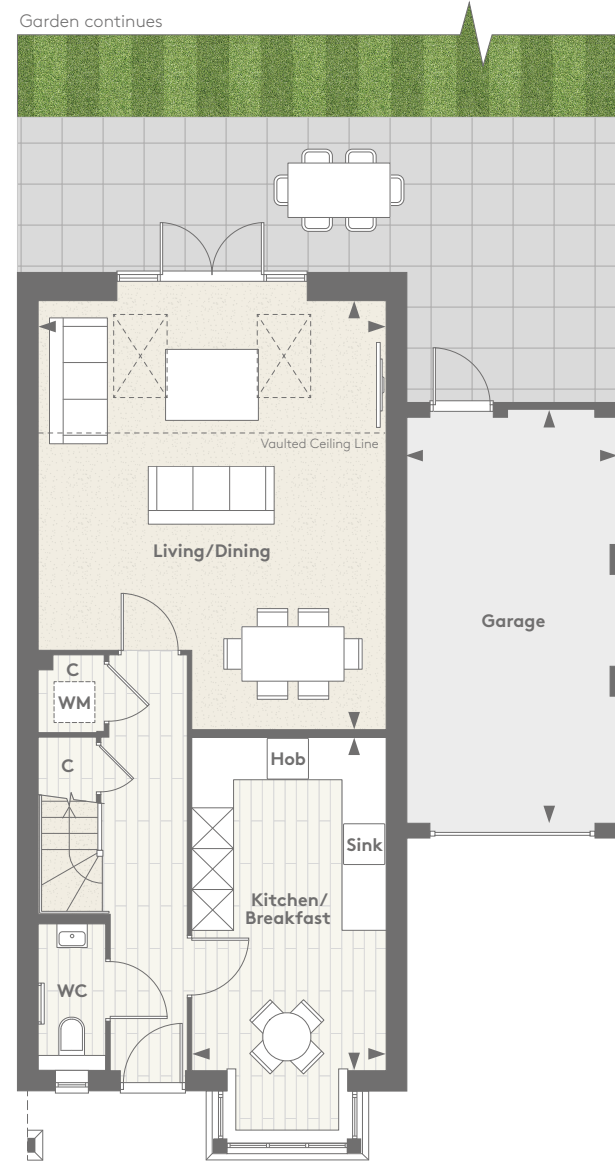
PLOT 345



Computer generated image is indicative only

— the —
BLACKBIRD

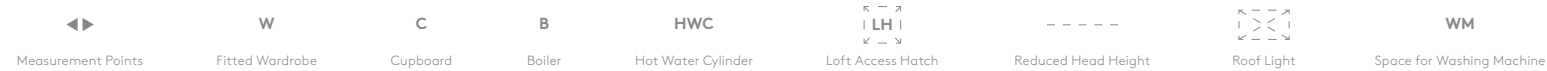
PLOT 345 | 1470 SQ FT



GROUND FLOOR

| | | |
|-------------------|----------------------------|-------------------------------------------|
| Living/Dining | 5.07m x 6.26m [†] | 16' 8" [†] x 20' 7" [†] |
| Kitchen/Breakfast | 2.82m x 5.76m [†] | 9' 3" [†] x 18' 11" [†] |
| Garage | 6.08m x 3.01m | 20' 0" x 10' 2" |

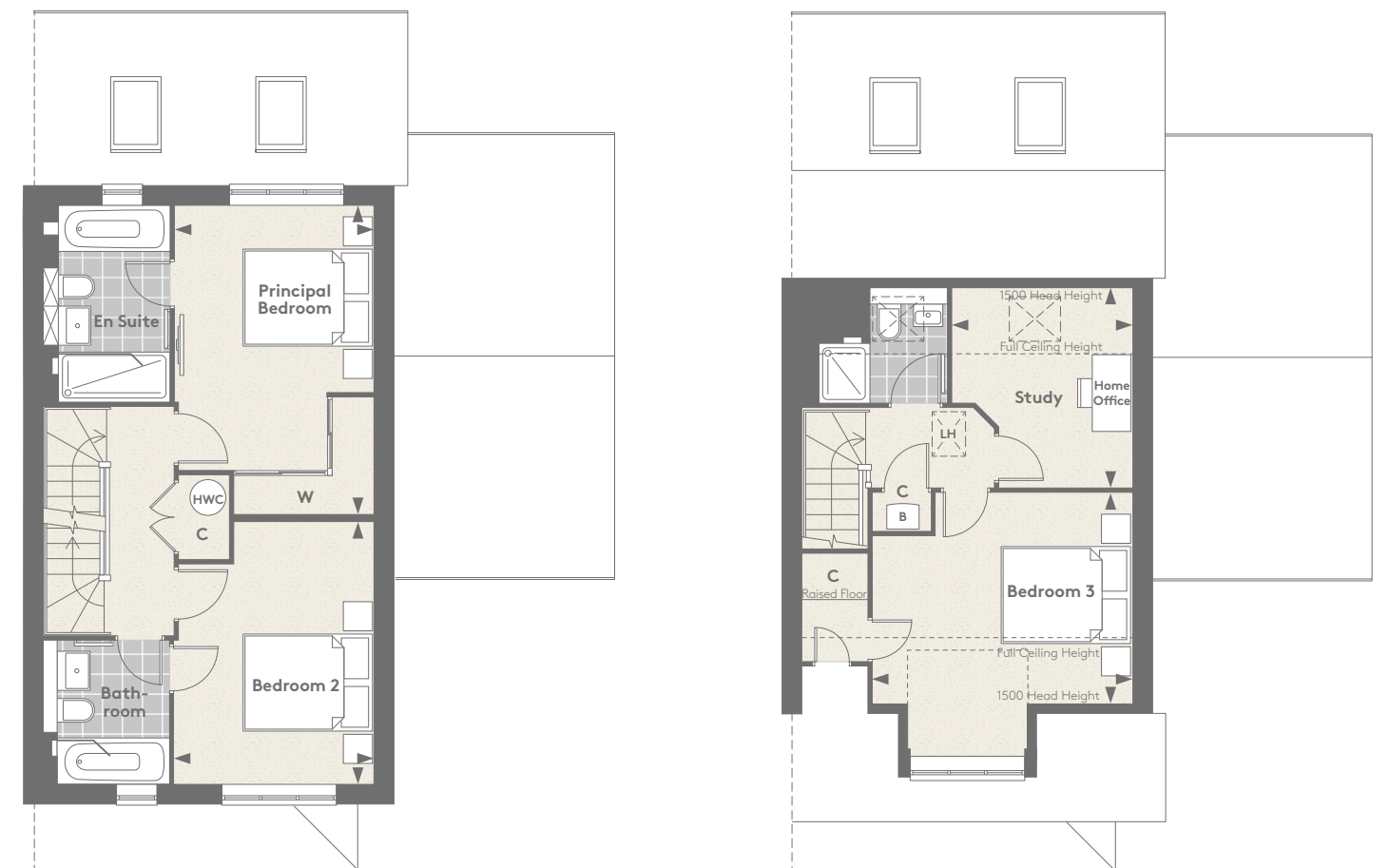
[†]Maximum Measurement



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— the —
BLACKBIRD

PLOT 345 | 1470 SQ FT



FIRST FLOOR

| | | |
|-------------------|-----------------------------------------|-------------------------------------------|
| Principal Bedroom | 3.05m [†] x 4.74m [†] | 10' 0" [†] x 15' 7" [†] |
| Bedroom 2 | 4.02m [†] x 3.06m [†] | 13' 2" [†] x 10' 1" [†] |

[†]Maximum Measurement

SECOND FLOOR

| | | |
|--------------|-----------------------------------------|-------------------------------------------|
| Bedroom 3 | 4.07m [†] x 3.99m [†] | 13' 4" [†] x 13' 1" [†] |
| Study Second | 3.06m [†] x 2.76m [†] | 10' 1" [†] x 9' 1" [†] |



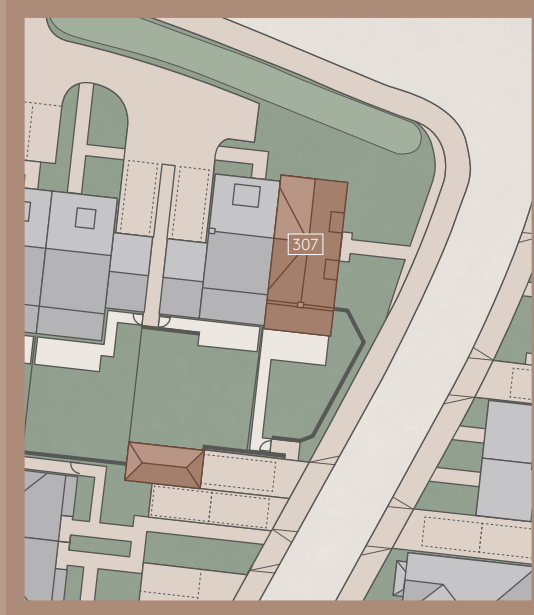
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

4 BEDROOM HOME

— the —

BULLFINCH

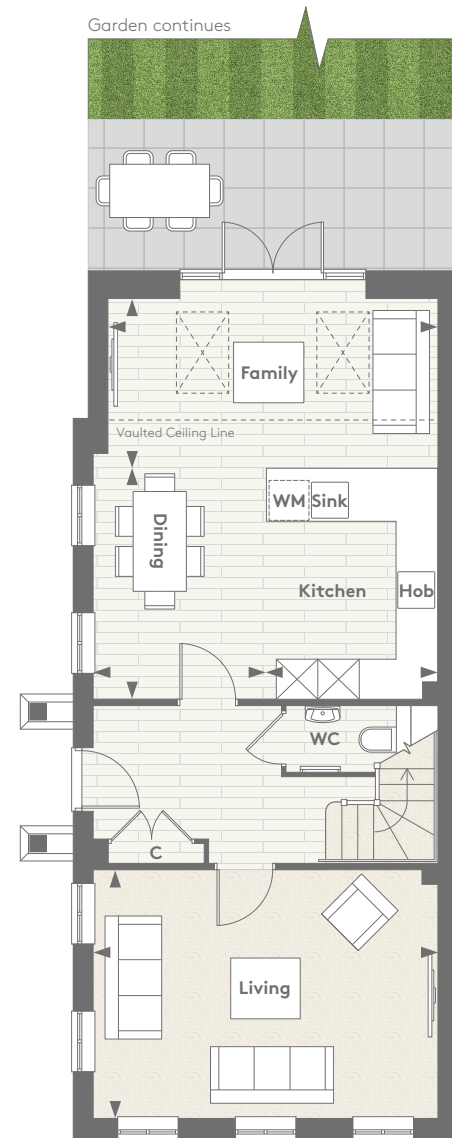
PLOT 307



Computer generated image is indicative only

— the —
BULLFINCH

PLOT 307 | 1655 SQ FT



GROUND FLOOR

| | | |
|---------|---------------|------------------|
| Living | 5.13m x 3.68m | 16' 10" x 12' 1" |
| Dining | 2.57m x 3.44m | 8' 5" x 11' 4" |
| Kitchen | 2.55m x 3.44m | 8' 5" x 11' 4" |
| Family | 4.90m x 2.52m | 16' 1" x 8' 3" |

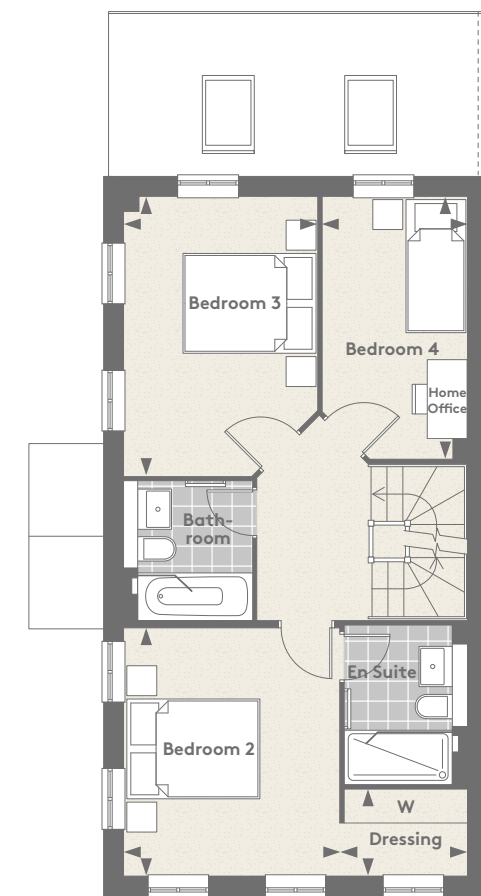
† Maximum Measurement



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— the —
BULLFINCH

PLOT 307 | 1655 SQ FT



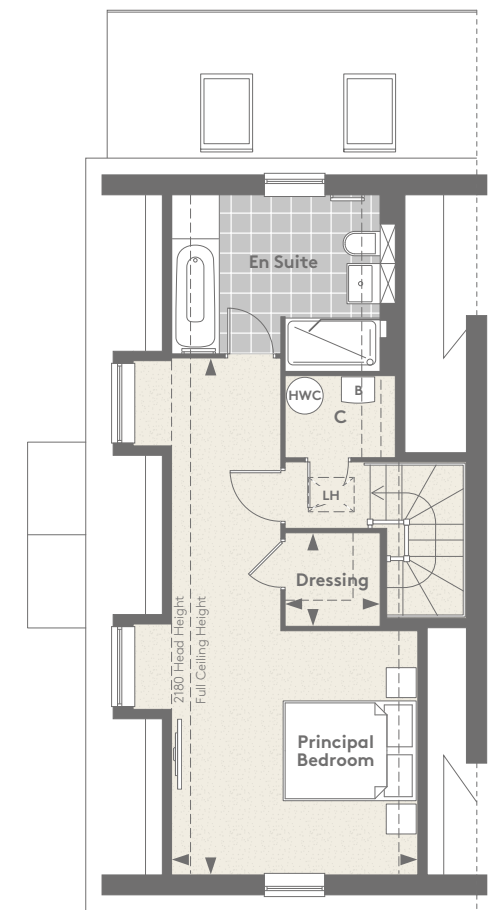
FIRST FLOOR

| | | |
|-----------|-----------------|-------------------|
| Bedroom 2 | 3.22m x 3.69m | 10' 7" x 12' 1" |
| Dressing | 1.90m x 1.27m | 6' 3" x 4' 2" |
| Bedroom 3 | 2.88m† x 4.16m† | 9' 5"† x 13' 8"† |
| Bedroom 4 | 7.73m† x 3.67m† | 25' 4"† x 12' 0"† |

† Maximum Measurement



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SECOND FLOOR

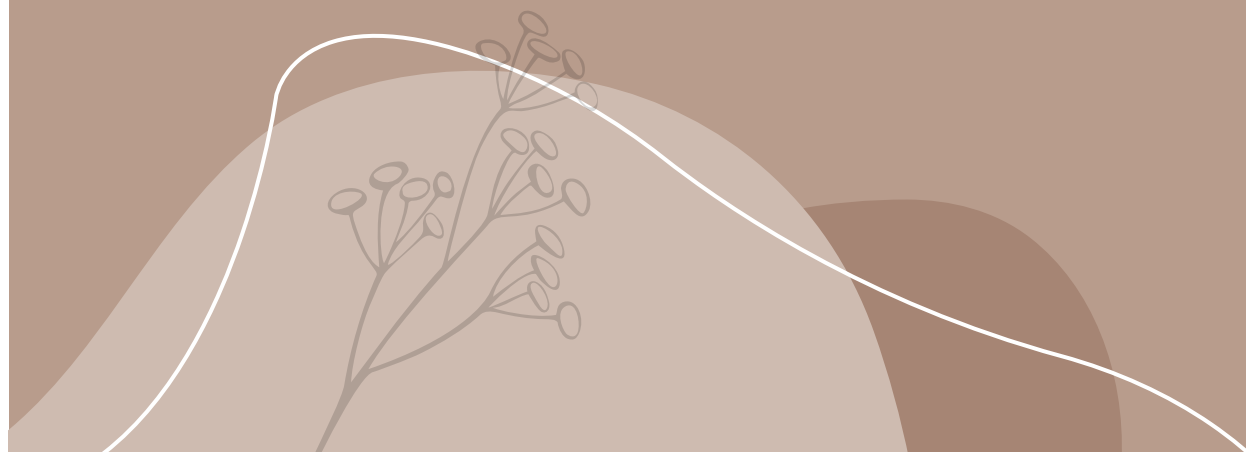
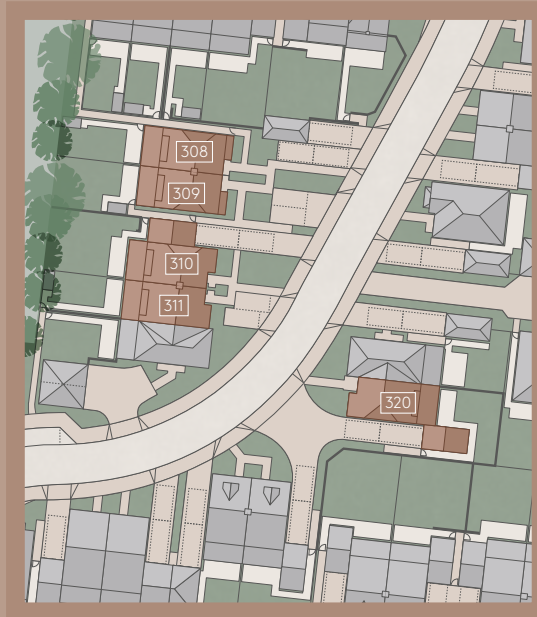
| | | |
|-------------------|-----------------|-------------------|
| Principal Bedroom | 3.67m† x 3.64m† | 12' 0"† x 12' 0"† |
| Dressing | 1.44m x 1.38m | 4' 9" x 4' 6" |

4 BEDROOM HOME

— *the* —

GUILLEMOT

PLOTS 308, 309, 310, 311 & 320



PLOTS 308 & 309

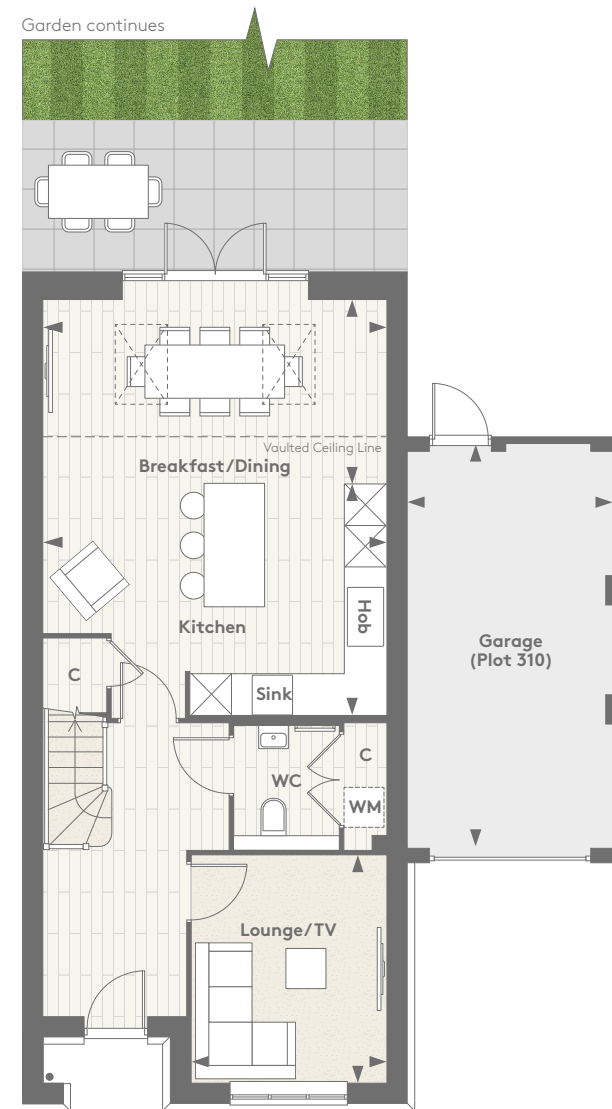


Computer generated images are indicative only

PLOTS 310 & 311

— the —
GUILLEMOT

PLOTS 308, 309*, 310, 311* & 320 | 1658 SQ FT



GROUND FLOOR

| | | |
|------------------|-----------------|--------------------|
| Lounge/TV | 2.91m x 3.39m | 9' 7" x 11' 2" |
| Breakfast/Dining | 5.13m x 2.74m† | 16' 10" x 9' 0"† |
| Kitchen | 5.13m† x 3.46m† | 16' 10"† x 11' 4"† |
| Garage | 6.08m x 3.01m | 20' 0" x 10' 2" |

† Maximum Measurement

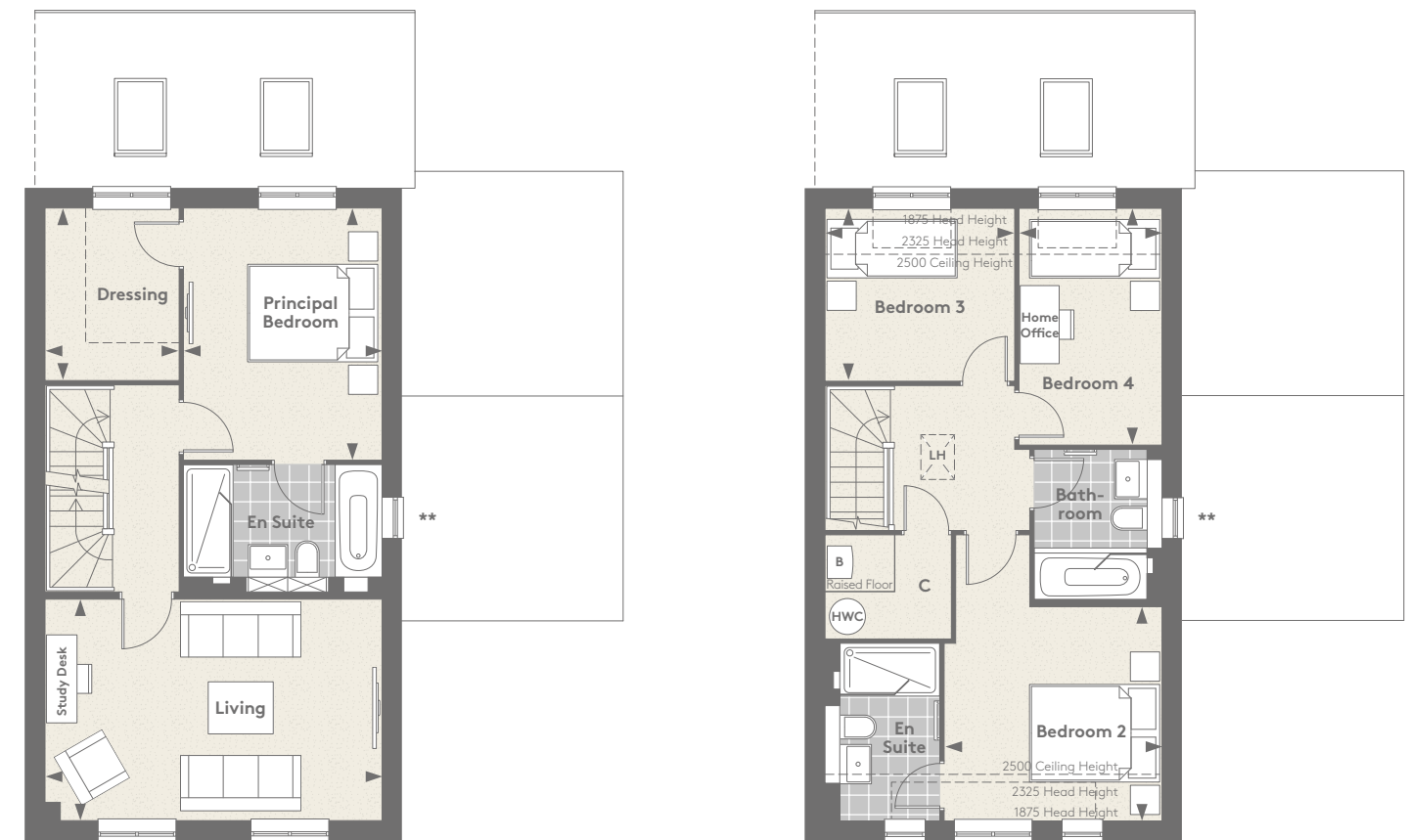
*Plots 309 & 311 are handed
**Window not included on plot 311



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.

— the —
GUILLEMOT

PLOTS 308, 309*, 310, 311* & 320 | 1658 SQ FT



FIRST FLOOR

| | | |
|-------------------|---------------|------------------|
| Living | 5.13m x 3.36m | 16' 10" x 11' 0" |
| Principal Bedroom | 3.00m x 3.84m | 9' 10" x 12' 7" |
| Dressing Room | 2.03m x 2.62m | 6' 8" x 8' 7" |

† Maximum Measurement

SECOND FLOOR

| | | |
|-----------|----------------|------------------|
| Bedroom 2 | 3.32m x 3.24m | 10' 11" x 10' 8" |
| Bedroom 3 | 2.87m x 2.62m | 9' 5" x 8' 7" |
| Bedroom 4 | 2.16m† x 3.61m | 7' 1" x 11' 10" |

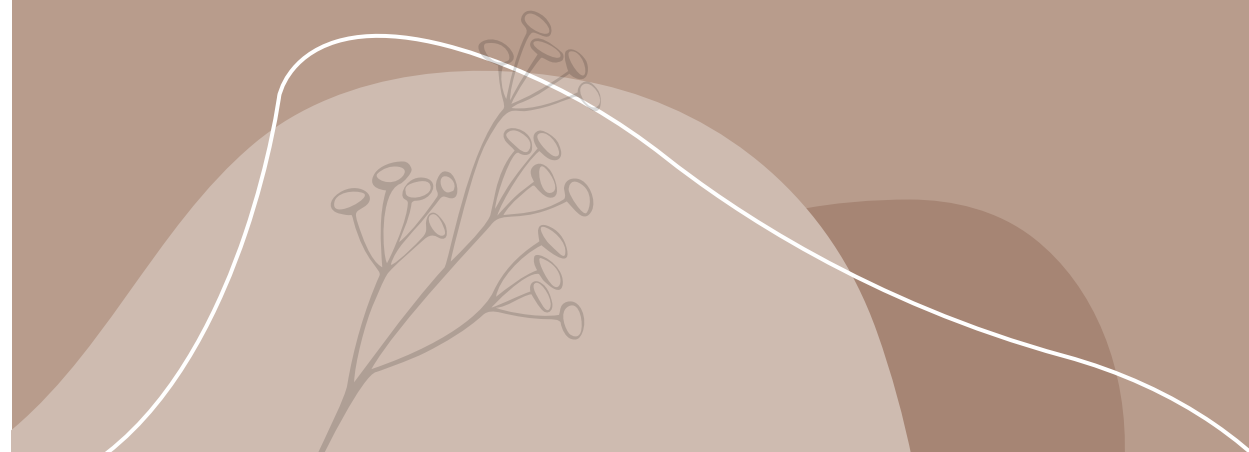


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4 BEDROOM HOME

— the —
O W L

PLOTS 312 & 319



PLOT 312

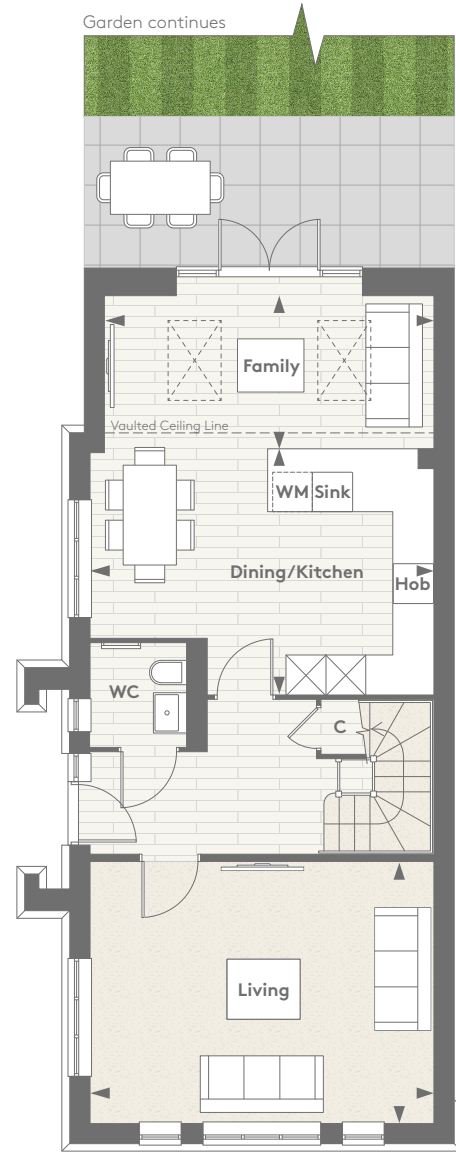


Computer generated images are indicative only

PLOT 319

— the —
O W L

PLOTS 312 & 319 | 1830 SQ FT



GROUND FLOOR

| | | |
|----------------|----------------------------|-------------------|
| Living | 5.13m x 3.90m | 16' 10" x 12' 10" |
| Family | 4.90m x 2.28m [†] | 16' 1" x 7' 6" |
| Dining/Kitchen | 5.13m x 3.68m [†] | 16' 10" x 12' 1" |

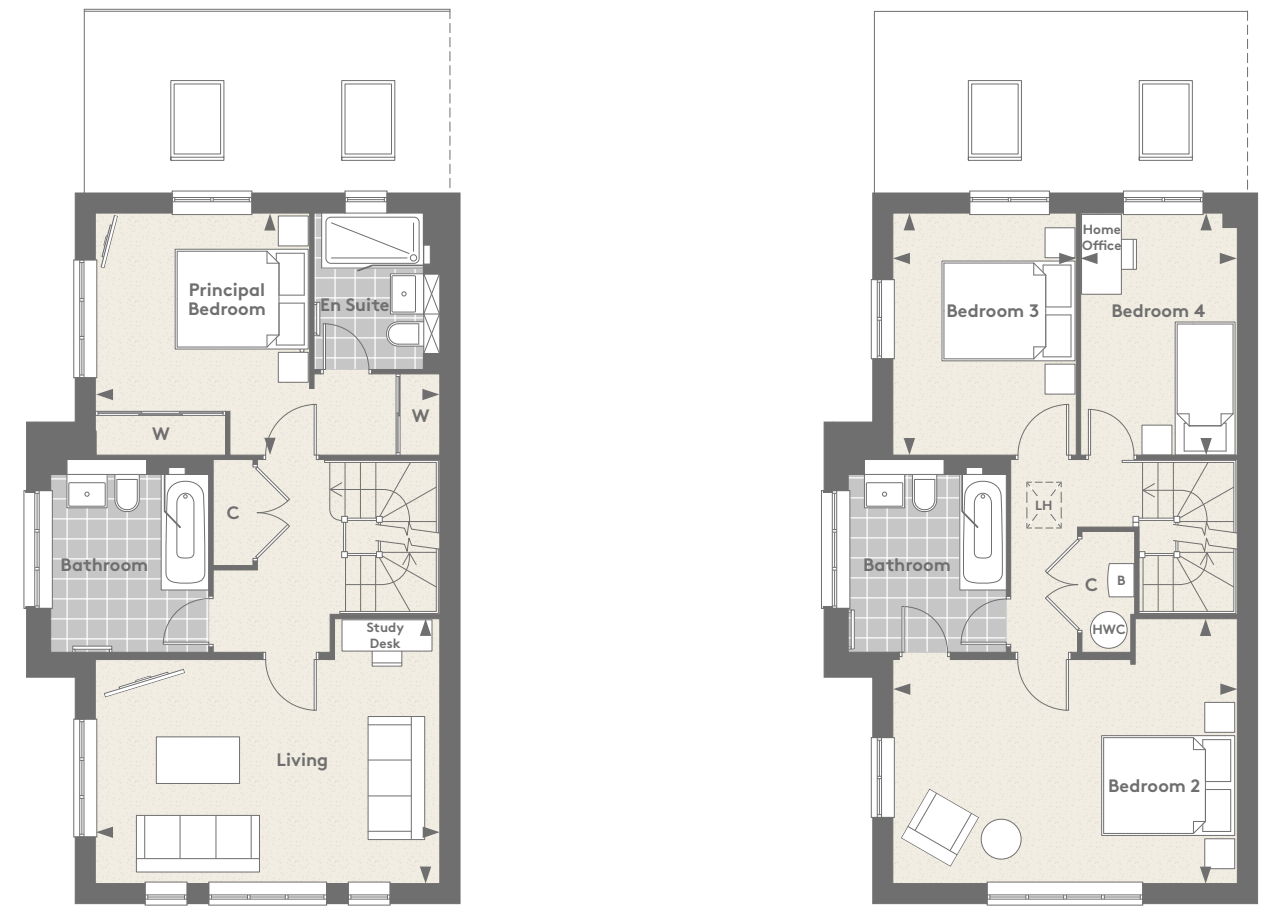
[†]Maximum Measurement



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.

— the —
O W L

PLOTS 312 & 319 | 1830 SQ FT



FIRST FLOOR

| | | |
|-------------------|----------------------------|-------------------|
| Principal Bedroom | 4.49m [†] x 3.60m | 14' 9" x 11' 10" |
| Living | 5.13m x 3.94m [†] | 16' 10" x 12' 11" |

[†]Maximum Measurement

SECOND FLOOR

| | | |
|-----------|----------------------------|-------------------|
| Bedroom 2 | 5.13m x 3.94m [†] | 16' 10" x 12' 11" |
| Bedroom 3 | 2.72m x 3.60m | 8' 11" x 11' 10" |
| Bedroom 4 | 2.32m x 3.60m | 7' 7" x 11' 10" |



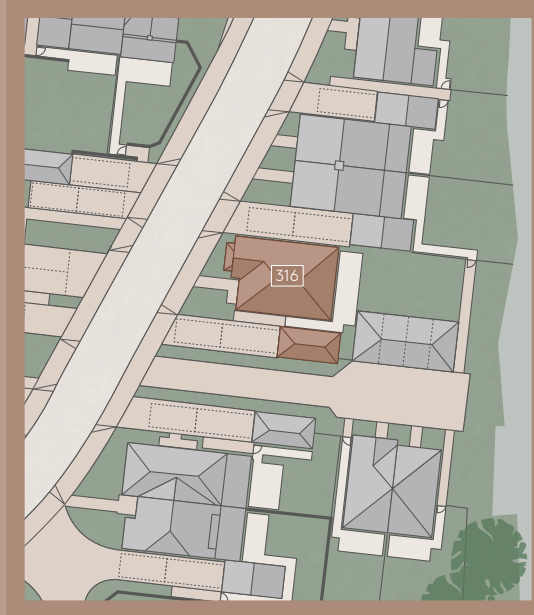
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

4 BEDROOM HOME

— the —

ROSEFINCH

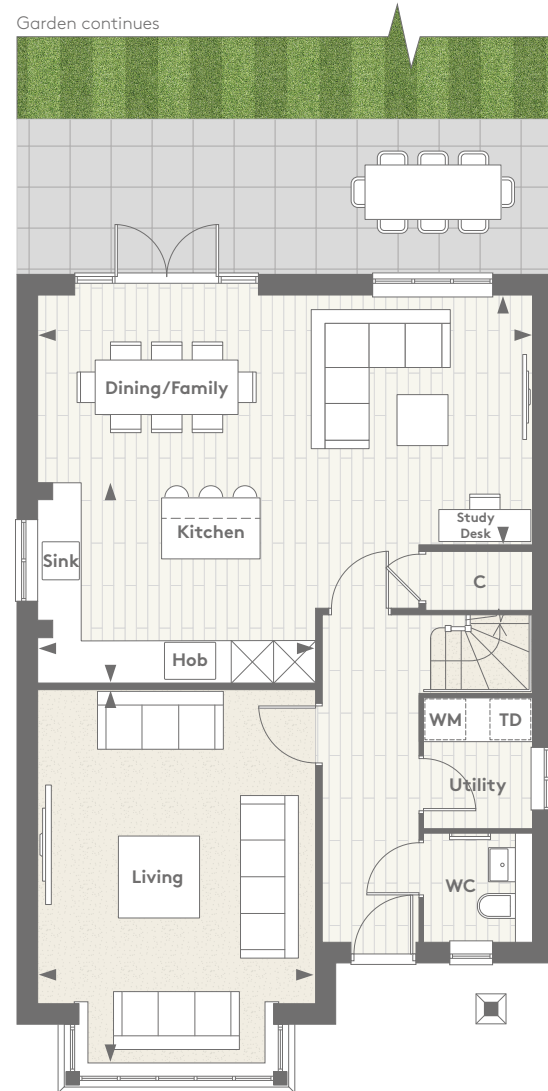
PLOT 316



Computer generated image is indicative only

— the —
ROSEFINCH

PLOT 316 | 1576 SQ FT



GROUND FLOOR

| | | |
|---------------|----------------------------|------------------|
| Living | 4.03m x 5.46m [†] | 13' 3" x 17' 11" |
| Dining/Family | 7.23m x 3.62m [†] | 23' 9" x 11' 11" |
| Kitchen | 4.03m x 2.91m [†] | 13' 3" x 11' 6" |

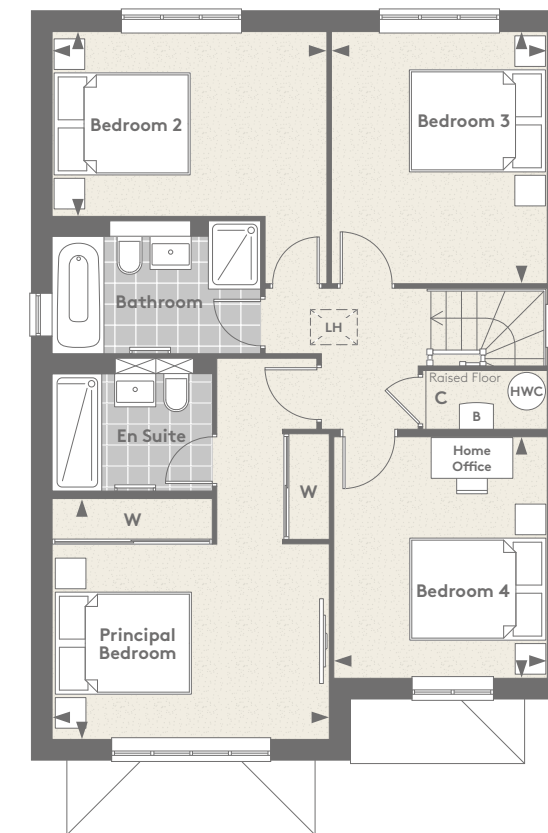
[†]Maximum Measurement



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.

— the —
ROSEFINCH

PLOT 316 | 1576 SQ FT



FIRST FLOOR

| | | |
|-------------------|----------------------------|-----------------|
| Principal Bedroom | 4.03m x 3.49m [†] | 13' 3" x 11' 6" |
| Bedroom 2 | 3.99m x 2.68m | 13' 1" x 8' 10" |
| Bedroom 3 | 3.13m x 3.67m | 10' 4" x 12' 1" |
| Bedroom 4 | 3.10m x 3.50m | 10' 2" x 11' 6" |

[†]Maximum Measurement

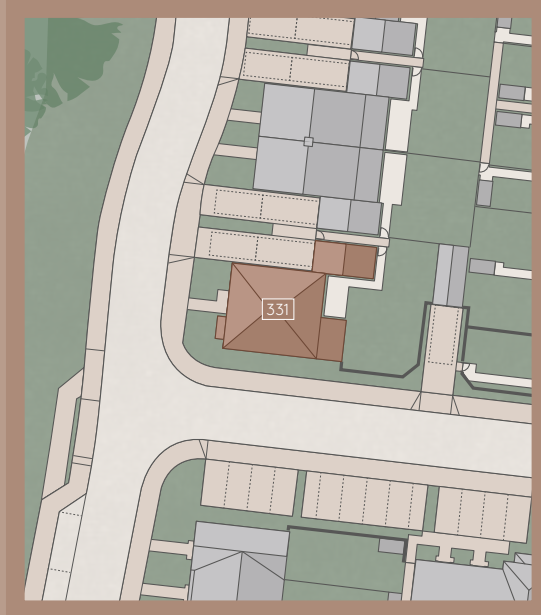


Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

4 BEDROOM HOME

— the —
AVOCET

PLOT 331



Computer generated image is indicative only

— the —
AVOCET

PLOT 331 | 1835 SQ FT



GROUND FLOOR

| | | | | | |
|---------|-----------------------------------------|------------------|--------|-----------------------------------------|-------------------|
| Living | 5.50m [†] x 4.04m | 18' 1"† x 13' 3" | Family | 4.50m [†] x 3.38m | 14' 9"† x 11' 1" |
| Kitchen | 2.70m [†] x 3.95m | 8' 10"† x 13' 0" | Study | 2.49m [†] x 2.78m | 8' 2"† x 9' 2" |
| Dining | 2.65m [†] x 3.95m [†] | 8' 8"† x 13' 0"† | Garage | 6.08m [†] x 3.01m [†] | 20' 0"† x 10' 2"† |

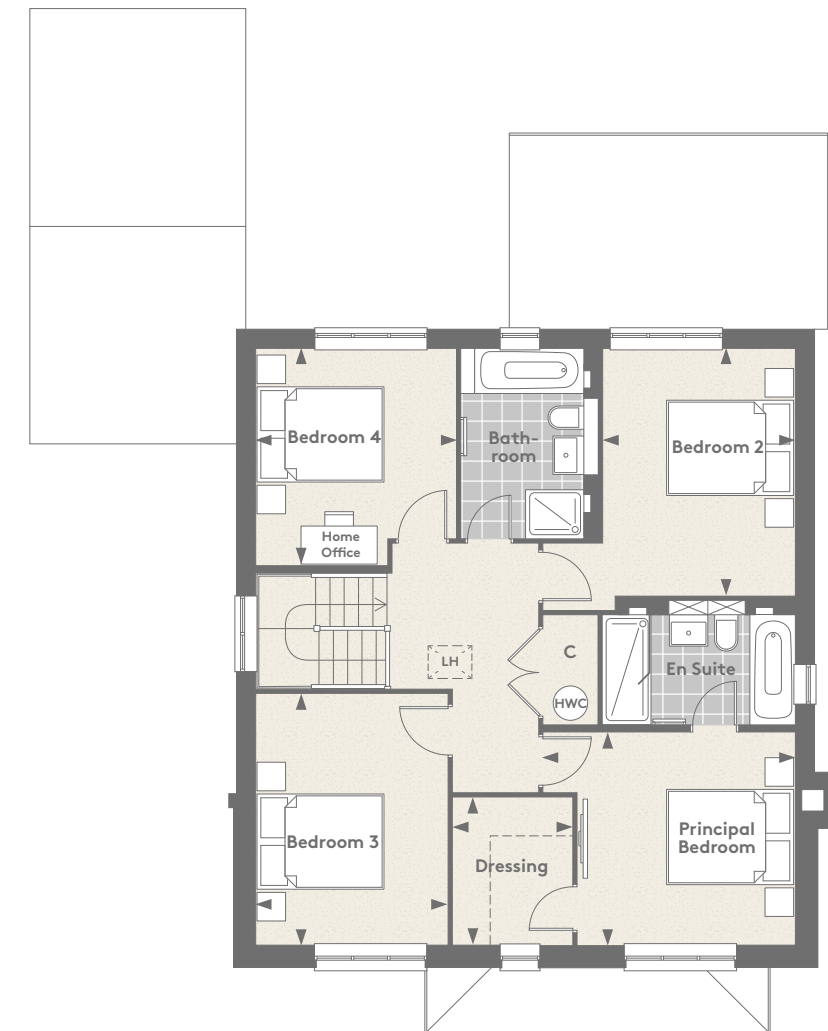
†Maximum Measurement



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— the —
AVOCET

PLOT 331 | 1835 SQ FT



FIRST FLOOR

| | | | | | |
|-------------------|----------------------------|------------------|-----------|----------------------------|------------------|
| Principal Bedroom | 3.37m x 3.95m [†] | 11' 1" x 13' 0"† | Bedroom 3 | 3.92m x 2.98m | 12' 11" x 9' 10" |
| Dressing Room | 2.29m x 1.87m | 7' 6" x 6' 2" | Bedroom 4 | 3.44m [†] x 3.12m | 11' 3"† x 10' 3" |
| Bedroom 2 | 3.86m x 2.99m | 12' 8" x 9' 10" | | | |

†Maximum Measurement



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SPECIFICATION

INDIVIDUALLY DESIGNED KITCHENS

- Individually styled kitchen incorporating a choice of door with Karonia Mistral worktop and fully tiled splashback
- Bosch Multifunctional Stainless steel fan assisted oven
- Bosch Stainless steel combination oven to 3 and 4 bedroom homes
- Bosch Stainless steel microwave to 2 bedroom homes
- Bosch Induction hob with touch controls and integrated extractor to 2 and 3 bedroom homes
- Bosch Induction hob with touch controls and canopy extractor hood to 4 bedroom homes
- Bosch Integrated fridge/freezer
- Bosch Integrated dishwasher
- Provision for freestanding washer/dryer within utility cupboard
- Integrated washer/dryer provided when within the kitchen
- Integrated wine cooler to 4 bedroom homes
- Stainless steel one and a half bowl sink with chrome mixer tap
- LED under wall unit lighting
- Chrome power sockets above worktops

UTILITY (WHERE APPLICABLE)

- Utility furniture incorporating laminate worktop and tiled splashback
- Space and plumbing for separate washing machine and condenser dryer
- Stainless steel single bowl sink with chrome mixer tap (where applicable)

QUALITY BATHROOMS

- Contemporary styled bathrooms incorporating Laufen suite with Hans Grohe chrome taps
- Bespoke vanity unit to bathroom
- Inset mirrored cabinet to principal en suite – subject to window position
- Fully recessed mirror with designated lighting to bathrooms
- 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 heated towel rail to cloaks and all bathrooms
- Ceramic wall tiles to selected areas
- Ceramic floor tiles with tiled skirting to all bathrooms

HEATING, ELECTRICAL & 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
- Fireplace opening with gas point provided to living room to selected plots
- White finished switches and sockets
- Master light switch
- LED Downlights to hall/landing, kitchen/breakfast, all bathrooms and cloakroom
- Power and light to loft with ladder access

HOME ENTERTAINMENT & COMMUNICATIONS

- TV points to living room/area, breakfast or family area (as applicable), bedrooms (as per electrical drawing) and dining room when separate to kitchen
- Satellite dish provided and wired for Sky Q to living room/area
- Telephone points to living room/area and principal bedroom
- Cat 6 pre-wired Home Network points to living room/area, breakfast or family area (as applicable), dining room when separate and all bedrooms
- USB Charging Points provided to kitchen and all bedrooms
- Bedroom home office includes media plate with power points, LAN cable and telephone 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.

INTERIOR FINISHES

- Painted 2 panel internal doors and chrome finish door furniture
- Painted staircase with oak handrail
- Full height wardrobe with sliding doors to principal bedroom
- Satin paint finish to all internal joinery
- Wood effect flooring to hall, kitchen, cloakroom and all bathrooms
- Fitted carpets to the remainder of the property

EXTERNAL

- Feature entrance door with chrome door furniture
- PVCu windows and casement doors
- Garage with power and light provided to selected plots. Garage includes 32 volt electric supply for future electric vehicle charger
- Parking spaces(s) provided
- Landscaped front garden and turf to rear gardens
- Textured garden paving to paths and patio areas
- External tap provided
- Water butt provided

SECURITY & PEACE OF MIND

- High security front entrance door with multi point locking system
- External light with PIR control to front door
- Facility for future wireless alarm system
- Mains fed smoke detector with battery back up, fitted to hall and landing
- 10 Year LABC warranty and 2 year Berkeley warranty



Photography of showhome is indicative only

— PLANTING OPTIONS —

REAR GARDEN TREES

At Broadacres you'll have the opportunity to decide on a key element of the planting of your new rear garden. We're now offering our customers their own choice of tree to help enhance their private outdoor space. As part of our commitment to developing sustainable places for people to thrive and a greener future, all trees have been carefully selected to work with the local environment and provide seasonal interest. Your Sales Consultant will be able to guide you through the range of choices available.

CLEAR STEM TREES

BETULA ALBOSINENSIS 'FASCINATION' - VARIETY OF BIRCH

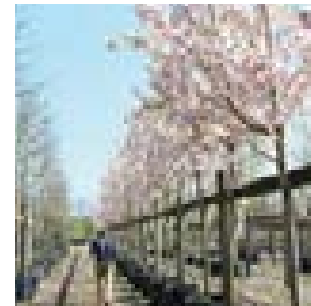
SIZE: Small/medium
 HABIT: Upright pyramidal habit
 FEATURES: White, orange and pink peeling bark for all year interest

**AMELANCHIER LAMARKII 'ROBIN HILL' - VARIETY OF SNOWY MESPILUS**

SIZE: Small
 HABIT: Narrow erect crown
 FEATURES: White flowers in early spring
 Bronze tinged round leaves
 Strong autumn colour

**PRUNUS 'ICHIYO' - JAPANESE CHERRY ICHIYO**

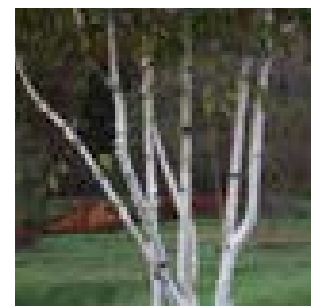
SIZE: Small
 HABIT: Compact, upright habit. Vase shaped when young, opening out with age
 FEATURES: Bronze young leaves
 Large pale pink flowers in spring
 Good autumn colour



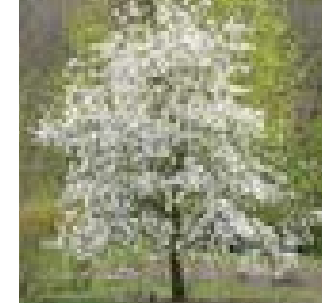
MULTI-STEM & FEATHERED TREES

BETULA UTILIS JACQUEMONTII - HIMALAYAN BIRCH

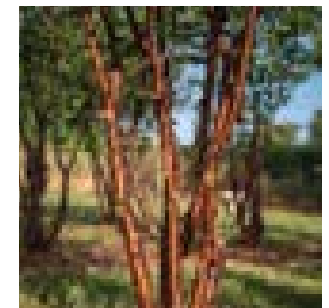
SIZE: Medium
 HABIT: Multi-stem with neat form
 FEATURES: Striking white bark

**MAGNOLIA KOBUS - NORTHERN JAPANESE MAGNOLIA**

SIZE: Small
 HABIT: Slender tree of neat form
 FEATURES: Fragrant white flowers in April (only when tree reaches 12-15 years of age)

**PRUNUS SERRULA - MAHOGANY BARKED CHERRY**

SIZE: Small
 HABIT: Open multi-stem form
 FEATURES: Attractive peeling mahogany bark
 White flowers in spring



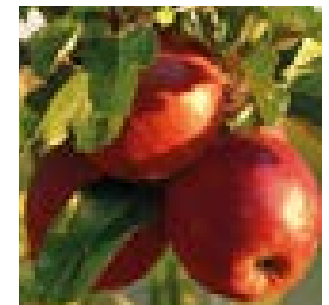
FRUIT TREES

PRUNUS AVIUM 'SWEETHEART' - VARIETY OF CHERRY

SIZE: Small
 HABIT: Compact form
 FEATURES: Sweet dessert cherry with late ripening
 Awarded the RHS Award of garden merit and Plants for Pollinators status
 White flowers in spring
 Self-fertile

**MALUS DOMESTICA 'RED WINDSOR' - VARIETY OF APPLE**

SIZE: Small
 HABIT: Compact form
 FEATURES: Easy to grow, good crops of sweet red apple
 White flowers in spring
 Self-fertile

**PRUNUS DOMESTICA 'VICTORIA' - VARIETY OF PLUM**

SIZE: Small
 HABIT: Compact form
 FEATURES: Heritage variety, easy to grow, good crops of sweet purple and yellow fruit
 White flowers in spring
 Self-fertile



Please note: Not all tree options will be possible in every garden. Please talk to our Sales Consultants to find out more.
 Fruit trees have a potential risk of fruit stones to children and pets.

— 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 —
S U S T A I N A B I L I T Y



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' 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 holes 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.



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

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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. S835/37CA/0324



Berkeley
Designed for life