

SHOPWYKE LAKES

CHICHESTER





Photography of Shopwyke Lakes

SHOPWYKE LAKES

CREATING A VIBRANT NEW COMMUNITY

Just over a mile from the historic city centre of Chichester, Shopwyke Lakes brings together an outstanding collection of 2, 3, 4 & 5 bedroom homes and 1 & 2 bedroom apartments.

This new community is set to offer a relaxed environment full of green open spaces, footpaths and established lakes. When complete, facilities will include access to football and cricket pitches, a clubhouse, community centre, convenience store and children's play areas. There will also be new pedestrian and cycle routes, with a bridge over the A27 to ensure easy and quick access to the city centre. All creating a highly desirable and accessible new neighbourhood.



Aerial view of Shopwyke Lakes



Artist's impression of Shopwyke Lakes



Purchasers at Shopwyke Lakes



Photography of Shopwyke Lakes



Showhome photography



Showhome photography



Showhome photography

CHICHESTER

FULL OF HISTORY, BEAUTY AND MORE...

A cultural hub dating back to Roman times, this iconic cathedral city is ideally placed for everything the South Downs National Park and Sussex coastline have to offer.

Chichester is a destination in its own right, with the magnificent cathedral and historic market cross right at its heart. Packed with quaint side streets, discover fashionable eateries such as Boston Tea Party, Serious Sandwich and Cote Brasserie, explore galleries and museums and enjoy a multitude of high street stores, boutiques and independent shops at your leisure.

The world-famous Chichester Festival Theatre and more intimate Minerva Theatre boast colourful programmes of performances throughout the year, while the award-winning Pallant House Gallery is home to a permanent Modern British art collection along with a host of ever-changing events and exhibitions.

The South Downs National Park offers over 1627 square kilometres of breathtaking scenery with rolling hills, paths and trails enticing walkers, cyclists and nature lovers of all levels to enjoy its unique landscape.



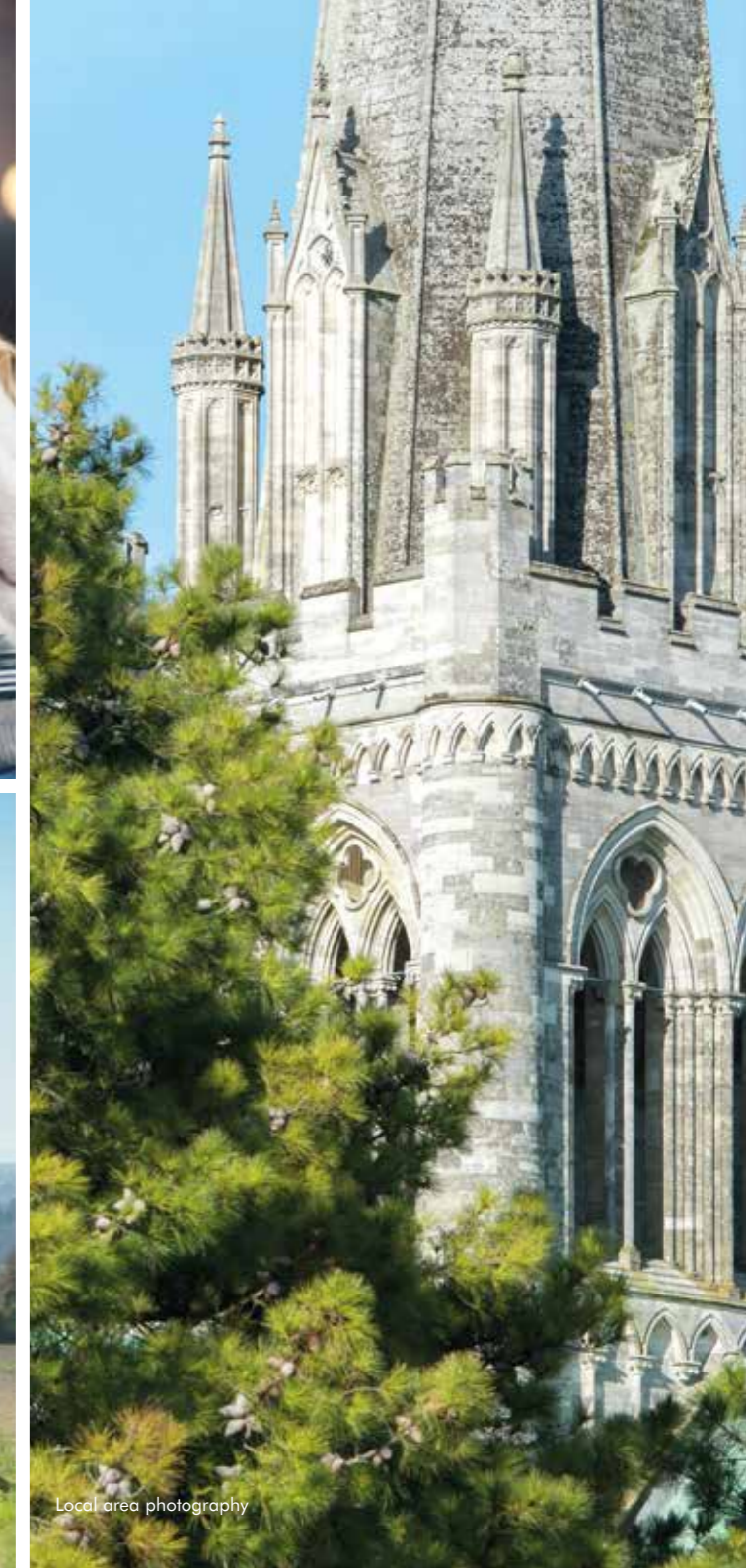
Local area photography



Stock photography



Local area photography



Local area photography

FAMILY SPACE IN A BEAUTIFUL PLACE

Chichester is home to an excellent selection of schools and colleges. Portfield Primary Academy and March CofE Primary School lie less than a mile from the development. Additional local schools include the Prebendal School, Bishop Luffa School, Chichester High School for Girls and Chichester High School for Boys. Private education can be found at the independently run preparatory and boarding Westbourne House School, with further education that can be pursued at Chichester College or the highly acclaimed University of Chichester.

Those looking for active family fun further afield from Shopwyke Lakes can find hours of enjoyment less than a mile from home at Flip Out Trampoline Park. In the city centre, additional entertainment comes in the form of bowling at Tenpin Chichester, Cineworld or at Westgate Leisure Centre, which features a state-of-the-art fitness centre, 33m 6-lane pool, splashzone and water slide, along with a skate park and cafe. South Downs Planetarium and Science Centre both offer entertainment too but with a more educational slant.





Local area photography

SENSATIONAL SURROUNDINGS

North of the city, the Goodwood Estate hosts the world-renowned Festival of Speed and vintage Goodwood Revival festival and is home to one of the most beautiful racecourses in the country.

Set high on the South Downs and home to Glorious Goodwood, The Estate also offers activities suited to many including clay shooting, golf, flying experiences and a heathclub. A pinnacle feature is its own sustainable restaurant 'Farmer, Butcher, Chef' located yards from The Estate's Home Farm.

Watersports enthusiasts are also spoiled for choice, with Chichester, Birdham and Emsworth marinas all nearby and Chichester Watersports Centre situated next door to Shopwyke Lakes. Or simply discover the coastal gems and wildlife havens of Chichester Harbour, Bosham, award-winning West Wittering beach and Bracklesham Bay.



Local area photography



Stock photography



Local area photography



Local area photography

WELL-CONNECTED IN EVERY WAY

Finding a happy work/life balance is easy when every transport link is on your doorstep. The A27 connects you quickly to Brighton, Portsmouth, Southampton and the New Forest, as well as London via the A3(M).

Just 2 miles from your door, take a train from Chichester station via regular direct services to Brighton, Portsmouth or Southampton all in under an hour. For family days out further afield train services stop at London Victoria or Waterloo.

For those seeking more continental travel, Portsmouth offers a choice of sea routes to France, while for international destinations, Southampton & Gatwick airports are only 34 and 45 miles away respectively.



Local area photography



Local area photography



Local area photography



BUYING NEW IS BETTER WITH CALA



CALA PEACE OF MIND

A 10-year NHBC Buildmark Warranty, 24-hour response service for emergency calls and after-sales service for two years following all purchases.



MOVE CHAIN-FREE

Our 100% Part Exchange* service frees you from being in a chain. For more information and to use our part exchange calculator to see what you could save, visit cala.co.uk/part-exchange



MORE CHOICE

With a selection of kitchens and bathrooms, you can choose the cabinets, tiles and floorings to suit you. Choices are subject to build stage.



A VIBRANT NEW COMMUNITY

Many residents of new developments find that they quickly become part of an inclusive community of like-minded people.



LESS MAINTENANCE

A new build home requires lower maintenance compared to an old house, saving you time and money.



THE BEST OF BOTH

CALA homes balance modern contemporary design with traditional architecture to enhance their characterful surroundings.



ENERGY EFFICIENT

Enjoy reduced gas and electricity bills and a better insulated, more energy efficient home, compared to a Victorian home with some modern updates.**



SAFE AS HOUSES

Built with safety in mind, our homes comply with the latest Health and Safety standards, including modern consumer units and ample, well positioned sockets, multi-point locks and mains powered smoke alarms.



ALL THE MOD CONS

New built-in kitchen appliances covered by manufacturers' warranties and the latest water efficient bathroom fittings. Also a boiler and heating system complete with at least a two year warranty.



FREEDOM TO PERSONALISE

A brand new home is the golden opportunity to make it your own. Its blank canvas can bring out the interior designer in you and give you the freedom to stamp your personality on everything.



MORE LIGHT AND SPACE

Our Light and Space Collection is thoughtfully designed to promote sustainability and wellbeing. Maximising natural light, some homes also feature three-zone kitchens to create open plan living and breakaway rooms for relaxation, such as formal lounges and private studies.



CONSUMER CODE FOR HOMEBUILDERS

We comply with the Consumer Code for Homebuilders, giving you peace of mind during the purchase process.

**CONSUMER
CODE FOR
HOMEBUILDERS**

www.consumercode.co.uk



Showhome photography



Showhome photography



Showhome photography

*CALA will obtain 2 independent valuations based on achieving a sale in a 4-6 week period, part exchange considered subject to CALA's purchasing criteria, terms and conditions. Up to 100% part exchange available on selected plots, subject to terms and conditions and not in conjunction with any other offer. Incentives are available at selected developments on selected homes. For terms and conditions on all CALA incentives, please visit cala.co.uk/terms. **Source: The NHBC Foundation 2016.

SERVICE WITH A RANGE OF SMILES

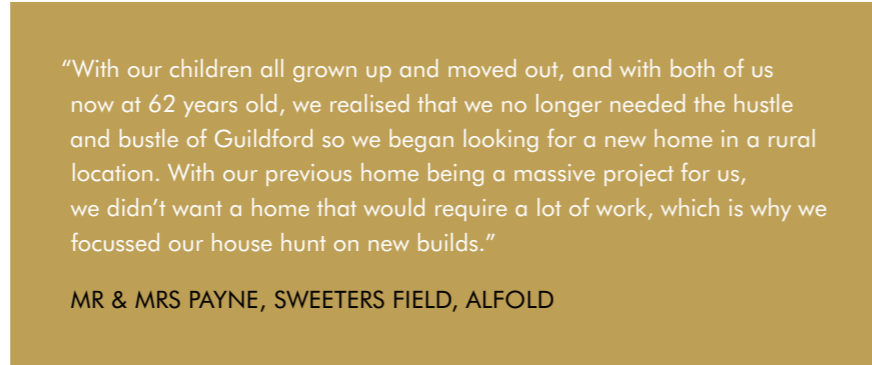
Premium quality homes deserve a customer service to match. CALA is committed to making your journey to a whole new lifestyle as enjoyable as the destination itself. Supporting you every step of the way, we work hard to ensure a straightforward and smooth-running move. From initial enquiry through to handing over the keys and beyond, we'll help your dream home come true.

Here are just some of the many happy comments we've received from CALA homeowners:



"We viewed a number of new developments in the area, but Amlets Place really stood out to us. It's well-designed, doesn't look overcrowded and the green spaces throughout are a really nice touch - it was certainly the nicest development we visited by far"

LIAM & LUCIE, AMLETS PLACE, CRANLEIGH



"With our children all grown up and moved out, and with both of us now at 62 years old, we realised that we no longer needed the hustle and bustle of Guildford so we began looking for a new home in a rural location. With our previous home being a massive project for us, we didn't want a home that would require a lot of work, which is why we focussed our house hunt on new builds."

MR & MRS PAYNE, SWEETERS FIELD, ALFOLD



WHY BUY NEW?

Whilst their new home at Shopwyke Lakes is Mrs Nast's first experience of a new-build property, Mr Nast is no stranger to the benefits of new-build. He explains:

"This is the third new-build home I've bought. Whilst the aesthetics of an older place are nice, you can get structural issues and, with that, extra costs. With new-build, you have a blank canvas home which tends to be more energy-efficient and designed with modern day family living in mind.

The other benefit of new-build is the community spirit which forms as a result of a new development. Everyone who's moved in is new to the community – whether younger couples or families – and we've got to know each other quickly. Our neighbours are lovely and already we have a running club here, as well as a Facebook page for the development; people really do make an effort."



MR & MRS NAST, SHOPWYKE LAKES, CHICHESTER



"CALA has been first class from the first day we walked into the sales office. The development is ever growing and it's great to see it taking shape around us. We are lucky to have lovely neighbours, there is a great community feel here."

MR & MRS SPRECKLEY, CRESSWELL PARK, ANGMERING

“ The sales team have been amazing. This is the best new build developer on the market. The quality of the house is amazing and they make you feel special. ”



TRUSTPILOT REVIEW



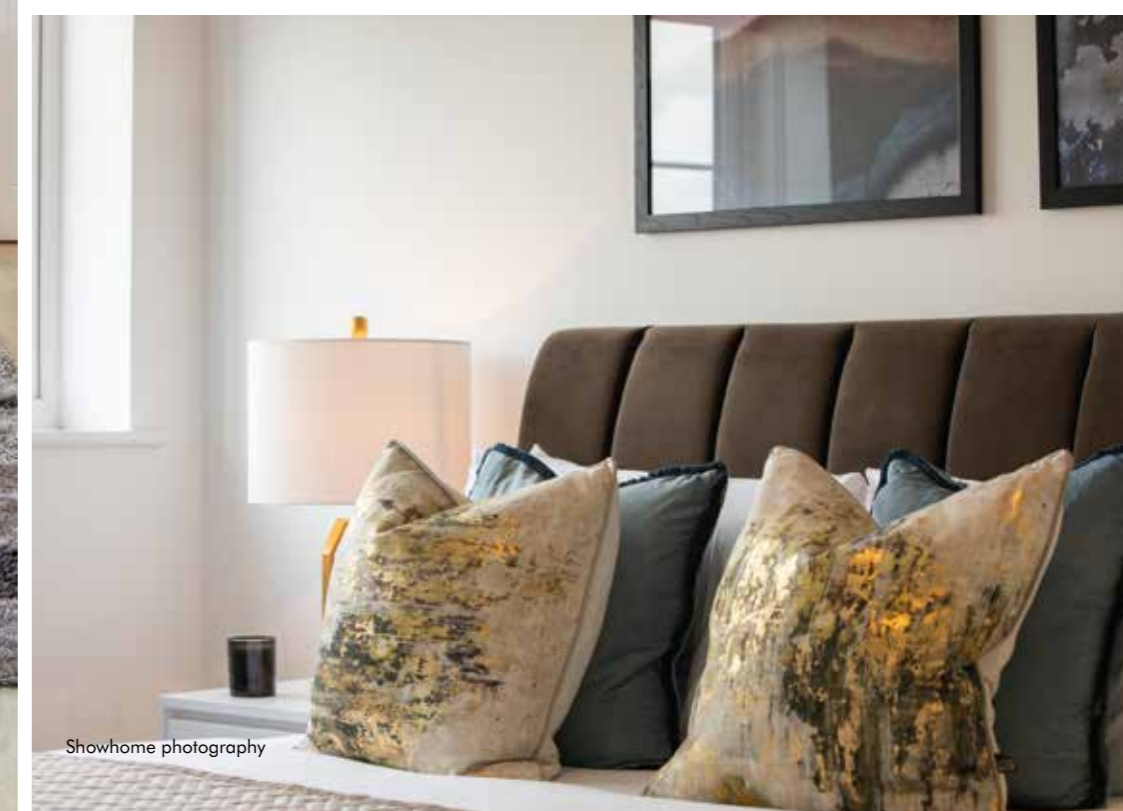
Photography of Shopwyke Lakes



Showhome photography



Showhome photography



Showhome photography

SHOPWYKE LAKES PHASE 2

PLOTS 284 - 398

-  THE WITTERING
5 BEDROOM DETACHED HOME
-  THE OATFIELD
4 BEDROOM DETACHED HOME
-  THE MADELEY
4 BEDROOM SEMI-DETACHED/LINK-DETACHED AND DETACHED HOME
-  THE LENHAM
4 BEDROOM LINK-DETACHED HOME
-  THE KINFIELD
4 BEDROOM TERRACED HOME
-  THE LAVANT
4 BEDROOM LINK-DETACHED HOME
-  THE KEARFIELD
4 BEDROOM SEMI-DETACHED HOME
-  THE HURWICK
3 BEDROOM TERRACED/LINK-DETACHED/DETACHED HOME
-  THE HORNFORD
3 BEDROOM SEMI-DETACHED/TERRACED HOME
-  THE HULSFIELD
3 BEDROOM TERRACED HOME
-  THE HIMSCOT
3 BEDROOM SEMI-DETACHED HOME
-  THE OIVING
3 BEDROOM SEMI-DETACHED HOME
-  THE GALDENBROOK
2 BEDROOM SEMI-DETACHED/TERRACED HOME
-  AMBASSADOR HOUSE
2 BEDROOM APARTMENTS
-  VICEROY HOUSE
1 & 2 BEDROOM APARTMENTS
-  HYDE HOUSING
SHARED OWNERSHIP
-  HYDE HOUSING
HOUSING ASSOCIATION



PHASE 2A

PLOTS 312-398

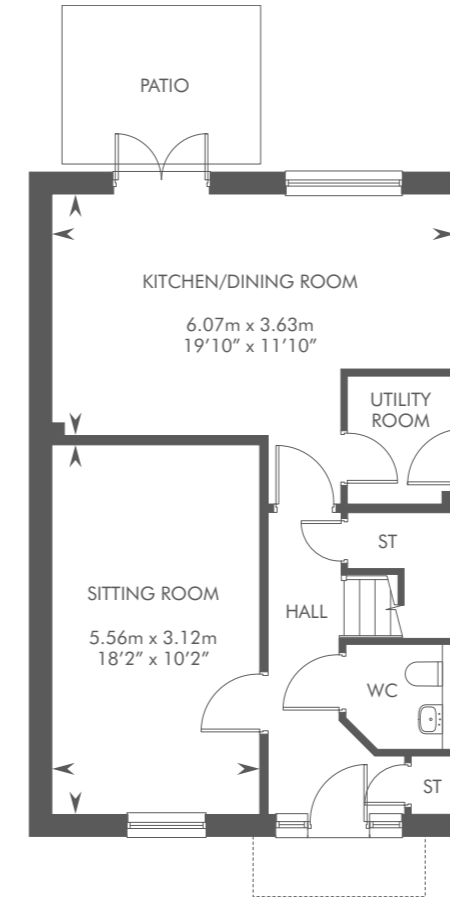
The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation. PS: Pumping Station, SS: Substation.
N.E.A.P: Neighborhood Equipped Area of Play, development by others. Designed for use by older children. Area of use is approximate only and may be subject to change.

THE CHICHESTER KINFIELD
 PLOT 385 – AS SHOWN
 PLOTS 386, 387 – HANDED

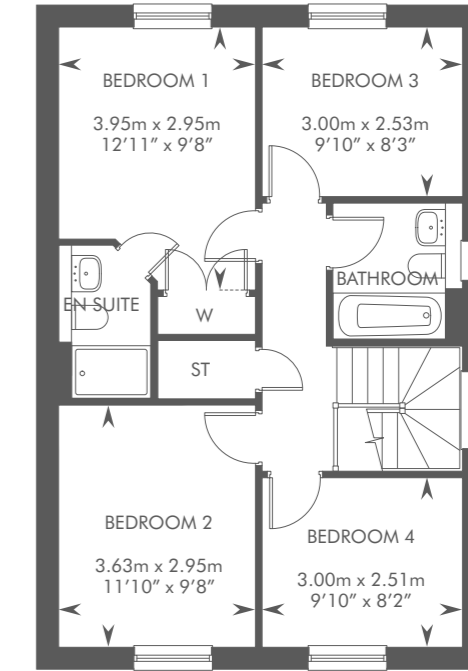


THE CHICHESTER KINFIELD

4 BEDROOM TERRACED HOME



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Patio sizes are indicative.

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SHOPWYKE LAKES
CHICHESTER

SPECIFICATION

2, 3, 4, & 5 BEDROOM HOMES - PLOTS 312 TO 398 ONLY



Photography from a previous CALA development



DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.

SPECIFICATION

KITCHEN*

- Professionally designed contemporary kitchen, with laminate work surfaces
- Stainless steel 1 ½ bowl sink with drainer and mixer tap
- Built-in stainless steel single oven, gas hob and extractor hood to 2 & 3 bedroom homes
- Built-in stainless steel double oven, gas hob and extractor hood to 4 & 5 bedroom homes
- Stainless steel splashback to hob area
- Integrated fridge/freezer
- Integrated dishwasher to The Wittering only

FAMILY BATHROOM, EN SUITE AND CLOAKROOM*

- White Roca sanitaryware with Vado chrome fittings
- Thermostatic showers where applicable
- Mixer tap to all baths
- Double door vanity unit in 3, 4 & 5 bedroom homes to the bathroom and master bedroom ensuite
- Heated towel rails to all bath/shower rooms and en suites ^

MEDIA AND COMMUNICATIONS

- Pre-wiring and fittings for TV/FM/DAB satellite to sitting room, with a distribution loop to remaining rooms with TV socket
- TV/FM/DAB sockets at high level to sitting room and master bedroom
- Telephone sockets included to rooms where applicable*

HEATING, LIGHTING AND INTERNAL FINISHES

- Downlights to kitchen, bathroom and en suite
- Pendant light fittings to hall and all other rooms
- Traditional gas central heating
- Double-glazed uPVC windows
- Amtico flooring to kitchen, utility room ^, cloakroom, family bathroom and en suite ^
- Ceramic wall tiling to family bathroom and en suite, full height to bath and half height to sanitaryware walls

ENVIRONMENTAL DETAILS

- Energy-efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed uPVC windows providing a high level of thermal insulation and reduced heat loss
- A or B-rated kitchen appliances to reduce water and energy use†
- Real time energy monitor installed to help track energy usage, reducing bills and environmental impact
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to external lighting to reduce electricity usage

- A significant proportion of low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

SECURITY

- Outside lighting to front door with motion sensor allowing dusk-to-dawn operation
- External street lighting to development
- Multi-point locking system to front door

EXTERNAL DETAILS

- Outside water tap
- Landscaped front garden, rear garden finished with top soil

EXTRAS

- Should you wish to personalise your home with some extra items or upgrades that can be incorporated as we construct your home, please speak to our Sales Team and request our Extras List.

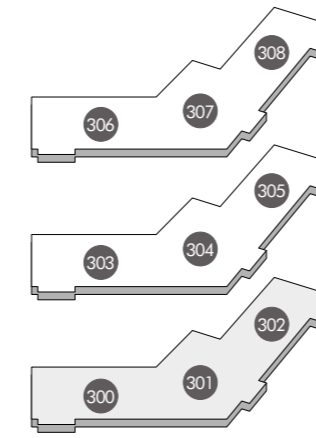
*Design subject to change, please ask your Sales Consultant for further information. ^ Selected plots only. †Not all domestic appliances have an EU energy label. Please refer to Sales Consultant for further details. ††Proportions may vary, please refer to Sales Consultant for further information. Specifications are correct at time of going to print. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. For more information please speak to a Sales Consultant.

PHASE 2B

PLOTS 284-311



AMBASSADOR HOUSE
PLOTS 300, 301 & 302 – AS SHOWN



GROUND FLOOR



Computer generated image - Ambassador House

AMBASSADOR HOUSE

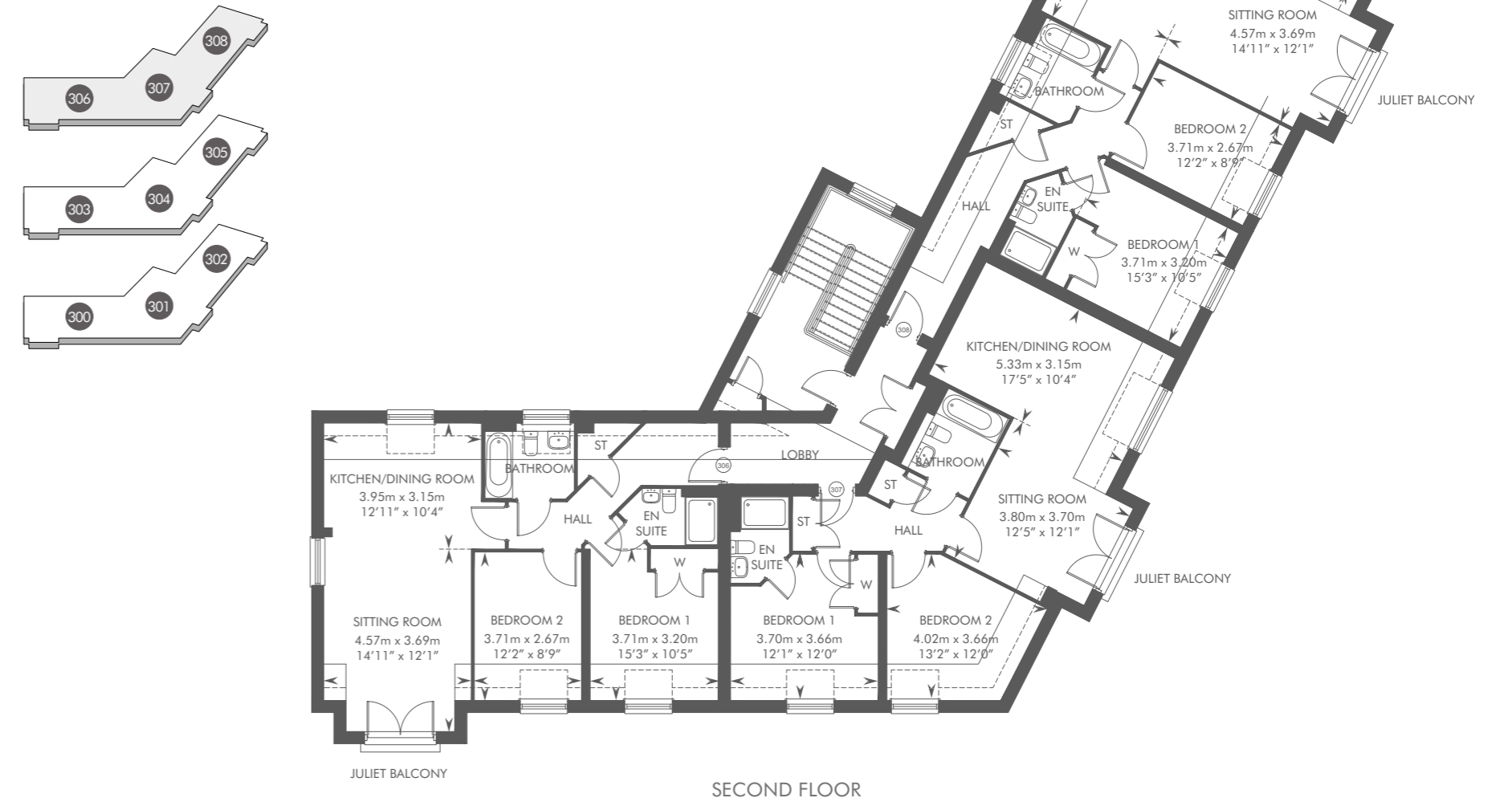
2 BEDROOM APARTMENTS



AMBASSADOR HOUSE
PLOTS 303, 304 & 305 – AS SHOWN



AMBASSADOR HOUSE
PLOTS 306, 307 & 308 – AS SHOWN



Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height.
Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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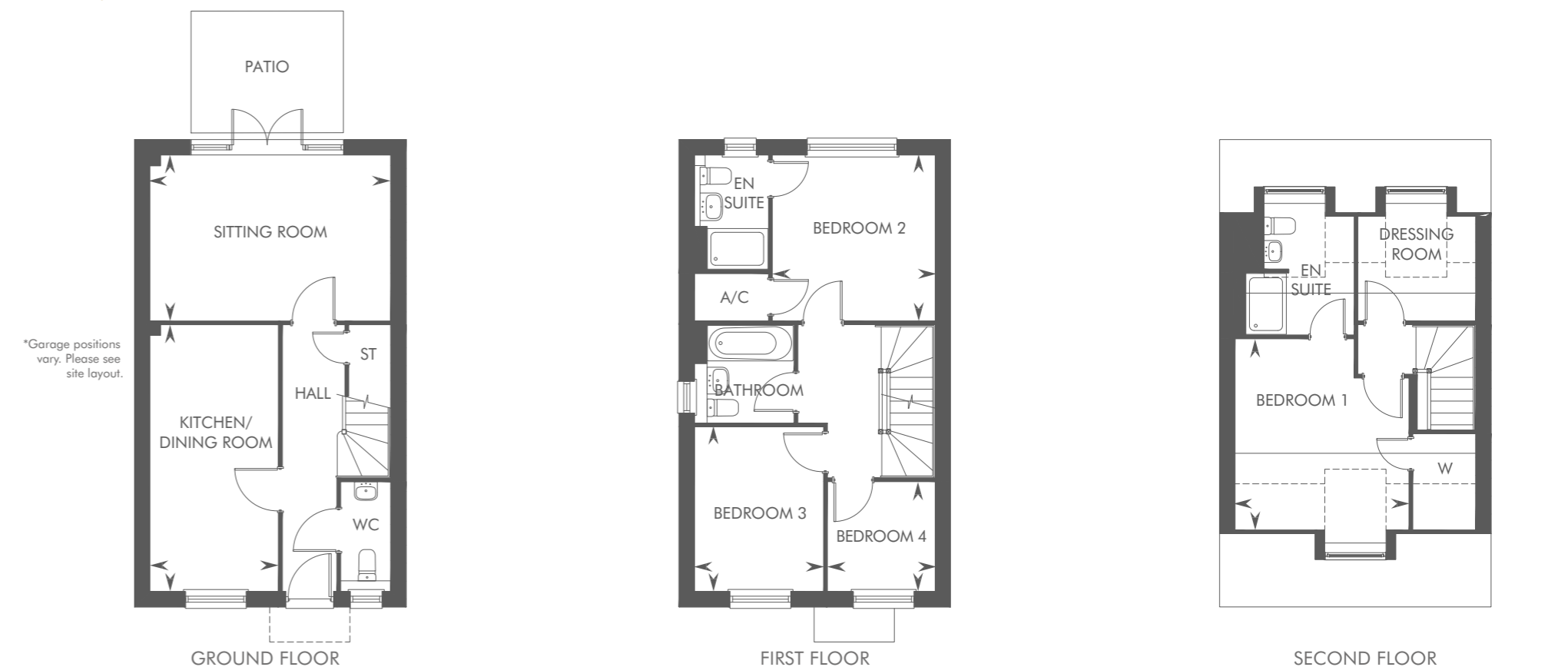
Computer generated image of The Kearfield

THE KEARFIELD

4 BEDROOM SEMI-DETACHED HOME



THE KEARFIELD
 PLOTS 286, 288, 298 & 310 – AS SHOWN
 PLOTS 285, 287 & 299 – HANDED



PLOTS 285, 286, 287 & 288	M	FT
Sitting Room	3.22m x 4.69m	10'6" x 15'4"
Kitchen/Dining Room	5.20m x 2.49m	17'0" x 8'1"
PLOTS 298 & 299	M	FT
Sitting Room	3.21m x 4.69m	10'5" x 15'4"
Kitchen/Dining Room	5.29m x 2.49m	17'4" x 8'1"
PLOT 310	M	FT
Sitting Room	3.09m x 4.69m	10'1" x 15'4"
Kitchen/Dining Room	5.20m x 2.49m	17'0" x 8'1"

PLOTS 285, 286, 287 & 288	M	FT
Bedroom 2	3.22m x 3.21m	10'6" x 10'5"
Bedroom 3	3.19m x 2.49m	10'4" x 8'1"
Bedroom 4	2.11m x 2.08m	6'9" x 6'8"
PLOTS 298 & 299	M	FT
Bedroom 2	3.21m x 3.21m	10'5" x 10'5"
Bedroom 3	3.19m x 2.49m	10'4" x 8'1"
Bedroom 4	2.11m x 2.08m	6'9" x 6'8"
PLOT 310	M	FT
Bedroom 2	3.09m x 3.21m	10'1" x 10'5"
Bedroom 3	3.19m x 2.49m	10'4" x 8'1"
Bedroom 4	2.11m x 2.08m	6'9" x 6'8"

PLOTS 285, 286, 287 & 288	M	FT
Bedroom 1	3.72m x 3.37m	12'2" x 11'0"
PLOTS 298 & 299	M	FT
Bedroom 1	3.72m x 3.37m	12'2" x 11'0"
PLOT 310	M	FT
Bedroom 1	3.72m x 3.37m	12'2" x 11'0"

*Attached garage to plots 288, 298, 299 & 310. Detached garage to plots 285, 286 & 287. Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Store cupboard W: Wardrobe. Patio sizes are indicative only.

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Photography of The Madeley

THE MADELEY

4 BEDROOM SEMI-DETACHED, LINK-DETACHED AND DETACHED HOME



THE MADELEY
 PLOT 311 – AS SHOWN
 PLOTS 284, 309 – HANDED



*Attached garage to plot 309. Detached garage to plots 284 & 311.
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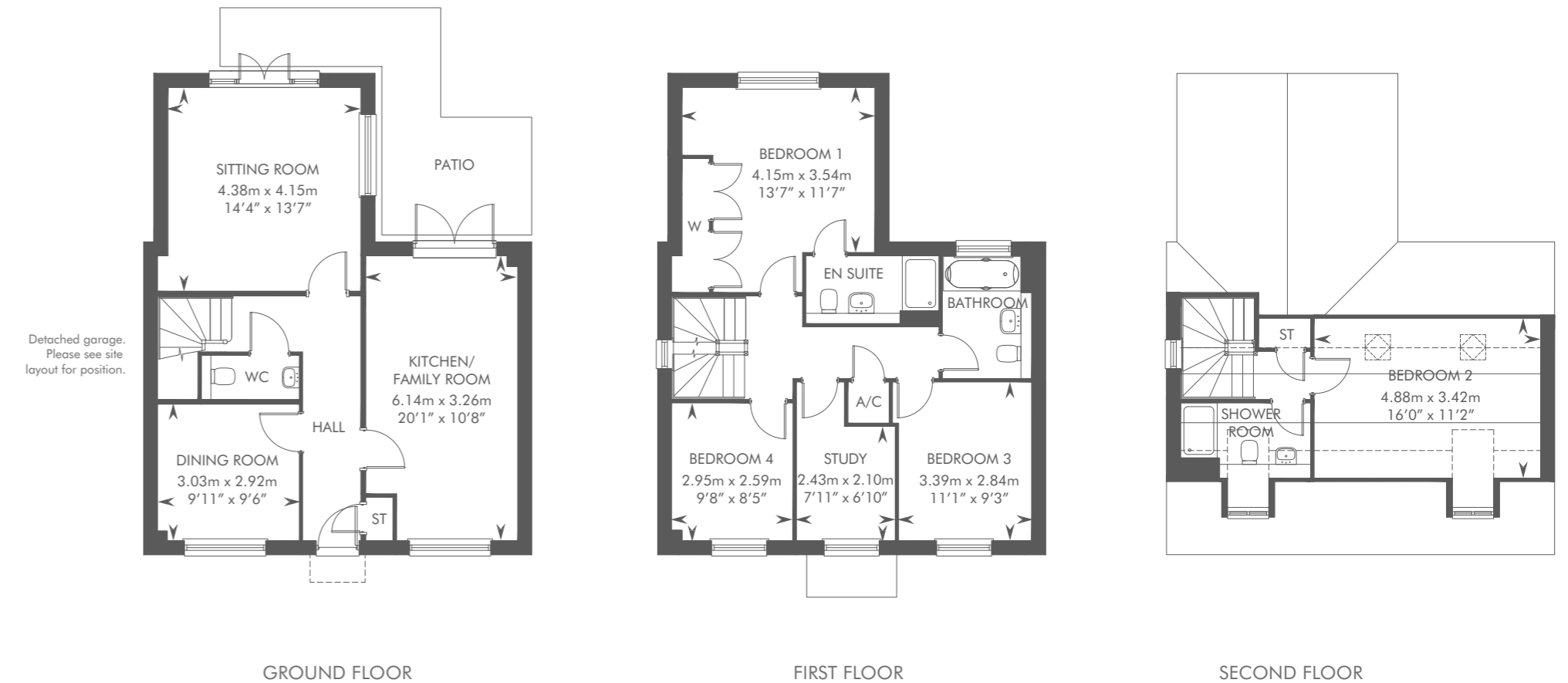
Photography of The Oatfield

THE OATFIELD

4 BEDROOM DETACHED HOME



THE OATFIELD
 PLOT 289 – AS SHOWN
 PLOTS 290 & 291 – HANDED



Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Store cupboard W: Wardrobe. Patio sizes are indicative only.

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SHOPWYKE LAKES
CHICHESTER

SPECIFICATION

AMBASSADOR HOUSE APARTMENTS - PLOTS 300 TO 308



Photography from a previous CALA development



DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.

SPECIFICATION

KITCHEN*

- Professionally designed contemporary kitchen, with laminate work surfaces
- Stainless steel 1 ½ bowl sink with drainer and mixer tap
- Built-in stainless steel single oven, gas hob and extractor hood
- Stainless steel splashback to hob area
- Integrated fridge/freezer
- Integrated Zanussi washer/dryer

BATHROOM AND EN SUITE*

- White Roca sanitaryware with Vado chrome fittings
- Thermostatic showers where applicable
- Mixer tap to all baths
- Heated towel rails to all bathrooms and en suite ^

MEDIA AND COMMUNICATIONS

- Pre-wiring and fittings for TV/FM/DAB satellite to sitting room, with a distribution loop to remaining rooms with TV socket
- TV/FM/DAB sockets at high level to bedroom one
- Telephone sockets included to rooms where applicable*

HEATING, LIGHTING AND INTERNAL FINISHES

- Downlights to kitchen, bathroom and en suite
- Pendant light fittings to hall and all other rooms
- Traditional gas central heating
- Double-glazed PVCu windows
- Amtico flooring to kitchen, bathroom and en suite ^
- Ceramic wall tiling to family bathroom and en suite, half height to bath and sanitaryware walls

ENVIRONMENTAL DETAILS

- Energy-efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- Real time energy monitor installed to help track energy usage, reducing bills and environmental impact
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- A significant proportion of low energy lighting to all apartments††
- Significant amounts of recycling of waste materials and packaging during the construction of each apartment to reduce the environmental impact of the development

SECURITY

- Outside lighting to communal areas with motion sensor allowing dusk-to-dawn operation
- External street lighting to development
- Multi-point locking system to front door
- Intercom entry system

EXTERNAL DETAILS

- Cycle store
- Communal garden area

MANAGEMENT SERVICES

- CALA Homes will appoint a professional managing agent who will be a member of the Association of Residential Managing Agents to provide on-going management services. Please refer to your Sales Consultant for further details.

EXTRAS

- Should you wish to personalise your home with some extra items or upgrades that can be incorporated as we construct your home, please speak to our Sales Team and request our Extras List.

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SHOPWYKE LAKES
CHICHESTER

SPECIFICATION

4 BEDROOM HOMES - PLOTS 284 TO 299 AND 309 TO 311 ONLY



Photography from a previous CALA development



DESIRABLE IN EVERY DETAIL

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SPECIFICATION

KITCHEN*

- Professionally designed contemporary kitchen with laminate work surfaces
- Stainless steel 1 ½ bowl sink with drainer and mixer tap
- Built-in stainless steel oven, gas hob and extractor hood
- Stainless steel splashback to hob area
- Integrated fridge/freezer
- Integrated Zanussi washing machine and dishwasher to The Kearfield only
- Integrated Bosch washing machine and dishwasher to The Oatfield and Madeley only

FAMILY BATHROOM, EN SUITE AND CLOAKROOM*

- White Roca sanitaryware with Vado chrome fittings
- Thermostatic showers where applicable
- Mixer tap to all baths
- Double door vanity unit to the bathroom and bedroom one ensuite
- Heated towel rails to all bath/shower rooms and en suites ^

MEDIA AND COMMUNICATIONS

- Pre-wiring and fittings for TV/FM/DAB satellite to sitting room, with a distribution loop to remaining rooms with TV socket
- TV/FM/DAB sockets at high level to bedroom one
- Telephone sockets included to rooms where applicable*

HEATING, LIGHTING AND INTERNAL FINISHES

- Downlights to kitchen, bathroom and en suite
- Pendant light fittings to hall and all other rooms
- Traditional gas central heating
- Double-glazed PVCu windows
- Amtico flooring to kitchen, cloakroom, family bathroom and en suite ^
- Ceramic wall tiling to family bathroom and en suite, half height to bath and sanitaryware walls

ENVIRONMENTAL DETAILS

- Energy-efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- Real time energy monitor installed to help track energy usage, reducing bills and environmental impact
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to external lighting to reduce electricity usage

- A significant proportion of low energy lighting to all homes^{††}
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

SECURITY

- Outside lighting to front door with motion sensor allowing dusk-to-dawn operation
- External street lighting to development
- Multi-point locking system to front door

EXTERNAL DETAILS

- Outside water tap
- Landscaped front garden, rear garden finished with top soil

EXTRAS

- Should you wish to personalise your home with some extra items or upgrades that can be incorporated as we construct your home, please speak to our Sales Team and request our Extras List.

*Design subject to change, please ask your Sales Consultant for further information. ^ Selected plots only. ††Proportions may vary, please refer to Sales Consultant for further information. Specifications are correct at time of going to print. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. For more information please speak to a Sales Consultant.

SUPERBLY CONNECTED



ON FOOT

- Marks & Spencer – 0.6 miles
- John Lewis & Partners at Home – 0.6 miles
- Westbourne House School – 0.6 miles
- Portfield Retail Park – 0.6 miles
- Sainsbury's – 0.8 miles
- Chichester City Centre – 1.7 miles
- Chichester Watersports Centre – 1.4 miles



BY CAR

- Portfield Retail Park – 0.6 miles
- Chichester Festival Theatre – 2.0 miles
- Chichester Station – 2.0 miles
- Waitrose – 2.5 miles
- Bishop Luffa School – 2.8 miles
- Goodwood Estate – 2.3 miles
- Chichester Marina – 5.5 miles
- West Wittering – 9.3 miles



BY RAIL (FROM CHICHESTER STATION)

- Portsmouth & Southsea – 25 minutes
- Brighton – 47 minutes
- Southampton – 54 minutes
- Gatwick Airport – 55 minutes
- London Victoria – 1 hour 30 minutes

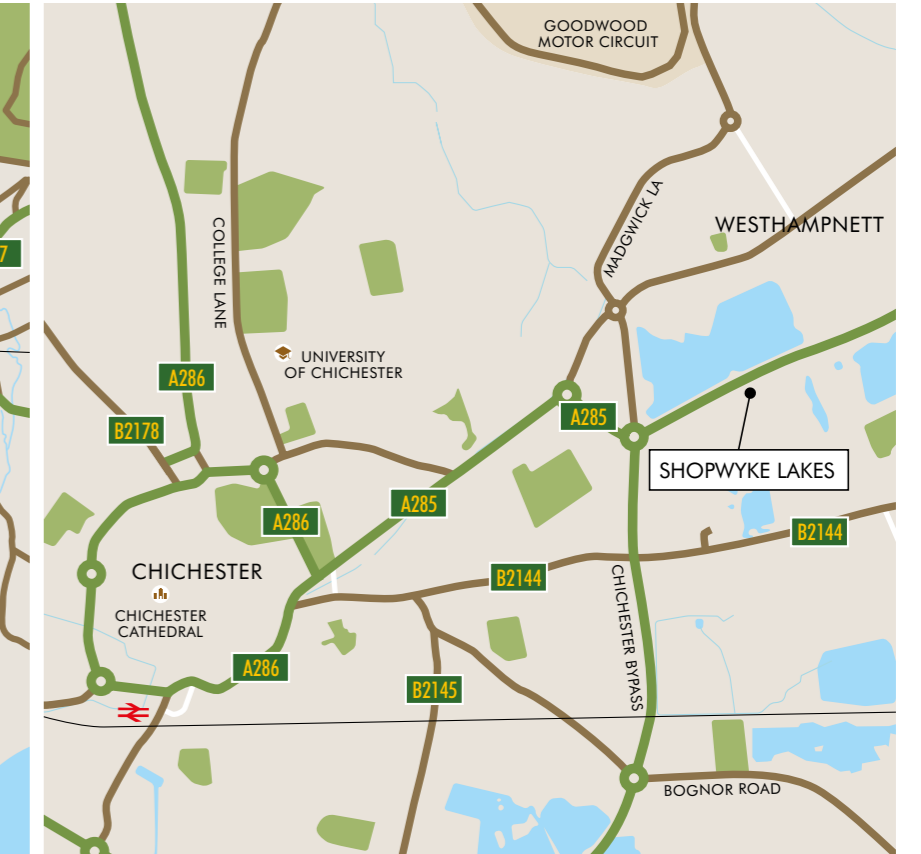
Travel times are approximate and may vary. Travel times taken from Google Maps and www.thetrainline.com

PERFECTLY LOCATED

Shopwyke Lakes, Chichester, West Sussex, PO20 2JQ



REGIONAL MAP



LOCAL AREA MAP



CALA HOMES

CALA Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset - our people - and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

CALA is built on the foundation values of passion, quality, delivery and respect.



ASPIRATIONAL HOMES



FIRST CLASS CUSTOMER SERVICE



QUALITY DESIGN AND BUILD



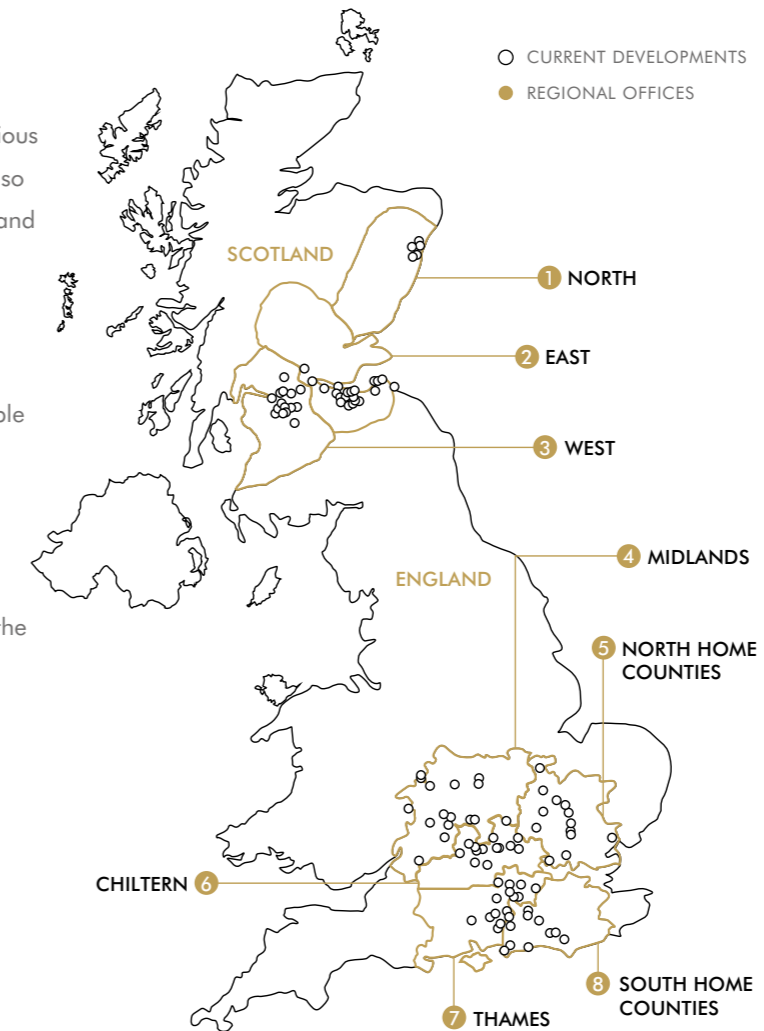
INVESTMENT IN OUR PEOPLE



POSITIVE LEGACY

CALA builds aspirational homes in desirable areas across the South East of England, the Midlands and Scotland. Properties range from starter homes to spacious family properties and we also work with local authorities and registered social landlords to provide much-needed affordable housing.

Building a strong, sustainable business that provides opportunities for our people and a positive legacy for future generations will remain at the heart of the CALA way.



SUSTAINABILITY THE CALA WAY

CALA has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 40 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to CALA.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.



LAND

Buying the right sites in sustainable locations that meet the needs of homeowners and are part of local communities.



COMMUNITY CONSULTATION

A collaborative approach to ensure the right design solution for the local area and valuable investment in affordable housing, local facilities and infrastructure.



ENVIRONMENT

A respectful approach to development, minimising the impact on natural resources and biodiversity and creating energy efficient homes.



DESIGN

Homes that meet the needs of customers and future generations and take inspiration from the local vernacular to enhance the areas in which we build.



PEOPLE

Creating an empowering and inclusive culture that puts the wellbeing of our people, partners, customers and local communities at the heart of our business.



CUSTOMERS

Delivering a first class customer experience from the first enquiry through to after-sales support.

DISCOVER MORE AT [CALA.CO.UK/SUSTAINABILITY](https://www.cala.co.uk/sustainability)

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