



WHERE
THOUGHTFUL
DESIGN AND
COMMUNITY
CONNECT.

WESTVALE PARK

HORLEY, SURREY



Where thoughtful design and community connect

Stroll down leafy green lanes and through Surrey's wide open fields to FABRICA at Westvale Park, a welcoming community you'll want to call home.

Nestled in the tranquil Surrey countryside, this new neighbourhood is within easy reach of charming Horley and its high-speed connections to London and Brighton. The upmarket towns of Redhill and Reigate are also a big draw. But Westvale Park is a destination in itself, home to shops, first-class amenities, a new school* and a medical centre**. Convenience and close-knit community values make this an idyllic place to live.

FABRICA's properties at Westvale Park aren't just beautiful to look at – quality is built into their very foundations. Featuring expertly-made materials inside and out, our carefully crafted homes are designed to stand the test of time. And whether you're buying your first home or putting down permanent roots, our team are here to support you and give you peace of mind from first viewing to completion, with a commitment that continues long after the last brick has been laid.

Be part of something special. Make your home with FABRICA at Westvale Park.

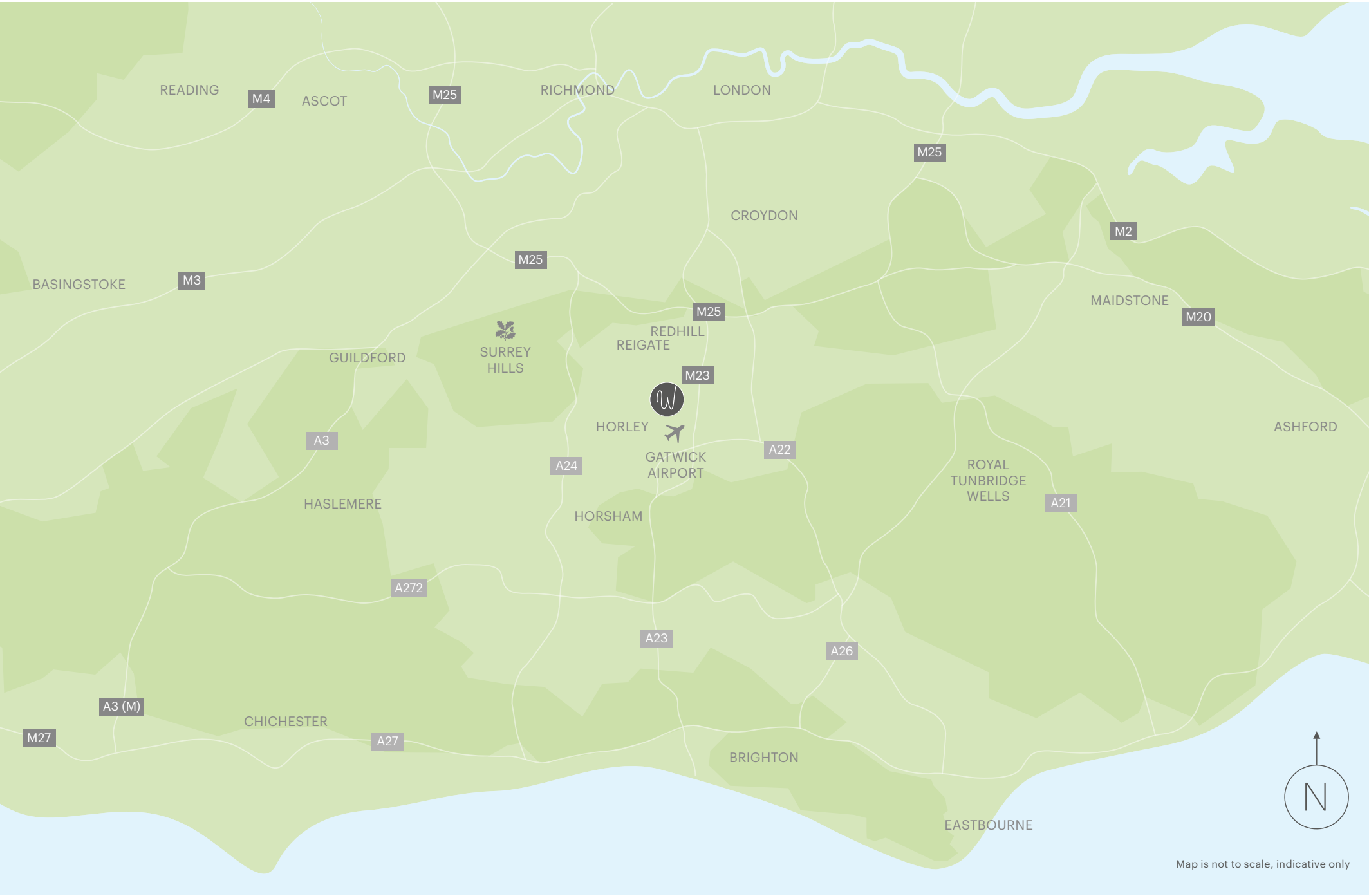


* Subject to planning permission ** Subject to demand





PERFECTLY
placed



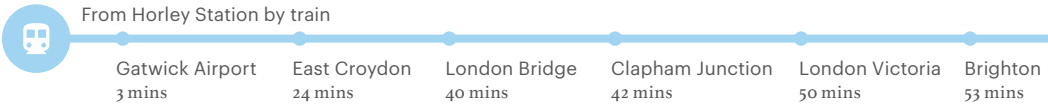
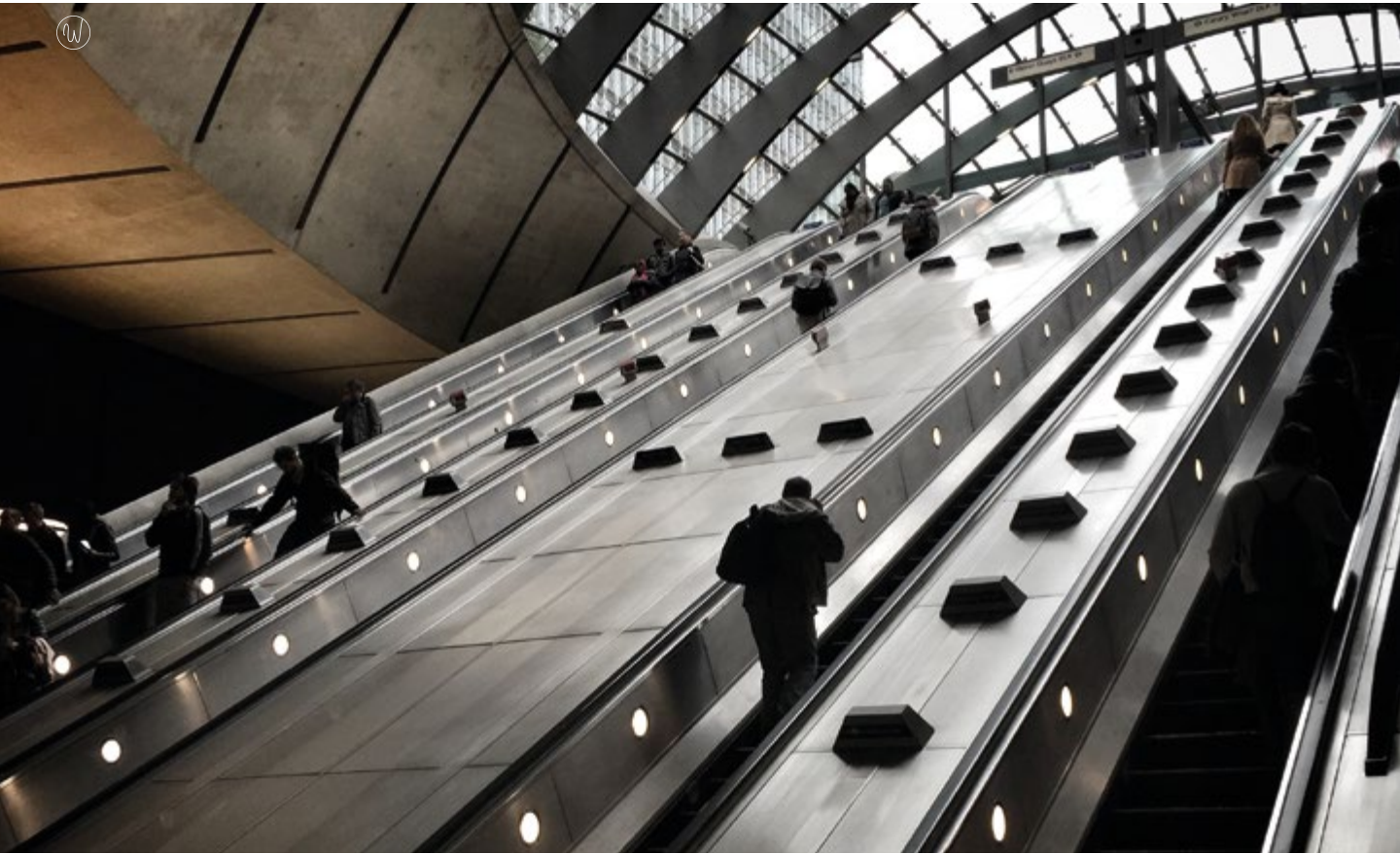


STAY

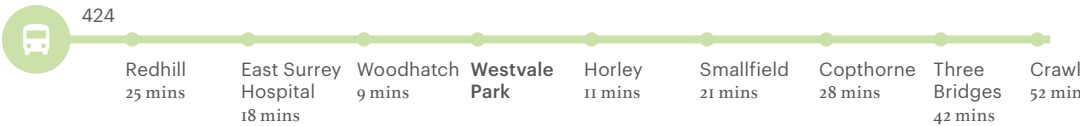
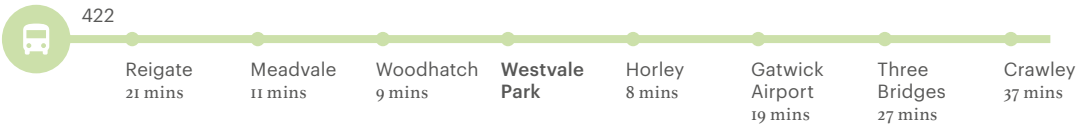
connected

Westvale Park offers excellent transport links, making it a favoured community for those who work in the capital yet want to enjoy the very best of countryside living. Two new dedicated bus routes run from Westvale Park to Horley where regular high-speed trains serve London Bridge and London Victoria. Gatwick Airport's train station - just three miles from the development - also connects Surrey to central London.

It's a quick 17-minute drive to Crawley, and an access road links Westvale Park to the M23 and M25 motorways, so car owners can get into the capital with ease. Thanks to the proximity of the UK's second largest airport, international travel couldn't be more convenient.

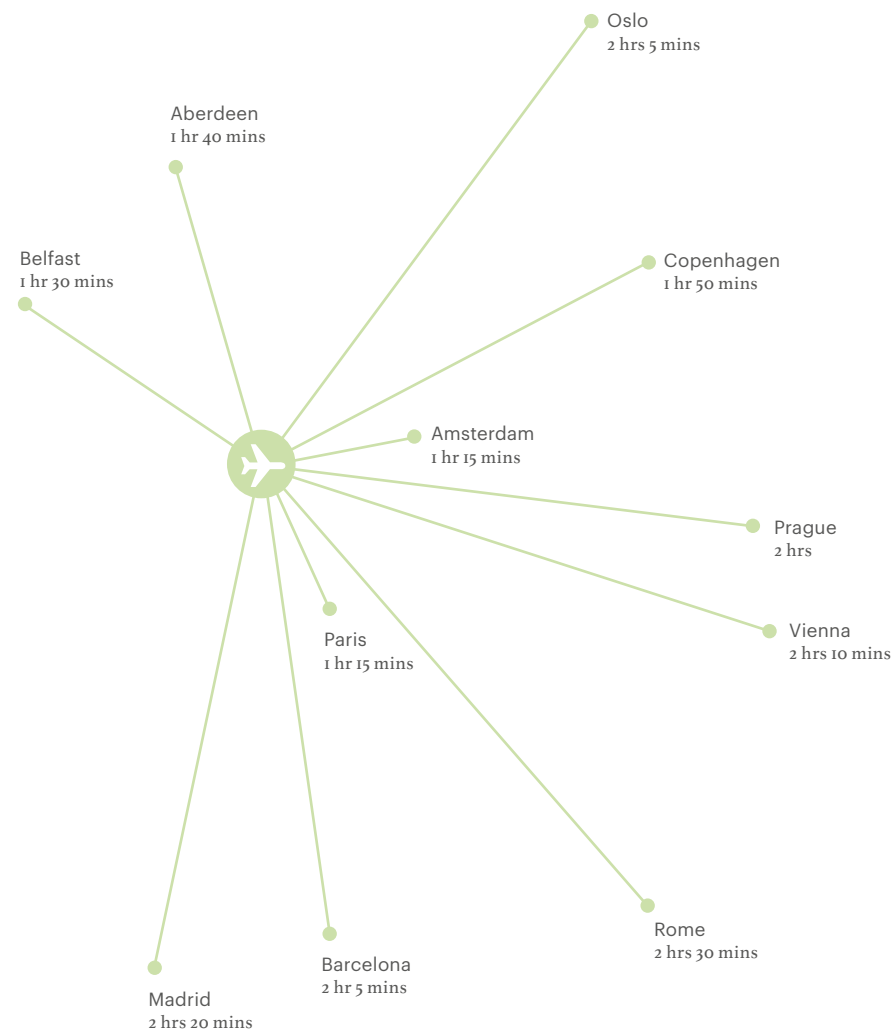


WESTVALE PARK'S DEDICATED BUS ROUTES



INTERNATIONAL TRAVEL ON *your doorstep*

International travel is also closer than you think. With destinations such as Paris, Amsterdam, Madrid and Rome a short flight away, living close to Gatwick airport which is only a 9 minute drive away is another reason to live at Westvale Park.





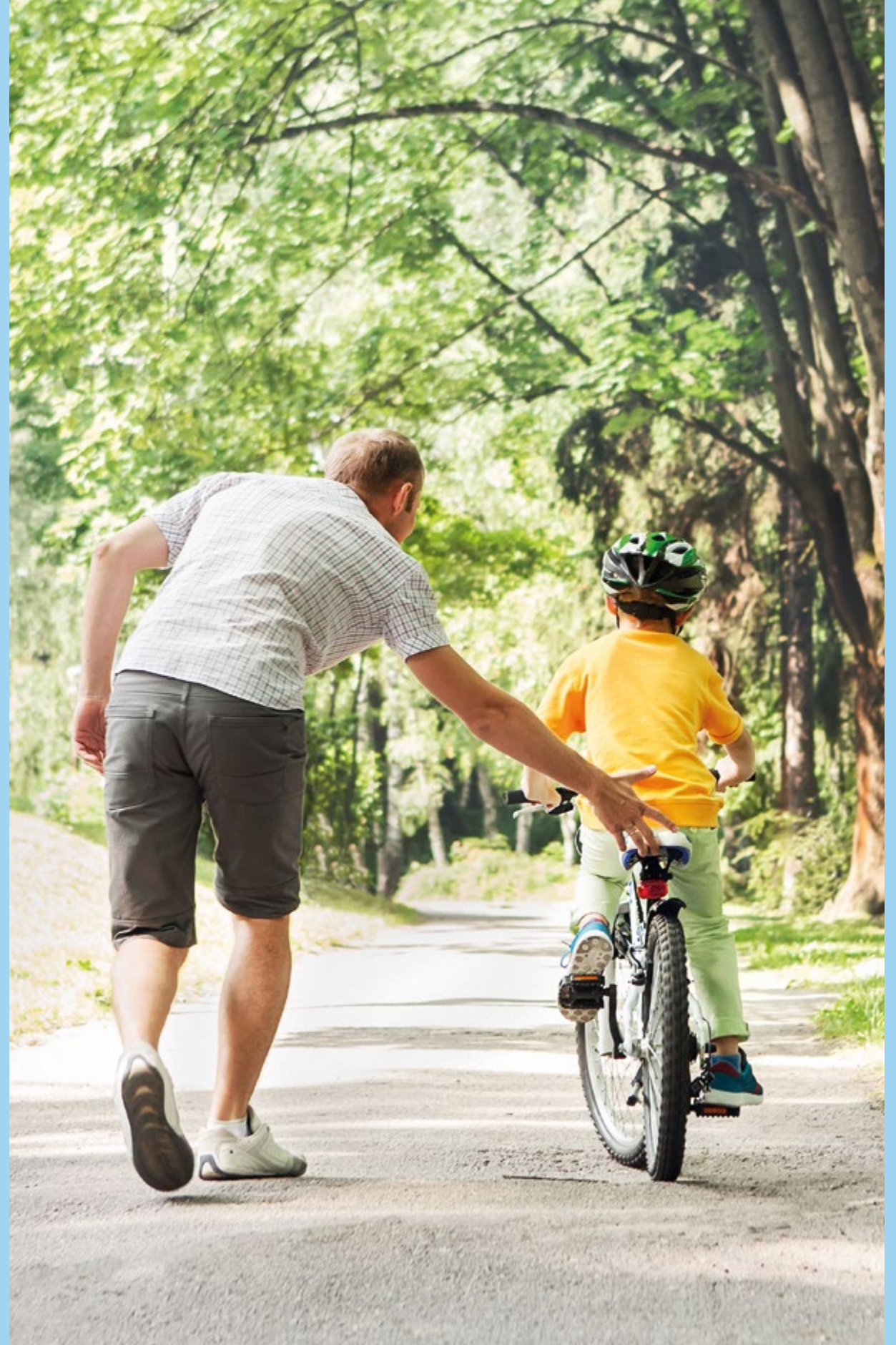
Computer Generated Image of plots 102 (Oak), 103, 104, 105 and 106 (Hazel) and plot 98, indicative only



EXPLORE THE GREAT *outdoors*

One of Westvale Park's most alluring features is the picturesque countryside that surrounds it. To the north are the protected Surrey Hills, a designated Area of Outstanding Natural Beauty. True to its name, this majestic rural playground is made up of emerald green fields, ancient woodlands and sweeping valleys, home to scenic walking trails and Olympic cycle routes. Enjoy the fresh air by getting active, or simply unwind with a lakeside picnic - all the while taking in those breathtaking views.

Nearer still is Reigate Priory Park - perfect for an after-work kickabout on the football pitch, or a game of tennis on one of four courts. The children's play area (complete with giant wooden ship) and its friendly café make this a popular meeting spot amongst families, especially during the summer months when the park provides water fun games for the little ones.





PART OF A VIBRANT

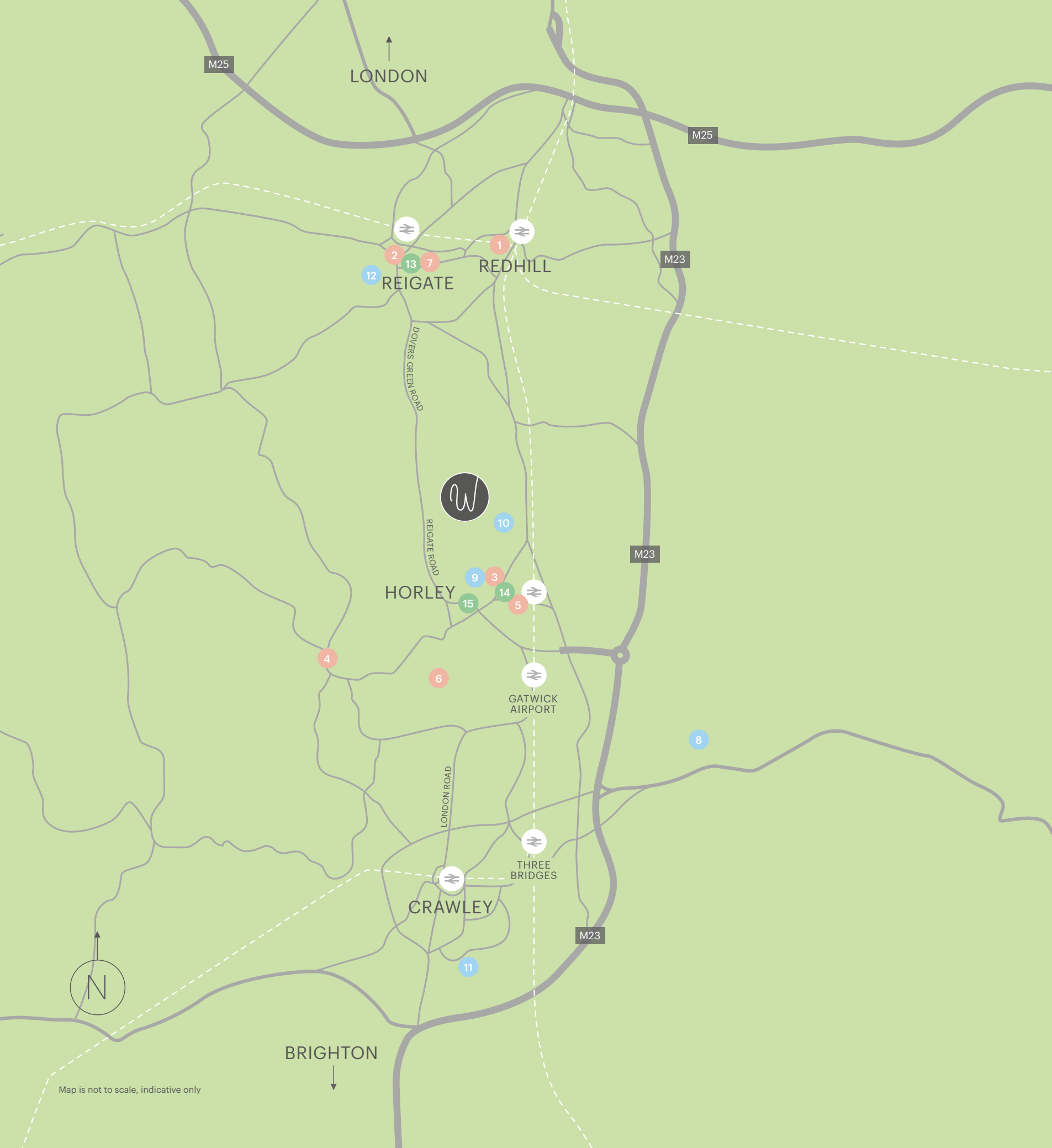
community

Community is at the very heart of everyday life here. Designed to meet the demands of modern lifestyles, Westvale Park will be home to a host of facilities that include a community centre* and several local shops* which all help to cultivate a genuine, village-like feel from within.

Enjoy the luxury of having restaurants and pubs right on your doorstep, making it even easier to socialise with your neighbours. Westvale Park's beautifully landscaped public spaces, play area and on-site primary school makes this an ideal and secure place to bring up children in one of Surrey's most desirable spots.



*Subject to planning



OUT *and about*

Close to popular towns with bustling high streets and convenient local attractions that offer something to suit every taste.



CAFÉS, BARS AND RESTAURANTS

- 1 Redhill
 - Home Cottage
 - Prezzo
 - Red Lion
 - The Hatch
- 2 Reigate
 - ASK Italian
 - Bill's
 - Buenos Aires
 - Café Rouge
 - Côte Brasserie
 - Giggling Squid
 - Gurkha Kitchen
 - Pizza Express
 - Wagamama
- 3 Horley
 - Black Horse Pub
 - Il Sorriso
 - Serendipity Café
 - The Air Balloon - Pub & Carvery
 - The Bull
 - The Farmhouse Pub
 - White Lotus Thai Restaurant
 - Ye Old Six Bells
 - Zeno Italian
- 4 The Half Moon

ENTERTAINMENT

- 5 The Archway Theatre
- 6 Gatwick Aviation Museum
- 7 Everyman Cinema

RECREATION

- 8 Cophorne Golf Club
- 9 Horley Leisure Centre
- 10 Horley Cricket Club
- 11 Tilgate Park
- 12 Priory Park

SHOPPING

- 13 Reigate
 - Accessorize
 - Cook
 - Crew Clothing
 - Jigsaw
 - Jo Jo Maman Bébé
 - M&S Simply Food
 - Mint Velvet
 - Oliver Bonas
 - Paperchase
 - Phase Eight
 - Pure Collection
 - Sweaty Betty
 - The Vineking Wine Merchants
 - Whistles
 - White Stuff
- 14 Waitrose, Horley
- 15 Tesco Extra, Gatwick





BEYOND

Westvale Park

Nestled between tranquil countryside and charming towns, Westvale Park offers the ideal balance between rural and urban life.

Start the morning with a walk through the picture-perfect Surrey Hills, and end it with a refreshing drink in the cosy Ye Olde Six Bells Pub. On weekends, seek out the best local produce at Redhill's farmer's market, sink into the sofa with the papers at Horley's popular Serendipity Café, or check out the offering at the town's much-loved Archway amateur theatre.

When it comes to eating out, you're spoiled for choice. Italophiles will love Zeno in Horley, an upscale restaurant serving the best seafood risotto in town, while Reigate's on-trend Buenos Aires steakhouse pairs up Argentine chargrilled sirloin with a velvety Malbec. It's hard to choose from Redhill's excellent array of pubs, but locals love the Sunday Roast at The Home Cottage.

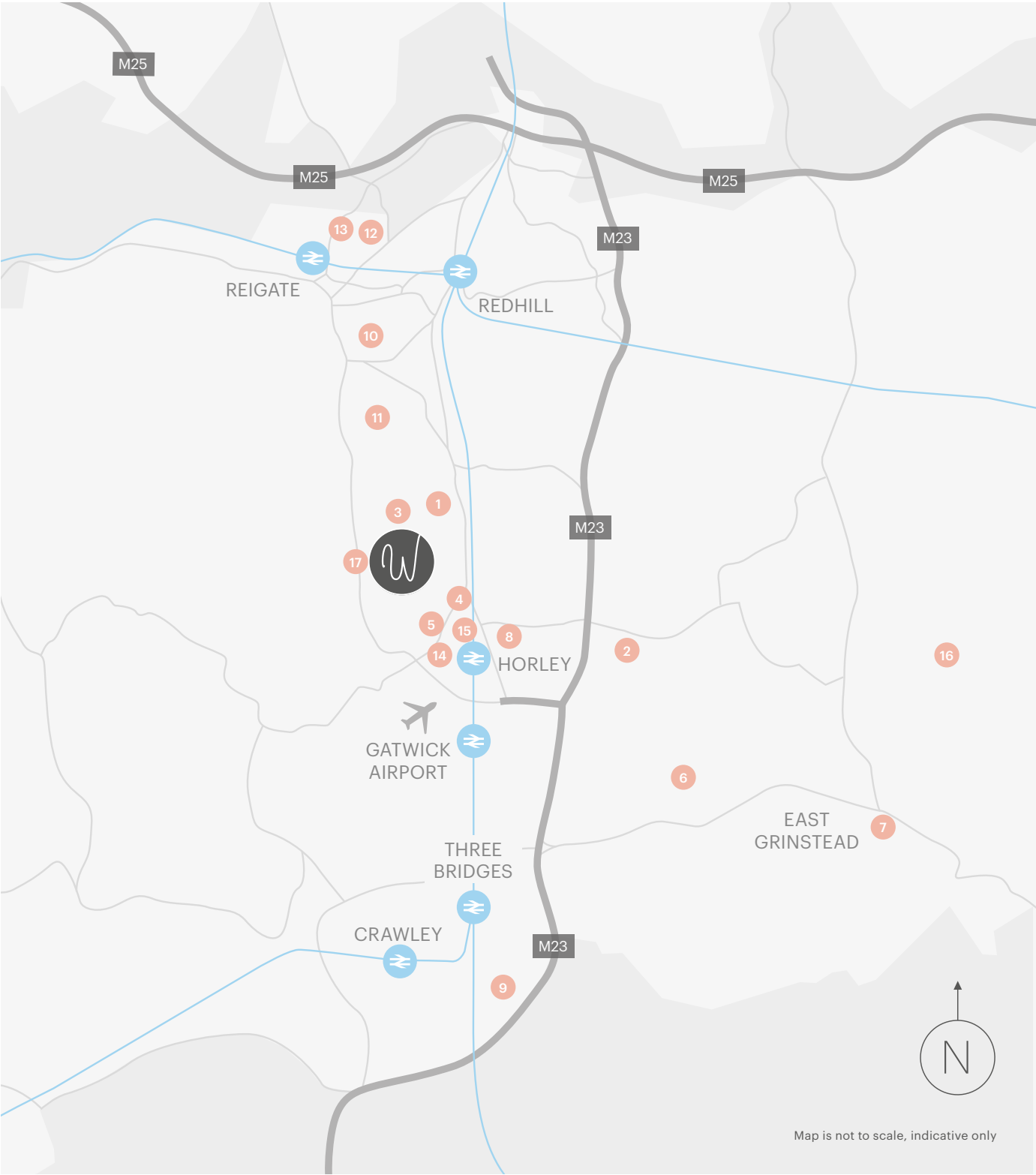
Horley, Reigate and Redhill are all perfectly-sized towns that retain a friendly village-like feel, yet still offer high street favourites that sit comfortably next to unique, family-owned boutiques. Simply put, there's a reason why this trio of towns are highly desirable destinations to call home.



FIRST-CLASS

education

Surrounded by some of Surrey’s best-rated schools, you have the luxury of choice when it comes to education. From traditional to alternative schooling, there’s an impressive representation across the board - all of them just minutes away. Among the area’s most popular are Meath Green Infant and Junior Schools, and the independent Lingfield College (rated ‘Excellent’) which takes students from the ages of two to 18. Horley’s Willow Tree Montessori Kindergarten and Toad Hall Nursery are just down the road too, but for an even shorter school run, there will be the brand-new Westvale Park Primary within the development itself.



- | | | |
|---------------------------------------|--------------------------------|---|
| 1 Meath Green Infant School | 6 Copthorne Preparatory School | 12 Brooklands School |
| 2 Burstow Primary School | 7 Imberhorne School | 13 Holmesdale Community Infant School |
| 3 Meath Green Junior School | 8 Oakwood School | 14 Willow Tree Montessori Kindergarten |
| 4 Horley Infant School | 9 Oriel High School | 15 Toad Hall Nursery |
| 5 Manorfield Primary & Nursery School | 10 Reigate School | 16 Lingfield College |
| | 11 Dovers Green School | 17 Westvale Park Nursery and Primary School |



Computer Generated Image of plots 105, 106 and 107 (Hazel), indicative only





Photography depicts Westvale Park show homes may contain fixtures and fittings not included in the specification. Photography is indicative only and specification may vary.



LUXURY AS *standard*

We apply the highest building standards and source the best possible materials to create homes that are both unique and expertly made to stand the test of time. From the sustainable Photo Voltaic panels on some of our homes to the way we train our skilled staff, this is our foundation for design-led living.

Unlike our competitors where purchasers need to pay extra for elements such as flooring and kitchen appliances, FABRICA are delighted to offer a superb quality specification as standard.





A PLACE TO *call home*

Impeccably styled, yet warm and inviting, our living spaces are designed to be versatile: whether you're sitting down for a weekday family meal, relaxing with a book on the sofa, or entertaining friends, these beautiful interiors make you feel instantly at ease.







NATURAL *elegance*



Attention to detail is an essential element of all our homes, and our talented team finish each room to the highest standards using a handpicked selection of quality materials that both look and feel good. From the high-end appliances through to soft-close doors as standard, we've carefully chosen every little touch, so there's no need to pay more to upgrade your specification.





ROOM TO *unwind*

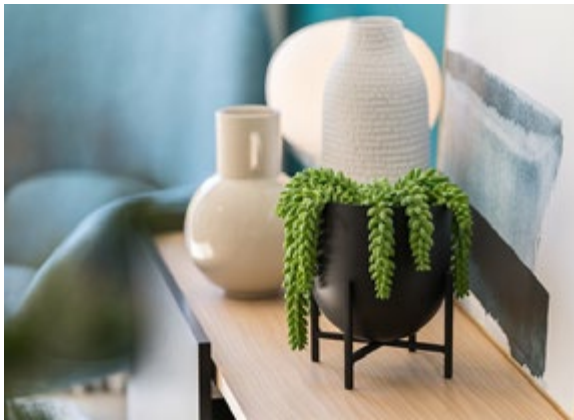
Stand-out features of our generously-proportioned master bedrooms include full height built-in wardrobes with ample storage space. These light-filled rooms are spaces of calm that allow for ultimate relaxation and rest.



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Computer Generated Image of plots 93, 96 (Rowan), 94, 95 (Beech) and 97 (Hazel), indicative only



AN IMPRESSIVE *Specification*

INTERNAL FINISHES

- Carpet to all stairs, landing and bedroom areas
- Laminate to hallways
- Timber staircase with white handrails and spindles
- White internal doors
- Dove White painted walls
- White sockets and switches throughout except to kitchens (chrome finish)

KITCHENS

- Bespoke fitted kitchens (choices and upgrades subject to stage of construction)
- Siemens integrated appliances including:
 - Double oven to four bedroom homes
 - Single oven to one, two and three bedroom homes
 - Gas hob
 - Fridge/freezer
 - Dishwasher
- Hotpoint integrated Washer/dryer
- Stainless steel one-and-a-half bowl sink with single lever mixer tap
- Stainless steel splashback and hood
- Large format floor tiles by Minoli

BEDROOMS

- Built-in wardrobes with sliding doors to master bedroom in all homes and also to bedroom 2 in all four bedroom homes

SECURITY & PEACE OF MIND

- 10-year NHBC warranty including a 24-month FABRICA defects warranty cover

BATHROOMS & ENSUITES

- White sanitaryware with WC and semi-pedestal handwash basin and chrome mixer tap
- Wall mounted shower mixer controller with shower attachment
- Shower cubicles with pivot or sliding door and thermostatic shower
- Large format floor and wall tiles by Minoli, full height to wet areas and half height to walls with sanitaryware
- Shaver socket to bathroom and main ensuite
- Chrome heated towel rail

ELECTRICAL

- TV/FM/Sky+ master plate to living room, dining area and master bedroom
- BT points to living room, dining area and master bedroom
- Wiring for security alarm in each home

HEATING & ENERGY EFFICIENCY

- Gas fired central heating system
- Energy efficient boiler with thermostatic valves to all radiators
- Energy efficient light bulbs to all rooms

EXTERNAL FEATURES & SECURITY

- Composite front doors with three point locking system
- Outside light with timer to front door
- Wiring for rear external lighting
- UPVC windows and doors with chrome ironmongery
- Turf to all gardens
- Paved pathways and patio areas



masterplan



TOWARDS REIGATE
AND REDHILL

ENTRANCE
TO SITE

TOWARDS HORLEY
AND GATWICK

BURTON

CRAWFORD

ACTON

- • •
- F** FABRICA marketing suite
- Public art
- Bus route (subject to change)
- Play areas
- Development by others
- Riverside Green Chain Walk
- Completed homes
- Future phases



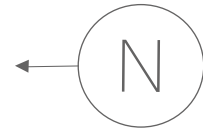
Acton



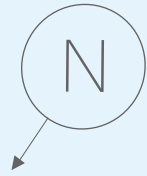
ACTON

- 2 bed houses
- 3 bed houses
- 4 bed houses
- Shared ownership

Illustrative purposes only



Burton



BURTON

- 2 bed houses
- 3 bed houses
- 4 bed houses
- Shared ownership
- Rented



Crawford

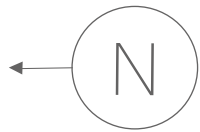
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CRAWFORD

- 3 bed houses
- Shared ownership
- Rented

Illustrative purposes only



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ABOUT FABRICA

FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes.

From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes which are a real pleasure to live in. Our design ethos and commitment to sustainability means that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living, and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional, and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of 9billion across over 38,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 6,000 homes across London and the South East combined with our partnerships with world-class architects and interior designers ensures that we maintain our unique approach to house building. We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live.

Pride in every detail is what we live by.

NEW HOMES QUALITY CODE

FABRICA is delighted to be a registered developer with the New Homes Quality Board, an independent, not-for-profit organisation designed to oversee reform in the new homes sector.

This means our buyers will benefit from enhanced protection when buying a new home as registered developers must adhere to the framework set out in the New Homes Quality Code.

To find out more, visit fabrica.co.uk/new-homes-quality-code



FABRICA
by A2Dominion



The Chroma Buildings: Southwark SE1



Carlton House: Putney SW15



City Wharf: Islington N1



Wyndham Studios: Camberwell SE5



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The information and images contained in this brochure are for general guidance only and are not to be treated as statements of fact. Fittings and fixtures and standards of finish shown in photographs are not necessarily those to be included in the sale of any particular home. The homes will be sold only on the terms of any contract for sale negotiated through our solicitors. This brochure will not form any part of that contract. We reserve the right to make alterations, omissions or additions to the development or any part of it without notice. Westvale Park is the marketing name of the development and may not form the final postal address. Details correct at February 2023.

FABRICA
by A2Dominion