

**Preliminary  
Information**



A superb selection of 1, 2, 3 & 4 bedroom homes  
in the delightful market town of Horsham



A JOINT VENTURE DEVELOPMENT





# OAKLANDS

H O R S H A M

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# LIFE IN THE HEART OF A DELIGHTFUL MARKET TOWN



**WITH ITS CENTRAL LOCATION, OAKLANDS PROVIDES INSTANT ACCESS TO ONE OF THE LOVELIEST MARKET TOWNS IN WEST SUSSEX.**

**HORSHAM HAS HIGH STREET NAMES, INDEPENDENT SHOPS, MORE THAN ITS FAIR SHARE OF BARS AND RESTAURANTS, OODLES OF HISTORY AND ACRES OF BEAUTIFUL OPEN SPACES.**

Oaklands offers a selection of 1 & 2 bedroom apartments and 2, 3 & 4 bedroom houses. Whichever property you choose, you'll enjoy a perfectly situated home, finished to the high standards and specification that are synonymous with Linden Homes.







**HORSHAM MAY BE WELL SERVED BY SHOPS, BARS AND RESTAURANTS, BUT IT'S EQUALLY WELL PROVIDED FOR IN THE SPORT AND LEISURE DEPARTMENT.**

It boasts a delightful park in the centre, as well as easy access to the former hunting grounds of Leechpool and Owlbeech Woods. South of the town, there's Denne Park, while just west Warnham Nature Reserve offers close encounters with wildlife and flora. Horsham Park is also home to public tennis courts, a play area and the Pavilions in the Park Leisure Centre, where you can swim, work out, or relax in the sauna and steam room.

# A HEALTHY LIFESTYLE ON YOUR DOORSTEP





► **WARNHAM LOCAL  
NATURE RESERVE**

A short walk from the town centre, this 92 acre nature reserve is a wealth of flora, fauna and wildlife. It's dominated by the islands and reed beds of Warnham Millpond, but there's also a walnut tree plantation, meadowland (occasionally grazed by a small flock of Hebridean sheep – what else?) and a large area of grassland.

01403 256890





# OUT AND ABOUT IN HORSHAM

Horsham boasts all the names you'd expect of a bustling town, including Next, M&S, Jigsaw, TopShop, White Stuff, Boots and more, most of which are situated on calm, pedestrianised West Street. There's also a thriving bar and restaurant scene, with old favourites like Pizza Express and Wagamama rubbing shoulders with unusual independent offerings. One thing's for sure, you'll never be bored.

## KOKORO

Here's something you might not expect, a Sushi and Bento bar in the heart of West Sussex! Kokoro prepares all its food on site and sells immaculately presented sushi and sashimi, as well as soups, hot food and side dishes. There's a cute seating area with simple wooden furniture and benches. A little taste of Japan in the midst of Sussex.

60 West Street, Horsham  
01403 754062  
[kokorouk.com](http://kokorouk.com)

## BETWEEN THE LINES

Every town should have a well-stocked gift shop, but this is something else. Packed with lovely greetings cards, it's also overflowing with present ideas. There are Inis health and beauty products infused with seaweed extract, L'Occitane creams and soaps, cookbooks, glassware and jewellery. A town centre gem.

40 West Street, Horsham  
01403 241700  
[between.co.uk](http://between.co.uk)



500 AD  
built in the year  
It was one of the  
regions of Roman  
or Indian name  
Roman & monks  
the lives many  
where dated the  
Bishop of East St

NIN

CARMEL'S  
RESTAURANT & PUB

SPECIALS  
Sauté  
of fresh vegetables  
with mushrooms  
£5.50

SICILIAN



## HORSHAM MARKETS

There are vibrant markets twice a week in the town centre. Visit on Thursday and you'll be treated to a waist-expanding selection of street food from around the world, while Saturday is local produce market, celebrating the very best Sussex has to offer. Special markets are also held throughout the year, bringing Italian and French food, as well as vintage collectibles, to the town.

[horshammarkets.co.uk](http://horshammarkets.co.uk)



## BUENOS AIRES ARGENTINIAN STEAKHOUSE

With its black and white tablecloths, white tiled bar area and leather banquettes, this is every inch the Argentinian steak house. The food's the real deal, too. The Argentinian chef serves up four types of steak – Cuadril, Chorizo, Ancho and Lomo – as well as a selection of other South American specialities, including empanadas. Wash them down with a hearty Argentinian red or a refreshing Alhambra on tap.

5 Market Square  
01403 750627

[barestaurant.com](http://barestaurant.com)

## ◀ CARMELAS DELI

If you love Italian food and drink, then you're in for a treat at this small deli. Run by an Italian family whose sing-song conversation is a permanent soundtrack in the background, it sells deli items like cheese and olives, as well as delicious ready-to-eat paninis and a well sourced selection of wines, pasta and aperitifs. There's even a stylish little eating area. Ciao Horsham!

34 Carfax, Horsham  
01403 270799  
[carmelas.co.uk](http://carmelas.co.uk)

## WAITROSE AND JOHN LEWIS AT HOME

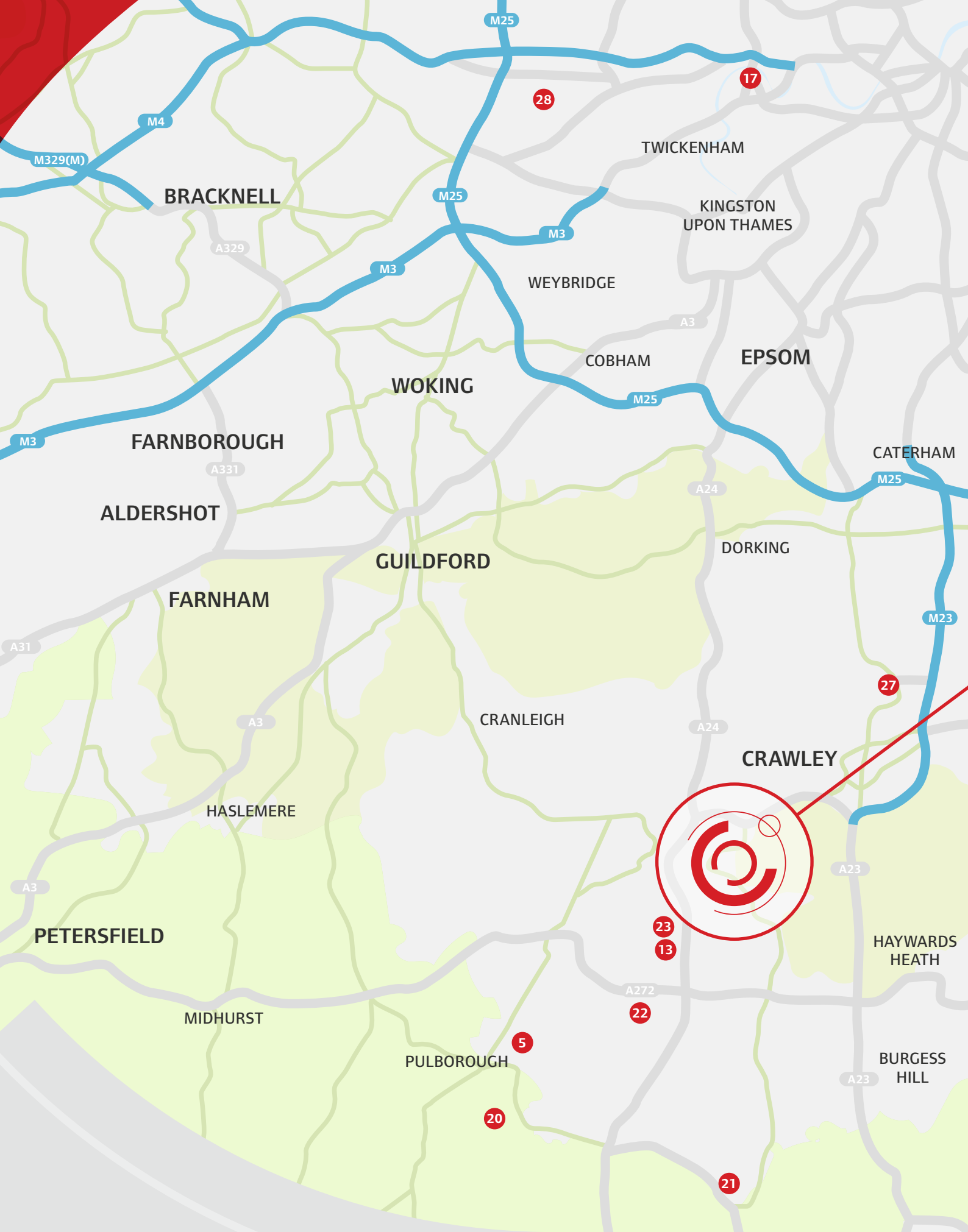
Waitrose and John Lewis at Home opened in June 2015 and has already proved a huge hit with Horsham residents. It's easy to see why. It combines an upmarket supermarket with one of the UK's favourite department stores – all on one site. The ideal place to do your weekly shop and also pick out linen, towelling, bedding, furniture, clothing or luxury items. An easy walk – or a short drive – from Oaklands.

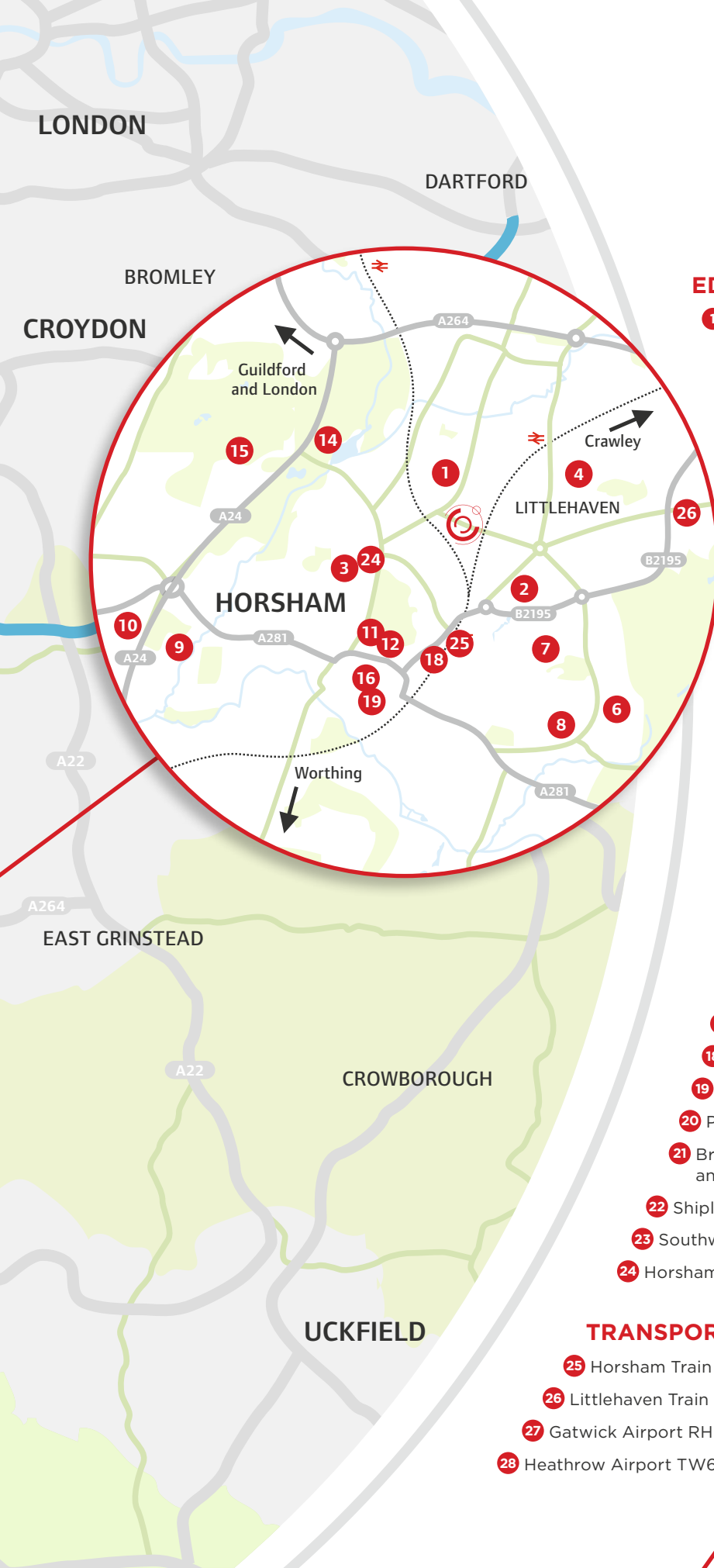
Albion Way, Horsham  
01403 214740  
[johnlewis.com/our-shops/Horsham](http://johnlewis.com/our-shops/Horsham)

## STEAMER TRADING COOK SHOP

If you love cooking, then this shop will feel like heaven. It's long, deep and on three floors, packing in the very best in cooking equipment and utensils from names like Le Creuset, Kenwood and Dualit. There's also crockery from Sophie Conran and Emma Bridgewater, and George Clooney's favourite coffee machines, Nespresso. As if that wasn't enough, there's a Real Eating Company café-cum-deli in the shop.

24-28 East Street  
01403 750111  
[steamer.co.uk](http://steamer.co.uk)





## EDUCATION

- 1 North Heath Community Primary School RH12 5XL
- 2 Chesworth Junior School RH13 5PS
- 3 Trafalgar Community Infant School RH12 2JF
- 4 Littlehaven Infant School RH12 4EH
- 5 St Mary's C of E (aided) Primary School RH20 2AN
- 6 Heron Way Primary School RH13 6DJ
- 7 Millais Secondary School RH13 5HR
- 8 The Forest Secondary School RH13 5NT
- 9 Tanbridge House Secondary School RH12 1SR

## LOCAL AMENITIES

- 10 Tesco Extra RH12 3YU
- 11 Courtyard Surgery RH12 1AT
- 12 Park Surgery RH12 1BG
- 13 The Village Surgery RH13 9HQ

## LOCAL ATTRACTIONS

- 14 Warnham Local Nature Reserve RH12 2RA
- 15 Rookwood Golf Centre
- 16 Horsham Cricket and Sports Club RH12 1PE
- 17 Royal Botanic Gardens TW9 3AB
- 18 The Capitol arts venue RH12 1RG
- 19 Horsham Museum RH12 1HE
- 20 Parham House and Gardens RH20 4HS
- 21 Bramber Castle and St Mary's House and Garden BN44 3WE
- 22 Shipley Windmill RH13 8PZ
- 23 Southwater Country Park RH13 9UN
- 24 Horsham Park RH12 2BP

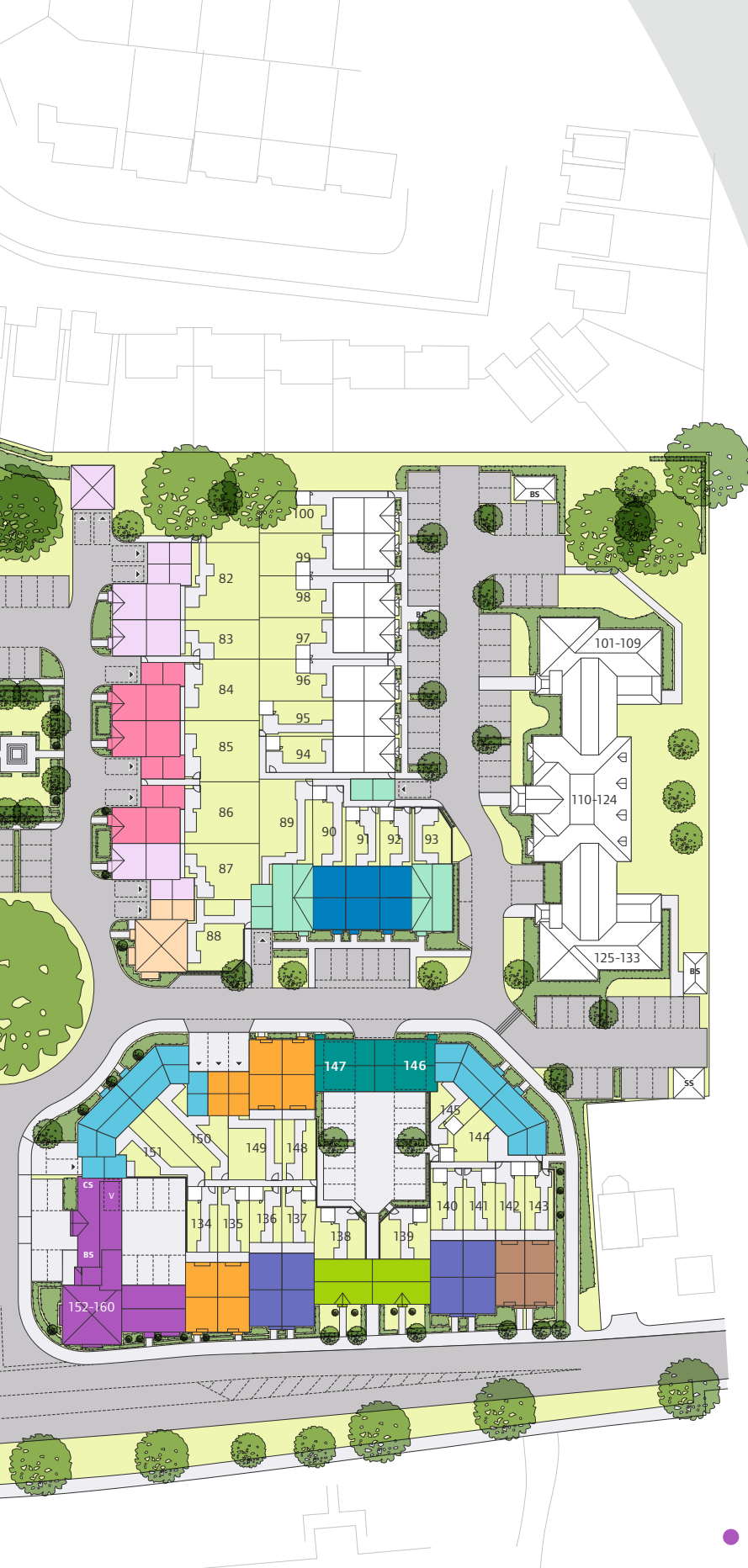
## TRANSPORT

- 25 Horsham Train Station RH12 1RD
- 26 Littlehaven Train Station RH12 4PB
- 27 Gatwick Airport RH6 ONP
- 28 Heathrow Airport TW6 1AP

# THE ARRANGEMENT OF THE HOMES AT OAKLANDS



*Finishes and materials may vary from those shown and landscaping is illustrative only. Siteplan not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details.*



- **The Alexander**  
4 bedroom home
- **The Bellamy**  
4 bedroom home
- **The Blackburn**  
4 bedroom home
- **The Franklin**  
4 bedroom home
- **The Hawking**  
4 bedroom home
- **The Leopold**  
4 bedroom home
- **The Darwin**  
4 bedroom home
- **The Edison**  
3 bedroom home
- **The Faraday**  
3 bedroom home
- **The Fleming**  
3 bedroom home
- **The Keller**  
3 bedroom home
- **The Newton**  
3 bedroom home
- **The Osler**  
3 bedroom home
- **The Winston**  
2 bedroom home
- **The Lister**  
1 bedroom home
- **The Joule**  
1 bedroom home
- **The Maxwell Apartments**  
2 bedroom home

- SS Sub Station
- BS Bin Store Area
- GG Gas Governor
- ▶ Garage Entrance
- v Visitors Parking Space



**ENHANCE IS A UNIQUE  
IN-HOUSE SERVICE  
EXCLUSIVELY AVAILABLE  
TO LINDEN HOMES  
PURCHASERS. IT OFFERS  
YOU THE CHANCE TO  
TAILOR YOUR NEW HOME  
READY FOR THE DAY  
YOU MOVE IN.**

Working with our Style Consultant you can personalise your home from our range of options and upgrades, soft furnishings, fixtures and fittings. As an added bonus many of the Enhance products are completely VAT free.

The range of stylish Enhance products is extensive and includes:

- Kitchen units & worktops
- Flooring options
- Curtains & blinds
- Lighting
- Bathroom fittings
- Fitted wardrobes
- Security features

For full details of the options available, and a detailed explanation of the Enhance service visit [lindenhomes.co.uk/enhance](http://lindenhomes.co.uk/enhance) or ask your Sales Executive.





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vironment  
style. A char  
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Why choose  
enhance?

# enhance

STYLE THE INTERIOR OF YOUR  
NEW LINDEN HOME TO YOUR  
OWN INDIVIDUAL TASTE.

# NATIONAL STRENGTH, LOCALLY DELIVERED

**RENOWNED FOR OUR AWARD-WINNING HOMES AND A REPUTATION FOR QUALITY, WE ARE INDUSTRY EXPERTS IN REGENERATING BROWNFIELD LAND, DELIVERING DISTINCTIVE AND DIVERSE HOMES IN PRIME LOCATIONS THROUGHOUT THE UK. WE STRIVE TO CREATE SUSTAINABLE NEW DEVELOPMENTS THAT INSPIRE MODERN LIVING AND SET NEW BENCHMARKS IN DESIGN.**



## THE BIGGER PICTURE

Community feedback is important to us, and we often work with local residents. By seeking out local knowledge, we are able to provide homes that complement and enhance the local surroundings and make a positive contribution to the community.

Success doesn't have to sacrifice sustainability. We encourage the use of environmentally friendly materials and features within the specification of all our homes, including modern building methods and renewable energy products. We have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly efficient homes that reduce running costs to be kinder on your pocket, not to mention future generations.

As a responsible housebuilder these commitments ensure we are accountable to you, your community and the environment.

## CUSTOMER EXPERIENCE

Right from the moment you register your interest in a new Linden home, we'll keep you informed about forthcoming events and offers that are right for you. Our website features up-to-date information with downloadable brochures, availability, virtual tours and local area information for you to browse through at your convenience.

Our customer charter describes our commitment to providing you with a first-class service at each stage of your purchase. It also outlines the warranties and guarantees we provide with every home we build. Our team will be at hand from the moment you reserve your new home and long after you've settled in, making sure everything runs smoothly and that your new home is perfect for you.





## **FOUNDATIONS FOR SUCCESS**

Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and housebuilding companies, responsible for high-profile projects such as the All England Lawn Tennis Club roof at Wimbledon, the 2012 Olympic Village and the new Forth Road Bridge in Scotland.

## **NEW HOMES MORTGAGE HELPLINE**

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. This is the leading new homes mortgage specialist in the UK, and can provide advice and help on all the financial aspects of buying a new home.

For more information visit [nhmh.co.uk](http://nhmh.co.uk) or call 01206 715 415

# WATES DEVELOPMENTS IS AN EXPERT IN LAND, PLANNING AND JOINT VENTURES FOR RESIDENTIAL DEVELOPMENTS THROUGHOUT SOUTHERN ENGLAND

PRIVATELY OWNED BY THE WATES FAMILY - WATES DEVELOPMENTS IS PART OF THE £1 BILLION TURNOVER WATES GROUP FOUNDED IN 1897. OUR FINANCIAL STRENGTH, CORPORATE STABILITY AND COMMITMENT TO RESIDENTIAL DEVELOPMENT MAKE US A STRONG AND ATTRACTIVE PARTNER.





### **CREATIVE JOINT VENTURES**

As well as investing in residential land and using our expertise to gain planning consents, a core element of Wates Developments' business is to invest in our own development projects in joint venture partnerships with some of the leading housebuilders in the country such as Linden Homes.

### **LONG TERM RELATIONSHIPS**

We bring to our partners a clear understanding of our role as an investor, seeking to create long term relationships based on trust. Our team focuses on simple values of commitment and integrity in our approach to these partnerships, working hand in hand to deliver the best results for all our stakeholders.

### **CREATING SUSTAINABLE COMMUNITIES**

Our aim is to produce the best solutions to development opportunities ensuring every residential scheme makes a strong contribution to the local and wider community. At the same time we recognise our responsibility to minimise the environmental impact and deliver sustainable, prosperous communities that homeowners will relish living in and around.

### **ENGAGEMENT IS AT OUR HEART**

Engagement and collaboration with all our partners and stakeholders is at the heart of how we work. Listening to and understanding the needs of communities are vital to our success.

### **FAMILY MAKES A DIFFERENCE**

Now in the hands of the fourth generation of the Wates family, the Wates Group combines robust governance equal to that of any plc, with the flexibility and fast decision making of a private company. The group is acknowledged as an industry leader in innovation, health and safety, sustainable development and commitment to the communities it serves.

Linden Homes and Wates Developments are delighted to be working in partnership on this exciting development in Horsham.



# HOW TO FIND OAKLANDS

Parsonage Road, Horsham RH12 5AB

## FROM M23 SOUTHBOUND

At junction 11, take the A264 exit towards Horsham. At the roundabout take the 3rd exit onto A264. At the roundabout take the 1st exit onto Horsham Road/A264.

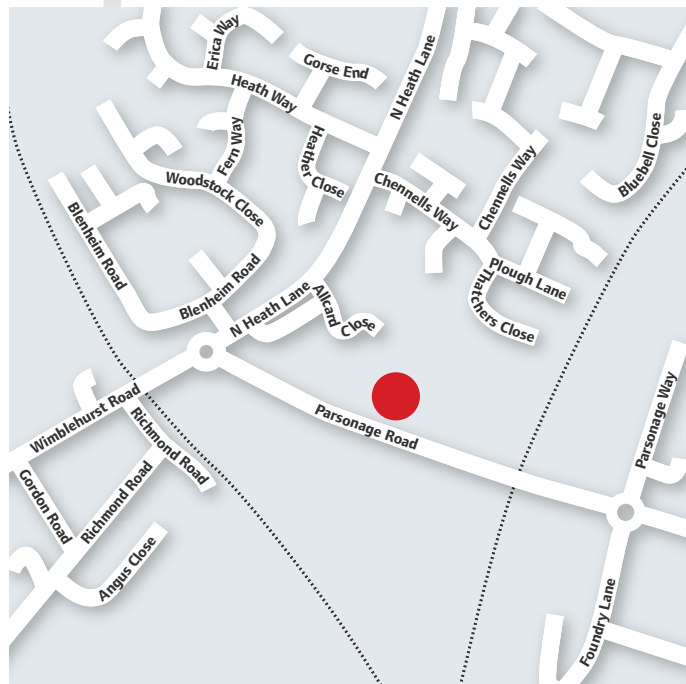
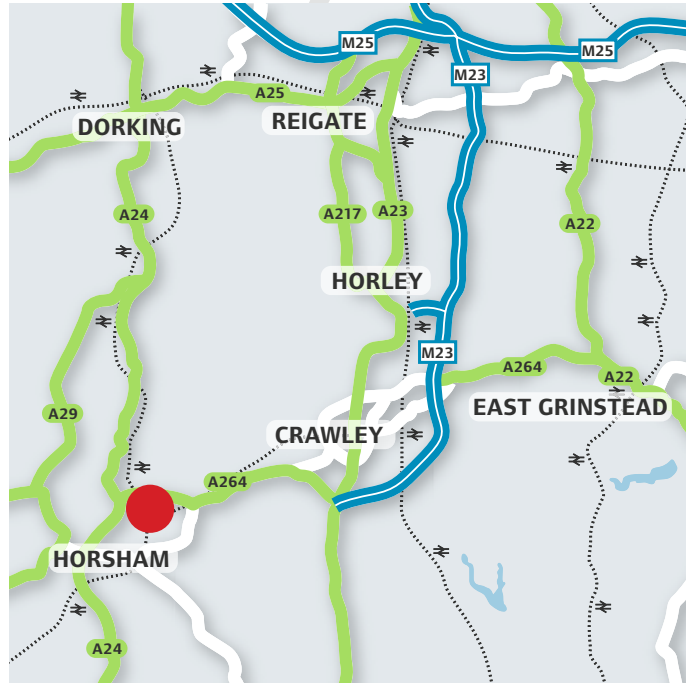
Follow the A264 for the next three roundabouts. At the next roundabout take the 1st exit onto Ruser Road. At the following roundabout take the 3rd exit onto Giblets Way. At the roundabout take the 1st exit onto N Heath Lane. At the next roundabout take the 1st exit onto Parsonage Road. The Marketing Suite will be on your left.

## FROM A24 NORTHBOUND

Follow the A24 to Horsham. Continue past Rookwood Golf Centre on your right and take the 3rd exit onto B2237 Warham Road. Take the 3rd right onto Wimblehurst Road. At the roundabout take the 2nd exit onto Parsonage Road. The Marketing Suite will be on your left.

If you are using satellite navigation to reach Oaklands, please use postcode RH12 5AB.

**01403 858204**





For all sales enquiries please call  
**01403 858204**  
[lindenhomes.co.uk/oaklands](http://lindenhomes.co.uk/oaklands)

**Linden Homes Guildford**  
Victoria House, London Square  
Cross Lanes, Guildford, Surrey GU1 1UJ

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