

# holborough lakes

KENT ME6

A NEW PLACE FOR LIVING

**Berkeley**  
Designed for life





# WAKE UP TO A NEW WAY OF LIFE

Wake up to the sun rising over some of the finest scenery in Kent. Discover a new place for enjoying the best that life has to offer. Welcome to Holborough Lakes.



# A BOLD VISION FOR A NEW KENT LIFESTYLE

Imagine a stylish new home, in a stunning location with leisure activities on the doorstep. Now, experience it at Holborough Lakes together with a unique new approach to modern living.

Holborough Lakes is an exclusive new community in the heart of rural Kent. Set around a series of tranquil freshwater lakes, it offers an exclusive collection of houses and apartments, ranging in style from the weatherboarded elegance of New England to the traditional craft architecture of rural Kent.

All are surrounded by waterside paths and swathes of mature trees and framed on all sides by the rolling North Downs. Together they make up a true community, served by its own exciting range of leisure facilities and providing the delights of relaxed countryside living within easy reach of London and beyond.





# COME HOME TO HOLBOROUGH LAKES





# A TOTAL LIFE EXPERIENCE



Holborough Lakes provides the perfect setting for experiencing a location like no other. Set within this new established community, there is a wealth of activities and facilities to enjoy.

The grounds of Holborough Lakes are yours to enjoy, with glorious green spaces surrounding the residential areas creating a sense of space. Dotted with paths and woodlands, they can make every stroll an adventure.

All the family can enjoy life at Holborough Lakes. Young children can explore in safety and make new friends in the play areas. There are a wide range of lakeside activities including kayaking and diving waiting to be discovered.

The exclusive residents' only Gym and Village Hall offers everything from fitness classes, childrens parties, baby ballet, dance and drama.

Holborough Day Nursery provides a flexible day care facility for children in Holborough Lakes.

Also, for the convenience of residents, there is an estate manager based on-site to help with the smooth running of Holborough Lakes.





# TIME TO REFLECT

There is something uniquely relaxing and refreshing about living by water. Perhaps it is the fact that a waterside scene is always changing in subtle, sometimes barely perceptible ways, creating vistas that continually delight and surprise.

What waterside living offers most is sheer tranquillity – a sense of slowing down a little, enjoying a lifestyle that’s easier paced and far less pressured, and which gives you precious time to reflect and enjoy the good things in life.

With the natural world to explore, wildlife to watch and so many water activities to enjoy, Holborough Lakes is the perfect place for families and it is somewhere to get closer to nature without sacrificing the positive aspects of modern life, and a place to gain a real appreciation of the natural world around us.





# CHILD'S PLAY

## AT STABLES DAYCARE

For the convenience of residents with children, Holborough Lakes has its own on site crèche to provide all the attention, support and care your child needs. Simply drop them off from your doorstep on the way to work or a shopping trip.

A nursery is about far more than child minding. It's about keeping every child happy and stimulated plus ensuring the experience is fun.

The Holborough Day Nursery offers flexible day care for children from 3 months to 5 years, and is open from 7.00am to 6.30pm all year round

Managed by Stables Day Care, the nursery is run by a fully qualified team from superbly equipped premises, where every child can enjoy a huge range of activities and experiences.

The nursery provides an environment that is always bright, stimulating and enjoyable for little ones. Building skills, making friends and growing confidence is always fun with plenty of opportunities to learn through play in the well-equipped centre.





# WATER, WATER EVERYWHERE

## AT NEMES DIVING & WATERSPORTS ACADEMY

Holborough Lakes is a place of wide open spaces and invitingly beautiful countryside, but its character is formed by its unique waterside setting.

The waters at Holborough Lakes are much more than a stunning backdrop to the development. They provide a unique leisure asset that cries out to be enjoyed, with expansive lakes surrounded by the lush Kent countryside.

Anyone with more active interests can get equipped at home and be down by the lakeside and on the water in minutes, enjoying diving, swimming, canoeing and more. A whole world of watersports is on just outside your door.



## Waterworld

Nemes Diving & Water Sports Academy is a recognised Padi training centre offering watersports as well as diving courses. From an introduction to scuba to wreck diving, to open water swimming, canoeing and kayaking, there's something for everyone.







# FITNESS ON YOUR DOORSTEP

## AT HOLBODY FITNESS



At Holborough Lakes, fitness is on your doorstep, with a fully equipped gym exclusively for residents. Choose individual training or simply meet and join in with neighbours in personal training exercises or take on the assault course on the Trim Trail.

Enjoy local group sessions or start your own individual weight loss programme. Experts are on hand to help you achieve your personal goals.



# A PLACE FOR ALL TO ENJOY ON YOUR DOORSTEP



At the heart of the community is the Village Green and Trim Trail, providing direct access to the lakes. The Trim Trail is more than a place to exercise, with great care taken to create a new haven for wildlife, promoting a stimulating environment for adults and children alike. Bat boxes, bug boxes and ladybird logs have been introduced to provide a welcome home for wildlife at Holborough Lakes.





# KENT... THE GARDEN OF ENGLAND



There can't be many locations in England that promise the peace and tranquillity of a rural lifestyle and all the benefits of urban living in close proximity. At Holborough Lakes, the rich cultural heritage and unbeatable retail and leisure opportunities of possibly England's finest county lie just a short drive away.

From ancient village inns to high class sporting venues, from mighty castles and cathedrals to graceful coastal resorts, Kent is a county unrivalled for variety and interest.



an inspiration to Charles Dickens and now a retail destination of the first order. When it comes to shopping and much more, there is a fantastic range of shops and leisure facilities

at Bluewater, just over 20 minutes from Holborough Lakes via the A228 and M2.

Family attractions abound in Kent, from the beaches and amusements of Margate and Ramsgate to the delights of the Romney, Hythe and Dymchurch Railway.

Away from Kent's cities and towns, there is always the countryside to escape to – an expanse of rolling green hills and ancient woodland, dotted by the oast houses that are constant reminders of the county's great brewing past.



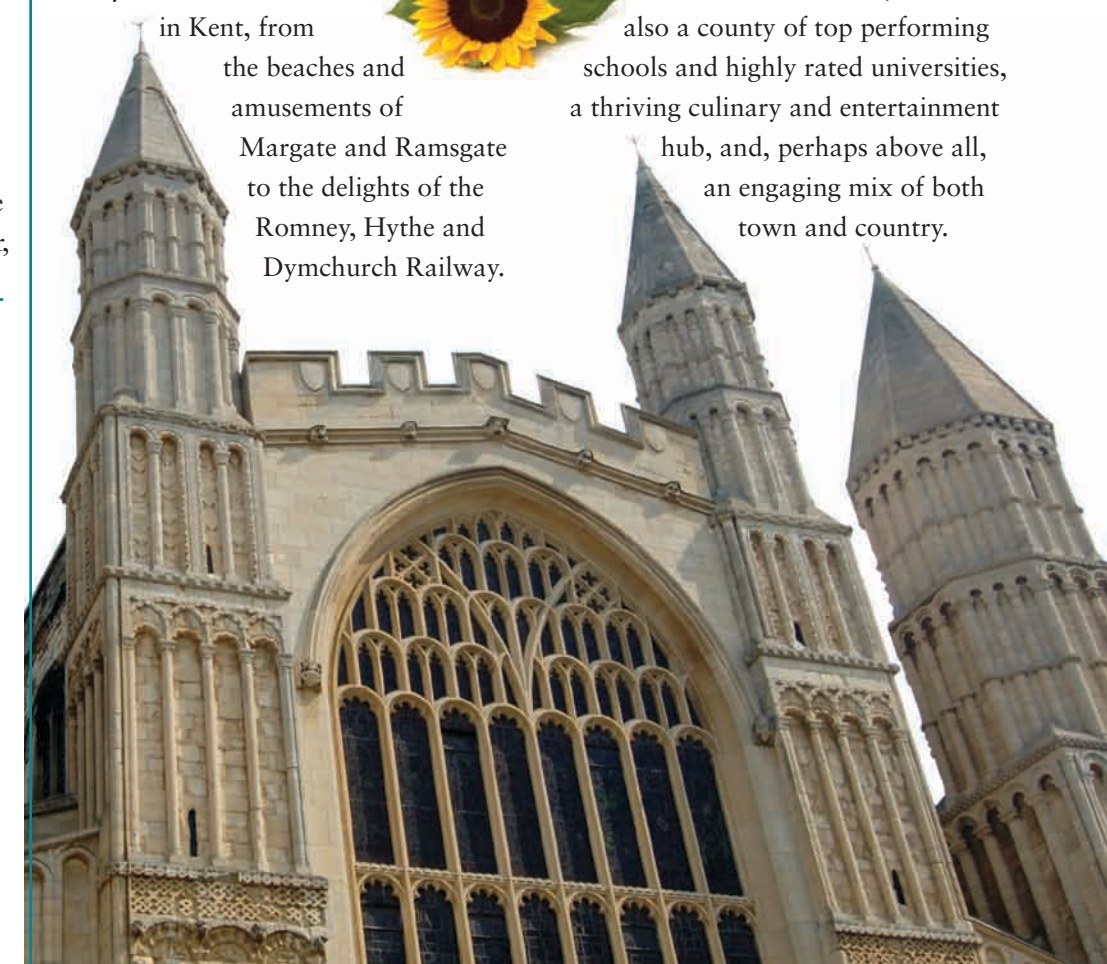
A scenic wonder, Kent is also a county of top performing schools and highly rated universities, a thriving culinary and entertainment hub, and, perhaps above all, an engaging mix of both town and country.



Modern English history was shaped by events that took place within the walls of Canterbury Cathedral, a place of pilgrimage for over a millennium and still a magnet for visitors from across the world.

Just a little closer to Holborough Lakes is the historic city of Rochester,

Rochester Cathedral is England's second oldest, having been founded in 604AD by Bishop Justus. The cathedral was built on land donated by King Ethelbert.





In addition to the quiet waterside setting, residents will find that the first class retail and leisure destination of Bluewater lies just a short drive away. Aside from the huge range of shops at Bluewater, there is also a large 13 screen multiplex Showcase Cinema offering a wide choice of films including the very latest blockbusters.

Some of the finest restaurants in Kent can also be found in nearby West Malling and the surrounding area with The Swan Brasserie, The Farmhouse and Pinch Restaurant & Bar amongst others.

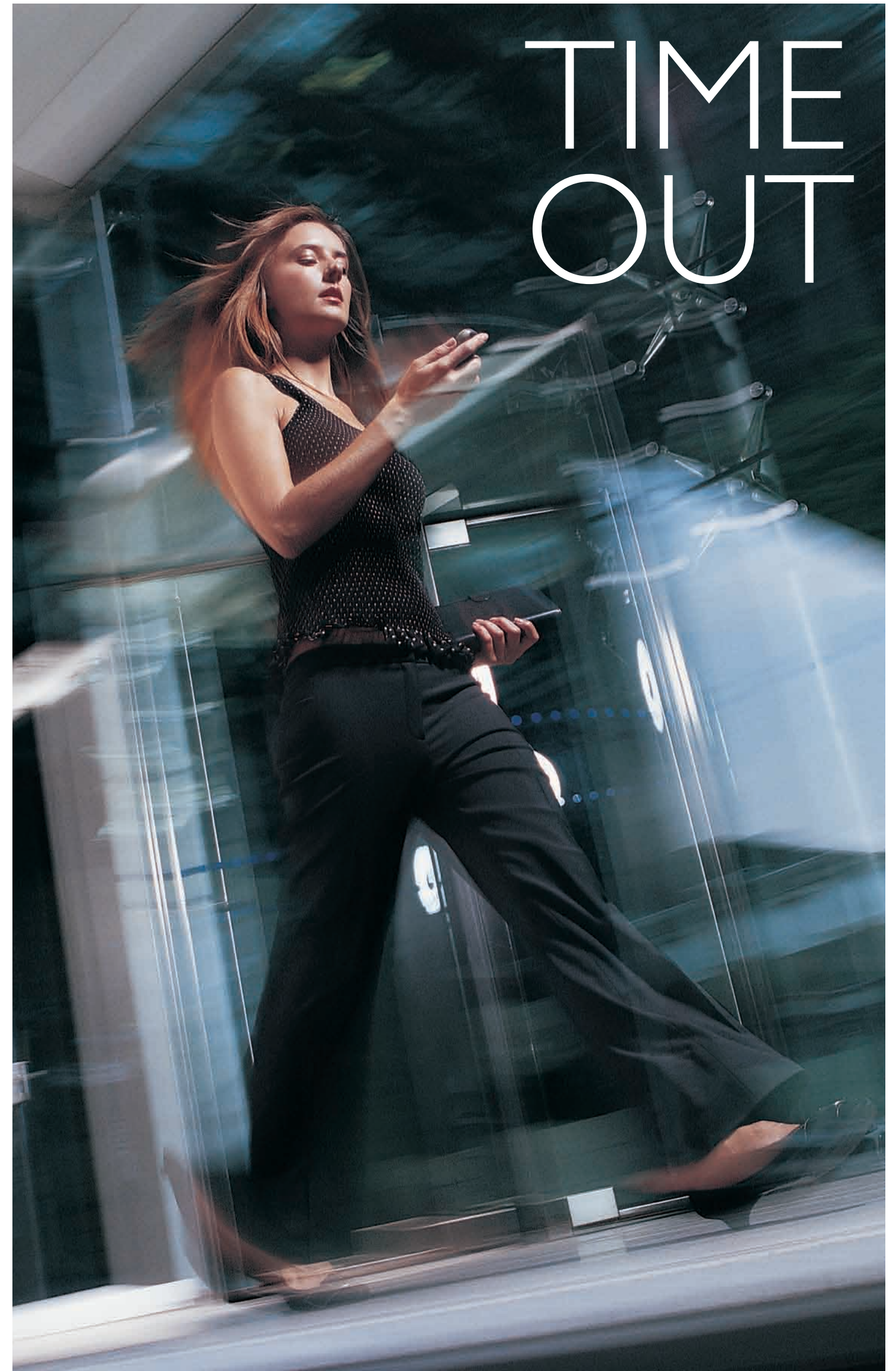
You don't have to go far to savour the authentic tastes of Kent.

Farmers' markets are also a superb way of sampling the best of local produce. With over 20 farmers markets throughout Kent, why not explore stalls at Rochester, Ashford and the many other locations?

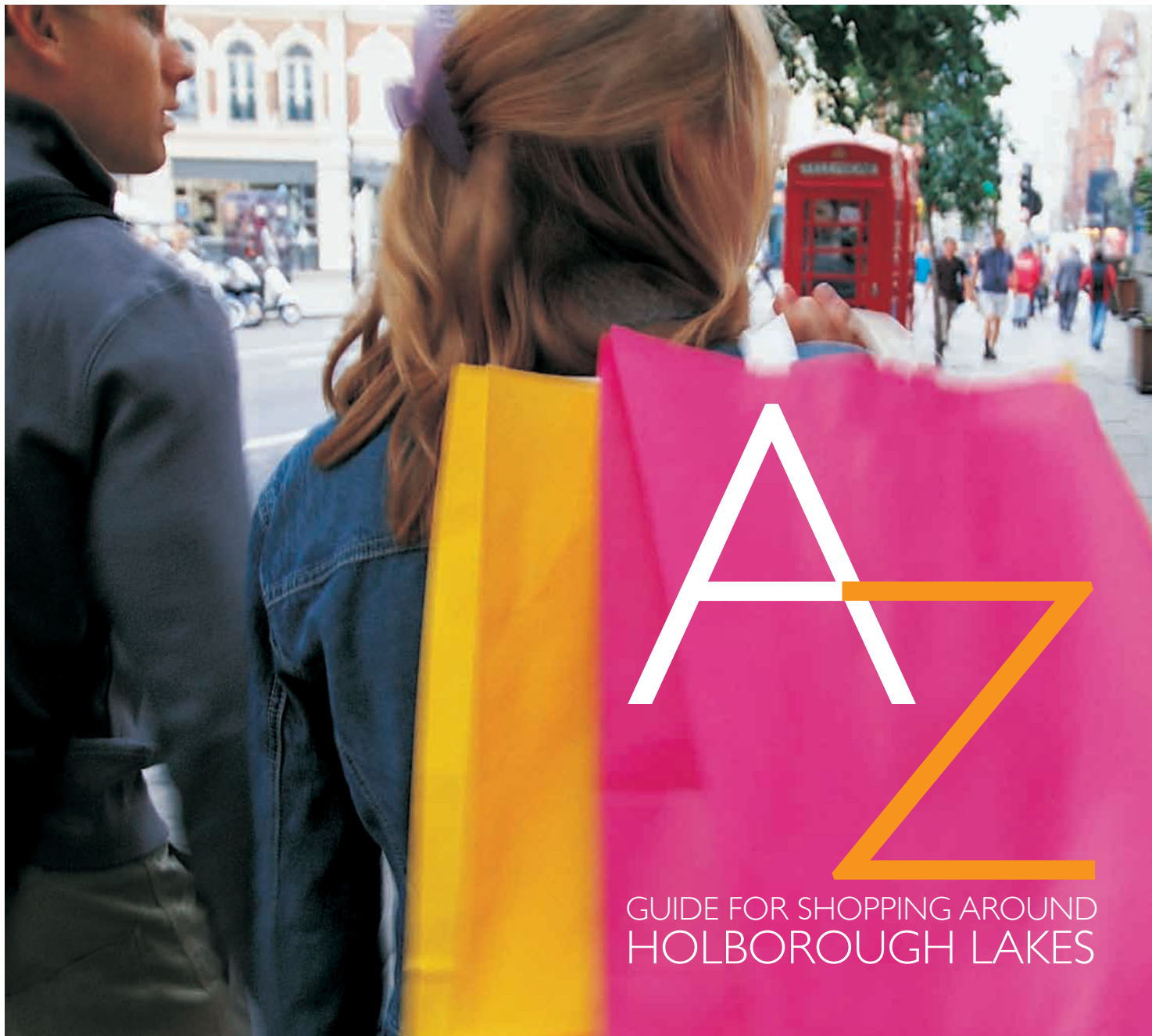


La Tasca Azzurro  
 Prezzo Kalared  
 Flaming Henry's  
 Souffle Restaurant  
 Seasons Restaurant  
 Chambers Restaurant  
 The Oak on the Green  
 Chilston Park Marble Hall  
 Blue Rays Restaurant  
 Banks Portugalia Restaurant  
 The Pippin Mexxa Mexxa  
 ME1 Lounge Bar Zizzi  
 and much, much more...

For those looking to make the most of the vibrant nightlife options available, look no further than the city centres of Maidstone and Rochester. Both cities are rich in stylish wine bars, pubs, live music venues and nightclubs. The impressive range of venues cater for most music tastes and is guaranteed to get you in the partying mood.







GUIDE FOR SHOPPING AROUND  
HOLBOROUGH LAKES

## The ultimate shopping list...

Marking its tenth anniversary in 2009, Bluewater is undeniably the jewel in the crown of the south of England – and just a short trip by car from Holborough Lakes. John Lewis, House of Fraser, a multi-screen cinema and over 40 restaurants make it a retail experience like no other – but the immediate area also abounds in shopping opportunities galore, unbeatable for range and choice.

**Armani Exchange**  
Fashion retailer  
Bluewater - 01322 388911  
www.armaniexchange.com

**Beaverbrooks**  
Jewellers  
Bluewater - 01322 624365  
www.beaverbrooks.co.uk

**Crabtree & Evelyn**  
Cosmetics and toiletries  
Bluewater - 01322 623836  
www.crabtree-evelyn.co.uk

**Dower & Hall**  
Jewellers  
Bluewater - 01322 387777  
www.dowerandhall.com

**Early Learning Centre**  
Toy shop  
Maidstone - 01622 685953  
www.elc.co.uk

**French Connection**  
Fashion retailer  
Bluewater - 01322 423940  
www.frenchconnection.com

**Guess**  
Fashion retailer  
Bluewater - 01322 624000  
www.guess.com

**Hobbs**  
Designer womenswear & shoes  
Bluewater - 01322 624570  
www.hobbs.co.uk

**I Dig Dinos**  
Specialist goods  
Rochester - 01634 780335  
www.idigidinos.com

**Jacques Vert**  
Fashion retailer  
Tunbridge Wells - 01892 530222  
www.jacques-vert.co.uk

**Kuoni**  
Luxury holidays  
Bluewater - 01322 384800  
www.kurtgeiger.com

**L'Occitane**  
Cosmetics and toiletries  
Bluewater - 01322 387888  
www.loccitane.com

**Marks & Spencer**  
Department store  
Maidstone - 01622 692226  
www.marksandspencer.com

**Next**  
Department store  
Maidstone - 0844 8445833  
www.next.co.uk

**Oil & Vinegar**  
Luxury gift shop  
Bluewater - 01322 385 200  
www.oilvinegar.co.uk

**Pumpkin Patch**  
Childrenswear  
Bluewater - 01322 427610  
www.pumpkinpatch.co.uk

**Reiss**  
Fashion retailer  
Bluewater - 01322 624422  
www.reiss.co.uk

**Space.NK.Apothecary**  
Cosmetics and toiletries  
Tunbridge Wells - 01892 619698  
www.spacenk.co.uk

**The White Company**  
Furnishings  
Bluewater - 01322 423623  
www.thewhitecompany.com

**Urban Outfitters**  
Fashion retailer  
Bluewater - 01322 624097  
www.urbanoutfitters.co.uk

**Vom Fass**  
Wine merchants  
Bluewater - 01322 423420  
www.vomfassuk.com

**Websters Pen Shop**  
Fine & quality pens  
Bluewater - 0844 4457345  
www.websterspenshop.co.uk

**Yumi**  
Fashion retailer  
Bluewater - 01322 427070  
www.yumiuk.com

**Zara**  
Fashion and homeware retailer  
Maidstone - 01622 357040  
www.zara.com

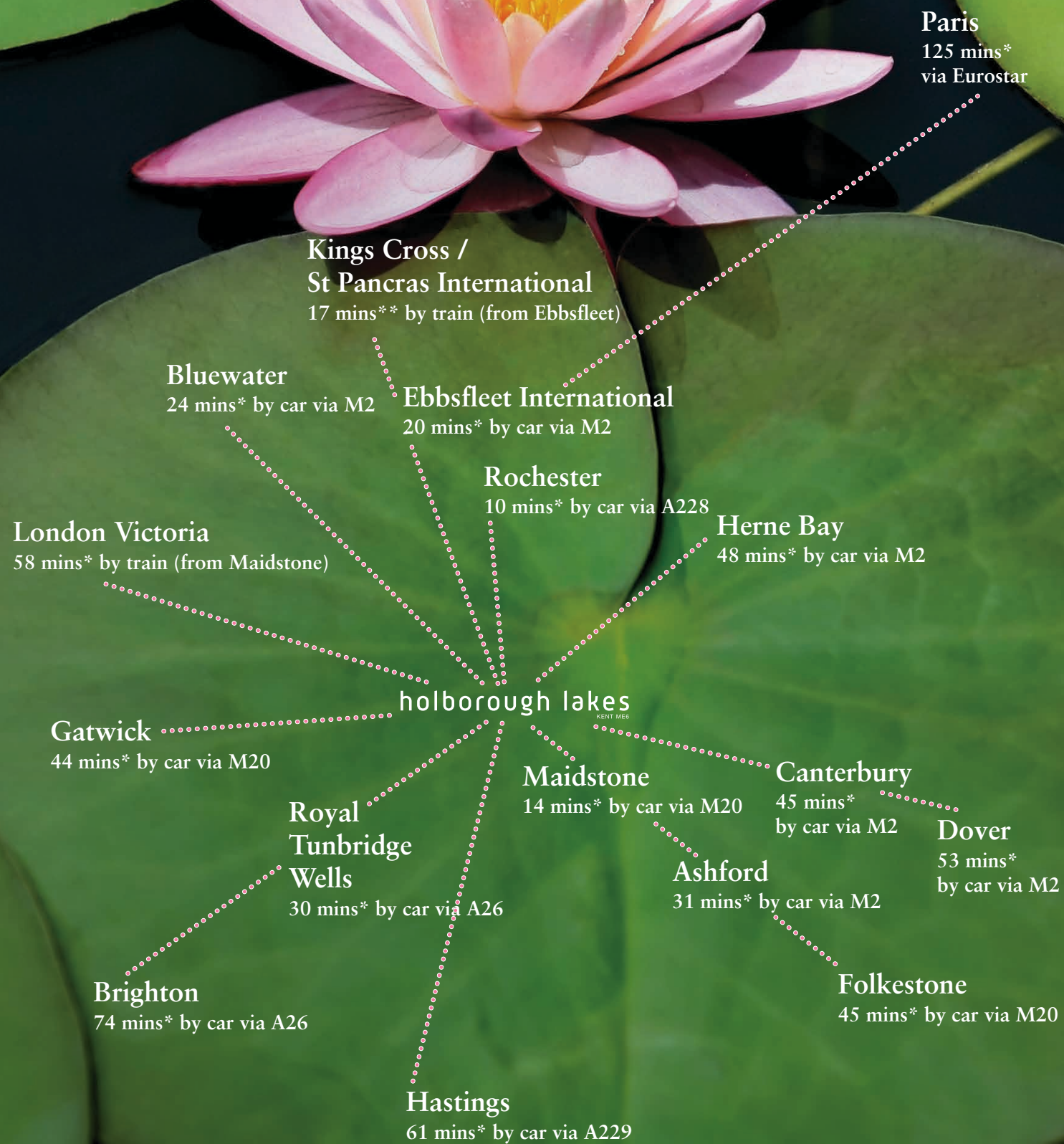


Armani Exchange Beaverbrooks Crabtree & Evelyn Dower & Hall French Connection Guess  
Kurt Geiger L'Occitane Pumpkin Patch Reiss Urban Outfitters Vom Fass Yumi and much more...



# EXPLORE THE WORLD FROM YOUR PAD

Holborough Lakes is the ideal location from which to explore the country. Sitting between the M2 and the M20, it is linked to both by the A228, making access to the motorway network easy. With the M25 only 15 miles away, a typical car journey to Central London takes around an hour.



\* Times are approximate. Source: www.theaa.com, www.nationalrail.co.uk and www.eurostar.com

\*\* Via High Speed 1

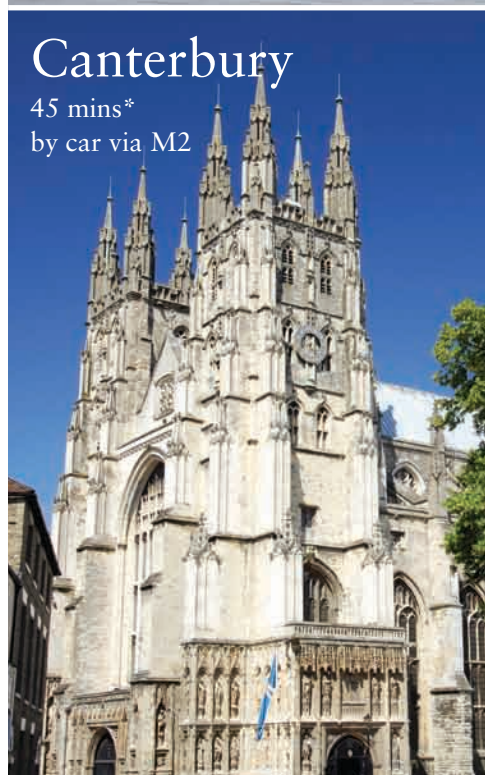


## ST PANCRAS INTERNATIONAL 37 MINS\* VIA M2 TO EBBSFLEET INTERNATIONAL AND HIGH SPEED 1 TRAIN

Local trains reach London in under 60 minutes, while the new High Speed 1 trains that service both Ebbsfleet International (just 17 minutes\*) and Strood (just 31 minutes\*) puts a comfortable and fast journey to London St Pancras.

Holborough Lakes    Ebbsfleet International    Stratford International    St. Pancras International

20 minutes\*\* drive via M2    10 minutes    17 minutes



**Canterbury**  
45 mins\* by car via M2



**London**  
17 mins\* via High Speed 1 (from Ebbsfleet)



**Paris**  
125 mins\* via Eurostar (from Ebbsfleet)



# SUPERIOR INTERIORS

Owning a home at Holborough Lakes means owning the standard of specification that is synonymous with Berkeley. This is reflected in the very latest technology and highest quality of finishing throughout. Well planned interiors maximise light and use of space, providing a practical and desirable living space.





# 10 REASONS TO CHOOSE HOLBOROUGH LAKES

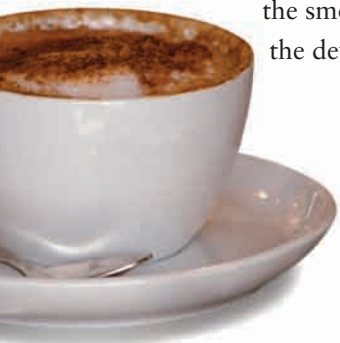
OF THE BEST

**one** A peaceful place to enjoy living, surrounded by a wide choice of activities for all aspects of family life.



**two** The benefit of having a gym, trim trail and crèche within the development.

An Estate Manager ensures the smooth running of the development.



**three** In the catchment area for many good local schools.

A good selection of local amenities, leisure facilities and tourist attractions.



**four** Striking traditional style architecture with properties offered in a variety of attractive styles sympathetic to the rural surroundings.



**five** The Berkeley name is synonymous with quality and the attention to detail in each home Holborough Lakes is simply outstanding.



**six** Close to the M20 and M2 for easy access to the M25, London and the rest of the South East.

National and international rail connections from nearby Snodland, West Malling and Ashford stations.

Only 13 miles from Ebbsfleet International station for a high speed rail link to London St Pancras in just 17 Minutes\*.

**seven** Bluewater shopping centre on your doorstep.

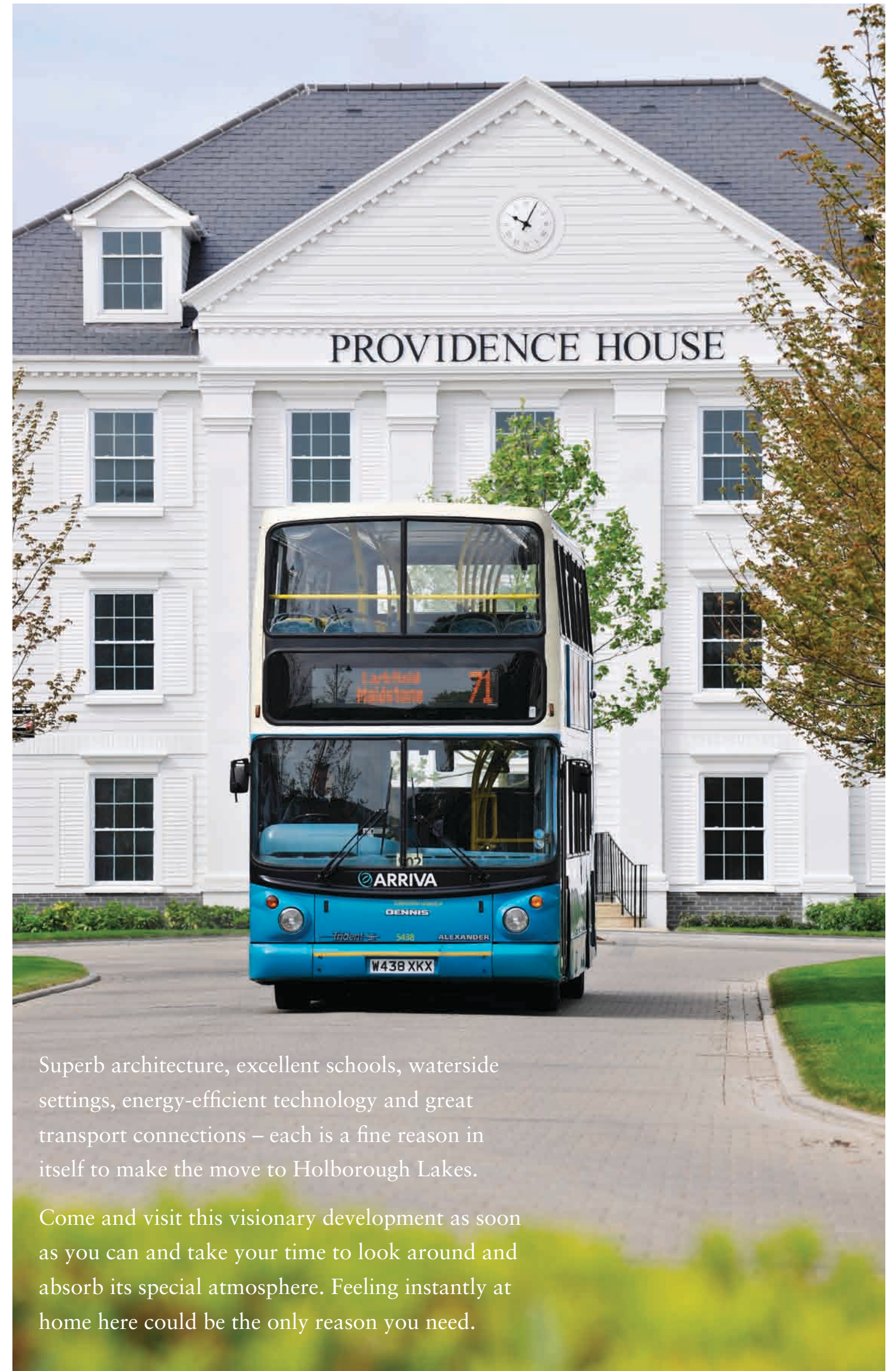
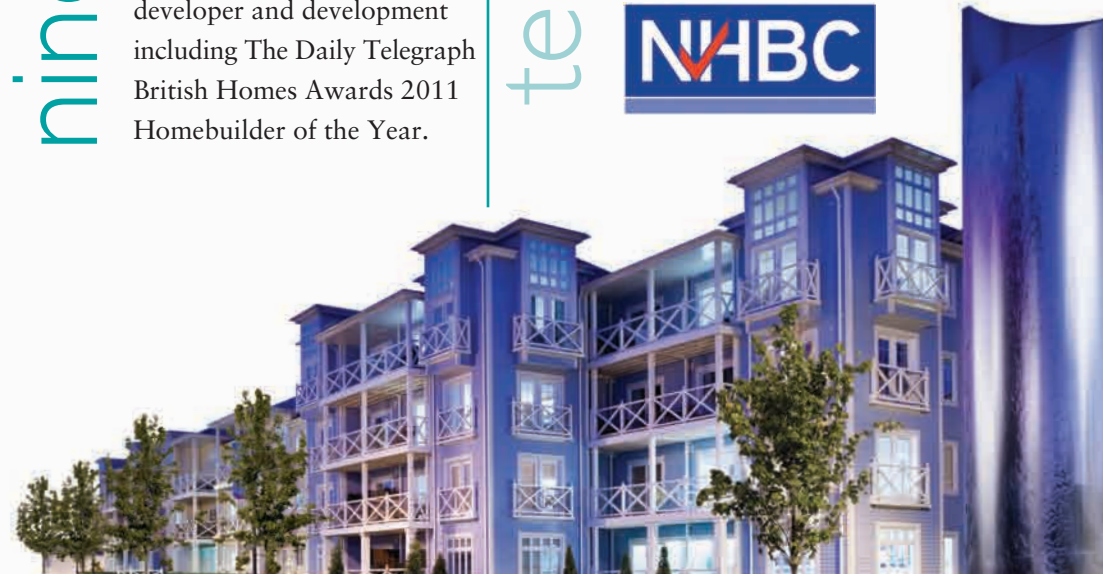


**eight** A thoughtfully designed development in the heart of Kent, complemented by landscaped grounds with a magnificent lake and water features.



**nine** Multi award winning developer and development including The Daily Telegraph British Homes Awards 2011 Homebuilder of the Year.

**ten** 10 year NHBC warranty.



Superb architecture, excellent schools, waterside settings, energy-efficient technology and great transport connections – each is a fine reason in itself to make the move to Holborough Lakes.

Come and visit this visionary development as soon as you can and take your time to look around and absorb its special atmosphere. Feeling instantly at home here could be the only reason you need.



# WHY CHOOSE BERKELEY?

Your choice of home is a vitally important one, probably one of the most significant you will ever make. So it is reassuring to know that Berkeley builds homes of outstanding quality and superior specification, which exceed expectations on all levels.



Gunwharf Quays, Portsmouth

## Pioneering unrivaled expertise in creating sustainable communities

We have been doing this now for over 30 years, and we are proud of the awards we have won along the way. But more satisfying than that is the fact that today we are meeting homebuyers' aspirations in more ways than ever. Our range of properties now encompasses family houses, first time buyer apartments, riverside developments, small village

collections, large city sites, refurbished historic buildings and urban lofts, meeting the needs of today's very varied lifestyles. All reflect our consistently demanding approach to location, design and construction: something that will certainly be apparent in the future if you want to sell your Berkeley home.



Park Crescent at Kingsbrook Park, Canterbury

Berkeley is also recognised as a leader in sustainable development. This means working in partnership with local communities and organisations to improve the quality of life for all, not only now, but in the future. This is especially true of our mixed-use schemes, which incorporate residential and commercial buildings, as well as public spaces and amenities, and bring new vibrancy to former brownfield sites. Quality is also key to the way we treat our customers. When you buy from Berkeley, you can expect the very highest standards of friendly, knowledgeable and professional service throughout the process of buying your home, and in the aftercare you will receive once you're living in it. Why choose Berkeley? In short, we are dedicated to creating quality homes that make a genuine difference to people's lives.



Temple Court, Bloxham



We are dedicated to providing the highest level of customer service and we pride ourselves on ensuring that our customers are satisfied and happy with the Berkeley experience.

The customer journey begins when you reserve your property and continues until 2 years after legal completion.

100% of purchasers of a Berkeley home would go on to recommend Berkeley to a friend.

You will have a dedicated Customer Relations Manager who will guide you through the process and provide you with a wealth of information and assist you in personalising your new home.

A recent independent survey showed that we score highly on customer satisfaction:



# 100% CUSTOMER SATISFACTION

All information was taken from an independent research company and indicates Berkeley Developments results for Q2 2011.



SIMPLY A MORE  
NATURAL WAY  
TO LIVE



vision  
2020

Vision2020  
Our vision for your future

Berkeley already leads the field in sustainable development, and we are now raising standards higher still with our Vision2020 initiative. When you buy a new home from Berkeley you will be sharing this commitment to a more eco-friendly way of life that has benefits for you and for the whole community.

#### An exceptional customer experience

- Dedicated sales teams provide exceptional service throughout the whole buying process
- Our Customer Service teams ensure your new home exceeds expectations on all levels

#### Greener, more economical homes

- Use 26% less water per person than the average house\*
- Save around £380\* per year on energy bills
- Reduce CO<sub>2</sub> emissions by 76%\*
- Recycling bins in every home
- Space for a home office
- A safe place to store bicycles

#### Creating sustainable communities

- Close to essential amenities including schools, parks and shops
- Good access to public transport
- Streets that are friendly for pedestrians and cyclists as well as cars
- Safe public spaces and pedestrian routes
- Homes designed to adapt to changing needs

#### A commitment to the future

- Berkeley pledges to reduce CO<sub>2</sub> emissions and water consumption by 5% per year until 2012
- We also pledge to reuse or recycle over 80% of our construction, excavation and demolition waste

Some features are only applicable to selected developments. Please check with the Sales Consultant.

\*Savings vary between every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3.

THE ASPIRE  
at The Nightingales

holborough lakes  
KENT ME6

# DESIGNED FOR LIFE

Your choice of home is a vitally important one, probably one of the most significant you will ever make.

So it is reassuring to know that Berkeley builds homes of outstanding quality, which exceed expectations on all levels.

Holborough Lakes has built up an impressive collection of awards, all underlining the originality of its concept and the quality of its execution.

The Daily Telegraph  
British Homes Awards 2011  
Homebuilder of the Year

Property Awards 2011  
Residential Achievement of the Year  
- Berkeley Group plc

Building Awards 2011  
Housebuilder of the Year

What House? Awards 2010  
Best Large Housebuilder of the Year  
Sustainable Developer of the Year

Housebuilder Awards 2010  
Sustainable Housebuilder of the Year

The Mail on Sunday Awards\*  
Best New Home of the Year  
- Highly Commended (The Madison)

LABC Award Regional Built in Quality\*  
- Winner Best Housing or Residential Project

Evening Standard New Homes Award\*  
Best New Family homes up to 3 bedroom

LABC Awards Regional Built in Quality\*\*  
- Winner Best Housing or Residential Project

Evening Standard Best Starter Home\*\*  
- Highly Commended (The Maine)

What House? Awards\*\*\*  
- Best Starter Home Gold (The Maine)

LABC Award Best Residential Development\*\*\*  
- National Winner

\*2006, \*\*2007, \*\*\*2008.





## Sales & Marketing Suite

Holborough Lakes, Kent, ME6 5PD

Call: 01634 244666

Email: [sales.holborough@berkeleyhomes.co.uk](mailto:sales.holborough@berkeleyhomes.co.uk)

[www.holboroughlakes.co.uk](http://www.holboroughlakes.co.uk)

### Directions

From the M20 at Junction 4, take A228 to Rochester.  
Turn left for Holborough Lakes at the second roundabout.

From the M2 at Junction 2, take A228 to West Malling.  
Turn right for Holborough Lakes at the second roundabout.

Holborough Lakes

Ebbsfleet International

Stratford International

St. Pancras International



Front cover: Computer generated image of Holborough Lakes is indicative only. Map not to scale. 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 policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. 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. Holborough Lakes, The Aspire and The Nightingales are marketing names 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. E005/08CA/1011



This paper has been independently certified as meeting the standards of the Forest Stewardship Council (FSC), and was manufactured at a mill that is certified to the ISO14001 and EMAS environmental standards.

All information correct at time of going to press.



**Berkeley**  
Designed for life