



KINGSBROOK PARK
→ CANTERBURY ←

A collection of one, two and three bedroom apartments and three and four bedroom houses

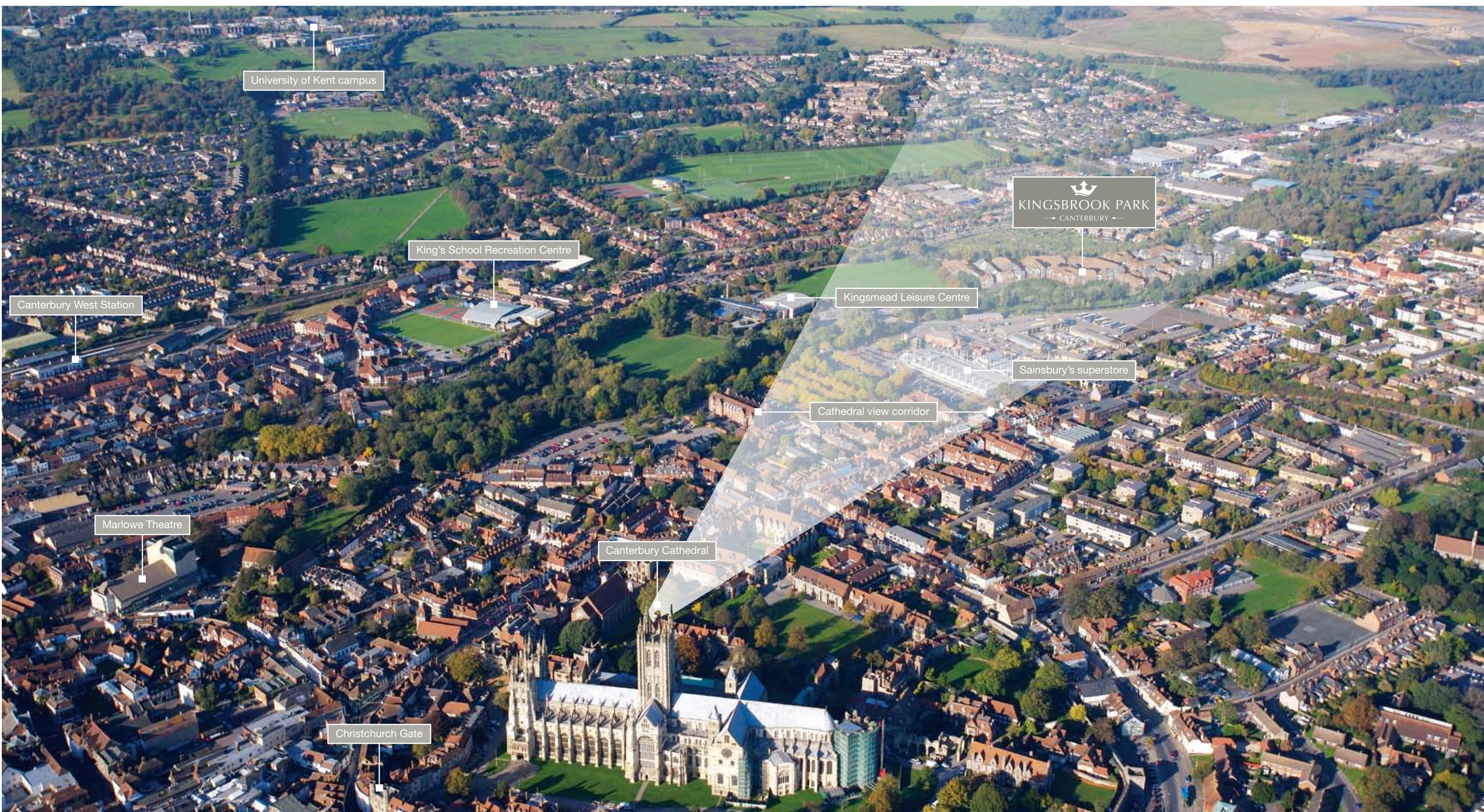
URBAN OASIS

A peaceful retreat just minutes from Canterbury city centre offering convenience, beautifully configured interiors, striking Kentish-style streetscenes and a calming waterside setting.

Situated in the historic city of Canterbury in a tranquil riverside location, Kingsbrook Park is a charming collection of one, two and three bedroom apartments and three and four bedroom houses. The site is bordered on three sides by the River Stour and boasts views of Canterbury's ancient Cathedral.

Cross the bridge to Kingsbrook Park and you will discover a uniquely calm and secluded environment, with landscaped trees and natural parkland. Features of the countryside have been retained and enhanced, with footpaths and cycle ways which weave through to the newly created 2.5-acre park. Traditional local vernacular has been combined with the latest materials to produce homes that sit sympathetically with the landscape, whilst responding to the demands of the modern urban lifestyle.





A BRIGHT FUTURE

Kingsbrook Park is set to reap the benefits of being situated within a key regeneration area of Canterbury.

The redevelopment of the Kingsmead area in Canterbury, which incorporates Kingsbrook Park, proposes a mix of housing, commercial and leisure improvements as well as a new hotel and office facilities. Further education, training, sports, youth and childcare facilities will contribute to the area's future as a vibrant community.

The £47 million redevelopment of Canterbury College is one of the largest educational developments in the country, and is a further example of Canterbury's potential to become a city of European importance*.

The riverside corridor is central to the area, providing a strong linear focus to the development and a stunning vista towards Canterbury Cathedral. Views of local landmarks such as this will be carefully protected and enhanced during the city's regeneration, to ensure that the unique character and heritage of the city is preserved.

The Kingsbrook Park development will have its own part to play in the regeneration of Canterbury by creating a thriving new urban environment. It will bring with it enhancements to the local infrastructure and improvements to the natural habitat surrounding the scheme.

*Information taken from www.cant-col.ac.uk

Above: Aerial photography of Canterbury, October 2007 with computer generated image of Kingsbrook Park

A RICH HISTORY

Canterbury is one of the UK's most historically important and architecturally beautiful cities as well as a prominent centre of literary heritage, attracting over 2.5 million visitors every year*.

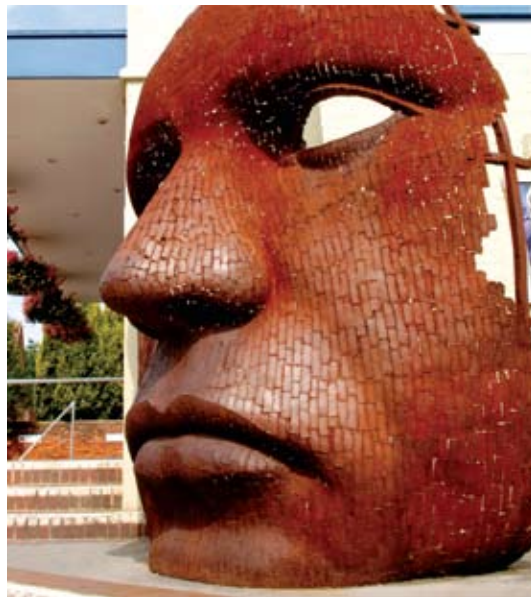
Famous for shimmering spires, narrow cobbled streets and magnificent period buildings, this is a charming and eclectic city steeped in 2000 years of rich history.** The magnificent 557ft cathedral, together with St Augustine's Abbey and St Martin's Church, establishes Canterbury as a UNESCO World Heritage Site. Associated with the father of English literature, Geoffrey Chaucer, the city is home to the Canterbury Tales experience, taking you on a fascinating journey back to Canterbury in the

Middle Ages and charting the journey of the pilgrims from London. With two stunning castles and a fantastic variety of museums and galleries, there is a wealth of opportunity to discover more about the city's enchanting past.

*Figure taken from www.canterburyguide.co.uk
**Figure taken from www.10best.com

Below: Photography of Canterbury





VIBRANT CITY LIVING

Whilst Canterbury's respect for its history and heritage is kept very much alive, the city's colourful selection of bustling shops, restaurants and cafés continues to flourish.

More than just a place of historical interest and a prominent centre of education, Canterbury also has much to offer in the way of culture and entertainment, making it England's second most visited city*. The impressive 1000-seat Marlowe Theatre offers a varied programme of jazz, opera, musicals, stand-up comedy and contemporary and Shakespearian productions. Uncover the vast selection of art galleries and museums, or take a leisurely horse and carriage ride within the ancient city walls. For an alternative way of exploring Canterbury, enjoy a relaxing river boat tour through the city.

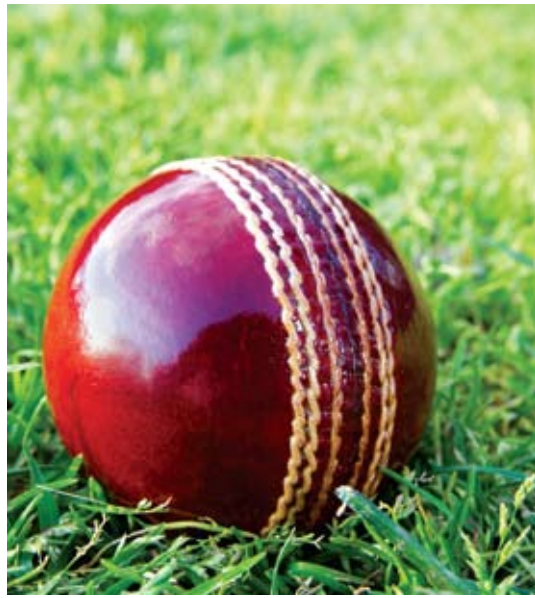
Ranked within the top 10% of shopping destinations across the UK, Canterbury is the place to be for shopaholics.** For a fantastic selection of popular fashion and lifestyle retailers, head to the recently renovated multi-million pound Whitefriars Shopping Centre. For an alternative shopping spree, visit Canterbury's fabulous collection of exclusive boutiques and specialist shops, tucked away in the city's quaint cobbled side streets.

If you're in need of some refreshment and relaxation after having enjoyed Canterbury's many shopping and sightseeing destinations, you'll be spoilt for choice. There is a diverse mixture of refined, stylish and contemporary restaurants, offering a variety of cuisine from modern European to Indian, Thai and tapas, as well as many pubs offering traditional British pub food. With a selection of relaxed, continental cafés, sit back and soak up the chic, cosmopolitan atmosphere of the elegant and picturesque city centre.

*Information taken from www.10best.com
**Figures taken from www.business.canterbury.gov.uk

JOIN THE CLUB

For those who enjoy an active lifestyle, Canterbury and the surrounding area provide an array of leisure pursuits.



Merely 2.3 miles from Kingsbrook Park is Canterbury Golf Club, which boasts an 18-hole course surrounded by attractive woodland, a driving range, clubhouse and pro shop. All this comes at an affordable cost and, being just down the road from Kingsbrook Park, provides an excellent opportunity to perfect your swing. For the more experienced golfer, Royal St George's Golf Club in Sandwich is located just 14 miles from Canterbury. Situated alongside Sandwich Bay, this prestigious, world-renowned Links course hosted the Open Championship in 2003 and provides outstanding views across the English Channel.

Situated on the stunning Kent coast, but still within easy reach, are Whitstable and Herne Bay, which are seven and eight miles from Kingsbrook Park respectively. These picturesque seaside towns provide the ideal location and conditions for sailing, and are home to the Whitstable Yacht Club and the Herne Bay Sailing Club. Whether you are an eager beginner or an experienced helmsman, training and membership are offered by each of these clubs, where you will receive a warm welcome.

From life on the open seas, to life by the lakes and rivers. Keen anglers will be spoilt for choice by the fishing venues in the area. Local waters include Littlebourne Lakes, a short journey from Kingsbrook Park, and the 26-acre Mainline Chilham Lake, which is well-stocked and only seven miles away. Fishing is also permitted on certain stretches along the Stour, which runs through Canterbury city centre.

Kent has some of the most beautiful countryside in England and the quaint villages that surround Canterbury are excellent examples of this. There are many popular walks and cycle routes between these attractive destinations, such as from Fordwich, which claims to be the smallest town in Britain, to Reed Pond. Other villages within reach include Wickambreaux, with its village green, and Bekesbourne, the home of Howletts Zoo.

For the cricket enthusiast, Kent County Cricket Club has been firmly established in Canterbury for over 160 years. Situated only two miles from Kingsbrook Park, avid cricket fans will be treated to regular high quality matches at the St Lawrence Ground, which has a capacity of 15,000. Supporters can watch Kent compete against county opposition, as well as catch the odd international and one-day match. Village green cricket also thrives around Canterbury, providing an opportunity for players and spectators alike to enjoy the quintessentially English tradition of leather on willow.

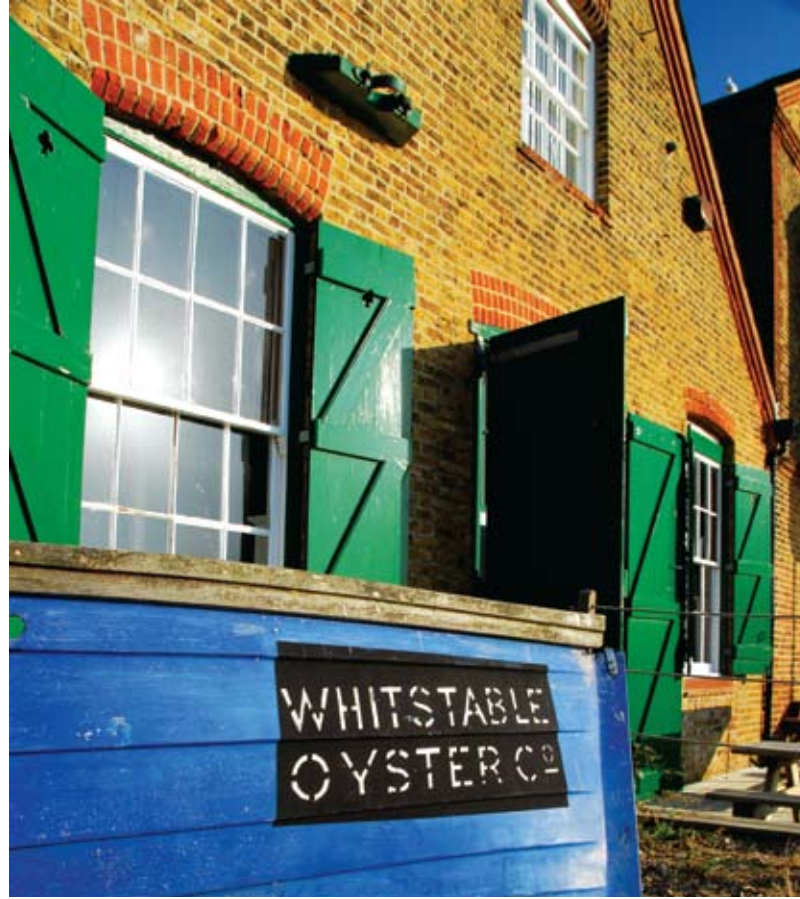
A stone's throw away from Kingsbrook Park are Kingsmead Leisure Centre and King's School Recreation Centre. Facilities on offer at these centres include swimming pools, a dance studio, multi-purpose sports halls and fitness studios equipped with a variety of machines and supervised by trained instructors.

All distances are approximate and taken from www.maps.google.co.uk





“There is no lovelier place in the world than Canterbury”
Virginia Woolf, 1904



NATURAL SELECTION

Kingsbrook Park is perfectly located to enjoy all the natural beauty of Canterbury and its surrounding countryside.

The city of Canterbury itself is home to acres of public gardens and parkland which, with their perfectly tended floral displays, provide the ideal setting from which to escape the bustle of the city and enjoy a gentle stroll or punt along the river.

Set within the Garden of England, Canterbury is surrounded by nearly 6000 hectares of woodland and has 49 Sites of Nature Conservation Interest, earning Kent its reputation as an Area of Outstanding Natural Beauty*. From stunning valleys and rolling hills to the miles of breathtaking coastline, there are a wealth of places to explore.

Travel further along Kent’s magnificent stretch of coastline to uncover the beautiful coastal towns of Whitstable and Herne Bay. Famous for its oysters, Whitstable is a popular harbour town characterised by quiet lanes, weather-boarded and flint cottages and small craft shops, whilst nearby Herne Bay boasts spectacular award-winning beaches and stunning seafront gardens.

Kingsbrook Park itself is set in a uniquely calm and peaceful environment with its riverside setting, abundance of landscaped trees and natural parkland. A 2.5-acre park has also been created within the development, which will provide open

green space and a children’s play area. Features of the natural landscape have been retained and enhanced, including improvements to the existing river walk and maintenance of an ecological habitat zone to protect existing wildlife.

*Figures taken from www.canterbury.gov.uk
Above: Photography of the surrounding area

WELL CONNECTED

Kingsbrook Park is located within easy walking distance of Canterbury city centre. In addition to benefiting from excellent transport links, it is also well placed for a variety of local shops and amenities.

Travelling in and around Canterbury and its surrounding areas couldn't be simpler. From Kingsbrook Park you can enjoy a leisurely stroll into the city centre along the attractive riverside walk. For those travelling in from the outskirts, Canterbury Park and Ride bus services offer a green, cheap and fast trip into town with unlimited journeys for £2.50* per car (driver and up to six passengers). The city also has a well established bus service with buses stopping approximately every 20 minutes at nearby stops on Broad Oak Road, Sturry Road and Kingsmead Road. The city centre station provides additional services to Whitstable, Herne Bay, Margate, Ashford, Deal, Dover and Folkestone, with a National Express service operating hourly trips to London.

*At time of going to press
All distances are approximate and taken from www.theaa.com
All times taken from www.stagecoachbus.com

Below: Map not to scale. Walking distances taken from www.multimap.com and are approximate only.

By Car/On Foot

To	Approx. miles
Canterbury West Train Station	0.7
Canterbury East Train Station	1.6
Canterbury city centre	1.0
Canterbury Cathedral	1.3
Marlowe Theatre	0.8
Whitefriars Shopping Centre	1.2
Sainsbury's superstore	0.4
University of Kent	1.5
St Augustine's Abbey	1.2

By Bus

From	To	Approx. mins
Canterbury Bus Station	Whitstable	25
Canterbury Bus Station	Herne Bay	41



Kingsbrook Park is also well placed for national and international travel. In addition to providing services to Tonbridge, Maidstone, Ramsgate and Margate, Canterbury West Station (just a 10-minute walk from Kingsbrook Park) operates three trains per hour directly into Charing Cross as well as an hourly service into London Victoria.

Travel to London and the continent will be even quicker following the introduction of the new high speed rail link in 2009 connecting Kent with St Pancras and the Channel Tunnel. It is anticipated that journey times will be reduced by approximately 20 minutes, putting Canterbury within comfortable commuting distance of the capital.

The city of Canterbury is already well placed for international travel. The port of Dover, Ashford International, with its Eurostar terminal, and Folkestone's Eurotunnel are all within a 30-minute drive of Kingsbrook Park. Ashford's Eurostar terminal provides connections to Paris and Brussels in 1 hour 50 minutes and 1 hour 30 minutes respectively.

By Car

To	Approx. miles
Ashford International	15.9
Kent International Airport	16.1
London Ashford Airport	32.2
Ebbsfleet International	39.9
Gatwick Airport	67.1

By Rail

From	To	Approx. mins
Canterbury East	London Victoria	86
Canterbury West	Charing Cross	87
Canterbury West	Ashford	17
Canterbury East	Dover	16
Ashford International	Paris	114
Ashford International	Brussels	95
Ashford International	Lille	56
Ebbsfleet International	London	17
Ebbsfleet International	Paris	125
Ebbsfleet International	Brussels	101

All distances are approximate and taken from www.theaa.com
All travel times taken from www.nationalrail.co.uk and www.eurostar.com

Above: Map not to scale



- Housing Association allocated properties
- ★ Apartment block containing Housing Association units 83-85 & 91-93
- R** Recycling store
- C** Cycle store
- RF** Refuse store


KINGSBROOK PARK
 — CANTERBURY —

DEVELOPMENT LAYOUT

One, two and three bedroom apartments and three and four bedroom houses bordered by the River Stour.

This site plan is intended to give an overall impression of the scheme and cannot be relied upon for specific information. Garden layouts, landscaping and other elements are still subject to design change. If you are in any doubt please contact a Sales Consultant. Site plan correct at time of going to press.

A MODERN CLASSIC

The architectural design of Kingsbrook Park extends the urban residential core of the city, creating a highly varied streetscape combining traditional materials with subtle modernity.



The mix of materials is contextual with Canterbury's historical past, whilst gables, white render, expansive glazing and asymmetric layouts provide these homes with a contemporary, stylish twist.

"The scheme is of a Kentish vernacular style, with pitched roofs and a mixture of materials to complement existing local architecture. Fine detailing is provided through the use of brick arch heads, stone window sills, weatherboarding, overhanging eaves and glazed balconies or balconettes."

James Harman, David Wood Architects

Above and right: Kingsbrook Park exterior photography



THE INSIDE STORY

Whilst the homes at Kingsbrook Park are perfectly designed to complement the surrounding environment, interiors are designed for modern urban living and style.



ATTENTION TO DETAIL

Every detail throughout each home is designed to the fantastic standard that Berkeley Homes has become known for.

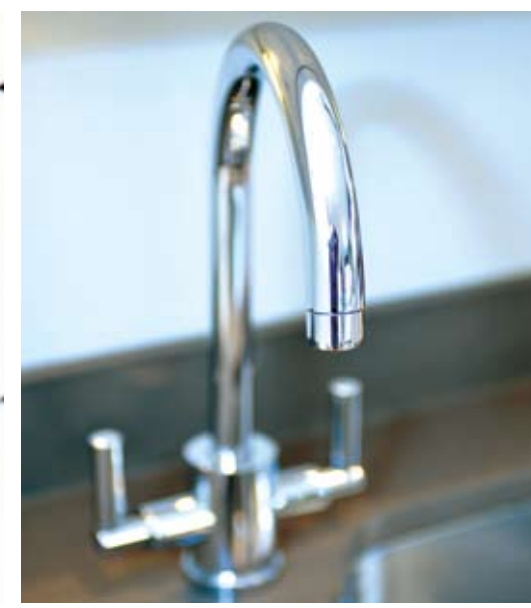
The innovative building techniques used in the construction are brought inside for highly practical yet comfortable living. Extensive glazing and balconies provide a fantastic sense of light and space and, together with the private gardens, allow you to take full advantage of the beautiful surroundings. High quality fixtures and fittings and sleek finishes ensure that your home exudes style and sophistication.

In addition to benefiting from the superb specification that Kingsbrook Park offers as standard, you can design a home that is unique to you, reflecting your individual taste and personality. 'Signature' is an exciting design solution that allows you to choose from a range of carefully chosen optional upgrades and extras*

From sleek granite worktops in the kitchen to beautifully fitted wardrobes in every bedroom; from perfectly co-ordinated carpets and curtains to a landscape design package for your garden, the choices are seemingly endless. To help you make the right decisions our dedicated Signature Advisor will be on hand to guide you through the process and provide a design solution to complement your lifestyle.

*Upgrades and extras subject to stage of build.
Please ask a Sales Consultant for details

Right: Kingsbrook Park showhome photography



BUILDING FOR A SUSTAINABLE FUTURE

In everything that we do, Berkeley Homes aims to be one of the industry leaders and sustainability is no exception.

In the recent Next Generation Benchmark (sponsored by WWF and Insight Investment) of the top 20 UK home builders, the Berkeley Group was commended as leading the industry on sustainability issues (coming first of 20). The Group has also been awarded a 2008 Queens Award for Enterprise in recognition of its achievements in sustainable development. With a clear understanding of the importance of our environmental, social and economic responsibilities, our main aim is to achieve sustainability in practice and performance.

We are committed to creating sustainable communities and through our innovative approach to the development of brownfield sites and mixed-use projects we have already

established a leading reputation as a sustainable developer. Our many awards are testament to our success, which include the BURA Award for Best Practice in Regeneration for our scheme at Gunwharf Quays in Portsmouth.

The UK Government defines sustainable development as “ensuring a better quality of life for everyone, now and for generations to come”. We are dedicated to sustainability and making a positive contribution to the long-term physical, social and economic aspects of our communities.

This spread: Aerial photography of Gunwharf Quays, Portsmouth



WHY CHOOSE BERKELEY HOMES?

Choosing a home and choosing where that home should be must rank as one of the most important decisions of our lives. We make it time and time again as our circumstances – jobs, family, finances – change at today's faster pace. Berkeley Homes respects and reflects that.

We are dedicated to creating quality homes that enhance people's lives, wherever they are in their life. Berkeley Homes will always be there for you, ready to help you enjoy the times of your life.

Building Excellence – Time after Time

For more than 25 years Berkeley Homes has built a reputation for creating sound and stylish homes of real quality. We have the awards and testimonials to prove it. By adopting a consistently demanding approach to location, design and construction, we have been able to add a whole new range of properties to our more traditional, executive homes. We now build riverside apartments, refurbished historical buildings and urban lofts, providing a variety of lifestyles, all secured by Berkeley Homes' standards of quality.

Leaders in Sustainability

We continually strive to be industry leaders, and this is never more evident than in our innovative approach to sustainable development.

Our programme of sustainability embraces collaboration with local community and government to improve the quality of life for all, not only now, but in the future. Our truly mixed-use schemes, incorporating residential and commercial buildings, as well as public spaces and amenities, bring new vibrancy to former brownfield sites.

It is through this regeneration that we are able to make a vital contribution to improving the social, economic and environmental infrastructure of the communities in which we work.

Timely Service

Our Customer Relations Managers are specifically trained to help you through the purchasing process. They will listen to your needs and wishes, advising you accordingly with the sole aim of achieving a smooth and carefree move. Berkeley Homes is as much about quality of service as quality of build.

Timeless Desirability

Because our homes are well planned, meticulously constructed and well appointed, they are easy to run and maintain. More than that, when you decide to move on, you are likely to appreciate once again the wisdom of your investment. Berkeley Homes has a timeless desirability that will last with the years. Whatever your ambition for your new home, now is the time to choose Berkeley Homes.

“We are dedicated to creating quality homes that enhance people's lives”

BERKELEY HOMES (KENT) LTD

Berkeley Homes has an excellent track record in providing high quality homes throughout Kent, with four major developments in the last 15 years in Canterbury alone.

Our past experience has enabled us to attain specialist local knowledge and, whilst enjoying the advantages of being part of a large public company, Berkeley Homes Kent has the ability to understand local issues and deal with customer needs on an individual basis.

Previous Canterbury developments have ranged from terraced mews houses to Victorian style apartments. However, whatever the style, we make it our priority to integrate new homes within their environment. Kingsbrook Park is no exception. We are proud to be part of the regeneration of the Kingsmead area and continue to build homes that reflect and enhance Canterbury's architectural heritage.

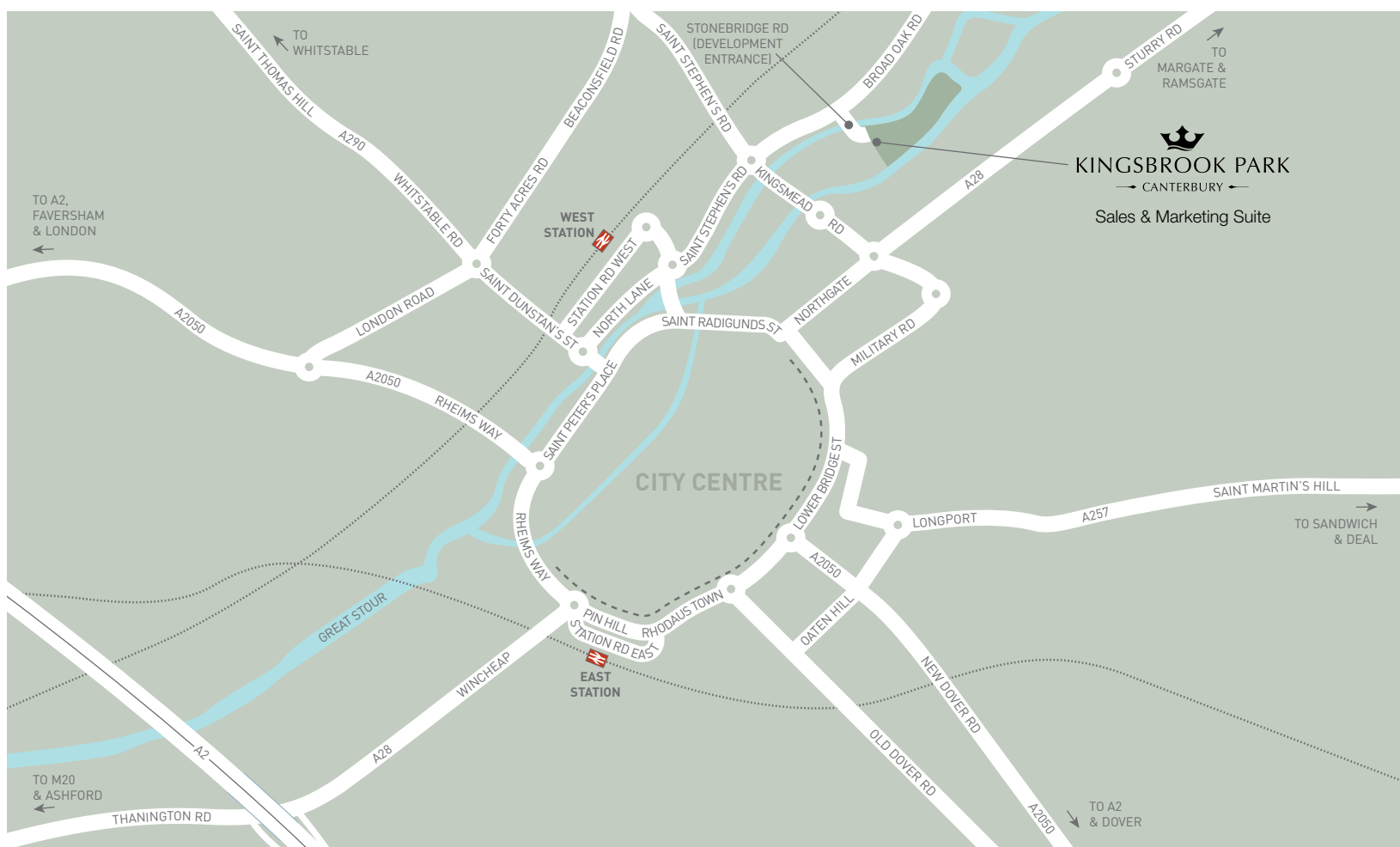
Top right: Leybourne Lakes Bottom right: Holborough

A NEW RIVERSIDE RENAISSANCE


KINGSBROOK PARK
— CANTERBURY —



KINGSBROOK PARK
→ CANTERBURY ←



By Road: Leave the M25 at junction 2 and follow signs for London, Canterbury A2, M2. Continue forward onto the M2, signposted Dover, Channel Tunnel, M2, Canterbury, Chatham. Leave the M2 at junction 7, then at the roundabout take the 4th exit onto the A2, signposted Canterbury, Channel Tunnel, Dover, A2. Continue forward along the A2 before branching left and merging onto the A2050. Next, take the 2nd exit at the roundabout, signposted University. Turn right onto the A290 and then turn left at the mini roundabout, onto Station Road West. Continue forward before taking the 2nd exit at the roundabout, and then take the 1st exit onto St Stephen's Road. Take the 2nd exit at the next roundabout before turning right into Stonebridge Road, which leads to Kingsbrook Park.

By Rail: From London's Charing Cross station, board a train for Ramsgate or Margate and alight at Canterbury West Station. The journey will take approximately 1hr 30mins. Kingsbrook Park is located less than a mile from the station.

Rail time taken from www.nationalrail.co.uk

Above: 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, 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.

E001/09CA/05/08

A development by
Berkeley Homes

At the forefront of
building homes for living.
In the places you want to live,
for the life you want to lead

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