

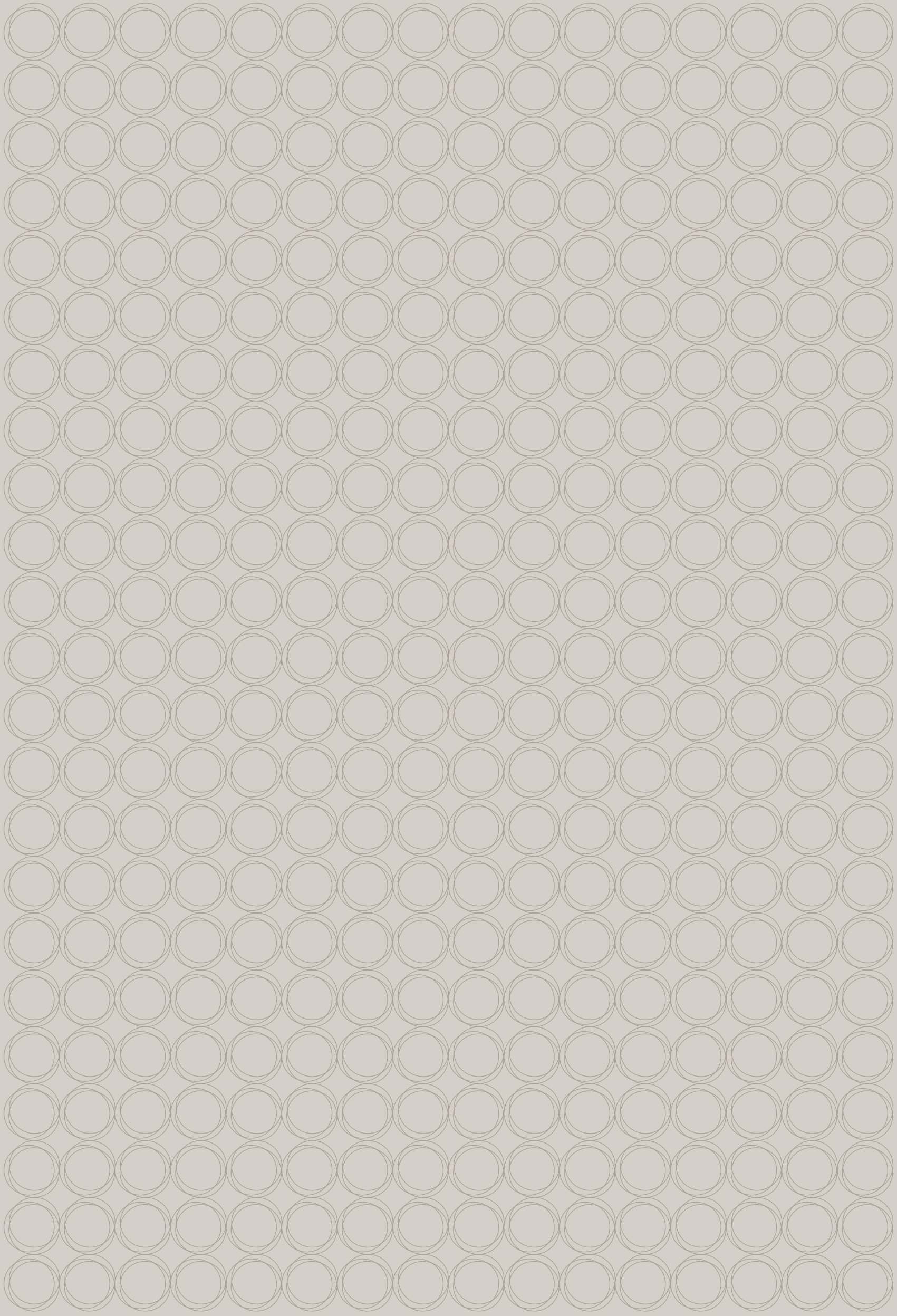


# YOUR BRAND NEW COMMUNITY

WELCOME TO **EDEN GROVE**

**Berkeley**  
Designed for life





Welcome to Eden Grove - beautiful homes  
in a welcoming new community.

Eden Grove is a new development designed for modern living.  
It provides an inspiring new residential quarter in Staines-upon-Thames,  
offering a stylish collection of apartments and commercial space,  
ideally located within a short walk of the town's train station  
and bustling town centre.

Discover more about what life will be like at Eden Grove  
and the many benefits of living here.





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## YOUR BRAND NEW COMMUNITY



# Inspired AND UNITED



Eden Grove is more than a collection of homes. It has been created, designed and built to provide a community for everyone, based on four branches. This will be a place for everyone, where young couples, families and retirees will become neighbours and friends. It will provide beautiful landscaped surroundings, helping to preserve the environment for future generations.

## THE **FOUR** BRANCHES

**1** A PLACE FOR  
*everyone*

COMING  
*together* **2**

**3** A BEAUTIFUL  
*environment*

LOOKING AFTER  
*the future* **4**

**YOUR BRAND NEW COMMUNITY**



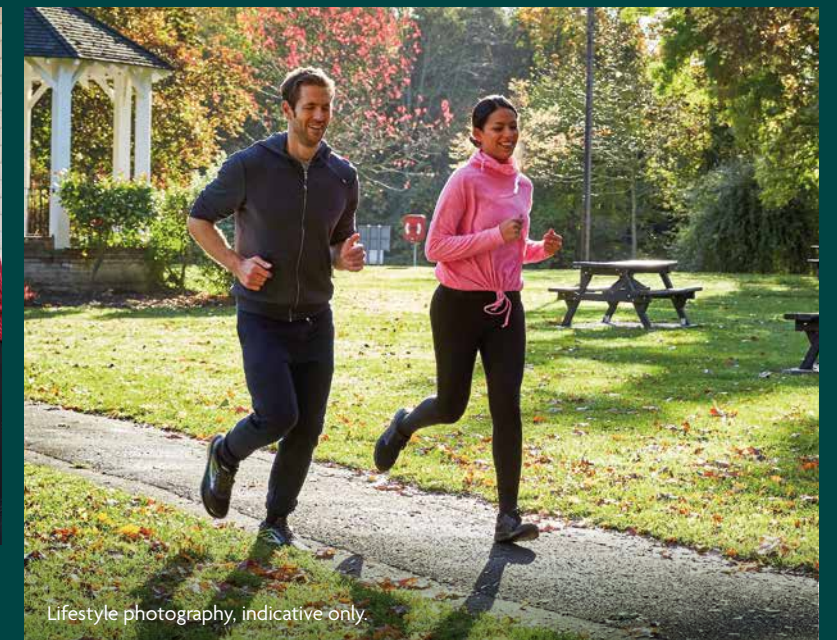
# 1 BRANCH ONE A PLACE *for everyone*



Lifestyle photography, indicative only.



Lifestyle photography, indicative only.



Lifestyle photography, indicative only.

Eden Grove will be a 'Place for Everyone', a real cross generational community where people of all ages can grow and prosper together. That starts with shared green spaces, providing opportunities for families, friends and neighbours to meet and socialise. It continues with a variety of flexible commercial spaces providing ample scope for new local businesses.

YOUR BRAND NEW COMMUNITY



# A connected COMMUNITY



*Eden Grove*  
LONDON ROAD  
STAINES-UPON-THAMES

Eden Grove is located in the riverside town of Staines-upon-Thames. This historic town combines character and charm with a wealth of amenities that include exciting bars, restaurants, high street shops and a cinema. What's more, Staines-upon-Thames has great road and rail connections. You can catch a train to London Waterloo in 35 minutes\* or drive to Heathrow Airport in just 10 minutes.\*

Aerial photography taken in Staines-upon-Thames, 2019. \*Travel times sourced from tfl.gov.uk and google.co.uk/maps, approximate only.



# A new destination WITH GREAT AMENITIES

*Potential commercial amenities may include:*



*Food store*



*Coffee shop*



*Health & Well-being*



*Retail*

Eden Grove will offer 23,500 sq ft of flexible commercial space arranged as five individual units available to lease and to buy, only a 5 minute walk to the town centre.

This will include 10,200 sq ft of first floor office space accessed via a designated reception area on London Road and four ground floor flexible retail units also fronting London Road.\*

One of the retail units will benefit from a wrap-around frontage onto the landscaped courtyard of the scheme, making it the ideal location for a new café or coffee shop business to become a new hub for the community.

The other ground floor units are well suited to a wide range of retail and leisure users including, but not limited to food store, coffee shop and health and well-being operators.



# Relax and unwind AT THE HEART OF EDEN GROVE



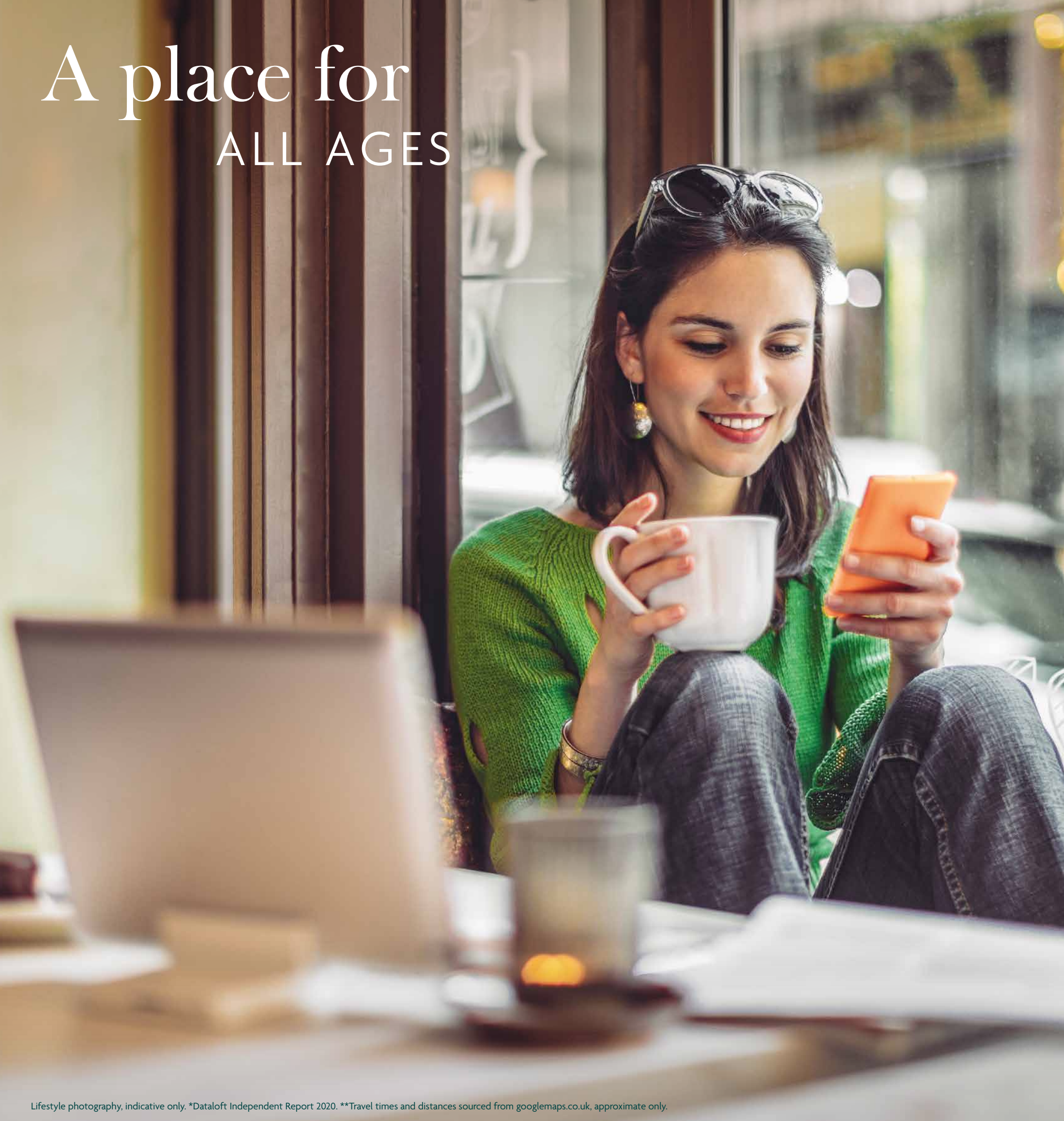
A landscaped garden will provide relaxing space to unwind and enjoy social events.

The regularly maintained\* area will have a central pond, outdoor seating and a play area, creating an inclusive place where residents and the local community wish to socialise.

There will also be connections to Birch Green where sporting activities can be enjoyed.



# A place for ALL AGES



The development provides a warm welcome for all ages, with homes at the centre of a real community. There is a great selection of local schools for the younger generation, business opportunities to benefit young professionals and downsizers can enjoy the beauty that the surrounding Surrey countryside has to offer.



*Over 1,100 new businesses have set up in the area since 2010.\**

*Home to international companies such as: Bupa, BP, Shepperton Studios, British Gas and Hitachi.\**

*Heathrow Airport is a 10 minute drive away\*\* where 69,900 jobs are supported.\**

*82 primary and secondary schools rated either outstanding or good within a 5 mile radius of Eden Grove.*

*Top 20 University Royal Holloway University located only 3.1 miles away.\*\**

Lifestyle photography, indicative only. \*DataLoft Independent Report 2020. \*\*Travel times and distances sourced from googlemaps.co.uk, approximate only.



# 2 BRANCH TWO COMING *together*



Computer generated image of Eden Grove, indicative only.



Previous sales event at Windsor Racecourse

The second branch of Eden Grove is about helping people to come together. Careful planning has provided social spaces and welcoming commercial facilities, including places to relax or enjoy a coffee. These extras help build a real community and a sense of belonging, making Eden Grove a destination for the entire neighbourhood. Resident or just visiting, Eden Grove will offer a wealth of opportunities to meet a wide variety of people and to turn acquaintances into friends.

YOUR BRAND NEW COMMUNITY





# A reputation for BUILDING COMMUNITIES

## SOCIAL SPACE *quality homes*

REAL COMMUNITY  
SENSE OF BELONGING  
*coming together*

Berkeley creates more than quality homes. Through our passion and commitment every development is built with a purpose, to strengthen communities and make a lasting, positive difference to people's lives.

*The Berkeley Group, building homes and creating communities:*

*18,400 homes built in the last 5 years.\**

*£2bn contribution to community facilities in the last 5 years.\**

*42 Net Biodiversity Gain strategies underway.\**



# Creating a true COMMUNITY SPIRIT



Computer generated image of Eden Grove, indicative only. \*The Community Liaison Officer is planned, but subject to change.



Lifestyle photography, indicative only.

Creating communities is at the centre of what we do at Berkeley. With a new Community Liaison Officer\* appointed, they will develop and manage relationships with the existing community, be pro-active in building new relationships and implement the community plans.

Our vision is for the development to be part of the wider community, a place where residents and local people can come together and make the most of what Eden Grove has to offer.

The Community Liaison Officer can support for potential events on-site at Eden Grove, as well as offer advice on clubs which can be joined in the local area.

*Developing a community-led association.*

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*Beautiful outside meeting space.*

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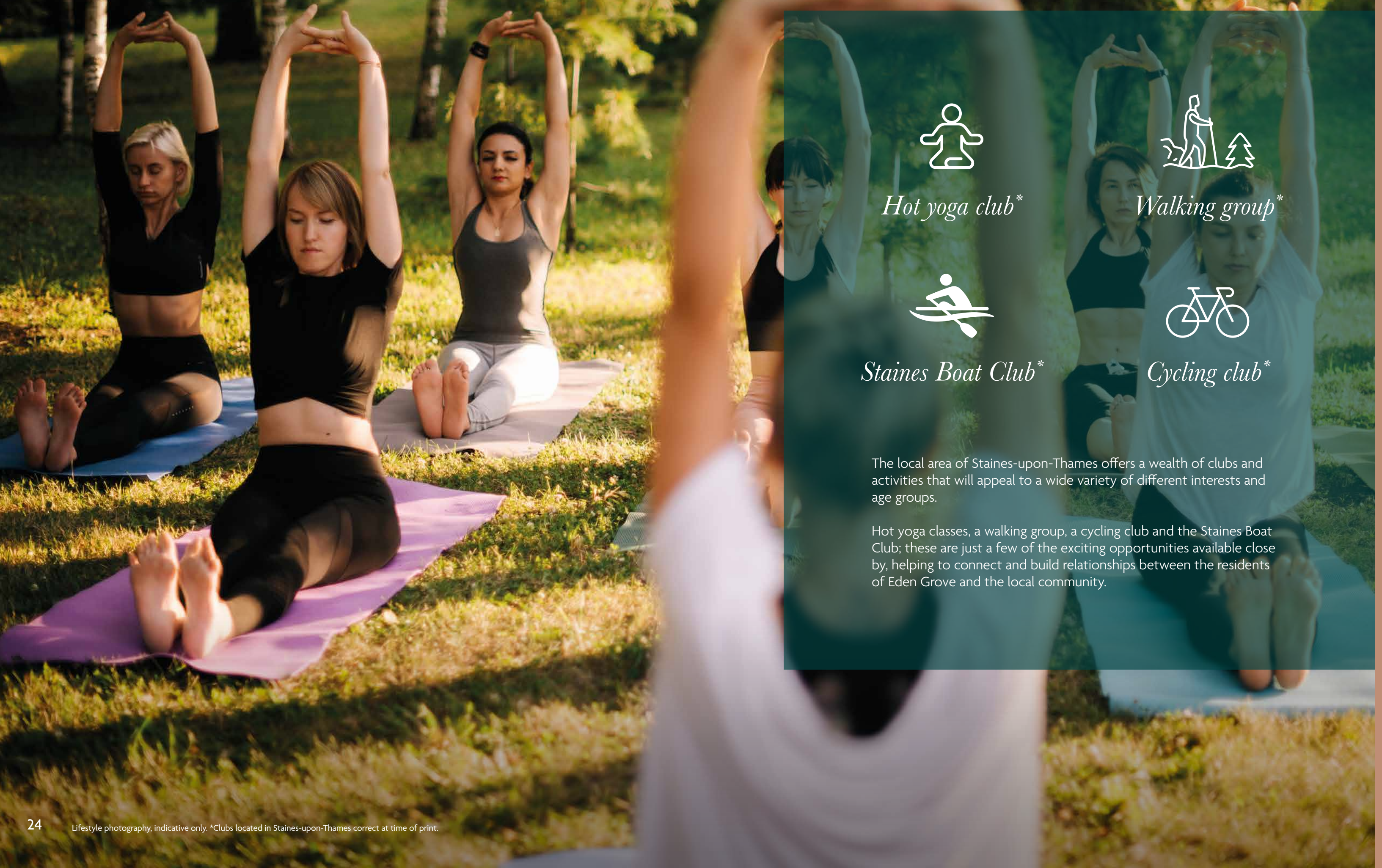
*Community initiatives.*

---

*Offering guidance for funding and events.*



# Places to COME TOGETHER



*Hot yoga club\**



*Walking group\**



*Staines Boat Club\**



*Cycling club\**

The local area of Staines-upon-Thames offers a wealth of clubs and activities that will appeal to a wide variety of different interests and age groups.

Hot yoga classes, a walking group, a cycling club and the Staines Boat Club; these are just a few of the exciting opportunities available close by, helping to connect and build relationships between the residents of Eden Grove and the local community.



# Clubs and activities

## TO SUIT ALL INTERESTS



*Book club\**



*Art group\**



*Cinema club\**



*Wine tasting group\**



*Seasonal parties\**



*Residents' Association\**

Activities at Eden Grove will include seasonal events driven by residents' interests and discussions with the Community Liaison Officer\*. These may range from art classes through to wine tastings, with summer get-togethers and ways to help celebrate seasonal occasions.



# An unmatched CALENDAR OF EVENTS



Eden Grove is located in a desirable area of Surrey, surrounded by a wealth of interesting places to visit. Part of the appeal means residents will be able to take part in an exciting calendar of events close to Eden Grove, with something for everyone to enjoy all the year round - including the monthly Farmers' Market which has been running for over 100 years.

MARCH



*Track Day at Mercedes-Benz World*

APRIL



*Hampton Court Palace Festival*

MAY



*Royal Windsor Horse Show*

JUNE



*Henley Royal Regatta*

JULY



*Staines Regatta*

AUGUST



Computer generated image of Eden Grove, indicative only.

*Summer Party\**

SEPTEMBER



*Windsor Half Marathon*

OCTOBER



*Thorpe Park Fright Nights*

NOVEMBER



*Bonfire Night Event\**

DECEMBER



*Staines-upon-Thames Annual Parade*



# 3 BRANCH THREE A BEAUTIFUL *environment*



Staines-upon-Thames riverside



Bushy Park



Richmond Park

The third branch of Eden Grove is the beautiful local environment surrounding it. The River Thames, stunning Royal Parks, Birch Green and the reservoirs - which offers the excitement of a sailing club are all on your doorstep. There are also spectacular natural spaces to enjoy in the local area, with a surprising range of wildlife to discover.

YOUR BRAND NEW COMMUNITY



# Surrey is ONE OF THE HAPPIEST PLACES TO LIVE IN THE UK\*



*Close proximity to  
Central London*



*High safety  
index\*\**



*31% of  
green space^*



*Great air  
quality^^*

With its wealth of heritage, its rich variety of landscapes and wildlife and - despite its proximity to London - a surprising absence of crowds, Surrey is an enchanting place to live. Central London and all that it has to offer is close by, but the pleasures of the unspoilt natural world are even closer.



# Discover the DELIGHTS OF SURREY



Lifestyle photography, indicative only.



Windsor Castle



Lifestyle photography, indicative only.



Lifestyle photography, indicative only.

Eden Grove is the perfect base to discover the delights of Surrey. A round of golf? Clubs such as world-renowned Wentworth, Windlesham, Chobham and St Georges Hill are within easy reach. History? Windsor and Guildford Castles are impressive, while Polesden Lacey provides a window into a more recent past. The Surrey countryside is dotted with fascinating villages like ancient Lingfield and quintessentially English Shere, where you can enjoy a leisurely stroll, or stop for a delicious afternoon tea.

*Visit one of the many places of interest within easy reach of Eden Grove:*

*British Wildlife Centre   Polesden Lacey*

*Guildford Castle   RHS Garden at Wisley*

*Hampton Court Palace   Savill Garden, Windsor*

*Painshill Gardens   Windsor Castle*



# Open spaces TO ENJOY AND EXPLORE



The Long Walk, Windsor



Deer in Richmond Park



The National Trust Runnymede

Eden Grove is close to a wealth of picturesque parks and green spaces. Windsor Great Park and Virginia Water, once the hunting grounds of kings and now free for all to enjoy. Richmond Park with its deer and its national nature reserve. The National Trust Runnymede, rich in heritage and offering riverside walks and beautiful meadows, the ideal place to relax and reflect. Spend days exploring leafy lanes, walking, cycling and discovering an unspoiled green world.

### *Parks and open spaces to explore:*

- |                           |                                 |
|---------------------------|---------------------------------|
| <i>Windsor Great Park</i> | <i>National Trust Runnymede</i> |
| <i>Richmond Park</i>      | <i>Bushy Park</i>               |
| <i>Box Hill</i>           | <i>Virginia Water Lake</i>      |



# Local area OF GREAT TRANQUILLITY

Tranquillity - a peaceful, calm state, without noise or stress is often absent from modern living. With a home at Eden Grove, the tranquillity of the natural world is always within reach. Walk, cycle, explore; Staines-upon-Thames benefits from its location on the bank of the River Thames and the edge of London's green belt, with fascinating open spaces such as historic Staines Moore. Covering over 500 hectares of open countryside, it is recognised as a Site of Special Scientific Interest, due to the nationally important habitats and species it supports.



# BRANCH FOUR

## 4 LOOKING AFTER *the future*



Car club



Electric car charge points



Lifestyle photography, indicative only.

Eden Grove is a community built for the future. One of the key branches supporting this concept is our commitment to looking after that future by making the right preparations today. Sustainability is built into every aspect of Eden Grove, with environmentally friendly travel options, energy efficient homes and biologically diverse landscaping, the development will have a positive impact on the local environment.

YOUR BRAND NEW COMMUNITY



# To London and beyond SUSTAINABLY



Lifestyle photography, indicative only.

*Eden Grove includes:*

**68**  
Residential charging points in the underground gated car park with provision for more in the future

**0.3**  
*miles away*  
Quick access to the train station, located only

  
*Car club on-site*

  
*Secure cycle storage for every home*

Increasing concerns for the environment means that as a society, we are moving away from petrol and diesel cars. At Eden Grove, the option for more sustainable modes of transport are provided through secure cycle storage for every home, an on-site car club, electric vehicle charging points and the proximity to fast and environmentally sustainable rail connections to London and the South West.



^Fastest travel time by train from Staines-upon-Thames train station. Source google.com/maps  
Eden Grove is 0.3 miles from Staines-upon-Thames train station.



# Great work-life BALANCE



87.7% access to  
*ultra-fast broadband\**



*Co-working  
space*



*On-site gym*



*Cycle studio*



*Residents'  
cinema*



*24-hour  
concierge*

The way we work is changing. Working from home means a better work-life balance and can increase productivity. At Eden Grove, getting down to business in a stylish state-of-the-art co-working space is easy – and so is staying fit and healthy. Residents can also take advantage of the superbly equipped gym and cycle studio.



# Small steps FOR A BETTER FUTURE



Lifestyle photography, indicative only.



Computer generated image of Eden Grove, indicative only.

The future will be shaped by the steps we take now, as we start to recognise the importance of the natural world and wildlife for our health and well-being.

*The landscaping has been designed to provide a net biodiversity gain of 86%, ensuring the development enhances the ecological value of the site.*

*A wildlife pond will be built in the landscaped courtyard. This has been designed with input from a local wildlife group, it will include planting to replicate the natural ecological diversity of the neighbouring Sites of Special Scientific Interest.*

*Native and near-native trees, scrub species and wildflowers, taken from the RHS Plants for Pollinators list, will be planted, attracting a range of insects, birds and mammals to the site.*



# Looking after THE LOCAL ENVIRONMENT



Computer generated image of Eden Grove, indicative only.



Lifestyle photography, indicative only.



Lifestyle photography, indicative only.

The environment is more than just a backdrop to Eden Grove. It is one of the features that will make living here so rewarding. We are committed to planting more greenery to increase biodiversity, working alongside the convenience of urban living.

*At Eden Grove we are enhancing the recovery of the natural world with 4,000 sq m of green space.*

*As part of our commitment to biodiversity, 40 trees are expected to be planted.*

*A new pedestrian crossing is to be established on Fairfield Avenue, which will connect the development to Birch Green, encouraging people to walk to the surrounding areas of public green space.*

*A play trail creates a playable landscape with play stations located throughout the trail.*



# Eden Grove

## SUSTAINABLE LIVING

**4,000** sq m of  
**GREEN SPACE**  
at the heart of the development

A new build home will save on average

**60%**

each year\* on heating costs. That equates to over £440 pounds\* of savings on heating costs alone each year



Greener homes through highly efficient electric heating and hot water system, to eliminate the need for carbon intensive gas boilers



Solar panels will be included to further reduce the carbon emissions



Recycling bins are provided in every home, ensuring less waste is sent to landfill. This reduces pollution, saves resources and reduces carbon emissions

**95%**

of our construction waste is reused or recycled

Double glazed windows and

**100%**

low energy lighting improve energy efficiency

**100%**

of timber used to build the homes will be responsibly sourced

Every aspect of Eden Grove has been planned to live a healthy, sustainable lifestyle. The homes have been built to high standards of sustainable design, including water and energy efficiency, recycling facilities and creating an outdoor environment with a focus on delivering ecological diversity.

Eden Grove is not only an appealing place to live, it is also designed to ensure long term benefits for the environment and community.





# Our dedicated TEAM IS HERE TO HELP YOU

We are designing the future at Eden Grove.

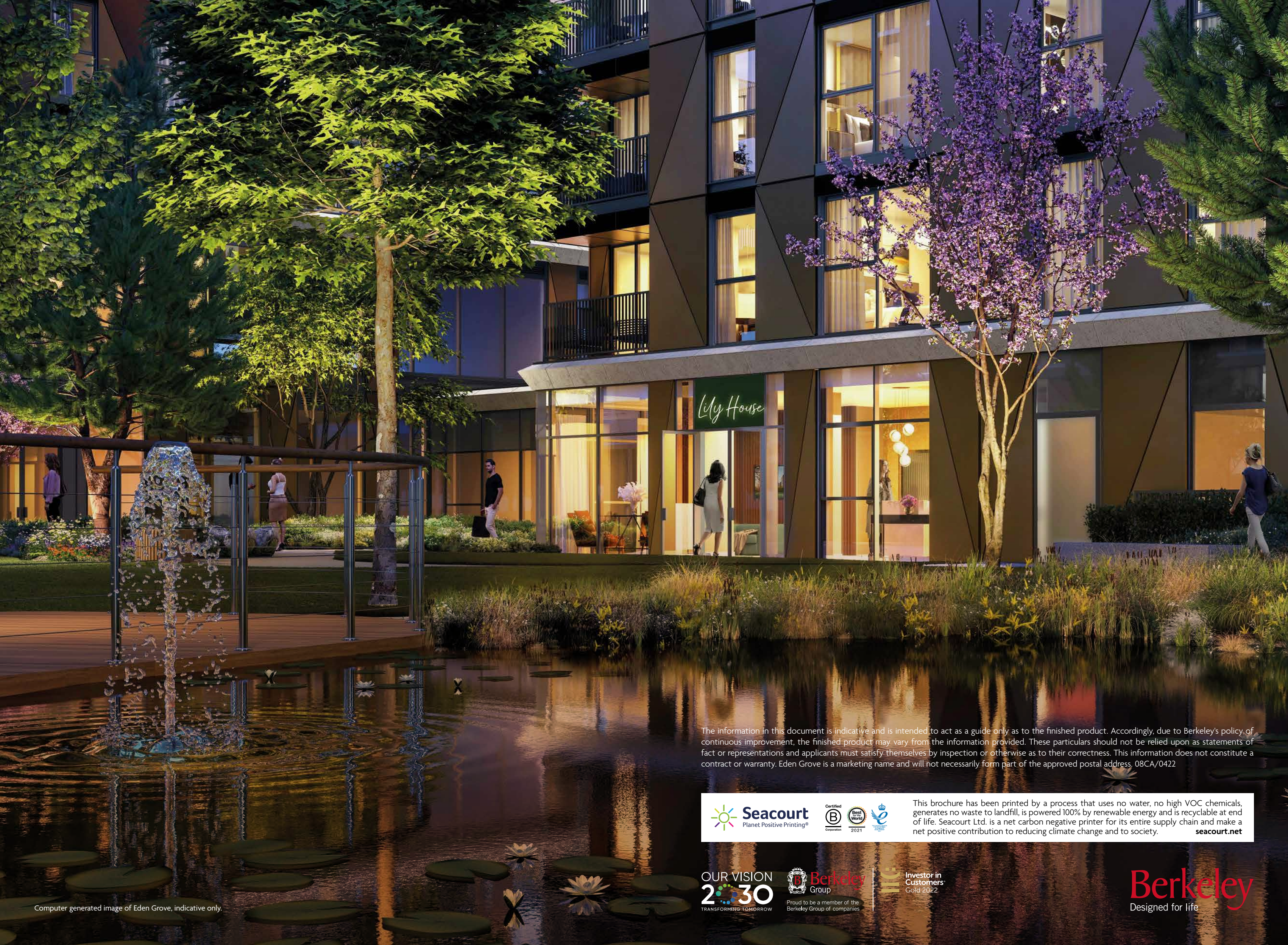
The four branches that create this new development are important to us, and we're excited to see them brought to life. But our work isn't done. We want to make Eden Grove a vibrant and welcoming neighbourhood for everyone, and that means seeking the involvement of those who will make up that community.

If you have any ideas, comments or questions, please contact us.

**Email:** [sales@edengrove-londonroad.co.uk](mailto:sales@edengrove-londonroad.co.uk)

**Website:** [edengrove-londonroad.co.uk](http://edengrove-londonroad.co.uk)





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Computer generated image of Eden Grove, indicative only.





