

THIS IS *LIVING*

THIS IS CALA

DISCOVER
SHOPWYKE LAKES,
CHICHESTER

FAMILY SPACE
IN A
BEAUTIFUL
PLACE

ENJOY SPACIOUS
SURROUNDINGS
INSIDE AND OUT

BENEFITS
OF BUYING
NEW

EVERY
INCENTIVE
TO MOVE

INCLUDING HELP TO BUY
AND PART EXCHANGE*

CALA.CO.UK



CALA
HOMES



Photography of Shopwyke Lakes

Photography of Shopwyke Lakes

SHOPWYKE LAKES

IT'S NOT JUST A HOME, IT'S A LIFESTYLE

Set in a picturesque location just one mile from the centre of Chichester, CALA's Shopwyke Lakes development is a vibrant new community, where aspiring home buyers can find a desirable and well connected location to call home.



Artist impressions are indicative



Interior images include upgrades at an additional cost

The range of new homes available means there is something for everyone. The contemporary one and two bedroom apartments are perfect for those just starting on the property ladder. For younger families and those who want their own

outdoor space, there is a range of two and three bedroom homes with larger four and five bedroom properties for those who need more space for growing families, entertaining or downsizers looking for a low maintenance lifestyle.



Photography of Shopwyke Lakes

The finished development will incorporate open spaces with footpaths meandering between the different phases, around the lakes and lightly wooded area. For some residents, relaxing by the lake will become a regular treat and there are plenty of excellent dog walks, jogging trails and sports in which to participate or watch on the playing fields. When complete, facilities will also include access to football and cricket pitches, a clubhouse, community centre, convenience store and children's play areas.

play football, meeting up with friends and neighbours or attending a Zumba class at the community centre, all within walking distance of your front door.

"The development's ideal location offers a relaxed environment that the whole family can enjoy. Homeowners can take a leisurely stroll or cycle ride around the two lakes, explore the woodland areas and play parks with the children at the weekend or simply enjoy the acres of green open space on their doorstep.

"What's proving most attractive to buyers at Shopwyke Lakes is that they can enjoy this well located new residential community lifestyle whilst still benefiting from everything the bustling city has to offer.



Artist impressions are indicative

The creation of new pedestrian and cycle routes and a bridge over the A27 will ensure easy and safe access from the development to the centre of Chichester; it really is the best of both worlds."



Local are photography

CALA Homes' Sales and Marketing Director, Nicki Dennis comments:

"Shopwyke Lakes is so much more than just a housing development, we're creating a vibrant new community complete with all the amenities needed to enjoy the perfect work/ life balance. Imagine being able to take the dog for a walk around the lake on a Sunday morning, whilst picking up the newspaper and a coffee from the local shop on the way home. Watching the kids



Artist impressions are indicative



CHICHESTER

CONTEMPORARY COASTAL LIVING



A cultural hub dating back to Roman times, Chichester is ideally placed; packed with quaint side streets, fashionable eateries, galleries and museums to explore, there are also plenty of high street stores, boutiques and independent shops to enjoy at your leisure. With many parts of Chichester city centre pedestrianised, it is the ideal place for those who love to explore on foot or bike.

The world renowned Chichester Festival Theatre boasts a colourful programme of exceptional performances throughout

the year, while the award-winning Pallant House Gallery hosts many exciting events and exhibitions.

The Chichester coast offers a host of leisure pursuits including the natural, un-spoilt sandy beaches of West Wittering, with its high water quality and excellent facilities, it is one of the premier Blue Flag beaches in the country. The coastal gems and wildlife havens of Chichester Harbour, Bosham and Bracklesham Bay are all nearby and watersports enthusiasts are spoilt for choice, with Chichester, Birdham and Emsworth marinas and the Chichester Watersports Centre situated next door to Shopwyke Lakes. Further afield, Goodwood is the area's number one sporting venue with horse racing, motor racing and golf all taking place.



Chichester is home to some excellent schools and colleges with Portfield Primary Academy and March CofE Primary School both less than a mile away from Shopwyke Lakes. Other establishments include the Prebendal School, Westbourne House School, Bishop Luffa School, Chichester High School for Girls and Chichester High School for Boys, together with the outstanding Chichester College and University.

For commuting, Chichester train station is just ten minutes away providing regular services to either London Waterloo (via Havant) or London Victoria in less than 1 hour 45 minutes. This excellent location takes advantage of the easy access to the A3(M), providing a direct route to London.

TOP FIVE ATTRACTIONS



West Wittering Beach



Goodwood



Chichester Festival theatre



Chichester Harbour



Fishbourne Roman Palace



A HAPPY SHOPWYKE LAKES RESIDENT

“Everyone I’ve met has been professional, approachable and always willing to go the extra mile, and have made the process of purchasing a property, moving in and the after service a complete joy!”

GIVING BACK TO THE COMMUNITY

Giving back to the communities in which we build is of significant importance at CALA. To celebrate National Gardening Week this year, CALA provided Portfield Primary Academy in Chichester with fantastic gardening equipment and wildlife homes to help encourage younger

generations to get involved and develop a passion for gardening. The kit included spades, trowels, rakes, watering cans and gloves, as well as an insect sculpture hotel and wildlife attracting seeds to encourage wildlife into the school gardens.



EXCLUSIVE OFFER

PAY FULL PRICE TO BOUNCE FOR AN HOUR & GET A 2ND CONSECUTIVE HOUR FOR £1

Offer valid at weekends and from 3pm on weekdays, book in store or by calling 01243 256590. Not available in conjunction with any other offer. 1 voucher required per person bouncing. Valid until 31/12/17.



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Not to be used in conjunction with any other offer. Full price merchandise and services only.

YOU'RE BETTER OFF BUYING NEW

The benefits of buying new are plain to see at Shopwyke Lakes. Balancing contemporary, low maintenance living with stunning architecture to complement the surrounding area, these luxurious 2, 3, 4 & 5 bedroom homes and 1 & 2 bedroom apartments enjoy the best of both worlds.



As well as an aspirational lifestyle, new homes provide a blank canvas to stamp your own personality on, come with a 10 year NHBC warranty and are backed by CALA's excellent customer service.

Designed for modern living, new homes are also much more energy efficient than their older counterparts. High levels of insulation and wall cavities limit heat loss in the winter and reduce heat gain in the summer. Electricity consumption is reduced by using low energy lighting and dusk to dawn sensor lighting to the front door. Energy efficient gas central heating and A-rated boiler, double glazed uPVC windows, dual flush toilets, A-rated kitchen appliances and energy monitors all combine to make these family homes energy efficient and reduce their impact on the environment.

There are also greater incentives to move, including up to 100% Part Exchange* and Help to Buy†. To find out more about why buying new is easier and smarter, just ask CALA.



Photography of Shopwyke Lakes



A LITTLE EXTRA *HELP TO BUY*[†]

Many of the properties at Shopwyke Lakes are available with the Government's Help to Buy† scheme. The Government will lend up to 20% of the costs of a new build home, so that the buyer only needs to pay a 5% cash

deposit and 75% mortgage to make up the rest. There are no fees on the 20% loan for the first five years and the buyer still owns 100% of their new home. Help to Buy is available to anyone looking to buy a new home up to £600,000.

THE CALA LIFESTYLE IS ONLY A *PART EXCHANGE** AWAY

CALA Homes' premium 100% Part Exchange* service has helped many CALA purchasers make the move to their dream home. By acting as a cash buyer, CALA helps remove the unknowns of selling your house, which then saves you a lot of hassle and uncertainty and gives you the peace of mind of being chain-free. It also means you know exactly when you can move and you can stay right where you are until that date.



TO FIND OUT MORE,
CALL OUR MARKETING SUITE ON 01243 928 282
OR VISIT CALA.CO.UK



*CALA will obtain 2 independent valuations based on achieving a sale in a 4-6 week period, part exchange considered subject to CALA's purchasing criteria, terms and conditions. Visit cala.co.uk/terms for full terms and conditions and purchasing criteria. Up to 100% part exchange and other incentives available on selected plots, subject to terms and conditions and not in conjunction with each other or any other offer. Visit cala.co.uk/terms for full terms and conditions. †YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT. CALA Management Ltd. Registered office: Adam House, 5 Mid New Cullins, Edinburgh EH11 4DU. Security over your home is required. Help to Buy cannot be used in conjunction with part exchange. Availability of other incentives/offers subject to lender's criteria and CALA's discretion. Your mortgage lender's deposit requirements may vary, but you should usually expect to contribute a deposit of at least 5% of the purchase price. Available on selected properties, and subject to the Government's specific terms, conditions and qualifying criteria. CHECK THAT THIS MORTGAGE WILL MEET YOUR NEEDS IF YOU WANT TO MOVE OR SELL YOUR HOME OR YOU WANT YOUR FAMILY TO INHERIT IT. IF YOU ARE IN ANY DOUBT SEEK INDEPENDENT ADVICE. 5.2% APR typical. Internal images shown are of the showhomes at Cresswell Park and feature fittings, décor, flooring and soft furnishings which are not included as standard in a CALA home. Images used are to suggest possible finishes which can be achieved in your home at an additional cost. Please speak to a Sales Consultant for further details. Images have been enhanced. Prices correct at time of going to print.