



BURROW HILL PARK

BURTON GREEN

CALA HOMES  
BUILT FOR YOUR NEXT CHAPTER





# BURROW HILL PARK

## YOUR COUNTRY ESCAPE AWAITS

Surrounded by open farmland, leafy paths and idyllic country views, Burrow Hill Park is an exclusive new collection of 54 private 2, 3, 4 and 5 bedroom semi-detached and detached homes, situated in the desirable village of Burton Green.

Offering everything you need for contemporary comfort and low-maintenance ease, our beautifully designed homes enjoy light and spacious interiors, together with a high specification throughout. Bordering Kenilworth, as well as in easy reach of Coventry and Solihull, this tranquil setting is perfectly placed for an aspirational and relaxed family lifestyle, with plenty of amenities, attractions and schools nearby.



Local area photography



Computer generated image of The Oatvale



Stock photography







Photography from a previous CALA development



Photography from a previous CALA development





## BUYING NEW IS BETTER WITH CALA



### CALA PEACE OF MIND

A 10-year NHBC Buildmark Warranty, 24-hour response service for emergency calls and after-sales service for two years following all purchases.



### MOVE CHAIN-FREE

Our 100% Part Exchange\* service frees you from being in a chain. For more information and to use our part exchange calculator to see what you could save, visit [cala.co.uk/part-exchange](https://cala.co.uk/part-exchange)



### MORE CHOICE

With a selection of kitchens and bathrooms, you can choose the cabinets, tiles and floorings to suit you. Choices are subject to build stage.



### A VIBRANT NEW COMMUNITY

Many residents of new developments find that they quickly become part of an inclusive community of like-minded people.



### LESS MAINTENANCE

A new build home requires lower maintenance compared to an old house, saving you time and money.



### THE BEST OF BOTH

CALA homes balance modern contemporary design with traditional architecture to enhance their characterful surroundings.



## ENERGY EFFICIENT

Enjoy reduced gas and electricity bills and a better insulated, more energy efficient home, compared to a Victorian home with some modern updates.”

## SAFE AS HOUSES

Built with safety in mind, our homes comply with the latest Health and Safety standards, including modern consumer units and ample, well positioned sockets, multi-point locks and mains powered smoke alarms.

## ALL THE MOD CONS

New built-in kitchen appliances covered by manufacturers’ warranties and the latest water-efficient bathroom fittings. Also a boiler and heating system complete with at least a two year warranty.

## FREEDOM TO PERSONALISE

A brand new home is the golden opportunity to make it your own. Its blank canvas can bring out the interior designer in you and give you the freedom to stamp your personality on everything.

## MORE LIGHT AND SPACE

Our Light and Space Collection is thoughtfully designed to promote sustainability and wellbeing. Maximising natural light, some homes also feature three-zone kitchens to create open plan living and breakaway rooms for relaxation, such as formal lounges and private studies.

## CONSUMER CODE FOR HOMEBUILDERS

We comply with the Consumer Code for Homebuilders, giving you peace of mind during the purchase process.

**CONSUMER  
CODE FOR  
HOMEBUILDERS**

[www.consumercode.co.uk](http://www.consumercode.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. Up to 100% part exchange available on selected plots, subject to terms and conditions and not in conjunction with any other offer. Incentives are available at selected developments on selected homes. For terms and conditions on all CALA incentives, please visit [cala.co.uk/terms](http://cala.co.uk/terms). \*\*Source: The NHBC Foundation 2016.



Stock photography



Photography from a previous CALA development



## SERVICE WITH A WIDE RANGE OF SMILES

Premier quality homes deserve a customer service to match. CALA is committed to making your journey to a whole new lifestyle as enjoyable as the destination itself. Supporting you every step of the way, we work hard to ensure a straightforward and smooth-running move. From initial enquiry through to handing over the keys and beyond, we'll help your dream home come true.

Here are just some of the many happy comments we've received from CALA homeowners:



"We've been really impressed with the CALA experience and the way the company delivers - not only on the quality of the homes, but also customer experience. Everything we could have wanted in our new home came as standard, without the hidden costs we'd become accustomed to hearing from various other developers."

**DIANE AND DAVID MCCARTNEY,  
PURCHASERS AT ELMWOOD PARK, BANBURY**

"With me taking retirement and our son now all grown up, it was the perfect time to downsize. Making a move to Foxgloves is proving to be one of the best decisions we've ever made. We instantly felt right at home and settled in quickly and easily."

**VALERIE BRADSHAW, PURCHASER AT  
FOXGLOVES, SHIPSTON-ON-STOUR**



Stock photography



"After lots of research, we found that CALA was the only homebuilder in the area offering Part Exchange at a reasonable market price. CALA was way ahead of the other developers at Whitehouse in terms of quality specification, design and aftercare support."

**ASWIN AND VIDYA, PURCHASERS AT  
WHITEHOUSE, MILTON KEYNES**

## REALISING THEIR DREAM FAMILY HOME

Ruth, a self-employed graphic designer and Richard, an IT manager, along with their three children were outgrowing their 1930s four bedroom home in Stourbridge. Both working from home and quickly running out of space, the couple decided to visit Wychbury Fields.

Ruth said: "As soon as we stepped foot in the showhome, we agreed that it just felt right. We settled on 'The Ruislip', which had everything we needed - including a home office and enough room for each of the children to have their own bedrooms. The icing on the cake was that we could use CALA's Part Exchange scheme, which took away the stress of having to find a buyer and made the process so simple. Plus, CALA offered us an impressive market price so we weren't losing out on any money.

The house is of such a high standard and CALA have been incredible... from the Part Exchange service to letting us stay in our old home until we were able to move together as a family."



"We cannot recommend CALA enough, and have already told all our friends and family about our dream move."

RUTH & RICHARD HARRISON, PURCHASERS AT  
WYCHBURY FIELDS, HAGLEY





# BURTON GREEN

## A VILLAGE FULL OF NATURAL CHARM

One of Warwickshire's most sought-after villages, Burton Green is close to Kenilworth and some five miles from Coventry. Its village hall, primary school and the Hickory's Smokehouse pub are just a short walk away, along with everyday amenities close by in the neighbouring village of Balsall Common.

A variety of shops, restaurants and bars are available in historic Kenilworth, while Touchwood Shopping Centre in Solihull, West Orchards in Coventry and The Bull Ring Shopping Centre in Birmingham boast all your favourite high street and designer brands, including John Lewis and Selfridges, together with a wealth of cosmopolitan attractions.

Burton Green's extensive network of footpaths provide picturesque walks for families and dog owners alike. Crackley Wood is a popular nature reserve in Kenilworth and Lavender Hall Park near Balsall Common also offers great family days out, featuring a football pitch, skate park and playground.

While history buffs can discover all kinds of national treasures and secrets at the famous castles of Kenilworth and Warwick.

To stay active, Castle Farm Recreation Centre has a state-of-the-art gym and four-court sports hall, Abbey Field in Kenilworth has indoor and outdoor pools and David Lloyd in Solihull boasts extensive leisure facilities. Golfers are spoilt for choice too, with the challenging fairways of Kenilworth and Stoneleigh Deer Park Golf Clubs. Or simply enjoy a relaxing spa treatment at Bannatyne Health Club and Ardencote Manor. Fancy a bit of everything? Then Nailcote Hall is just a short drive away, offering golf, a fully-equipped gym, steam room and Jacuzzi.

For good schools, look no further than Burton Green CofE Primary next door, and the Heart of England School in neighbouring Balsall Common. Kenilworth also has a wide choice and the world-renowned University of Warwick is right on your doorstep.



Local area photography









## WELL CONNECTED IN EVERY WAY

There are plenty of reasons why Burton Green has become a popular haven for commuters. By car, junction 5 of the M42 and junction 15 of the M40 are both within a short drive. Solihull is about nine miles away and Coventry only five miles away, with junction 2 of the M6 just to the north of the city via the A46.

For rail travel, Tile Hill is the closest station, with trains to London Euston taking about an hour and twenty minutes, and direct services to Birmingham New Street in around 22 minutes or Coventry in only six minutes. Just over three miles away, Kenilworth station has also recently opened and provides regular train services.

Burton Green offers a convenient gateway to the world as well, with Birmingham Airport about 10 miles from the village. So whether you're going to work, escaping to the Warwickshire countryside at the weekend or taking off on holiday, Burrow Hill Park is accessible to all.

Distances and journey times are approximate and are taken from Google Maps and [www.thetrainline.com](http://www.thetrainline.com)



Local area photography



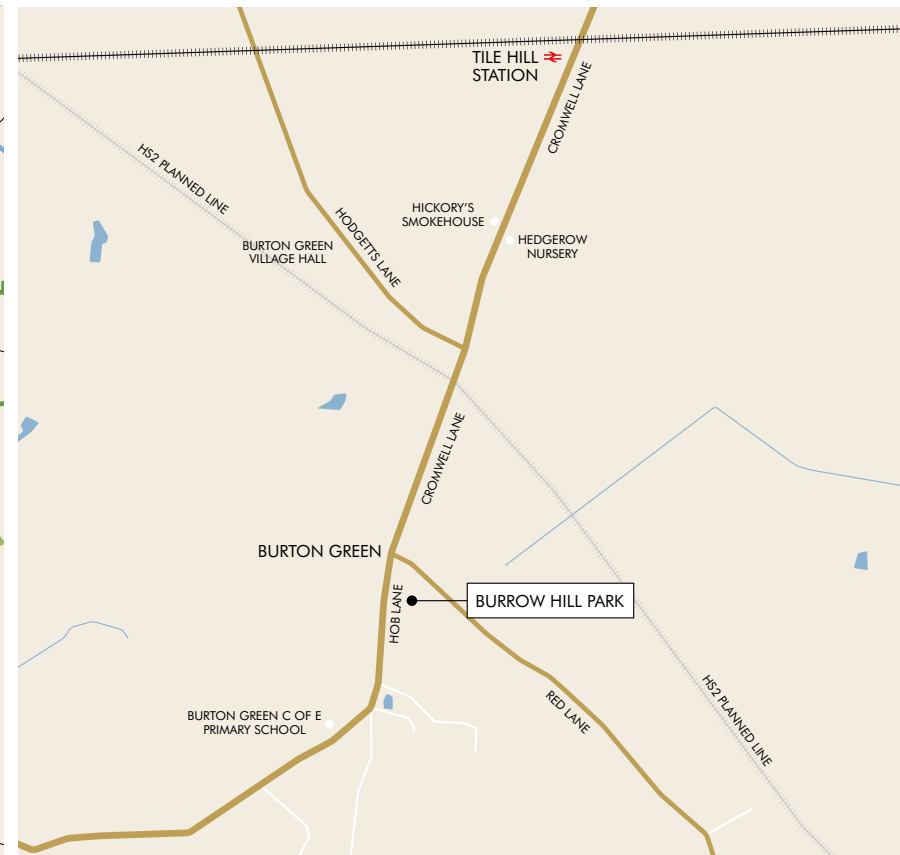


# PERFECTLY LOCATED

BURROW HILL PARK, HOB LANE, BURTON GREEN, WARWICKSHIRE, CV8 1PF



REGIONAL MAP



LOCAL AREA MAP

# SUPERBLY CONNECTED



## ON FOOT

- Burton Green CofE Primary School – 0.2 miles
- Hedgerow Nursery – 0.8 miles
- Hickory's Smokehouse – 0.9 miles



## BY CAR

- Nailcote Hall – 1.5 miles
- Tile Hill Train Station – 1.6 miles
- Heart of England School – 2.3 miles
- University of Warwick – 2.5 miles
- Balsall Common – 2.7 miles
- Tesco Express – 2.7 miles
- Crackley Wood Nature Reserve – 3.4 miles
- Castle Farm Recreation Centre – 3.4 miles
- Kenilworth Train Station – 3.5 miles
- Waitrose – 3.7 miles
- Kenilworth Golf Club – 4.6 miles
- West Orchards Shopping Centre – 6.1 miles
- Bannatyne Health Club – 9.5 miles
- Birmingham Airport – 9.2 miles
- Touchwood Shopping Centre – 9.6 miles



## BY RAIL FROM TILE HILL STATION

- Coventry – 6 minutes
- Birmingham New Street – 22 minutes
- Leamington Spa – 23 minutes
- London Euston – 1 hour 16 minutes













## CALA HOMES

CALA Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset - our people - and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

CALA is built on the foundation values of passion, quality, delivery and respect.



ASPIRATIONAL  
HOMES



FIRST CLASS  
CUSTOMER  
SERVICE



QUALITY  
DESIGN AND  
BUILD



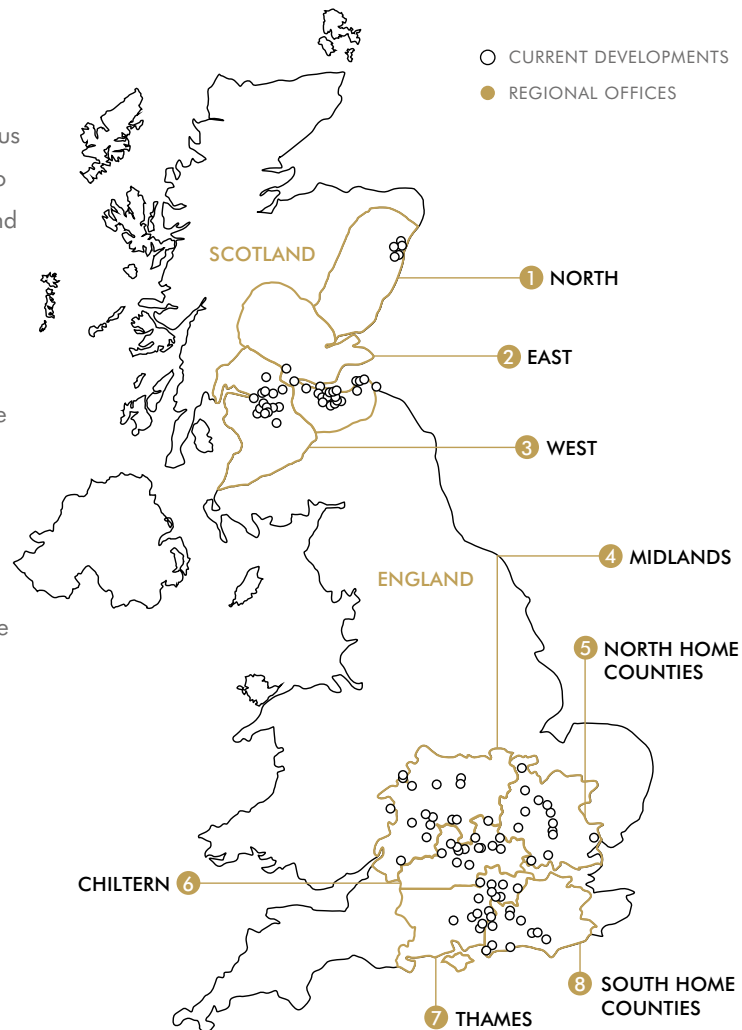
INVESTMENT IN  
OUR PEOPLE



POSITIVE  
LEGACY

CALA builds aspirational homes in desirable areas across the South East of England, the Midlands and Scotland. Properties range from starter homes to spacious family properties and we also work with local authorities and registered social landlords to provide much-needed affordable housing.

Building a strong, sustainable business that provides opportunities for our people and a positive legacy for future generations will remain at the heart of the CALA way.



# SUSTAINABILITY THE CALA WAY

CALA has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 40 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to CALA.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.



## LAND

Buying the right sites in sustainable locations that meet the needs of homeowners and are part of local communities.



## COMMUNITY CONSULTATION

A collaborative approach to ensure the right design solution for the local area and valuable investment in affordable housing, local facilities and infrastructure.



## ENVIRONMENT

A respectful approach to development, minimising the impact on natural resources and biodiversity and creating energy efficient homes.



## DESIGN

Homes that meet the needs of customers and future generations and take inspiration from the local vernacular to enhance the areas in which we build.



## PEOPLE

Creating an empowering and inclusive culture that puts the wellbeing of our people, partners, customers and local communities at the heart of our business.



## CUSTOMERS

Delivering a first class customer experience from the first enquiry through to after-sales support.



## Prince's Trust

## PRINCE'S TRUST

CALA is proud to have been a Gold Patron of The Prince's Trust since 2015. The charity gives vulnerable and disadvantaged young people across the UK the chance to build themselves a brighter future.

DISCOVER MORE AT [CALA.CO.UK/SUSTAINABILITY](https://www.cala.co.uk/sustainability)





CALA.CO.UK