



59 LANSDOWN
THE DEVELOPMENT

CALA HOMES
BUILT FOR YOUR NEXT CHAPTER



59 LANSDOWN

EXCEPTIONAL DESIGN, CENTRAL LOCATION

Cheltenham's former police headquarters is the landmark setting for CALA's prestigious new flagship development.

Located in the highly exclusive Dean Park and Hatherley Park conservation area, our bespoke collection of refined 3 & 5 bedroom villas, together with luxury 1 & 2 bedroom apartments, takes full advantage of impressive views across Crickley Hill Country Park and the Cotswold Edge Hills.

Its unique modern-classic design marries the historic and characterful charm of Cheltenham's Regency terraces with contemporary interiors boasting high ceilings and doors. Complemented by the fashionable boutiques and bistros of Montpellier next door, as well as the town centre within easy walking distance, 59 Lansdown provides a rare opportunity to enjoy spacious urban living in the most enviable of settings.



Computer generated image of The Regency



Photography from a previous CALA development



Stock photography



CONTEMPORARY LIFE WITH REGENCY STYLE

59 Lansdown is a celebration of old and new. Classic and modern design. The architectural grandeur of Cheltenham's Regency period brought up-to-date with luxury homes and apartments offering the height of contemporary living. All to create the most attractive of street scenes in this sought-after gateway setting.

Comprising 25 villas and 42 apartments, including four penthouses, its distinctive detailing, Ashlar Stone exterior brickwork and prominent 100m long frontage to Lansdown Road provide plenty of kerb appeal.

Taking inspiration from curved Regency terraces, our impressive three-storey villas convey a sense of grandeur with high ceilings and full height aluminium-framed windows, complemented by elegant cornicing and underfloor heating to the ground floor. Each also features a generous rear garden and private parking, with many offering a walk-on terrace and outstanding views.

Complete with private balconies, our stylish 1 & 2 bedroom apartments offer fashionable town living, while the palatial 2 bedroom penthouses enjoy generous wrap-around terraces for stunning vistas of Lansdown Road.



Computer generated image of The Francis



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



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

*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. **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



CHEL TENHAM

THE CULTURAL CAPITAL OF THE COTSWOLDS

Full of Regency splendour, Cheltenham Spa was designed for the height of sophistication as a wealthy health and holiday resort in the 18th and 19th centuries.

Arranged into elegant quarters, Cheltenham is recognised as a popular shopping destination, combining leading high street brands with fantastic independent retailers, including a brand-new flagship John Lewis store.

The Promenade is a beautiful tree-lined street featuring the grand sculpture Neptune's Fountain and The Regent Arcade Shopping Centre. It leads from the High Street to the chic café culture surroundings of Montpellier, where designer boutiques, restaurants, bars and coffee shops sit close to the grand Regency Municipal Buildings and period terrace of Lansdown Crescent.

You'll discover some of the best eateries in Montpellier, including the Côte Brasserie and Brasserie Blanc, as well as The Daffodil and the two Michelin-starred restaurant Le Champignon Sauvage, both set around the Victorian square in Suffolk Parade nearby.

Relax in the ornamental surroundings of English Heritage Grade 2-listed Pittville Park and award-winning gardens of Hatherley Park, or wander a little further to

Montpellier Gardens, another beautiful park which is surrounded by sought-after addresses and home to bandstand concerts during the summer.

Art lovers will appreciate Cheltenham's impressive Gallery and Museum, The Wilson, and Everyman Theatre will thoroughly entertain you with a glittering array of comedies, operas, musicals and family shows. While culture seekers and sports enthusiasts alike can enjoy a whole host of annual events, from the Cricket, Jazz, Literature and Science festivals at The Imperial Gardens, to the world-famous Gold Cup at Cheltenham Racecourse.

You don't have to go far to keep active either, whether you choose the extensive facilities of Leisure At Cheltenham, the 50m heated outdoor pool and sauna at Sandford Open Park, or a wide variety of local sports clubs. Cheltenham is equally well placed for discovering the great outdoors, as it's the gateway to the outstanding natural beauty of the Cotswolds, nestled between Crickley Hill and Cleeve Hill country parks.

The area is also famed for its internationally renowned independent schools – Dean Close School situated just behind 59 Lansdown, Cheltenham Ladies College and Cheltenham College. Alongside well-regarded state schools like the 'Outstanding' St James CofE Primary.





Computer generated image of streetscene at 59 Lonsdown

ALL THE RIGHT CONNECTIONS

Living and working in Cheltenham is a real pleasure, which attracts many businesses, including the iconic headquarters of GCHQ.

59 Lansdown is perfectly placed for commuting, with the A40 Lansdown Road being the primary route in and out of the town centre. The M5 motorway can also be accessed just three miles away for journeys further afield.

Cheltenham Spa station is only a 10 minute walk from your front door. Home to the Cheltenham Flyer, it provides regular direct trains to Birmingham, Gloucester, Worcester, Bristol and London. The beautifully-restored Cheltenham Racecourse station is nearby too, where you can climb aboard the Gloucestershire Warwickshire Steam Railway.

Distances and journey times are approximate and are taken from Google Maps and www.thetrainline.com



WELL CONNECTED AND CONVENIENT

59 LANSDOWN, LANSDOWN ROAD, CHELTENHAM, GLOUCESTERSHIRE, GL51 6QT



ON FOOT

- Tesco Express – 0.4 miles
- Cheltenham Spa Train Station – 0.5 miles
- Dean Close School – 0.5 miles
- The Tivoli Bar & Restaurant – 0.6 miles
- Hatherley Park – 0.7 miles
- Montpellier Wine Bar – 0.7 miles
- Promenade – 0.9 miles
- St James Primary School – 0.9 miles
- Cheltenham College – 1.0 mile
- Waitrose – 1.0 mile
- John Lewis – 1.2 miles
- The Wilson Art Gallery and Museum – 1.2 miles



BY CAR

- Leisure At Cheltenham – 1.8 miles
- Cheltenham Cricket Club – 1.9 miles
- Sandford Parks Lido – 2 miles
- Pittville Park – 2.6 miles
- Cheltenham Racecourse – 3 miles
- Crickley Hill Country Park – 4.5 miles
- Gloucester – 7 miles
- Bristol – 42 miles



BY RAIL FROM CHELTENHAM SPA

- Gloucester – 9 minutes
- Worcester – 24 minutes
- Bristol – 39 minutes
- Birmingham New Street Station – 41 minutes
- London Paddington Station – 2 hours 4 minutes

Distances and journey times are approximate and are taken from Google Maps and www.thetrainline.com



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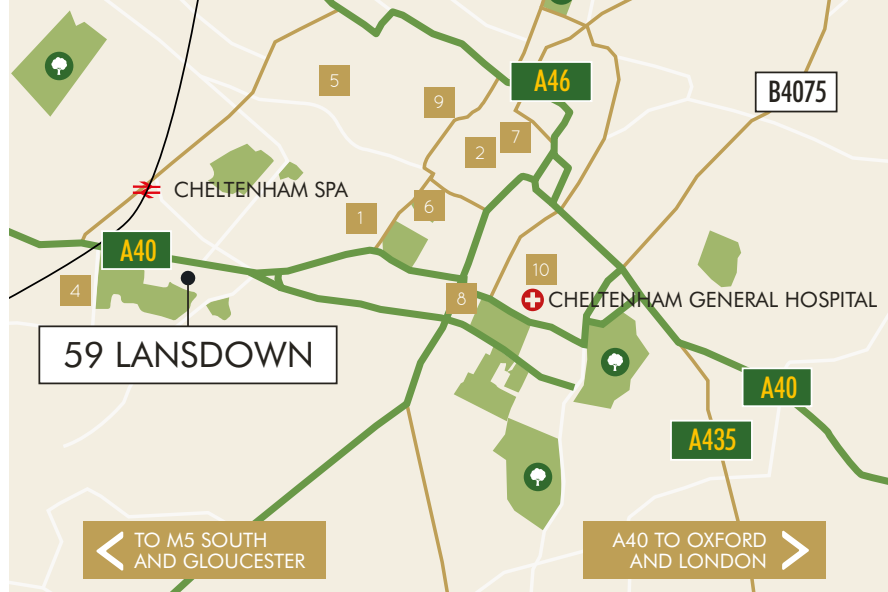


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Sandford Parks Lido



2



3

Cheltenham Racecourse



4



5



6

Imperial Gardens



7

John Lewis



9

The Wilson Art Gallery



8

Cheltenham College





Photography from a previous CALA development





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



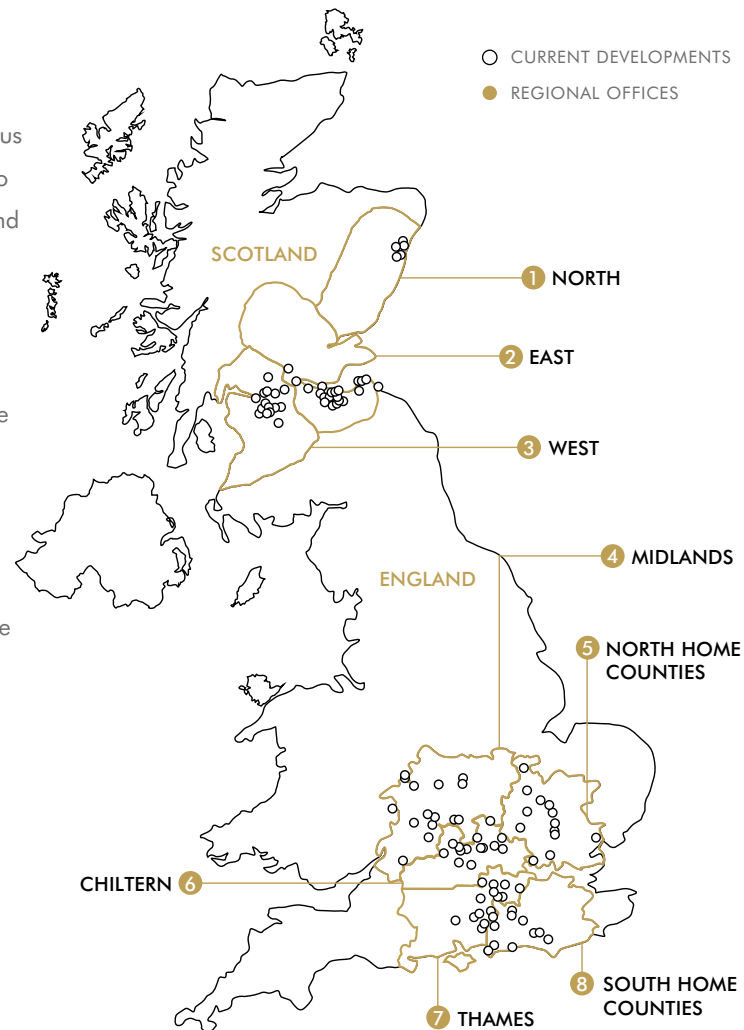
INVESTMENT IN
OUR PEOPLE



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)

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