



CALA AT WELLESLEY
ALDERSHOT

CALA HOMES
BUILT FOR YOUR NEXT CHAPTER



CALA AT WELLESLEY

ENRICH YOUR LIFE IN EVERY WAY

Overlooking the former Cambridge Military Hospital, CALA at Wellesley is the jewel in the crown of an exclusive and sought-after new community, set within easy walking distance of open parkland surroundings and Aldershot's vibrant town centre.

Ranging from spacious 3, 4 and 5 bedroom semi-detached, detached and terraced homes, to stylish 1 and 2 bedroom apartments, this stunning new collection includes three listed buildings, which are being refurbished to a high standard. All beautifully designed to offer contemporary CALA living for everyone.



Local area photography



Stock photography



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.



DESIGN FOR MODERN FAMILY LIVING

Many homes feature open plan kitchens, master en suites, media rooms, dressing rooms, studies, clever lighting and state-of-the-art wiring systems. Discover more at cala.co.uk/design



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.



Photography from a previous CALA development



Stock photography



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:



"It was two days before our wedding and I was in the salon having my nails done and David called me and said – you'd better come down to Brookwood and see this house. We looked at The Cotterdale property on Friday, bought it on Saturday morning and then got married on Sunday! Now we're expecting our first baby! The house is great – good quality, as you would expect from CALA, and the aftercare team are fantastic. We're really happy here."

LUCY & DAVID HARPER, PURCHASERS AT BROOKWOOD FARM

"We were impressed by the variety of properties on offer and decided to purchase a stunning five-bedroom townhouse, which boasts plenty of space for all our needs. I wouldn't hesitate to recommend a CALA home to my friends and family, the design of our property has been really well thought-out and the quality of the finish is the best I have seen on a new build house, having lived in two previous new builds by different developers."

JENNIFER & TOM BOSSON, PURCHASERS AT VIRGINIA GATE



FIRST HOME, FIRST RESIDENTS

First time buyers Darren and Rhiannon were the first to reserve their new two bedroom home at Kings Barton in Winchester. CALA invited the couple to have a commemorative date plaque added to mark the occasion.

Darren said: "This is our first home together and it's been very exciting to be able to watch the whole building process right from the beginning. Adding the date brick was a fabulous touch, it feels like we're making our own little mark on the history of Winchester.

I was already aware of CALA Homes because of a development I'd seen in Scotland. I was really impressed with the design and quality of the homes there, so when we saw that they were building in Winchester it seemed too good an opportunity to miss.

We went along to the launch weekend and reserved our new home pretty much straight away. The sales team have been brilliant. As first time buyers we didn't really know what to expect but they have been extremely helpful and the whole process has gone very smoothly so far."

DARREN WRIGHT & RHIANNON KERRIDGE-JOHNS, PURCHASERS AT KINGS BARTON



"We were keen to find our new family home before our daughter was born. We had looked at other new build developments in the area but the homes at Imber Riverside were head and shoulders above the rest. The property is ideal for our needs as a family and gives us plenty of space to grow. We have already become good friends with another couple at Imber Riverside who have also recently had a child. It's been really nice to feel like part of a new community.

The sales team have been brilliant. They were really knowledgeable and after talking through the available options, we knew the ease and convenience of Part Exchange was perfect for us."

FRANCIS & LOUISE SCHUBERT, PURCHASERS AT IMBER RIVERSIDE



ALDERSHOT

MUCH SOUGHT-AFTER AND MUCH TO DO

Once the centre for all British Military operations, the bustling, characterful town of Aldershot benefits from many historic monuments and buildings, such as the Wellington Statue and Cambridge Military Hospital, which now fronts onto CALA at Wellesley. Farnborough Airfield is also just to the north and hosts the International Air Show.

Aldershot is home to a colourful choice of high street shops, cafés, bars, restaurants and other amenities, as well as a 7-screen cinema at Westgate Retail & Leisure Park and well-equipped gym at Wellington Shopping Centre. While the nearby towns of Camberley, Farnborough and Farnham provide further shopping, dining and entertaining delights.

Here, you can enjoy being part of an active, outgoing community, with plenty of sports clubs, parks and golf courses to choose from. Aldershot's excellent range of sporting facilities and recreational spaces include a tennis centre, swimming pool and lido, Alpine Snowsports Centre and Queen's Parade, a large expanse of parkland.

Plus, you can escape to the natural beauty of the Surrey Hills and South Downs National Park, which are both on Aldershot's doorstep.

A high standard of education is provided too, by a range of 'Good' and 'Outstanding' institutions like Talavera Infant & Junior School and The Cambridge Primary School which are both within walking distance of the development. There is also a number of other schools, just a couple of miles away.



Local area photography





ALL THE RIGHT CONNECTIONS

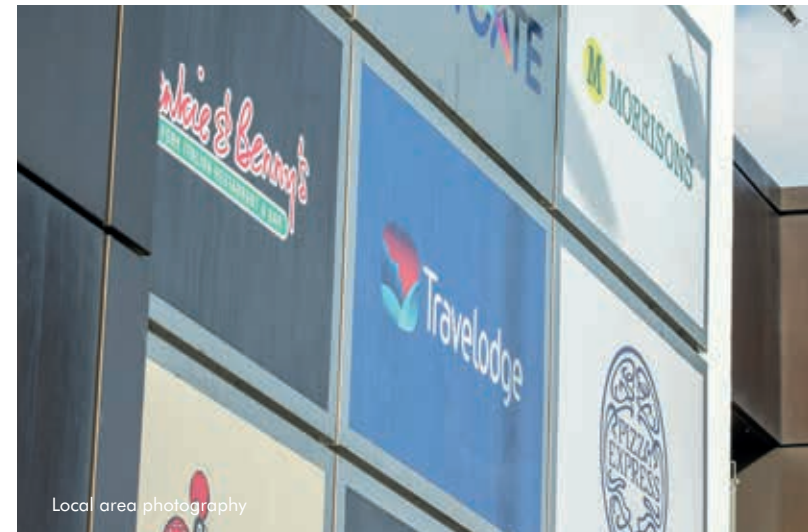
Thanks to its convenient location, Aldershot is a haven for commuters to London and throughout the region, where many blue chip companies have UK headquarters.

The employment hubs of Guildford, Farnham, Woking and Basingstoke are only a short drive away, together with direct routes to London, Southampton and Portsmouth via the A3, A31, M3 and M25. There's also a regular bus service into Guildford town centre, which is about 10 miles from Aldershot.


Aldershot train station is just half a mile from CALA at Wellesley, offering frequent services to Guildford in approximately 17 minutes, Reading in 50 minutes, Basingstoke in 45 minutes and London Waterloo in around 47 minutes.


International travel is also well taken care of, with London Heathrow Airport situated 23 miles from home.


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





CALA AT WELLESLEY - THE DEVELOPMENT


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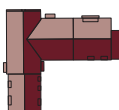
THE BARTON
5 BEDROOM DETACHED HOME
PLOTS 9-11
- 

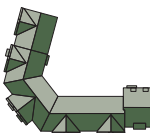
THE CAMPBELL
4 BEDROOM DETACHED HOME
PLOT 12
- 

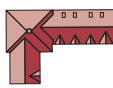
THE HAMILTON
4 BEDROOM DETACHED HOME
PLOTS 36, 43, 44 & 99
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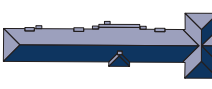
THE NICHOLSON
3 BEDROOM SEMI-DETACHED HOME
PLOTS 13, 14, 15, 16, 17, 18, 55, 58, 86, 87, 95, 96, 97 & 98
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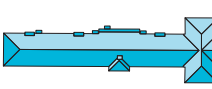
THE WOLSELEY
3 BEDROOM SEMI-DETACHED HOME
PLOTS 37 & 38
- 

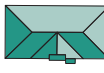
THE COLLEY
3 BEDROOM SEMI-DETACHED HOME
PLOTS 56 & 57
- 


WOODGATE HOUSE APARTMENTS
1 & 2 BEDROOM APARTMENTS
PLOTS 25-35
- 

HAVELOCK HOUSE APARTMENTS
1 & 2 BEDROOM APARTMENTS
PLOTS 73-85
- 

WYNNE HOUSE APARTMENTS
1 BEDROOM APARTMENTS
PLOTS 111-116
- 

CHARLES HOUSE VILLAS*
3 & 4 BEDROOM TERRACED HOME
PLOTS 100-104
- 

ROSE HOUSE VILLAS*
3 & 4 BEDROOM TERRACED HOME
PLOTS 105-109
- 

AUGUSTUS HOUSE*
4 BEDROOM DETACHED HOME
PLOT 110
- 

HOUSING ASSOCIATION



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.
*Please speak to our Sales Consultant for further details on our refurbished properties.

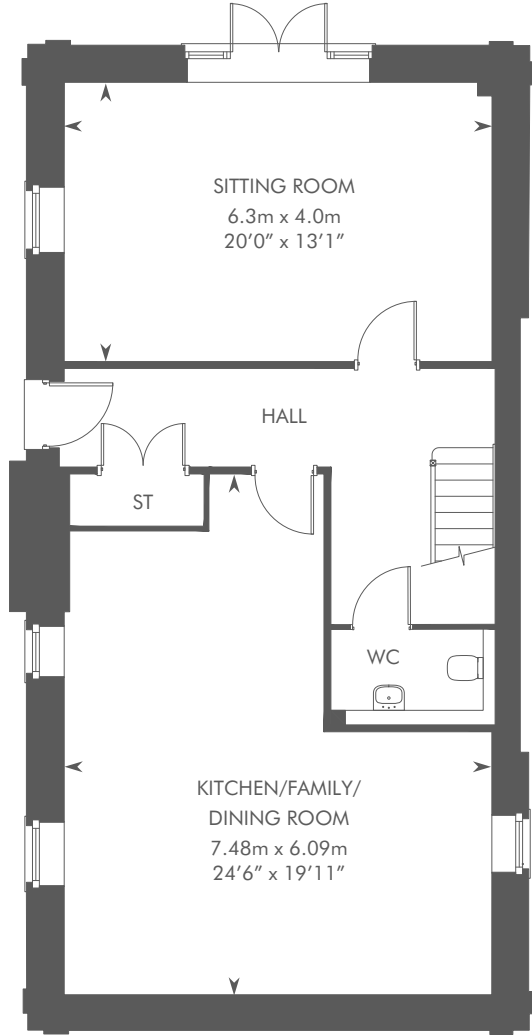


Computer generated image – Charles House Villa

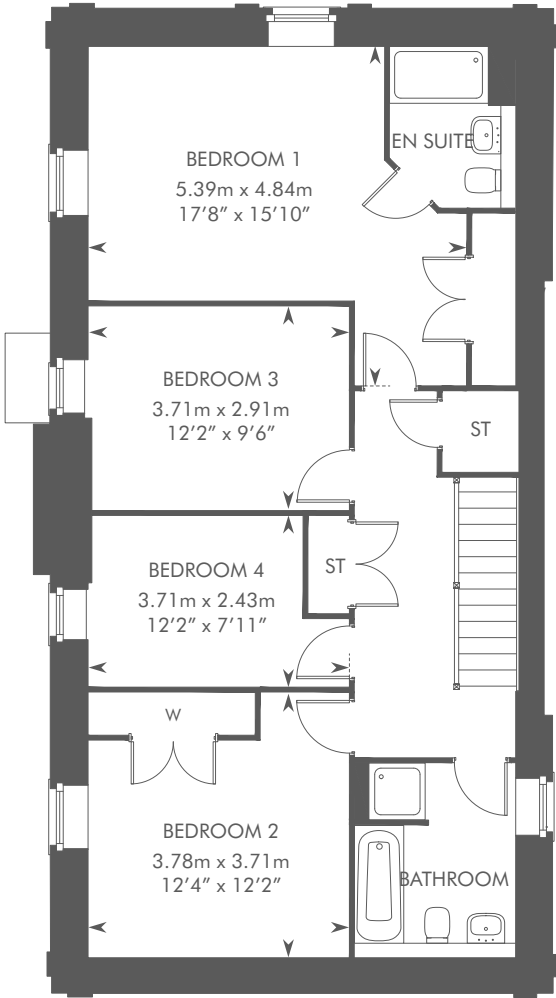
CHARLES HOUSE VILLA – PLOT 100

4 BEDROOM TERRACED HOME





GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. A/C: Airing cupboard.

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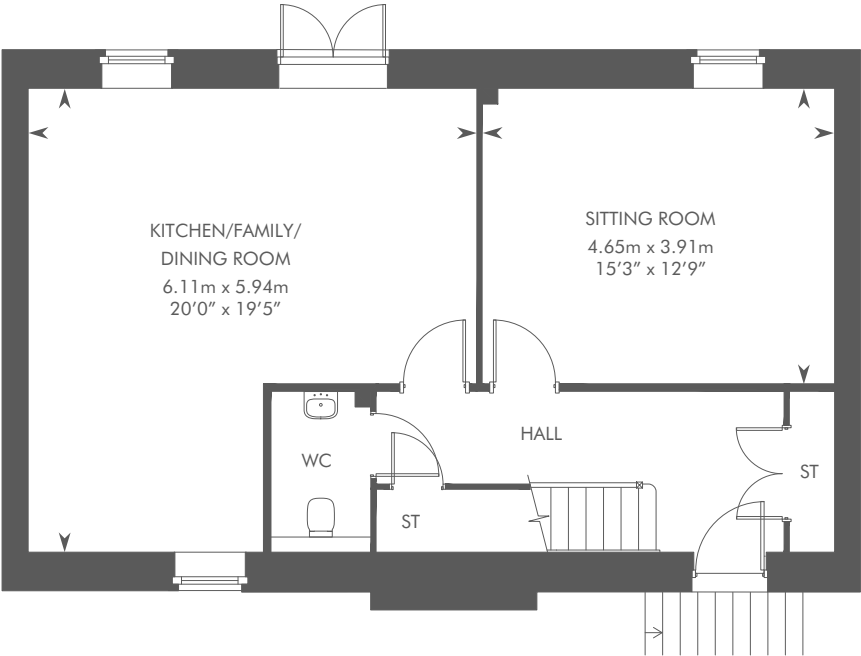


Computer generated image – Charles House Villa

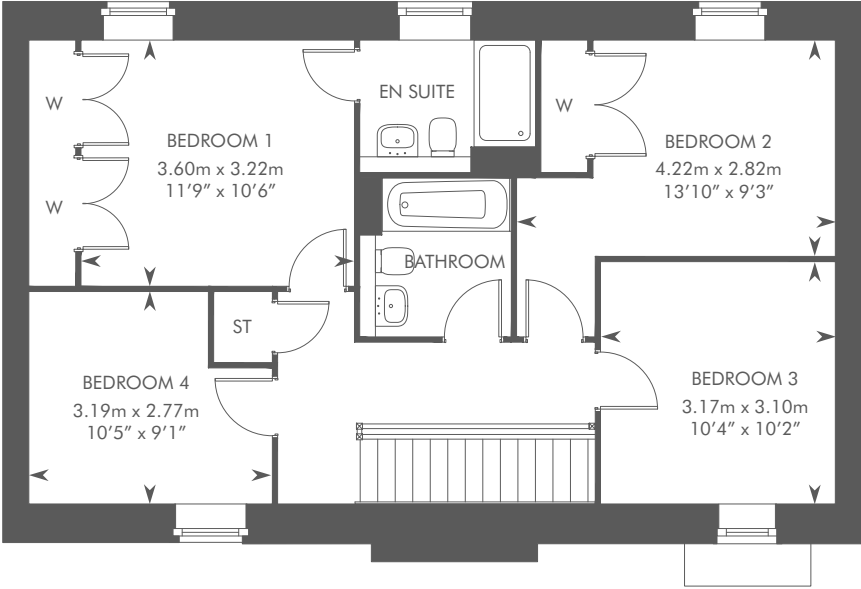
CHARLES HOUSE VILLA – PLOT 101

4 BEDROOM TERRACED HOME





GROUND FLOOR



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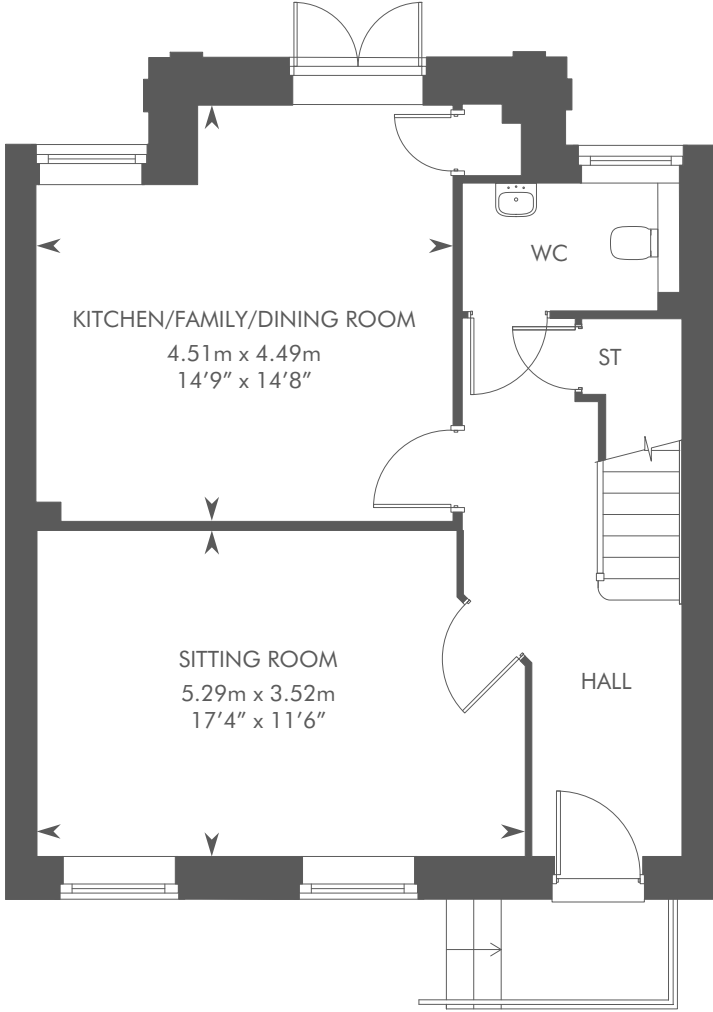


Computer generated image – Charles House Villa

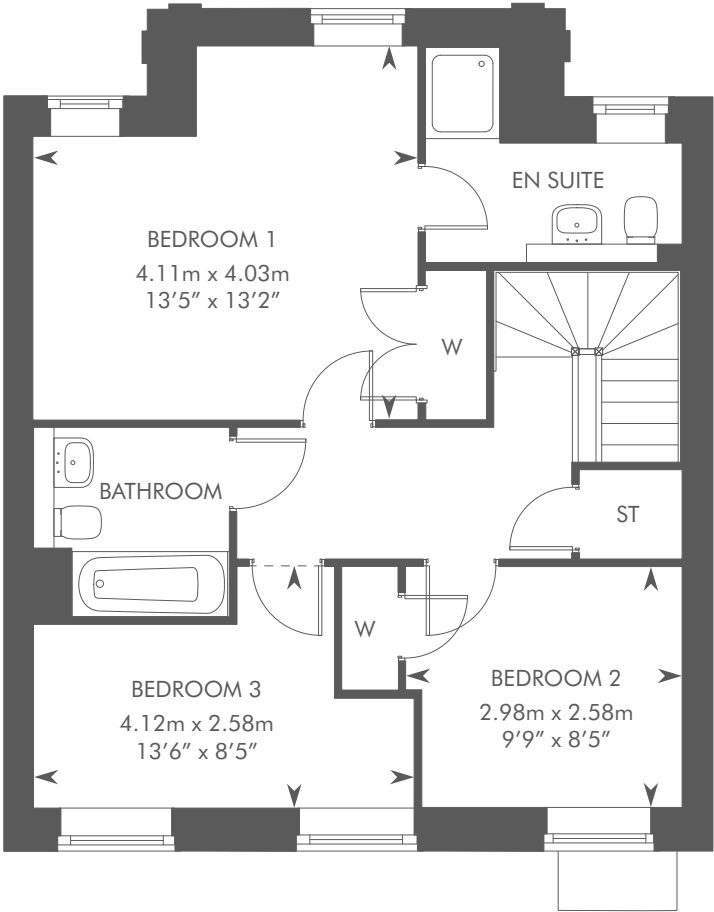
CHARLES HOUSE VILLA – PLOT 102

3 BEDROOM TERRACED HOME





GROUND FLOOR



FIRST FLOOR

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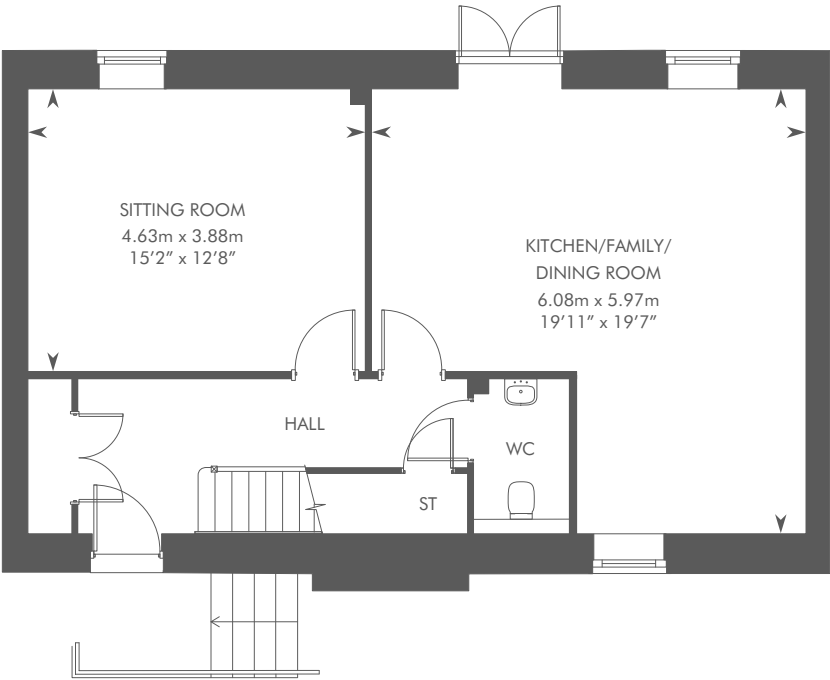


Computer generated image – Charles House Villa

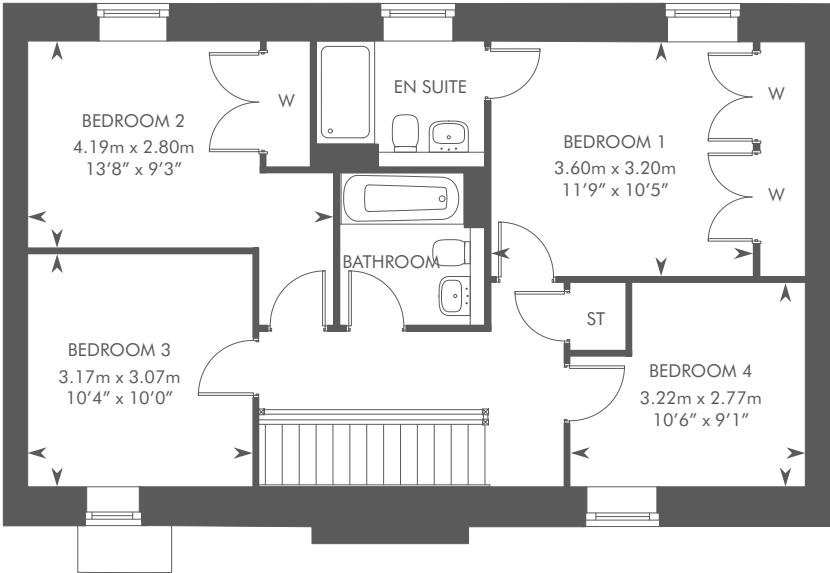
CHARLES HOUSE VILLA – PLOT 103

4 BEDROOM TERRACED HOME





GROUND FLOOR



FIRST FLOOR

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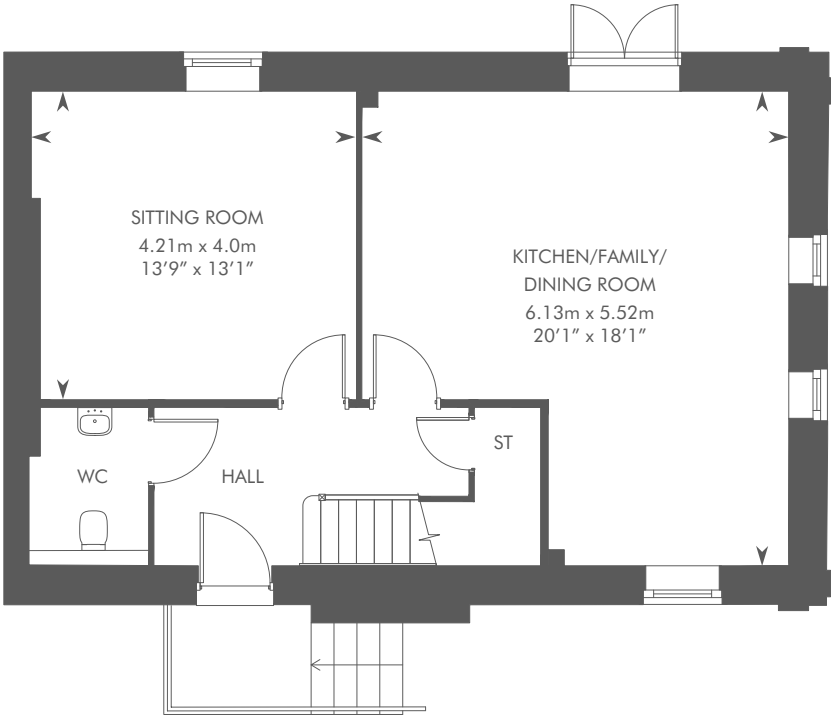


Computer generated image – Charles House Villa

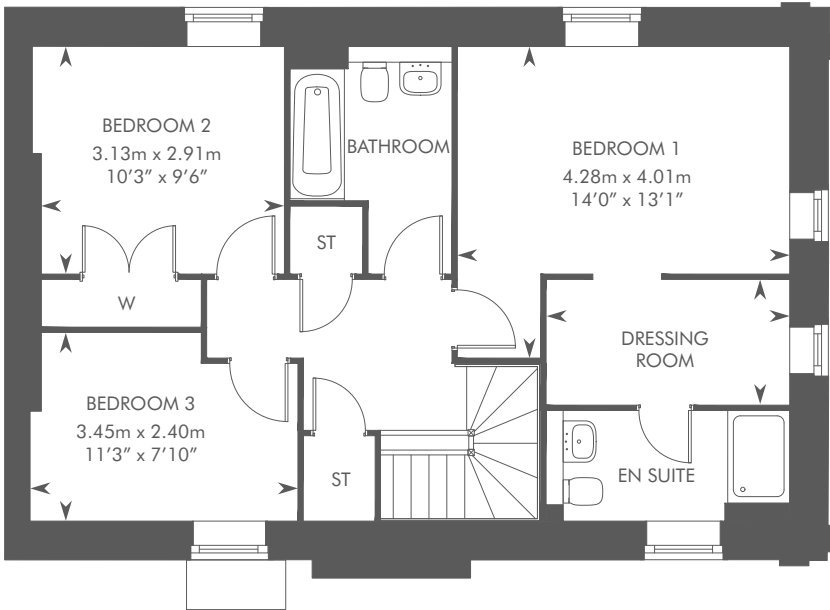
CHARLES HOUSE VILLA – PLOT 104

3 BEDROOM TERRACED HOME





GROUND FLOOR



FIRST FLOOR

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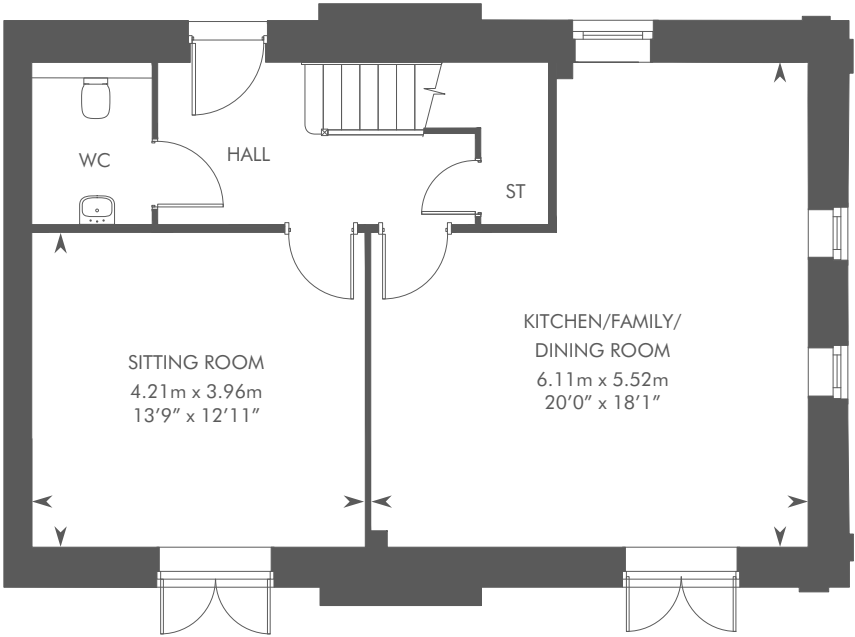




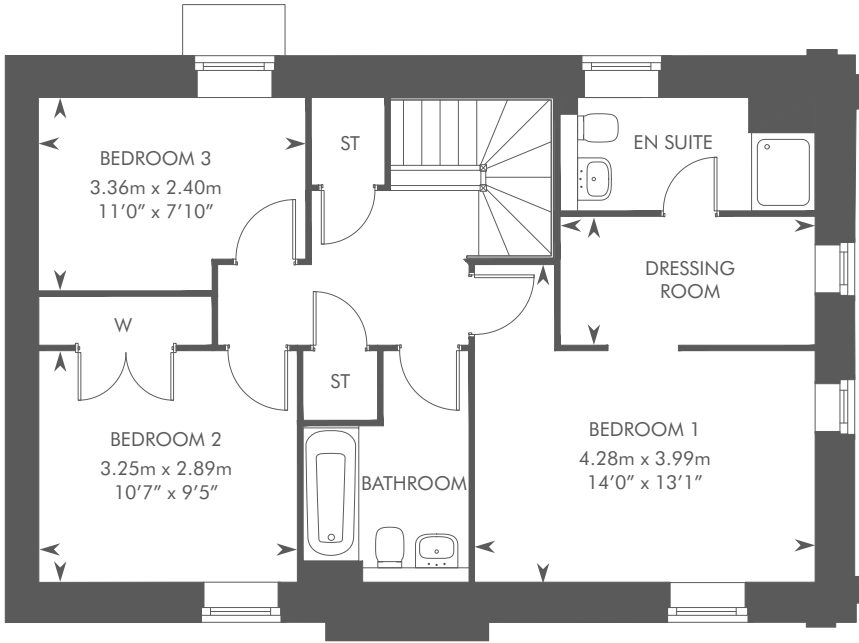
ROSE HOUSE VILLA - PLOT 105

3 BEDROOM TERRACED HOME





GROUND FLOOR



FIRST FLOOR

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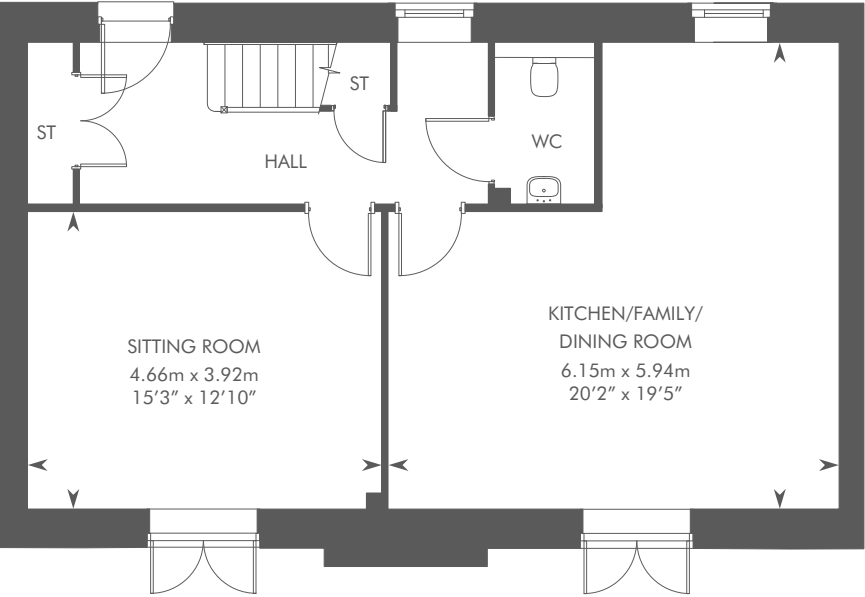




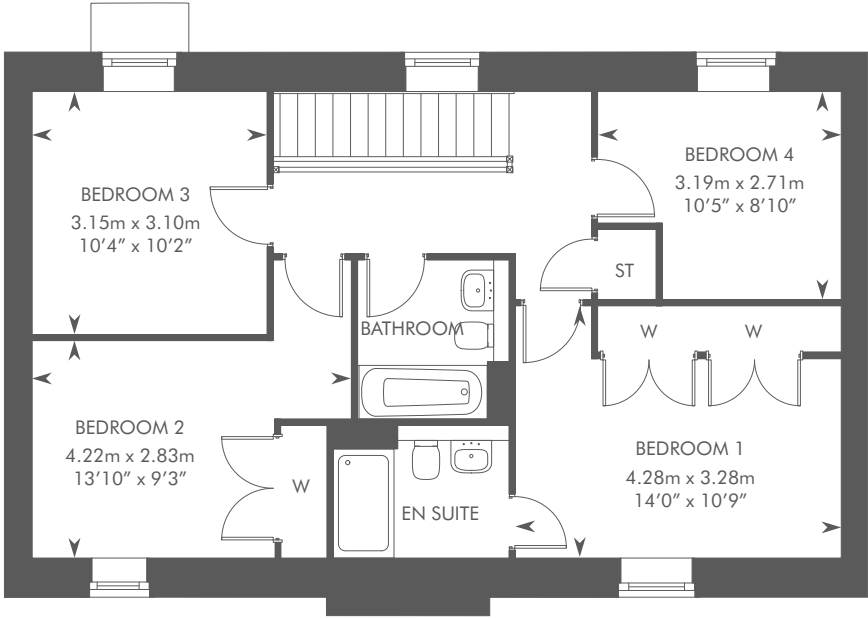
ROSE HOUSE VILLA - PLOT 106

4 BEDROOM TERRACED HOME





GROUND FLOOR



FIRST FLOOR

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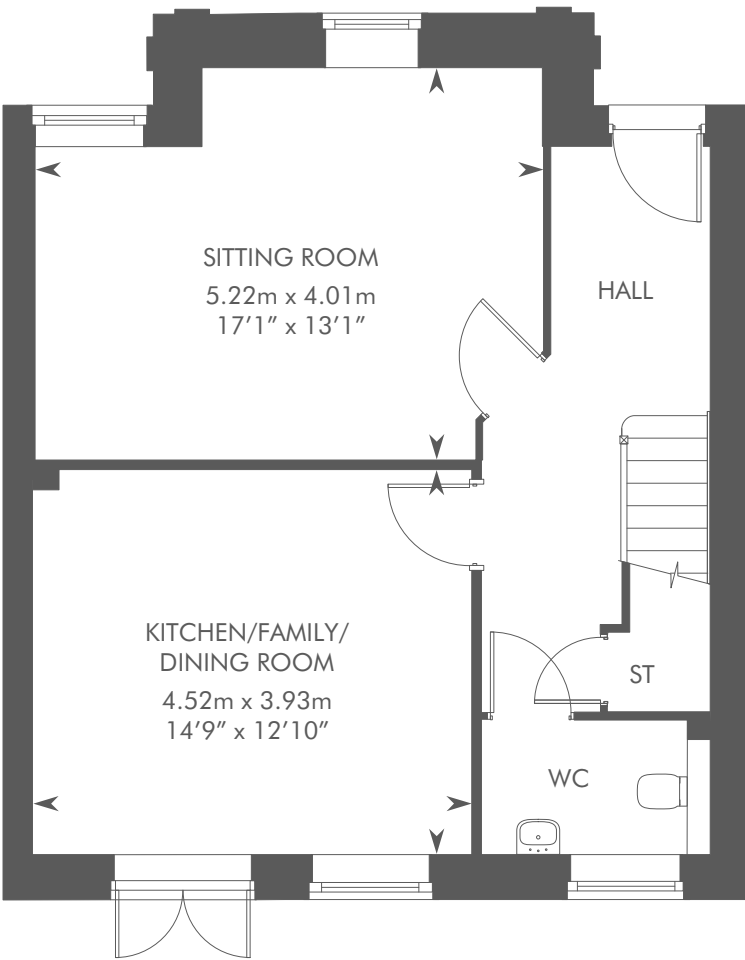
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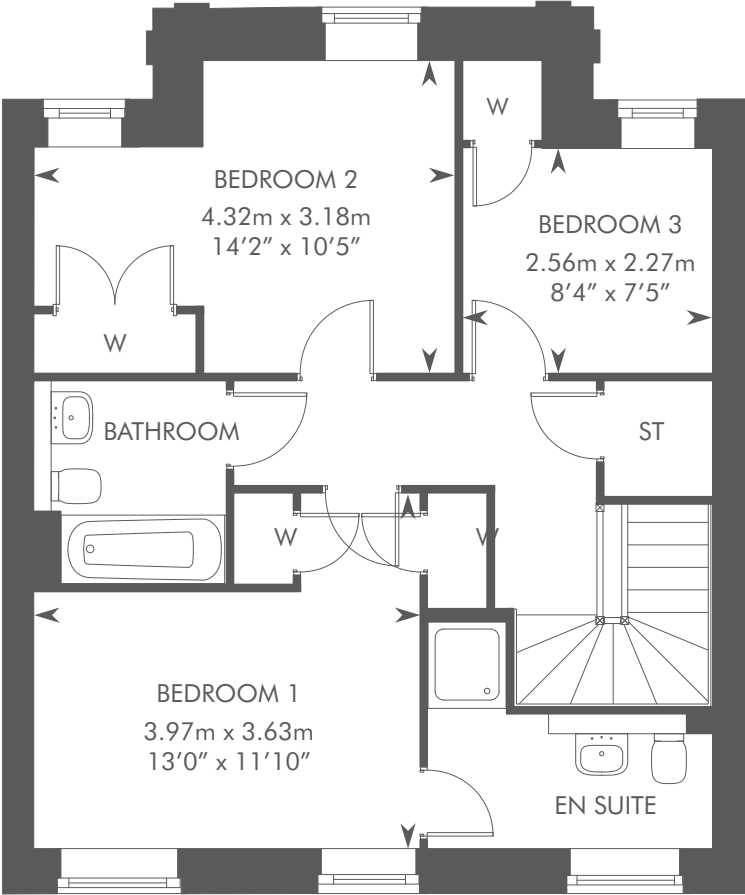
ROSE HOUSE VILLA – PLOT 107

3 BEDROOM TERRACED HOME





GROUND FLOOR



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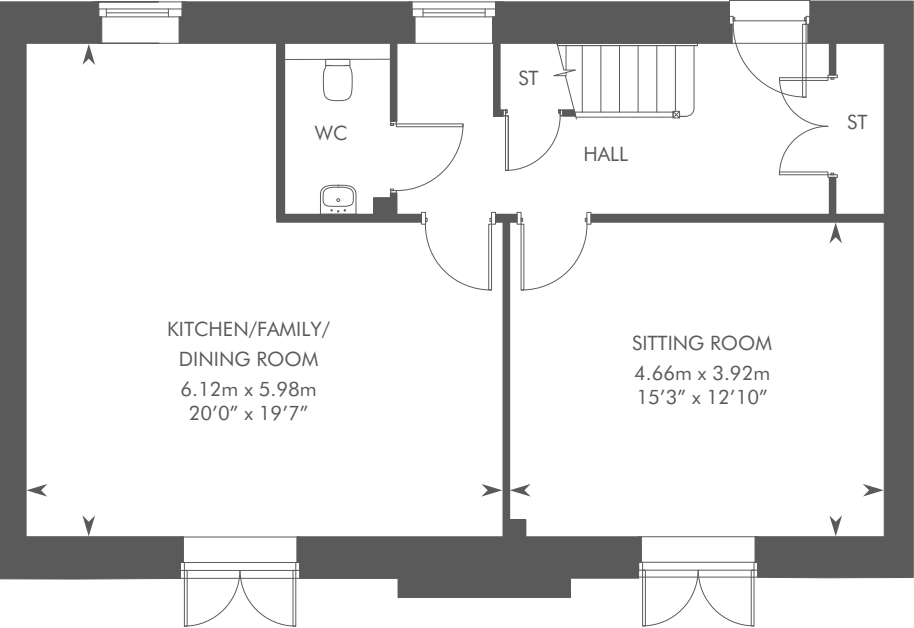




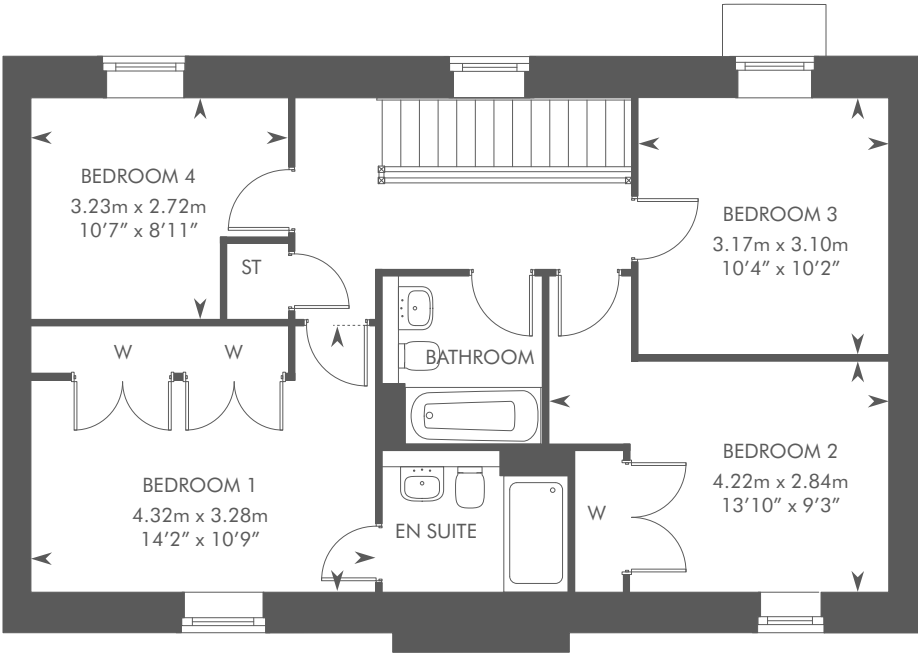
ROSE HOUSE VILLA – PLOT 108

4 BEDROOM TERRACED HOME





GROUND FLOOR



FIRST FLOOR

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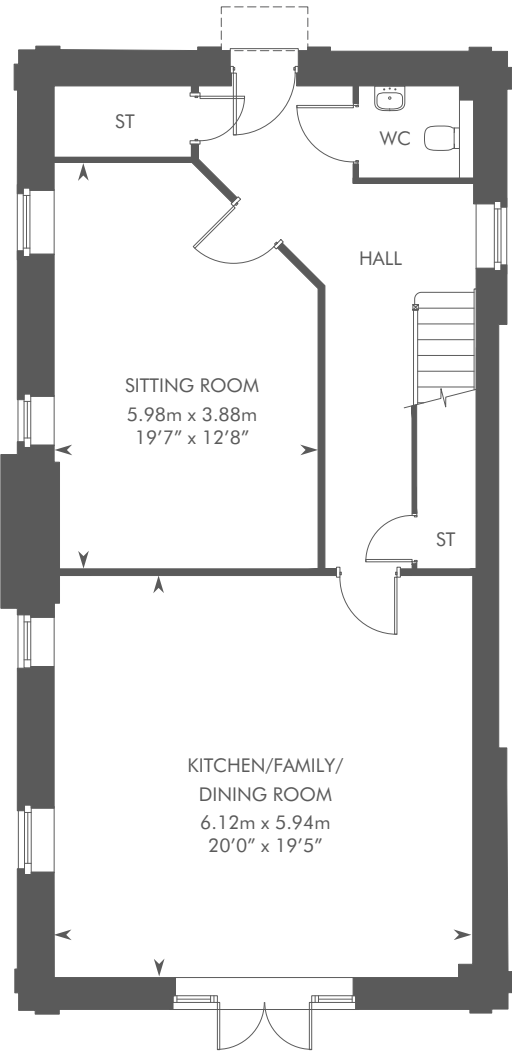




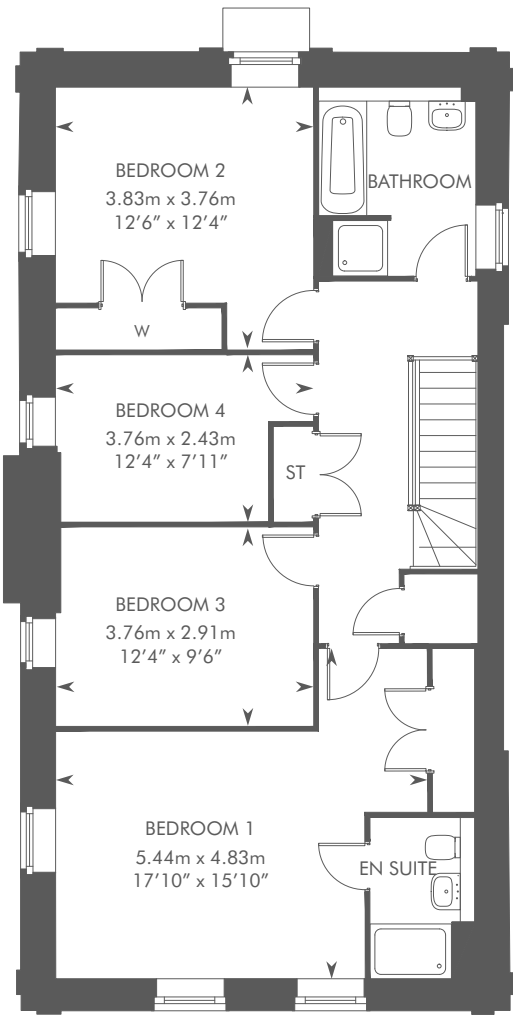
ROSE HOUSE VILLA - PLOT 109

4 BEDROOM TERRACED HOME





GROUND FLOOR



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CALA AT WELLESLEY
HOUSES SPECIFICATION



Photography from a previous CALA development



DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.



SPECIFICATION

KITCHENS

- Individually designed kitchen
- Laminate work surfaces with matching upstand
- 1 & ½ bowl stainless steel sink with drainer and mixer tap
- Stainless steel splashback to the hob
- Under cupboard lighting
- Bosch single oven (3 bedroom new build homes)
- Bosch double oven (3 bedroom refurbishment homes)
- Bosch double oven (4 and 5 bedroom homes)
- Bosch 4-burner gas hob with wok burner (3 bedroom new build homes)
- Bosch 5-burner gas hob with wok burner (3 bedroom refurbishment homes)
- Bosch 5-burner gas hob with wok burner (4 and 5 bedroom homes)
- Bosch stainless steel extractor hood
- Bosch integrated dishwasher
- Bosch integrated fridge/freezer
- Bosch integrated washer/dryer (excluding The Barton)
- Amtico flooring to the open plan kitchen area

UTILITY ROOM (THE BARTON)

- Individually designed utility room
- Laminate work surfaces with matching upstand
- Space for free-standing washing machine
- Space for free-standing tumble dryer
- Amtico flooring

CLOAKROOM, BATHROOM AND EN SUITES

- White Roca sanitaryware
- White wall-hung vanity unit to the basin in the bathroom and the master en suite
- VADO mixer taps
- VADO showers
- Glass shower doors
- Porcelanosa tiling to walls*
- Amtico flooring
- Shaving point in the bathroom and en suites

PLUMBING AND HEATING

- Gas-fired boiler heating system with radiators
- Chrome ladder style radiators in the cloakroom, bathroom and en suites

ELECTRICAL

- White LED downlights in the open plan kitchen area
- White LED downlights in the cloakroom, bathroom, en suites and the dressing area
- Pendant lighting in all of the other rooms
- External lights to the front and rear of the house
- External light outside of the utility door
- White electrical fittings in all rooms
- External power point to the rear of the house
- TV points (high and low level position) in the living room
- TV point (high level position) in the open plan kitchen area, separate dining room and all of the bedrooms

- Phone point in the kitchen and the master bedroom
- Phone and data point in the smallest bedroom
- USB charging points in the kitchen and either side of the master bed position
- S-Box power box pop up with USB charger to the kitchen island (Plot 110)
- Power and lighting in some of the garages**
- Fused spur in some of the garages for the future installation of an electric garage door opener*

INTERNAL FINISHES

- Smooth ceilings finished in white paint
- All walls finished in white paint
- All woodwork finished in white paint (satinwood)
- Timber stairs finished in white paint (satinwood) with a stained handrail
- Fitted furniture in the master bedroom dressing area (The Barton and plots 104 & 105)
- Wardrobe in the master bedroom (all other types)
- Wardrobe in bedroom 2 (3 bedroom refurbishment homes and all 4 bedroom homes)
- Wardrobe in bedroom 3 (The Barton)
- Amtico flooring in the entrance hall
- Carpet in the living room, dining room, stairs, landings and all of the bedrooms

*Please speak to a Sales Consultant for wall tiling specification detail.

**Please speak to a Sales Consultant for garages with power.



Photography from a previous CALA development



SPECIFICATION

DOORS AND WINDOWS

- Anthracite grey PVCu windows (new build homes)
- White timber windows (refurbishment homes)
- Anthracite grey PVCu French doors leading out to the garden (new build homes)
- White timber French doors leading out to the garden (refurbishment homes)
- Internal doors with four horizontal grooves finished in white paint (satinwood)

EXTERNAL DETAILS

- Single garage (where applicable)*
- Canopy style garage door
- Buff paving paths and patio areas
- Landscaping to the front garden
- Turf to the front and rear garden
- External garden tap
- External lighting to the private roads

ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise usage
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss (new build homes)
- Double-glazed timber windows providing a high level of thermal insulation and reduced heat loss (refurbishment homes)
- Dual flush mechanisms to toilets to reduce water use
- Insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

MANAGEMENT SERVICES

CALA Homes will appoint a professional managing agent who will provide ongoing management services. Please refer to your Sales Consultant for further details.

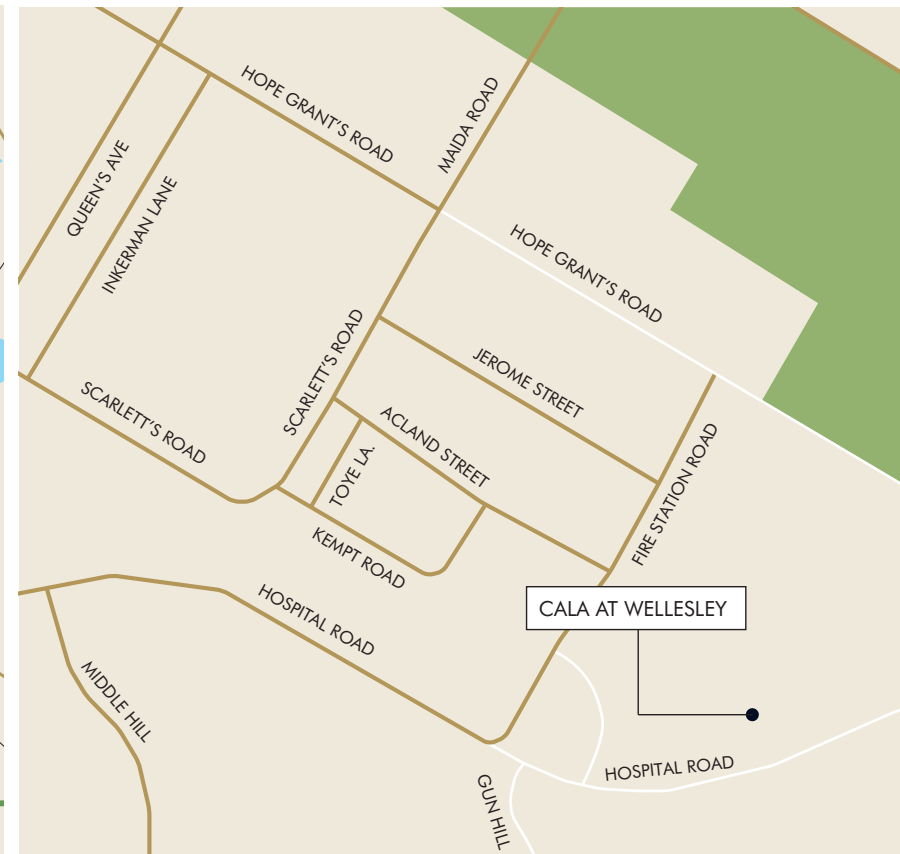
*Please speak to a Sales Consultant for homes with a garage

PERFECTLY LOCATED

CALA AT WELLESLEY, HOPE GRANTS ROAD, ALDERSHOT, HAMPSHIRE, GU11 2AN
(If using sat nav please use postcode GU11 4AN)



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Talavera School – 0.4 miles
- The Cambridge Primary School – 0.6 miles
- Aldershot Library – 0.6 miles
- Wellington Shopping – 0.7 miles



BY CAR

- Princes Hall – 0.9 miles
- Westgate Retail & Leisure Centre – 1 mile
- Aldershot Garrison Sports Centre – 1.2 miles
- Wavell School – 1.9 miles
- Rowhill Nature Reserve – 2.1 miles
- Brickfields Country Park – 2.1 miles
- Manor Park – 2.2 miles
- All Hallows Catholic School – 2.3 miles
- Alderwood Leisure Centre – 2.8 miles
- Alderwood School – 2.9 miles
- Guildford – 11.8 miles
- Heathrow Airport – 23.1 miles
- Gatwick Airport – 44.1 miles



BY RAIL FROM ALDERSHOT STATION

- Guildford – 17 minutes
- Basingstoke – 45 minutes
- London Waterloo – 47 minutes
- Reading – 50 minutes





Stock photography



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



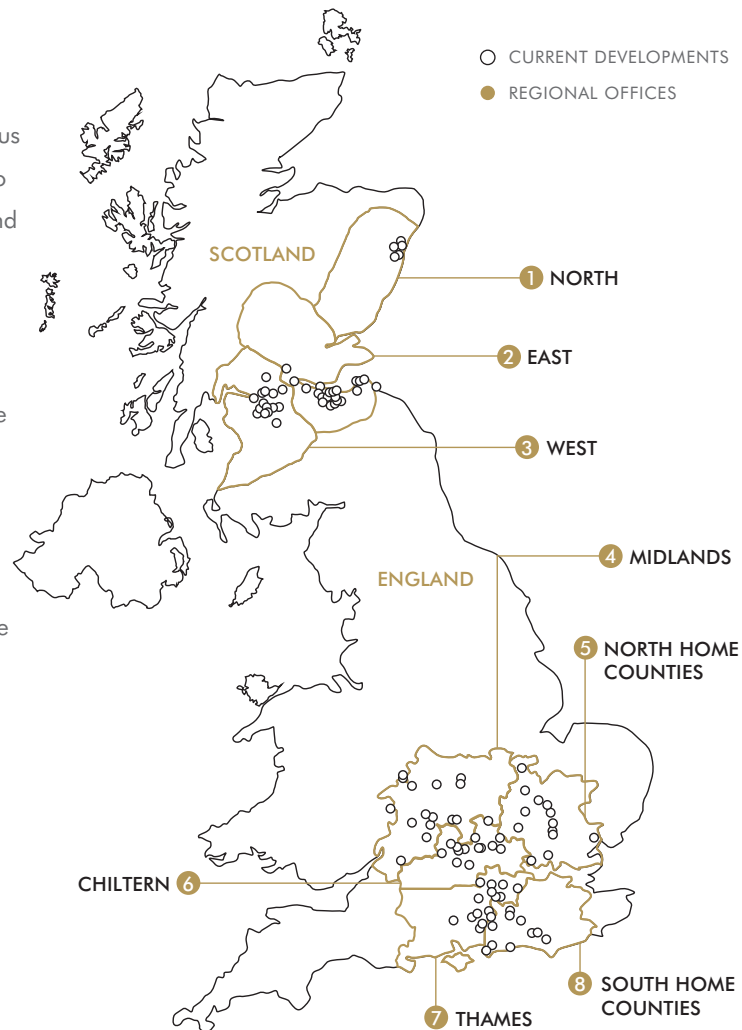
INVESTMENT IN
OUR PEOPLE



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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