

EDEN PARK

RUGBY





EDEN PARK

SPACE TO THRIVE AND ROOM TO GROW

Bordering open countryside and close to Rugby, our new phase at the much sought-after Eden Park development is the latest chapter in CALA's exciting success story throughout Warwickshire.

Just two miles from Rugby town centre, this exclusive selection of 2 bedroom apartments and 2, 3, 4 and 5 bedroom semi-detached and detached homes has been beautifully designed and finished to a quality specification. Here you can look forward to being part of a vibrant family community, perfectly positioned for easy access to a host of desirable amenities, local schools and commuter links.



Photography of Eden Park, Rugby



Images include upgrades at an additional cost







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 & 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

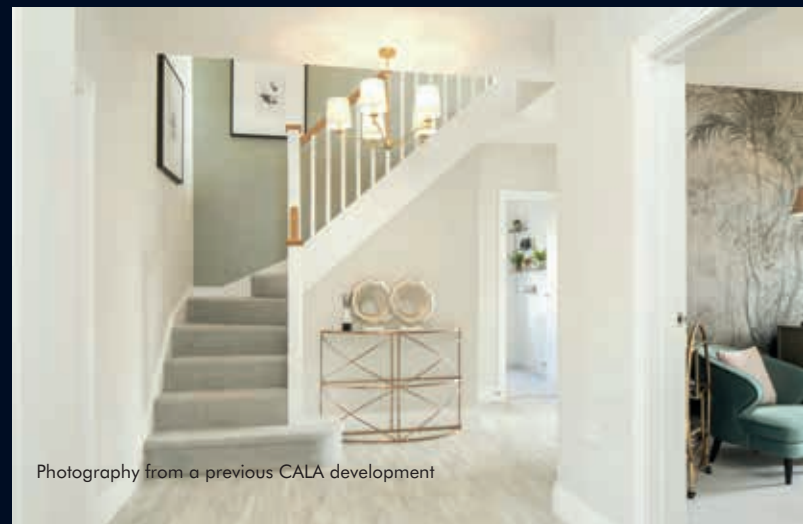
We comply with the Consumer Code for Homebuilders, giving you peace of mind during the purchase process.



*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](https://www.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 comments we've received from happy 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 about various other developers."

DIANE AND DAVID MCCARTNEY,
PURCHASERS AT ELMWOOD PARK, BANBURY

"We visited CALA's Foxgloves development more out of curiosity, not thinking we would be able to afford one of these stunning homes, until the sales consultant told us about the Help to Buy scheme and the difference it could make. Using the scheme meant we could purchase a three bedroom, semi-detached property, which met all of the requirements for our first home."

VANESSA LAI AND JACK DARBYSHIRE,
PURCHASERS AT FOXGLOVES,
SHIPSTON-ON-STOUR



Stock photography

"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

PART EXCHANGE* HELPS FAMILY SECURE MOVE TO RUGBY

Lynette and Steven fell in love with the homes at Eden Park when they first visited. Once the decision to move was made, they were able to complete and move into their new Rugby home in just 8 weeks using CALA Homes' up to 100% Part Exchange service.

Lynette comments: "We lived in Northamptonshire for about 15 years in a 25-year-old property. We made the decision to move further north as we wanted to be within the catchment area for some of the grammar schools in Warwickshire. With Rebecca going into her final year of primary school this September, it was important for us to give her the best chance. Rugby appealed to us in particular because of its convenient access to the motorway network. I work in Milton Keynes and Steven works in Lutterworth, so it was key that our journey to work wouldn't be affected either."

Lynette said: "We didn't know much about part exchange, but the sales team gave us plenty of knowledge and advice on how it works and how it could really help us. They made us a sensible offer on our current property and we soon realised this would be the ideal solution for us. Had we not used part exchange, we would still be waiting for our house to sell before we could make a move, so this just took the weight off our shoulders."

LYNETTE & STEVEN GILBEY, PURCHASERS AT EDEN PARK, RUGBY



"We hadn't previously heard of CALA Homes, but when we came across the development here in Rugby, the sales team really impressed us with their service. CALA really stood out to us compared to other housebuilders in the area as they were more focused on what we wanted as a family. They listened intensely to our situation and made some great recommendations, including the suggestion to use the part exchange service."



RUGBY

HIGHLY DESIRABLE, EASILY ACCESSIBLE

Rugby, on the eastern edge of Warwickshire, is a popular market town close to the River Avon near the borders of Northamptonshire and Leicestershire.

For those who love a touch of retail therapy, culture or leisure, there are destinations to satisfy every demand.

Elliott's Field Shopping Park offers a mix of high street favourites, including M&S and a large Tesco superstore right on your doorstep. Rugby Central, in the heart of the town, has a range of shops and eateries ensuring that every day essentials are also close at hand.

The town is also home to the World Rugby Hall of Fame, Webb Ellis Rugby Football Museum and Rugby Art Gallery Museum. With such a rich sporting heritage, there are plenty of recreational amenities, including Queen's Diamond Jubilee Leisure Centre, Nuffield Health Gym and Rugby Golf Club.

You can enjoy entertaining evenings at Cineworld and Rugby Theatre, or family days out exploring the scenic surroundings of the North Oxford Canal, Caldecott Park, Swift Valley Nature Reserve and Draycote Water Nature & Wildlife Park.

For those with children of school age, there is a great choice of local independent and state schools. Rugby Free Primary is just over a mile away from Eden Park with Long Lawford Primary also nearby. Secondary education can be found at Lawrence Sheriff School for boys, Rugby High School for girls and Ashlawn School.





WELL CONNECTED IN EVERY WAY

Whether you're popping into town, escaping to the countryside or travelling to work, Eden Park is conveniently placed for every occasion.

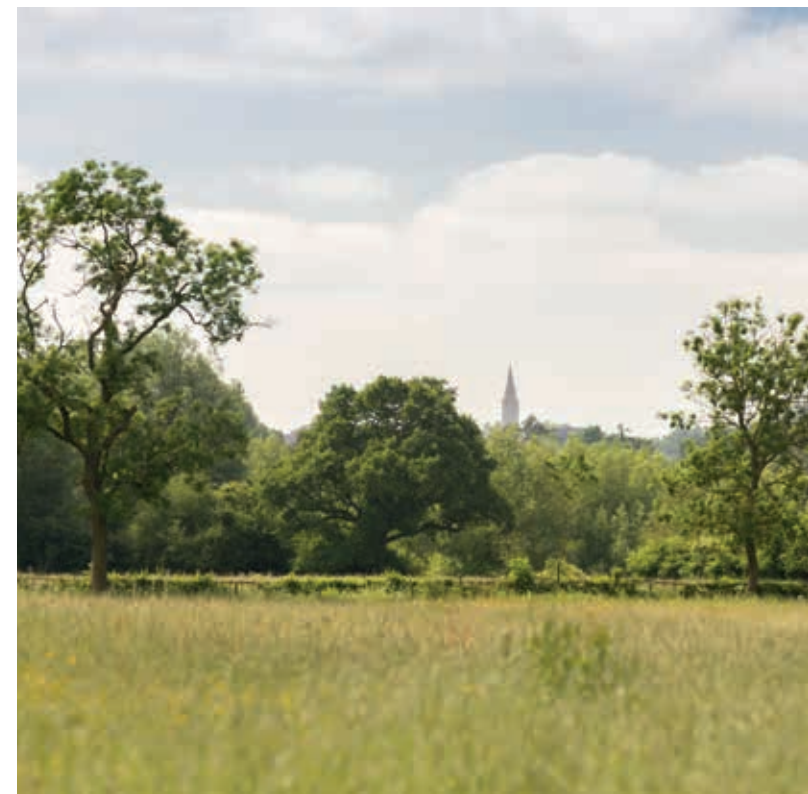
With Junction 1 of the M6 just over a mile to the north, as well as the M1 and M45 both in close reach, it's a convenient choice for motorway drivers seeking quick and easy access to Coventry, Royal Leamington Spa or Birmingham.

Rail connections are also appealing to commuters. Enjoying direct services from Rugby station on the West Coast Main Line to Birmingham, Coventry, Milton Keynes and London Euston, you can reach the capital in under an hour. While offering a gateway to the world, Birmingham International Airport is only 26 miles from this leafy family retreat.

Journey times taken from www.thetrainline.com

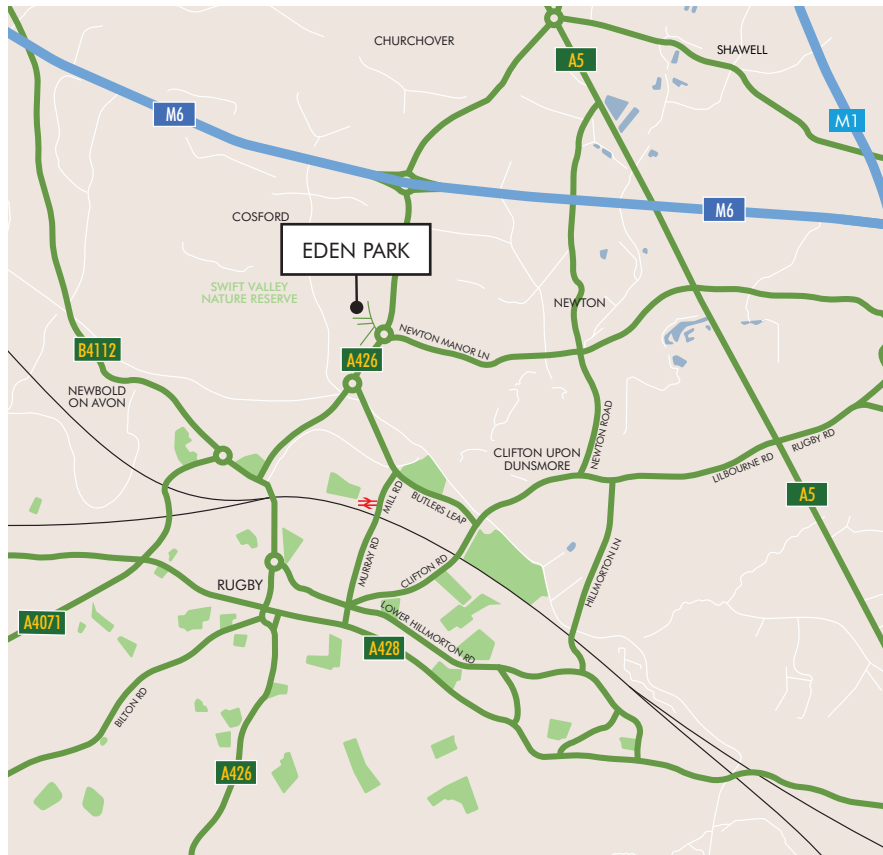


Local area photography



PERFECTLY LOCATED

EDEN PARK, CYPRESS ROAD, RUGBY, WARWICKSHIRE, CV21 1SA



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Tesco Superstore – 0.8 miles
- Swift Valley Nature Reserve – 0.9 miles



BY CAR

- Elliott's Field Shopping Park – 1.0 miles
- M6, Junction one – 1.2 miles
- Nuffield Health Gym – 1.3 miles
- Rugby Free Primary School – 1.4 miles
- Rugby Golf Club – 2 miles
- Rugby Art Gallery & Museum – 2.2 miles
- Rugby Town Centre – 2.3 miles
- Lawrence Sheriff Secondary School – 2.5 miles
- Queen's Diamond Leisure Centre – 2.5 miles
- Rugby School Sports Centre – 2.8 miles
- Draycote Water Nature and Wildlife Park – 7.7 miles



BY RAIL FROM RUGBY STATION

- Coventry – 11 minutes
- Northampton – 23 minutes
- Birmingham New Street – 35 minutes
- London Euston – 51 minutes



Image includes upgrades at an additional cost





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



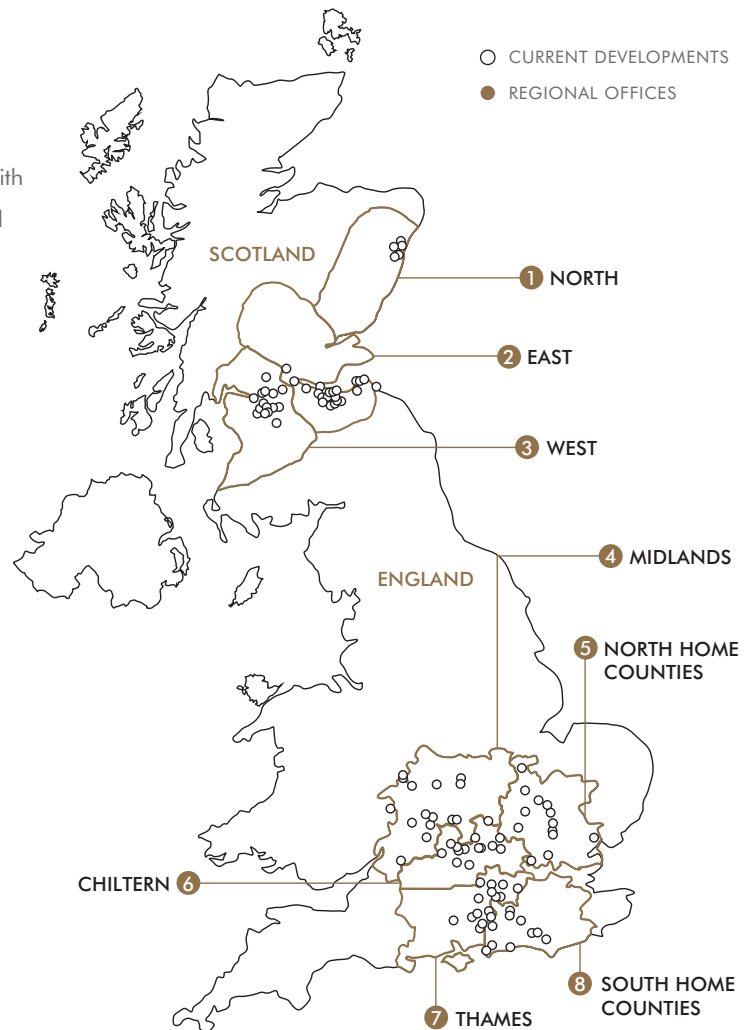
INVESTMENT IN
OUR PEOPLE



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 well-being 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.

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

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