



be: newhall Newsletter

Summer 2009

FOLLOWING THE SELL OUT SUCCESS OF PHASE ONE AT BE WE ARE WORKING ON THE RELEASE OF FUTURE PHASES, WITH A NEW SELECTION OF HOMES.

The contemporary style homes, which have already received industry awards for their architectural innovation and interior design, have bucked the current market trend, receiving a steady stream of buyer interest since they were first released in the latter half of last year.

The homes maximise the use of space and light. Generous central halls lead into open-plan living dining areas and external courtyards. The homes also include roof terraces and balconies and the all-important study, which is separate from other living areas.



Secure yourself an award winning home

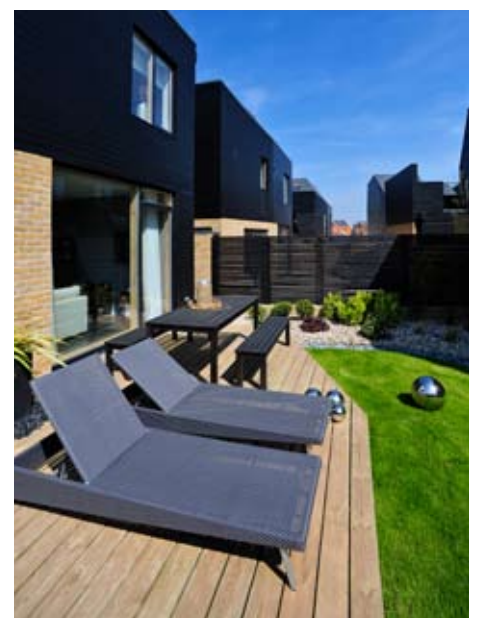
IN THE LATEST YOUR NEW HOME AWARDS, A SPECIALIST JUDGING PANEL OF INDUSTRY EXPERTS VOTED BE AT NEWHALL, AS A WINNER IN TWO CATEGORIES: ARCHITECTURAL INNOVATION AND BEST DEVELOPMENT FOR INTERIOR DESIGN.

And Linden added yet another trophy to the **be** cabinet as winner of the Project category at the much coveted Housing Design Awards last month!

The stunning collection of homes, which have been designed by award winning architect Alison Brooks, were recognised for their 'wow factor' and highly specified interior design, which accommodates 'timeless living'.

A few words from the architect herself, Alison Brooks:

"Buying an architect designed home should be accessible to all homebuyers. If developers and the UK's leading architects work in partnership, design-led homes could and should become a reality, not just for smaller, bespoke projects but also for larger schemes. **be** at Newhall is a perfect example of how these homes can be produced on larger scale, without compromising on quality or incurring a disproportionate price tag."



A home with green credentials

newhall



BUYERS AT **be CAN REST ASSURED THAT THEIR NEW HOME COMES WITH GREEN CREDENTIALS. The homes at **be** include low energy lighting inside and out, efficient condensing gas boilers and thermal store systems and A-rated appliances throughout.**

The home's large glazed areas also allow natural light and heat into the home, while solar collectors fitted to the roof access the sun's energy – all designed not only to reduce your home's carbon emissions but its fuel bills too.

In fact, **be** at Newhall has been registered with the Building Research Establishment (BRE) to achieve Level 3 of the Code for Sustainable Homes. The Code seeks to

achieve a level of sustainability above the norm in terms of energy conservation. The houses are all fitted with solar thermal collectors which provide "Free Heat" input into the heating and domestic hot water systems and high levels of thermal insulation within the timber frames help to reduce the energy consumption.



Prices

Guide prices for phase two will start from £164,995 for a one bedroom apartment and £399,995 for a four bedroom detached villa.

For further information visit www.lindenhomes.co.uk, call 0844 555 2073 or email: easternsales@lindenhomes.co.uk

Incentives to make your move a reality

Over recent months, we have seen a significant uplift in buyer interest. While homebuyers have typically become a lot choosier, good quality homes, especially those accompanied by a flexible range of incentives, are still proving very popular.

At **be**, buyers can choose from a range of outstanding, contemporary homes

conveniently located both for those working in the wider county, as well as those looking to commute into London, and residents can enjoy the benefits of a ready made community. Incentives have proved a key enabler in the new homes market, but at Linden, we think it's important to remember that every customer is different. We work closely with all our potential buyers, on an individual basis, to tailor our incentives packages to meet their specific needs.

The latest incentive to become available at **be** is our new 'Linden Advantage' scheme, which could double your deposit and make your mortgage much more affordable*. To help all those saving for their first home, Linden will match a buyer's deposit with up to 5% of their new home's purchase price, effectively

doubling their deposit and allowing buyers to secure one of the increasing number of competitive, 90% loan-to-value mortgages now available. Get saving – and we'll be here to help!

Further incentives currently available at **be include:**

Stamp Duty Paid* – to assist those taking their first step onto the ladder, Linden Homes is offering to pay stamp duty on homes purchased at **be**.

Assisted Move* – for homeowners not eligible for part exchange, assisted move is a popular choice. Linden Homes will assist buyers with the sale of their existing home, taking on the full responsibility of the sale, from organising valuations to liaising with estate agents in relation to marketing and price.

What our customers say

One buyer who has taken advantage of the current market and traded up from a one bedroom London flat to a two-bedroom home at Linden Eastern's **be** at Newhall is Mr Yee and his family.

Mr Yee says: "With prices continuing to fall now seemed the perfect time to move to our next home. We have been looking to move out of London for some time and we were keen to move somewhere that offered a community spirit and a sense of living in the countryside, with good connections into the Capital, so **be** at Newhall was perfect.

"Linden Homes were great, they spent time with us looking at our options and helping us to decide on the home that was right for us. The homes were very competitively priced, which meant we were able to secure the necessary mortgage, without over stretching ourselves."



Katie Simmons and her partner Ryan Williams have recently secured a two bedroom courtyard home at **be** at Newhall.

Katie comments: "Having already lived in the area for the last four years we were confident that this is where we want to settle down so we were really pleased to find a property that would be our home for many years to come, that still fell within our price range."



What the local agents have to say

Paul Brooker of local estate agents Howick and Brooker states:

"The homes at **be** have set a new benchmark for local housing – built to an incredibly high specification and offering the latest in energy efficient technology.

"Their unique, contemporary design, excellent use of space and light and their convenient location have made these homes extremely popular with homebuyers and I have no doubt that the launch of future phases at the development will be met with equal enthusiasm."

Peter Cunningham of Lanes Estate Agents states: "**be** at Newhall offers buyers an excellent opportunity to secure a truly iconic home within a very sought after development. Over recent months we have seen a steady exodus of buyers looking to move out of North London, in search of a better quality of life and better value for their money. **be** at Newhall has proved the ideal solution – high quality, contemporary homes, which are well located for local schools and amenities, yet still within easy commuting distance of the City."

Linden Homes – part of the Galliford Try Homes Group

Galliford Try is one of the UK's leading companies in both the construction and housebuilding markets. Linden Homes forms part of Galliford Try's award winning Housebuilding Division, specialising in brownfield development and individually designed schemes.

Galliford Try operates through five strong regional brands: Linden Homes, Linden London Developments, Stamford Homes, Midas Homes and Gerald Wood Homes. Specialists in brownfield sites, the businesses

differentiate themselves through individually designed, bespoke developments and the provision of outstanding customer service.

Attention to detail, design quality, local knowledge and expertise in developing a high quality offering have led to the group's developments being recognised with a number of national awards.

Galliford Try projects outside the housebuilding division include: a partnership with The All England Lawn Tennis Club to upgrade and install a retractable roof at Wimbledon's Centre Court; the construction of the new Brunel Indoor Athletics Centre,



a world-class athletic facility for Brunel University; the construction of the Westminster Academy, a city academy which facilitates up to 1,175 students for Westminster Academy Trust.

For further information visit www.lindenhomes.co.uk, call 0844 555 2073 or email: easternsales@lindenhomes.co.uk

Prices correct at time of distribution. *Subject to scheme rules. Specification subject to change. Please check with sales advisor. Images show homes at Newhall. LINDE43/AUGUST 2009



Howick & Brooker
Partnership

