



# AMBER WATERSIDE

CRANLEIGH

# The reinvention of rural living

Fusing countryside splendour with a bold architectural aesthetic, Amber Waterside is a reimagining of rural life. This is a Surrey idyll energised with striking design, savouring agricultural tranquillity whilst retaining urban sophistication. These Shared Ownership two and three bedroom homes blend effortlessly into their surroundings. Here, architectural ingenuity enriches natural splendour.

The village of Cranleigh provides the perfect backdrop to this countryside haven. A self-sustaining village where everything is on your doorstep, it merges pastoral charm with modern sophistication and a lively, established community. Explore the farmers' market to sample fresh ingredients, stroll through the bustling high street boutiques or join the local cricket club, all the while knowing that central London and Guildford are within reach.

We know how rare it is to find design, space, location and community all in one place. This is Amber Waterside.



COMPUTER GENERATED IMAGE OF APARTMENTS, INDICATIVE ONLY



COMPUTER GENERATED IMAGE OF HOUSES, INDICATIVE ONLY

# Our location

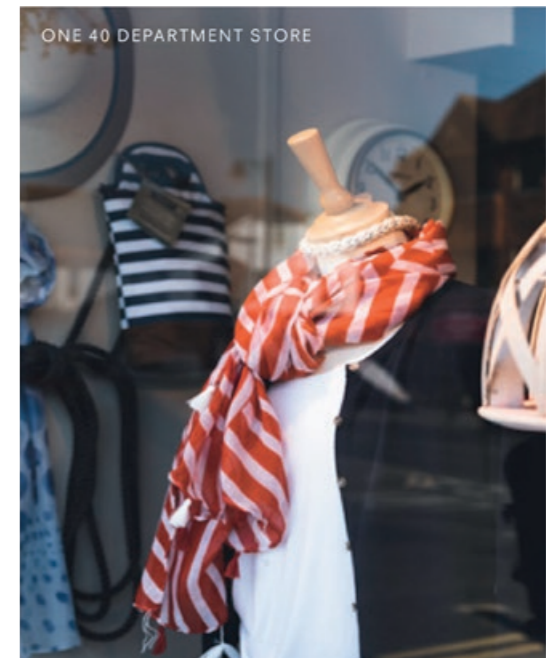
Amber Waterside offers a lifestyle balanced between rural life and a cosmopolitan sensibility. Our sumptuous two and three bedroom homes are set in a thriving village benefiting from expansive green spaces. Cranleigh is a haven for the 'urban-minded' seeking more. England's largest village blends metropolitan convenience with a gentler pace. Relish modern life, while savouring rural living.

Set in the perfect location at the gateway of the idyllic English countryside, yet, only a short drive from Guildford where you can then step off at London Waterloo in less than an hour. Visit the beautiful cobbled high street of Guildford in about twenty minutes or venture into the Area of Outstanding Natural Beauty that is the Surrey Hills. Cycle along the Downs Link cycle path that links Guildford to Shoreham-by-Sea and feel the water lapping at your toes on the south coast.

Discover the real beauty of the south. Indulge in high-end restaurants, unwind in pubs bursting with heritage and uncover the mystic wonder of Cranleigh's surrounding nature trails.



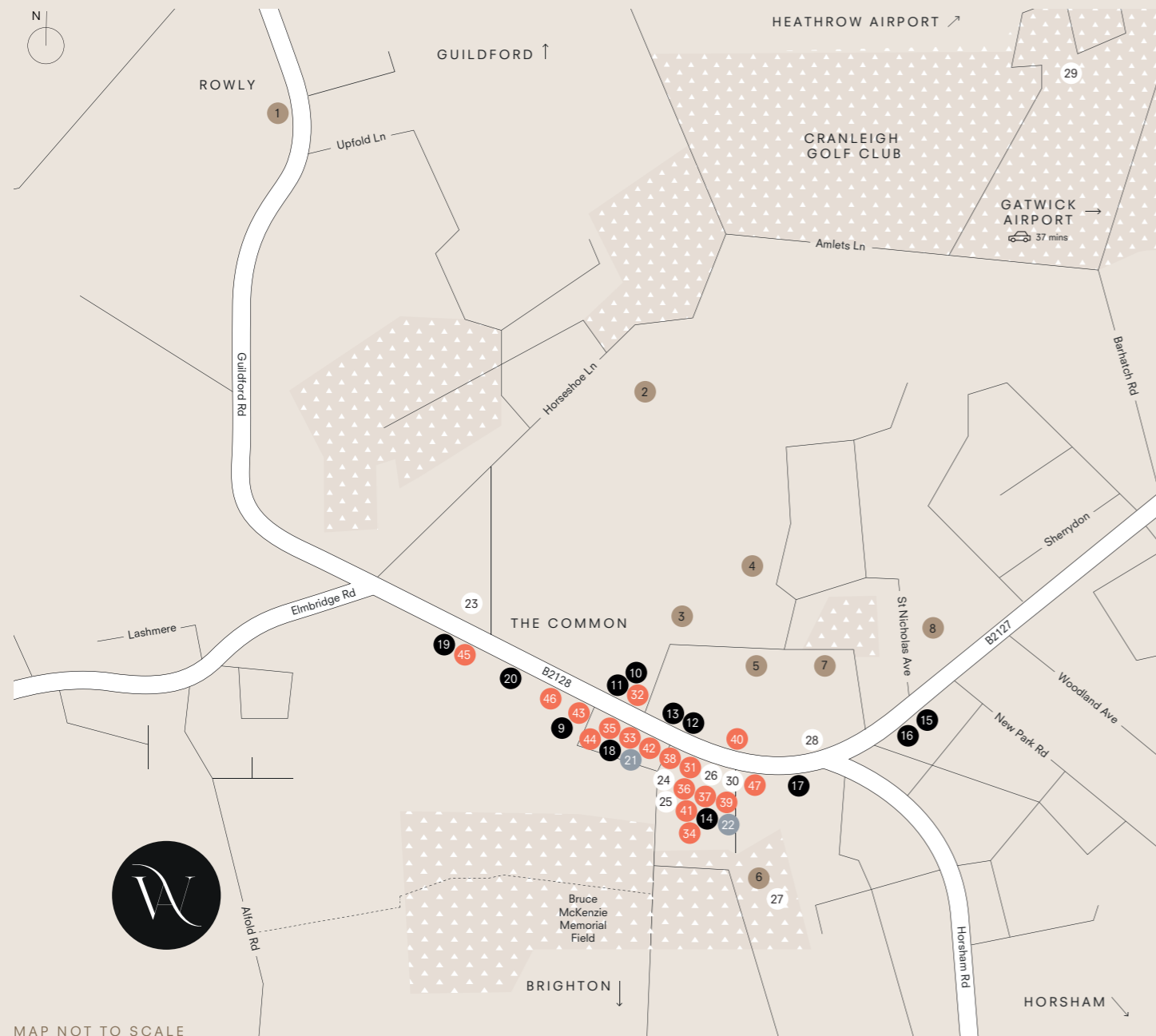
# Rural tranquillity meets urban simplicity



Enjoy city delights in a peaceful village setting. Wander down the bustling high street browsing the assortment of charming independent shops, from boutique department stores such as One 40, to local fishmongers, butchers and farm shops. For the weekly shop, Sainsbury's and M&S are on hand for all your grocery needs.

The village also plays host to exciting events, including the monthly farmers' market which celebrates the village's local delicacies. Young families are spoilt for choice. A wealth of schools are within easy distance of Amber Waterside, all rated 'Good' and 'Outstanding.' Boundless green space stretches for miles, offering children the perfect opportunity to enjoy the great outdoors.

Catch up with friends in the bustling Richard Onslow pub or be swept away watching a Shakespearean drama performed at the Cranleigh Arts Centre.



MAP NOT TO SCALE

----- Proposed indicative footpath, subject to change

**SCHOOLS & NURSERIES**

- 1. Cranleigh Nursery School\*
- 2. Cranleigh Preparatory School\*
- 3. Christopher Robin Nursery\*
- 4. Glebelands School\*
- 5. Cranleigh Primary School\*
- 6. Little Hearts Pre School\*
- 7. Acorn Nursery School\*\*
- 8. St Cuthbert Mayne Primary School\*\*

Ofsted rating \*Good \*\*Outstanding

**FOOD & DRINK**

- 9. Rania Indian Restaurant
- 10. Brown's Surrey Gin & Tea
- 11. New Lotus House
- 12. The Richard Onslow Pub
- 13. Yangaz Bistro Grill
- 14. Lemongrass Restaurant
- 15. The White Hart Hotel

**BANKS**

- 16. Moooh Ice Cream
- 17. The Three Horseshoes Pub
- 18. Costa
- 19. The Cranley Hotel
- 20. The Curry Inn
- 21. Nationwide
- 22. Barclays

**LEISURE & CULTURE**

- 23. Cranleigh Cricket Club
- 24. Cranleigh Leisure Centre
- 25. Cranleigh Farmers Market
- 26. Cranleigh Library
- 27. Snoxhall Play Park
- 28. Cranleigh Arts Centre
- 29. Cranleigh Golf & Country Club
- 30. Cranleigh Village Hall

**SHOPPING**

- 31. M&S
- 32. Bella & Ben
- 33. One 40
- 34. Mr Simms Olde Sweet Shoppe
- 35. Sainsburys
- 36. Cranleigh Fish
- 37. Rawlings Butchers of Cranleigh
- 38. Cook
- 39. Handyman's Hardware
- 40. The Hair Company
- 41. Cornwell's Celebration Cakes
- 42. Cranleigh Pharmacy
- 43. Superdrug
- 44. Boots
- 45. Jewson
- 46. Cranleigh Dental Care
- 47. Bramley Linen Care

# Connections

\* Driving, cycling and walking times from Amber Waterside according to Google Maps

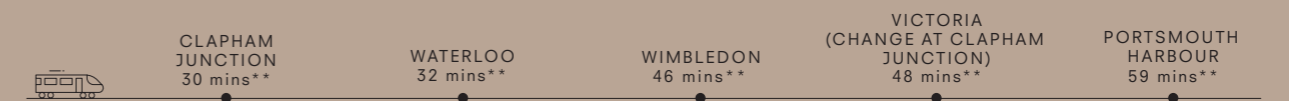
\*\* Train times from trainline.com (off peak) and calculated at 10am on a weekday from Guildford station

\*\*\* Estimated walking times through the country park

## Drive



## Train



## Cycle



## Walk



# Site Plan



- SHARED OWNERSHIP HOUSES
- SHARED OWNERSHIP APARTMENTS



NOT TO SCALE

PHOTO OF THE PRIVATE SALE SHOW HOME





# A Bold Vision

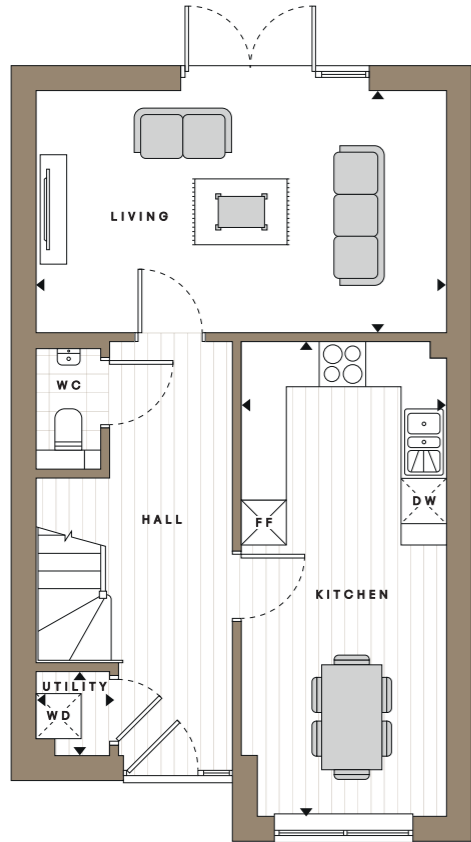
The exterior features of the homes draw on their immediate surroundings, creating the perfect entertaining space to unwind. With an elegant and modern layout the communal areas form the basis of our contemporary approach. A design that has been considered, capturing maximum natural daylight creating a strong sense of space whilst nurturing the connection to the outdoors.

PHOTO OF THE PRIVATE SALE SHOW HOME

3 BEDROOM HOUSE

Internal Area	97.64 sq m	1,051 sq ft
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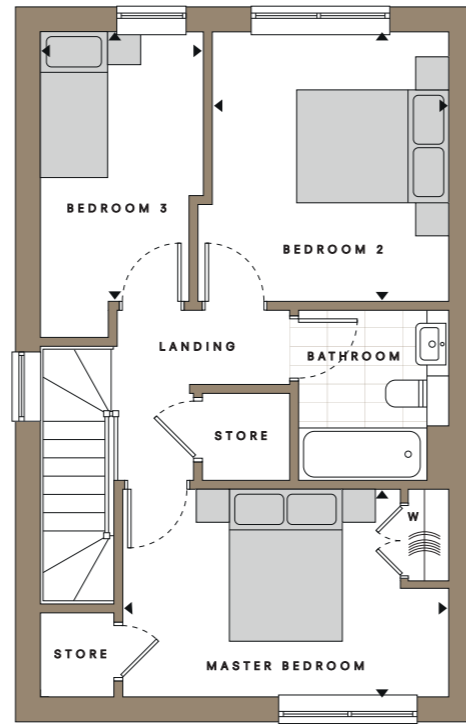
GROUND FLOOR



PLOTS

As per plan	10, 14, 18, 64
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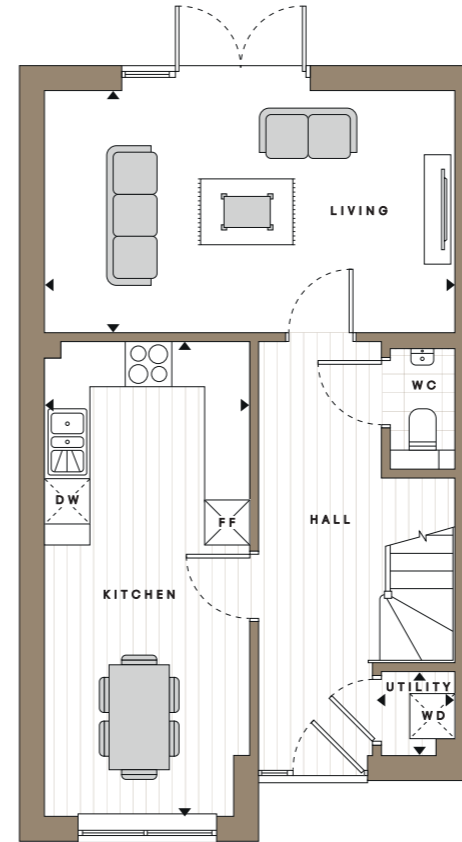
FIRST FLOOR



3 BEDROOM HOUSE

Internal Area	97.64 sq m	1,051 sq ft
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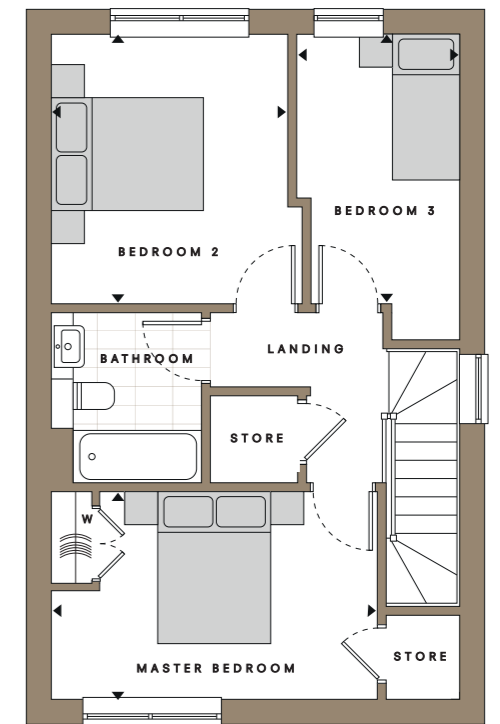
GROUND FLOOR



PLOTS

As per plan	9, 13, 17, 63
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FIRST FLOOR



Kitchen	6.27 x 2.71 m	20'7" x 8'11"
Living	3.19 x 5.42 m	10'6" x 17'9"
Utility	1.12 x 0.97 m	3'8" x 3'2"
Master Bedroom	2.74 x 4.35 m	8'12" x 14'3"
Bedroom 2	3.56 x 3.14 m	11'8" x 10'4"
Bedroom 3	3.56 x 2.16 m	11'8" x 7'1"

KEY

WD Washer Dryer FF Fridge Freezer DW Dishwasher W Wardrobe  
 ▶◀ Measuring points

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details. Estimated finished ceiling height, subject to change. \*50mm tolerance included.



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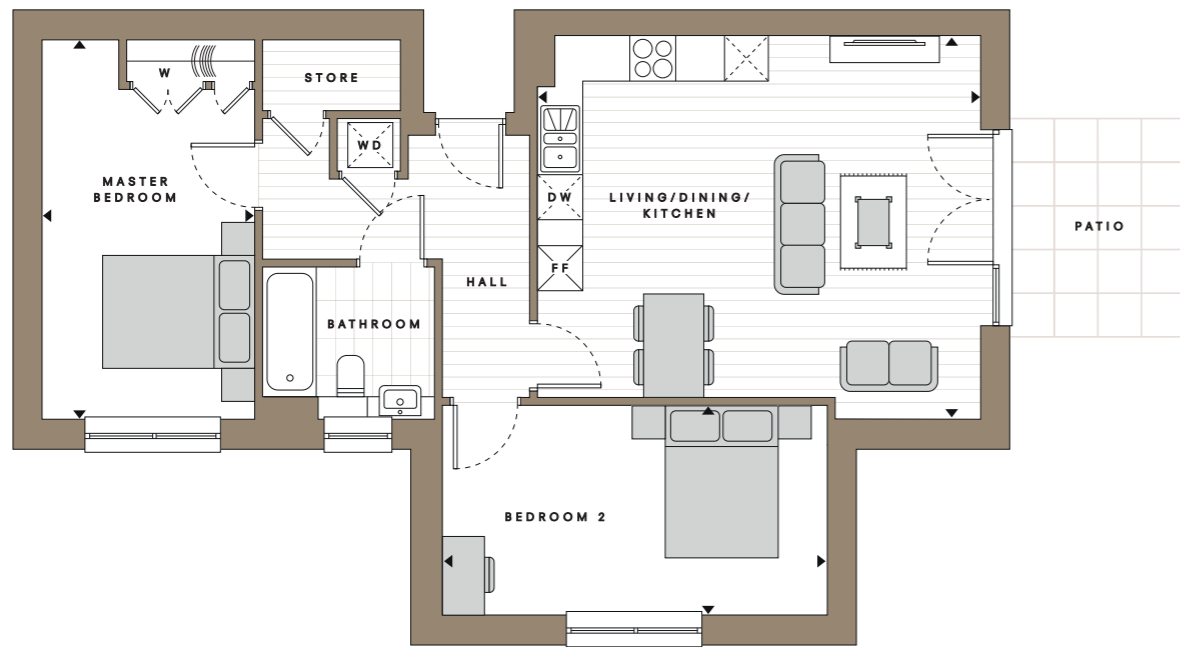
2 BEDROOM APARTMENT

Internal Area	73.52 sq m	791 sq ft
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PLOTS

As per plan	39
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GROUND FLOOR



Kitchen/Living/Dining	5.84 x 5.07 m	19'2" x 16'8"
Master Bedroom	2.80 x 5.07 m	9'2" x 16'8"
Bedroom 2	5.07 x 2.76 m	16'8" x 9'1"

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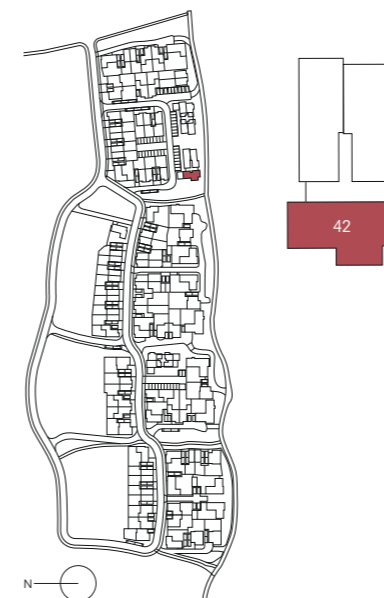
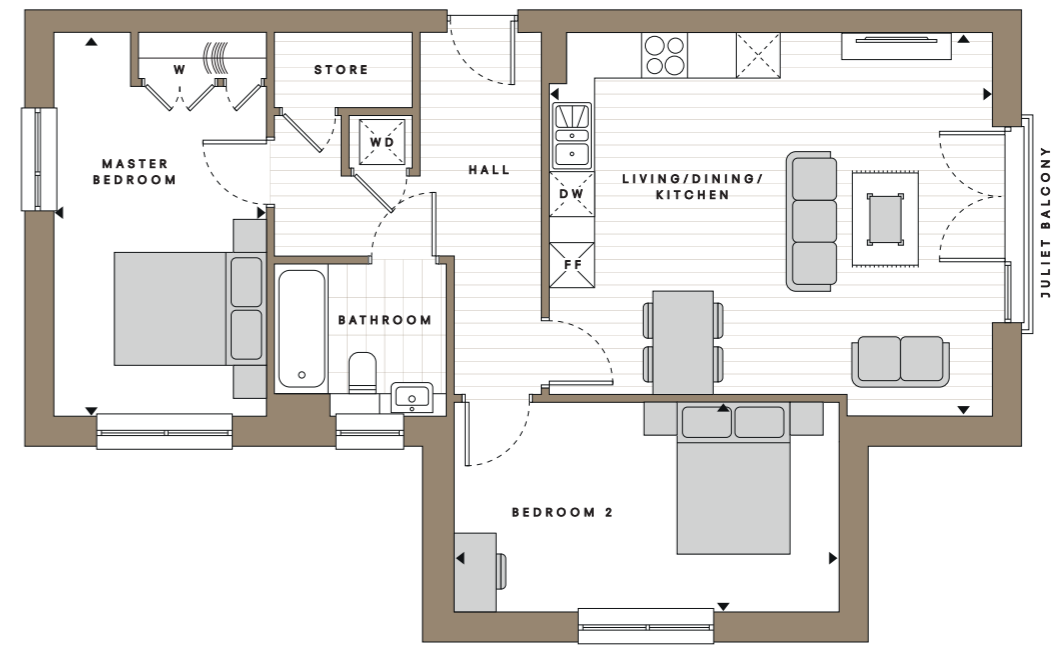
2 BEDROOM APARTMENT

Internal Area	73.52 sq m	791 sq ft
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PLOTS

As per plan	42
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FIRST FLOOR



Kitchen/Living/Dining	5.84 x 5.07 m	19'2" x 16'8"
Master Bedroom	2.80 x 5.07 m	9'2" x 16'8"
Bedroom 2	5.07 x 2.76 m	16'8" x 9'1"

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2 BEDROOM APARTMENT

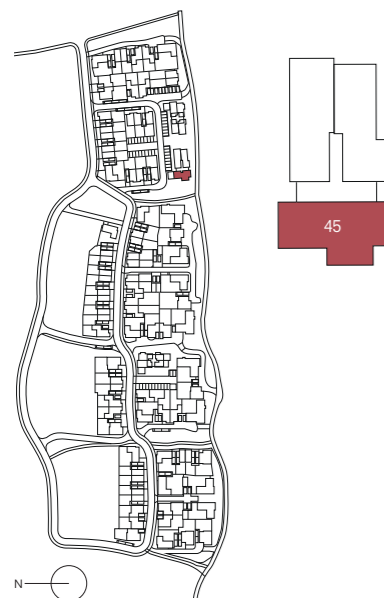
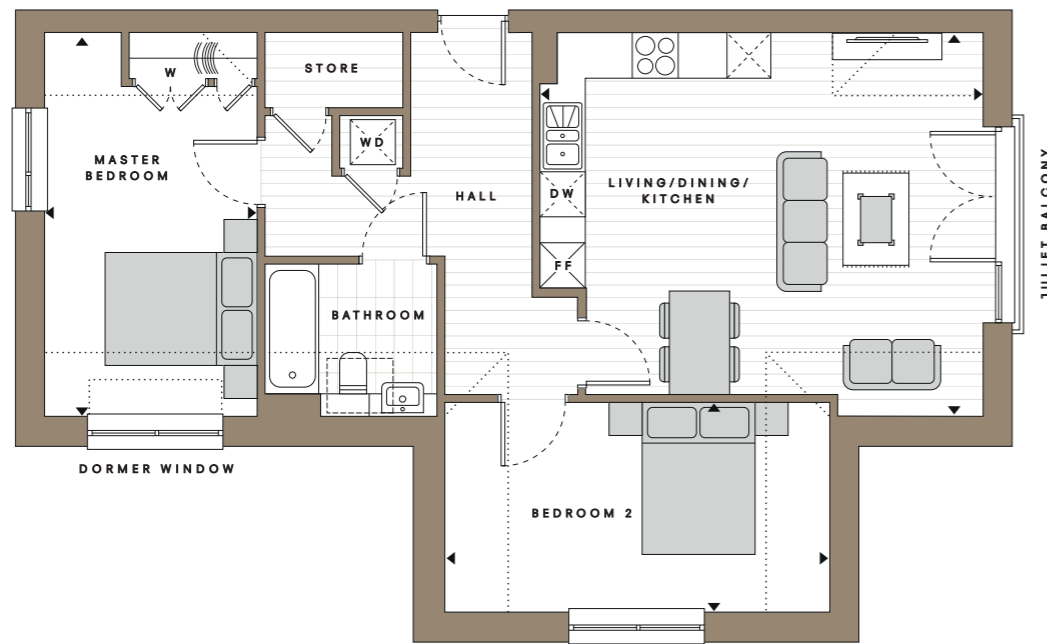
Internal Area	73.52 sq m	791 sq ft
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PLOTS

As per plan	45
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SECOND FLOOR

- ..... REDUCED HEADROOM
- ROOF WINDOWS



Kitchen/Living/Dining	5.84 x 5.07 m	19'2" x 16'8"
Master Bedroom	2.80 x 5.07 m	9'2" x 16'8"
Bedroom 2	5.07 x 2.76 m	16'8" x 9'1"

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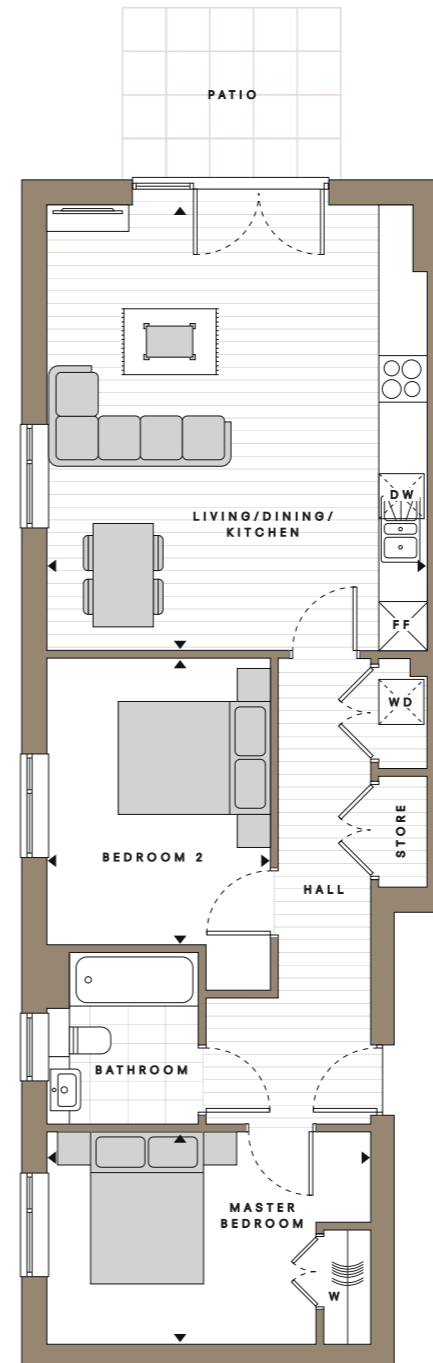
2 BEDROOM APARTMENT

Internal Area	71.11 sq m	765 sq ft
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PLOTS

As per plan	37
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GROUND FLOOR



Kitchen/Living/Dining	5.02 x 5.90 m	16'6" x 19'4"
Master Bedroom	4.27 x 2.80 m	14'0" x 9'2"
Bedroom 2	2.95 x 3.77 m	9'8" x 12'4"

KEY

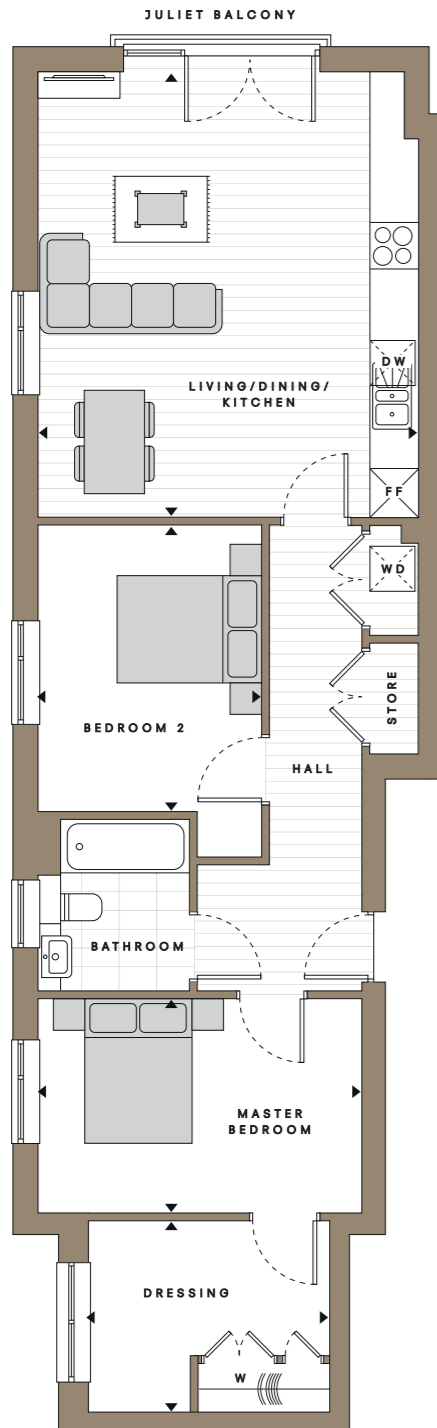
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2 BEDROOM APARTMENT

Internal Area	79.35 sq m	854 sq ft
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FIRST FLOOR



PLOTS

As per plan	40
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Kitchen/Living/Dining	5.02 x 5.90 m	16'6" x 19'4"
Master Bedroom	4.26 x 2.81 m	14'0" x 9'3"
Bedroom 2	2.95 x 3.77 m	9'8" x 12'4"
Dressing	3.15 x 2.49 m	10'4" x 8'2"

KEY

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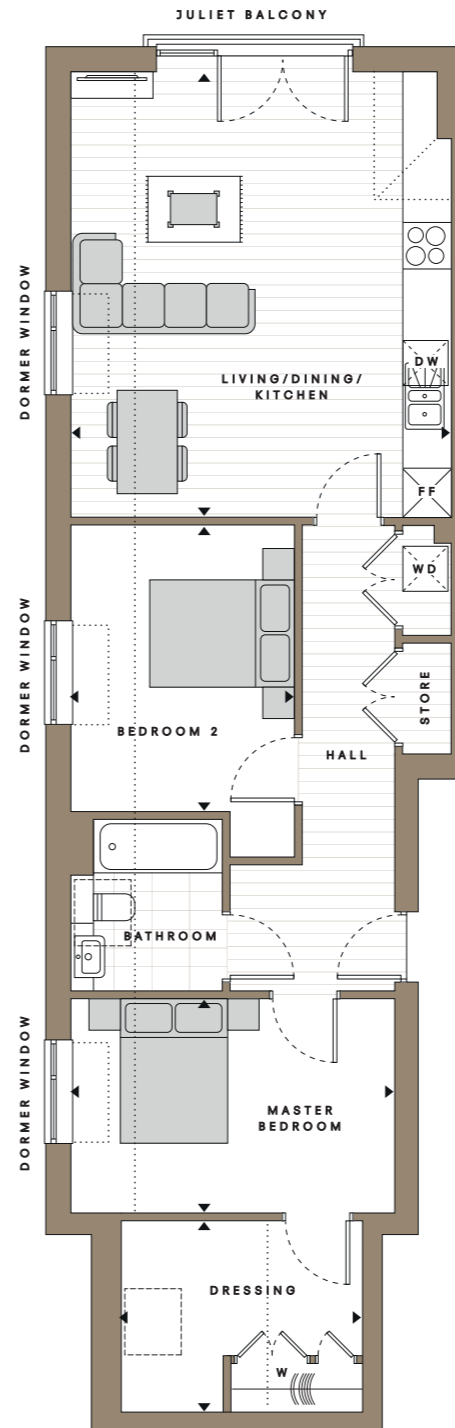


2 BEDROOM APARTMENT

Internal Area	79.35 sq m	854 sq ft
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SECOND FLOOR

..... REDUCED HEADROOM  
 - - - - - ROOF WINDOWS



PLOTS

As per plan	43
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Kitchen/Living/Dining	5.02 x 5.90 m	16'6" x 19'4"
Master Bedroom	4.26 x 2.81 m	14'0" x 9'3"
Bedroom 2	2.95 x 3.77 m	9'8" x 12'4"
Dressing	3.15 x 2.49 m	10'4" x 8'2"

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**2 BEDROOM APARTMENT**

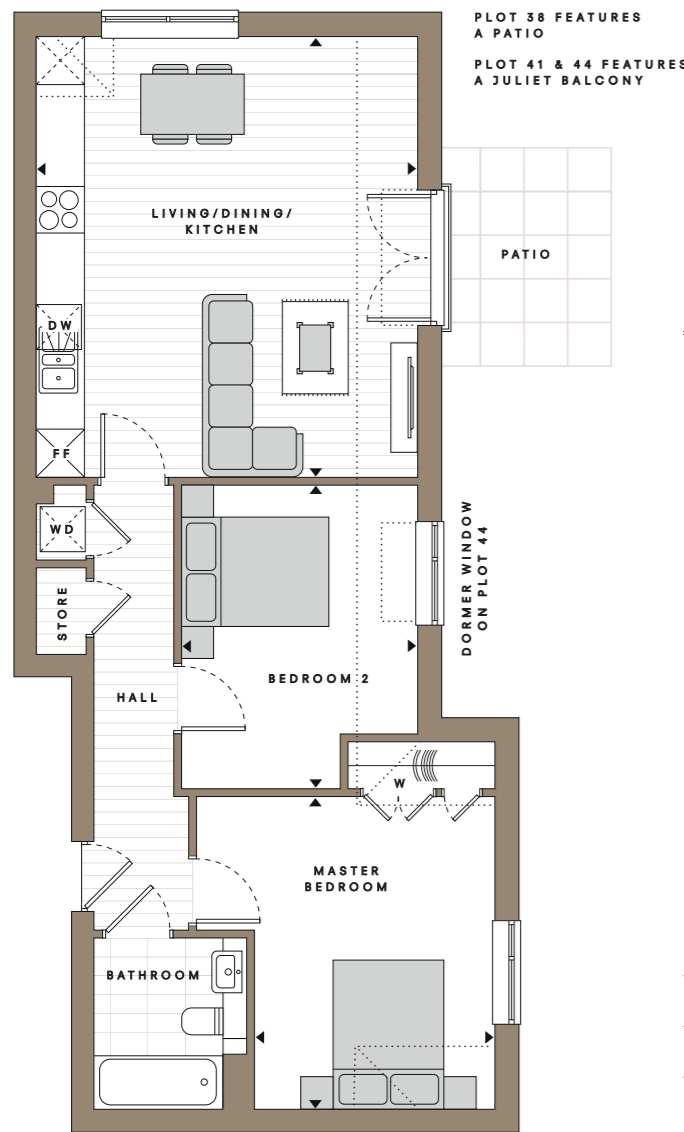
Internal Area	71.66 sq m	771 sq ft
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**PLOTS**

As per plan	38, 41, 44
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**GROUND, FIRST & SECOND FLOOR**

..... REDUCED HEADROOM ON PLOT 44



Kitchen/Living/Dining	5.02 x 5.82 m	16'6" x 19'1"
Master Bedroom	3.17 x 4.13 m	10'5" x 13'7"
Bedroom 2	3.10 x 3.99 m	10'2" x 13'1"

**KEY**

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# Elegant features effortless sophistication

**INTERNAL FINISHES**

- Carpeted timber staircase with white handrails and spindles
- Wood effect laminate flooring to hallway and kitchen diner
- Carpet to stairs and landing (in houses) and bedrooms
- Cupboard off first floor landing (in houses) and hallway (in apartments)
- Built-in wardrobe to master bedroom
- Carpet to separate living room in houses

**KITCHENS**

- Matte-finish handleless kitchen
- Laminate worktop
- Zanussi single oven and 4 ring gas hob (in houses) and 4 ring electric hob (in apartments)
- Indesit integrated fridge freezer and dishwasher
- Hotpoint washer dryer
- 1.5 bowl sink

**BATHROOMS, EN SUITES AND WCS**

- Ideal Tempo WC and wash basin
- Bath screen with chrome finish
- Chrome heated towel rail
- Shaver socket in main bathroom
- Floor and wall tiles

**ELECTRICAL**

- TV/FM/ Sky+ master plate
- White electrical sockets throughout

**GAS CENTRAL HEATING SYSTEM**

- Gas central heating system to houses
- Electric panel heater to all rooms in apartments



# Shared Ownership

Buying a home is a complicated process so it's little wonder that the idea of Shared Ownership can be a little daunting. We offer a variety of homes to buy under the Shared Ownership scheme and the following few pages will provide you with everything you need to know including how to apply, the cost of buying and eligibility.

## WHAT IS SHARED OWNERSHIP?

Shared Ownership is an affordable way to buy a home which involves part owning, part renting a property. It's designed to help people who can't afford to buy a home at full market value and allows you to buy a share of a property (usually 40%–75%) and pay rent on the part you don't own. You'll need to take out a mortgage to pay for your share. When you can afford to, you may wish to increase your shares until you own the entire property. This is known as 'staircasing'. You will also pay a service charge for your home, which is usually charged on a monthly basis. There are lots of good reasons to buy a Shared Ownership home:

- Buy chain free
- Have a 12 year construction warranty from a leading warranty provider
- 2 year developer's defects warranty



## HOW MUCH WILL IT COST?

The level of deposit (which will be 5%) you need depends on the cost of the share you would like to buy, and the mortgage you choose. In addition to your monthly mortgage and rent payments, you'll need savings of around £4,000 to be able to cover the cost of the survey, legal fees and stamp duty (if applicable).

The amount of deposit you will need depends on the mortgage provider you chose, the terms of the mortgage and your credit rating. If you want to buy more shares, the cost of your new share will depend on how much your home is worth when you want to buy the share.

If property prices in your area have gone up, you'll pay more than for your first share. If your home has dropped in value, your new share will be cheaper. Buying additional shares will reduce the amount of rent you pay. If you staircase to the point where you own outright, you will no longer have rent to pay.



# The Process

## ELIGIBILITY

To qualify for a Shared Ownership property you will need to meet certain criteria set by the Local Authority. You will be eligible for shared ownership if:

- You are unable to afford a home that meets your needs
- You currently don't own a property
- Your household income does not exceed £80,000 p.a.
- You pass the financial assessment

Applicants for Shared Ownership are prioritised based on the Local Authority criteria. Priority is generally given to applicants living or working in the same borough as the property they wish to buy. When prioritising applicants, the Local Authority will also consider whether:

- You work in the Ministry of Defence
- You are deemed to be in a high priority group by the Local Authority. In some cases, the Local Authority use their own criteria to prioritise applicants.

## HOW TO APPLY

For new build developments outside London you will need to register with a Help to Buy agent.

Help to Buy East and South East (for Surrey and Sussex)

[www.helptobuyagent3.org.uk/user/03333214044](http://www.helptobuyagent3.org.uk/user/03333214044)



## 1. THE CONVEYANCING PROCESS

This is the process of transferring ownership of a property from one person to another. It usually takes four weeks from reservation to exchange of contracts. Once your application has been approved by us, you'll need to instruct your solicitor and pass their details onto us. We'll also need details of your lender. We will issue a Memorandum of Sale to all parties, which gets the legal process underway.

## 2. SEARCHES

Your solicitor will carry out a number of searches including environmental searches as well as local area searches.

## 3. SURVEY

You will need to pay for a survey/valuation, which is carried out by your lender.

## 4. MORTGAGE OFFER

If you are buying a property with a mortgage, you'll need a mortgage offer on the property. Once you've received the offer you will need to

## 5. EXCHANGE OF CONTRACTS

When you exchange contracts you will need to pay a £350.00 deposit which makes the sale legally binding at the price agreed. If you withdraw from the sale for any reason, the deposit is non-refundable. At this stage you are also now ready to agree a completion date.

## 6. COMPLETION

The completion date is when your solicitor transfers the remainder of the money to our solicitor and the home officially becomes yours. Your solicitor will request the funds from your lender well in advance of the completion date and will also carry out a final search at the Land Registry. Other costs that will need to be paid are Stamp Duty (if applicable) as well as rent and service charge to us. A transfer document showing that the home is now leased to you will be sent to Land Registry.



Heatherwell Place, Surrey RH6



Jigsaw, Ealing W13



Elmsbrook, Bicester OX27



Hanwell Square, Hanwell W7

FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes. From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes that are a real pleasure to live in.

Our design ethos and commitment to sustainability mean that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtfully designed, sustainable living and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £8.7 billion across almost 38,000 homes and 68,000 customers across London and southern England, we are one of the UK's largest developers.

We are part of the G15 and our A credit rating and pipeline of 5,000 homes, combined with our partnerships with world-class architects and interior designers, ensure that we maintain our unique approach to house building. We don't just build remarkable homes, we invest all profits into projects that benefit communities and create better ways to live.

Pride in every detail is what we live by.

The information in this document has been prepared solely for the purpose of providing general information about Amber Waterside. FABRICA by A2Dominion and its agents have taken care to ensure that the information is accurate at the time of its inclusion in this brochure, but does not guarantee the accuracy or completeness and shall not be liable for any loss or damage which may arise from reliance on the information. All illustrations and computer-generated images reflect the artists' interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. The developers reserve the right to make modifications to the overall plans of Amber Waterside, changes to architectural and interior features and finishes, brands, colours, materials, building design, specifications, ceiling heights, flooring patterns and floor plans without notification.

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**FABRICA**  
by A2Dominion



GET IN TOUCH

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Cranleigh  
Surrey  
GU6 8UY

Please use  
GU6 8NQ for sat navs.

[amberwaterside.com](http://amberwaterside.com)