

Woodilee Village News



MIDWINTER 2011

Rush to buy first new homes

There was tremendous interest from the public in hearing about the new housing development at Woodilee Village at two preview evenings held locally in the autumn of 2010. Over 600 potential buyers registered their interest in buying a new home in this fantastic new residential location in East Dunbartonshire, and all four housebuilders had sales teams on hand to provide details about the types of new homes being built here.

When sales launched at the beginning of October, there was a rush to buy the first new homes available for sale, and in just two weeks over half the new homes released for sale had been sold from plan.

Woodilee Village Project Director comments:

"All four housebuilders are delighted with the success of the

sales launch, and as construction has now started on site, we expect demand to continue as this new community at Woodilee Village is brought to life."

This semi-rural location, just 7 miles north east of Glasgow and surrounded by rolling countryside, is proving hugely popular with those seeking a new home in this most desirable residential location. The infrastructure of excellent local schools, sport and leisure facilities is being enhanced by major projects, such as the new Kirkintilloch Link Road to the motorway network, making Woodilee Village an attractive choice for those seeking a good quality of life in a semi-rural location, within commuting distance of towns and cities across central Scotland.

A consortium of four housebuilders – **CALA**, **Charles Church**, **Miller** and **Redrow** – brings market-leading residential developers to the area, offering a vast range of housetypes, from one bedroom apartments to five bedroom detached villas.

There's something to suit the needs of every homebuyer – see inside for more details of the diverse styles of new homes now available for sale at Woodilee Village.



Sales suites now on site

Sales of new homes at Woodilee Village are now taking place on site, with Customer Reception suites for all four housebuilders adjacent to the areas where their new homes are being built.

Access to Charles Church, Miller and Redrow's Customer Reception suites is from the new junction on the Kirkintilloch

Link Road at Garngaber, opposite Larkfield Lodge, while CALA's Customer Reception suite is accessed off the new roundabout on Woodilee Road. Please follow directional signs to respective housebuilders - once inside Woodilee Village, parking is available at all four sales locations.

Sales teams will be available at the four Customer Reception suites on site to greet visitors and discuss the fabulous choice of new homes for sale during winter opening hours, from 10.30am to 4.30pm.

So why not take the opportunity to visit Woodilee Village and see for yourself this great new location that could offer you and your family a brand new home in 2011.

Launch of link road

The long-awaited Kirkintilloch Link Road is now open for use by traffic, providing a link from Glasgow to Kirkintilloch from the M80, making it easier for those living locally to access central Scotland's motorway network.

Councillor Billy Hendry, Kirkintilloch Initiative board member and convenor of East Dunbartonshire Council's Development & Infrastructure Committee, is delighted the road can now be used and provide the town with the numerous benefits it has to offer. He commented:

"It is great news that the road can now be used by the community and I am confident that the new Link Road has been worth the wait. It is a great piece of infrastructure in Kirkintilloch, boosting the local economy and widening the opportunities for bringing new business to the town."

To mark the official opening of the Link Road on Sunday 28 November 2010, a vehicle procession led by Jack Muldoon, local TT racer, and including a vintage fire engine, field master tractor and 1970s taxi, all partially completed the journey down the road despite the falling snow.

The official handover of the road from the contractors Carillion Ltd to Kirkintilloch's Initiative was made indoors at Tom Johnston House. The Woodilee Housing Consortium contributed £30 million towards the cost of the new link road, and consortium directors attended the official opening.



For further information
call 0845 678 3777 or visit www.woodilee-village.com




**WOODILEE
VILLAGE**
BRINGING MORE TO LIFE

Four outstanding home builders.

One natural choice.



CALA's early bird sales success at Woodilee

CALA's prestigious development at Woodilee Village offers unrivalled luxury living.

With a stunning range of four and five bedroom spacious family homes, CALA's Woodilee Village development offers 13 striking different housetypes from its innovative new Signature Collection.

Nearly 50 per cent of homes in the first phase of the development have now been snapped up by buyers, highlighting the popularity of this exciting new community. There are currently eight homes available in the first release of 15, with the next release of homes due in early 2011.

CALA's attention to detail is evident throughout, with the highest quality finish in every carefully planned room. Each home offers a generously proportioned, contemporary and flexible space, perfect for family life.



A typical CALA exterior

Linda Peter, Sales and Marketing Director at CALA, said: "We're delighted with the progress at Woodilee Village, as this exciting new development grows into a community. We're working hard to mirror the light and space of the tranquil surroundings in each CALA home, which is proving popular with new buyers. This much anticipated development is perfectly placed to offer the finest in semi-rural living."

CALA's homes at Woodilee Village exceed expectations from the moment you step through the front door. Each home offers a stylish designer kitchen, which has been individually studio designed to maximise both workspace and storage, where high quality integrated appliances are fitted throughout as standard. The high specification

bathrooms and en suites present sanitaryware from the Laufen range in white, complemented with Hansgrohe taps and fittings. These stylish, yet practical interior features are beautifully complemented by the distinctive exteriors, which exude CALA charm.

The current 'Plot of the month' at Woodilee Village is Plot 1, The Logan, available at £410,000 with incentives. The Logan offers an exceptionally spacious open plan family/dining room and kitchen to the rear, as a hub for family life, while a large formal lounge to the front of the home is excellent for entertaining. The spectacular galleried landing sweeps round to five bedrooms, two with en suite, and a spacious family bathroom.

For further information on CALA Homes at Woodilee Village, call 07810 156 271 or visit

www.calahomes.co.uk



A typical CALA exterior



CHARLES CHURCH

Variety proves to be spice of home life for Charles Church at Woodilee Village

Whilst Charles Church homes may have previously been one of Scotland's best kept secrets, the success being experienced by the luxury housebuilder at Woodilee Village will ensure the name is soon synonymous with quality homes in the property market.

Since the recent launch, after which 14 homes have already sold off plan, the interest and demand for the wide range of new build homes available from Charles Church at Woodilee Village has been unprecedented.

Ingrid Gahagan, a sales director for Charles Church, says: "We knew that demand for new homes from the local market would be high, but to have sold so many homes in such a short space of time, and before we have even opened our marketing suite on site, is extraordinary."

Part of the development's success will no doubt be in part to the prime location of Charles Church's homes at Woodilee Village, and also the unrivalled variety of homes that are currently available and soon to be released.

Ingrid continues: "Because of the property mix, and the fact that we have incorporated a greater number of apartments into the development plan, we can support even more young professionals and first time buyers making their way onto the property ladder."



A typical Charles Church - Computer Generated Image

"With families also catered for at Woodilee Village, the excellent transport links, highly rated schools and a vast range of amenities that will be located on site and in the neighbouring area, we are anticipating that this will really establish Charles Church amongst local homebuyers."

The C Type apartment, which is currently available for just £119,995, is set to be a firm favourite amongst local first time buyers. A stylish one bedroom apartment, the C Type features a spacious lounge, modern fitted kitchen/breakfast area, large bathroom and good sized bedroom, and also benefits from extra parking.

The Crail, a two storey, four bedroom detached home, features a spacious lounge, modern kitchen, which can comfortably host a dining table in the breakfast/family area, downstairs W.C. and integral garage. On the first floor is the master bedroom, which benefits from fitted wardrobes and an en suite, a large second bedroom, which also offers fitted wardrobes, and good sized third and fourth bedrooms with a family bathroom conveniently located on the landing. The Crail house style is currently available from £299,995.

For more information on Charles Church at Woodilee Village call 07712 653 274 or visit www.charleschurch.com



A typical Charles Church interior

900 designer ovens have arrived.

Four outstanding home builders.

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Snap up a family home with Miller Homes

miller homes
the place to be®

Househunters in Lenzie are being urged to act quickly and snap up one of the stunning new homes at award-winning house builder Miller Homes' stylish Woodilee Village development.

The range of elegant four and five bedroom properties available at Woodilee Village, which is located by rolling countryside just six miles from Glasgow, have already proven to be a hit with buyers.

The gorgeous woodland walks and children's play areas surrounding the development mean that it is one of the most sought-after housing developments in the area. The brand new homes are perfect for young families looking to expand, with the four bedroom detached Humber housetype ideal for family life.

The luxurious Humber is ideal for creating a lively, social space with the whole of the rear ground floor dedicated to a gorgeous family area, complete with French windows and large dining room – perfect for entertaining friends, or for poring over homework with the children.

Alternatively, the modern four bedroom Derwent home offers plenty of room for an expanding and busy family.



A typical Miller Homes interior

With its L-shaped hallway and elegant feature staircase, the Derwent makes an immediate impression of quality that grows as you explore. The study provides large families with that much-needed quiet space, which is ideal for catching up on work or quiet reading.

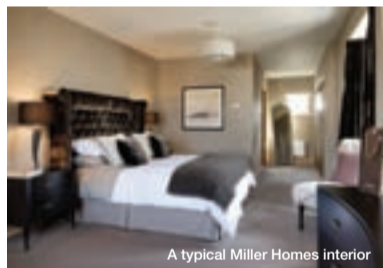
Families on the lookout for a home can be of the very best customer care. A recent independent survey revealed that 100% of Miller homeowners said they would recommend the company to a friend.

Neil Gaffney, regional sales director for Miller Homes, said: "Our new Woodilee Village development is set in stunning countryside, with all the benefits of being just six miles from Glasgow city centre. With an impressive eleven different housetypes, we have a home to suit every family, whether you're looking for some more space or looking to grow your family.

"The Derwent and Humber house styles offer all that is needed to suit the modern family lifestyle with their exceptional storage space and luxurious bathrooms providing that all important second shower. What's more, the development is close to a range of superb local amenities, including the local shopping centres and schools, making Woodilee the perfect place to settle."

Located on the grounds of the former Woodilee Hospital, chosen for its attractive landscape and wonderfully convenient location, Woodilee Village offers a range of four and five bedroom detached family homes.

For more information call the sales office on 0800 840 8448. Further information or details of showroom opening times can be found at www.millerhomes.co.uk



A typical Miller Homes interior

REDROW

Traditional, family homes in a sought-after location

AWARD-winning Redrow puts its success at Woodilee Village down to having the homes that people want to buy and being in the catchment area for one of the area's most sought-after schools.

Mary McHutchison, sales manager for Redrow Homes (Scotland), says: "As fast as we release properties for sale they are reserved, proving a wealth of pent up demand in the Lenzie and Kirkintilloch areas. People in Lenzie say they have been waiting up to 20 years for new homes like this to be built.

"Redrow will eventually have one and two bedroom apartments and two, three and four bedroom homes at Woodilee but, for the moment, we appear to have hit the

nail right on the head with our middle market, three and four bedroom family homes. They are really appealing to local families, boosted by the fact they have the advantage of falling within the catchment area for the well respected Lenzie Academy."



An example of the traditional looking homes from Redrow's New Heritage Collection

Early in 2011 Redrow will extend its range to include apartments and larger four-bedroom detached homes.

Redrow's contribution to Woodilee Village features homes from its popular New Heritage Collection, which combines traditional looking 'Arts & Crafts' influenced exteriors with bright, modern and high specification interiors.

One of the UK's most popular and enduring of architectural styles, the Arts & Crafts movement (c1850 – 1915) grew from the desire to bring back the skill and creativity of the individual craftsman and revive the simplicity and honesty in the way buildings and furnishings were made. Similarly, Redrow has deliberately set out to reintroduce a high degree of individuality to the way its homes look and feel.

In Redrow's New Heritage Collection, those traditional exteriors open up to reveal a contemporary interior specification, featuring convivial open plan living spaces, timeless kitchen designs with floor to ceiling units, central islands and top brand name appliances, plus bathrooms that are stylish modern and pleasing to the eye.

Showhomes open at Woodilee Village in spring 2011, meantime, would-be homeowners can travel to Dunfermline, in Fife, to view our New Heritage Collection properties at Middlebank Rise."

For the latest availability and prices, call 0845 676 0424 or visit the website: www.redrow.co.uk/developments/the-new-heritage-collection-at-woodilee-village2



A typical Redrow interior

No wonder the homes are selling like hot cakes.

All 4 developers' Customer Receptions open daily 10.30am – 4.30pm.*

*Charles Church open Thursday – Monday

Nature conservation programme ongoing

The ecological conservation of a suitable environment for wildlife, tree and plant species is now underway at Woodilee Village, protecting the natural habitat and providing new residents with a nature conservation area right on their doorstep.

Since construction work started on site in June 2010 to prepare the land for housebuilding, monitoring procedures are in place to protect and enhance the environment in an ecologically friendly manner.

An ecological consultant visits the site twice a week and works closely with the construction team, to fence off and safeguard the sensitive, ecological areas of the site such as woodlands and the river corridor, as well as a specific area designated for nature conservation.

The construction team is also working with a tree consultant to ensure that the tree management plan reflects the biodiversity potential, by managing the woodlands to make them more wildlife-friendly.

Whilst these projects are ongoing, over the winter months the focus for the conservation team will be on water management on site, to prevent pollution that could have a disastrous effect on wildlife.

Ecologist Steve Jackson from EnviroCentre comments: *"We are delighted to be working on a project that puts biodiversity at the top of the priority list. Over the weeks and months to come we'll be working closely with the construction team to protect and enhance the outstanding and unique ecological features of the Woodilee site. We're looking forward to helping the Woodilee Consortium deliver an ecological legacy for the new residents of Woodilee Village and the wider local community."*

The conservation plans are being funded by the Woodilee Housing Consortium to the tune of £1 million over the next 10 years.



Local school children help bury time capsule

Pupils from five local primary schools were invited to nominate an item for inclusion in a time capsule, which was buried at the entrance of Woodilee Village to commemorate the start of construction of the first new homes on the former hospital site in Lenzie.

Included in the time capsule, organized by the consortium of housebuilders, were: a £1 coin, a 2010 school diary, a Primary 1 class photograph, a copy of the local paper, the 'Kirkintilloch Herald' and a mobile phone.

Woodilee Consortium's project director, Doug Riddell, comments: *"We thought it appropriate to mark this milestone of housebuilding commencing at Woodilee Village by burying a time capsule to give an insight into how we live today. The housebuilders were delighted with the contributions of artefacts from local schools, which will provide an interesting find when revealed in 2110."*

The time capsule is made of lead, chosen because of its resistance to corrosion when buried underground for long periods, and it is sealed securely to protect the contents. Woodilee Village consortium of housebuilders have registered burial of the time capsule with the International Time Capsule Society in Atlanta, USA, which ensures time capsules located around the world are officially recorded for future generations to uncover.



Giving a helping hand to Doug Riddell at the time capsule burial at Woodilee Village are (left to right): Kerriane Smith (9), St Agatha's PS; Kirsty O'Rourke (9), Holy Family PS; Crae Pender (11), Lenzie PS; Andrew Liddle (10), Gartconnor PS and Elise Clark (7), Oxcang PS

Neighbourhood amenities

At the heart of the new housing development at Woodilee Village, plans are underway to establish neighbourhood amenities that will play a key role in the new community, all conveniently located in a central area of the development.

These include a local convenience store providing essential groceries and newspapers, a multi-use outdoor sports arena and a crèche for children up to school age. The sports facility will comprise an all-weather pitch, laid out with markings for a variety of sports.

Project Director, Doug Riddell says:

"We have already received interest from a variety of sources to set up and run each of the new community facilities, which will provide essential services right at the heart of Woodilee Village, both for those living within the new development and nearby."

Anyone with experience in operating any of these new commercial facilities should register their interest by email to: dougriddell@blueyonder.co.uk. It is anticipated that all neighbourhood amenities will be up and running by around 2014.



Business opportunities

The launch of the Kirkintilloch Link Road has also opened up business opportunities at Woodilee Village, where three new business units are being built, each providing 10,000 square feet of office space.

Accessed off Woodilee Road, opposite Woodilee Industrial Estate, the new business location provides easy access to central Scotland's motorway network. It is anticipated that a total of 150 to 200 new jobs could be brought to the area once these business units are occupied.

Businesses interested in a relocation to new premises at Woodilee Village should register interest by email to: dougriddell@blueyonder.co.uk.

