

# Woodilee Village News



AUTUMN 2010

## New lifestyle in woodland surroundings

Welcome to the first newsletter from the Woodilee consortium of housebuilders. As work gets underway on-site to prepare the ground for construction, 'Woodilee Village News' will provide updates on progress, with details of the homes for sale and other amenities being created to provide a new lifestyle in woodland surroundings at Woodilee Village.



The housing development at Woodilee Village is the first major new residential development in the area for a number of years, as part of East Dunbartonshire Council's local plan to satisfy housing needs in the area. In conjunction with the new housing, there is now a new road link to the M80 being built as part of Kirkintilloch's Initiative scheme of improvements. When complete, this will ease traffic congestion in Kirkintilloch town centre and surrounding areas, such as Lenzie.

The consortium of housebuilders – **CALA, Charles Church, Miller and Redrow** – brings market-leading residential developers to the area, offering a range of house types, from one bedroom apartments to five bedroom detached homes to suit every new homebuyer, including the first-time buyer market.

The grounds being developed at Woodilee Village comprise a total of approximately 200 acres and around 900 new homes are being built on just under half the land. The remaining grounds will be retained as a mix of woodland, landscaped areas and riverside habitats, along with a network of walks, cycle tracks and bridle paths, providing a mature, leafy and attractive living environment.



## Woodilee Village gets moving

Following a sales launch in early October, the first new homes will begin to emerge from the ground on the site of the former Woodilee Hospital in late autumn. By Spring 2011, the first new homes will be ready for occupation and homebuyers will have a choice of a fantastic range of properties from four of the UK's leading housebuilders – for more information on what's being built, see inside.

Lenzie and Kirkintilloch have long been regarded as desirable residential locations in central Scotland, due to their proximity to both the city of Glasgow and surrounding countryside. The infrastructure of excellent local schools, sport and leisure facilities is being enhanced by major projects, such as the new road link to the motorway network, making a new home at Woodilee Village attractive to families, professionals and others seeking a good quality of life in this semi-rural location.



## Just the ticket

*The quiet seclusion and charm of the old village of Lenzie is timeless, comprising primarily tree-lined avenues off the main Kirkintilloch Road. It is a unique commuter suburb as it came into being as a series of unrelated housing developments around a railway station.*

In the 1850s a scheme was promoted by the railway company who operated the Glasgow – Edinburgh railway line, to encourage the building of villas close to the



line by offering a year's free train travel for every £100 value of the property. With some villas worth £1,000, it was a valuable offer, and many of the owners of the Victorian houses in Garngaber Avenue, which leads up to Woodilee, benefited from the scheme.

*"The people who came to live in Lenzie wanted something other than the polluted congestion of city life, so the villa, set in its own garden grounds, became the common currency of its early architecture. Early residents were generally people who were doing well out of Glasgow's dynamic growth in the late 19th century and they brought the skills and energy that had led to success in the city to their new community as churches, sports clubs and other activities developed."*  
(From 'Old Lenzie' by Guthrie Hutton).

Today, the short train journey into Glasgow Queen Street makes Lenzie an ideal location for city commuters and shoppers, combined with the benefits of village life.

Location images courtesy of Scottish Viewpoint

For further information  
call 0845 678 3777 or visit [www.woodilee-village.com](http://www.woodilee-village.com)



**WOODILEE  
VILLAGE**  
BRINGING MORE TO LIFE

# Four outstanding home builders.

## One natural choice.

*CALA Homes has an enviable reputation for the high calibre design and quality construction of its homes. Committed to delivering the very highest level of customer satisfaction for all its homebuyers, CALA constantly strives to create homes of exceptional design, built to exacting standards in the most sought after locations.*

### Luxury detached homes

At Woodilee Village, CALA will be building a selection of stunning detached homes from its new Signature collection, which showcase the very best in modern home design. Following extensive consumer and market research, CALA designed its latest range to specifically meet the many demands of modern family life. Combining traditional external styling and kerb appeal with light, bright contemporary interiors, a focus on energy efficiency and an enviable specification means that the Signature Collection offers an ideal balance for a family home. The homes in CALA's first phase will range in size from approximately 1,680 to 3,690 square feet.



Sales and Marketing Director, Linda Peter comments: "When purchasing a CALA home, buyers can expect our renowned high specification and an innovative and thoughtfully designed home. Our homebuyers will be able to enjoy a luxurious and spacious home with excellent access to purpose built local amenities."

### Desirable location

Alastair White, Managing Director, CALA Homes (West) comments: "CALA Homes has two phases at Woodilee Village – our first phase is located off Woodilee Road, adjacent to the Woodilee Cottages and will offer easy access to the new Kirkintilloch Link Road. The 56 detached homes from

our stunning new Signature Collection will also enjoy a location that affords lovely views over the beautiful canopy of trees at Woodilee and the nearby Bothlin Burn. The second phase will be to the north of Woodilee Village centre, which will feature approximately 126 detached homes, and the site will enjoy excellent views towards the Campsie Fells. Woodilee Village is arguably one of the finest development sites in the country and we at CALA Homes are extremely proud to be bringing our latest collection of homes to be a part of it."

### Sales launch

The first phase is expected to take around two to three years to complete. Prices will be available nearer to the time of the launch.



For further information and to register interest, please telephone 01324 600 000 or click on [www.woodilee-village.co.uk](http://www.woodilee-village.co.uk)



*Charles Church founded in 1965, Charles Church has grown to establish itself as one of the country's foremost house-building brands, with an unrivalled reputation for quality and design. This expertise was recently acknowledged by a commendation in the Homes for Scotland Quality Awards 2010. Charles Church is firmly committed to providing an exceptional level of customer care and we support our purchasers every step of the way from the moment they reserve a new home until long after they have moved in.*

### Classic, timeless elegance awaits you

Our homes are notably built in only the best locations, most recently at the exclusive Maxwell Gait in Newton Mearns and the breathtaking Rowallan Castle in Kilmaurs, East Ayrshire. Renowned for outstanding design and sympathetic placement within its environment, it is easy to appreciate why Charles Church has become a must for discerning tastes.

Situated at the gateway to Woodilee Village, the Charles Church development is ideally located for quick access to all existing local amenities whilst still enjoying the abundance of benefits this unique village setting will provide.



Doug Law, Managing Director, Charles Church Homes West Scotland comments:

"As part of the Persimmon Homes Group, Charles Church are delighted to offer our select portfolio of new homes in this highly desirable location. At Woodilee Village, we are offering diversity of style, from 2 bedroom apartments to 5 bedroom luxury villas, in recognition of the high demand that exists in this area. It is our aim to satisfy all home-buyer needs and bring much needed high quality modern housing to this wonderful location."

### In safe hands

Our homes are built with you in mind, whether you are a first time buyer starting out, looking to accommodate a growing family, or even planning to downsize. We're here to help you every step of the way and our experienced sales professionals will tailor our service to suit your individual needs. Whether it is assisting you obtain finance or advising on how best to sell your existing home, we have a range of solutions to make moving so much easier.

### Sales launch

Charles Church Homes is due to commence selling in early October, with first homes ready for occupancy in the spring of 2011.



For further information and to register interest on our priority mailing list, please telephone 0141 766 2614 or click on [www.woodilee-village.co.uk](http://www.woodilee-village.co.uk) to be transferred to our website.



CHARLES CHURCH

No lions. No witches.  
Just hundreds of wardrobes coming soon.

# Four outstanding home builders.

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*Miller Homes* celebrating 75 years in the industry this year, still prides itself on being the largest privately owned family housebuilder in the UK. Renowned as an award-winning company, Miller Homes has further added to the company's extensive trophy cabinet by recently scooping a 'magnificent seven' NHBC Pride in the Job awards. This follows on from three impressive accolades from the Scottish Home Awards, including the ultimate prize – the 'Gillespie Macandrew Housebuilder of the Year' award.

## Working together

Miller Homes has a wealth of experience when it comes to being part of a consortium. Over the years, the company has forged several strong partnerships with other builders in their joint efforts to transform once redundant sites into vibrant neighbourhoods and flourishing new communities, such as Ferry Village in Renfrew, which represents one of the most significant urban regeneration projects currently taking place in the west of Scotland.

David Knight, Managing Director for Miller Homes, Scotland, comments:

*"As with any proposed new development, location remains a paramount consideration, both for the developer and prospective buyers. Woodilee Village is an outstanding location. It has the advantage of being positioned within a semi-rural setting, surrounded by mature trees and green open space that is also highly accessible to the centre of Lenzie and a number of surrounding towns as well as Glasgow and Edinburgh."*



*"There remains a high level of demand for good, quality new build homes within this area. This is where a*

*consortium approach can make a real difference, as the choice and price range of properties available from each developer ensures that a wide range of buyers have the opportunity to find a home suited to their particular requirements."*

## Villas and apartments

Miller Homes' first release at Woodilee Village will include a number of four and five bedroom properties. These spacious family homes will come complete with a specification and finish that the company is renowned for – from contemporary fitted kitchens, to imaginatively designed layouts, en suite master bedrooms and excellent storage space.

## Sales launch

For further information on Miller Homes' development at Woodilee Village, potential buyers can register their interest and secure a place on the company's priority mailing list, by visiting [www.millerhomes.co.uk](http://www.millerhomes.co.uk) or calling 0800 840 8478.



*A typical Miller exterior*

**miller homes**  
the place to be®

*Redrow Homes is one of the UK's leading house builders, with a strong emphasis on high quality family housing in prime locations. Established 35 years ago, the company has won numerous awards over the years and in 2008 was voted Housebuilding Innovator of the Year.*

## Flagship venture

Woodilee Village will be the flagship for the company's New Heritage Collection of traditionally styled, premium specification homes. Quality housing is widely sought after in the area and the housebuilder is keen to play its part in creating a well designed, quality built and attractively landscaped, sustainable new community.

The New Heritage Collection is made up of traditional looking homes with design influences from the 'Arts and Crafts' movement, one of the UK's most popular and enduring of architectural styles. Redrow has deliberately set out to reintroduce a high degree of individuality to the way its homes look and feel.



*A typical Redrow exterior*

Traditional exteriors influenced by time-honoured Scottish design hide a contemporary modern 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.

Managing Director for Redrow Homes (Scotland) Sandy McBride comments:

*"Feedback from our customers tells us that they want a home that looks traditional, but that they want it to have the latest statement-making kitchens, bathrooms and living accommodation all built to a high quality and level of specification."*

*"Homeowners at Woodilee Village will benefit from being part of a well designed, clearly thought out new community with great attention to detail and an emphasis on creating the right infrastructure, providing the facilities needed to support a new housing development of this scale and ensuring an attractive and welcoming environment that is built to last."*

## Wide Variety

Redrow will offer a choice of one and two bedroom apartments, two and three bedroom terraced homes, three bedroom semis and three and four bedroom detached family villas from their extensive portfolio of New Heritage Collection designs. Sales manager Mary McHutchison says: "We are building a variety of new homes that will appeal to everyone from first time buyers and young professionals to families and even down-sizers seeking a brand new home that's safe, secure, energy efficient and easy to maintain."

## Sales launch

Redrow's first homes at Woodilee Village are scheduled to go on sale in October 2010.

To register interest call 0845 676 0500 or go to [www.redrow.co.uk](http://www.redrow.co.uk).



*A typical Redrow interior*

**REDROW**

Introducing Woodilee.

A new development of 900 contemporary homes.

# Standing the test of time

The listed clock tower within the former Woodilee Hospital is being retained as part of the new development.

The imposing icon was a typical architectural feature of a Victorian hospital – Woodilee was built in 1875 – and its new role will be to form a central feature in the surrounding wall of a courtyard that will comprise apartments. The clock tower facade will be renovated but the old clock face will stand the test of time and be a reminder of the site’s original function.

The external structure of the former hospital administration building is also being retained and will be converted into apartments, surrounded by green space and trees, including the original monkey puzzle tree – a stunning feature.

Another listed building, the Arches – which originally served as link corridors between hospital buildings – was in too much disrepair to be retained and has been demolished. However, the developers have agreed with Historic Scotland to utilise stonework reclaimed from the former building to form a set of arches at the rear of the courtyard. The reclaimed stone will also be used to provide benches in open spaces around the Woodilee development, with commemorative plaques explaining the historical connection with the original hospital building.

# Friendly family facilities

Nestled within the woodland ambience of Woodilee Village will be a multi-sports arena and a multi-use games area, providing facilities for a variety of team sports. There will also be four children’s play areas, ensuring that everyone from toddlers to teenagers has convenient locations for recreational activities on their doorstep.

Other community facilities being provided include a crèche and a shop, which will be within easy reach of all homeowners, based in a central area within the development.

There will be a range of pathways throughout the development, for walking, jogging and cycling or simply strolling and enjoying the flora, fauna and wildlife of the natural woodland environment at Woodilee Village.



# Major cash injection brings community benefits

The consortium of housebuilders at Woodilee Village is making a significant monetary contribution to a number of new projects planned by East Dunbartonshire Council and Kirkintilloch’s Initiative, related to the building of new homes. In particular, the consortium has provided a contribution of around £30 million to the construction of the Kirkintilloch Link Road. Other projects that benefit from the developers’ financial injection of approximately £3 million include:

- Improvements to accessibility to Lenzie railway station
- Replacement of burial ground at Auld Aisle cemetery
- Community facilities within Lenzie
- Provision of affordable housing at Woodilee Village
- Provision of funding to facilitate affordable housing elsewhere to assist with East Dunbartonshire’s local housing needs
- Land and servicing for business uses to support jobs for the people of Kirkintilloch and Lenzie
- Ecological conservation and enhancement at Woodilee Village

The consortium’s Project Director Doug Riddell explains: *“As part of the planning consent granted to the consortium of house builders, there is an agreement that the developers will contribute significant funding for specific projects that will enhance the lives of all living locally – both existing residents in Lenzie and Kirkintilloch as well as new residents at Woodilee Village.”*

# Conservation of wildlife at Woodilee

With less than half of the former hospital grounds at Woodilee being redeveloped for housing, the remaining land will be maintained and managed as woodland and other important wildlife habitats, to provide an attractive living environment for all – even those who are already living there.

The woodland provides a variety of habitats for many plant and animal species and already work has begun to protect and enhance this wildlife. The consortium of house builders at Woodilee have appointed the services of a qualified ecologist who will oversee major conservation works, totalling around £1 million, to ensure that a diverse woodland structure is maintained and developed for this and future generations to enjoy. Ultimately, residents of the new homes at Woodilee Village will literally have a nature reserve on their doorstep.

Conservation action involves implementing detailed plans, over the period of time from when construction of the new homes begins until the last one is complete, to ensure all wildlife is protected and, where possible, their habitat enhanced. For resident wildlife, a range of projects will undertaken to improve the natural habitat.

Much of the woodland area is rich and valued because of its current flora and fauna and this will be maintained and enhanced wherever possible. For example, for every tree felled to facilitate the new build, two trees will be replanted, and these will be native trees to the area such as birch, ash, oak, willow and Scots pine. This will provide a new green corridor in which wildlife can flourish, as well as providing an attractive living environment.



It is hoped that the water quality of the Bothlin Burn will be continually improved and this will offer many opportunities for wildlife to thrive. Several water bird species use the burn including the kingfisher, grey wagtail and grey heron and two important mammal species – the otter and water vole. Artificial holts to encourage otters to shelter at the site will be provided. New features will allow suitable places from which kingfishers can forage, as well as increasing the populations of fish present, as the water quality improves. Steve Jackson, the ecologist appointed to manage the nature conservation plan at Woodilee Village comments:

*“The building of new homes on the grounds of the former Woodilee hospital provides many opportunities to bring the neglected habitats and their species under long-term favourable conservation management. We are delighted to be able to implement and deliver this for the benefit of all wildlife, as well as the enjoyment of all who live in and visit the area.”*

