



WEST CARCLAZE

GARDEN VILLAGE . CORNWALL





West Carclaze Garden Village is a 21st century lakeside community based on the best of traditional values. With health & sustainability at its core, it is built around the unique and historical china clay landscape of St Austell, enjoying far reaching views of the sea and Cornish coast.

Here, everyone is welcome to share the best of life in the West Country. Feel good about your future, your family, your health & well-being, with homes priced to be attainable, and an easy to live active lifestyle.

life feels good



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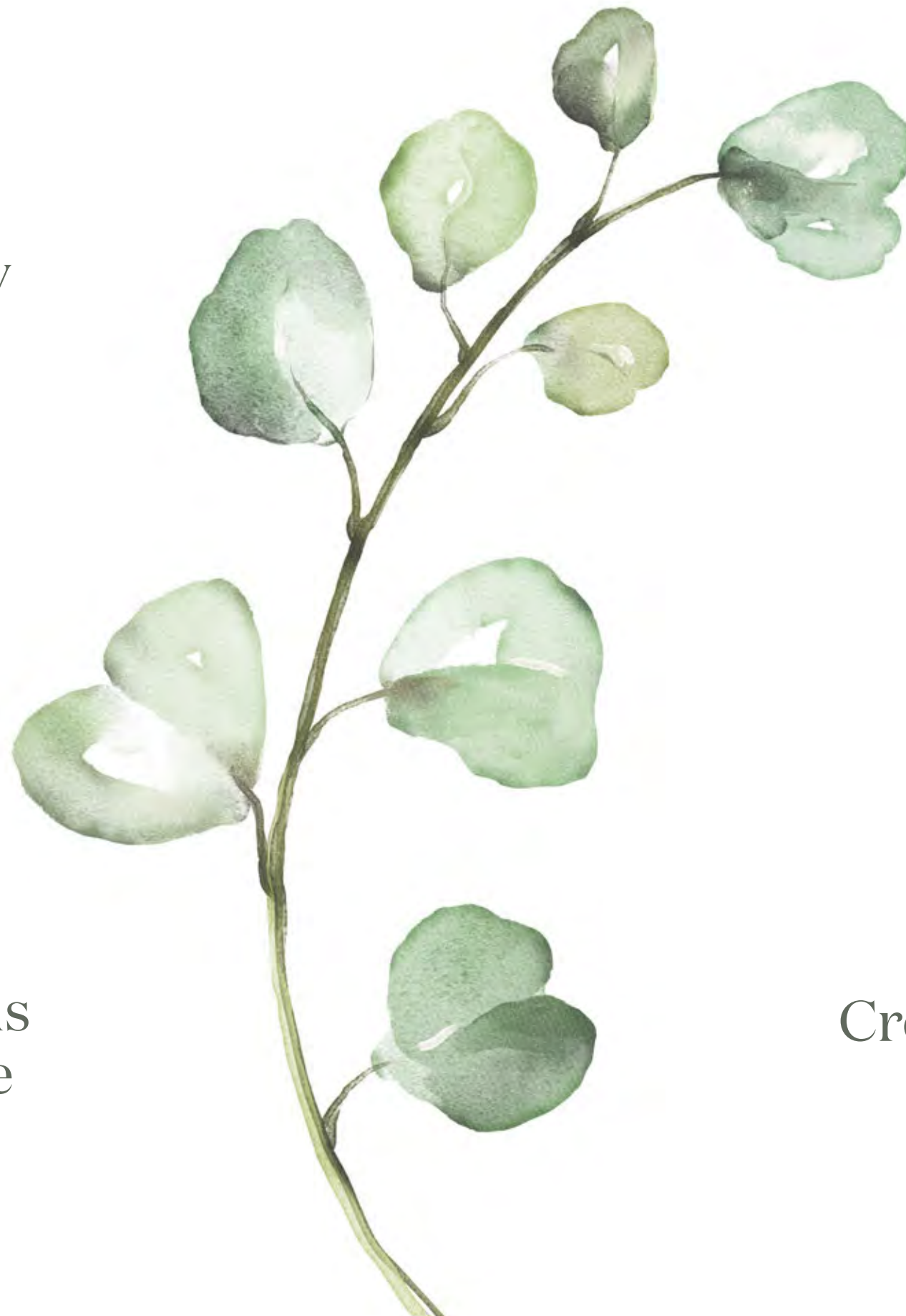
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The spirit of Cornwall

*welcoming you home
with open arms*



*Breaking dawns. Breaking waves.
Nets cast, pots out. Crabs, dabs and sea trout.
Golden sands, blue skies. The garden of Eden.
Here's to the local. The craftsmen. The makers.
The potters and brewers. The artisan bakers.
A proper job for an honest crust.
Slow down. There's no rush.
We're on Cornish time.
We'll get to it dreckley.

life feels good.*



It's easy to see why Cornwall is so loved. This peninsula at the South West tip of the UK has some of the most beautiful scenery and rugged landscapes to be found.

All along its southern coast — dubbed the Cornish Riviera — picturesque harbour villages touch the waters edge, and the endearingly traditional way of life is a rare find in a fast paced world.

The North coast is more wild, with the UK's best surfing hotspots set against dramatic cliffs, and golden sand beaches stretching out for miles.

Between the two coasts are windswept moors, home to a diverse ecosystem of wildlife and native plants.



With a laid back approach, connected to a more naturally authentic and sustainable way of life, Cornwall is the dream if you're thinking about life away from the city.





Being blessed with such rugged beauty on your doorstep, Cornwall makes active living easy, giving you every opportunity to get out there and enjoy it.

BBQs on the beach, catching waves at some of the UK's best surfing beaches, sailing, kayaking, canoeing or just a quiet country walk followed by a pub lunch, Cornwall really does have it all.

There is a rich arts and music scene, and numerous festivals and regattas throughout the year, celebrating Cornwall's heritage and history with respect and good humour.

There is a strong sense of tradition and all are welcome to join in, from locals to visitors, the old and the young. The Cornish spirit is as strong as ever, warming anyone who comes into contact with it.





Caught, grown
and brewed

*if it's local, it's guaranteed
to be good!*

Traditional, naturally sustainable methods are still the every day. The results speak for themselves, putting Cornwall centre stage for simple, wholesome flavours, prepared and served properly.



Cornwall is recognised around the world for the quality of its fresh produce, attracting some of the finest chefs in the country. There is a real sense of doing things properly, because... well, why would you do it any other way?

From intimate family run cafés and diners to Michelin starred restaurants; from the local pub to wine bars and bistros; the Cornish love of tradition and craft guarantees quality.

It's an attitude that is found all over. Long established Cornish companies remain loyal to their roots. The St Austell Brewery for example, employs many local people, use traditional brewing methods and is entirely family owned. With products that are respected all over the world, made with passion and a love of the craft, they are also committed to sustainability, reducing their carbon footprint and sourcing ethical ingredients making them one of the UK greenest breweries.





*from the farm,
or the sea, straight
to your table*



West Carclaze Garden Village
is near St Austell — just a couple
of miles from the stunning
Cornish coast.

The charming working fishing ports of Mevagissey and Fowey are not far away and both destinations are excellent choices for day trips, as is the picturesque old port of Charlestown with its lovely little beach, quirky shops and superb eateries. Charlestown, no longer a working port, is now a popular filming location.

There are many miles of paths and trails to explore, that welcome both cyclists and walkers, connecting the town with both the coast and outlying countryside. Extensions and improvements to existing trails and paths are planned for the very near future. The South West Coast Path, which runs the length of the Cornish coast, is also easily accessible.



*enjoy beautiful beaches
and coastal walks...*



*picturesque local
towns and villages...*



*world-class activities
and attractions...*

You will also be just a stones throw from the world-renowned Eden Project. Created in the bottom of a disused china clay pit, Eden opened its doors in 2001. Not only are the biomes the showcase for the largest man-made rainforest, family events and exhibitions are held here too, and during the Summer months, well-known music artistes perform.

For garden lovers, there are two fabulous gardens to visit. The Lost Gardens of Heligan, a secret botanical garden rediscovered and restored to its original glory in 1990, one of the most beautiful of its kind in the UK and Pinetum Gardens, created over the past four decades and home to one of the largest plant collections in the county.



*and top quality
local produce...*

Golf enthusiasts are spoilt for choice with three fantastic 18-hole golf courses in the vicinity — St Austell, Carlyon Bay and Porthpean.

St Austell is one of the largest towns in Cornwall — home to many independent shops and eateries, and great to have on your doorstep when you need it. For big brand shopping, the Cathedral City of Truro is only 15 miles away.



*served with typical
Cornish charm!*

The area hosts excellent transport links from London, with the town having its own railway station served on an average day by 14 trains, including a sleeper service to the Capital that operates 6 days a week. Newquay airport is only 25 minutes away where a daily shuttle service operates to the Capital and there are weekly flights to other major cities in the UK.

Golden sand beaches,
picturesque towns and villages,
and numerous attractions —
there is so much to see and do,
right on your doorstep.

Ten of the best...

● VISITOR ATTRACTIONS

- 1 St Austell Brewery Visitor Centre
- 2 Eden Project
- 3 Hangloose
- 4 Shipwreck Centre
- 5 The Lost Gardens of Heligan
- 6 Bodmin & Wenford Railway
- 7 Dairyland Farm World
- 8 Lappa Valley Steam Railway
- 9 Healeys Cornish Cyder Farm
- 10 Land's end

● NATURE & WILDLIFE

- 1 Screech Owl Sanctuary
- 2 Porfell Wildlife Park
- 3 National Lobster Hatchery
- 4 Newquay Zoo
- 5 Blue Reef Aquarium
- 6 Wild Futures Monkey Sanctuary
- 7 Cornish Seal Sanctuary
- 8 The Godrevy Seals
- 9 Paradise Park & JungleBarn
- 10 Whale, Dolphin & Shark Watching

● RESTAURANTS & EATERIES

- 1 Kingswood Bar & Restaurant
- 2 Edie's Kitchen
- 3 The Longstore
- 4 Driftwood Hotel
- 5 Outlaws New Road
- 6 Outlaws Fish Kitchen*
- 7 The Seafood Restaurant
- 8 Paul Ainsworth at Number 6*
- 9 Gusto Deli Bar
- 10 The Victoria Inn

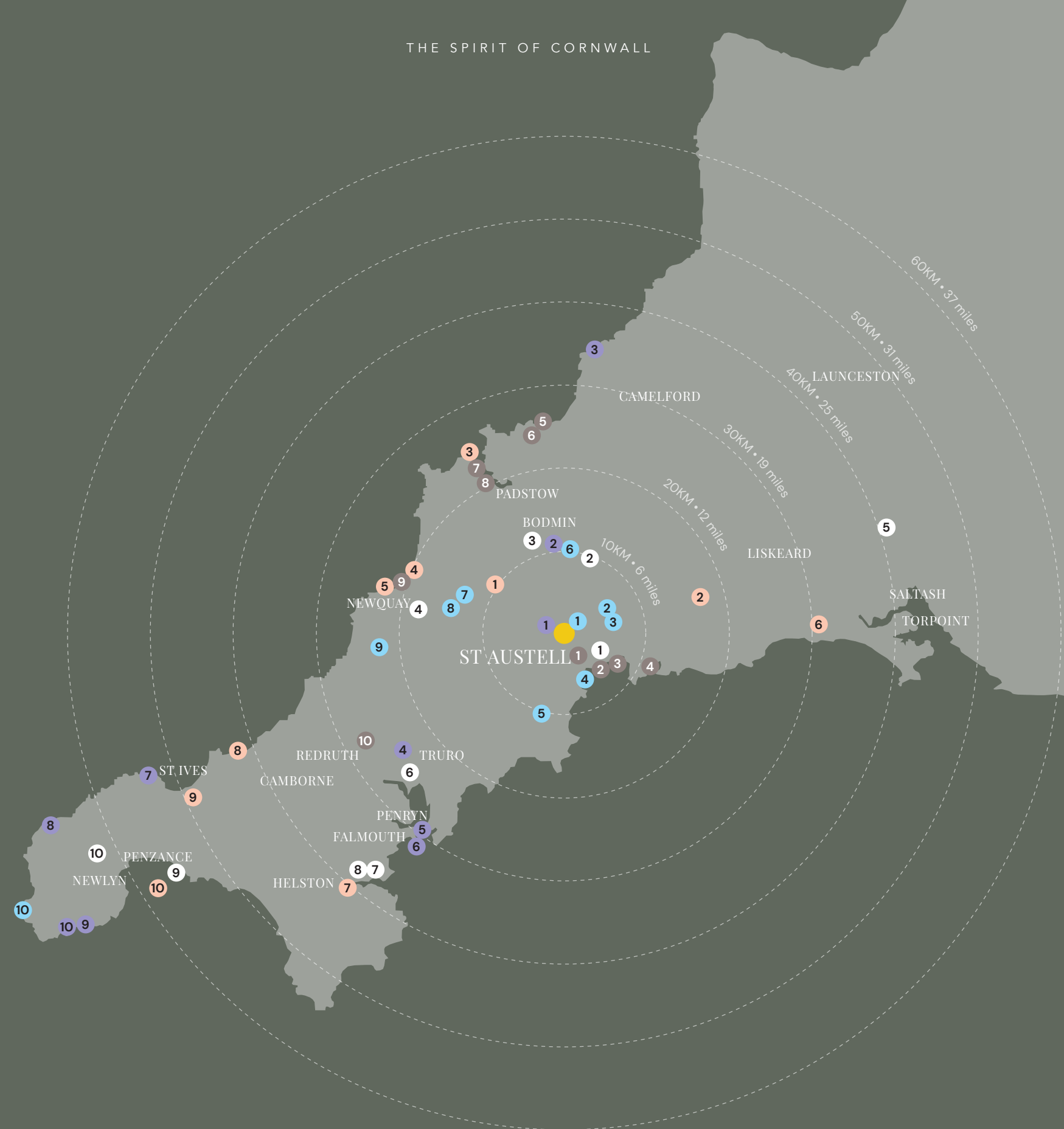
● ARTS & CULTURE

- 1 Wheal Martyn Clay Works
- 2 Courtroom Experience
- 3 Tintagel Castle
- 4 Royal Cornwall Museum
- 5 Pendennis Castle
- 6 National Maritime Museum
- 7 Tate St Ives
- 8 Geevor Tin Mine
- 9 Telegraph Museum Porthcurno
- 10 The Minack Theatre

● GARDENS & COUNTRY HOUSES

- 1 Pinetum Gardens
- 2 Lanhydrock
- 3 Pencarrow House & Gardens
- 4 Trerice
- 5 Cotehele
- 6 Trelissick
- 7 Glendurgan
- 8 Trebah Garden
- 9 St Michael's Mount
- 10 Trengwainton

*Michelin Star restaurants




English Heritage and the National Trust care for many sites of national interest across the county. The coast line is dotted with caves and bays, seal sanctuaries and bird watching hotspots. There are castles and ancient stone circles, tranquil gardens and adrenaline fuelled activities, legend, romance and a story at every turn — and the Cornish love of quality food means you're spoiled for choice wherever you go, including two Michelin star restaurants just 40 minutes away.



A better way to live

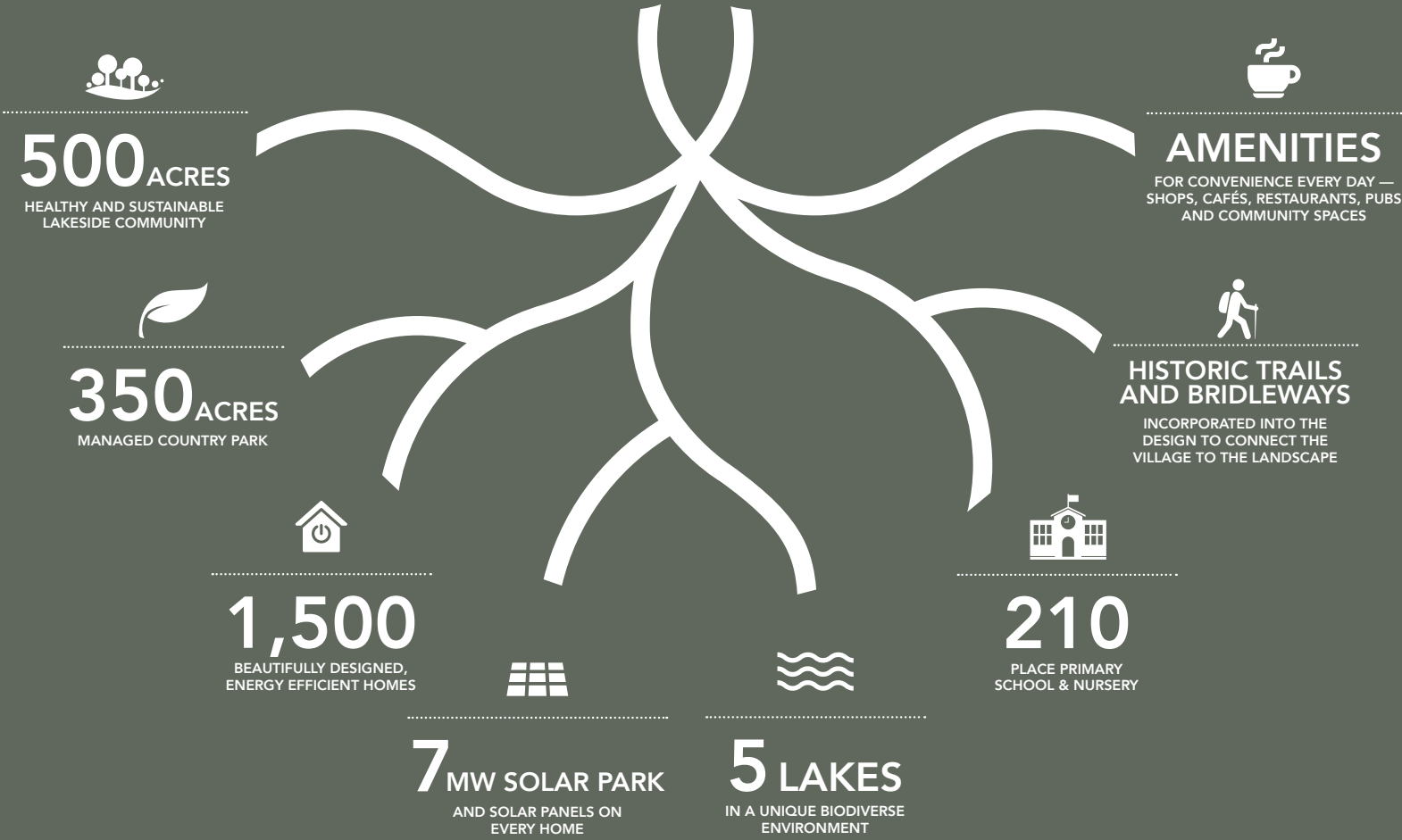
as part of a beautifully natural garden village community

A man in athletic wear is running on a gravel path that winds through a dense, sun-dappled forest. The path is surrounded by tall grass, ferns, and various trees, creating a serene and natural environment. The lighting suggests a bright, sunny day with shadows cast across the path and foliage.

*If you could choose the perfect place to build a life at your own pace,
what would your dreams look like?
Would you surround yourself with green?
Splash the edges of serene and tranquil lakes,
and put in all the things that make a house a home.
To grow your own,
and have everything just close enough for an easy life,
just far enough for a quiet one.
To be surrounded by the spirit of community –
be part of something that inspires change, or simply lets you be,
with fresh air and fresh ideas. A life lived in harmony.
life feels good.*



As any gardener will tell you, strong roots promote healthy, vigorous growth. That’s how we’re making West Carclaze Garden Village into something truly special — with an award winning masterplan that is the key to success.



The Garden Village concept may have been born a century ago, but it has never been more desirable and relevant than it is today.

West Carclaze Garden Village is one of the first new Garden Villages in a generation, enhanced with 21st Century technologies, thinking and ideas, and developed in harmony with existing communities and local culture.

The world is changing. The nature of work has changed, and people need better balance, living cleaner, healthier lifestyles, with sustainability built in.

They want to enjoy life closer to nature, and to feel connected to their environment in ways that city life has never been able to provide — and West Carclaze Garden Village is leading the way.

It starts with meaningful connections to the landscape. Clean air and enriching open spaces.

The unique clay country setting is so beautiful, we committed at the start to work with it, not against it. It would be easy to flatten it and build just another housing estate... but West Carclaze Garden Village is destined to be very different.

Our masterplan links all the areas along a central spine, moving in and out of the natural features of the landscape to create a village that is rooted in the place. Historic trails and bridleways are being rejuvenated, and connected to the design. Step out of your front door, turn a corner and within minutes you’re can be out in nature, with beautiful lakes and naturally biodiverse heath to explore at your leisure.

Every home will be at the leading edge of energy efficiency and sustainability, with clever but discrete technology generating power and managing the temperature and air quality, so that you can live healthy, happy lives with a clear conscience.

There will be a wealth of amenities for day to day convenience, centred around a community focussed hub, that brings the village together. A brand new village school, built in partnership with Kernow Learning and the Eden Project, will nurture respect for the environment and healthy living alongside the standard curriculum.

Community allotments and traditional hedgerows and orchards are there for everyone to share, and 350 acres of the 500 acre village will be dedicated to a managed country park, preserving the unique plants and wildlife for the benefit of all.



WEST CARCLAZE

GARDEN VILLAGE · CORNWALL





every day's a holiday!



Welcome to
the village
*where the spirit of
community is at our heart*



*Bird songs and bicycle bells.
Long talks, brisk walks. Carrots, leeks and bean stalks.
Home grown and home brewed.
What-if's and one days.
Big dreams. Shallow streams.
Wet feet, dry humour and warm hearts.
Rain or shine, friends and family.
Good mornings, good afternoons and good nights.

life feels good.*



*Time to do more
of what you love*

At West Carclaze Garden Village, 'village' really means something. It's about building a real community, where everyone can feel at home, at any time of year and any stage of life.



Every element of West Carclaze Garden Village has been carefully considered to make sure we build the best place we can, so the community can flourish.

We're all about connections. Between people, the places they live in, and the culture that helps bring the whole thing to life.

Whatever you need is never more than a few minutes away — whether that's the every day conveniences to keep the household running smoothly, or the fresh air and open green spaces of the surrounding countryside.

Walk the kids to school, grab lunch on the way in to work to enjoy by one of the lakes. Pop to the shops on your way home. Leisure, retail and lifestyle areas flow into the residential areas making simple, connected journeys throughout the day easy.

At the heart of West Carclaze is a vibrant centre, with bars, cafés, restaurants and retail. A Village Hub and Experience Centre will be home to lively public spaces, sensitively designed with accessibility in mind, and promoting activities and events the whole community can enjoy. As well as places to eat, there will be meeting rooms, a village shop selling local produce, play park, village square and more — a fantastic focus for community life.

Run, jump, splash!

A healthy work / life balance is the key to living happy lives. Whether you run your own business, work from home part of the week, need a proper office or just want a change of scenery now and then, we've got it covered.



Trends in work have changed for the better. Employers see the need for people to work away from the office — often actively encouraging it, at least for part of the week — and people are more productive and happier when they have a better work/life balance.

Additionally, more and more people are choosing to leave the daily commute behind altogether and work for themselves, freelancing, consulting or starting creative businesses on their own terms.

In recent years 'Superfast Cornwall' has been working to make Cornwall one of the best connected locations in the world. It's a dream for the self employed looking to make the move to the countryside, with reliable, fast connectivity taking the stress out of working from home.

You can find a cosy corner or dedicate a space to an office in any of our homes, but our three storey townhouses offer something more. The ground floor is flexible; you can enjoy the extra living space, or you can use it as workspace, or open it up for retail, workshop or cafe. This means you may not need to rent space elsewhere, which could keep your overheads low — perfect for giving a fledgeling business the best chance of success.

Around the village there will be flexible workspaces that anyone can book and use. These spaces are perfect for casual use for those occasional meetings or just to get a fresh perspective.

In addition there are multiple community spaces throughout the village that are perfect for things like yoga and pilates. St Austell is only minutes away, and combined with other surrounding towns and villages there are 30,000+ customers on your doorstep.

If you need a more professional work environment, the on-site Carluddon Technology Park has a suite of serviced offices at the ESAM building. Designed to promote collaborative working, with shared facilities and support services, this is a high quality, 21st century working environment.





Planting seeds for the future

*by giving growing families
the best start in life*



*Broad oaks from tiny acorns grow, as the saying goes.
Each loved and nurtured little seed
that seems to change with lightening speed,
Inspired with ideas and fed with everything it needs
to grow, discovering how the world around it works,
and see the joy, the beauty and the quirks,
and make a happy future for their own
little seeds when they are sown.*

life feels good.



Don't we wish our children spent less time in front of screens and more time doing the things that make childhood special? West Carclaze Garden Village is a place where kids can be kids.


Rain or shine, give the kids an opportunity to get outside and explore, and they'll jump at the chance.

Playing in the parks. Kayaking in the lakes. Tramping over the heaths, digging in the dirt and splashing in the streams. West Carclaze Garden Village is the place childhood memories are made of.

The city, though convenient for adults, doesn't give children the space to grow into the best version of themselves — healthy and happy, respectful and community focussed.

We live busy lives, but the village is designed to make day to day as effortless as possible. It frees up time for you and your family to do more together and with the wider community.

It's the healthy spirit that makes for a supportive and safe environment to grow up in. They say it takes a village to raise a child — why not choose the best one you can!

We know good schools are a top  priority. Together with our partners, we're creating the UK's first carbon-zero school, offering a quality education, and much more.

Together with Kernow Learning and the Eden Project, we are proud to be building The Sky Academy and Eden Project Nursery.

Kernow Learning have a proven track record in achieving excellent academic results in the West Country, and our brand new 210 place primary school will provide a top quality education, enriched with outdoor learning that makes full use of the unique setting. This is an ethos close to the hearts of the Eden Project team — encouraging children the chance to learn through nature and play — and who better to drive it than the world's leading ecological institution.

So, in addition to the standard curriculum, a lot of time will be spent outside, building an appreciation of the natural world, and how to live sustainably within it. We want to instil at a young age a healthy attitude to learning, to the environment, to food and nutrition, to collaboration, equality and happiness, in a safe, nurturing and inclusive environment. West Carclaze Garden Village is the perfect setting to achieve it, and we hope become a template for other schools to be inspired by.





Living in the Landscape

*where an active, healthy
lifestyle is a breeze*



Dew drops and hilltops. Misty mornings.

Trails calling for an early run.

*Time alone to clear your head,
breathe clean air and see the rising sun.*

*Or sit back and while away the hours
among the budding wildflowers,
and listen to the lazy summer drones of bees
as birdsong floats from whispering trees.*

Or take the chance to pick up lunch.

*A kite to fly. A ball to kick.
and get out with the family into nature for a picnic.*

life feels good.



The village is woven into 500 acres of beautiful countryside, with five lakes, miles of trails and walks and a 350 acre country park to explore, so living an active, healthy, outdoors lifestyle is a breeze.



Where streets end, trails begin. At every turn, a new vista opens up, with views over lakes, parks and the Cornish heath.

Take a stroll through the country park with a four-legged friend, enjoy a brisk walk around the lakes or an energising run along the miles of trails, perhaps for the more adventurous, get out onto the rugged terrain that mountain bikers will love — there are no excuses to sit inside.

Picnic areas have been created for family and friends to enjoy time together, along with hammock parks for whiling away lazy afternoons and early evenings in the sun.

To make the most of the stunning views viewing platforms are dotted throughout the village to sit and relax whilst gazing out at the beautiful countryside and sea views. Perfect places to meet with friends or sit in quiet contemplation.

There's a whole world to explore, so walk, run or cycle your way to a conveniently healthy lifestyle. It's good for the heart, and the head, so take charge of your physical and mental wellbeing. No excuses! It couldn't be easier.



*Make every
moment count*



Being green
together
*and respecting the
world we live in*



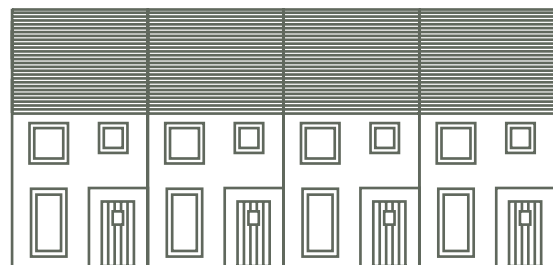
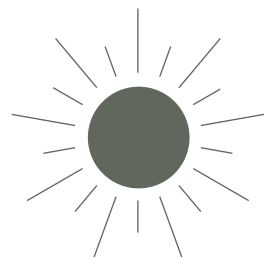
*Working the soil. An afternoon of honest toil.
Nothing sweeter than the fruits of ones own labours,
freely shared with friends and neighbours.
To feel the satisfying ache of jobs well done
and welcome in the sun that helps our gardens grow.
It warms our faces, lights our spaces, heats our homes
and shines upon us all to remind us we are not alone.
Green living. Not taking. Giving.*

life feels good.

The government is committed to making the UK net zero by 2050. It's something everyone has to take seriously — but we're proud to say that just by living at West Carclaze Garden Village, you'll be more than playing your part.

*we'll be
net zero
by 2050!*

*and saving over 1.1 million
tonnes of CO₂ by 2121*



2021

From Day 1, our 7.5MW solar farm has been using the sun's power to generate clean energy equivalent to over 1,100 of our homes per year.

This goes a significant way to offsetting the impact that creating the village has in the short term.

2050

By 2050, the impact of 1,500 cleverly designed homes in use will be in full force.

We estimate that in a little under 30 years, West Carclaze will hit Net Zero. From then on, it's just keeps getting better!

2122

All the time, those 500,000 trees will be maturing into the greatest legacy of all.

By 2050, we'll be saving around 9,000 tonnes more carbon per year than we're using. But bigger trees take up more carbon — and by 2122 we will have saved 1.1m tons of carbon!

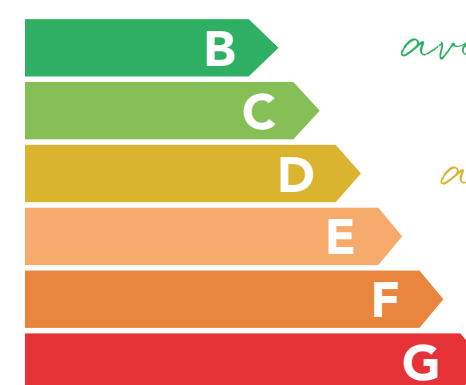
*That's the same as every household going on a 32,000-mile road trip in their diesel car. Every year. For 100 years!**

*Carbon savings are based on an independent carbon assessment by The Design Bureau. Equivalent miles for a diesel car based on current averages of approximately 125gCO₂/km



you'll be joining an exclusive club – fewer than 0.2% of homes in England can say

we're **EPC 'A'** *rated!**



average new-build home

average existing home

We're using clean, green energy as much as possible to power life at West Carclaze Garden Village. Every home is fitted with inset solar panels and clever technology to drive your footprint — and bills — right down.

Our homes are highly energy efficient, using clever design, new technologies and innovative materials to reduce the need for artificial light and heat wherever possible.

Our average home is EPC 'A' rated — beyond national averages, even for new build properties. They also exceed requirements for air tightness and insulation, with discrete systems in place to maintain high levels of air quality. By capturing and reusing the heat before it can escape, and filtering our dust and germs, your home is kept warmer, cleaner and healthier.

Cornwall has around 1700+ hours of sunshine a year, which is among the highest in the UK. Highly efficient solar panels fitted to your home will generate

power even in overcast conditions and we are installing the latest smart meters to allow you to monitor your usage in real time.

The result is an entirely electric home that costs less to run than the average gas powered home — quite an achievement!

But we're not stopping there. Although everything is walkable at West Carclaze Garden Village, we're putting in provisions for 13a electric car charging, and installing energy efficient street lighting and power to the public spaces too.

It's part of living a naturally sustainable lifestyle, and we're proud to be associated with NHS England's Healthy New Towns programme.

key facts

Our typical house will require approximately 32% of the energy consumed by a typical UK home.

Typically houses in WCGV will achieve approximately 4.6 t carbon saving (94%) relative to existing UK houses; and approximately 1.6 t carbon saving (84%) relative to new UK houses**

*as of July 2021 **using SAP 10.1 carbon factors



There are few things more rewarding than growing your own food, getting your hands satisfyingly dirty and put something delicious on the table at any time of year.


It's a healthy, happy environment, that you'll really appreciate. The little pockets of green throughout the village are peppered with fruit trees and edible hedgerows. It's wholesome and enriching to be able to go out and pick something and eat it - and a great bonding experience to share and swap with friends and family the best that seasonal growing has to offer.

And you'll see the benefits of green living around you every day, in a place where respect for the environment is built in — a pristine environment allows our traditional edible hedgerows, fruit trees, community allotments, and unique biodiverse environment, to thrive.



Home is where the heart is

*contemporary homes
inspired by tradition*



*Home is where it all begins.
The start of many journeys on to greater things.
Where we can be ourselves. Our nest.
Open doors and welcome in the world,
or shut the outside out and be at rest.
A space to grow from me, to us, to we,
coloured with our lives and filled with memories
and dreams for what we may become.
When all is done, that's what makes a house a home.
Life feels good.*



Computer Generated Image

West Carclaze Garden Village is a contemporary village, with a traditional feel — cleverly designed with under-the-skin technology to make it perfect for 21st century life.



Computer Generated Image



Computer Generated Image



Computer Generated Image



Computer Generated Image



'Fabric first' may not be a term you're familiar with, but it is changing the way new homes are designed and built.

Fabric first uses cutting edge design, material technologies and specialist workmanship to minimise the need for heating and cooling, reducing heat loss and insulating beyond industry standards.

We're also making best use of natural light, maximising heat gain in the cooler months and reducing it in the summer, so that homes can be both beautiful and energy efficient — aesthetic doesn't need to take a back seat to the need to reduce the impact of a home throughout its life.

Homes are right for today and ready for tomorrow — contemporary, clean and modern with a fabric first approach that ensures a comfortable, low-energy home for life.



The interior spaces and finishes are clean and bright, with an elegant functionality that we hope will bring you a great deal of pleasure.

Computer Generated Image



Computer Generated Image



Creating sustainable communities

Eco-Bos and our partners

Building new towns from nothing, creating new green infrastructure, new homes and new opportunities for people to live and grow together is no small task. It is made possible through collaboration and teamwork at the highest level.



ECO-BOS is a partnership between two global leaders.

Orascom (ODH) are specialists in sustainable town creation across Europe and the Middle East. Green infrastructure, sustainable architecture, energy and ecology are all carefully considered to deliver places that make the every day effortlessly rewarding.

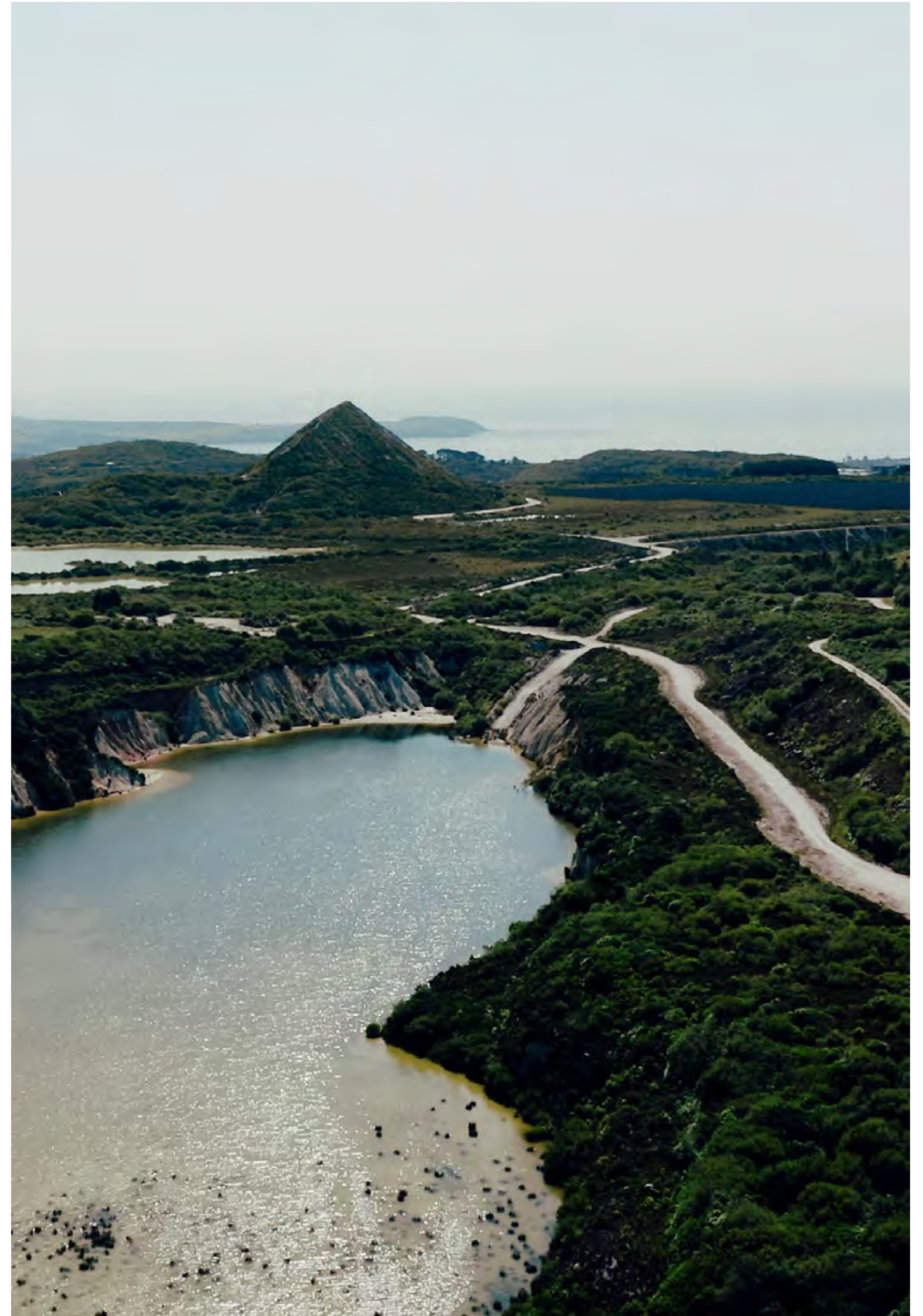
They partner with Imerys — a mineral extraction specialist with a long history in Cornwall, and in depth knowledge of the landscape at West Carclaze.

We are creating the best place to live in the UK – a healthy, sustainable and inclusive community where everyone can share the best of life in the West Country. Our mission is to enhance lives, with space to grow and flourish, today and far into the future, preserving local charm and character, evolving it in a naturally sustainable way to ensure a long and healthy life for the place and it's people.

All of this means, thinking beyond today to tomorrow, to next month, next year and to future generations, applying the latest thinking, technologies and ideas.

It's vital that new places make active healthy living easy and accessible, and put in place everyday convenience that works for everyone, both young and old. Meaningful connections to the landscape on a reassuringly human scale, ensures physical and mental well-being. Facilitating activities that bring people together creates communities that not only trust and care about each other, but are proud of what they can collectively achieve.

We want people to feel that they belong, that they have a say in their lives, and that their needs and opinions matter. We are creating opportunities for people to live and grow in harmony, and to support themselves and each other, for the benefit of all.





WEST CARCLAZE

GARDEN VILLAGE · CORNWALL

To find out more about life at
West Carclaze Garden Village, please contact:

sales@westcarclaze-gardenvillage.co.uk

or visit

westcarclaze-gardenvillage.co.uk

A development by



In partnership with



Approved by



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