

# venture estates LIMITED

130 Buckingham Palace Road, S.W.1. Tel: SLOane 0833

HERITAGE WALKS ARCHIVE DOCUMENT



# venture

Estates Limited  
A Member  
of the  
Chamberlain Group

HERITAGE WALKS ARCHIVE DOCUMENT

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| <b>Argall Machine Tool Company Limited</b><br>Argall Avenue, Leyton, E.10                        | Machine Tool Agents  |
| <b>W. G. Cannon &amp; Sons Limited</b><br>Carolyn House, Dingwall Road, Croydon, Surrey          | Heating and Ventilating Services                               |
| <b>W. G. Cannon Air Engineering Limited</b><br>Deer Park Road, Merton, S.W.19                    | Industrial Fan Systems   |
| <b>Chamberlain Group Services Limited</b><br>Walton House, Warton Road, Stratford, E.15          | Management of the<br>Industrial Building Services of the Group |
| <b>Chamberlain Industries Limited</b><br>Staffa Works, Argall Avenue, Leyton, E.10               | Hydraulic Equipment and Bending Machinery                      |
| <b>Chamberlain Plant Limited</b><br>Southbury Road, Enfield, Middlesex                           | Plant Hire   |
| <b>Ford &amp; Walton Limited</b><br>Walton House, Warton Road, Stratford, E.15                   | Building Contractors   |
| <b>Grant, Lyon &amp; Co. Limited</b><br>Scotter Road, Scunthorpe, Lincolnshire                   | Railway and Civil Engineers                                    |
| <b>Paterson &amp; Dickinson Limited</b><br>Walton House, Warton Road, Stratford, E.15            | Building Contractors and Civil Engineers                       |
| <b>L. F. Richardson Limited</b><br>Walton House, Warton Road, Stratford, E.15                    | Building Contractors   |
| <b>Sanders &amp; Forster (Caribbean) Limited</b><br>Arima, Trinidad, West Indies                 | Standard Steel Buildings and Structural Steelwork              |
| <b>Sanders &amp; Forster GmbH</b><br>42-44 Niddastrasse, Frankfurt Am Main, Fed. Rep. of Germany | Standard Steel Buildings and Structural Steelwork              |
| <b>Sanders &amp; Forster Limited</b><br>Bridgwater House, Warton Road, Stratford, E.15           | Standard Steel Buildings Structural and Modular<br>Steelwork   |
| <b>Societe Dard S.A.</b><br>36 Rue Perignon, Paris XV  | Hydraulic Equipment and Bending Machinery                      |
| <b>Venture Property &amp; Development Co. Ltd.</b><br>130 Buckingham Palace Road, S.W.1          | Property Development   |

GROUP HEADQUARTERS, 130 BUCKINGHAM PALACE ROAD, S.W.1.



## **venture estates limited**

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All sites developed by the Company are carefully selected and laid out to avoid the repetitive appearance so often associated with housing estates, and in order to benefit from the local crafts and skills the Company has adopted a policy of employing local reputable contractors. External features are pleasantly designed in conjunction with local Planning Authorities so as to blend with natural surroundings, and internal layouts, in most cases planned by architects, make maximum use of available floor space.

The Company's experienced sales staff in London, as well as its Agents in each area, are always available to provide information about schools, churches, shopping facilities and transport facilities and any other special amenities relating to the area.

By placing central orders for such items as baths, sanitary ware, door furniture and other components, fittings of higher quality are provided at less cost to purchasers and the Company aims to build good homes at a price within the reach of most families. Early reservations enables the Company to offer to purchasers alternative selections of fittings and finishes. Help and advice about mortgages and related matters will be given to you by our Agents, or from the Company's office at

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130 Buckingham Palace Rd., London S.W.1 (SLOane 0833)

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**PRICE SCHEDULE—PHASE 1 (Plots 1-10)**

|         |                            |        |
|---------|----------------------------|--------|
| Plot 1  | (Type C. 4 Bedroom, End)   | £7,395 |
| Plot 2  | (Type B. 3 Bedroom, Inner) | £6,675 |
| Plot 3  | (Type B. 3 Bedroom, Inner) | £6,675 |
| Plot 4  | (Type B. 3 Bedroom, Inner) | £6,675 |
| Plot 5  | (Type C. 4 Bedroom, End)   | £7,395 |
| Plot 6  | (Type F. 4 Bedroom, End)   | £7,450 |
| Plot 7  | (Type E. 3 Bedroom, Inner) | £6,695 |
| Plot 8  | (Type E. 3 Bedroom, Inner) | £6,695 |
| Plot 9  | (Type E. 3 Bedroom, Inner) | £6,695 |
| Plot 10 | (Type F. 4 Bedroom, End)   | £7,450 |

★ MAXIMUM MORTGAGES CAN BE ARRANGED (subject to purchasers status) ★

**COMPLETION DATES (anticipated)**

Plots 1— 5—March/April, 1969.

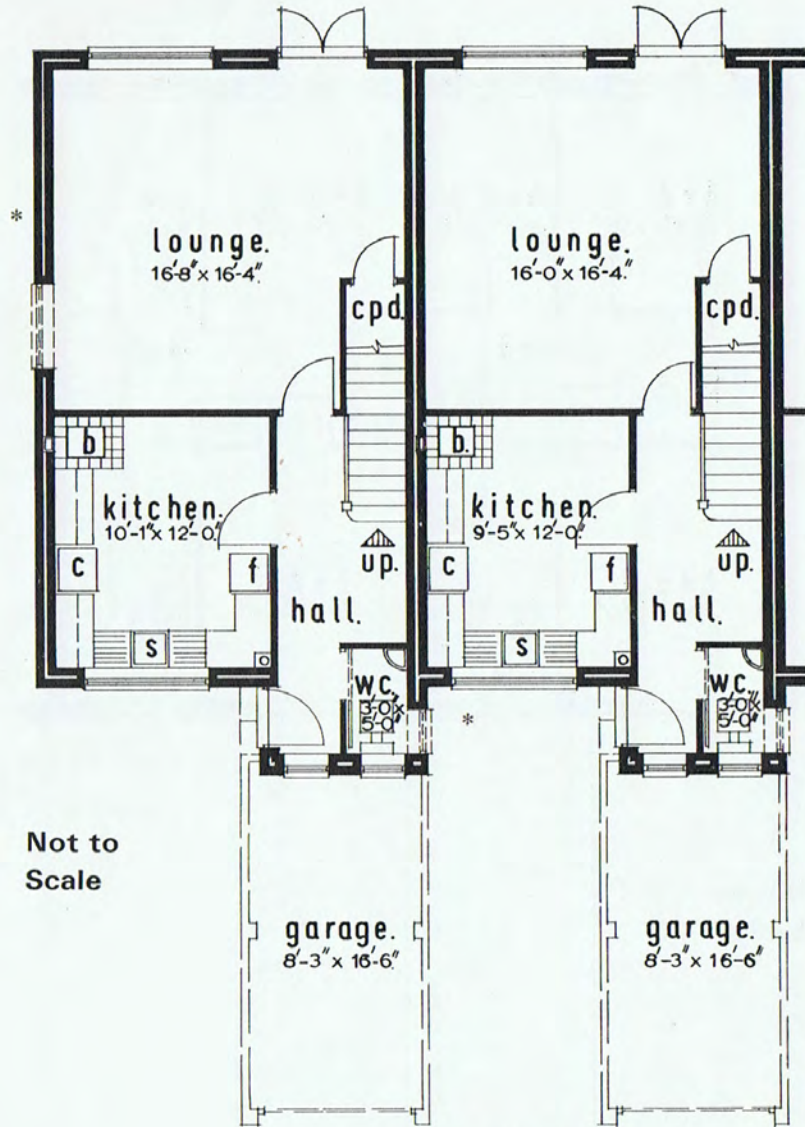
Plots 6—10—May/June, 1969.

**Procedure**

Plots can be reserved upon payment of an initial deposit, subject to contract, of £75 to the selling Agents, Mann & Company. The balance of the 10% deposit will be payable on exchange of contracts. The rest of the purchase monies will be due upon completion of the purchase.

Every care has been taken in the preparation of this brochure but, whilst its contents are believed to be correct, no representation or warranty is made in respect of them and they shall not be deemed to form part of any contract. The measurements given are only approximate.

The Company are members of the National Housebuilders' Registration Council which means that construction work is independently checked by Inspectors of the Council. The first aim of the N.H.B.R.C. is to help the purchaser by undertaking to protect him against structural defects to the end of the tenth year after completion and a Guarantee to this effect is issued. The system promotes the reputation of the industry and provides the developer with an independent check on his own standards. In addition, a conciliation



Not to Scale

Garage on Plots 6-10 only in this position.

TYPE C & F.

TYPE B & E.

GROUND FLOOR PLAN

\*Plots 6 and 10 only

|                       |  |
|-----------------------|--|
| <b>Selling Agents</b> | MANN & CO., 78, High Road, Byfleet. Tel: Byfleet 46244.<br>49, Old Woking Road, West Byfleet. Tel: Byfleet 43288.<br>35 Offices in London, Surrey, Hants, Berks, Dorset and Devon. |
| <b>Developers</b>     | VENTURE ESTATES LIMITED,<br>130/132, Buckingham Palace Road, Westminster, London, S.W.1.<br>A member of the Chamberlain Group.   |
| <b>Solicitors</b>     | JOHN PINTO & CO., 10, Dover Street, London, W.1.   |
| <b>Contractors</b>    | INTEG CONSTRUCTION LTD., 49a, Old Woking Road, West Byfleet.   |

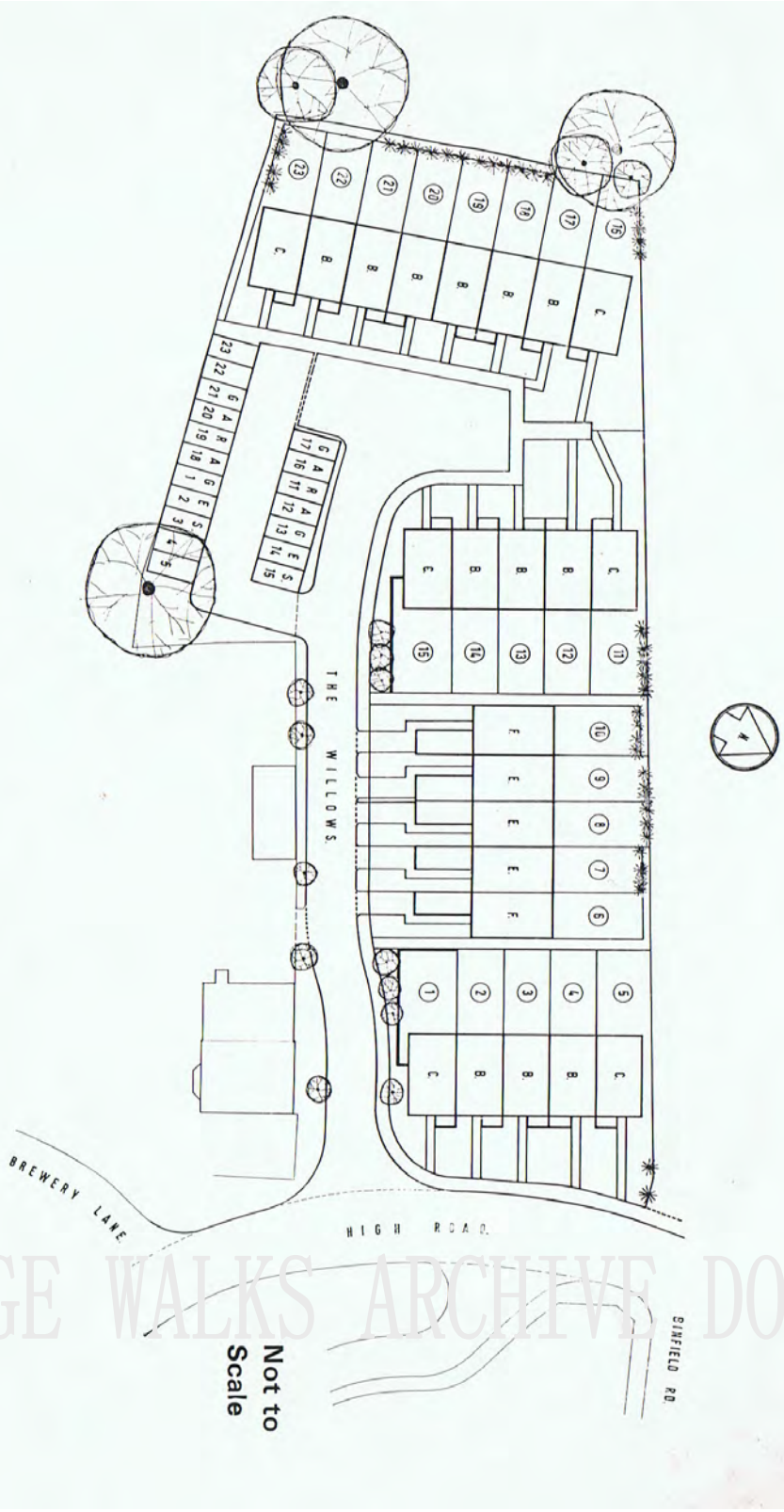
#### OTHER USEFUL INFORMATION

|                         |  |
|-------------------------|--|
| <b>County Authority</b> | Surrey County Council.   |
| <b>Local Authority</b>  | Woking Urban District Council, Guildford Road, Woking.                       |
| <b>Current Rates</b>    | 12/4d. in the £.   |
| <b>Electricity</b>      | South Eastern Electricity Board, 4, Chobham Road, Woking.                    |
| <b>Gas</b>              | North Thames Gas Board, High Street, Staines, and at High Road, Byfleet.     |
| <b>Water</b>            | Woking & District Water Co., Water Rates Department, Guildford Road, Woking. |





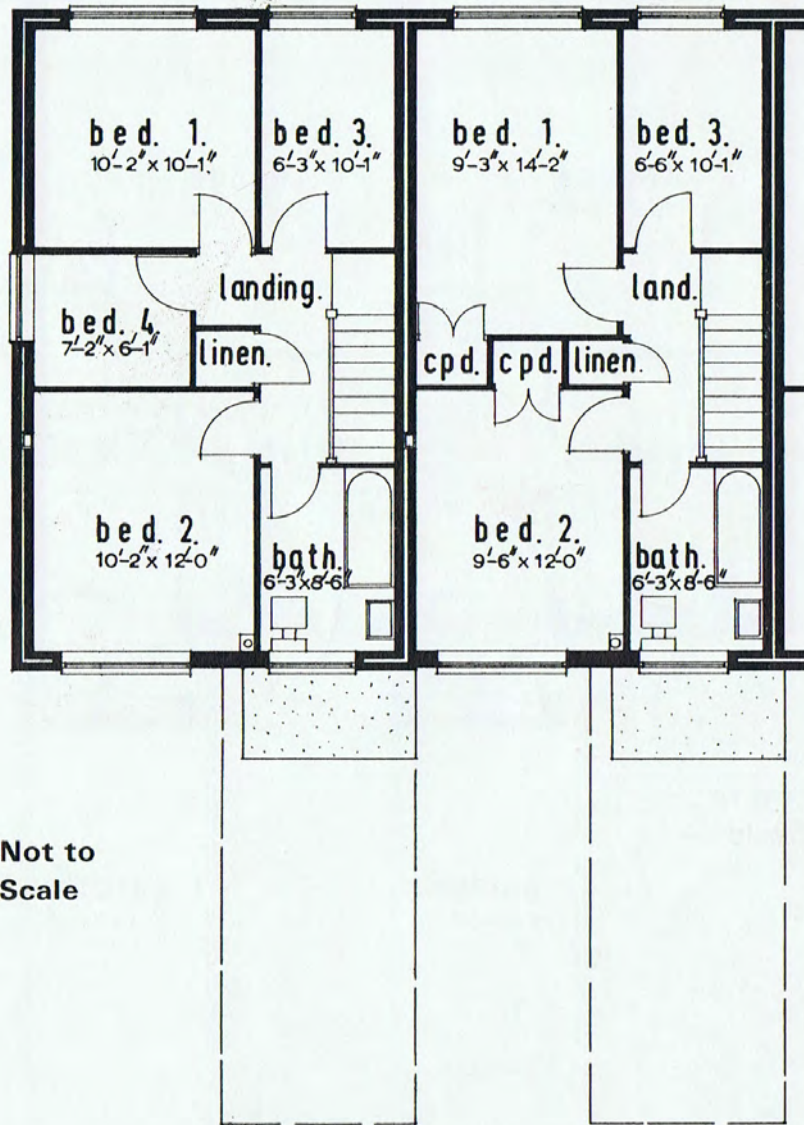
SITE LAYOUT



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# HERITAGE WALKS ARCHIVE DOCUMENT



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TYPE. C & F.

TYPE. B & E.

FIRST FLOOR PLAN

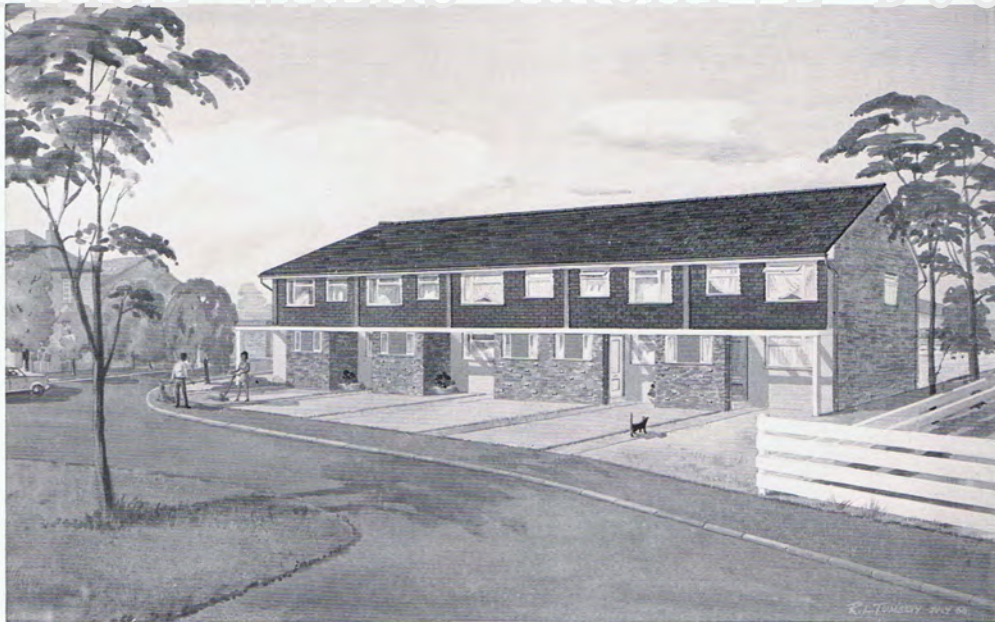


#### **GENERAL SPECIFICATION:**

- ★ GAS FIRED CENTRAL HEATING FROM A POTTERTON DIPLOMAT 44 BOILER WITH RADIATORS IN EVERY ROOM EXCEPT THE KITCHEN AND CLOAKROOM AND INCLUDING THERMOSTAT AND PROGRAMMER, INSULATED ROOF.
- ★ GROUND FLOOR CLOAKROOM WITH WASH BASIN AND W.C.
- ★ PINK BATHROOM SUITE WITH GREY PART-TILED WALLS.
- ★ POLISHED WOOD BLOCK FLOORS TO HALL AND LIVING ROOM, THERMOPLASTIC TILES TO KITCHEN AND CLOAKROOM.
- ★ GLAZED DOUBLE DOORS FROM LIVING ROOM TO GARDEN.
- ★ LARGE FULLY FITTED KITCHEN INCLUDES DOUBLE DRAINER SINK UNIT, 3 FORMICA WORK TOPS, CUPBOARD AND DRAWER UNITS, POINTS FOR GAS OR ELECTRIC COOKER, VENTILATED FOOD CUPBOARD, FLUORESCENT STRIP LIGHT, SPACE FOR COOKER AND FRIDGE.
- ★ AMPLE POWER, LIGHTING AND GAS POINTS.
- ★ IN 4 BEDROOM TYPES A SHAVEN POINT IS INCLUDED IN THE BATHROOM.
- ★ IN 3 BEDROOM TYPES, BEDROOMS 1 AND 2 HAVE BUILT-IN WARDROBE CUPBOARDS.
- ★ BRICK BUILT GARAGE INCLUDED IN PRICE.

## SPECIAL POINTS TO NOTE

- ★ ALL HOUSES ARE FREEHOLD AND HAVE A REAR ACCESS RIGHT OF WAY.
- ★ ROADS AND PAVEMENTS WILL BE MADE UP TO LOCAL AUTHORITY REQUIREMENTS, AND THERE WILL BE NO ROAD CHARGES LIABILITY TO PURCHASERS.
- ★ MAIN DRAINAGE, WATER, GAS AND ELECTRICITY.
- ★ FRONT GARDENS WILL BE TURFED OR SEEDED.
- ★ A NUMBER OF VARYING TYPES OF TREES WILL BE PLANTED AROUND THE SITE.
- ★ PLOTS 6-10 (inclusive) HAVE ATTACHED GARAGES, OTHERS ARE IN PRECINCT-STYLE.
- ★ THE PROPERTIES ARE BUILT IN ACCORDANCE WITH THE REGULATIONS LAID DOWN BY THE N.H.B.R.C. AND A CERTIFICATE WILL BE AVAILABLE ON COMPLETION GIVING A 10 YEAR GUARANTEE.



"THE WILLOWS," BYFLEET



## “THE WILLOWS” HIGH ROAD, BYFLEET, SURREY

This small but exciting development lays the emphasis on three main points:—

1. A skilfully conceived layout to make the best possible use of a fine level site and offering a choice of 3 or 4 bedroom houses (all with a ground floor cloak-room).
2. A splendid and most attractive design incorporating the best features of both traditional and contemporary ideas.
3. Attention to every minute detail with quality the by-word and as many luxury refinements as it is possible to incorporate within the very modest prices.

### SITUATION

The village of Byfleet has many ancient and historic connections—it is mentioned in the Domesday Book and among its former residents were the Black Prince, Henry V and Henry VIII. Recently it has found favour among growing families as being an ideal residential spot—no hills up which to push prams or struggle with shopping!—and from where husbands who work in the Big City can get to their offices in just over half an hour. There are also excellent employment prospects locally for executive and technical staff. Moreover, it is largely surrounded by Green Belt and in close proximity to some of the loveliest Surrey countryside. It is on the A.245 (Cobham to Woking).

“The Willows” is right in the heart of the village (almost a misnomer now in the light of the great population increase during the last 5-10 years) and therefore quite exceptionally close to the many new shops. Excellent recently built schools are nearby, buses run to Woking and Weybridge, and the main line station is but ½ mile away (Waterloo 34 minutes). Facilities exist locally for most sports, pastimes and interests and there is a happy and friendly spirit abundantly in evidence. Several fine golf courses are readily accessible.



BYFLEET  
OFFICE  
MANN & CO.

THE SITE  
The Willows  
High Road, Byfleet,  
Surrey.

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