

BROADOAKS PARK

WEST BYFLEET



LONDON
SQUARE

DEVELOPMENT FACTSHEET

DEVELOPMENT OVERVIEW

Welcome to Broadoaks Park.

The final collection of 20 new homes comprising two bedroom coach houses and bungalows, three and four bedroom houses and mansion houses.

At its heart stands a commanding Grade II listed manor, raised in 1876 with the pedigree of Belgravia and presiding over the grounds ever since.

DEVELOPER:	London Square Developments Limited
LOCATION:	17 Parvis Road, West Byfleet, KT14 6EX
LOCAL AUTHORITY:	Borough of Woking
TENURE:	Freehold
BUILDING INSURANCE:	10-year building warranty
ANTICIPATED COMPLETION:	From Q4 2027
COUNCIL TAX:	Coach houses: Band F – £3,753* per annum Townhouses: Band G – £4,330* per annum

*Subject to VOA assessment.



PROPERTY MIX

PROPERTY TYPE	NO. OF BEDROOMS	QTY
Bungalow	2 bedroom	1
Coach House	2 bedroom	2
Townhouse	3 bedroom	6
Townhouse	4 bedroom	9
Mansion House	6 bedroom	2

AMENITIES

Beautifully landscaped communal gardens and dedicated children's play area.

PARKING

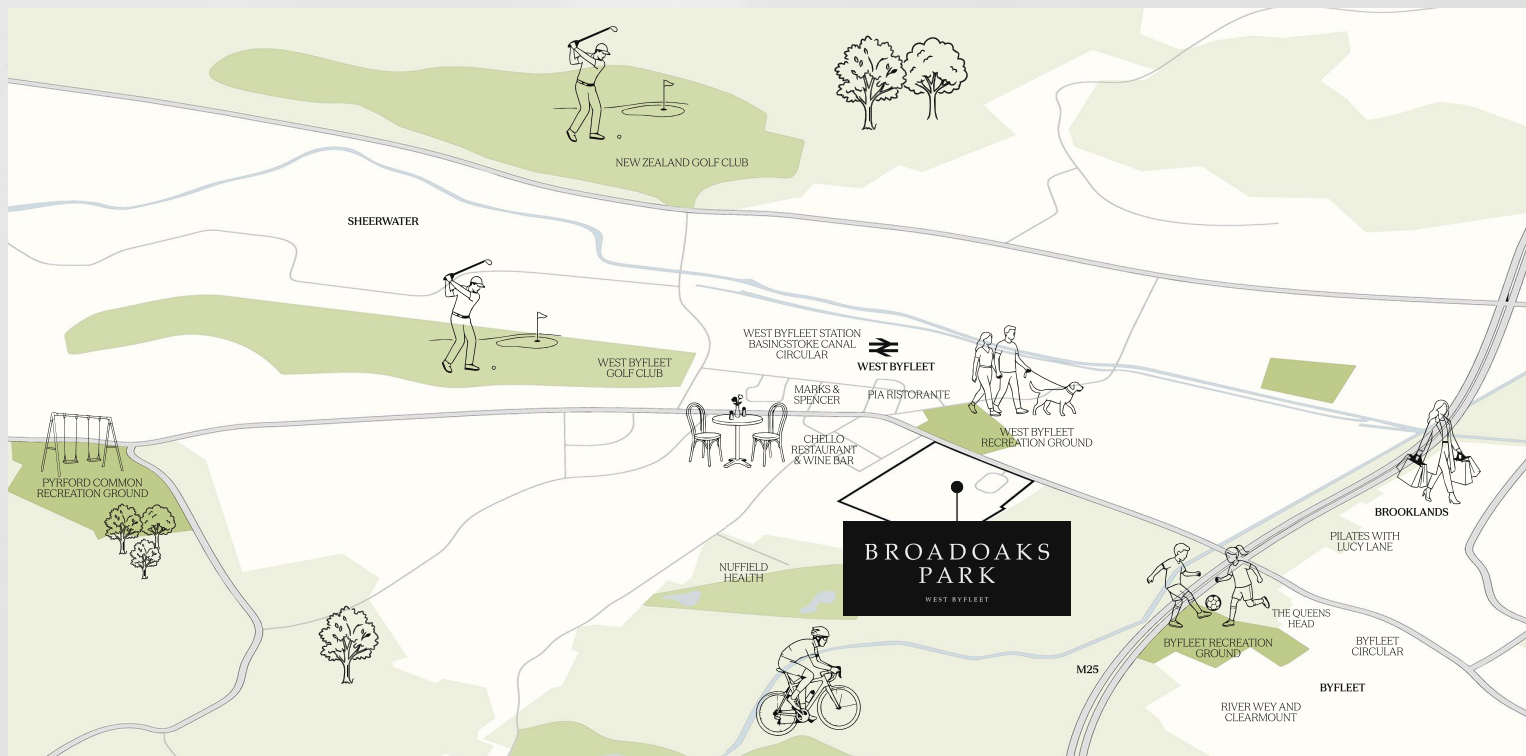
Parking is available with each home.

SERVICE CHARGE

The annual estate charge will be £1,750* per annum.

*Once the development is complete, the anticipated final annual estate charge will be £1,950 per annum.





EVERY REASON TO BE HERE



25 ACRES OF
MATURE PRIVATE
PARKLAND



AN ESTABLISHED
COMMUNITY



LARGE
FAMILY HOMES



STRONG SURREY
LOCATION



GREAT LOCAL
AMENITIES



EXCELLENT
COMMUTER LINKS



ABUNDANCE
OF GREEN SPACE



EXCELLENT
SCHOOLS



SAFE AND
SECURE COMMUNITY



STRONG DEMAND
AND PROPERTY
VALUES

CONNECTIONS

BY FOOT

- WEST BYFLEET STATION
13 MINS
- WAITROSE & PARTNERS
12 MINS
- THE QUEENS HEAD
18 MINS

BY BIKE

- BYFLEET RECREATION GROUND
7 MINS
- MANOR FARM NATURE RESERVE
11 MINS

BY TRAIN

- WATERLOO STATION
FROM 30 MINS
- CLAPHAM JUNCTION
23 MINS
- WIMBLEDON
22 MINS
- GUILDFORD
14 MINS

BY CAR

- HEATHROW AIRPORT
30 MINS
- GATWICK AIRPORT
35 MINS
- UNIVERSITY OF SURREY
25 MINS

Bakerloo
 Northern
 Piccadilly
 District
 Jubilee
 Waterloo & City
 Central
 Tram

Times taken from Google Maps.



WHO IS LONDON SQUARE?

We are dedicated to making London even greater. Founded in 2010, our name was inspired by the ethos of London's famous squares – landmarks renowned for their legacy and community.

Now part of the Aldar Group of companies, London Square and Aldar are committed to creating world-class developments, anchored in high quality design, sustainability, and customer service excellence – building award-winning homes where people really want to live.

INFORMATION & PAYMENT

PAYMENT TERMS:

- Deposit of £5,000 upon reservation.
- Deposit of 10% of purchase price payable on exchange of contracts.
- The balance of 90% of the purchase price will be payable upon legal completion.

DOCUMENTS REQUIRED:

- Original current passport or original identity card
- Two current utility bill copies (not mobile phone) and one bank statement copy showing every buyer's name and home address – these items to be less than three months old
- In addition, your solicitor will require written evidence of the source of your deposit monies accumulating in your account
- Original or certified copies required for all buyers

Information provided must match the details given on the reservation agreement.

SOLICITORS

LONDON SQUARE SOLICITOR:

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This document is intended to provide an indication of the general style of our development and apartment types. Times taken from Google Maps. All details are correct at the time of going to press. September 2026.