



A balanced lifestyle, a vibrant community.

The sensitive redevelopment of Winslade Park, Exeter, a Grade II* listed building (in the top 10% of buildings in the country), set in the heart of stunning parkland, includes outstanding houses and apartments alongside superbly appointed offices and lifestyle facilities. Our ethos is a commitment to flexibility, community, wellbeing and sustainability.

Setting a new standard in how we collectively live and work, Winslade Park is a lifestyle choice for businesses looking to rent or buy sophisticated offices, for country living close to the thriving city of Exeter, and for joining a wellness community with outstanding leisure facilities.

Balance is not something that you find,
it's something you create.



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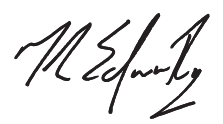
BURRINGTON

ESTATES


Burrington Estates has a highly-regarded reputation as a leading developer of high specification, design-led projects. Through our careful attention to detail, innovative use of technology and sensitive development, we create imaginative properties designed to enhance their stunning coastal, moorland, rural or urban location and tailored to the individual needs of our buyers and tenants.

Recognising the exceptional contribution to the creation of outstanding developments, Burrington Estates were awarded the prestigious NHBC Seal of Excellence Awards in 2017 and 2018. In 2020 we received the Housebuilder of the Year award at the Insider Residential Property Awards as well as the highest rating of 5-stars in the recent independent homebuyers' customer satisfaction survey by the House Building Federation (HBF) Star Rating Scheme.

Setting a new standard in
how we live and work.



Mark Edworthy
Founder



Paul Scantlebury
Founder



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WORK & WELLBEING

Flexible, managed offices within idyllic Devonshire countryside, with superb city links.

Office spaces that adapt to suit flexible requirements. The Manor House, Winslade House, Brook House and Clyst House are being transformed into modern, fully serviced offices, a business centre and club with the very latest technology. Offices are available to buy or for rent on short or long leaseholds.

The convenient location, just minutes from Exeter city centre make this a compelling choice for businesses of any size looking to relocate to state-of-the-art premises. Our flexible solutions are aimed to reduce risk in uncertain times. On-site leisure facilities and high-end restaurants are designed to enhance professional wellbeing.



WINSLADE MANOR

An elegant space for smaller businesses wanting to make a big impression.

Winslade Manor offers fully serviced offices (up to 570 sqft) in an exemplary Grade II* listed building, and benefits from outstanding facilities.

Complete with concierge service, grand, period-featured communal areas and sweeping parkland views, each fully serviced office will be appointed to the latest specification and equipped to the highest standard.

Access to meeting rooms, the Manor Business Club and The Stables leisure complex complete the package.



WINSLADE HOUSE

Superbly appointed, managed, flexible offices.

RIBA award winning Winslade House will offer multi-tenanted managed offices from 150 – 8,500 sqft, available on flexible rental terms to suit a wide range of business needs.

The managed offices will provide high-quality open plan and naturally ventilated space. In keeping with the rest of the Winslade Park development, Winslade House will be finished and equipped to the highest standard with 1 GB/s broadband offering the best connectivity in the South-West.

The main reception will support the needs of every business, improving efficiency and providing that important focal point for visitors and deliveries. Cycle parking and shower/changing rooms supplement the wider leisure provision enjoyed by all Winslade Park tenants.



CLYST HOUSE

Offices for purchase on long-leasehold, will suit more established businesses.

Clyst House is being redeveloped to a meticulous specification to create offices for rental or possibly to purchase on long leasehold. With up to 68,000 sqft available in units from 1500 – 8500 sqft this opportunity will suit more established businesses and could be suitable for investment through a SIPP or SSAS.

Built in three wings around a central reception the building benefits from soaring atriums, high suspended ceilings and raised floors. A covered pathway connects Clyst House to Winslade Manor and The Stables leisure complex.

The offices benefit from ample adjacent parking with charging stations and full access to the comprehensive lifestyle and leisure offerings of Winslade Park.



BROOK HOUSE

Office building with long leasehold, possibility to purchase.

A three-storey office building with full height glazed curtain walling recessed behind a vertical grid of brick faced piers under a pitched tiled roof. An ideal HQ location, Brook House has a long leasehold with possibility to purchase.

The offices provide mainly open space, which at second floor level is column free. Access is via an air-conditioned main entrance and service core with WCs, a vending area and stairs to the upper floors. Each floor provides two access points into the office area, allowing floors to be subdivided either side of the core area. All floors are serviced by an 8-person (600 kg) lift and externally, the accommodation benefits from on-site car parking for up to 100 vehicles.

LEISURE & LIFESTYLE

35-hectares of parkland create the ultimate setting for leisure alongside living and working, with ample spaces for exercise and relaxation.



Professional athletes managing our fitness facilities to caring childcare, brewing baristas to bustling business clubs are just some of the ways we are putting lifestyle at the heart of the vibrant new Winslade Park community.

The tranquil and elegant location offers a whole host of facilities for those who love the great outdoors including nature walks, trail runs, tennis courts and ample outdoor hideaways for picnic spots. There is even a beautiful cricket pitch.

Beyond the outstanding facilities, a varied programme of events designed to appeal to all residents will ensure Winslade Park adds real value to the wider community.



TOM JOHNSON LIFESTYLE

Winslade Park's Wellbeing Director is former England and Exeter Chiefs professional rugby player Tom Johnson. His exclusive lifestyle and wellness brand, Tom Johnson Lifestyle, will support the superb on-site facilities in the £5M leisure complex.

High-end facilities include a boutique personal training fitness studio 'Number 6', a swimming pool, smart cafés and bars, and a range of carefully selected retail outlets and services.

A sports pavilion, sports pitches and areas to relax and recharge continue the wellness and balance theme across the park.

Number
6

THE STABLES HEALTH CLUB

Prioritising health and wellbeing facilities for all ages and abilities.



Introducing The Stables, a hugely exciting leisure complex that includes a state-of-the-art gym, experiential spin studio, swimming pool, crèche, spa facilities, meditation garden, hair and beauty salons and a health club restaurant. The Stables will be a one-stop-shop for lifestyle and wellbeing needs, delivered in the most beautiful and elegant surroundings.

The Stables provides a convenient, time-efficient and enjoyable solution for residents, visitors, families and workers to take care of themselves.

Families will be especially well catered for with a crèche, children's sporting activities and events, varied sports facilities, a swimming pool and plenty more to keep little ones active and happy.

Winslade Park's award-winning executive chef will ensure that menus across the site are impeccably planned with the finest ingredients to suit all nutritional requirements.



FOODIES, EPICUREANS,
CASUAL & HOME DINING

Award winning Chef Director Matt Mason joins the Winslade Park team.

Our award-winning chef has been wowing South West foodies with his delicious flair for two decades. Born and raised in the county, his passion has always been to showcase locally sourced, top quality ingredients as well as supporting local producers.

Matt will be devising super-seasonal menus and dishes for a variety of dining and catering demands; onsite dining showcased in the elegant 18th Century Manor House, corporate and private event catering, and even curated home cooking kits.



RESTAURANT & BAR

“Something for
everyone to enjoy!”

The fine dining restaurant also offers more casual daytime meals including brunch and Sunday lunch. A refreshing and comprehensive bar list is frequently updated and our mixologist creates seasonal cocktails alongside serving elegant wines and local ales.

Relax in the bar, lounge area café or courtyard with a lighter menu which still insists on healthy options and also caters for customers visiting The Stables, with smoothies, homemade protein bites, superfood salads alongside hot food.

Our home food delivery service provides locally sourced food boxes to make delicious, fresh and nutritionally balanced meals at home. Corporate, outside and event catering.

LIVING & COMMUNITY

Unique, modern and sustainably-built with the latest design and technology.

Living in Winslade Park is a lifestyle choice. The developers have an established reputation for building high-quality, design-led, aspirational properties alongside a commitment to bringing people together to create enduring communities.

Outstanding customer service and innovation with meticulous attention to detail includes keeping in touch with owners throughout the journey, encouraging local enterprise and facilitating leisure and wellbeing.

We believe a strong sense of community in superb environments has a positive impact on quality of life.



PROPOSED APARTMENTS



CONSIDERED INTERIORS



Design flair and
immaculate
attention to detail,
with the finest
finishes and fittings.



One of the most prestigious property developers in the South West of England, our reputation for creating imaginative, luxury residential apartments, homes and projects is the prelude to our plans for a residential development in Winslade Park.

Our pedigree as an award-winning house-builder is focussed on creating unique, special developments that will form part of a lasting legacy of setting new standards in design and build. We are committed to building high-specification, beautiful properties that bring years of happiness to those that live in them.



WE ENCOURAGE ALL OF OUR STAFF TO TRAVEL GREEN, INCLUDING A CYCLE TO WORK SCHEME.

SUSTAINABILITY

For the next generation.

All design solutions have focused on renewable energy sources, energy efficient equipment and smart business processes to create a carbon neutral development.

Our environmental pledge is to ‘reduce, reuse, recycle’, managing waste alongside a plastic-reduction pledge which replaces plastic with cardboard products whenever possible.

All timber is sustainably-sourced with increased use of hedges and fencing instead of brick or rendered walls. Overall we seek to achieve a nett biodiversity gain on all our developments.

SOLAR POWER USED WHEREVER POSSIBLE

ALL OF OUR SITE & SALES OFFICES ARE CONNECTED TO A 100% GREEN ENERGY PROVIDER.

ALL OF OUR NEW HOMES HAVE 100% GREEN ENERGY SUPPLY.

OUR PLANTING PROGRAMS FOCUS ON POLLINATING FLOWERS & SHRUBS.

BEEBRICKS INCORPORATED IN EVERY DEVELOPMENT.



A sustainable vision
for quality of life.



