



# Welcome to BoKlok on the Lake

Modern, sustainable, Scandinavian style homes in  
West Durrington, Worthing

# Welcome to BoKlok on the Lake in Worthing.

Our new residential community is a stunning development of brand new homes. Set among green open spaces next to Somerset Lake, it features a choice of 152 one and two-bedroom, apartments, all finished to a high specification and each with access to their own private outside space.

For those keen to get active and enjoy the great outdoors the homes here offer access to a host of sporting facilities, public parks and green spaces, including the South Downs National Park, while the seafront is also within easy reach.

BoKlok is an established and successful partnership between leading names Skanska and IKEA. Our ethos is to build beautifully designed, sustainable, high quality homes, making home ownership readily accessible for more people.



## BoKlok in a nutshell

- Developers of residential communities
- A home ownership concept from Sweden, owned by Skanska and IKEA
- Operating in four markets: Sweden, Norway, Finland and the UK
- Launched in 1996
- BoKlok is our word for a smart way of living
- 450 equally important employees and no bureaucracy
- Building around 1,200 homes each year
- Since the start we have developed and built over 14,000 homes
- Seven months is the record for the fastest housing project - from planning to moving in
- Awarded Sweden's most satisfied customers 2017, 2018, 2020 and 2021 in the residential sector (third in 2016 and runners up in 2019), and we have the same ambition in the UK
- Our offer is new build, sustainable homes

# Site Plan



Northbrook Farm Caravan & Motorhome Club Site

**KEY**

- BS** : Bin Store
- CS** : Cycle Store
- CC** : Car Club
- V** : Visitors
- SS** : Sub Station
- 1** : Plot 1 - 24 (Affordable Homes)
- 2** : Plot 25 - 56 (Affordable Homes)
- 3** : Plot 57 - 88
- 4** : Plot 89 - 120
- 5** : Plot 121 - 152

# Homes delivered the BoKlok way

This new collection of homes, which comprises 152 one and two-bedroom apartments, is set to become a new community in its own right. The homes, which will be built using modern methods of construction, will offer a route into home ownership, ideal for first time buyers, people on average incomes, and anyone keen to live more sustainably.

Modern, spacious, sustainable, Scandinavian style homes, with open plan living spaces, high ceilings and large windows, which allow the light to flood in. Stylish homes. Presented and sold in a straightforward and fair way.

That's BoKlok on the Lake.

# A great place to live

A home at BoKlok on the Lake means you can easily enjoy all that West Durrington has to offer. Close by, you will find local shops, parks and leisure facilities, while the popular Worthing Pier and its array of seafront shops is less than five miles away.

West Worthing Tennis and Squash Club  
0.3 miles (2 minutes by bike or 7 minutes on foot/1 minute by car)

Tesco Extra  
0.3 miles (1 minute by bike or 5 minutes on foot/3 minutes by car)

David Lloyd Leisure Centre  
0.5 miles (3 minutes by bike or 8 minutes on foot/1 minute by car)

Goring-by-Sea Train Station  
1.2 miles (7 minutes by bike or 24 minutes on foot/4 minutes by car)

Highdown Hill National Park  
1.6 miles (12 minutes by bike or 5 minutes by car)

Worthing Golf Club  
2.6 miles (16 minutes by bike or 9 minutes by car)

Worthing Sailing Club  
2.8 miles (16 minutes by bike or 8 minutes by car)

Morrisons  
3.8 miles (21 minutes by bike or 12 minutes by car)

Worthing Hospital  
4.3 miles (23 minutes by bike or 12 minutes by car)

Worthing Pier  
4.5 miles (25 minutes by bike or 12 minutes by car)

IKEA Southampton  
48.9 miles (1 hour 20 minutes by train from West Durrington-on-Sea to Southampton Central or 1 hour 11 minutes by car)

## Well connected

The development is well connected by road. It is located close to the A27, which runs to Brighton, Chichester and Portsmouth, as well as the A259, which follows a coastal route between Hampshire and Kent. The A24 is just under three miles away and is the primary route, which runs northwards to London via Horsham.

The closest railway station to the site is Goring-by-Sea, which is just over a mile away. However, the borough has five railway stations: East Worthing, Worthing, West Worthing, Durrington-on-Sea and Goring-by-Sea. All are on the West Coastway Line. Regular services run to destinations such as London, Gatwick Airport, Brighton, Littlehampton and Portsmouth.

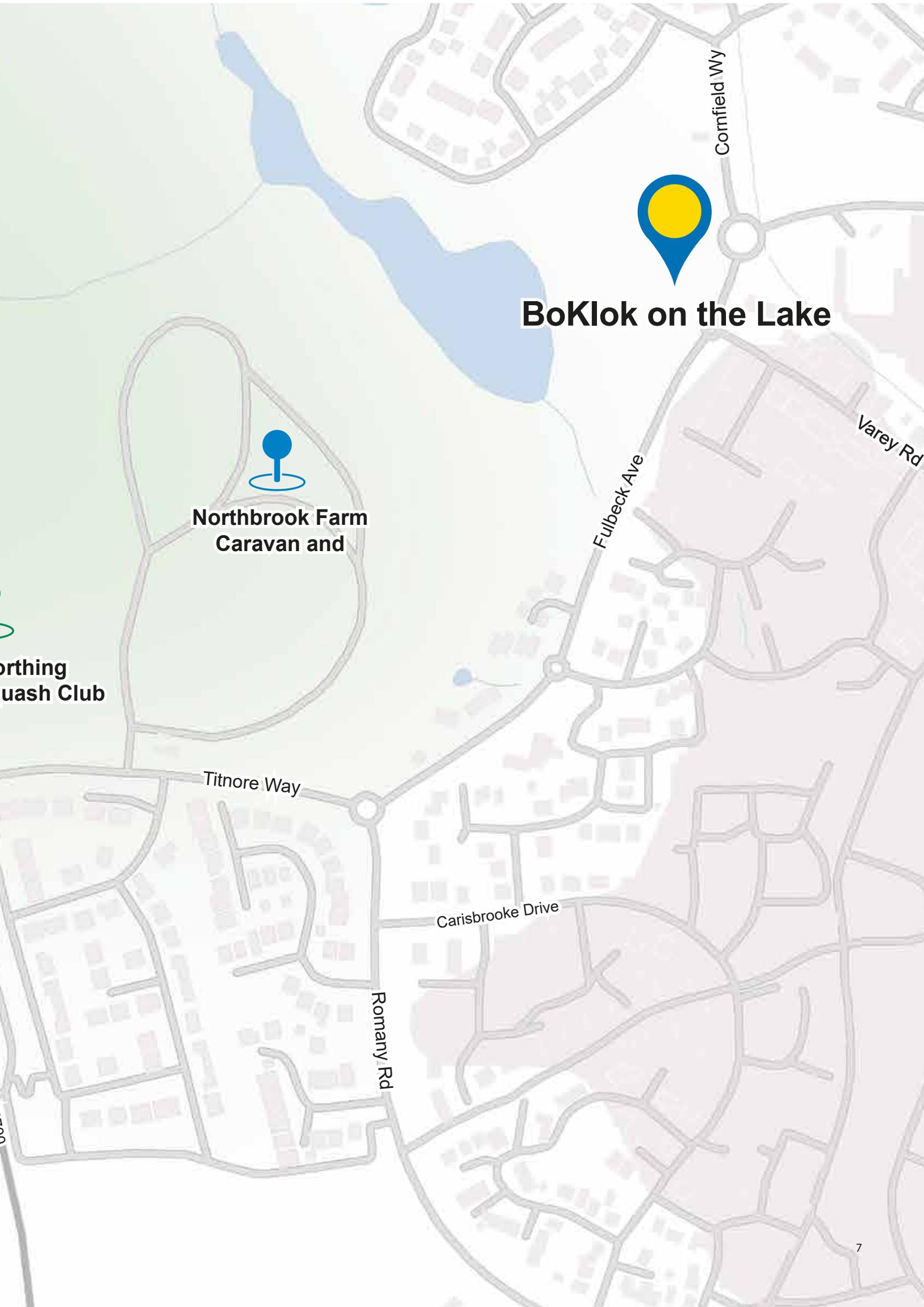
Brighton is accessible from Goring-by-Sea in just 34 minutes, while London Victoria can be reached direct in 1.5 hours.

Goring-by-Sea Train Station  
1.2 miles (7 minutes by bike / 24 minutes on foot / 4 minutes by car)

London Gatwick Airport  
35.6 miles (43 minutes by car or 57 minutes by train-direct from Goring-by-Sea Train Station)

London Victoria Station  
58.5 miles (1 hour 47 minutes by car/1 hour 32 minutes by train (direct from Goring-by-Sea Train Station))





Cornfield Wy



**BoKlok on the Lake**



**Northbrook Farm  
Caravan and**

Varey Rd

Fulbeck Ave

Northbrook Farm  
Caravan and

Titnore Way

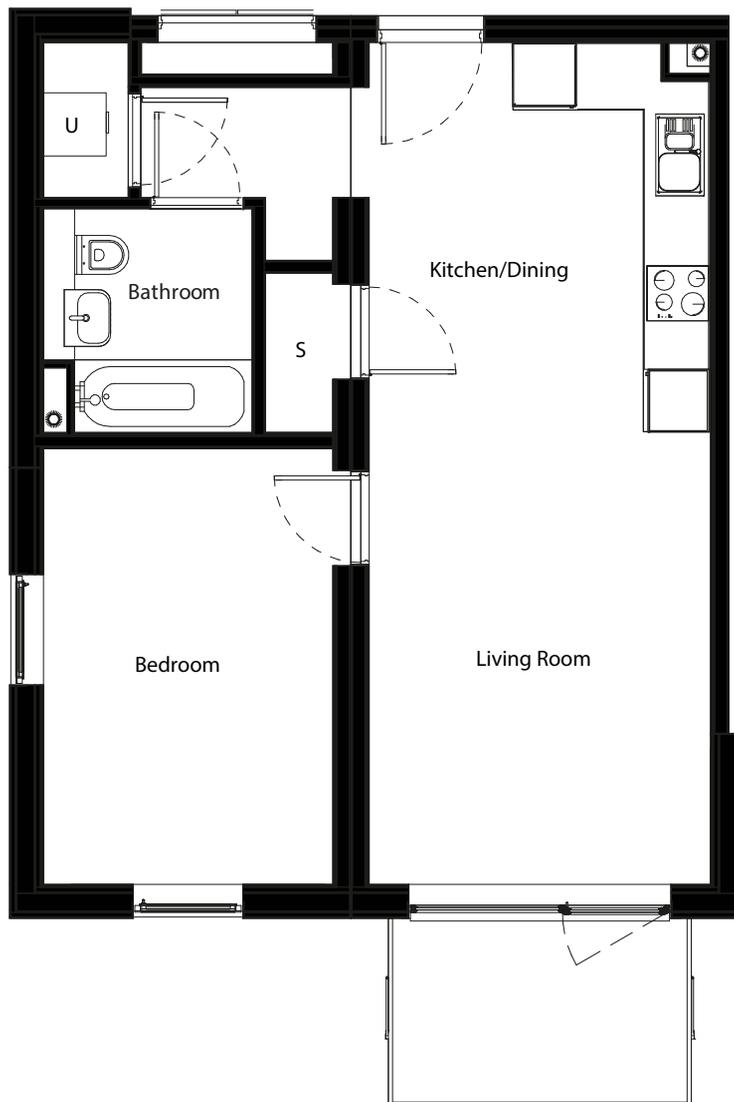
Carisbrooke Drive

Romany Rd

# One-bedroom apartment 50sqm

This spacious, one-bedroom apartment enjoys a large open plan kitchen/living/dining area, which spans the length of the apartment. Doors open direct from the living space onto a private balcony. A light and generously proportioned bedroom and a good sized bathroom enjoys the benefit of a bath.

1 Bedroom Apartment



Kitchen/Dining	3709mm x 3275mm	12'2" x 10'9"
Living Room	4303mm x 3275mm	14'1" x 10'9"
Bedroom	4145mm x 2775mm	13'7" x 9'1"
<b>TOTAL</b>	<b>50 sqm</b>	<b>542 sqft</b>

Note: Apartments located 'mid' block do not include a side window to bedroom





# Two-bedroom apartment 72sqm

The open plan kitchen/living/dining area opens onto its own private balcony, allowing light to flood in and adding to the sense of space on offer here. Bedroom one enjoys the benefit of an en-suite, while the well-proportioned bedroom two, has access to the generous family bathroom, which includes a bath.

2 Bedroom Apartment - Type A



Kitchen/Dining	3709mm x 3275mm	12'2" x 10'9"
Living Room	4303mm x 3275mm	14'1" x 10'9"
Bedroom 1	4919mm x 3097mm	16'2" x 10'2"
Bedroom 2	4145mm x 2775mm	13'7" x 9'1"
<b>TOTAL</b>	<b>72 sqm</b>	<b>774 sqft</b>

Note: Apartments located 'mid' block do not include a side window to bedroom

# Two-bedroom apartment 72sqm

This beautifully presented two-bedroom apartment offers superb accommodation. The L-shaped living space means that the apartment still enjoys an open and sociable feel, while offering a little more separation between the cooking and the living spaces. The living area opens onto its own private balcony. Bedroom one benefits from its own en-suite, while bedroom two has access to a good sized family bathroom, with bath.

2 Bedroom Apartment - Type B



Kitchen/Dining	6020mm x 3625mm max	19'9" x 11'10" max
Living Room	4387mm x 3000mm	14'4" x 9'10"
Bedroom 1	4409mm x 2670mm	14'5" x 8'9"
Bedroom 2	4145mm x 2775mm	13'7" x 9'1"
<b>TOTAL</b>	<b>72 sqm</b>	<b>779 sqft</b>

Note: Apartments located 'mid' block do not include a side window to bedroom



# Specification

## Energy Efficiency, Heating

### & Insulation

- Combined communal heating system
- Grey composite aluminium and timber triple glazed windows
- Insulation installed to warranty standards
- MEV system

## Kitchen

- IKEA white kitchen with ash effect laminate work-tops
- Tiled splashback
- Single oven
- Induction hob
- Steel extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Freestanding washer/dryer

## Bathroom/En-suite

- Contemporary white bathroom suite
- White bathroom furniture
- Mirrored, lit cabinets fitted to bathroom and en-suite (where applicable)
- Chrome taps and shower
- Chrome and glass shower enclosure with glass screen to bath
- Towel radiator to bathroom and en-suite (where applicable)
- Ceramic tiling to floors
- Thermostatic shower to shower cubicle and over bath

## Electrical Installation

- TV point to lounge and bedrooms
- Under cabinet lighting to kitchen
- Downlighters to kitchen, bathroom and en-suite (where applicable)
- Vehicle charging points to selected parking spaces\*

## Exterior Finishes

- Communal bike stores
- Dedicated parking spaces to all homes
- Painted steel balcony with decking to selected apartments

## Decoration & Internal Finish

- Moulded skirting boards
- White finished doors with brushed steel handles
- Walls painted in neutral emulsion
- Smooth satin white woodwork throughout
- Full height tiling to bath and shower cubicle with splashback to basin in bathroom and en-suite
- LTV wood-effect flooring to kitchen, hallway and living room and bedrooms
- Grey painted front door

## Warranty

- 10 year NHBC warranty



# Help to Buy → →

Secure a new home with Help to Buy at BoKlok on the Lake and you could benefit from:

- A smaller deposit requirement
- A Government backed, interest free loan (for the first five years)
- Access to cheaper mortgage rates

Help to Buy is a Government backed scheme, which (from April 2021) is available for first time buyers only.

You can own 100% of your home with just a 5% deposit and a 75% mortgage.

With a Help to Buy Equity Loan the Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and 75% mortgage to make up the rest. This means you own 100% of your home and you can take advantage of lower mortgage repayments. You won't be charged fees on the 20% loan for the first five years of owning your home.

Help to Buy is available on new homes with a value up to £349,000 for Worthing.

# Help to Buy - how does it work?

ONE BEDROOM APARTMENT £215,000

Buyers 5% De-  
posit

Government  
20% Loan

75% Mortgage  
from  
Commercial Lender



YOURS  
WITH JUST  
A 5%  
DEPOSIT\*

## Facts and figures

- With Help to Buy you'll need a minimum, 5% deposit
- With Help to Buy the Government will loan you up to 20% of the value of a property in the form of an equity loan. The equity loan is for a maximum of 25 years, or before if the property is sold or the mortgage is redeemed, whichever term is the shorter of the two
- You need to secure up to a 75% mortgage from a bank or building society
- You won't be charged loan fees on the Government loan for the first five years of owning your home
- Equity loans are available to first time buyers only (from April 2021)
- The scheme covers applicable new build properties, up to a value of £349,000 for Worthing.

Terms and conditions apply. Minimum 5% deposit subject to lenders' requirements and eligibility. Prices correct at time of going to production. New home buyer wishing to take advantage of the 'Help to Buy' scheme will need to qualify with a mortgage lender in the usual way and will be subject to the lender's normal assessment criteria. 'Help to Buy' equity loan is subject to status. 'Help to Buy' conditions apply and applications are subject to scheme approval. Your home is at risk if you do not keep up mortgage repayments or any other debts secured on your home.



Backed by  
HM Government

# IKEA Family

As an IKEA Family member you have access to a number of exciting member benefits. Some save you money, some save you time, others save you fuss. As a member you have access to discounted member prices on selected IKEA products as well as inspirational workshops, great ideas and a free hot drink Monday to Friday (when you show your IKEA Family card). We share our home furnishing knowledge, know-how and skills to turn our members' dreams into reality.

## Don't have an IKEA Family account yet?

Create an account for a more personal and customised experience at IKEA.  
[ikea.com/gb/en/ikea-family](https://ikea.com/gb/en/ikea-family)





“At IKEA, we are experts in life at home. We can use this expertise to input into the planning of the internal layouts of Boklok homes. We can advise on the ideal furniture placement to maximise space, while suggesting materials and furnishings that really accentuate the homes and their use of natural light and space.”



“All of the BoKlok show homes are designed and delivered by IKEA interior designers. This means that we can give future occupants lots of ideas and inspiration for their own homes, while hopefully showing them ways to make the most of their space – all at a low price.”

**Kash Henderson, IKEA Business Account Manager UK**



# The BoKlok Story

Ingvar Kamprad's role in founding BoKlok cannot be overemphasized. His vision was to build new homes that were accessible for 'ordinary people' – giving everyone the same opportunity to live well.

Ingvar Kamprad was born in 1926 in Småland, Sweden. At the age of 17 he founded IKEA. His driving force was his vision of creating a better everyday life for the many. Ingvar Kamprad and IKEA's values have been, and will continue to be, crucial to BoKlok's success.

At BoKlok, we continue to work in his spirit so that all people have the same opportunity to 'live well'.

In 1993, marketing managers from both IKEA and Skanska met at a housing fair in Karlskrona in Sweden. They both agreed that there was a need to deliver housing that was more accessible for all – housing that key workers and those on lower incomes could still afford to purchase.

From this starting point, Skanska and IKEA went on together to develop the BoKlok concept, which aims to deliver high quality homes that are accessible to the many people.

Inger Olsson, developer at Skanska, and Madeleine Nobs, home interior designer at IKEA, took on the challenge of realising this idea with the help of architect Gun Ahlström, and in 1997 the first BoKlok homes were ready for occupation.

Ingvar Kamprad and Skanska's then CEO Melker Schörling both participated in the inauguration of the first project in Ödåkra outside Helsingborg in 1997.

Today, BoKlok builds around 1,200 homes a year and has so far built over 14,000 homes, all according to Ingvar Kamprad's philosophy.

# The modern method of construction

We build all our homes in wood. It's the most sustainable building material, with the lowest carbon emissions, compared to others. BoKlok homes are using a smart and industrialised process. This means that we can reduce waste and energy usage in the factory. We also put a lot of effort into creating sustainable, safe and attractive communities.

By manufacturing our homes in a factory, we can be more efficient, reduce unnecessary costs and protect our homes from the weather.

Our houses in the UK are manufactured in a factory in Derby by TopHat, a technology-driven modular housing manufacturer. Our apartments are manufactured in Estonia by Harmet, a leading provider of modular housing.

We transport our modules for the houses from TopHat's factory in Derby by lorry. We complete up to 90% of the homes in the factory and only 10% out on the construction site. This means we have fewer people working on sites, for a much shorter duration, creating less waste, thereby reducing the number of deliveries to site by over 75%. People working in the factory are working more efficiently and typically travelling shorter distances than those on site. We therefore reduce the number of overall transport movements by 50% when compared to traditional construction.

The modules for our apartments are transported from Harmet's factory in Estonia by ferry. Only trucks with an emission class of EURO 5 or higher are used to transport the modules by road. When transported across the sea, only ferries using low-sulphur fuels are used, to minimise the climate impact.

Overall, our homes are manufactured significantly faster than traditionally built housing. The exact amount of time depends on the size and complexity of the development. Once on site, the homes can be assembled in as little as a day. Safer, faster and less disruption for our neighbours.

All of this makes us more sustainable.

## Design standards

BoKlok will be certified in accordance with the NHBC (National Housing Building Council).





Having our own factory in Småland, Sweden, as well as long-term partnerships with selected modular suppliers, we have a thorough understanding of the industrial process.



☎ 01903 899 974

[www.boklokonthelake.co.uk](http://www.boklokonthelake.co.uk)

BoKlok on the Lake, Fulbeck Avenue,  
West Durrington, BN13 3SS  
(For SAT NAV use: BN13 3SL)

These particulars are intended to give general information about our BoKlok homes (which we have built or are building) to assist those who may be interested in acquiring one of our homes (subject to contract and availability). We take reasonable steps to ensure that information is correct at the time of going to print but you should not rely on it. Certain information is approximate and designs, features and facilities planned can often change during the development (for example, in response to market conditions or ground conditions). The latest information and plans are available from our sales team during normal working hours and you can check the specification of each BoKlok home prior to entering into a reservation. However, nothing in this brochure or any of our materials should be taken as a substitute for your own further enquiries, inspections or independent legal advice.

Floorplans and layouts are approximate. Dimensions are taken from the architects' drawings, are given to the nearest 15cm (or equivalent in inches) and may differ in the as-built home. Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Floorplans and layouts should not therefore be used for purchasing items such as furniture. Floorplans may be subject to change, please refer to your sales advisor for finalised drawings.

Computer generated images are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. They are not intended to be an accurate description of any specific property, its location or the surrounding area. We do sometimes need to make changes to designs, finishes and features during the development and appearance may vary on completion.

