

ASPIRATIONAL HOMES FROM  
AN INSPIRATIONAL COMPANY





## WEIR HOUSE – QUALITY BEGINS AT HOME

Weir House, Octagon's award-winning\* headquarter offices project all the quality and design standards they have established during three decades of housebuilding.

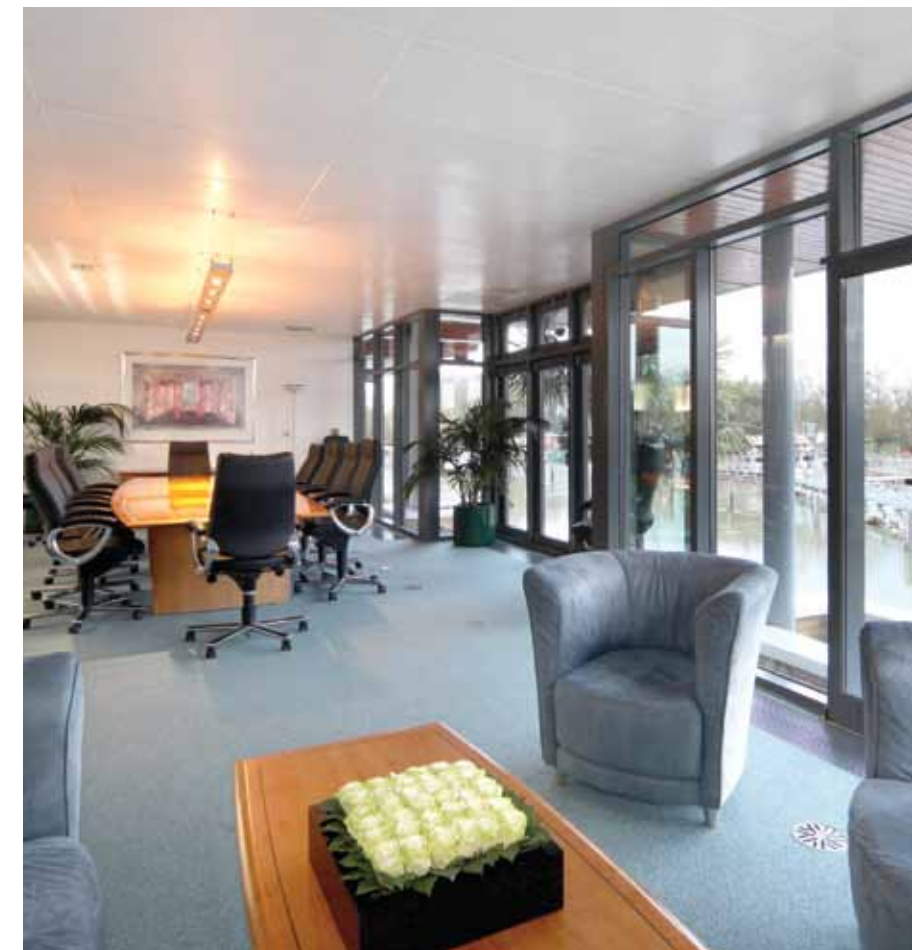
Located in rather regal surroundings, being just a short punt ride from Hampton Court Palace, the yacht club influenced exterior design by eminent architects Broadway Malyan embraces the superb waterside location on the banks of the River Thames.

Octagon's dedication to creating light-filled, environmentally friendly interior living spaces for all their residential schemes is echoed in these flagship offices, starting with the double height atrium entrance hall, where a curving open stairway leads to the main first floor

accommodation. Here a combination of open plan and glass walled offices, dramatically lit through the central glazed roof light and floor to ceiling windows house the directors, management, design and administration teams.

A creatively designed workplace attracts quality employees, an Octagon mantra that has produced a continually evolving and developing company, driven by a team of expert professionals.

*\* The building received the Elmbridge Borough Council Design Award in the year it was completed.*







Colin Tutt FCIQB  
Executive Chairman



DIRECTORS OF OCTAGON  
GROUP HOLDINGS LTD.  
From left to right:

Tim Banks  
CEO

David James  
Non Executive Director



Angus McQuhae  
Sales Director

Roger Wyatt  
Non Executive Director

## INTRODUCTION

Founded in 1980, Octagon develop prestigious homes throughout London and the Home Counties. All the properties are individually designed by the company's own highly experienced team of architects and designers, incorporating individual interior and exterior design features, to ensure that each property has its own unique character.

The combination of classic exterior features surrounded by lavish landscaping and contemporary light-filled interiors fitted with the latest technology and appliances, proves a winning formula for this multi-award winning luxury specialist.

Octagon will continue to operate to these high standards for both their restoration projects and

new build properties, as well as accommodating a growing clientele for the company's Bespoke service. Clients wishing to put their own personal stamp on their new Octagon home, or to improve their current property, can realise their dream with the full design and build service of the professional Bespoke team.

Octagon operates from Weir House, the headquarter building situated on the River Thames, close to Hampton Court Palace.

A private British company, Octagon's strategy is to build a definitive number of units of the highest quality, in superb locations, ensuring that the company maintains its position as the leading developer for the luxury residential market.

## DIRECTORS OF OCTAGON DEVELOPMENTS LTD.

John Pope  
Bespoke Director

Bob Birch  
Director

Richard Page  
Director







THE WATERGARDENS,  
COOMBE HILL

Whilst steadily acquiring an enviable reputation for large quality homes, Octagon raised their profile further with their first major landmark scheme. This included the complete refurbishment of a derelict Victorian landscaped garden (designed by Veitch). The centre piece was an authentic replica of a 12th century Japanese pagoda. The history of the site and sympathetic construction was researched and developed by Octagon's in-house design team, culminating in a luxury scheme of 37 apartments.

The development consisted of three individual buildings set around a stunning series of waterfalls and beautiful gardens planted with azaleas and rhododendrons to complement the spectacular specimen trees, which formed the backdrop. The lakes and waterfalls were drained, cleaned, refurbished and subsequently restocked with fish.





## VIRGINIA PARK, VIRGINIA WATER

In early 1993 Octagon visited the site of a near derelict sanatorium in Virginia Water, Surrey and immediately recognised the potential of these Grade I and Grade II Listed buildings. Suitably inspired, negotiations progressed through all the complex and protracted planning stages whilst successfully addressing the conservation issues with English Heritage and The Victorian Society.

A testament to the success of the scheme was that the restoration of the Great Hall, grant aided by English Heritage, was the largest art restoration in Europe at that time.

The development comprised 212 homes of which 22 were formed in the Grade I Listed building, Crossland House, with the remaining new build houses and apartments built in the 24 acre grounds.

“Octagon has won particular acclaim from the many international purchasers who identify with the ethos of the company and who value the commitment to excellence, good client liaison, and an attentive after sales service, which are central to Octagon’s working practises.”

James Wyatt  
Partner & Head of International Sales  
Barton Wyatt International





"I have acted as Legal Advisor to Octagon since shortly after they started building houses in 1980. It has been a real pleasure to see the Company develop, expand and prosper without ever sacrificing its honesty and integrity or its charming and easy going way of doing business.

As to the quality of Octagon's houses I once heard a purchaser of an Octagon house describe the Company as the Rolls Royce of house builders and you can't get much higher praise than that."

Victor Barker  
Partner  
Mundays Solicitors





Views of the university buildings and grounds prior to building commencement



## RICHMOND LOCK, RICHMOND

In early 2003, Octagon, along with several other major developers were given the opportunity by Brunel University to prepare and submit an offer for the purchase and development of their St. Margaret campus, a thirteen acre site adjoining the River Thames, just outside Richmond Town.

Octagon's submission and vision for the site was considered the most deliverable in terms of planning, character, timing and quality and offered the university the best land value, whilst meeting the needs of the local community and expectations of the planning authority.

Planning permission was granted at the first attempt at local level by the London Borough of Richmond upon Thames for a mixed use scheme totalling 170 units to be constructed in a number of separate phases.

These comprised of three and four story family villas, apartments, refurbishment of listed residential buildings , affordable housing for both rented and shared ownership, relocation of the Rambert School of Ballet and Contemporary Dance and a new community care health centre.



"Part of the success of the development was Octagon working alongside Brunel University to ensure that the relocation of the St. Margaret's campus staff and students to their main expanding facility in Uxbridge went ahead on time and as smoothly as possible."

Colin Nicholson  
Development Manager  
Octagon Developments Ltd





# RICHMOND HOUSE, RICHMOND

Forming the centre piece of the Richmond Lock development, Richmond House, is a spectacular and historic Grade 11\* listed building, beautifully positioned in 0.74 acres of landscaped grounds overlooking the River Thames.

Many of the original features have been bought back to life, including a magnificent marble fireplace, ornate ceiling plaster work and cornices built by the renowned mid 18th Century architect and interior designer Robert Adams.



KINGSWOOD WARREN PARK, KINGSWOOD, SURREY



Octagon’s exclusive development set in 19 acres of mature parkland, featuring a choice of spacious new detached family homes and refurbished period apartments.

Kingswood Warren Park was a originally a grand country estate with an impressive mansion as its centrepiece, which was built in 1837.

Former home to various titled squires, including Victorian MP Thomas Alcock, In more recent times, prior to Octagon’s purchase of the site, the mansion and grounds housed the BBC research department, where entry was strictly limited to the Corporation’s personnel and luminaries.

Due to the scheme’s diverse range of property and its convenient location close to Kingswood village, station and nearby access onto the M23 and M25 motorways, the development successfully appealed to both expanding families and existing local residents wishing to trade down alike.

THE MANSION APARTMENTS







## KINGSWOOD'S HOUSES

"When it comes to luxury, Octagon is invariably on the podium at our awards and it is easy to see why with their stylish and sensitive approach to their work. So Gold for Best Luxury Development was awarded to their Kingswood Warren Park development."

Summed up the judges, "Octagon houses shout luxury but do not shriek pastiche."

Judges' Report for the What House Awards, the so called 'Oscars' for the building industry.







“Octagon and Esher is always the perfect marriage, and their latest development of super size town houses and detached family villas more than measure up to the high expectations expected in this most superb of Surrey locations.”

Richard Winter  
Director  
Savills



ST. GEORGE'S PLACE

St. George's Place was the first of two adjoining gated developments situated off prestigious Esher High Park Avenue. This delightful, small private enclave consisted of just four semi-detached townhouses and two impressive detached villas.

Another major attraction of these prestigious new homes was their close proximity to Esher High Street with its excellent choice of exclusive retail outlets, coffee shops, bars and superb selection of first class restaurants.

Situated in a beautifully landscaped setting these spacious new properties were designed with both city commuting professionals and growing families in mind, offering substantial as well as versatile accommodation.





## WOOTTON PLACE

Wootton Place was completed shortly after St. George's Place and similar to its predecessor, was a small private gated cul-de-sac offering a choice of spacious semi-detached townhouses and three elegant detached villas.

All of these highly desirable homes combined striking brick elevations with fine architectural detailing and extensive areas of intricate stone dressing.

The three detached villas benefited from having full basements, incorporating a cinema room and a large integral garage with a turntable, capable of providing secure car parking space for four cars.







Octagon have established an enviable reputation for building and designing some of the UK’s finest new homes over the past three decades and the numerous property awards that they have been accredited in their thirty-four year history is testament to this fact.

However, a recently completed magnificent new country mansion, has taken the company into a totally new era, surpassing any previous project by way of design, technology and sheer luxury.

Set in six acres of beautifully landscaped grounds with separate staff accommodation, just 26 miles from London, this significant property sets a new departure point for Octagon, demonstrating the type and size of property that will be the company’s new flagship product over the ensuing years.

“I have been designing homes for Octagon since its inception back in the eighties. We have always strived to be the best, and our combination of classical timeless exteriors with sleek, up to the minute contemporary interior design seems to be a winning formula. Our clients, both highly knowledgeable and discerning when it comes to design and build, seem to appreciate our efforts, as indeed, it appears, do the industry pundits, seeing as we have several hundred awards sitting in the company headquarters.”

Tony Taylor  
Head of Design  
Octagon Developments Ltd









Ideally situated within easy reach of Royal Ascot is another magnificent country mansion, designed and built in Octagon's unmistakable and impressive style.

It has a stunning façade that creatively combines extensive areas of classic Portland stonework with elegant, architectural detail.

Set behind an impressive pair of ornamental entrance gates, at the end of a long sweeping driveway, this outstanding new residence is in an idyllic and tranquil setting, in the middle of 6 acres of beautiful landscaped grounds.

This overall size of this substantial property approaches 20,000 square feet and features 8 en-suite bedrooms, 3 of

which having generous balconies, 3 further staff suites, numerous reception rooms, including a palatial dining room capable of seating up to thirty guests.

For someone who wants for nothing, other essential luxuries include an indoor swimming pool, cinema room, gymnasium, and separate restaurant size commercial kitchen. A state of the art building management system and the ultimate in CCTV equipment ensure the easy running and more than adequate hi-tech security for a home of this magnitude.

Finally, a large block of four garages with electronic up and over doors makes for effortless under cover parking for the owners cherished cars.





“Nothing gives the Company greater pleasure and more professional pride than when we take up the challenge to create a super mansion for one of our private clients. This is where we have to go the extra furlong and produce a highly original design offering the ultimate in luxury living.”

Angus McQuhae  
Director  
Octagon Developments Ltd





Situated on the renowned St. George's Hill Estate, nestling within 2 acres of beautiful landscaped grounds, this modern mansion offers in excess of 13,000 sq. ft. of living space, and features an impressive choice of leisure facilities.

Octagon designed and built the house to offer both grand entertaining and informal family living. Specialist interior designers were brought in to advise on fittings, colour schemes, wallpapers, tiling and bespoke cabinetry.

The targeted purchaser was envisaged as being a successful 'captain of industry' or international business person, who travelled extensively, enjoyed and expected the very best of specification, fittings and design. The purchaser would also require total privacy, comprehensive security and additional accommodation for live in staff.

The property has all the proportions of a grand country house which features, hand finished brick work, Portland stone dressings, plain clay roof tiles and bespoke windows.



# ULTIMATE FAMILY HOMES

## SPACIOUS LIVING

Octagon’s reputation and brand image has been predominantly created by their detached residences, built only in prime residential areas in and around London and selected Home Counties.

The careful design of each property to maximise aspect and orientation, together with individual floor plans and elevations give all of the homes we produce a unique one-off character.

By combining classical architecture and external detailing with the latest in specification and technology for internal fixtures and fittings, Octagon consistently offer very desirable homes for their discerning purchasers.

“Gaining a reputation for high quality design and specification is difficult enough – keeping it is even harder. Octagon has achieved this and continues to impress.”

David Spittles  
Property Correspondent  
Evening Standard











WALL HALL, ALDENHAM

Once a former university campus, Wall Hall, an impressive 55 acre private estate in Aldenham, Hertfordshire, features a Grade II listed mansion, which has now been skillfully renovated and converted into 7 spectacular homes.

The private grounds, originally laid out by the eminent landscape architect Humphry Repton, also listed, are the setting for further 118 residential units, a combination of sympathetically designed new build houses, apartments and converted original buildings.

The new development in the Wall Hall grounds comprises a wide range of accommodation from 1 bedroom cottages and apartments to substantial 5 bedroom detached family houses.

To complete the hamlet atmosphere, there is a village green, purpose built and fully equipped gymnasium, children's play park and communal meeting house, where residents can hold parties, functions and business meetings.



“Octagon's major flagship development Wall Hall, brought a new level of quality to this leafy corner of North London. This was our purchasers' first real opportunity to live the Octagon style in rural surrounds, and judging by the rapidity of the sales of both the apartments and family homes, they could not move in soon enough.”

Stephen Barnett  
Proprietor  
Real Estates







## MANOR HEIGHTS, HAMPSTEAD

This stunning gated development of 33 apartments and 16 town houses at Manor Heights in Hampstead Way has become the benchmark for well designed and luxuriously appointed apartments.

The scheme won numerous awards for its concept and design and achieved record selling prices for the area.

“When Octagon moved into Hampstead, a cheer went up from the local community. Their Manor Heights development of townhouses and apartments more than met the expectations of our quality conscious clients. The properties sold quickly, so truly a successful foray from one of the country’s most honourable and stylish developers.”

Trevor Abrahmsohn  
Managing Director  
Glentree Estates







## RADLETT, HERTFORDSHIRE

Octagon have successfully built a number of fine new properties in and around the Radlett area in Hertfordshire, the most impressive of these located in Loom Lane, one of town's premier residential addresses.

Set in beautifully landscaped grounds, concealed behind a pair of solid oak, electronically operated entrance gates, this new residence offered a very impressive array of interior features.

These included a large, secure underground car park with a turn table, cinema room and bar, swimming pool, steam room, wine cellar, passenger lift, air conditioning and underfloor heating. In addition, it had a state of the art open plan kitchen, separate staff kitchen, numerous reception rooms and a total of 7 bedrooms, 5 being en-suite.

Winner of 'The Evening Standard Best Luxury Home Award' 2013, this is truly one of Octagon's finest new homes.





“Radlett has proven to be just the perfect location for Octagon homes. Families from inner London seeking more space and excellent educational facilities for their children found this attractive little market town with good commuter links to the City the ideal option. Our style, quality and not least, size of homes is meeting very readily with their approval.”

Richard Galland  
Regional Managing Director  
Octagon Developments Ltd





## TOTTERIDGE, LONDON

This meticulously designed new magnificent mansion house stands in three acres of its own beautiful landscaped grounds in one of London's most fiercely protected conservation areas.

Built in the Italianate style and retaining a small element of the original facade, it has been lovingly crafted to create a home of classic proportions with all the amenities for modern living.

Exquisite external detailing, interior craftsmanship and an exceptional finish is evident throughout the property.

"A landmark new mansion house set in three acres of landscaped gardens and grounds – the interior is 21st-century without the 'glitz', but with Octagon's trademark high ceilings, great living spaces and inspirational use of finest materials."

Penny Churchill  
Country Life





The grounds are beautifully landscaped to create three separate areas of lawn and woodland. The front drive sweeps through an avenue of trees and the second entrance drive leads to garaging for four cars with covered access into the house, above which is the self-contained two bedroom staff accommodation. There is an additional garage with store area above. The entrance leads into an impressive double-height entrance hall with a sweeping staircase that is naturally lit by tall south-facing windows. The family room, drawing room, formal dining room and library lead off the entrance hall and are wonderfully spacious and well-proportioned. The kitchen, superbly specified provides the perfect space for informal family dining.

Superb leisure facilities include a swimming pool with twin swim jets, and a steam room and changing room. The gym and games room complete the sports facilities.

The lower ground floor is dedicated to entertainment with a state of the art cinema and a cocktail bar. The adjacent wine cellar, is the perfect repose for wine connoisseurs.

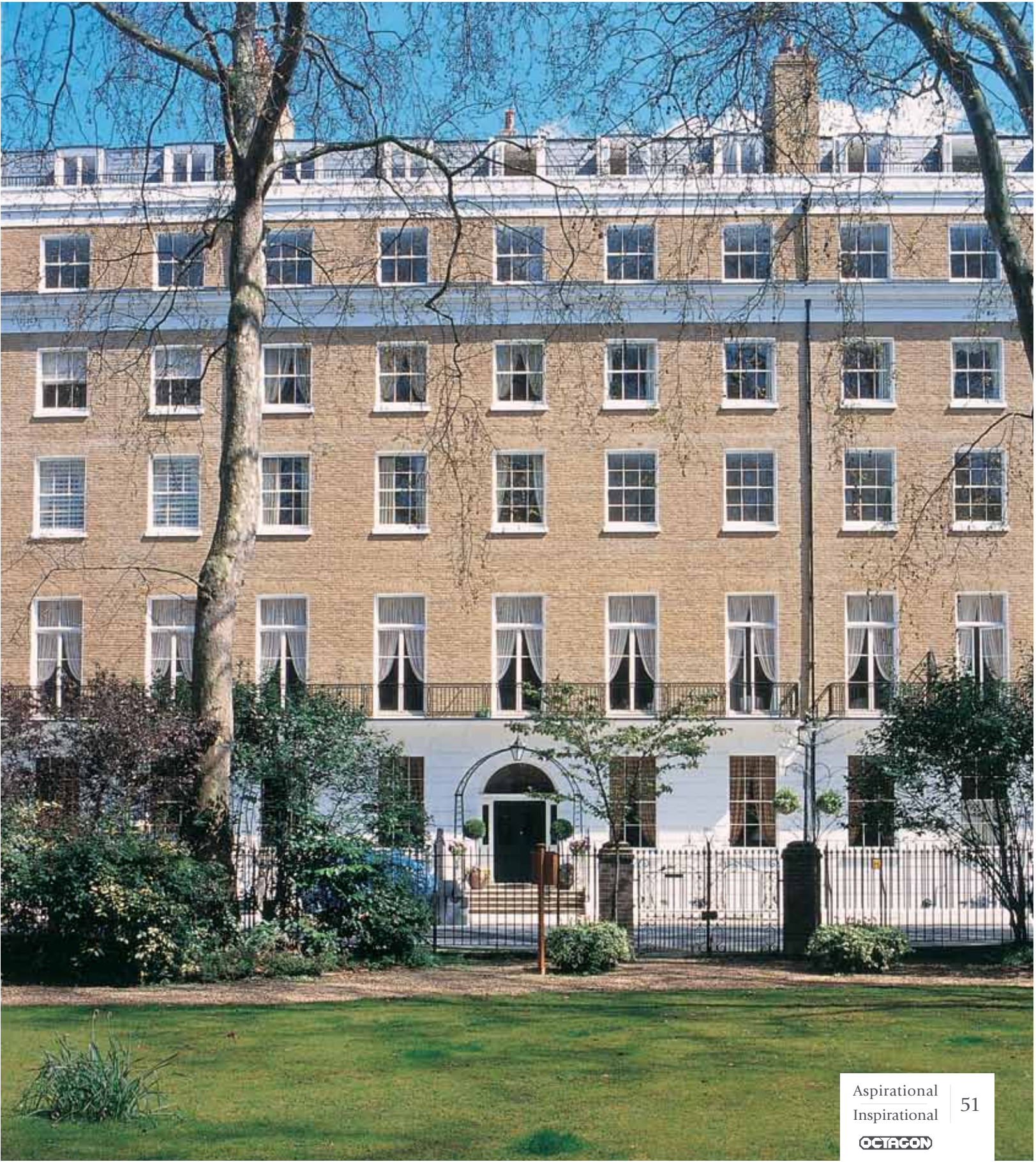
On the first floor there is an exceptionally spacious master bedroom with ensuite bathroom and dressing room, and four further sumptuous bedrooms with full ensuite facilities. The second floor accommodates a study/studio and views from the Italianate tower.







# CENTRAL LONDON



## URBAN LUXURY

Octagon has carried out several successful joint venture developments. These include working with Grosvenor at Ebury Mews, Belgravia, The Crown Estate at Cumberland Place in Regent's Park and working with Bedford Estates on a joint venture of 12 luxury apartments on the banks of the River Thames in the Royal Borough of Kensington and Chelsea.

Bryanston Square was the first central London development. This required the demolition of a former Nuffield Hospital near Marble Arch, followed by the construction of 25 apartments with basement car parking and 3 mews houses.





### CUMBERLAND PLACE

One of the stunning three 'Nash' terraced villas in Regent's Park, N1, which underwent total refurbishment and was Octagon's first property to warrant a £10 million price tag.



### LANDSDOWNE CRESCENT

Octagon's scheme in central London at Lansdowne Crescent, Notting Hill Gate, W11. A development of just five apartments, the striking exterior of which was designed by the renowned architect John Pawson.



THAMESIDE HOUSE,  
EAST MOLESEY

Octagon’s early reputation was established with a series of successful commercial developments including prestigious headquarter office buildings. The most impressive example is Knowle Hill Park set within a 50 acre site in Cobham, which is now the European headquarters of Cargill plc.

Octagon also carried out the design and construction of Thameside House. This stunning low level contemporary self-contained office building has direct river frontage and access onto the Thames tow path with just five minutes walk from Hampton Court Station.

Oracle Park, the office headquarters of the Oracle Corporation in the UK, was built on a 10 acre parkland site in Chertsey. The development involved extensive landscaping, with the design and construction of ornamental lakes and leisure amenities.



KNOWLE PARK, COBHAM







STUNNING GROUNDS

Octagon consider it vitally important that their reputation for attention to detail is consistent throughout their developments. Landscaping is a prominent consideration when optimising the design for each scheme.

Octagon’s commitment to a very high standard of landscaping, using mature plants, is an essential part of all developments. With secluded mature gardens created to complement the luxurious houses and apartments, the landscaping helps set an Octagon scheme apart from all other house builders.





“Octagon have always upheld the importance of superior landscaping, and whatever the project, they invest seriously in their gardens and communal areas, believing they have to equal the stylish and lavish interiors expected in their homes. We have been creating their ‘outside rooms’ for a number of years, and are delighted when the new home owners exclaim, ‘this garden looks as though it has been here for years’ – the best compliment they can pay us and Octagon.”

**Rob Ryall**  
Managing Director  
Creepers Landscapes





CLASSICAL ELEGANCE

Octagon, with their considerable knowledge of the expectations of discerning clients buying at the very top end of the property sector, are now maximising on the experience, with their recently created Bespoke Division.

The aim of this new arm is to service the needs of interested parties wishing to redevelop their own house or plot or those who require Octagon to locate a suitable site for them.

Initially, a meeting is convened at which the customer's preferred location, size of home required and general specification level is discussed. Shortly afterwards, an estimated cost of the project is drawn up and presented to the potential purchasers for their consideration.

Following its acceptance and the receipt of planning permission, building works commence with regular monthly meetings held between the buyer and Octagon to review progress and the budgeted costs.

All bespoke properties will also enjoy the unrivalled Octagon after sales support provided by the customer care team for which Octagon are renowned.







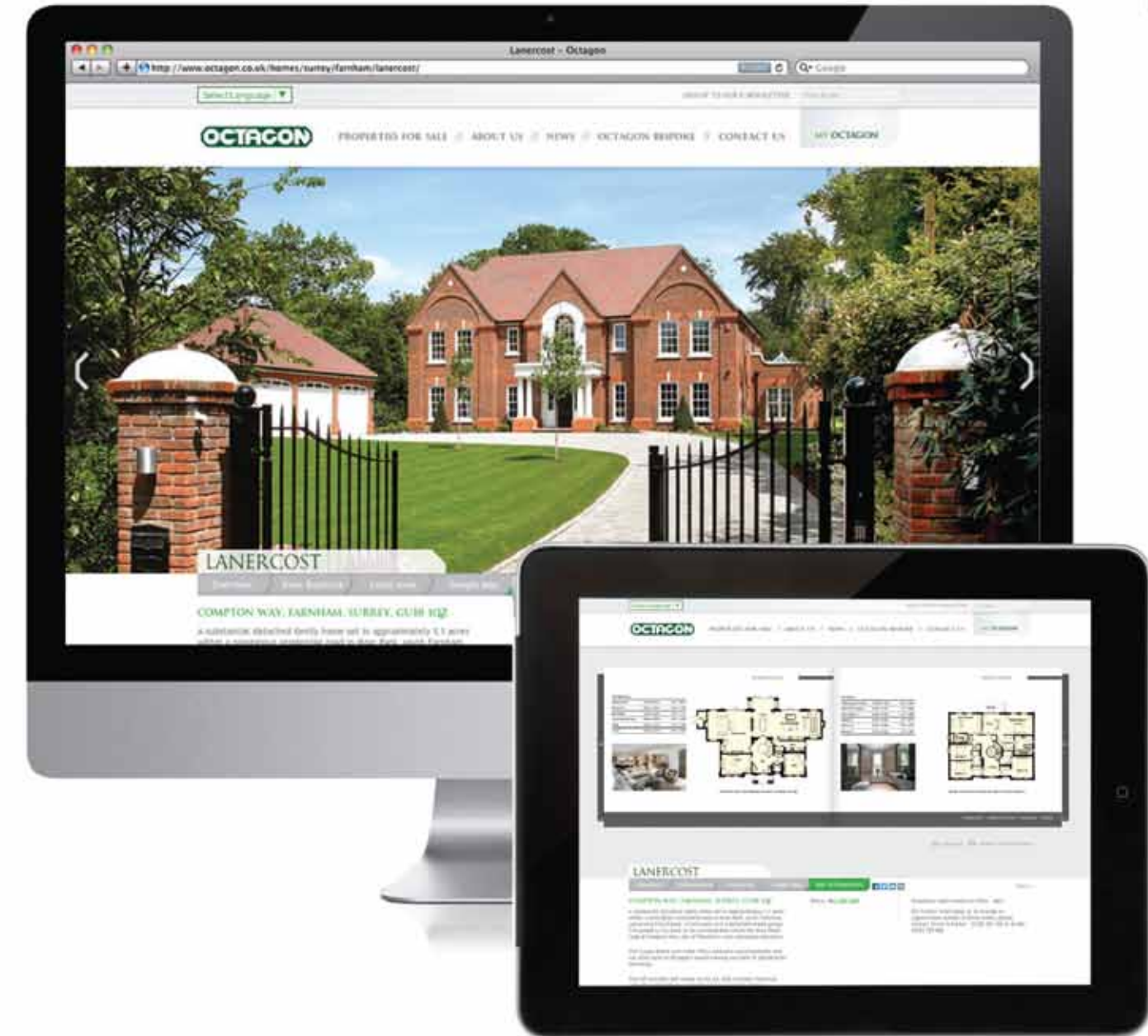
## CONTEMPORARY STYLE

“Heading up our Bespoke division, I have one of the best jobs in the business! Along with my team, I get to meet the client right at the start of their thought process, and together we are able to design and build their dream home. Meeting the clients’ aspirations can be challenging, but the end result is always highly rewarding.”

John Pope  
Bespoke Director  
Octagon Developments Ltd





[illegible]

Aspirational  
Inspirational

65

OCTAGON





## AWARDS & ACCOLADES

Octagon have been quietly scooping up awards for building and design since their formation in 1980 and have received over 125 gongs for reaching high standards of excellence, for both their new build and restoration projects.

### WHAT HOUSE? AWARDS

- 7 Best Luxury Development
- 6 Best Luxury House
- 2 Best Landscape
- 1 Best Apartment
- 1 Best Conversion
- 1 Best Exterior Design
- 1 Best Small Builder

### EVENING STANDARD NEW HOMES AWARDS

- 6 Best Luxury House
- 5 Best New Development
- 2 Best New Family Home
- 2 Best New Apartment
- 2 Best Conversion
- 1 Best Luxury Apartment
- 1 Best Family Home Up To Three Bedrooms
- 1 Best Family Home with Five Bedrooms or more
- 1 Best Development for Exterior Design
- 1 Highly Commended for Best Conversion Project

### DAILY EXPRESS HOUSEBUILDER OF THE YEAR

- 1 Gold Award
- 3 Silver Awards
- 4 Blue Riband

### BRITISH HOME AWARDS

- 1 Best Apartment Building
- 1 Gold and Two Highly Commended Awards

### YOUR NEW HOME MAGAZINE AWARDS

- 1 Best Conversion Project
- 1 Best Luxury Development
- 1 Best Development for Exterior Design

### INTERNATIONAL PROPERTY AWARDS

- 1 5 Star winner Best UK Property
- 1 5 Star Winner - Best Interior Design
- 1 4 Star Winner - Best Redevelopment
- 1 Best Contemporary Interior Design
- 3 Best UK Development
- 1 Best Website
- 1 Best Property Marketing
- 1 Best New Development
- 1 Best UK Residential Award

### DAILY MAIL UK PROPERTY AWARDS

- 1 5 Star Winner - Best Conversion
- 1 4 Star Winner - Best UK Property
- 1 Best UK Development
- 1 Best Development
- 1 Best Interior Design
- 1 Best Country Development
- 8 Greenleaf Awards

### BENTLEY AWARD

- 4 Best Landscape

### NHBC

- 1 National Runner up title
- 1 Seal of Excellence
- 1 Doric
- 1 Special Award
- 4 Pride in the Job Award

### LABC

- 3 Developer of the Year Awards

### OTHER PRESTIGIOUS AWARDS

- 1 Spelthorne Council - Design Award
- 1 Elmbridge Borough - Council Conservation Award
- 1 City of Westminster - Considerate Builders Award
- 1 Elmbridge Design & Conservation Awards Scheme
- 1 Surrey Historic Buildings - Trust Award
- 1 Brick Development Association Awards - Best Commercial Building
- 1 Civic Trust Award - Restoration of Grounds







Octagon Developments Limited  
Weir House Hurst Road  
East Molesey Surrey KT8 9AY

Tel 020 8481 7500  
Fax 020 8481 7501 / 7502  
Email [enquiries@octagon.co.uk](mailto:enquiries@octagon.co.uk)

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