



# ESCAPADE

SILVERSTONE



Escapade Silverstone, Trackside Residences

# REIMAGINING ACCESS TO MOTORSPORT

Bordering the legendary Silverstone Circuit, Escapade Silverstone offers you a rare opportunity to own a piece of this globally renowned motorsport venue.

You'll be able to experience some of the circuit's most nail-biting corners from the best vantage point high above Maggots and Becketts. Outside of major sporting events, you can explore your own motorsport interests with unique access to the track - whether in your own vehicle or with expert coaching. You'll also be able to uniquely benefit from the hospitality returns generated from the 1.2 million+ visitors that are attracted to Silverstone each year.





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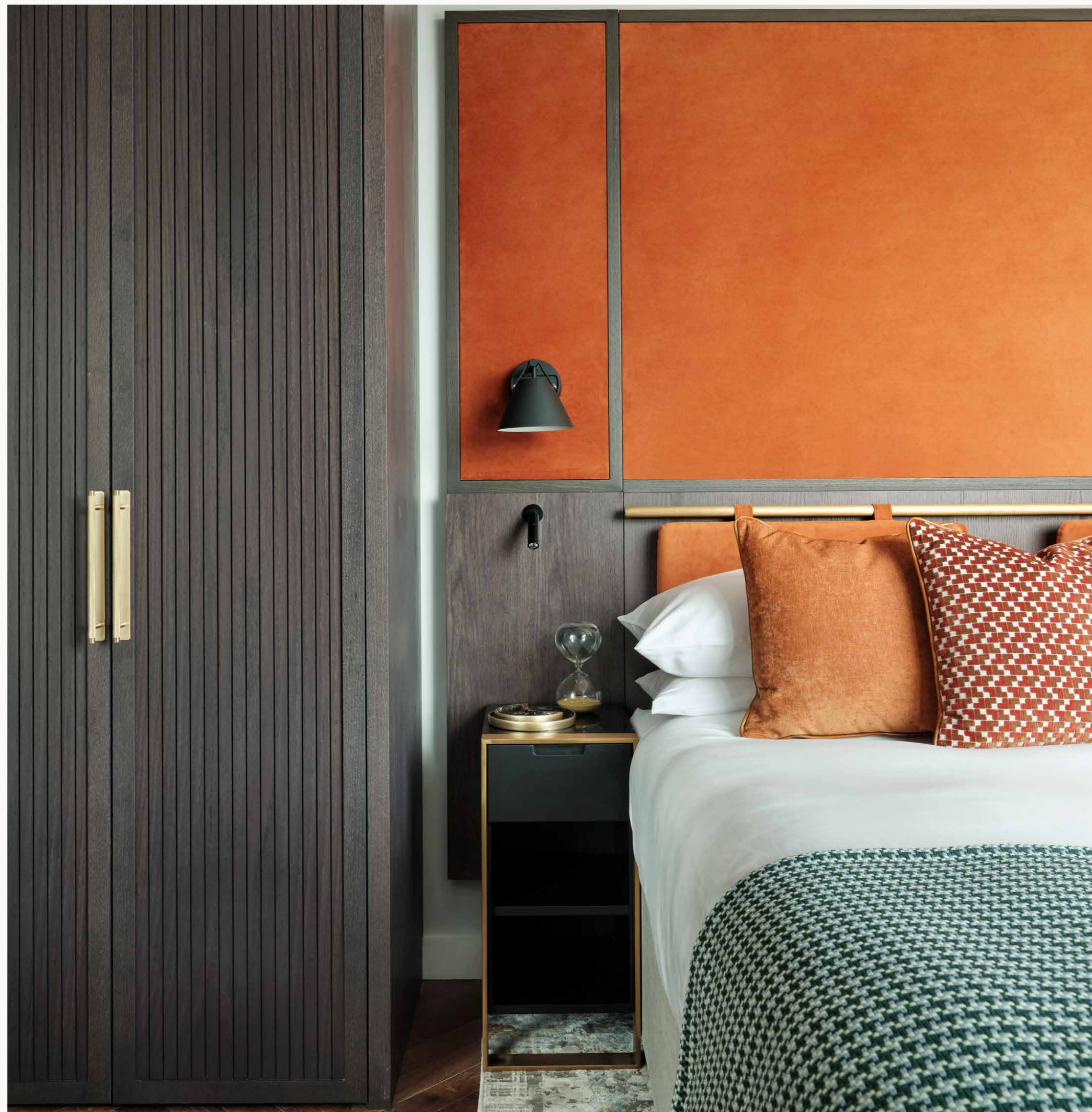
Escapade Silverstone, Clubhouse Restaurant

# THE RESIDENCES

Each residence is intended to be enjoyed with friends and family within a light-filled, modern and comfortable setting. The careful design combines underfloor heating, comfort cooling, the latest tech, high acoustic spec, en suite bathrooms and obviously somewhere safe to store your cherished vehicle.

The front-row Trackside Residences all have direct views over the circuit – with the terraces cantilevered out at angles designed to maximise sight lines, so you can get even closer to the tarmac. The Countryside Residences provide greater privacy and a calming rural outlook. The middle-row Dual-Aspect Residences offer partial views of the track while more oriented towards the rolling countryside and feature a large roof terrace. And when the racing is on, the Clubhouse is there to offer up all of the direct action.

All of the residences can be subdivided into smaller apartments – allowing for increased flexibility.





## THE CLUBHOUSE

'SEAMLESSLY MERGING HOSPITALITY  
AND RACING IN AN ORIGINAL, DISTINCT,  
AND FULLY INTEGRATED WAY.'

The Clubhouse is designed to become the beating heart of Escapade Silverstone, available to owners 365 days a year, whether staying overnight or not. Beyond providing the perfect place to socialise and watch all of the activities on the circuit, it offers a multitude of other amenities to enjoy. This includes a performance-focused gym to train, or just clear the mind for the day ahead, and a briefing room where you'll receive your pep talk before going out on the UK's only Grade 1 circuit.

When you're not in 'race mode', the rest of the Clubhouse will allow you to relax and unwind with friends and family. The ground

floor has an indoor swimming pool and sauna, in addition to treatment rooms. On the first floor you'll find a large and inviting area with floor-to-ceiling windows, sofas for those all-important coffees during the day, and a relaxing space to eat and enjoy an evening drink – and share your anecdotes from the day's activities on the track.

If you want to celebrate a special occasion, or be a bit more discreet, we also have a private dining room to cater for these needs. The roof terrace provides the best track views at the Clubhouse and acts as an extension to our main floor during the summer months.



Escapade Silverstone, Dual Aspect 4BR



# OWNERSHIP

We've made ownership as straightforward as possible. You will benefit from a 125-year lease and will be able to use your residence as you desire, up to a certain number of nights per year.

In collaboration with Silverstone, we will take care of all ownership aspects, and offer a fully hands-off investment. When you're not using your residence, it will form part of the accommodation available to guests seeking to stay on the circuit. You will receive a proportion of the room revenue generated from your residence and the rest of the revenue will be used to cover all other liabilities which include overall management; operating costs and expenses, utilities, marketing expenses, maintenance and insurance.

For those who wish to make their usage nights feel more like home, storage can be provided to house personal effects. Prior to your arrival, these will be laid out in your desired configuration. Once your stay is over, we will simply remove them from the residence to ensure any paying guests never see or use them.



# USAGE

We understand that everyone will want to use their residence at different times throughout the year. We'll provide you with a provisional annual calendar of events prior to general release, and this will allow you to choose when you would like to stay.

Each time you stay, you will do so without any accommodation costs. Besides receiving the same level of service as Escapade's guests, we'll go the extra mile to ensure we understand what you like. Even if not staying overnight, you will have free access to all of the amenities in the Clubhouse including use of the swimming pool, gym, sauna and treatment rooms. We'd advise always booking ahead to be assured of priority usage.

We've designed each residence so that it can also be used as separate apartments. This gives you the flexibility to choose how many of your friends and family you wish to bring. If you decide that you don't want to entertain, you can choose to use just one of the apartments within your residence. This is designed to ensure that you can maximise the number of nights you use each year, and also earn revenue from your residence whilst staying.

The number of free nights you use your residence or apartment for is dependent upon the total number of bedrooms in your residence multiplied by 30. When you stay, we will simply deduct nights based on the bedrooms occupied.

$$\text{Usage Nights} = \text{Bedrooms Per Residence} \times 30$$

There are certain events throughout the year that will cause demand to spike and create greater revenue opportunities. In recognition of this, usage nights are calculated differently for the 'Key Track Events' listed below. During these periods your residence will be required to be taken as a whole, as opposed to as smaller apartments. Of course, if you don't use your residence during peak demand, you will benefit from greater returns and the opportunity to use it more throughout the rest of the year.

We know owners will want to host extended family and friends for major events, so you can invite additional guests for these days - effectively turning your residence into a private hospitality box. A 4-bedroom residence can host up to 16 people, a 3-bedroom up to 12 people and a 2-bedroom up to 8 people.

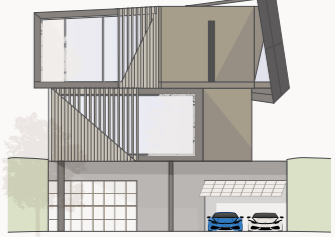
F1 GRAND PRIX	Minimum stay 3 nights	1 night residence utilisation = 5 usage nights
BRITISH SUPERBIKE	Minimum stay 2 nights	1 night residence utilisation = 2 usage nights
MOTOGP	Minimum stay 2 nights	1 night residence utilisation = 2 usage nights
BRITISH TOURING CARS	Minimum stay 2 nights	1 night residence utilisation = 2 usage nights
SILVERSTONE FESTIVAL	Minimum stay 2 nights	1 night residence utilisation = 2 usage nights

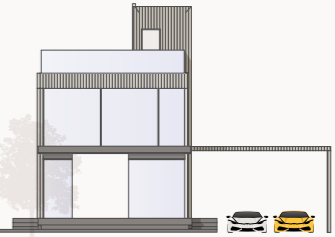


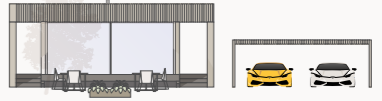
Escapade Silverstone, Countryside 2BR




KEY

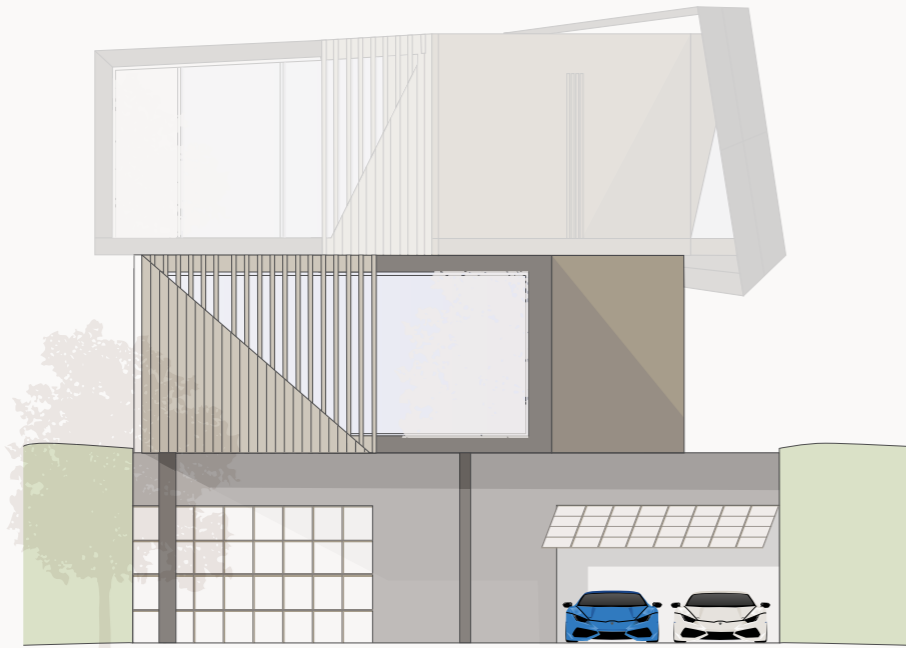
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Escapade Silverstone, Trackside 4BR & 3BR Residences (rear elevation)
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Escapade Silverstone, Dual-Aspect 4BR Residences
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Escapade Silverstone, Countryside 2BR Residences
- 

Crash Barrier



## TRACKSIDE 4BR

The Trackside 4 Bedroom residences ("4BR") offer an incredible entertaining area with living space and terraces looking directly over the circuit. These are cantilevered out to maximise their proximity to the track and form dramatic architecture. The Trackside 4BR can also be divided into two 2BR apartments. On the ground floor you have a private and secure garage.

### RESIDENCE

185 m<sup>2</sup> / 1991 ft<sup>2</sup>

### SECURE GARAGE

51 m<sup>2</sup> / 549 ft<sup>2</sup>

### GROSS INTERNAL AREA

235 m<sup>2</sup> / 2535 ft<sup>2</sup>

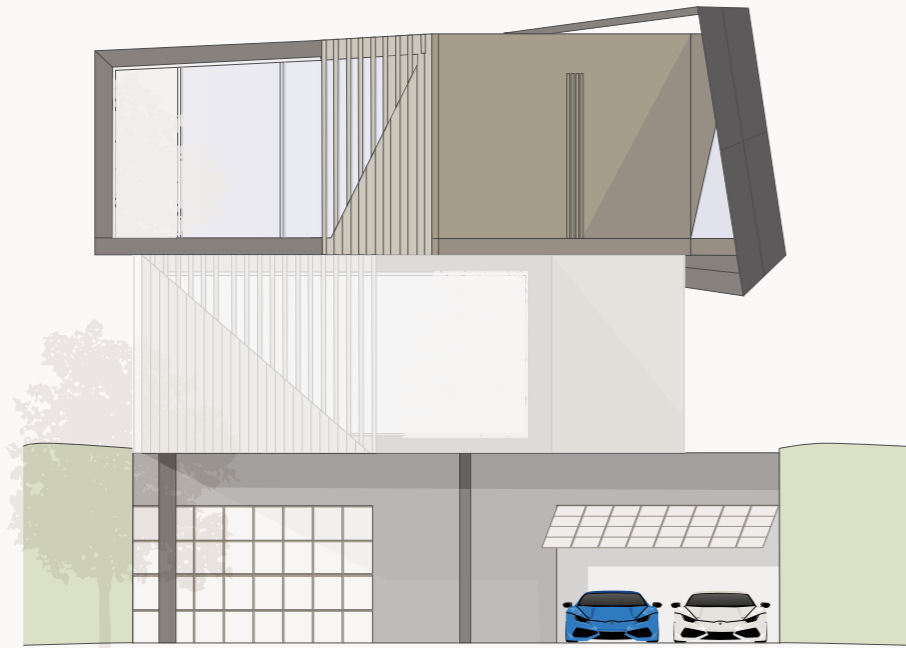
### TERRACE

25 m<sup>2</sup> / 269 ft<sup>2</sup>



TRACKSIDE 4BR

TRACKSIDE 4BR DIVIDED INTO TWO 2BR APARTMENTS



## TRACKSIDE 3BR

The Trackside 3 Bedroom residences ("3BR") sit above the Trackside 4BR and share the same views of Silverstone's most revered corners. The Trackside 3BR can also be divided into 1BR and 2BR apartments. On the ground floor is a private, secure garage with plenty of room for all types of vehicle.

### RESIDENCE

142 m<sup>2</sup> / 1532 ft<sup>2</sup>

### SECURE GARAGE

51 m<sup>2</sup> / 549 ft<sup>2</sup>

### GROSS INTERNAL AREA

193 m<sup>2</sup> / 2077 ft<sup>2</sup>

### TERRACE

16 m<sup>2</sup> / 172 ft<sup>2</sup>



TRACKSIDE 3BR



TRACKSIDE 3BR DIVIDED INTO  
1BR AND 2BR APARTMENTS



## DUAL-ASPECT 4BR

The Dual-Aspect 4 Bedroom residences ("4BR") sit behind the trackside residences, yet benefit from a large roof terrace which offers sight lines across the circuit and the rolling Northamptonshire countryside - the perfect private space to enjoy an evening drink and watch the sun go down. This residence can also operate as 3 separate apartments, so you can enjoy a weekend alone, or host friends and family.

### GROSS INTERNAL AREA

190 m<sup>2</sup> / 2,045 ft<sup>2</sup>

### CAR PORT

55 m<sup>2</sup> / 592 ft<sup>2</sup>

### TERRACE

89 m<sup>2</sup> / 904 ft<sup>2</sup>



GROUND FLOOR



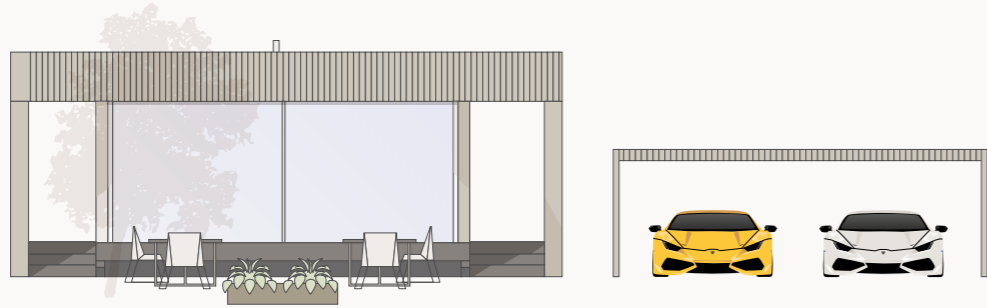
GROUND DIVIDED INTO TWO 1BR APARTMENTS



FIRST FLOOR



ROOF TERRACE



## COUNTRYSIDE 2BR

The Countryside 2 Bedroom residences ("2BR") afford greater privacy and calm while still allowing you to be part of the action whenever you require. During track events, you can enjoy the higher-octane views and soak up the atmosphere of the nearby Clubhouse.

### GROSS INTERNAL AREA

92 m<sup>2</sup> / 990 ft<sup>2</sup>

### CAR PORT

34 m<sup>2</sup> / 366 ft<sup>2</sup>

### TERRACE

58 m<sup>2</sup> / 624 ft<sup>2</sup>



COUNTRYSIDE 2BR



COUNTRYSIDE 2BR DIVIDED INTO TWO 1BR APARTMENTS

# SPECIFICATIONS

## INTERIOR FINISHES

- » Herringbone pattern flooring to living areas, dining and bedroom
- » Modern modular furniture
- » High quality integrated white goods to complement the silestone worktops and splashback
- » Bespoke wardrobes and headboards in all bedrooms
- » High acoustic performance partition walls to separate the apartment living rooms when divided

## ENSUITE FINISHES

- » Obscured sliding glass screen to separate the bedroom and ensuite
- » Vado fixtures (shower, taps)
- » Crittall shower screens
- » Polished plaster walls to give a refined industrial look and feel

## DOORS & WINDOWS

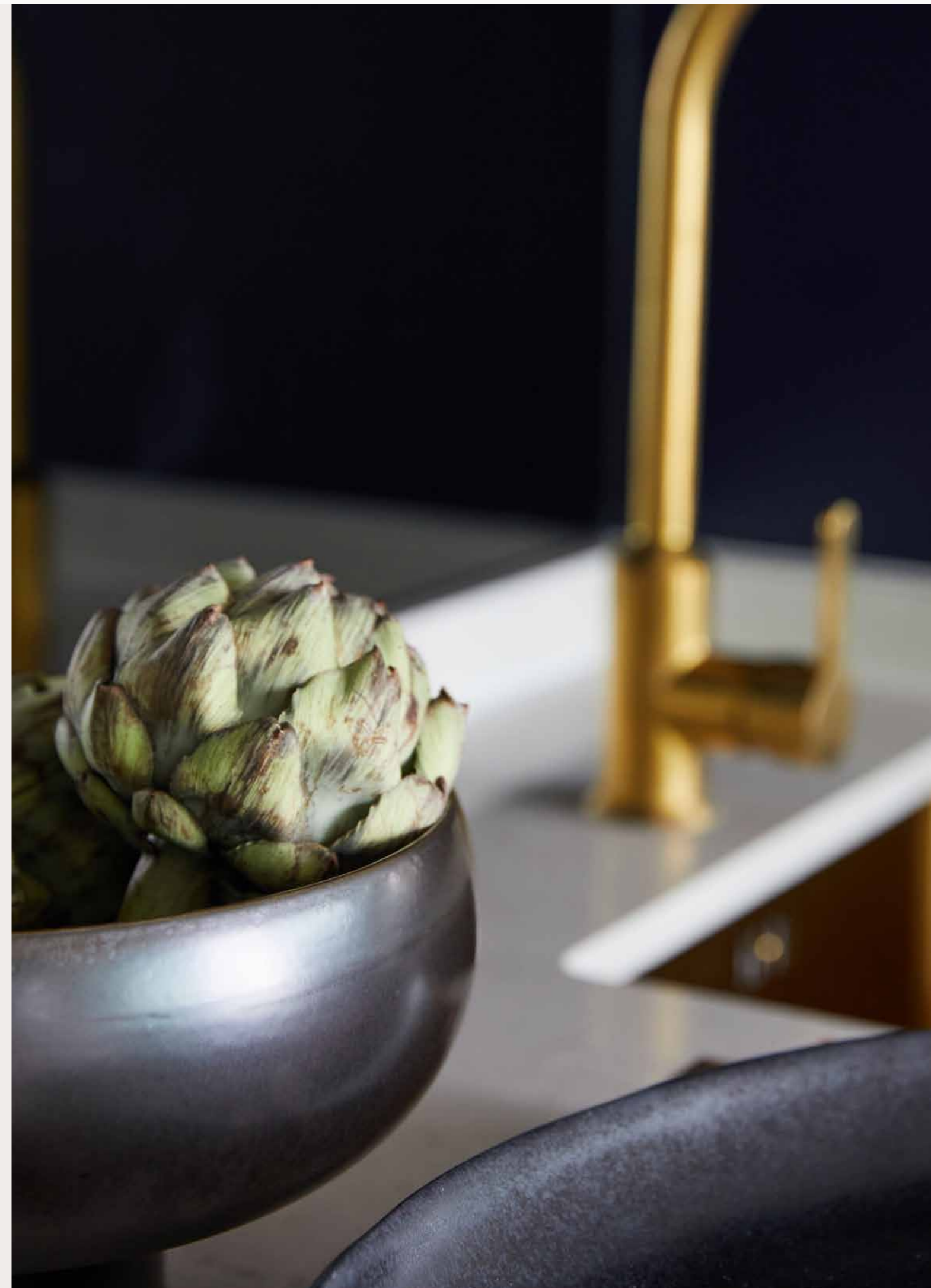
- » Clear double-glazed windows throughout
- » Anthracite grey coated aluminium frames

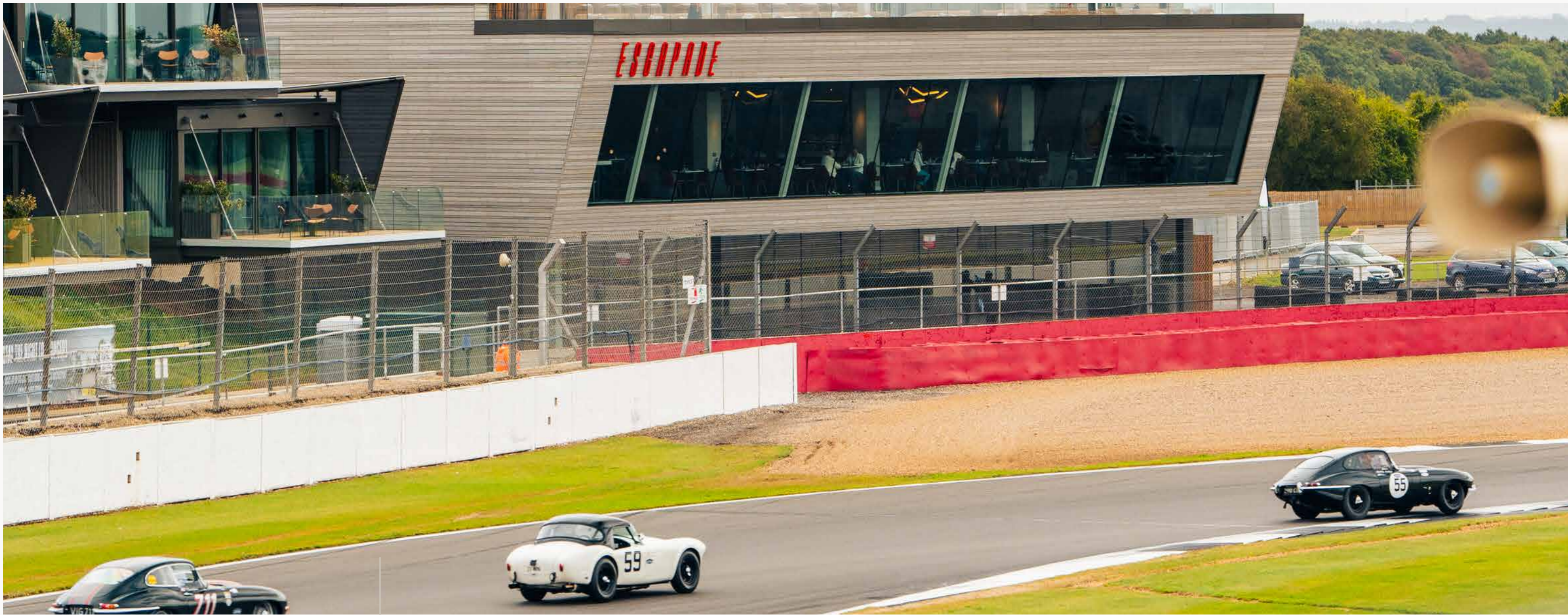
## ELECTRICALS

- » EV charging points
- » Understated Lutron lighting system
- » High efficiency LED lighting throughout
- » TV and network points to living room/ bedroom
- » Wifi throughout
- » External lighting to balconies/terraces for minimal light pollution but a sympathetic illuminance

## HEATING & WATER

- » Underfloor heating within each ensuite
- » High-efficiency air source heat pump for heating and cooling with individual controls to each area
- » Heat recovery ventilation systems
- » High efficiency hot water cylinders and boosted water supplies for shower and plentiful hot water
- » All pipework distribution systems thermally insulated for minimal heat loss and heat gain





# OPPORTUNITY

'A PEERLESS LIFESTYLE INVESTMENT.'

Currently, when track events are held on the circuit, most luxury accommodation within a 50-mile radius (especially in Oxfordshire and Buckinghamshire) is fully booked. A stay in London is often the only option to find the type of offering being sought. This is in part why the airspace over Silverstone is the busiest in the world during Formula 1.

When you take into account that from March to November, race events are held almost weekly, there is a need for a high-end offering attached to Silverstone. Beyond this, the Wing is one of the largest indoor events venues in the UK, hosting and running hundreds of events each year where accommodation is nearly always required by its visitors.

To ensure full-year utilisation, outside of the major track events, demand will be maintained by delivering track-focused packages. This is when there is the greatest track availability for this type of usage. We want you to benefit from these return opportunities. When you're not using your residence, it will form part of the overall accommodation within Escapade Silverstone. Of the room revenue generated, you will receive 35%. This level has been chosen as it represents the average profit margin on a well-run establishment.

# FOUNDING MEMBERSHIP

'HOW WE SPEND OUR TIME  
DEFINES WHO WE ARE.'

Residence owners will be granted founding membership of Escapade Silverstone and will receive:

- » Free access throughout the year to Silverstone for all major race events and discounts for friends and family
- » Use of the Clubhouse, even when not staying
- » Discounted track access with advanced booking
- » Invitation to the annual 'Escapade Owners' Grand Prix and Dinner', with additional guest invites
- » Special vehicle access and VIP parking on major event days
- » Discounts on food and drink
- » Exclusive invites to motorsport-based events & trips and behind-the-scene factory visits



# TRACK ACCESS

For those still clinging onto those childhood dreams of living the high life as an F1 driver, good on you. We might not be able to offer you a seat in the championship, or one of the sizeable sponsorship deals, but we'll give you access to one of the world's greatest racetracks.

## 'TURNING PASSION INTO REALITY.'

We're aiming to redefine track days and offer you some of the most exciting cars at our disposal. If you want to understand the capabilities of your own machine on the track, then this is very much encouraged, and the track will be available for this.

Whether you're a novice wishing to learn how to tackle some of Silverstone's legendary racing corners, or a more accomplished driver looking for marginal gains, we can offer the world's very best. This includes private instruction and on-hand personal training, or even a fully tailored performance programme. There's no limit to how far we'll go.

The track will also be available for other usages, particularly in the evenings when vehicles are restricted. There will be plenty of opportunities to cycle and run around the track, for those who also like to test themselves in other ways.



ESCAPADE  
SILVERSTONE

### THE GRAND PRIX CIRCUIT (3.66 miles)

This hosts the F1 British GP and is one of the fastest MotoGP circuits. The entire distance has recently been resurfaced, meaning it is one of the smoothest - not just famous - race circuits in the world.

### THE NATIONAL CIRCUIT (1.64 miles)

This is the shortest circuit on the main track and includes the famous Luffield Complex. It currently hosts the British Touring Cars and the Walter Hayes Trophy, along with many Club and National Championships.

### THE INTERNATIONAL CIRCUIT (1.85 miles)

This is the southern loop of the circuit. It has some tricky corners to give the technically-minded something to think about and the longest straight on the circuit for the fastest vehicles to reach their full potential.

### STOWE CIRCUIT (0.8 miles)

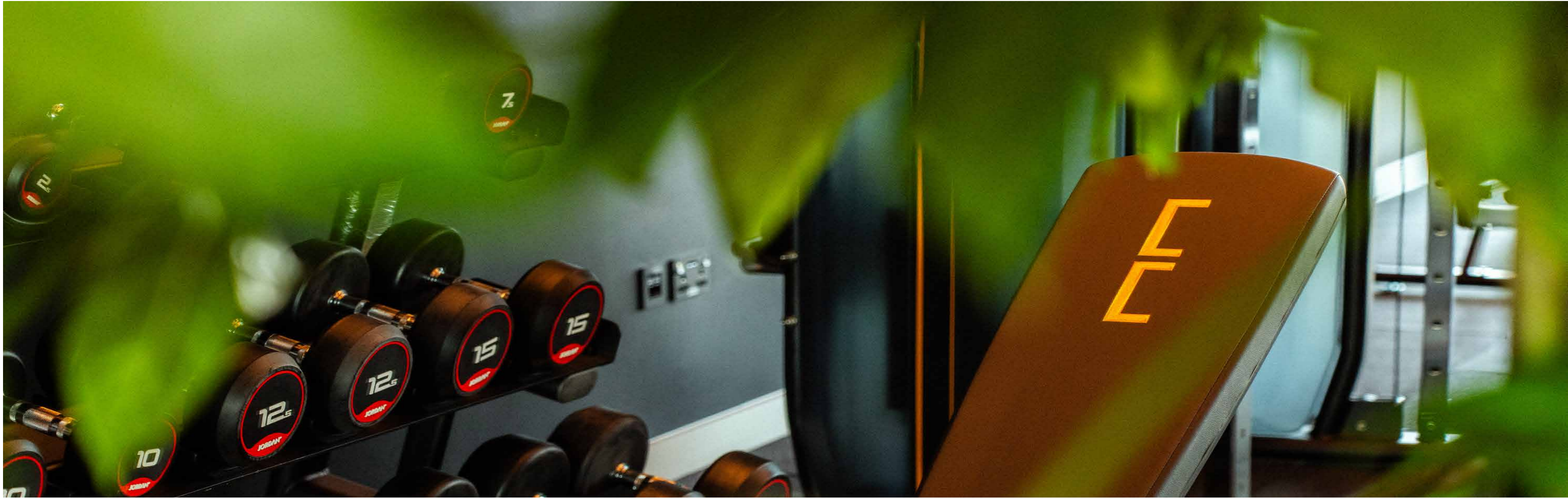
The self-contained circuit sits on the infield and is a triangular course that uses some of the original runways. During the week it is used as Aston Martin's Test and Development Centre.



Escapade Silverstone, Clubhouse Pool



Escapade Silverstone, Clubhouse Rooftop Bar



Escapade Silverstone, Clubhouse Gym

# THE HEART OF MOTORSPORT

## 'ROOTED IN MODERN ENGINEERING.'

From humble beginnings as a WWII airfield, Silverstone has become the absolute Home of British Motor Racing. The surrounding area is populated with a large number of motorsport related companies and is commonly referred to as 'Motorsport Valley'. Beyond the world's biggest and most recognisable racing brands, it has also become a centre for sport, science and technological excellence.

There are multiple driving experiences located on the circuit, including the Porsche Experience Centre and Handling Track, the Aston Martin Test and Development Centre, and Aston F1 have are now completing a £200 million new HQ a stone's throw from the track. There's also a conference and exhibition facility in the Wing, and Silverstone Interactive Museum. There's a lot more coming – although we've been sworn to secrecy for the time being.

Motorsport in the UK has an annual turnover of £10+ billion – this has more than doubled in the last twenty years. A large part of this is due to the 4,300 companies located in Motorsport Valley which now collectively employ 41,000+ people.

Seven out of the ten Formula 1 teams are within an hour of Silverstone, these include:

### MERCEDES

Brackley, Northamptonshire (SW 9 miles)

### McLAREN

Woking, Surrey (S 68 miles)

### ASTON MARTIN F1

Silverstone, Northamptonshire (W 0.6 miles)

### RED BULL RACING

Milton Keynes, Buckinghamshire (SE 21 miles)

### ALPINE F1

Enstone, Oxfordshire (SW 25 miles)

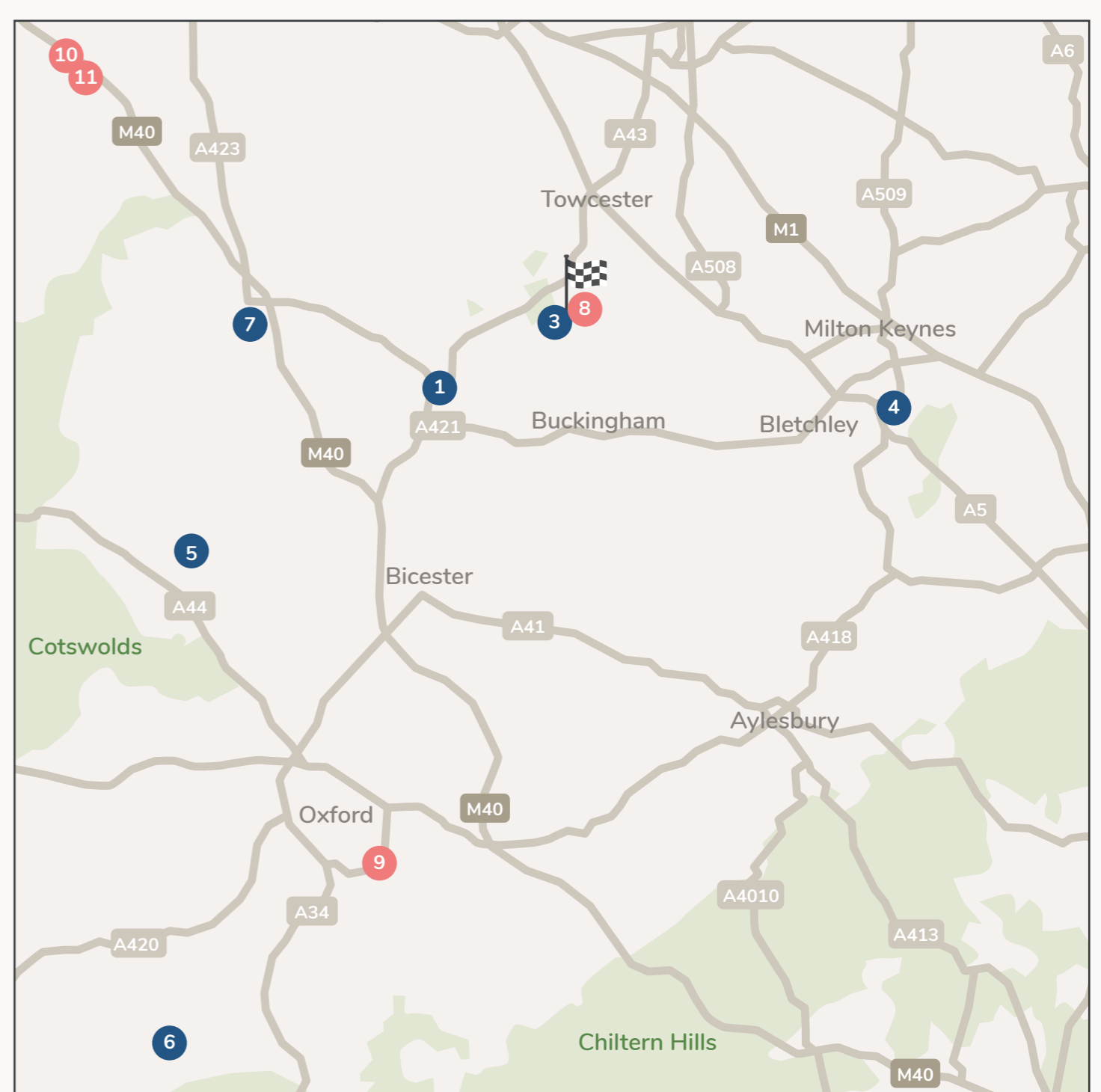
### WILLIAMS RACING F1

Grove, Oxfordshire (S 42 miles)

### HAAS F1

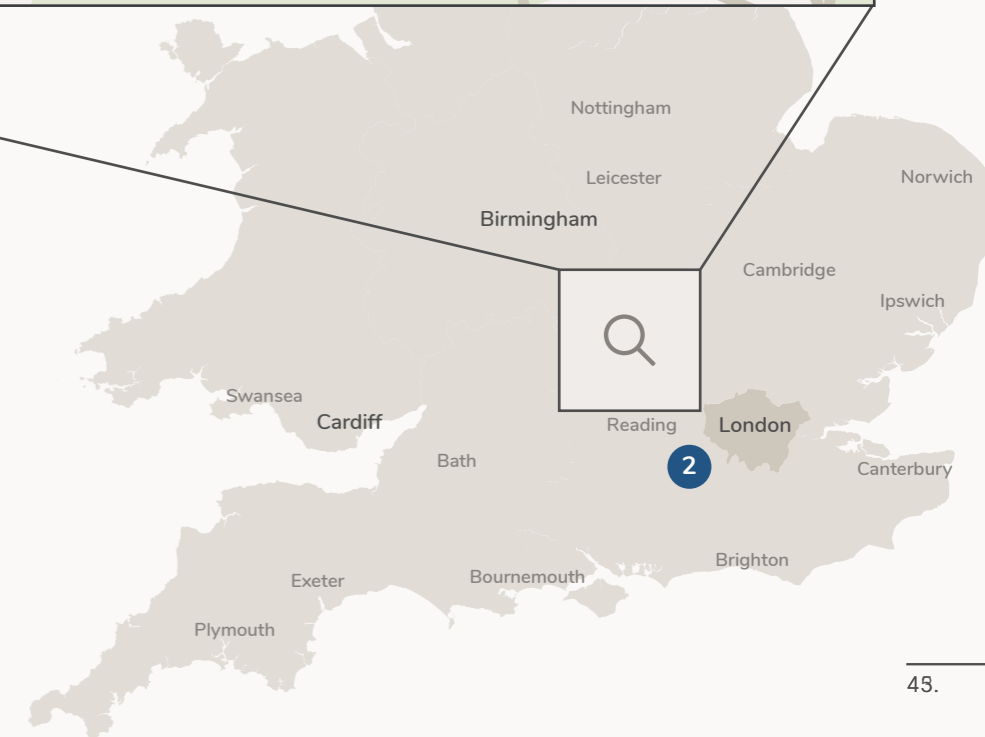
Overthorpe Rd, Banbury (W 15 miles)

The majority of Formula E teams as well as the F2, F3, GT3 teams and their suppliers are also based in close proximity. It is no surprise that Silverstone is often seen as the major hub of motorsport in the world. Escapade is the ideal location from which to explore and immerse yourself in the culture that surrounds Silverstone.



### KEY

- Silverstone Circuit
- Mercedes
- McLaren
- Aston Martin F1
- Red Bull Racing
- Alpine F1
- Williams Racing F1
- Haas F1
- Porsche Experience Centre
- Mini
- Aston Martin Lagonda
- British Motor Museum



WILLIAMS RACING





# ESCAPADE

Our central ambition is bold, but simple: to seamlessly combine natural and comfortable hospitality with authentic experiences that define a destination.

When you stay with us, we want you to be able to focus on what you enjoy — everything has been created with that in mind and to ensure each stay is effortless on your part.

**“THIS IS PERHAPS THE BEST PLACE IN THE WORLD TO WATCH A FORMULA ONE CAR.”**

**JENSON BUTTON**

Our community of like-minded individuals share common interests and aren't afraid to pursue their passions.

Silverstone is our first, but we're not stopping here. We're in talks with some other equally unique locations. We can't wait to tell you more about them...

# THE TEAM



Twelve Architects is an international architectural practice headquartered in London. It is recognised for creating distinctive and memorable designs for projects across a range of sectors in both the UK and overseas. The practice was established in 2012 and has designed and delivered landmark buildings that have won numerous awards and have a combined construction value in excess of £1 billion. Twelve believes that the design process should be inclusive, imaginative, structured and fun.

## cube\_design

Cube Design Ltd. has supported the Escapade Silverstone project since inception and has been instrumental in the development of the masterplan, the approval of reserved matters and subsequent planning project. Cube has been the architect and masterplanner at Silverstone Circuit since 1998 and has completed a number of the major projects at the circuit. The team has worked closely with Escapade Silverstone to produce an innovative and exciting development in a key location on the Circuit.



Rappor is an independent, multi-disciplinary environmental consultancy covering landscape architecture, transport, infrastructure and acoustics. Consulting throughout the UK and across sectors, Rappor fully considers the constraints and opportunities of each site and uses these to inform development to create engaging environments, bringing benefits to the wider community, as well as working to enhance biodiversity and secure a sustainable future.



FLATT is an award-winning independent firm of Building Services Consulting Engineers, Sustainability Consultants and BREEAM Qualified Assessors. FLATT are specialists in Mechanical, Electrical and Public Health engineering. They provide a comprehensive design service and a passion for delivering the very best buildings and projects, as well as providing the most energy-efficient, net zero carbon, sustainable engineering building design solutions, for clients' engineering needs. FLATT provide a complete engineering services solution.



HG Construction is the main contractor on the Escapade Silverstone scheme. HG is a Tier Two design and build contractor with over 20 years' experience in residential, student accommodation, commercial and hotel schemes throughout London and the South East.

## Bell & Swift

Bell & Swift are interior design experts within commercial real estate. The team specialises in the hospitality industry and also has great experience developing signature one-off residential projects. Bell & Swift create spaces that work practically, while being attuned to the expectations of today's high-end visitors and guests. Key projects in the UK include Loch Rannoch Hotel, Marriott Leeds, Hilton Glasgow and The View in Eastbourne.

## whitby wood

Whitby Wood is a design-led, international engineering consultancy, enabling the creation of beautiful architecture through low-carbon cost effective construction and selecting of the right construction methodology for each project. Whitby Wood is privately owned and independent. It has headquarters in London and design hubs in Milan, Belgrade and Mumbai.



CPC is one of the leading cost and project management consultancies in the UK. It has delivered successful construction and infrastructure projects for 30+ years. It provides bespoke consultancy packages through accurate cost planning, modelling and project delivery, to maximise investment outcomes.



Cumming Group is a renowned property and construction consultancy. With teams of experienced project managers; cost specialists, building surveyors, and other industry professionals - Cumming Group consults across the entire property cycle, from inception to completion. Key projects include The Lanesborough Hotel, The Arts Club and Nobu Hotel in London.



Michelmores provides proactive, responsive and quality legal guidance. Based in London, Bristol and Exeter, they advise clients across the UK and internationally. With over 60 partners and nearly 450 people, they offer a comprehensive service, providing seamless advice through engagement on a personal level.

# ESCAPADE

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## Disclaimer

This document is intended to provide an indication of the general style of Escapade Silverstone. The project will operate a policy of continuous development and individual features may vary from time-to-time.

Whilst every endeavour has been made to provide accurate information in relation to Escapade Silverstone, it reserves the right to change supplier and alter or vary the design and specification at any time and for any reason without prior notice.

Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991 or superseded by the Consumer Protection for unfair trading regulations (CPRs). Nor do they constitute a contract, part of a contract or a warranty. Travel times and distances are approximate. The floor plans for the Residences are not to scale and exact layouts and sizes may vary. All details are correct at the time of this edition going to press.