



ABBEY BARN PARK

HIGH WYCOMBE | BUCKINGHAMSHIRE



LIFE IS FOR LIVING. *Naturally*

Welcome to Abbey Barn Park, a new community offering contemporary homes, nestled in a tranquil countryside setting in High Wycombe.

Located 22 minutes north west of Heathrow Airport and 29 miles to central London, this new development brings a collection of apartments and houses in a striking rural location - yet just minutes from a buoyant town centre with superb shopping and leisure amenities.

Renowned for its choice of outstanding schools, High Wycombe is a thriving market town currently undergoing a significant regeneration programme, which will see the town centre reshaped with new public spaces and new opportunities for economic growth.



Bordered by a glorious 34-acre country park and ancient woodland, Abbey Barn Park has been created with wellbeing and a healthy lifestyle in mind. Featuring allotments, play areas, fitness and nature trails, orchards and wellness gardens, providing endless opportunities for you and the whole family to enjoy the great outdoors.

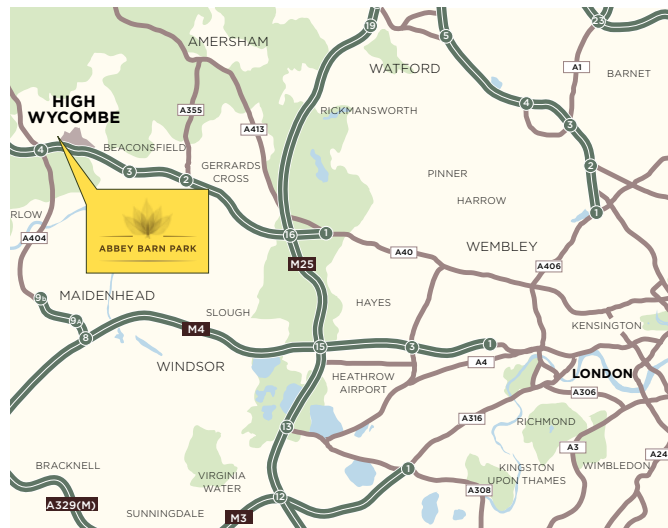
Berkeley
Designed for life



THE PERFECT SETTING

THE LOCATION

- Set in the county of Buckinghamshire and the Chiltern's Area of Outstanding Natural Beauty
- 29 miles north west of central London and 20 miles from Heathrow Airport
- 26 minutes to London Marylebone by train
- 10 minute drive to High Wycombe town centre and station
- 10 minute drive to Eden Shopping Centre, one of the region's top shopping destinations, including a host of dining and leisure experiences
- Oxford, Reading, Ascot and Royal Windsor all within a 45 minute drive
- 40 minute drive to Bicester Village



CONNECTIVITY



OUTSTANDING EDUCATION

Primary

- Abbey View Primary Academy 0.5 miles
- Crown House Prep School 1.7 miles
- Chepping View Primary Academy (Outstanding*) 2.5 miles

Secondary

- Wycombe High School (Outstanding*) 1.9 miles
- John Hampden Grammar School (Outstanding*) 2.1 miles
- Wycombe Abbey 2.5 miles
- Royal Grammar School (Outstanding*) 3.1 miles

Universities

- Bucks New University 2.5 miles
- Brunel University 14.8 miles
- University of Reading 17.9 miles
- Royal Holloway University 18.9 miles
- University of Oxford 27.3 miles
- Imperial College London 27.7 miles

*Sources: TfL, Google Maps, National Rail and Crossrail. Travel times are approximate. *Ofsted School Ratings

THE DEVELOPMENT

- 550 homes, including 220 affordable housing
- 40-acre site on the outskirts of High Wycombe
- Surrounded by a 34-acre country park and ancient woodland
- Multi-use games area, fitness trail, wellness garden, community allotments, natural habitats, orchards and woodland walks



THE HOMES

- Wide range of homes, including 1, 2 & 3 bedroom apartments and 3, 4 & 5 bedroom houses
- All properties include allocated parking and varies according to property type
- High quality specification - individually designed kitchens with Bosch appliances, contemporary bathrooms and underfloor heating to the ground floor of houses and apartments

CURRENT AVAILABILITY

Type	Size Range (Sq. Ft.)	Size Range (Sq. M.)	Prices from (£)	Est. Rental Range* (£/m)	Est. Rental Yield* (%)
Elmwood House Estimated completion: Sept 21 - Oct 21					
2 Bedroom Apartment	686 - 698	63.7 - 64.9	335,000	1,000 - 1,075	Up to 3.7%
Evergreen Walk Estimated completion from May 2022					
3 Bedroom House	983 - 1,153	91.4 - 107.2	485,000	1,600 - 1,900	Up to 4.5%
4 Bedroom House	1,256 - 1,598	116.8 - 148.5	567,500	2,000	Up to 4.0%

*Based on Romans Lettings Agents forecast

5 Year House Price Growth Forecast South East (incl. High Wycombe)	2021	2022	2023	2024	2025	Total
Savills**	5.0%	4.5%	2.5%	2.5%	1.5%	16%

**Based on Savills Forecast - March 2021

Cash Flow Forecast (typical price £485,000)	Year 1	Year 1	Year 2	Year 3	Year 4	Year 5
10% Deposit	48,500	-	-	-	-	48,500
90% Completion Amount	-	436,500	-	-	-	436,500
Your Investment	48,500	485,000	485,000	485,000	485,000	485,000
Cumulative Capital Appreciation^	24,250	47,166	60,470	74,107	82,494	82,494
Your Equity	72,750	532,166	545,470	559,107	567,494	567,494
Equity Appreciation***	50%	9.73%	12.47%	15.28%	17.01%	17.01%

^ Based on Savills Forecast for Capital Growth. ***Assuming no mortgage (returns may be increased if taking a low interest mortgage)
Prices and forecasts were correct at the time of publishing August 2021

REASONS TO BUY

34-ACRE COUNTRY PARK AND WOODLAND WALKS

SET IN BUOYANT MARKET TOWN WITH EXCELLENT SHOPPING AND LEISURE FACILITIES

EXCEPTIONAL EDUCATION IN HIGH WYCOMBE - INCLUDING THREE OUTSTANDING GRAMMAR SCHOOLS

26 MINUTES* BY TRAIN TO LONDON MARYLEBONE

GOOD CONNECTIONS BY ROAD WITH EASY ACCESS TO M40, M25 AND M4

HEATHROW AIRPORT IS JUST 22 MINUTES* AWAY BY CAR

STRONG RENTAL DEMAND IN HIGH WYCOMBE

EXTENSIVE RANGE OF QUALITY HOMES AVAILABLE



THE AMENITIES

- 34-acre country park
- Woodland walks
- Multi-use games area and fitness trail
- Allotments, orchards and wellness gardens
- New primary school adjacent to development

LOCATION

Abbey Barn Park, Abbey Barn Lane, High Wycombe, Buckinghamshire HP10 9QQ.

LOCAL AUTHORITY

Buckinghamshire Council.

GROUND RENT

1 bedroom apartment £150 p.a.

2 bedroom apartment £225 p.a.

First review after 25 years at RPI and subsequent reviews every 25 years at RPI.

ESTATE & SERVICE CHARGES

Houses - Est. £404 per annum.

Apartments - Est. up to £2.85 per sqft & per annum.

TENURE

Houses - Freehold.

Apartments - Leasehold 999 years.

BUILDING INSURANCE

10 year Premier Guarantee.

THE DEVELOPER

Berkeley Homes is a proud member of the Berkeley Group, one of the UK's premier housebuilders and a FTSE100 listed company. Renowned for fantastic homes in amazing places, Berkeley Group believes in placemaking, not just housebuilding and create sustainable places where people aspire to live.

TERMS OF PAYMENT

1. £5,000 for houses and £2,000 for apartments payable on reservation.
2. Exchange of contracts is required to take place 28 days from the receipt of legal contracts by your solicitor.
3. 10% of the purchase price (minus the reservation fee) is payable upon exchange of contracts.
4. Balance payable on completion.

PARKING

All properties include allocated parking and varies according to property type.

Abbey Barn Park

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OUR VISION
2030
TRANSFORMING TOMORROW

 **Berkeley**
Group
Proud member of the
Berkeley Group

 **Investor in
Customers**
Gold 2020

Berkeley
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