



green park village

READING, BERKSHIRE



Effortless living for everyone

St Edward
Designed for life



READING, BERKSHIRE

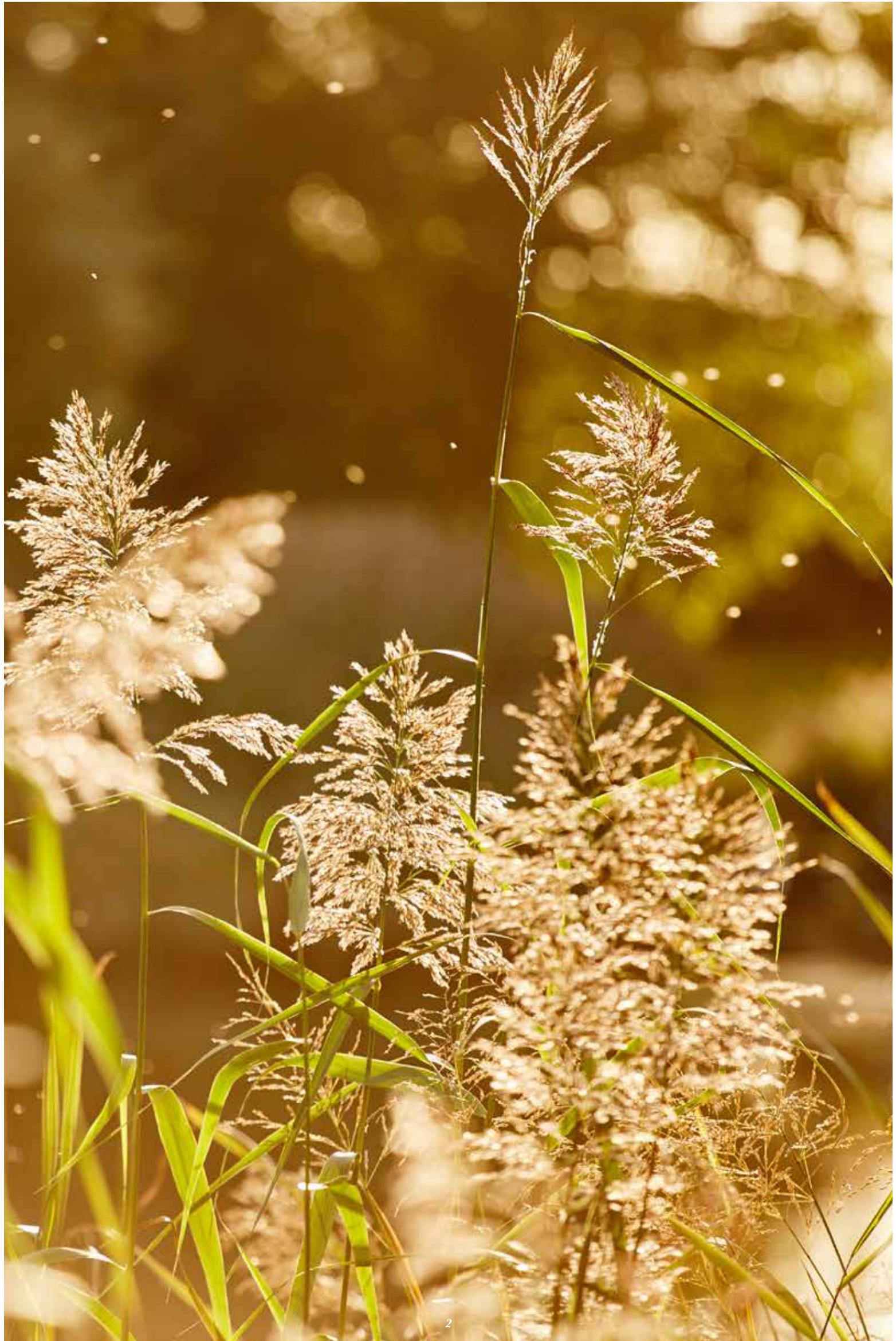
Welcome to
GREEN PARK VILLAGE

Just minutes from central Reading, Green Park Village offers a stunning collection of New England inspired houses and contemporary apartments located on the banks of a beautiful lake with a host of excellent facilities that a local neighbourhood needs to blossom.

A brand new primary school, community hall, Market Square and Extra Care homes, combined with an array of local amenities such as restaurants, a health and fitness centre, and year round events at Green Park Business Park, whilst the forthcoming railway station creates the perfect balance of accessibility and escapism.

Effortless living for everyone.

St Edward
Designed for life



THE ST EDWARD

Difference

Buy a new home from us with complete confidence.

EXCEPTIONAL CUSTOMER SERVICE

As a first-class business we place the highest priority on customer service and will help and support you throughout the buying process and beyond. Our levels of customer service exceed that of other premium brands, recently receiving a Gold Award by Investor in Customers.

HIGH SPECIFICATION

Individually designed kitchens with integrated appliances, high quality sanitaryware and a carefully selected range of choices and finishes throughout allow you to personalise your home[†]. Quality comes as standard in all our homes.

PLACEMAKING

We are dedicated to building exceptional places for people to live and to creating a strong community where residents enjoy a fantastic quality of life. Set in 60 acres, on the banks of a beautiful lake, surrounded by trim trails, woodland walks and cycle paths offers a lifestyle rarely found elsewhere.

ATTENTION TO DETAIL

With 40 years of experience, our expertise shines through in everything we do. From bespoke design features and the highest specification, to a selection of interior schemes to choose from, our attention to detail is where we make a difference.

AWARD-WINNING

With a richly deserved reputation, the Berkeley Group has won a number of prestigious awards including the UK's highest accolade for business success - The Queen's Award for Enterprise for Sustainable Developments - and the WhatHouse? Award for Housebuilder of the Year 2017.

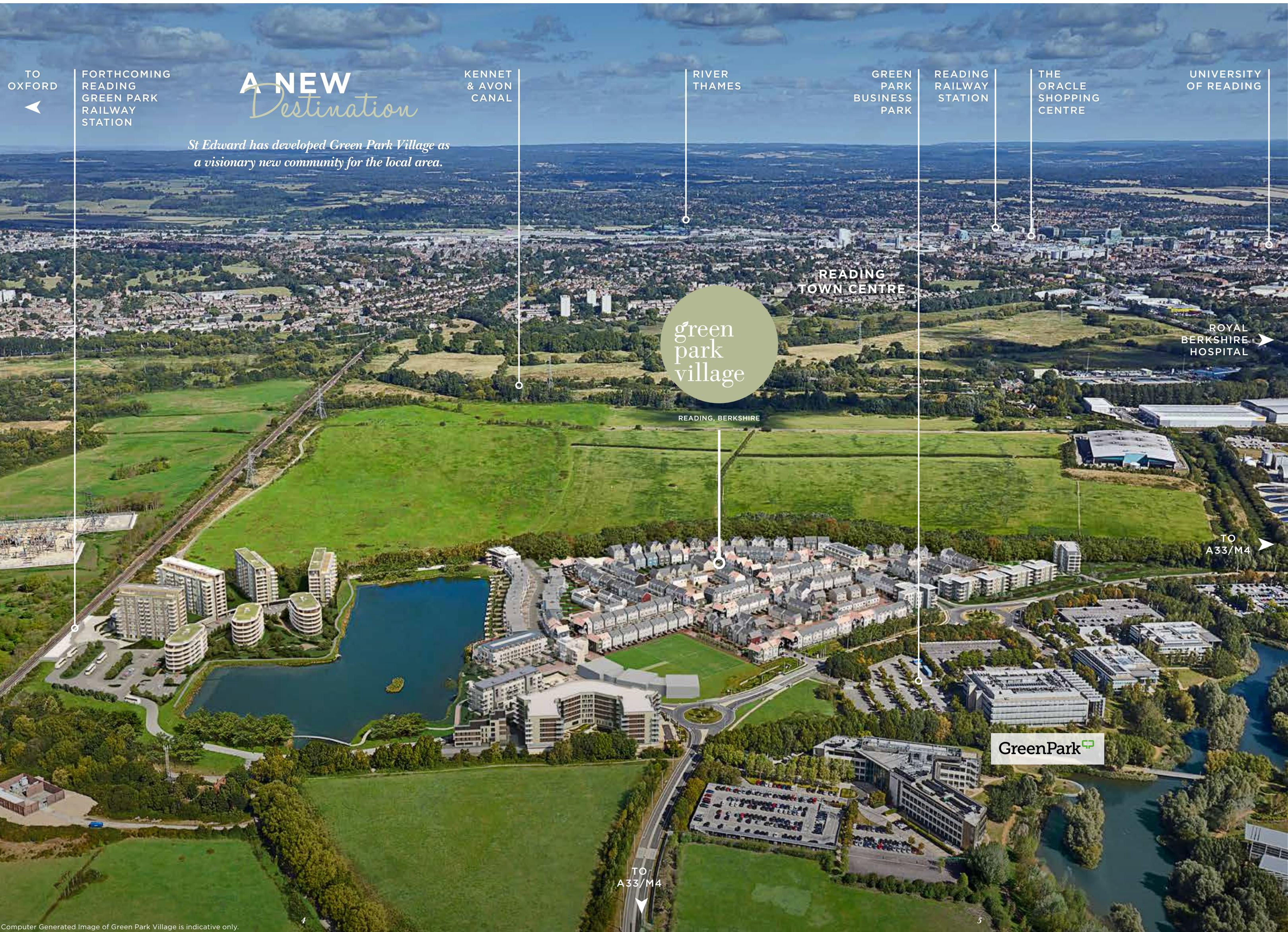
10-YEAR PREMIER WARRANTY

For your peace of mind, our homes benefit from a 10-Year Premier Guarantee. This is complemented by a warranty from St Edward for the first two years and a dedicated Customer Service Team on hand.

SUSTAINABILITY

Our homes are designed for the future, and include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods to create a more sustainable, eco-friendly way of life for you and the environment.

[†]Available subject to build cut-off dates





The proximity of the Capital's cultural attractions means you can enjoy a fine-dining restaurant or a night at the theatre without staying over.

With the ease of the forthcoming Crossrail connection, you will find everything you need in London to enjoy life to the full - from Oxford Street to the hustle of Hoxton.

Lifestyle photography is indicative only.



THE LONDON *Circuit*

London's bustling streets are easy to access in just 26 minutes*
by train from central Reading to Paddington railway station.

* Shortest travel times as per nationalrail.co.uk



WELL Connected

*Whether it's by rail, car, bus or bike, Green Park Village a
offers easy links to Reading, London and further afield.*

MAKING THE Connection

The brand new station will connect you to Reading and the forthcoming Crossrail into central London.



BY TRAIN*	BY CROSSRAIL°	BY CAR†
Green Park Station (Forthcoming railway station)	Reading	Green Park Station
Reading	Heathrow 38 mins	Reading 9 mins
Paddington 26 mins	Bond Street 54 mins	Ascot 27 mins
Bond Street 53 mins	Liverpool Street 61 mins	Henley-on-Thames 30 mins
Tottenham Court Road 55 mins	Oxford 54 mins	Windsor 32 mins
Canary Wharf 74 mins	London 58 mins	Heathrow 33 mins
	Canary Wharf 67 mins	Bristol 72 mins

* Shortest travel times as per nationalrail.co.uk

° Shortest estimated travel times as per crossrail.co.uk

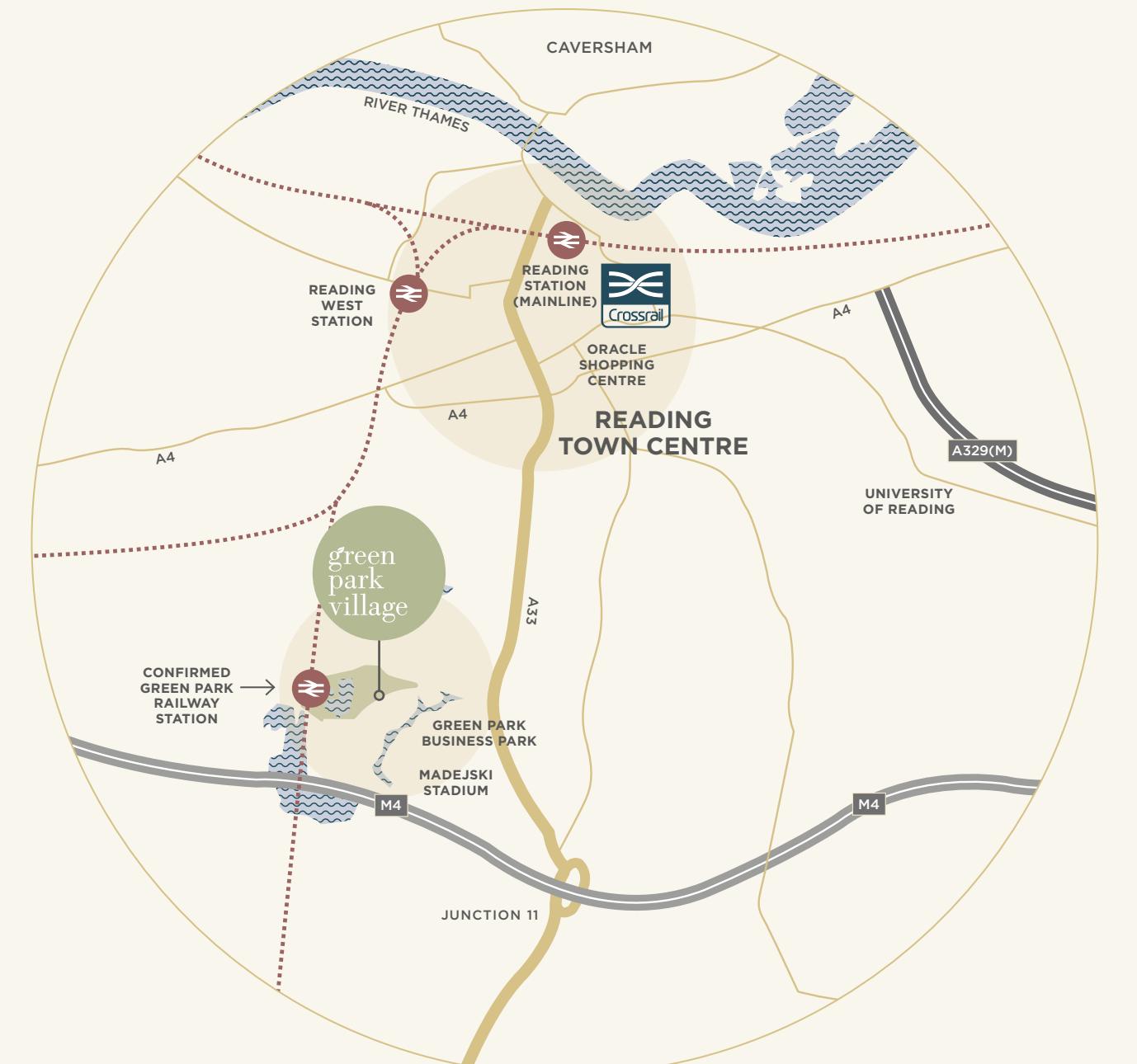
† Shortest travel times as per google.co.uk/maps

7 12 26

MINUTES BY CAR TO
M4 FOR LONDON
AND THE WEST†

MINUTES BY BUS TO
READING TOWN CENTRE‡

MINUTES BY TRAIN FROM
READING TO LONDON
PADDINGTON*





THE HOME *Counties*

From green open spaces and cultural highlights within Reading to the Royal connections of neighbouring towns.



From the green spaces to the cultural highlights, including museums, abbey ruins and local art galleries, Reading is a dynamic, modern town for friends and family to explore.

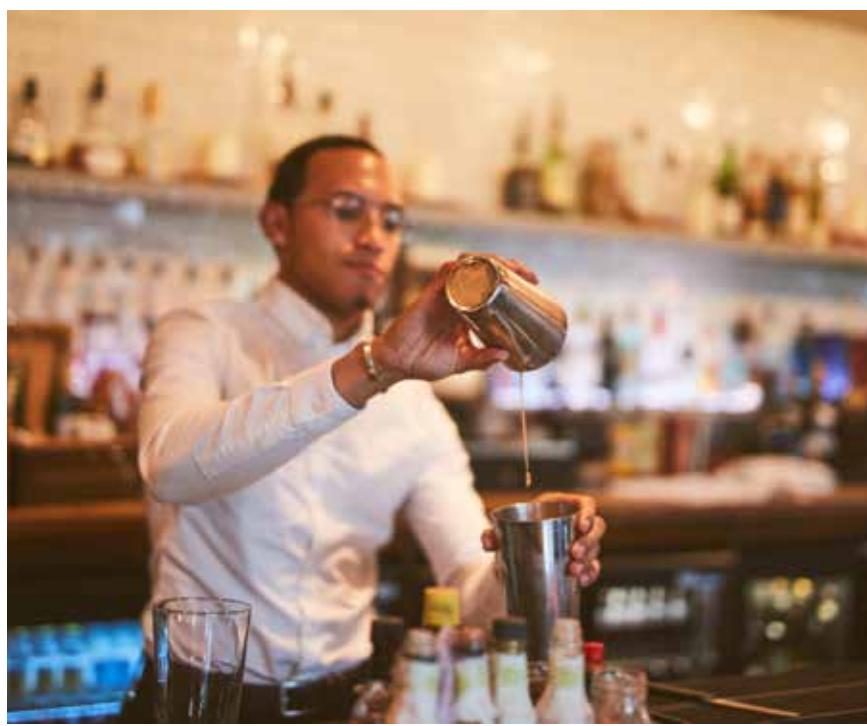
The Madejski Stadium plays host to Reading Football Club, and London Irish RFC, just moments from Green Park Village. It also provides the finish for the Reading Half Marathon.

Other neighbouring towns provide world-famous sporting and royal events such as boat racing at Henley Royal Regatta, Changing of the Guard at Windsor Castle and Royal Ascot for a day at the races.

CLOSE TO Central Reading

Reading is a town for every taste with a well-established reputation as a retail and entertainment destination.





From a world-famous music festival to a world-class theatre, multiplex and arthouse cinemas, live gigs, jazz clubs and comedy, Reading is a thrilling centre for entertainment.

Spend the day shopping for top brands in the Oracle shopping centre. Head out for cocktails at one of the lively bars or clubs, or sample international cuisine in the town's surprising variety of restaurants.



VIBRANT & Cultural

Shop, drink, eat, enjoy – Reading is the south east's most dynamic and eclectic entertainment destination.

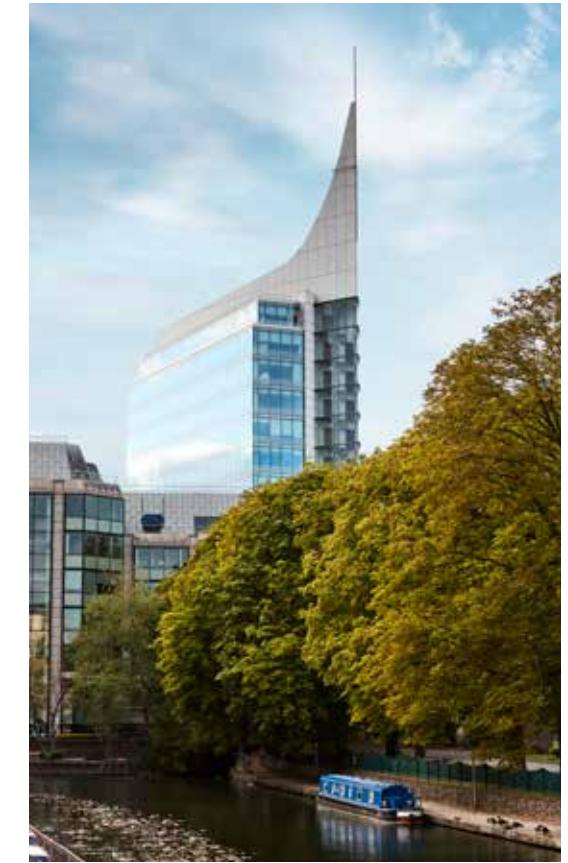


RELAX & Unwind

*There are so many ways to revive and refresh body,
mind and spirit in Reading.*



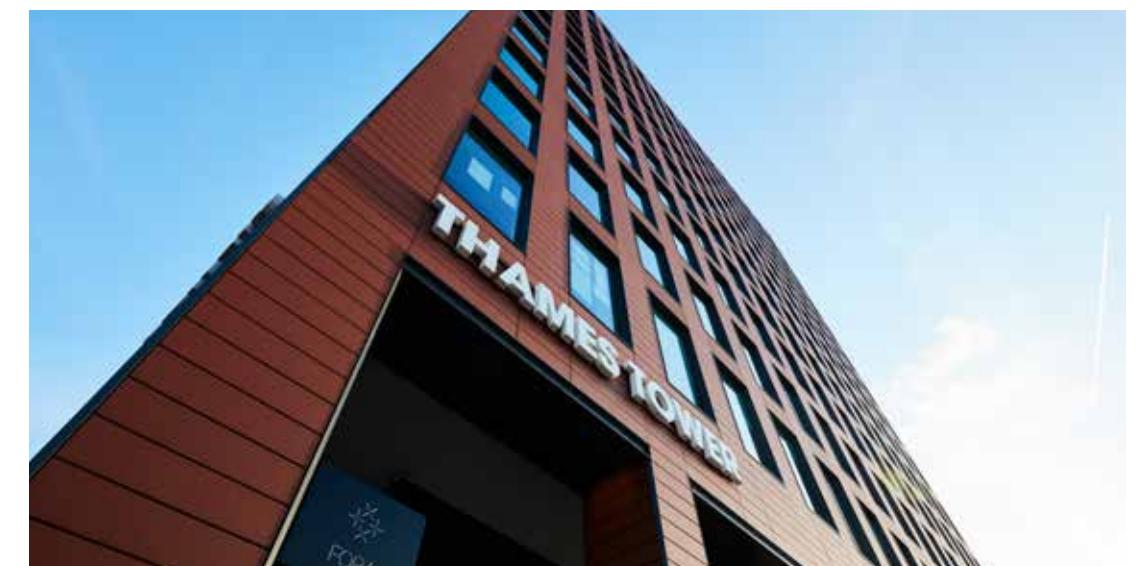
Riverside paths, cycleways and urban parks are Reading's signature. From the centre, follow the river Kennet to where it meets the Thames – turn right or left for beautiful countryside walks. Relax in colourful Forbury Gardens, taking in the ruined 11th century Abbey. Swim in the refurbished lido, or head to Prospect Park to join the Nordic walkers, runners and summer picnickers.



Reading is considered the principal regional and commercial centre of the Thames Valley and has been identified as one of the leading economic growth points in Europe. It is home to major corporations such as Microsoft, Huawei, PepsiCo Cisco, Prudential, Foster Wheeler and Verizon. There is a strong employment market, driving demand for property and lettings.

Reading is forecast to be the UK's fastest growing economy 2017-22* and is considered one of the UK's top places to live and work**.

Sources:
 * Ernst & Young UK and Regions Economic Forecast 2017
 ** PWC/Demos Good Growth for Cities 2017 Index



A HOME FOR *Global business*

With continuous investment over the past 20 years, Reading has grown in status and reputation. Some of the world's leading corporations now have a major presence here. The future addition of Crossrail has further enhanced the status of this vibrant town.



Two of the country's top-performing selective secondary schools are in Reading – Reading School for boys and Kendrick School for girls. Both regularly top the league tables for GCSE and A-level results. There is also a selection of good state primary and secondary schools, while in the independent sector, Bradfield College, Reading Blue Coat School, The Abbey, Queen Anne's and Shiplake College all enjoy excellent reputations.

Reading University is a world-leading research and educational centre, with over 15,000 students. The university is affiliated to the prestigious Henley Business School, with which it shares a state-of-the-art campus in Malaysia.

LOCAL SCHOOLS

SCHOOL NAME	SCHOOL TYPE	OFSTED RATING	DISTANCE
Green Park Village Academy	Primary	N/A	On-site
Whitley Park Primary & Nursery	Primary	2 - Good	1.6 miles
The Palmer Primary Academy	Primary	2 - Good	2.3 miles
Kennet Valley Primary School	Primary	2 - Good	6.6 Miles
Reading Girls' School	Secondary	N/A	2.1 miles
Kendrick School	Secondary	1 - Outstanding	3.2 miles
Reading School	Secondary	1 - Outstanding	3.7 miles



WORLD CLASS
Education

Boasting two of the country's top-performing selective secondary schools and a world-leading research and education centre.



GREEN PARK

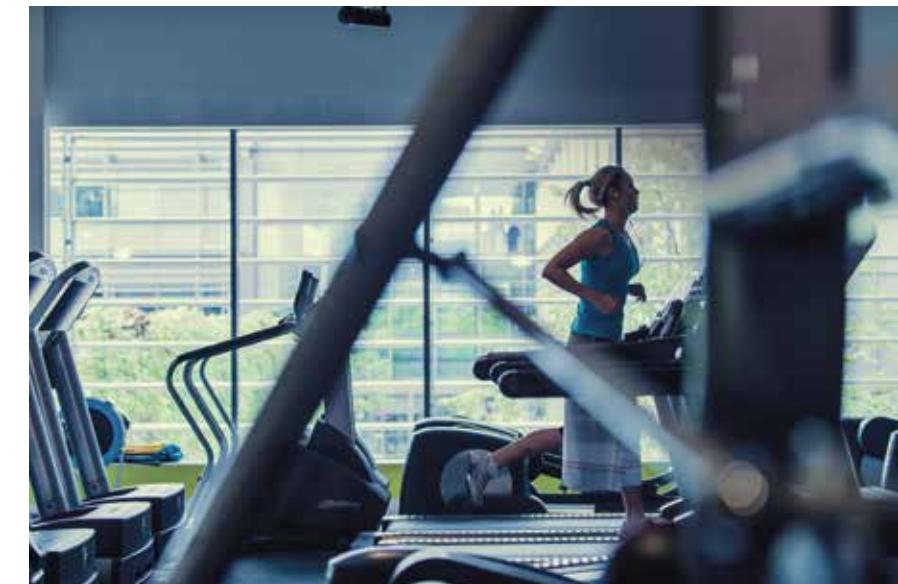
Business Park

Green Park Business Park is an award-winning, established business community set in more than 195 acres of mature landscaping with its own lake.



WORK, REST & play

Green Park Business Park is owned and managed with pride by Mapletree. Discover a genuine sense of neighbourhood and facilities that simplify life.



Green Park Business Park provides local amenities such as restaurants, retail outlets, cafés, leisure and conference facilities, a health and fitness centre, a crèche and children's activity centre.

Run the trim trails, power walk or make use of the many cycle paths. Alternatively, simply sit and relax in the peaceful surroundings to eat lunch, read or feed the ducks.

Green Park Business Park plays host to many local community events such as the annual Reading Half Marathon or Green Park Triathlon, regular food festivals and fêtes and many other community activities.

GREEN PARK

Village

Enjoy a new perspective on modern living with beautifully designed homes where attention to detail is everything.



SITE Plan

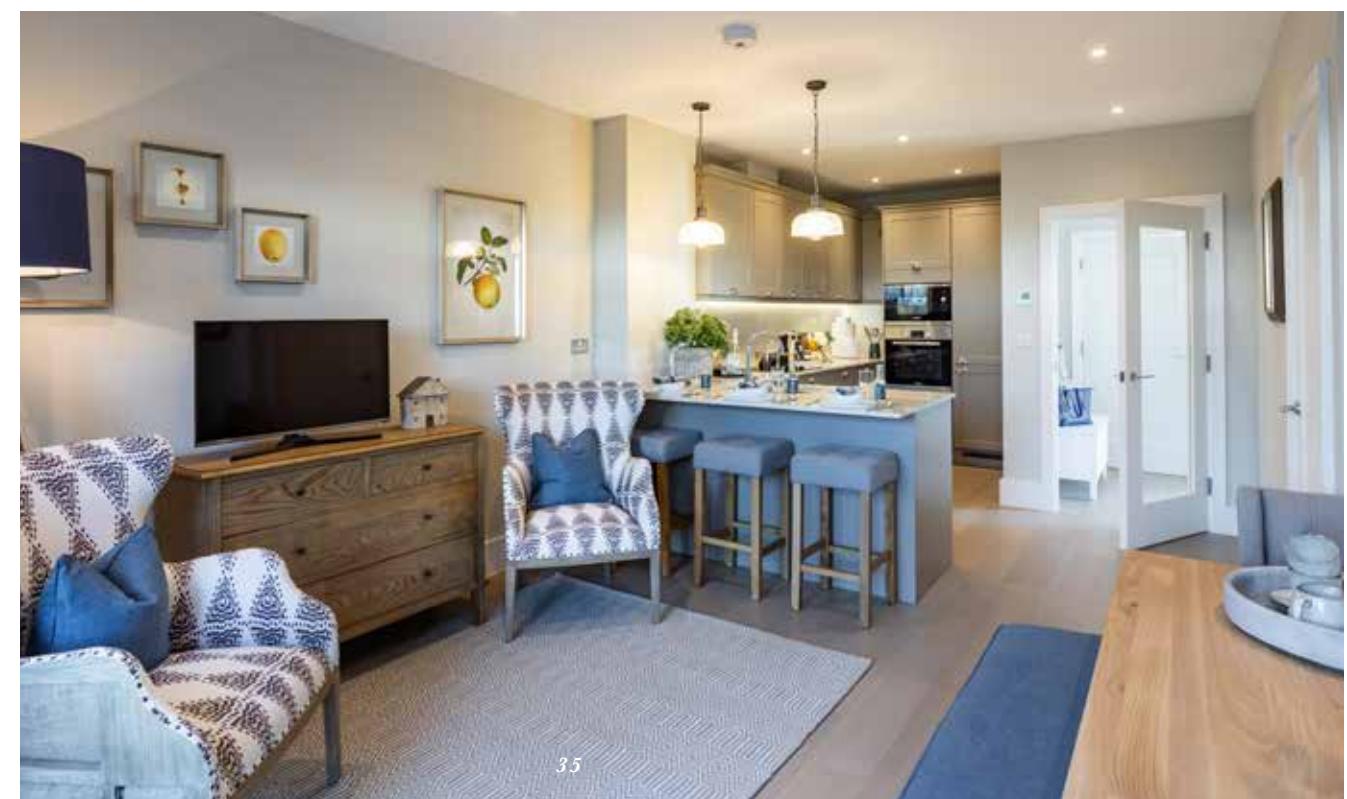


The site plan is indicative only and subject to change. In line with our policy of continuous improvements we reserve the right to alter layout, building style, landscaping and specifications at any time without notice. The facilities and amenities at Green Park Village are subject to the construction programme.



A VIBRANT *New village*

A thriving new community for all to enjoy.



SOMETHING *for everyone*

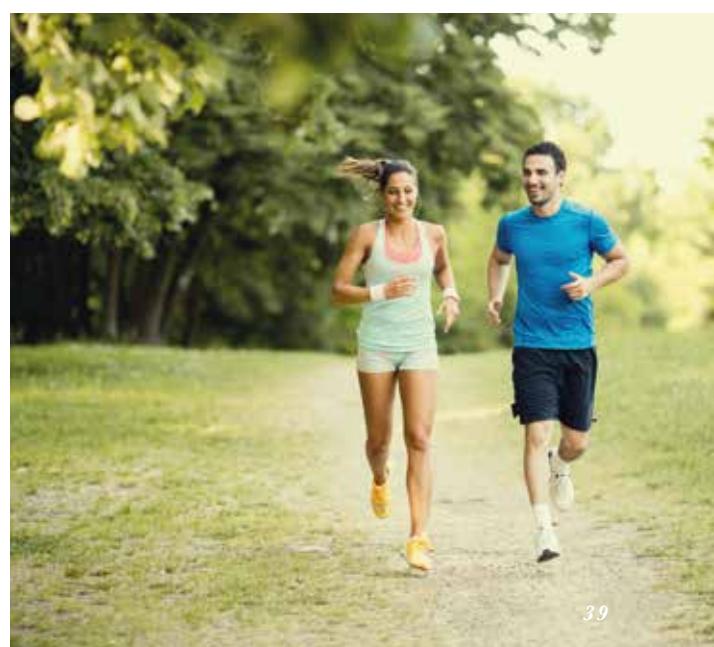
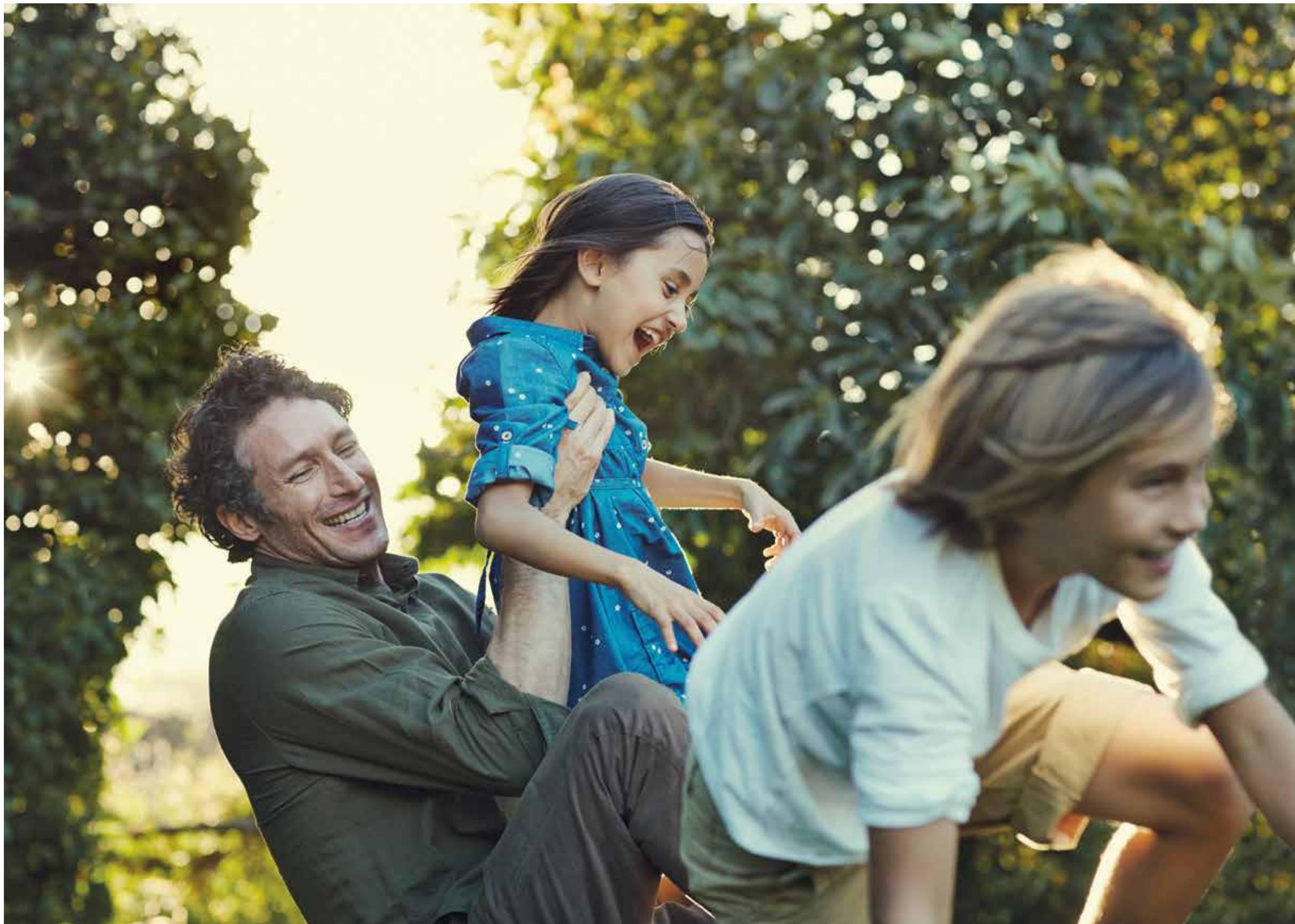
A contemporary and striking collection of houses to suit all families and individual needs; New England inspired style, with local and traditional charm.

Discover charming woodland walks, trim trails for getting fit, blissfully traffic-free cycle paths and green open spaces, all set around the unsurpassed beauty of a natural lake.



A BEAUTIFUL *lakeside setting*

*Experience the magic of a sunset over sparkling water
and the wonder of the changing seasons.*



FRESH AIR & open spaces

An amazing wooded country park, where wildlife flourishes,
forms the natural heart of the development.

Enjoy a life outdoors and new adventures with nature in this 60-acre village near the banks of the lake. This perfect haven for wildlife will sustain local species for years to come.



Lifestyle photography is indicative only



40

A VIBRANT *New community*

A great location for growing families, with space to breathe and plenty to enjoy.

At the heart of Green Park Village lies a thriving community centred around its own market square, community hall and café. It is a place where you can relax at home, cycle safely or enjoy a coffee with a friend.



A FIRST CLASS EDUCATION *on your doorstep*

*Green Park Village Academy is a brand new primary school
on your doorstep to inspire young minds.*

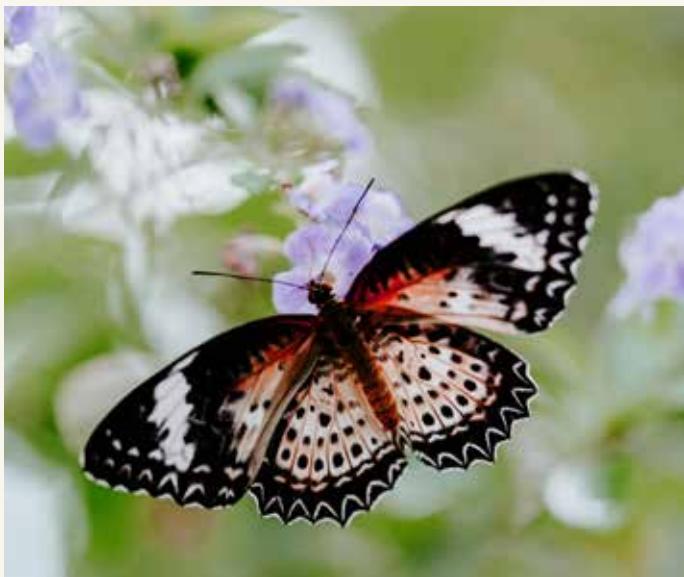


Just a short walk from your home at Green Park Village will be the area's first new primary school with the very latest educational facilities. Green Park Village Academy, coupled with the well-established nursery next door at Green Park Business Park and excellent secondary and further education opportunities in Reading, will complete your child's academic journey.



SUSTAINABILITY AT ITS HEART

Creating a sustainable living environment and home is central to the ethos of Green Park Village.



SUSTAINABILITY SPECIFICATION

Energy efficiency

The homes at Green Park Village are designed to be very efficient in their use of energy, with features including:

- Thermal insulation
- Thermostatically controlled heating
- 100% energy efficient lighting
- A+ rated white goods (where supplied)
- Smart meters

The energy efficiency of the homes will help lower fuel bills and reduce overall contribution to climate change through lower energy consumption and, therefore, carbon dioxide emissions. Each home comes with an Energy Performance Certificate which rates the energy efficiency and expected running costs.

Hot water and heating in the homes will come from energy efficient individual combi or system boilers, all rated "A" under the ErP (Energy related Products) directive.

St Edward is committed to protecting and enhancing the ecology around its sites. Green Park Village is built on brownfield land, therefore minimising impact on existing natural habitats. The landscape planting includes new evergreen planting as well as herbaceous and perennial species, introducing seasonal colour and variation throughout the year. This, partnered with the inclusion of a large lake and a planted balancing pond, will help to provide habitats for insects and invertebrates whilst new tree planting will provide shelter for birds.

Saving water

The water consuming fixtures and fittings in the homes are selected to make sure that they use less water than the average household in the UK. This includes low consumption kitchen taps, washing machine, dishwasher, shower heads and dual flush toilets.

Reducing waste

In order to reduce the amount of waste sent to landfill, recycling bins are provided in every home. This has several benefits including reducing pollution, saving resources and reducing associated carbon emissions.

Enhancing ecology

Green Park Village includes a number of boardwalks and equipped areas of play, providing places for people to meet and socialise, alongside access to the larger Green Park estate trim trails and lakes. A community plan will also be in place across the wider development to help bring residents together.

Sustainable travel

The development encourages residents to use more environmentally friendly modes of transport with the provision of secure cycle storage and nearby public transport links.

A new train station is being constructed on the edge of Green Park Village, with links to Reading and London.

Responsible timber

The timber used to build the homes is responsibly sourced, either certified by the Forest Stewardship Council (FSC) or the Programme for Endorsement of Forest Certification (PEFC). This ensures that timber comes from a responsibly managed source where the local community and habitats are preserved.

Community facilities

Green Park Village includes a number of boardwalks and equipped areas of play, providing places for people to meet and socialise, alongside access to the larger Green Park estate trim trails and lakes. A community plan will also be in place across the wider development to help bring residents together.

DESIGNED FOR LIFE

Our customers are at the heart of all our decisions.

We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

Customer service is our priority

All our customers are provided with a commitment that when they buy a new home from St Edward they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

Quality is at the heart of everything we do

At St Edward, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, St Edward operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled choice of homes in the most sought after locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A commitment to creating sustainable communities

St Edward's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

We take our responsibilities towards our customers, the environment, our workforce and the communities in which we work very seriously.

Our plan for the business has five areas of strategic focus: Customers, Homes, Places, Operations and Our People.

An exceptional customer experience

We put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

BERKELEY A COMMITMENT TO THE FUTURE

Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments. Our Vision is Berkeley's strategic plan for the business, designed to raise standards higher still. Our goal is to be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

High quality homes

We aim to build high quality, well designed homes with low environmental impact, where customers have the opportunity to achieve healthy, comfortable and sustainable lifestyles, now and in the future. Attention to detail in design is paramount to ensure our homes meet the needs of our customers.

Great places

We seek to create strong communities where people choose to live, work and spend their time and which directly encourage people's wellbeing and quality of life. These are places characterised by the quality of their design, external spaces, transport and access to jobs and amenities.

Efficient & considerate operations

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A commitment to people

The safety, health, wellbeing and development of our people is a high priority. We aim to have a positive impact on society through our support of the Berkeley Foundation.

THE BERKELEY FOUNDATION

We set up the Berkeley Foundation in 2011. It supports voluntary sector organisations to improve people's lives in the communities where we work, and last year worked with 49 different organisations and their beneficiaries.

Our staff have been instrumental in making the Foundation grow, with

over 60% getting involved last year and raising over £935k. They also give their time and skills, for example by mentoring young people to help them become more confident and job ready.

Since its launch, the Foundation has committed over £14.9 million to more than 100 charities and worthy causes.

Berkeley Group covers all overhead costs, so all money raised goes directly to charitable causes.
www.berkeleyfoundation.org.uk
www.berkeleygroup.co.uk



Proud members of the Berkeley Group of companies



BUYING WITH CONFIDENCE

At St Edward, quality comes first. It influences everything we do – from the land we purchase through to the materials we build with.

This attention to detail is not just about the properties we build, but the way we treat our customers. It is vital to us that our customers receive unrivalled support throughout the buying process. Our dedicated Customer Care Team is on hand to help look after all our customers' needs every step of the way.

As one of the UK's leading house builders, we are also able to offer our customers an unrivalled range of properties. We offer everything from a city penthouse or a country retreat, to a modern studio apartment or a traditional family home.

Our homes are designed to enhance the neighbourhoods and communities in which they are located. We achieve this through excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability.

Green living and sustainable developments are also top of our agenda. We are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Our driving aim is to create exceptional places for people to live, work and relax in, and establish communities that will thrive today and for years to come.

AWARDS

The Berkeley Group is incredibly proud to have won many prestigious awards for the quality, design and sustainability of its developments as well as industry leading initiatives.

GOLD AWARD: INVESTOR IN CUSTOMERS 2018

An independent assessment of attitudes towards customer service by surveying our customers, employees and the management team.



CIRIA BIG BIODIVERSITY CHALLENGE AWARD 2018



CARBON REDUCTION OR OFFSET PROGRAMME OF THE YEAR, BETTER SOCIETY AWARDS 2019

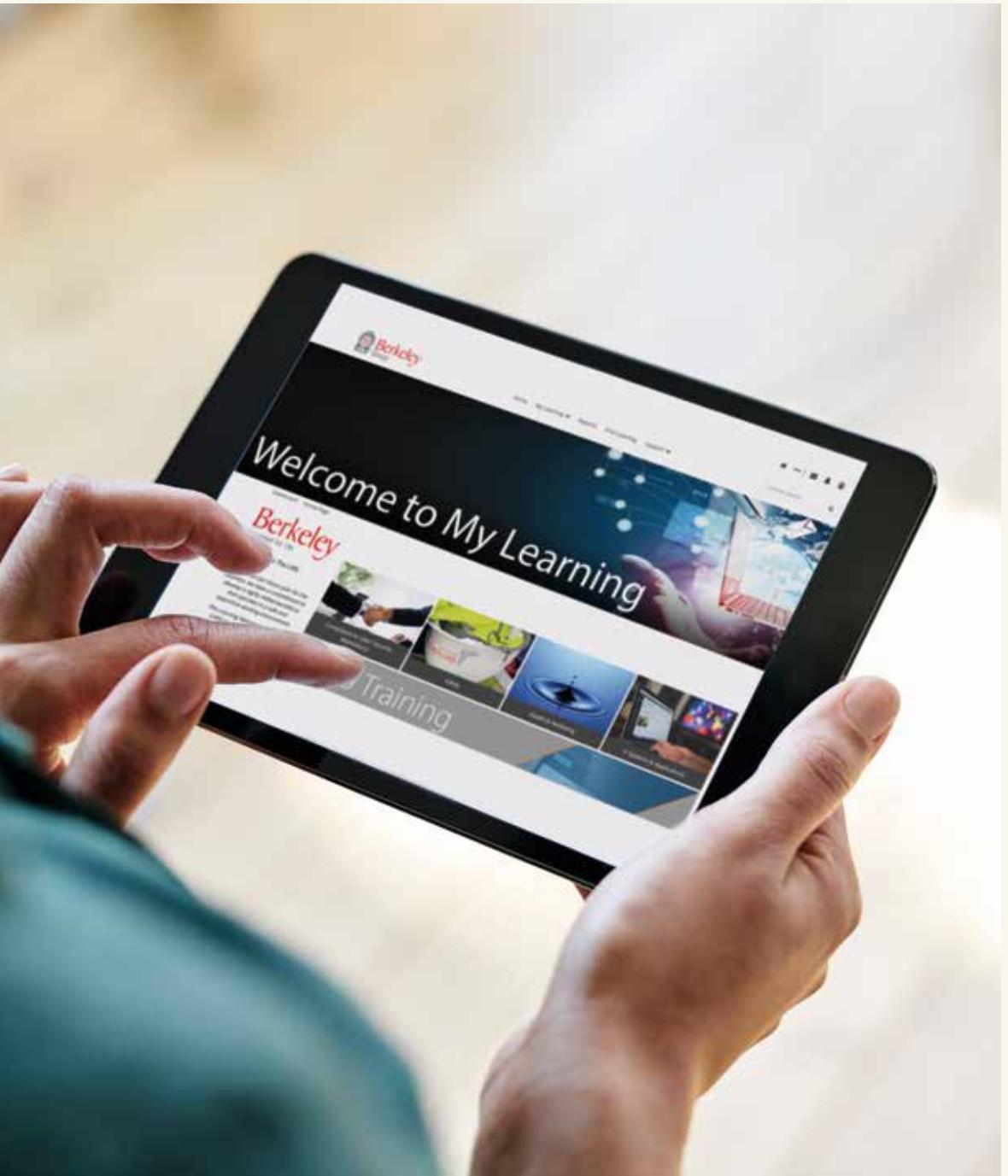


RESIDENTIAL COMPANY OF THE YEAR - ESTATE GAZETTE



WHAT IS MY HOME PLUS?

MyHome Plus is a new online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.



myHome
PLUS

BUYING PROCESS

This section provides you with a step-by-step guide to the buying process from reservation through to completion, moving in and warranty. At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.

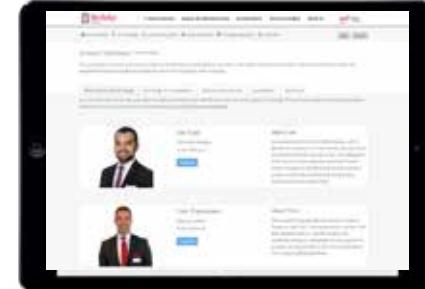
1. Filing cabinet

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.



2. Meet the team

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.



3. Options & choices selection

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further detail on this.

4. Construction progress

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

NEXT STEPS

- 1 Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.
- 2 Customer Service will then be in touch to invite you in to our Show Apartment to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.

FOR FURTHER *Information*

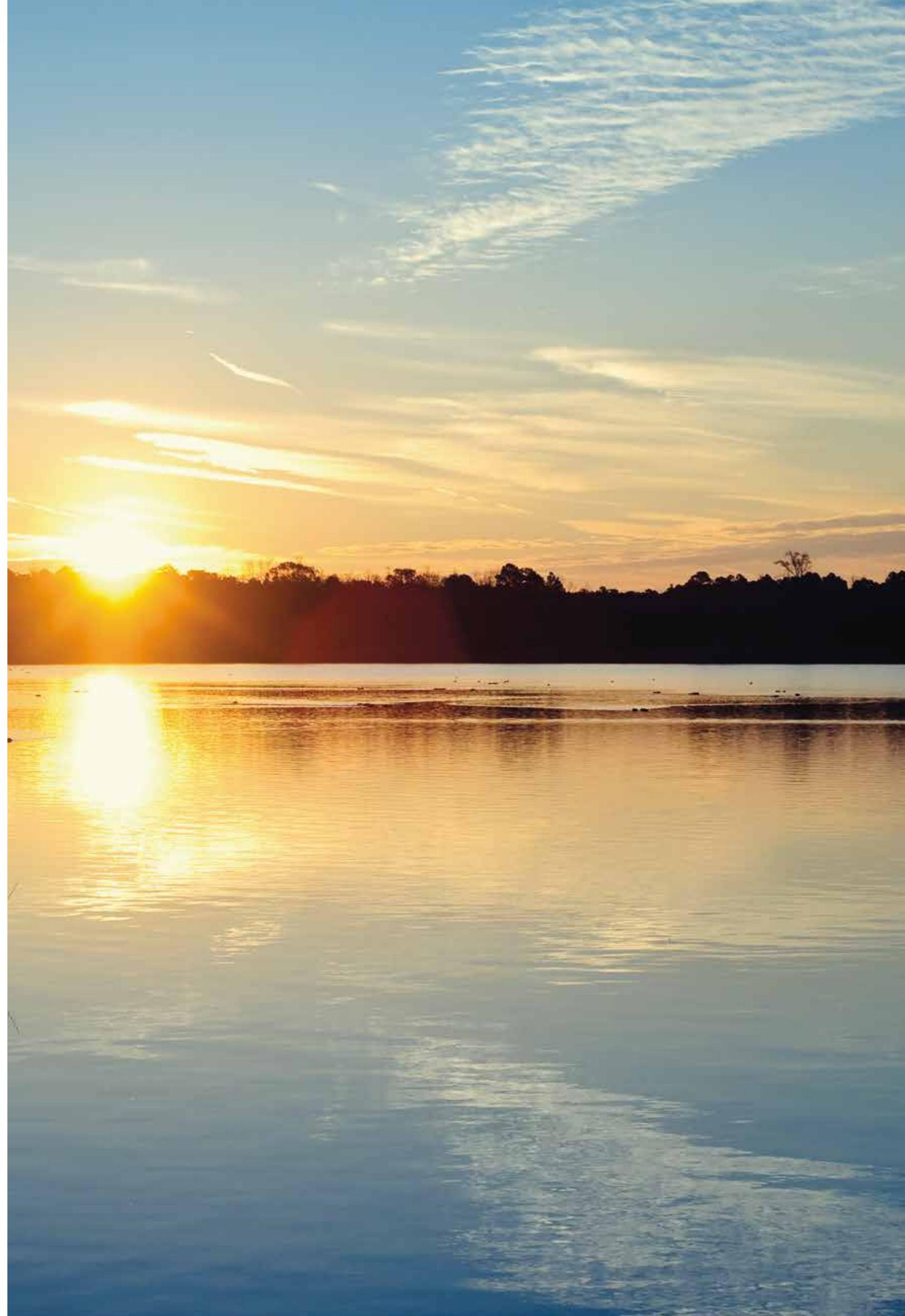


**PLEASE CONTACT
GREEN PARK VILLAGE
MARKETING SUITE**

T. 0118 402 3533
E. greenparkvillage@stedward.co.uk
www.greenparkvillage.co.uk

Green Park Village
301 Longwater Avenue
Green Park
Reading, Berkshire
RG2 6GB

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St Edward's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Green Park Village is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St Edward to ascertain the availability of any particular property. G252/05CA/0820



Effortless living for everyone



Proud to be a member of the
Berkeley Group of companies



St Edward
Designed for life

A joint venture company owned by
M&G INVESTMENTS **Berkeley** Group