

# HUNTLEY WHARF

READING RG1

*Huntley Wharf is one of the UK's most exciting residential investment opportunities - centrally located in a prime south-facing riverside setting, just a few minutes walk from Reading town centre and station.*

CENTRAL RIVERSIDE LIVING



Preliminary computer generated image, indicative only.  
Landscaping design subject to change

**Berkeley**  
Designed for life



# WELCOME TO READING

*Dynamic and ambitious, Reading perfectly balances innovation and productivity with an enviable quality of life.*

**Living and working in Reading brings with it many of the benefits of the big city experience but without the drawbacks, and with the added advantages of beautiful countryside and the majestic River Thames on the doorstep.**

Excellent connectivity

Named one of the best places to live and work<sup>1</sup>

UK's fastest growing region<sup>2</sup>

One of the highest UK employment rates<sup>3</sup>

Global Top 200 University

Steeped in history and culture, with historic parks and gardens

Home to Reading Football Club and the world's longest running music festival

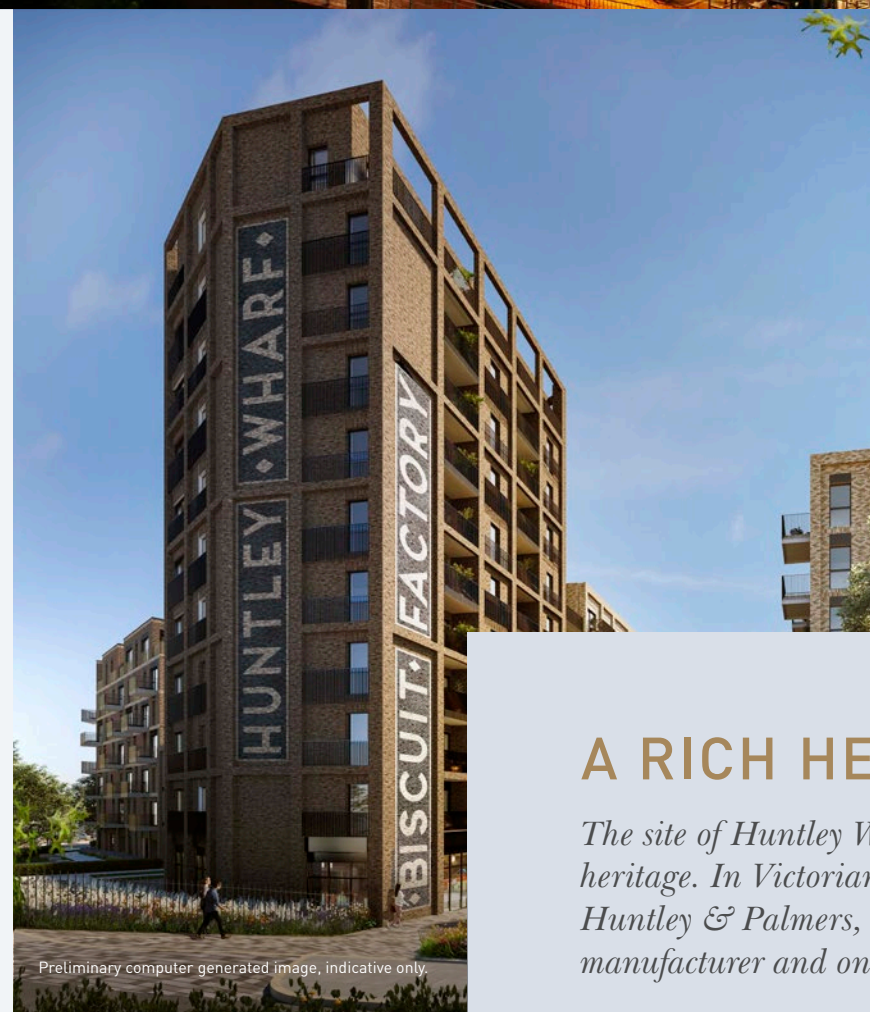
## CENTRAL RIVERSIDE LIVING

Huntley Wharf offers a truly impressive opportunity for the smart investor. Located in a prime, waterside location in central Reading, this is one of the UK's most exciting developments.

Set in 6.9 acres of beautiful landscaped grounds, Huntley Wharf offers over 750 homes in three principal buildings, and a range of amenities including a Riverside Square and Riverside Walk.

It is set at the heart of a town transforming, attracting investment by global companies and ranked in the top 25 most attractive European cities for direct foreign investment.

It has one of the highest concentration of digital businesses in the UK, and following the structural growth in technology, Reading is well placed for long-term growth opportunities.



Preliminary computer generated image, indicative only.

**RANKED IN THE  
TOP 25  
MOST ATTRACTIVE  
CITIES FOR DIRECT  
FOREIGN INVESTMENT<sup>4</sup>**

## HUNTLEY WHARF - KEY FACTS

Contemporary design inspired by the site's industrial heritage by PRP Architects, a long established practice with over 100 awards to its name

A major new scheme forming part of Reading's transformation which will open up a key stretch of the River Kennet for the wider community to enjoy

Set in central Reading, one of the UK's leading business locations, and under 30 minutes from central London

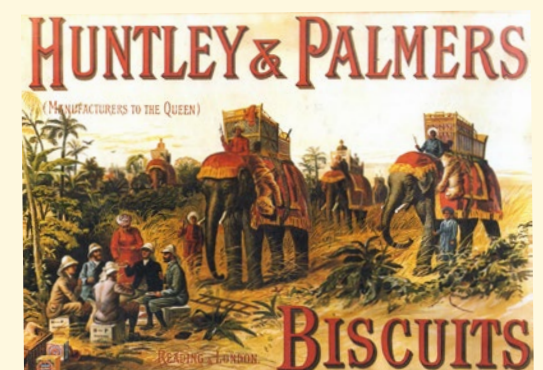
Residents will enjoy a range of amenities with over 13,160 sq ft commercial space, Riverside Square, Riverside Walk, concierge service and private podium gardens

Berkeley is a multi-award-winning developer and the only developer to win the Queen's Award for Enterprise for Sustainable Development twice

## A RICH HERITAGE

*The site of Huntley Wharf has a rich and illustrious heritage. In Victorian England, it was the base for Huntley & Palmers, once the world's biggest biscuit manufacturer and one of the first global brands.*

Berkeley is regenerating this historic area of Reading, creating a new community where people from all walks of life can enjoy the charm of riverside living.





# WHY INVEST IN READING?

*Reading is likely to outperform the wider South East residential market, given the significant investment, placemaking and commercial growth which are taking place. The strong employment market and widening talent pool brings opportunity for both potential tenants and buyer demographics.*

Sales price growth (% pa)*	2019	2020	2021	2022	2023	Average pa 2019-23	TOTAL CHANGE 2019 - 23*
READING TOWN	0.5	1.5	3.5	4.0	3.5	2.6	13.6%

Rental growth (% pa)*	2019	2020	2021	2022	2023	Average pa 2019-23	TOTAL CHANGE 2019 - 23*
READING TOWN	1.5	2.5	3.0	3.0	2.5	2.5	13.1%

\* Source: JLL. Figures as at April 2019



## RENTAL MARKET – AMONG THE BEST IN THE UK

### Attractive Rental Yields

According to leading Reading agent, Haslams, typical rental returns in Reading are between 4% and up to 4.5%. Haslams let between 70 and 100 properties every month; void periods are minimal and usually properties are let within one week of being marketed.

### Continued Demand

Reading's population of 230,000 is growing and is set to continue for the foreseeable future particularly with the arrival of Crossrail - meaning that demand from tenants is here to stay.

### Outperforming London

Knight Frank forecast net yields in London will settle at 3.5%, compared to 4.4% in the regions. Buy-to-let specialist Landbay predicts "greater tenant interest in the London commuter counties, with the Capital becoming increasingly unaffordable".



# EXCELLENT CONNECTIVITY

*Reading is at the epicentre of Britain's transport network and is one of the best connected locations in the UK.*

## By Rail

London is under 30 minutes away by train. Reading is a major terminus on the new Crossrail Elizabeth Line, which will take travellers through the Capital direct from Reading without changing trains.

<b>LONDON</b>	<b>26 mins</b>
<b>HEATHROW</b>	<b>40 mins</b>
<b>GATWICK</b>	<b>56 mins</b>

## By Car

There's easy access to 4 major motorways and London airports.

<b>M4</b>	<b>12 mins</b>
<b>M40</b>	<b>28 mins</b>
<b>M25</b>	<b>35 mins</b>
<b>M3</b>	<b>35 mins</b>
<b>HEATHROW</b>	<b>35 mins</b>
<b>BICESTER VILLAGE</b>	<b>67 mins</b>

Source: googlemaps.com



- 1 Bakers Yard
- 2 Discovery House
- 3 Olivers Place
- 4 The Oracle Shopping Centre
- 5 Reading Station
- 6 Forbury Gardens
- 7 King's Meadow
- 8 River Thames
- 9 River Kennet

## OVERVIEW FROM READING TO THE UK'S MAJOR CITIES



Preliminary computer generated image, indicative only. Landscaping design subject to change



Source: thetrainline.com

\* Crossrail due to open mid-2022

## The Developer

Founded in 1976, Berkeley is a leading developer of outstanding homes, and has won numerous awards for quality, design and customer service. Berkeley builds beautiful successful places, blending homes and public realm with great facilities to create fantastic communities where people love to live.

## The Location

40 miles west of central London and 30 miles from Heathrow Airport

0.7 mile to Reading Central Station

Reading to London Paddington in under 30 minutes

Crossrail - London Bond Street in 54 minutes; Canary Wharf in 68 minutes

0.6 miles to The Oracle shopping centre, restaurants, bars and cinema

## The Development

6.9 acre site in central Reading, 765 new apartments, including 230 affordable homes

A prime south-facing location overlooking the River Kennet

Over 13,160 sq ft commercial and retail space

3 principal buildings 2-11 storeys:

**Bakers Yard**

**Discovery House**

**Olivers Place**

Architecture and interiors inspired by industrial heritage

Regenerating and opening up a new stretch of riverside with attractive public realm for the wider community to enjoy

## The Apartments

A selection of 1, 2, and 3 bedroom apartments and duplexes

High quality specification

Interior design – a mix of contemporary and traditional styles

Personalised apartments with a choice of 4 colour palettes. Most apartments have a balcony or terrace

Views of the River Kennet, Kings Meadow or Reading skyline to selected apartments

## The Amenities\*\*

Riverside Square with landscaping and seating

Riverside walk

Landscaped avenues connecting town to river

Riverfront restaurant

Coffee shop

Convenience store

Day nursery

12-hour concierge

Gym

Co-working studio

Private podium gardens

\*\*Amenities are proposed and delivery will be phased. Please check with the sales team for details and delivery dates





Preliminary computer generated image, indicative only.  
Landscaping design subject to change

## Service Charge

Estimated £3.00/sq ft  
(exclusive of heating charges)

## Ground Rent

Estimated £150 - £250 per annum

## Stamp Duty

Stamp Duty Land Tax (SDLT) is payable in the UK for owner/occupier purposes and at a higher rate for investors who own multiple properties. Details are available from the sales team or your solicitor

## Tenure

Leasehold – 999 years

## Car Parking

EPOA per space

## Local Authority

Reading Borough Council

## Building Insurance

NHBC Warranty

## Completions

Discovery House West: Nov 2022 – Apr 2023  
Bakers Yard West: Jan 2022 – Jul 2022  
Bakers Yard South: Mar 2022 – Aug 2022

## Terms of payment

£2,000 payable on reservation (UK)

10% of the purchase price is payable on exchange of contracts (less reservation fee already paid)

Further 10% of purchase price is payable no later than 6 months after exchange of contracts

Balance payable on completion

## Documentation

Documentation required to reserve:

One form of photo identification is required for each purchaser –  
Passport, Driving Licence, State ID Card

One form of Proof of Address for each individual – current utility bill or bank statement showing name and home address no older than 3 months

Confirmation of source of funds, such as proof of cash

Confirmation of purchase as owner/occupier or investor

Should the purchase be made in a Company name, the following is required:

- Certificate of Company Incorporation and Memorandum of Articles and Association
- Full list of Directors and Shareholders
- Evidence of the Company's registered address
- Photo Identification and Proof of Address for all Directors and Shareholders (as individual purchasers above)

Huntley Wharf, Kenavon Drive, Reading, RG1 3DH

T: 0118 904 1000 | E: [huntleywharfsales@berkeleygroup.co.uk](mailto:huntleywharfsales@berkeleygroup.co.uk)

W: [huntleywharf.co.uk](http://huntleywharf.co.uk)



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Huntley Wharf is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. With thanks to Reading UK for information about Reading. Planning Application Ref:170509 (Reading Borough Council).