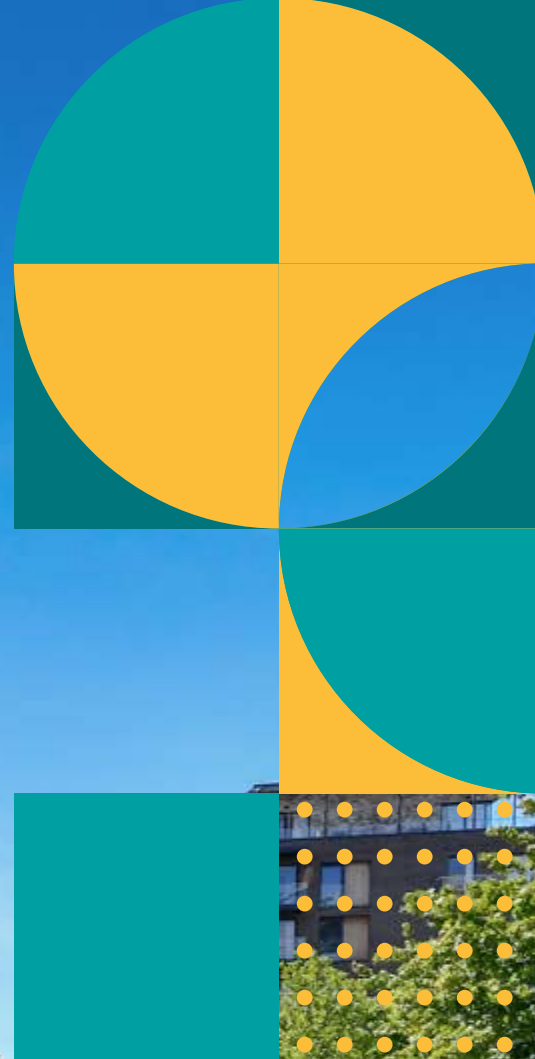


THE HOME OF YOUR DREAMS

WITH BERKELEY AND HELP TO BUY



Backed by
HM Government



Berkeley
Group

"We didn't realise there
are different ways to
buy with Berkeley."

Resident from
Hartland Village



HELLO



Backed by
HM Government

We are the Berkeley Group and we can help you buy the house of your dreams. Many of our houses and apartments are available to first-time buyers through the Help to Buy scheme. If you think home ownership is beyond your reach because you need a large deposit, or find that mortgage repayments are unaffordable, think again. With Berkeley and Help to Buy, the exciting journey towards a home of your own could begin today.



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04 An introduction to Help to Buy



06 How Help to Buy works



08 Why buy now?



10 The Berkeley difference



14 Where is Help to Buy available?



68 Our Help to Buy Homeowners



70 Get in touch

Photography of South Cator Park, Kidbrooke Village.



AN INTRODUCTION

TO HELP TO BUY

THE HOME OF YOUR DREAMS WITH HELP TO BUY

Help to Buy is a Government scheme involving participating housing developers, and we are pleased to say we have been part of it since the beginning. Help to Buy makes home ownership easier for first-time buyers. You need only 5% as a deposit, and your mortgage is topped up by an equity loan from the Government, making your monthly mortgage repayments lower. The loan is interest-free for five years, and only has to be repaid after 25 years, or when you sell your home, whichever comes first.



Computer Generated Image is indicative only.



AN INTRODUCTION TO HELP TO BUY



Backed by
HM Government



“We got the keys to our apartment during lockdown and we were conscious the current situation could potentially make things difficult, but thanks to the efficiency of Berkeley Group, the process couldn’t have been smoother.”

Resident from
Hartland Village



HOW HELP TO BUY WORKS*



LONDON	BEYOND LONDON
YOUR 5% All you need is a deposit of at least 5%	YOUR 5% All you need is a deposit of at least 5%
GOVERNMENT CONTRIBUTION 40% Equity loan from the UK Government of up to 40%	GOVERNMENT CONTRIBUTION 20% Equity loan from the UK Government of up to 20%
YOUR MORTGAGE 55% Mortgage from a bank or building society for the remaining amount of the loan	YOUR MORTGAGE 75% Mortgage from a bank or building society for the remaining amount of the loan
YOUR DREAM HOME Maximum price £600,000	YOUR DREAM HOME Maximum price £437,600

DO I QUALIFY?

- You must be a first-time buyer
- The scheme is exclusively for owner occupiers
- There’s no upper limit on your household income
- You can buy a new home with a maximum price of £600,000 in inner London and £437,600 outside of London at participating Berkeley developments

*Help to Buy operates under terms and conditions imposed by the HCA and may be subject to change. Please visit www.HelpToBuy.gov.Uk for further information. Help to Buy cannot be used in conjunction with other schemes.



WHY BUY NOW?



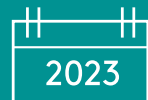
BECOME A HOMEOWNER



LOW INTEREST RATES



LOWER STAMP DUTY FOR FIRST-TIME BUYERS



HELP TO BUY SCHEME IS AVAILABLE UNTIL MARCH 2023



10-YEAR BUILD WARRANTY AND 2 YEARS BERKELEY AFTER CARE

THERE'S A LOT TO BE SAID FOR BUYING NOW, AND BUYING NEW FROM BERKELEY

Interest rates are at a near historic low and financial experts agree that they are likely to stay low for the foreseeable future. If you're applying for a mortgage, this is very good news. First-time buyers also pay less stamp duty. There's nothing to pay on a property costing less than £300,000, and a reduced rate of 5% on the amount between £300,000 and £500,000. You're likely to make a substantial saving.

Help to Buy is only available on new homes, but there are other reasons why a brand new home from Berkeley makes sense for first-time buyers. House or apartment, your home will have a super-stylish kitchen with appliances included, a beautiful bathroom, the latest energy efficient and safety fittings, and with a 10-year warranty and 2 years aftercare, there are no worries about things going wrong. Our reputation for quality and customer care means you can buy that all-important first home from us with complete confidence.

Lifestyle photography is indicative only.



THE BERKELEY DIFFERENCE

We take pride in our placemaking and each of our divisions is committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards.

Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.

Berkeley Group is made up of six autonomous companies: Berkeley, St Edward, St George, St James, St Joseph and St William, operating across London, Birmingham and the South of England.



BERKELEY IN NUMBERS



£2.1 BN

Contribution to community facilities over the last five years



98.5%

of customers would recommend Berkeley to a friend. Which is above industry standards.**



25

Berkeley developments participate within the Help to Buy scheme



67

Family friendly amenities built by us on our developments†



2 YRS

Award winner for sustainable housebuilder of the year*



290

Customers bought a home with Berkeley Help to Buy in financial year 2019-20



47,000

Cycle spaces



240

Acres of open space

*Housebuilder Awards 2020 & 2019 **Source: Annual Report †9 new schools, 14 nurseries & 44 play spaces



THE HOME OF YOUR DREAMS WITH HELP TO BUY



LONDON HOMES

WHERE IS HELP TO BUY AVAILABLE?

Our well-connected London developments combine easy access to the Capital's infinite variety of shopping, work and leisure opportunities, with green spaces for all to enjoy, and exclusive facilities for residents.

Many apartments have a terrace or balcony, or the use of a private podium garden. With Help to Buy, you could make a London home an exciting reality.

Photography of an event within The Village Centre, Kidbrooke Village

WHERE IS HELP TO BUY AVAILABLE?

LONDON HOMES

THE HOME OF YOUR DREAMS WITH HELP TO BUY



1 Beaufort Park
HENDON



2 Clarendon
HORNSEY



3 Kidbrooke Village
KIDBROOKE



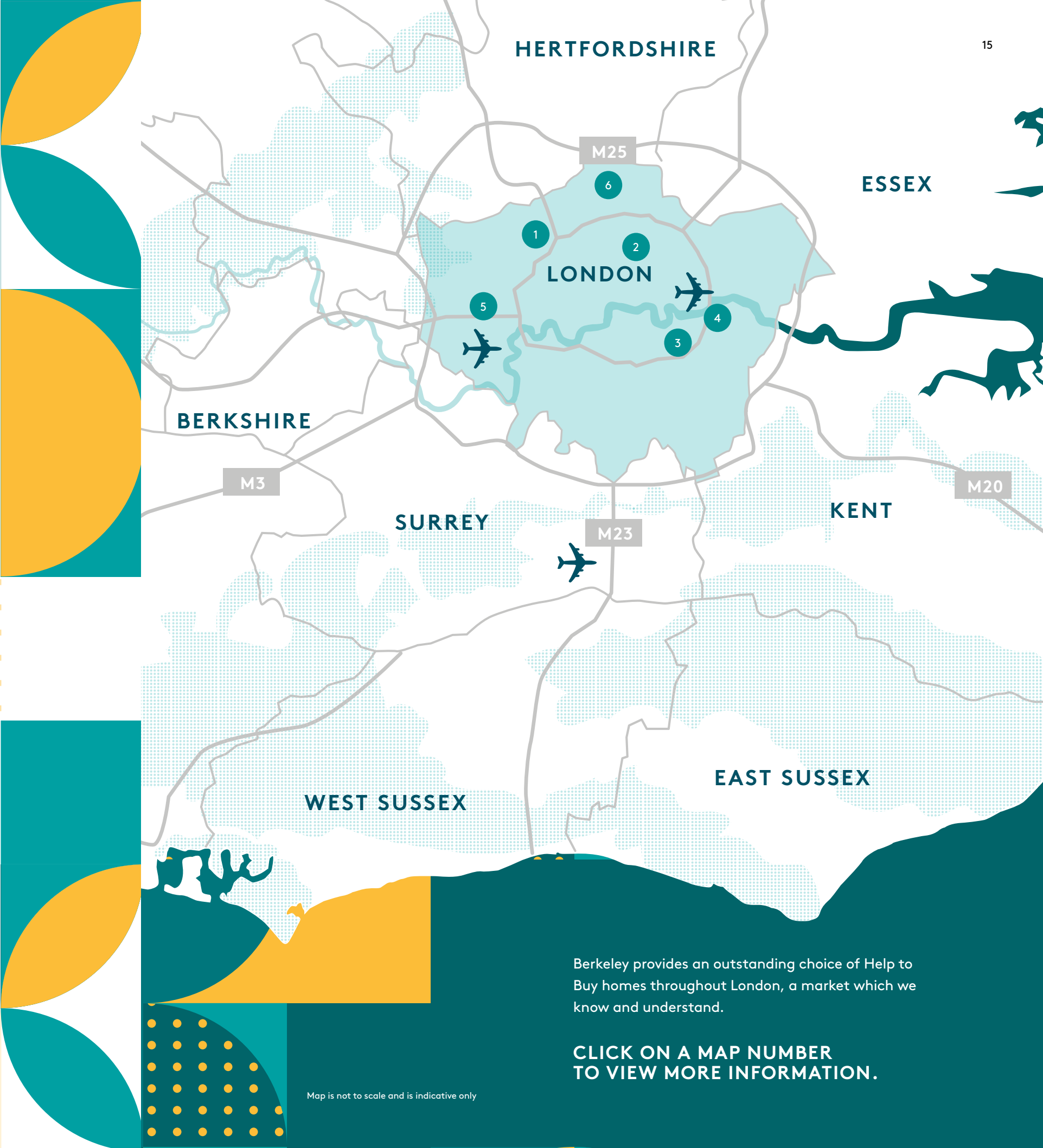
4 Royal Arsenal Riverside
WOOLWICH



5 The Green Quarter
LONDON BOROUGH OF EALING



6 Trent Park
ENFIELD



Berkeley provides an outstanding choice of Help to Buy homes throughout London, a market which we know and understand.

CLICK ON A MAP NUMBER
TO VIEW MORE INFORMATION.

Map is not to scale and is indicative only

BEAUFORT PARK

London NW9

HENDON, NW9 – BY ST GEORGE

A spacious green sanctuary from the City

Beaufort Park is a vibrant community in north west London, providing contemporary, high-quality new homes perfect for first-time buyers and investors alike. Residents can enjoy exclusive health and fitness facilities and 25 acres of landscaped gardens, all with the convenience of nearby shops, bars and restaurants. The perfect balance between countryside character and city living.

HIGHLIGHTS

Close to Colindale station with access to King’s Cross in 21 minutes* and Oxford Circus in 25 minutes*

Landscaped parklands and courtyards

Residents’ spa, gym and pool

Shops, bars and restaurants

Workspace at Areaworks^

Help to Buy available††

*At an additional charge
††On specific plots and subject to availability



[CLICK MAP TO RETURN TO CONTENTS](#)

Your new home at Beaufort Park with Help to Buy

London Help to Buy is available on a selection of our 1 & 2 bedroom homes.

Prices from £320,340† with only a 5% deposit required.

Speak to our Sales Consultants on 020 3553 7576 to find out more.

5% BUYER’S DEPOSIT

£16,017

40% EQUITY LOAN

£128,136

55% MORTGAGE

£176,187

YOUR HOME

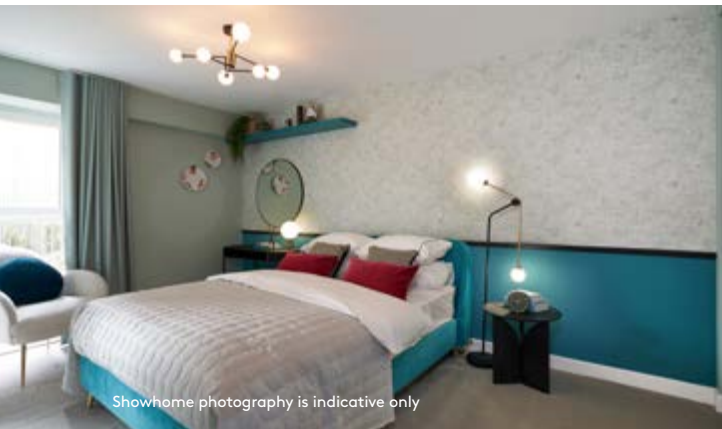
£320,340

Example shown represents a 1 bedroom apartment situated in Fairbank at Beaufort Park.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



Computer generated image is indicative only



Showhome photography is indicative only



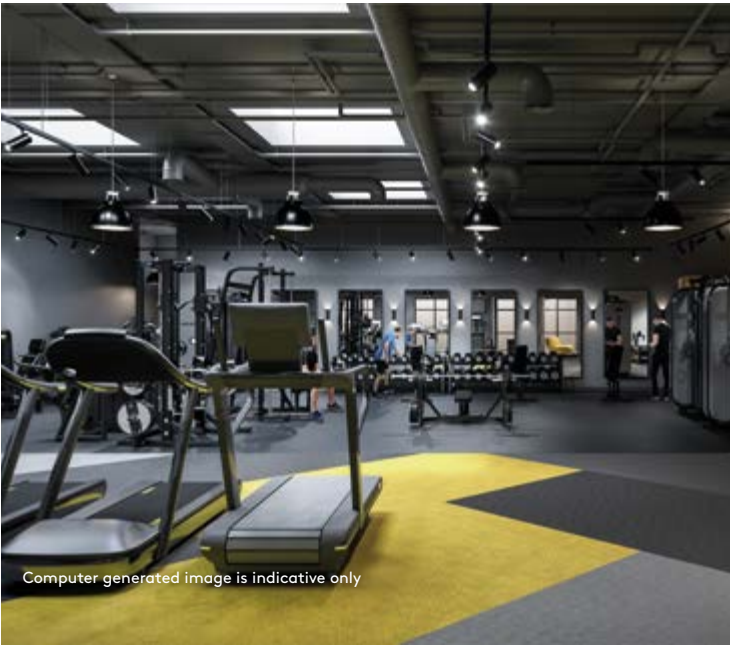
Showhome photography is indicative only



Computer generated image is indicative only



Computer generated image is indicative only



Computer generated image is indicative only



Showhome photography of two bed apartment at Clarendon

CLARENDON LONDON N8

HORNSEY, N8 – BY ST WILLIAM

An exciting new destination for north London

In the heart of north London, a new 12-acre city village in Zone 3 is being delivered by St William. Clarendon will deliver over 1,700 new homes together with beautifully landscaped gardens and a one acre park.

HIGHLIGHTS

A beautifully landscaped new one acre park and private podium gardens

Fantastic residents’ facilities including a 24 hour concierge, pool, gym, meeting rooms and spa

In close proximity to four key Zone 3 stations; Hornsey, Alexandra Park, Wood Green and Turnpike Lane

125,000 sq ft of extensive business, retail and commercial spaces



CLICK MAP TO RETURN TO CONTENTS

Your new home at Clarendon with Help to Buy

Help to Buy is available on a selection of 1, 2 & 3 bedroom apartments.

Prices from £405,000[†] with only a 5% deposit required.

Speak to our Sales Consultants on 020 3504 3919 to find out more.



Photography of Hornsey Park Place

5% BUYER’S DEPOSIT

£20,250

40% EQUITY LOAN

£162,000

55% MORTGAGE

£222,750

YOUR HOME

£405,000

Example shown represents a 2 bedroom apartment situated in Hornsey Park Place at Clarendon.

020 3504 3919 WWW.CLARENDONN8.CO.UK

WHERE IS HELP TO BUY AVAILABLE?

KIDBROOKE VILLAGE

ROYAL BOROUGH OF GREENWICH
SE3

KIDBROOKE, SE3 – BY BERKELEY

A vibrant lifestyle

Kidbrooke Village is located in the Royal Borough of Greenwich and is designed as a series of interlinked neighbourhood areas. It’s a beautiful, green and inspiring place to live, offering a haven of 86 acres of open space, equivalent to 45 football pitches*. As well as parks and meadows, residents have a train station on site, two primary schools, a gym, shops, dining and healthcare in The Village Centre.

HIGHLIGHTS

- Direct connections to central London
- Only 17 minutes* to London Bridge
- A range of facilities right on your doorstep at The Village Centre including doctors,†dentist,‡ The Depot pub and dining, Sainsbury’s Local and estate agent
- All homes benefit from exclusive access to a 24-hour concierge and gym
- Surrounded by beautiful parkland equivalent to 45 football pitches^
- Berkeley is working in partnership with the London Wildlife Trust to ensure that nature continues to flourish here
- Conveniently located for a range of schools with Good to Outstanding Ofsted ratings
- The Pineapple Awards (November 2020) Contribution to Place Kidbrooke Village, Berkeley East Thames
- The Landscape Institute Awards (2020) ‘Sir David Attenborough Award for Enhancing Biodiversity’ and the ‘Overall President’s Award’ for the best landscape scheme of the year.

*Football pitch equivalent based on Wembley Stadium pitch size.
†Planned in future phase of development for Kidbrooke Village, subject to change.



[CLICK MAP TO RETURN TO CONTENTS](#)

Your new home at Kidbrooke Village with Help to Buy

London Help to Buy is available on selected homes.

Prices from £387,000† with only a 5% deposit required.

Speak to our Sales Consultants on 020 3553 7939 to find out more.

5% BUYER’S DEPOSIT

40% EQUITY LOAN

55% MORTGAGE

YOUR HOME



Example shown represents a 1 bedroom apartment situated in Agora Court at Kidbrooke Village.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



Photography of Kidbrooke Village



Photography of Kidbrooke Village



Showhome photography is indicative only

WHERE IS HELP TO BUY AVAILABLE?



Computer generated image is indicative only



Showhome photography is indicative only



Computer generated image is indicative only



ROYAL ARSENAL RIVERSIDE
Royal Borough of Greenwich, London

WOOLWICH, SE18 – BY BERKELEY

A gateway to London and beyond

Royal Arsenal Riverside is one of south east London’s most exciting riverside addresses, which is rapidly emerging as one of London’s bright spots; occupying a prime location along the River Thames and offering a buzzing retail hub. With a forthcoming on-site Crossrail station, an on-site Thames Clipper Pier, plus the National Rail and DLR stations only 300m away, Royal Arsenal Riverside is one of the best connected developments in south east London.

HIGHLIGHTS

Excellent on-site amenities including eateries, pubs and supermarkets

A 5 star-residents only wellness club offering a gym, spa, and 20m swimming pool

24-hour concierge

Forthcoming Woolwich Works, the creative district set to rival London’s Southbank

Over 1km of riverwalk with fantastic river views

Over 1 acre of Maribor Park delivered and will be over 4 acres when completed

Great connections with a forthcoming on-site Crossrail station

National Rail and DLR station only 300m away allowing easy connections to London City Airport in 7 minutes*



CLICK MAP TO RETURN TO CONTENTS

Your new home at Royal Arsenal Riverside with Help to Buy

London Help to Buy is available on a selection of 1 bedroom riverside homes within Navigator Wharf.

Prices from £499,990[†] with only a 5% deposit required.

Speak to our Sales Consultants on 020 3811 0865 to find out more.

5% BUYER’S DEPOSIT

40% EQUITY LOAN

55% MORTGAGE

YOUR HOME



£24,999

£199,996

£274,995

£499,990

Example shown represents a 1 bedroom apartment situated in Navigator Wharf at Royal Arsenal Riverside.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

WHERE IS HELP TO BUY AVAILABLE?

THE GREEN QUARTER

WEST LONDON

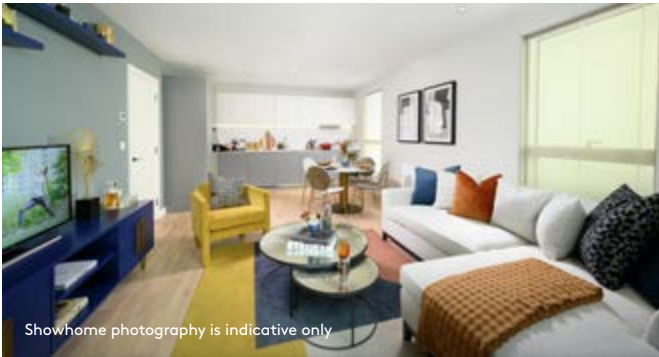
LONDON BOROUGH OF EALING, UB1 – BY BERKELEY

Remarkable by nature

The Green Quarter is one of London’s most ambitious regeneration projects. With nature at its heart, The Green Quarter will be one of the most biodiverse projects in the UK – a transformed landscape with wetlands, parks and acres of green spaces as well as neighbouring 90 acres of Country Park. Situated in Zone 4, adjacent to the forthcoming Crossrail station and with great transport links to Heathrow Airport in 8 minutes* and central London in 17 minutes.* Easy access to the motorway network means travelling further afield is also made simple.

HIGHLIGHTS

- 13 acres of parkland including 2 new parks
- 1km of canal-side frontage
- Walking distance to the forthcoming Crossrail station
- Exclusive residents’ facilities including a swimming pool, gym, concierge, car club and cycle hire
- On-site primary school, health centre and community centre
- New retail and leisure facilities



CLICK MAP TO RETURN TO CONTENTS

Your new home at The Green Quarter with Help to Buy

Help to Buy is available on Suites, 1 & 2 bedroom apartments.

Prices from £297,500† with only a 5% deposit required.

Speak to our Sales Consultants on 020 3811 0511 to find out more.

5% BUYER’S DEPOSIT

40% EQUITY LOAN

55% MORTGAGE

YOUR HOME



£297,500

Example shown represents a studio situated in Phase 1 at The Green Quarter.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps





Computer generated image is indicative only



Computer generated image is indicative only



TRENT PARK
ENFIELD, LONDON

ENFIELD, EN4 – BY BERKELEY

A relaxed pace of life in a London haven steeped in history

Nestled within 413 acres of Trent Country Park, this is a once in a lifetime opportunity to purchase one of these beautiful countryside homes in north London. A stunning selection of executive 4 and 5 bedroom homes and 1, 2 and 3 bedroom apartments including the restoration of the Grade II Listed Mansion House, complete with exclusive residents’ facilities all only 26 minutes* from central London.

HIGHLIGHTS

Set within 413 acres of parkland, ancient woodland and wildlife

Exclusive residents’ facilities in The Lawn Club including open air swimming pool, gym and tennis courts

Shuttle bus to Zone 5 Oakwood underground station on the Piccadilly Line (26 minutes* to King’s Cross)

Within close proximity of thriving cosmopolitan districts Cockfosters and Hadley Wood for a wealth of bars, restaurants and shops

Influential schooling in the surrounding area

Local golf club, equestrian centre and park activities



Photography of 3 bedroom show apartment situated in Highfield House at Trent Park



CLICK MAP TO RETURN TO CONTENTS

Your new home at Trent Park with Help to Buy

Help to Buy is available on a selection of 1 bedroom apartments.

Prices from £575,000† with only a 5% deposit required.

Speak to our Sales Consultants on 020 3504 8101 to find out more.

5% BUYER’S DEPOSIT

40% EQUITY LOAN

55% MORTGAGE

YOUR HOME



Example shown represents a 1 bedroom show apartment in Highfield House at Trent Park.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

WHERE IS HELP TO BUY AVAILABLE?



Photography of Holborough Lakes



BEYOND LONDON

Beyond London, Berkeley has an outstanding choice of homes in towns, villages and next door to country parks. Most also have excellent transport connections to the Capital for work and leisure.

There's something for every first-time buyer with Help to Buy. In many developments, we're making major contributions to local life by including new schools, parks, community centres and doctors' surgeries.

WHERE IS HELP TO BUY AVAILABLE?

BEYOND LONDON HOMES

THE HOME OF YOUR DREAMS WITH HELP TO BUY



1 Abbey Barn Park
HIGH WYCOMBE



2 Bankside Gardens
READING



3 Bersted Park
NORTH BERTSED



4 Courtyard Gardens
OXTED



5 Edenbrook Village
FLEET



6 Foal Hurst Green
PADDOCK WOOD



7 Green Park Village
READING



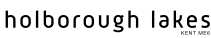
8 Hartland Village
FLEET



9 Highcroft
WALLINGFORD



10 Highwood Village
HORSHAM



11 Holborough Lakes
SNODLAND



12 Horlicks Quarter
SLOUGH



13 Huntley Wharf
READING



14 Knights Quarter
WINCHESTER



15 Lumina
CAMBERLEY



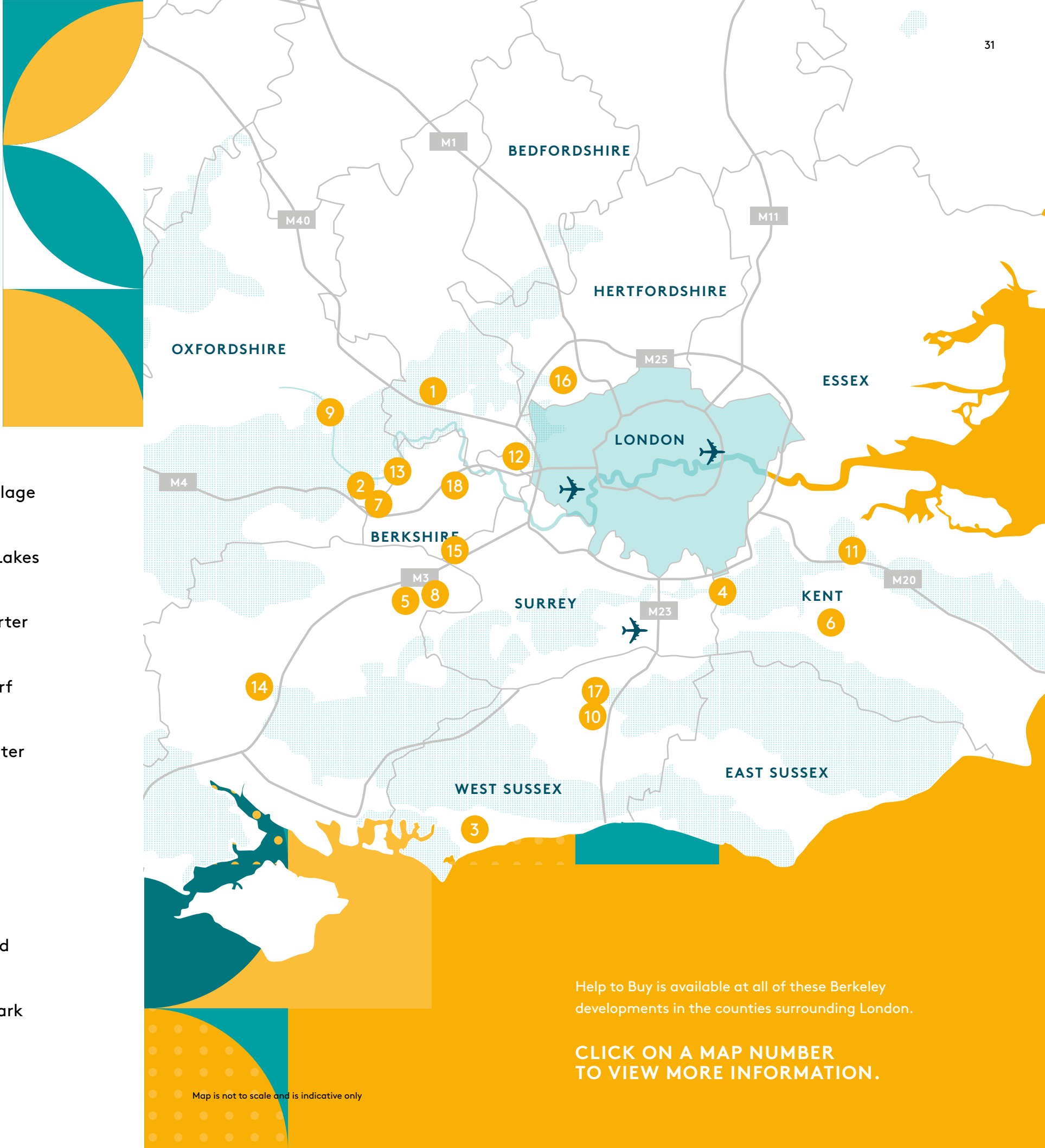
16 The Arches
WATFORD



17 The Paperyard
HORSHAM



18 Woodhurst Park
WARFIELD



Help to Buy is available at all of these Berkeley developments in the counties surrounding London.

CLICK ON A MAP NUMBER
TO VIEW MORE INFORMATION.

Map is not to scale and is indicative only



HIGH WYCOMBE, HP10 – BY BERKELEY

Life is for living

Situated in High Wycombe, Abbey Barn Park is a wonderful place to live with beautiful homes set in leafy grounds, bordered by a new country park and woodland. Enjoy a country setting with all the benefits of a thriving market town just moments away.

HIGHLIGHTS

- 40 acres of country park
- Deangarden Wood with woodland trail and footpaths
- Multi-use games area, play trails and allotments
- Amenities of High Wycombe including fitness centres and restaurants
- New primary school now open with easy and directly connected walking routes from houses for residents
- A range of well-regarded state and private schools in the area
- 10 minutes* to High Wycombe rail station and 30 minutes* to London Marylebone by train



Showhome photography is indicative only



CLICK MAP TO RETURN TO CONTENTS

Your new home at Abbey Barn Park with Help to Buy

Help To Buy is available on 1 & 2 bedroom apartments.

Prices from £250,000† with only a 5% deposit required.

Speak to our Sales Consultants on 01494 854 818 to find out more.

- 5% BUYER’S DEPOSIT
- 20% EQUITY LOAN
- 75% MORTGAGE
- YOUR HOME



Example shown represents a 1 bedroom apartment at Abbey Barn Park.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



Photography of Abbey Barn Park



Showhome photography is indicative only



Showhome photography is indicative only



Computer generated image is indicative only



Computer generated image is indicative only

BANKSIDE GARDENS

GREEN PARK VILLAGE | READING

READING, RG2 – BY ST EDWARD

Cool. Calm. Connected.

Bankside Gardens is where contemporary urban living meets the natural environment. Set beside a beautiful lake and surrounded by acres of parkland, this designed development of uber-chic apartments is where style, connectivity and relaxation go hand in hand.

HIGHLIGHTS

Situated in a beautiful lakeside setting surrounded by acres of parkland, footpaths, cycle ways and trim trails

Chic and contemporary interiors featuring industrial accents

Facilities including concierge, gym, cinema and co-working studio

Forthcoming on-site train station will provide trains to Reading in 6 minutes*

Just 3 miles from Reading town centre and 7 minutes* by car to the M4 for London and the west

Direct trains to London Paddington in 23 minutes*



Computer generated image is indicative only



CLICK MAP TO RETURN TO CONTENTS

Your new home at Bankside Gardens with Help to Buy

Help to Buy is available on a selection of 1 & 2 bedroom apartments.

Prices from £265,000[†] with only a 5% deposit required.

Speak to our Sales Consultants on 0118 321 2602 to find out more.

5% BUYER'S DEPOSIT

£13,250

20% EQUITY LOAN

£53,000

75% MORTGAGE

£198,750

YOUR HOME

£265,000

Example shown represents a 1 bedroom apartment situated in No. 1 at Bankside Gardens.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

WHERE IS HELP TO BUY AVAILABLE?



NORTH BERSTED, PO21 – BY BERKELEY

Green spaces, open vistas and a thriving community spirit

The new homes at Bersted Park, close to the West Sussex coast, are set within some of the south east’s most appealing countryside. Here you’ll find leafy woodland walks, tranquil lakes, open parkland and the coast right on your doorstep.

HIGHLIGHTS

On-site facilities include a primary school, community centre, trim trail and village green

Sports pitches, skate park and children’s play area

Located 10 minutes’ drive* from an extensive range of shopping, restaurants and cultural amenities in the historic town of Chichester

Close to the South Downs and the beautiful south coast beaches

Excellent transport links by road, rail and air



Showhome photography is indicative only



CLICK MAP TO RETURN TO CONTENTS

Your new home at Bersted Park with Help to Buy

Help to Buy is available on a selection of 3 bedroom houses.

Prices from £325,000† with only a 5% deposit required.

Speak to our Sales Consultants on 01243 888 608 to find out more.

5% BUYER’S DEPOSIT

20% EQUITY LOAN

75% MORTGAGE

YOUR HOME



£325,000

Example shown represents a 3 bedroom house at Bersted Park.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



Photography of Bersted Park



Showhome photography is indicative only

WHERE IS HELP TO BUY AVAILABLE?



Computer generated image is indicative only



Showhome photography, Courtyard Gardens

COURTYARD GARDENS

OXTED · SURREY

OXTED, RH8 – BY ST WILLIAM

Privately gated development

Located in the heart of Oxted, one of Surrey’s most desirable historic and affluent towns, Courtyard Gardens is a calm oasis offering elegant living and peace of mind. A secluded haven made up of 1, 2 and 3 bedroom apartments and penthouses, with private outdoor space and gated parking.

HIGHLIGHTS

- Situated in Oxted town centre just minutes from the station
- Trains to London Bridge in 33 minutes*
- Gatwick Airport in 22 minutes* by car
- Mature landscaped communal gardens
- Restaurants, cafés and cinema within walking distance
- Privately gated parking available with every home
- Balconies or terraces to all apartments



Computer generated image is indicative only



CLICK MAP TO RETURN TO CONTENTS

Your new home at Courtyard Gardens with Help to Buy

Help to Buy is available on a selection of 2 bedroom apartments.

Prices from £437,000† with only a 5% deposit required.

Speak to our Sales Consultants on 01883 708 752 to find out more.

5% BUYER’S DEPOSIT

£21,850

20% EQUITY LOAN

£87,400

75% MORTGAGE

£327,750

YOUR HOME

£437,000

Example shown represents a 2 bedroom apartment at Courtyard Gardens.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

WHERE IS HELP TO BUY AVAILABLE?



EDENBROOK
VILLAGE

FLEET, GU5 – BY BERKELEY

A naturally wonderful place to live

Edenbrook Village is a beautiful collection of 1, 2, 3, 4 and 5 bedroom new homes conveniently located, less than 2 miles from the centre of the sought after town of Fleet. Set on the edge of a stunning 82 acre Country Park, Edenbrook Village is the perfect place to call home.

HIGHLIGHTS

- Less than 2 miles from Fleet town centre
- Children’s play areas, sports pitches and new leisure centre
- In the catchment area for excellent schools
- Surrounded by a stunning 82-acre Country Park
- Great transport links



Showhome photography is indicative only



CLICK MAP TO RETURN TO CONTENTS

Your new home at Edenbrook Village with Help to Buy

Help to Buy available on a selection of 1 and 2 bedroom apartments.

Prices from £257,500† with only a 5% deposit required.

Speak to our Sales Consultants on 01252 758 243 to find out more.

5% BUYER’S DEPOSIT

20% EQUITY LOAN

75% MORTGAGE

YOUR HOME



£12,875

£51,500

£193,125

£257,500

Example shown represents a 1 bedroom apartment situated in Almond House at Edenbrook Village.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



Computer generated image, indicative only



Photography of Edenbrook Country Park



Showhome photography is indicative only

WHERE IS HELP TO BUY AVAILABLE?



Computer generated image is indicative only



Foal Hurst Green

Paddock Wood

PADDOCK WOOD TN12 – BY BERKELEY

A world apart from the everyday

Foal Hurst Green is an outstanding development of homes set in an idyllic countryside location in Paddock Wood in the heart of Kent. Surrounded by beautiful meadows, a nature reserve and ancient woodland, Foal Hurst Green is the perfect place to connect with nature, yet is conveniently located less than half a mile from the train station, where direct services travel to London Bridge in 41 minutes.*

HIGHLIGHTS

- Private gardens with patios and lawns
- Play areas, ponds, natural landscaping and hedgerows
- Superfast fibre broadband connectivity and home office options available†
- Surrounded by excellent educational facilities
- Adjoining the 29 acre Foal Hurst Wood
- Royal Tunbridge Wells historic town centre is nearby providing retail shopping, entertainment and an array of reputable restaurants
- Direct train links into London Bridge in 41 minutes*



Showhome photography is indicative only



[CLICK MAP TO RETURN TO CONTENTS](#)

Your new home at Foal Hurst Green with Help to Buy

Help to Buy is available on a selection of 1 & 2 bedroom apartments and 3 bedroom houses.

Prices from £252,000† with only a 5% deposit required.

Speak to our Sales Consultants on 01892 887 475 to find out more.

5% BUYER'S DEPOSIT

£12,600

20% EQUITY LOAN

£50,400

75% MORTGAGE

£189,000

YOUR HOME

£252,000

Example shown represents a 1 bedroom apartment at Foal Hurst Green.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps
†Subject to customer connectivity. Download speeds may vary.

WHERE IS HELP TO BUY AVAILABLE?



READING, BERKSHIRE, RG2 – BY ST EDWARD

Effortless living for everyone

Perfectly placed within easy reach of London and central Reading, Green Park Village offers a superb collection of New England inspired houses and apartments. With its charming lakeside setting, this vibrant new community has all the facilities a neighbourhood needs.

HIGHLIGHTS

- Beautifully designed and elegantly styled new homes in a stunning lakeside setting
- Surrounded by green open space and an established friendly community
- Market Square with newly opened primary school, community hall and proposed café
- Restaurants, shops, gym and pool at adjacent Green Park
- Minutes from vibrant Reading town centre
- Direct trains to London Paddington in 23 minutes*



Photography of Green Park Village



CLICK MAP TO RETURN TO CONTENTS

Your new home at Green Park Village with Help to Buy

Help to Buy is available on a selection of 1 & 2 bedroom apartments.

Prices from £270,000† with only a 5% deposit required.

Speak to our Sales Consultants on 0118 321 4701 to find out more.

5% BUYER'S DEPOSIT

£13,500

20% EQUITY LOAN

£54,000

75% MORTGAGE

£202,500

YOUR HOME

£270,000

Example shown represents a 1 bedroom apartment situated in Eastport Apartments at Green Park Village.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



Computer generated image is indicative only



Photography of Green Park Village



FLEET, GU51 – BY ST EDWARD

Discover a village for life

Hartland Village is a new community in the heart of the Hampshire countryside, just minutes from the thriving commuter town of Fleet with its excellent fast links to London and the motorway network. These thoughtfully-designed houses and contemporary apartments are surrounded by rich natural woodland.

HIGHLIGHTS

Stylish and elegant interior specification throughout

Nestled in a beautiful countryside setting

A new village centre which will include a primary school and amenities to create a thriving community

Surrounded by over 100 acres of open space and parkland

A short drive to Fleet and Farnborough town centres

Just 34 minutes* by train to London Waterloo



Photography of Hartland Village



CLICK MAP TO RETURN TO CONTENTS

Your new home at Hartland Village with Help to Buy

Help to Buy is available on a selection of 2 bedroom apartments in Hartland Manor.

Prices from £318,500† with only a 5% deposit required.

Speak to our Sales Consultants on 01252 757 825 to find out more.

5% BUYER'S DEPOSIT

£15,925

20% EQUITY LOAN

£63,700

75% MORTGAGE

£238,875

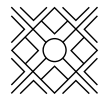
YOUR HOME

£318,500

Example shown represents a 2 bedroom apartment situated in Hartland Manor at Hartland Village.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

WHERE IS HELP TO BUY AVAILABLE?



HIGHCROFT

WALLINGFORD, OXFORDSHIRE

WALLINGFORD, OX10 – BY ST EDWARD

Highcroft offers a beautiful range of homes for all generations inspired by traditional architecture and complemented with modern interior design fit for every aspect of life. Nestling close to the banks of the River Thames in South Oxfordshire, the historic market town of Wallingford lies at the green heart between Oxford and Reading.

HIGHLIGHTS

- Over 18 acres of green open space featuring nature trails and picturesque ponds
- Children’s play area and trim trails
- New on-site primary school
- 30 minute* drive to Oxford and Reading*
- Traditionally styled homes
- Cholsey train station is only a 5 minute* drive away
- Short walk to Wallingford town centre



Showhome photography is indicative only



[CLICK MAP TO RETURN TO CONTENTS](#)

Your new home at Highcroft with Help to Buy

Help to Buy is available on a selection of 2 bedroom apartments and 2 & 3 bedroom houses.

Prices from £270,000† with only a 5% deposit required.

Speak to our Sales Consultants on 01491 817 873 to find out more.

5% BUYER’S DEPOSIT	£13,500
20% EQUITY LOAN	£54,000
75% MORTGAGE	£202,500
YOUR HOME	£270,000

Example shown represents a 2 bedroom apartment at Highcroft.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



Computer generated image, indicative only



Computer generated image of a 3 bedroom house situated in the Primrose at Highcroft.



Photography of Highwood Village



Showhome photography is indicative only

HIGHWOOD —Village—

HORSHAM, RH12 – BY BERKELEY

Modern village living

Located within walking distance of the historic market town of Horsham in West Sussex, Highwood Village is a stunning development offering a range of beautifully styled houses and apartments. Traditional architectural styles, tree-lined avenues and tranquil open spaces create a real sense of community and belonging.

HIGHLIGHTS

Within walking distance of Horsham’s large range of shops, restaurants and cultural amenities

Beautiful landscaped gardens and open areas with riverside walks

On-site facilities including sports pitches, allotments, BMX track, village store and community centre

Excellent selection of schools close by

Great transport links to London, Gatwick and the south coast



CLICK MAP TO RETURN TO CONTENTS

Your new home at Highwood Village with Help to Buy

Help to Buy is available on a selection of 1 and 2 bedroom apartments.

Prices from £245,000[†] with only a 5% deposit required.

Speak to our Sales Consultants on 01403 886 923 to find out more.



Showhome photography is indicative only

5% BUYER’S DEPOSIT

20% EQUITY LOAN

75% MORTGAGE

YOUR HOME



Example shown represents a 1 bedroom apartment situated in Rochford Lodge at Highwood Village.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

WHERE IS HELP TO BUY AVAILABLE?

holborough lakes

KENT ME6

KENT, ME6 – BY BERKELEY

A thriving community in a lakeside setting

Holborough Lakes is an exclusive community of homes in the heart of rural Kent. Set around a series of freshwater lakes and attractive landscaping, it offers a range of facilities including a Valley Invicta Primary School[^], trim trails, village hall, Benjamin Rabbit Nursery and a thriving residents’ association.

HIGHLIGHTS

- Residents’ gym and village green
- Watersports academy
- Superfast fibre broadband connectivity and home office options available[‡]
- Connections into London St Pancras in just 41 minutes^{*}
- Marks & Spencer Simply Food store



Photography of Holborough Lakes



[CLICK MAP TO RETURN TO CONTENTS](#)

Your new home at Holborough Lakes with Help to Buy

Help to Buy is available on a selection of 2 bedroom apartments.

Prices from £270,000[†] with only a 5% deposit required.

Speak to our Sales Consultants on 01634 776 923 to find out more.

5% BUYER’S DEPOSIT

£13,500

20% EQUITY LOAN

£54,000

75% MORTGAGE

£202,500

YOUR HOME

£270,000

Example shown represents a 2 bedroom apartment at Holborough Lakes.

^{*}Journey times are approximate only. Sources: tfl.co.uk and Google Maps
[^]Places are subject to availability and entry criteria
[‡]BT Broadband Fibre 2, download speeds may vary.



WHERE IS HELP TO BUY AVAILABLE?

Photography of Holborough Lakes



HORLICKS QUARTER

SLOUGH SL1

SLOUGH, SL1 – BY BERKELEY

Iconic living by design

Horlicks Quarter is a new vision for contemporary urban living in Slough, a town currently undergoing a significant regeneration programme. Meticulously refurbished historic buildings will sit alongside a collection of new apartments, surrounded by landscaped gardens, tranquil water features and a range of amenities.

HIGHLIGHTS

A historic landmark development in central Slough

Restoration of iconic buildings including the Horlicks Factory

Green open spaces, play areas and commercial space

Amenities include concierge, gym, cinema room, games room, co-working hub, nursery and café

0.2 mile to Slough train station and 10 miles to Heathrow Airport

London Paddington in under 20 minutes,* with Crossrail coming soon



CLICK MAP TO RETURN TO CONTENTS

Your new home at Horlicks Quarter with Help to Buy

Help to Buy is available on a selection of 1 & 2 bedroom apartments.

Prices from £285,000[†] with only a 5% deposit required.

Speak to our Sales Consultants on 01753 202 849 to find out more.



5% BUYER'S DEPOSIT

£14,250

20% EQUITY LOAN

£57,000

75% MORTGAGE

£213,750

YOUR HOME

£285,000

Example shown represents a 1 bedroom apartment at Horlicks Quarter.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

WHERE IS HELP TO BUY AVAILABLE?

HUNTLEY WHARF

READING RG1

READING, RG1 – BY BERKELEY

Central riverside living

Perfectly located in a prime south-facing riverside setting in central Reading, this new landmark scheme with excellent connections to London and beyond, offers a choice of quality apartments and will revitalise the riverfront with superb amenities for everyone to enjoy.

HIGHLIGHTS

- Central riverside location
- 10 minute* walk to Reading station and Crossrail
- 23 minutes* to London Paddington by train
- Riverside Square and walk
- Concierge, co-working studio, nursery and gym
- Proposed café, restaurant and convenience store



Show Apartment photography indicative only



CLICK MAP TO RETURN TO CONTENTS

Your new home at Huntley Wharf with Help to Buy

Help to Buy is available on a selection of 1 & 2 bedroom apartments

Prices from £307,500† with only a 5% deposit required.

Speak to our Sales Consultants on 0118 321 6942 to find out more.

5% BUYER'S DEPOSIT

£15,375

20% EQUITY LOAN

£61,500

75% MORTGAGE

£230,625

YOUR HOME

£307,500

Example shown represents a 1 bedroom apartment at Huntley Wharf.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

0118 321 6942 WWW.HUNTLEYWHARF.CO.UK



WHERE IS HELP TO BUY AVAILABLE?

Computer generated image is indicative only



Computer generated image, indicative only



Computer generated image, indicative only

KNIGHTS QUARTER

WINCHESTER

WINCHESTER, SO22 – BY BERKELEY

Introducing an exclusive collection of 1, 2 and 3 bedroom apartments, penthouses and 4 and 5 bedroom houses. Situated in an elevated position just half a mile from the city centre, in one of Winchester’s most affluent and desirable locations, Knights Quarter brings you the best of Winchester living combined with the very best of Berkeley quality. Boasting striking architecture, expertly crafted interiors and magnificent grounds, Knights Quarter promises to be a truly unique and inspired living environment.

HIGHLIGHTS

Contemporary architecture

Exclusive residents’ gym

Beautiful landscaping

Less than a 10 minute* walk to the city centre

Stunning views across the city

Just over an hour* by train to London

Secure underground parking for all apartments

Close to open countryside and the South Downs

Concierge



Showhome photography is indicative only



CLICK MAP TO RETURN TO CONTENTS

Your new home at Knights Quarter with Help to Buy

Help to Buy available on a selection of 1 & 2 apartments.

Prices from £315,000† with only a 5% deposit required.

Speak to our Sales Consultants on 01962 656 538 to find out more.

5% BUYER’S DEPOSIT

20% EQUITY LOAN

75% MORTGAGE

YOUR HOME



Example shown represents a 1 bedroom apartment at Knights Quarter.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps

WHERE IS HELP TO BUY AVAILABLE?

LUMINA

CAMBERLEY

CAMBERLEY, GU15 – BY BERKELEY

Stylish apartments in
Camberley town centre

Situated in the heart of Camberley, this exclusive collection of Manhattan, one and two bedroom apartments promises stylish living for its residents. Offering a magnificent collection of spacious, light-filled and carefully designed apartments and boasting a rooftop garden, this stunning development offers the ultimate place to live and relax with the convenience of the train station, shops, bars and restaurants on your doorstep.

HIGHLIGHTS

- Residents’ business lounge
- Private landscaped gardens
- Fitness suite
- Private screening room
- Secure residents’ car park



CLICK MAP TO RETURN TO CONTENTS

Your new home at Lumina
with Help to Buy

Help to Buy is available on
selected homes.

Prices from £207,500[†] with only
a 5% deposit required.

Speak to our Sales Consultants on
01276 817 689 to find out more.

5% BUYER’S DEPOSIT

20% EQUITY LOAN

75% MORTGAGE

YOUR HOME



£207,500

Example shown represents a 1 bedroom apartment
at Lumina.

*Journey times are approximate only. Sources: tfll.co.uk and Google Maps





Computer generated image, indicative only



Showhome photography is indicative only



Showhome photography is indicative only



WATFORD, WD17 – BY ST WILLIAM

A perfect place to make a home

In the heart of Watford is a collection of 92 suites, one and two bedroom apartments. The Arches offers contemporary interiors and highly desirable outside space, with private balconies or terraces to each apartment. Residents also enjoy exclusive access to private parking and landscaped gardens.

HIGHLIGHTS

- Gated development with private parking available
- 19 minutes* by train to London Euston
- 8 minute* walk to Bushey Rail Station
- Exclusive access to landscaped gardens
- Walking distance to Watford town centre
- Local supermarket on doorstep



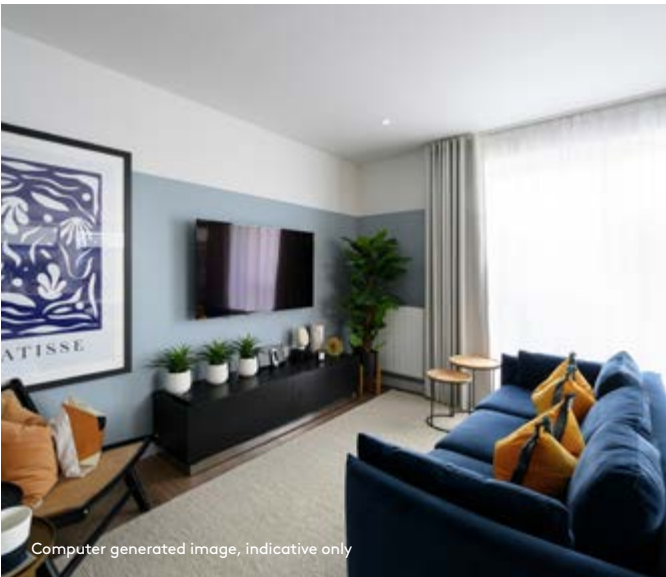
CLICK MAP TO RETURN TO CONTENTS

Your new home at The Arches with Help to Buy

Help to Buy is available on a selection of Suites and 1 bedroom apartments.

Prices from £321,000† with only a 5% deposit required.

Speak to our Sales Consultants on 020 3944 7127 to find out more.



Computer generated image, indicative only

5% BUYER'S DEPOSIT

£16,050

20% EQUITY LOAN

£64,200

75% MORTGAGE

£240,750

YOUR HOME

£321,000

Example shown represents a Suite at The Arches.

Showhome photography is indicative only
*Journey times are approximate only. Sources: tfl.co.uk and Google Maps.

WHERE IS HELP TO BUY AVAILABLE?

020 3944 7127 THEARCHESWATFORD.CO.UK

THE
PAPERYARD
HORSHAM

HORSHAM, RH12 – BY BERKELEY

Write your next chapter

Located in the centre of the sought-after town of Horsham this vibrant destination not only boasts fantastic shopping, dining and entertainment facilities but excellent transport links. Horsham train station is a few minutes’ walk with trains to London in under 50 minutes*, whilst both Gatwick Airport and Brighton are less than half an hour’s drive away.*

HIGHLIGHTS

- Central Horsham location
- Roof garden for residents
- Walking distance to Horsham train station
- Shops, entertainment and restaurants on your doorstep
- Great transport links by road, rail and air



CLICK MAP TO RETURN TO CONTENTS

Your new home at The Paperyard
with Help to Buy

Help to Buy is available on
selected homes.

Prices from £199,950† with only
a 5% deposit required.

Speak to our Sales Consultants on
01403 886 812 to find out more.

5% BUYER’S DEPOSIT

20% EQUITY LOAN

75% MORTGAGE

YOUR HOME



£199,950

Example shown represents a Manhattan apartment
at The Paperyard.

*Journey times are approximate only. Sources: tfl.co.uk and Google Maps



WHERE IS HELP TO BUY AVAILABLE?



Photography of Woodhurst Park



WARFIELD, RG42 – BY BERKELEY

A new community in harmony with nature

Close to the newly-redeveloped centre of Bracknell, Woodhurst Park sits in 65 acres of country park. Residents enjoy the best of town and country living, with extensive open spaces, village green, orchard, adventure play areas, paths and cycleways. Natural habitats have been carefully developed to nurture wildlife and maintain biodiversity on the development.

HIGHLIGHTS

- 65 acres of country park
- New primary school
- 1.2 miles from The Lexicon Bracknell with fashion brands and multiplex cinema
- Convenient for M3 and M4 motorways into London
- 30 minutes* to Heathrow Airport
- Thriving community with residents’ activities and events



Photography of Woodhurst Park



CLICK MAP TO RETURN TO CONTENTS

Your new home at Woodhurst Park with Help to Buy

Help to Buy is available on a selection of 1, 2 & 3 bedroom apartments.

Prices from £270,000† with only a 5% deposit required.

Speak to our Sales Consultants on 01344 981 644 to find out more.

5% BUYER’S DEPOSIT

£13,500

20% EQUITY LOAN

£54,000

75% MORTGAGE

£202,500

YOUR HOME

£270,000

Example shown represents a 1 bedroom apartment situated in Greenview and Westmorland at Woodhurst Park.

*Journey times are approximate only. Sources: tfi.co.uk and Google Maps

WHERE IS HELP TO BUY AVAILABLE?



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Residents from
Edenbrook village



GET IN TOUCH

For more information on Berkeley and Help to Buy visit our website
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PLEASE SCAN FOR FURTHER INFORMATION



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