



ABBEY BARN PARK

HIGH WYCOMBE | BUCKINGHAMSHIRE



Computer generated image of Deangarden Reach is indicative only.

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 18 miles/29 km north west of Heathrow Airport and 30 miles/48 km 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.



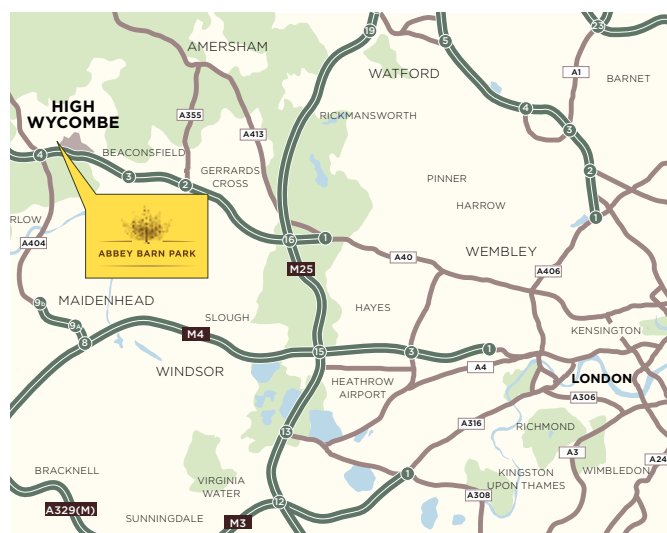
Bordered by a glorious 34-acre country park and ancient woodland, Abbey Barn Park has been created with wellbeing and a healthy lifestyle in mind. Featuring allotments, play areas, fitness and nature trails, orchards and wellness gardens, providing endless opportunities for you and the whole family to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

Berkeley
Designed for life



THE LOCATION

- Set in the county of Buckinghamshire and the Chiltern's Area of Outstanding Natural Beauty
- 30 miles/48 km to central London and 18 miles/29 km to Heathrow Airport
- 26 minutes (1 stop) to London Marylebone by train
- 2.6 miles/4 km to High Wycombe town centre & station
- 2.9 miles/4.5 km 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 30 mile/48 km drive
- 34 miles/55 km to Bicester village



CONNECTIVITY



	WARWICK 54 MINS* (4 stops)	LEAMINGTON SPA 48 MINS* (2 stops)	OXFORD 39 MINS* (3 stops)	BICESTER VILLAGE 22 MINS* (1 stop)	HIGH WYCOMBE RAILWAY STATION	GERRARDS CROSS 9 MINS* (1 stop)	SOUTH RUISLIP 15 MINS* (1 stop)	WEMBLEY STADIUM 22 MINS* (2 stops)	LONDON MARYLEBONE 26 MINS* (1 stop)
	HIGH WYCOMBE STATION & TOWN CENTRE 2.6 MILES/4 KM — MARLOW 5.5 MILES/9 KM — M25 10 MILES/16 KM — M4 10 MILES/16 KM — HEATHROW AIRPORT 18 MILES/29 KM — BICESTER VILLAGE 34 MILES/55 KM								

OUTSTANDING EDUCATION

Primary

- Abbey View Primary Academy 1.3 miles/2 km
- Crown House Prep School 1.7 miles/2.7 km
- Chepping View Primary Academy (Outstanding*) 2.5 miles/4 km

Secondary

- Wycombe High School (Outstanding*) 1.9 miles/3 km
- John Hampden Grammar School (Outstanding*) 2.1 miles/3 km
- Wycombe Abbey 2.5 miles/4 km
- Royal Grammar School (Outstanding*) 3.1 miles/5 km

Universities

- Bucks New University 2.5 miles/4 km
- Brunel University 14.8 miles/24 km
- Reading 19 miles/30.5 km
- Holloway 22.5 miles/36 km
- University of Oxford 27.3 miles/44 km
- Imperial College London 27.7 miles/44.5 km

*Sources: TfL, Google Maps, National Rail and Crossrail. *Ofsted School Ratings



Photography is of Abbey Barn Park's Showhomes.

THE DEVELOPMENT

- 550 homes, including 220 affordable housing
- 80-acre site on the outskirts of High Wycombe
- Multi-use games area, fitness trail, wellness garden, allotments, natural habitats, orchards and woodland walks
- Launched in 2019 and whole development due to be completed in 2028

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 (not to coach houses)

CURRENT AVAILABILITY

Type	Size Range (Sq. Ft.)	Size Range (Sq. M.)	Prices from (£)	Est. Rental Range* (£/m)	Est. Rental Yield* (%)
2 Bedroom Apartment	738 - 762	68 - 70	£377,990 - £392,500	1,650	5.0% - 5.2%
3 Bedroom House	1045 - 1154	97 - 107	£565,000 - £645,000	2,350	4.4% - 5.1%
4 Bedroom House	1217 - 1583	113 - 147	£745,000 - £870,000	2,500 - 3,400	3.8% - 4.7%
5 Bedroom House	2151	199	£965,000 - £982,500	3,600	4.4% - 4.5%

* Leaders Romans Group, January 2024

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 (1 STOP)



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



HEATHROW AIRPORT IS 18 MILES/29 KM 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

COMPLETION DATES

Dell Garden Houses from Q4 2023 to Q1 2024

Dell Gardens Apartments from Q1 2024 to Q2 2024

Woodland Gardens Houses from Q2 2024 to Q2 2025

Deangarden Reach Houses from Q2 2025 to Q2 2026

SERVICE CHARGES

Apartments

Est. up to £3.50 per sq ft & per annum
Woodland Gardens and Deangarden Reach - Up to £452 per annum

TENURE

Houses - Freehold

Apartments - Leasehold 999 years

BUILDING INSURANCE

Evergreen Walk and Dell Gardens

10 year Premier Guarantee

Woodland Gardens

10 year NHBC Warranty

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, the Berkeley Group believes in placemaking, not just housebuilding and create sustainable places where people aspire to live

TERMS OF PAYMENT

1. £2,000 payable on reservation for apartments. £5,000 payable on reservation for houses.
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. 10% of purchase price within 6 months of the date of exchange (when property completion is over 12 months from reservation date).
5. Balance payable on completion

PARKING

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



BELMONT HOUSE AND MULBERRY HOUSE APARTMENTS



WOODLAND GARDENS HOUSES



DEANGARDEN REACH HOUSES

Abbey Barn Park

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2030
TRANSFORMING TOMORROW



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