



ABBEY BARN PARK

HIGH WYCOMBE | BUCKINGHAMSHIRE



Computer generated image of Dell Gardens 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.



Computer generated image of The Ride is indicative only.

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



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THE DEVELOPMENT

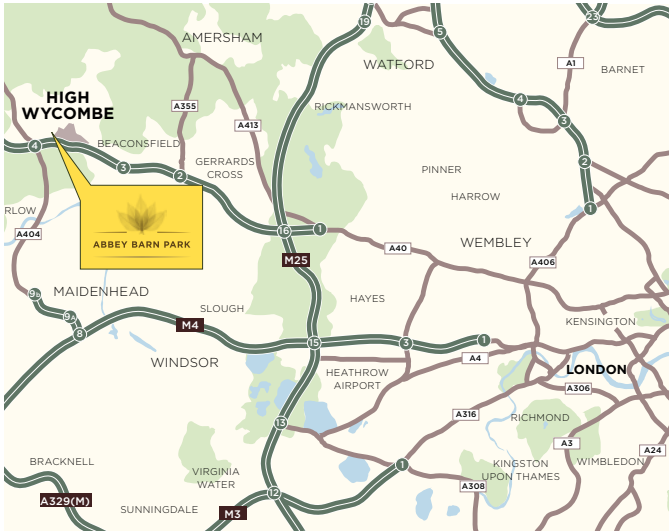
- 550 homes, including 220 affordable housing
- 40-acre site on the outskirts of High Wycombe
- Surrounded by a 34-acre country park and ancient woodland
- Multi-use games area, fitness trail, wellness garden, community allotments, natural habitats, orchards and woodland walks

THE HOMES

- Wide range of homes, including 1, 2 & 3 bedroom apartments and 3, 4 & 5 bedroom houses
- All properties include allocated parking and varies according to property type
- High quality specification - individually designed kitchens with Bosch appliances, contemporary bathrooms and underfloor heating to the ground floor of houses and apartments (not to coach houses)

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



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

CURRENT AVAILABILITY

Type	Size Range (Sq. Ft.)	Size Range (Sq. M.)	Prices from (£)	Est. Rental Range* (£/m)	Est. Rental Yield* (%)
Dell Gardens Houses Estimated completions from Q3 2023					
3 bedroom house	983	91.4	£500,000	£1,700 - £1,800	4% - 4.1%
4 bedroom house	1256 - 1524	116.8 - 141.7	£610,000	£2,500 - £2,800	4.3% - 4.9%
5 bedroom house	2158	200.5	£965,000	£3,200	3.9%

* Leaders Romans Group, June 2022

5 Year House Price Growth Forecast South East (incl. High Wycombe)	2022	2023	2024	2025	2026	Total
Savills**	3.0%	2.5%	2.0%	1.5%	1.0%	10.4%

**Based on Savills Forecast - November 2021

REASONS TO BUY

34-ACRE COUNTRY PARK AND WOODLAND WALKS

SET IN BUOYANT MARKET TOWN WITH EXCELLENT SHOPPING AND LEISURE FACILITIES

EXCEPTIONAL EDUCATION IN HIGH WYCOMBE - INCLUDING THREE OUTSTANDING GRAMMAR SCHOOLS

26 MINUTES* BY TRAIN TO LONDON MARYLEBONE (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.

ESTIMATED COMPLETION DATES

Dell Gardens Houses from Q3 2023 to Q4 2023

SERVICE CHARGES

Dell Gardens houses up to £472 per annum

TENURE

Houses - Freehold

BUILDING INSURANCE

10 year Premier Guarantee.

THE DEVELOPER

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

TERMS OF PAYMENT

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

Abbey Barn Park

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2030
TRANSFORMING TOMORROW

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

 **Investor in
Customers***
Gold 2022

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