



BERKELEY PLACE

FARNHAM ROYAL



AN IDEAL LOCATION...

Discover Berkeley Place in Farnham Royal, where village living close to glorious countryside, blends perfectly with superb transport connections.

This exclusive gated collection of 23 one and two bedroom apartments, 3 three bedroom houses and a 1 bedroom coach house is just 1.4 miles / 2.2 km to amenities at Farnham common including shops, pubs, restaurants and schools. Minutes from ancient woodland and the Chiltern Hills Area of Outstanding Natural Beauty, Berkeley Place offers a rare quality of life.

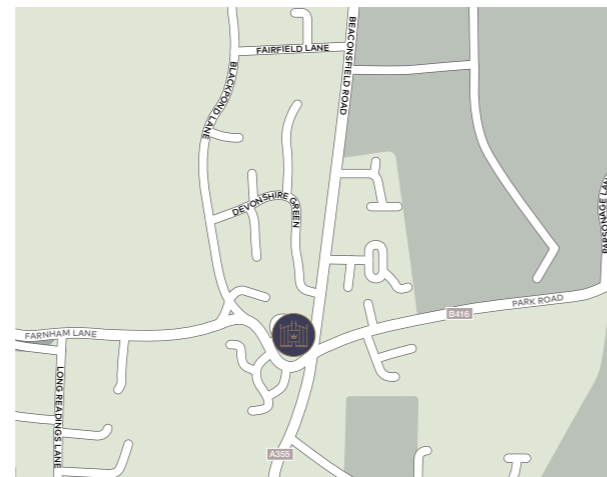
Slough Station, with its frequent 15 minute services into London Paddington, is 3 miles / 4.8 km away. Crossrail commuters from Burnham and Slough will have direct travel into Central London, with Bond Street just 11 stops away and Canary Wharf 16 stops away from Slough.

Berkeley
Designed for life



LOCATION

- There is a choice of pubs within a mile of Berkeley Place. The closest, The Duke's Head, offers a good range of homecooked food.
- A wide selection of dining options available in Farnham Common, just 1.4 miles / 2.2 km away, including The Foresters and La Cantina Del Vino, a popular independent Italian restaurant.
- The Broadway shopping area of Farnham Common has a selection of supermarkets, including a Tesco Express and Sainsbury's Local.
- 11.9 miles / 19.2 km to High Wycombe and The Eden Shopping Centre boasting over 100 brands, restaurants and cinema.
- 5.9 miles / 9.6km to Beaconsfield, 4.6 miles / 7.3 km to Windsor and 9.9 miles / 16 km to Marlow, all offering high street & boutique retailers and fine dining options.
- There are frequent 15 minute train services from Slough to London Paddington.



Map is not to scale and shows approximate locations only.

CONNECTIVITY



Driving travel times courtesy of Google Maps. Rail travel times courtesy of Trainline and show fastest travel times. Correct at time of publication.

EDUCATION

Name	Address	Postcode	Distance	
			Miles	km
Dair House School	Bishops Blake, Beaconsfield Rd, Farnham Royal, Slough	SL2 3BY	0.4	700m
Farnham Common Junior School	Sherbourne Walk, Farnham Common	SL2 3TZ	1.9	3.0
Claire's Court School	College Avenue, Maidenhead, Berkshire	SL6 6AW	6.6	10.6
Beechwood School	Long Readings Ln, Slough	SL2 1QE	1.1	1.8
Burnham Grammar School	Hogfair Ln, Burnham, Slough	SL1 7HG	2.6	4.2
University of Oxford	University Offices, Wellington Square, Oxford	OX1 2JD	35.4	56.9
Royal Holloway University	Egham Hill, Egham	TW20 0EQ	10.7	17.2



THE DEVELOPMENT

- A 0.25 hectare development
- Refurbishment of the former BHOC Head Office
- 27 homes in total - 23 refurbished apartments and 4 new-build houses
- 1 and 2 bedroom apartments, 1 bedroom coach house and 3 bedroom houses
- Landscaped communal gardens and retained mature trees
- Gated development
- All properties include allocated parking spaces
- High quality specification featuring individually designed kitchens with a range of appliances, ceramic / porcelain wall tiling to bathrooms and underfloor heating to the ground floor of houses
- Communal PV panels to refurbished apartments
- Architects – Trinity Architecture
- Landscape architects – Fira Landscape Architecture and Urban Design

ACCOMMODATION MIX

Type	No.	Size (SQ FT)	Size (SQ M)	Prices from	Est. Rental Income Per Month*	Est. Rental Yield PA*
1 Bedroom Apartments	4	502 - 515	45 - 47	£285,000	£1,250	5.1 - 5.2%
2 Bedroom Apartments	19	699 - 1208	64 - 109	£360,000	£1,300 - £1,550	3.4 - 4.7%
1 Bedroom Coach House	1	625	60.7	£ 315,000	£1,400	5.3%

*Prices and Forecasts were correct at the time of publishing (Leaders Romans Group, June 2023)

REASONS TO BUY

GATED DEVELOPMENT

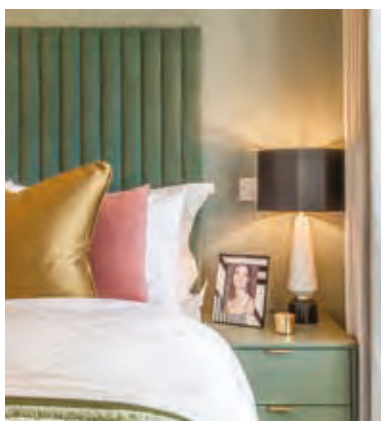
1.4 MILES / 2.2KM TO FARNHAM BROADWAY SHOPS & EATERIES

ALLOCATED PARKING TO ALL HOMES

1.5 MILES / 2KM TO BURNHAM BEECHES

2.3 MILES / 3.8KM TO BURNHAM STATION (WITH CROSSRAIL)

5.9 MILES / 9.6KM TO BEACONSFIELD



Anticipated Completion

From Q2 2023 to Q3 2023

Service Charge

Apartments and Coach Houses:
Up to £3.42 per sq ft

Tenure

Apartments and Coach House
- 999 year leasehold

Local Authority

Buckinghamshire Council

Stamp Duty Land Tax

Payable on UK properties for owner/
occupier purposes and at a higher
rate for investors who own multiple
properties in the UK and overseas

Terms of Payment

1. £2,000 payable on reservation
2. 10% of the purchase price is payable on exchange of contracts (less reservation fee already paid)
3. Balance payable on completion

Documentation

Documentation required to reserve:

1. One form of photo identification is required for each purchaser – Passport, Driving Licence, State ID Card
2. 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
3. Confirmation of source of funds, such as proof of cash
4. Confirmation of purchase as owner/ occupier or investor

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

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

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Berkeley
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Proud member of the Berkeley Group

OUR VISION
2030
TRANSFORMING TOMORROW

B Berkeley
Group

The information in this document is indicative and is intended to act as a guide only. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property of interest. Berkeley Place and all associated marketing names will not necessarily form part of the approved postal address. Site plan is indicative only. External photography of Berkeley Place. Internal photography of the showhome at Berkeley Place. Train times are courtesy of thetrainline.com, all other travel times are provided by Googlemaps.co.uk and are traffic dependant. Purchasing uncompleted properties located outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully. If in doubt, please seek independent professional advice before making a purchase decision. Planning permission number: PL/20/1144/PNO. Borough/council issuing permission: Buckinghamshire Council.