



# ONE WATERSIDE

BATH | BA2



## A MODERN LEGACY BY THE WATERFRONT

Steeped in history, One Waterside was once a Gasworks that powered the city of Bath with a vital energy source. Today, that legacy lives on in a new form.

At One Waterside, a new collection of one, two and three bedroom apartments will offer contemporary living with beautiful views across Bath and the Avon. Meticulously curated, each home comes with light filled spaces and flexible layouts.

Residents get to enjoy so much more than this, One Waterside has been designed as a complete community, featuring a brand new, on-site restaurant and café, together with landscaped riverside gardens, and thoughtfully designed communal spaces that encourage wellbeing and neighbourly connections.

A new chapter in Bath's story begins here.



Computer generated images, indicative only.

**Berkeley**  
Designed for life



Computer generated image, indicative only.

### EXCEPTIONAL EDUCATION

One Waterside places families within reach of some of Bath's most highly regarded educational institutions. Whether you're seeking nurturing early years care, outstanding primary or secondary schools, this new neighbourhood has a choice selection of schools within walking distance.

#### PRIMARY SCHOOLS

OLDFIELD PARK INFANT SCHOOL  
0.4 miles

ST JOHN'S PRIMARY SCHOOL  
0.9 miles

NEWBRIDGE PRIMARY SCHOOL  
1.0 miles

ST ANDREW'S C OF E PRIMARY SCHOOL  
1.0 miles

WESTON ALL SAINTS PRIMARY SCHOOL  
1.8 miles

BATHWICK ST MARY PRIMARY SCHOOL  
2.0 miles

COMBE DOWN PRIMARY SCHOOL  
2.8 miles

#### SECONDARY SCHOOLS

HAYESFIELD GIRLS' SCHOOL  
0.9 miles

OLDFIELD SCHOOL  
1.4 miles

BEECHEN CLIFF SCHOOL  
1.6 miles

ROYAL HIGH SCHOOL BATH  
1.7 miles

KING EDWARD'S SCHOOL  
2.2 miles

ST MARK'S SCHOOL  
2.2 miles

#### COLLEGES

PRIOR PARK COLLEGE  
2.4 miles

SAINT GREGORY'S COLLEGE  
2.4 miles

### A LOCATION THAT INSPIRES SUCCESS

Bath boasts a wealth of higher education opportunities with outstanding institutions located right in the city centre and excellent options just a short journey away in neighbouring cities.

#### HIGHER EDUCATION

BATH COLLEGE  
0.5 miles

UNIVERSITY OF BATH  
2.5 miles

BATH SPA UNIVERSITY  
3.5 miles

UNIVERSITY OF BRISTOL  
13 miles

UNIVERSITY OF WEST OF ENGLAND (UWE BRISTOL)  
17 miles

### EXPLORE

Whether you're exploring the city or venturing into its scenic surroundings, you'll find plenty of easy and enjoyable ways to get around.

If you're planning to go further afield, your options are plentiful. Oldfield Park Station is under 5 minutes from One Waterside, and served by Great Western Railway, with trains into Bristol and Bath Spa. Both Oldfield Park Station and Bath Spa station are within walking distance, offering frequent trains both near and far. You can get to London Paddington, Reading and Bristol by train and if you want to travel abroad, Bristol Airport is only 34 minutes by car, or accessible by direct coach and bus connections.

OLDFIELD PARK STATION	BATH SPA STATION	BATH TOWN CENTRE
BY CAR 2 mins	BY CAR 3 mins	BY CAR 4 mins
BY BIKE 3 mins	BY BIKE 10 mins	BY BIKE 8 mins
WALK 5 mins	WALK 29 mins	WALK 26 mins

#### FROM BATH SPA STATION

OXFORD  
1 hr 10 mins

CARDIFF CENTRAL  
1 hr 8 mins

LONDON PADDINGTON  
1 hr 21 mins

SOUTHAMPTON CENTRAL  
1 hr 25 mins

#### FROM OLDFIELD PARK STATION

BRISTOL TEMPLE MEADS  
15 mins

BRISTOL PARKWAY  
32 mins

WESTBURY  
34 mins

CARDIFF CENTRAL  
1 hr 3 mins  
GLOUCESTER  
1 hr 3 mins

SALISBURY  
1 hr 4 mins

CHELTENHAM SPA  
1 hr 17 mins

Distances taken from google.co.uk/maps

### THE DEVELOPMENT

- 8.2 acres of site in the heart of Bath
- Proposed 662 new apartments including 79 affordable homes (shared ownership)
- A prime river facing location overlooking the River Avon
- Architecture and interiors inspired by industrial heritage

### THE DEVELOPER

Founded in 1976, Berkeley is a leading developer of outstanding homes and has won numerous awards for quality, design and customer service

### PROJECT ARCHITECTS

Assael Architecture Ltd

### PROJECT ARCHITECTS

Bradley Murphy Design Ltd

### THE APARTMENTS

- 1, 2 and 3 bedroom apartments and penthouses
- High quality interior specification – a mix of contemporary and traditional styles
- Selected apartments enjoy views of the River Avon

### RESIDENTS' AMENITIES

- Nursery, cafe and a riverside restaurant



Computer generated image, indicative only.

### ACCOMMODATION MIX

Source: \*Savills

	UNITS	SQ. FT RANGES	SQM RANGES	PRICE RANGE	RENTALS*
1 BED	34	492 - 502 sq ft	45.8 - 46.7 sq m	£322,000 - £444,000	Estimated PCM £1,513 Yield 5.38% - 5.58%
2 BED	34	785 - 841 sq ft	73 - 78.2 sq m	£419,000 - £648,000	Estimated PCM £2,000 - £2,125 Yield 4.49% - 4.83%
3 BED	8	1,150 - 1,203 sq ft	106.9 - 111.8 sq m	£592,000 - £643,000	Estimated PCM £2,375 - £2,400 Yield 3.67% - 3.93%

### 5 YEAR PRICE GROWTH FORECAST

Source: CBRE Research

SALES PRICE GROWTH (% PA)	2025	2026	2027	2028	2029	CUMULATIVE CHANGE (%) 2025-29	COMPOUND TOTAL 2025-29
SOUTH EAST	1.6	5.9	5.3	4.9	4.1	4.4	23.7
LONDON	0.8	5.8	5.3	5.9	4.9	4.7	25.9
SOUTH WEST	0.9	5.9	5.2	4.8	4.0	4.2	22.5
UK (NOMINAL)	1.8	5.9	5.1	4.7	3.9	4.3	23.4
UK (REAL)	-2.0	3.7	2.7	2.4	1.8	1.7	8.9

## WHY ONE WATERSIDE



Bath is undergoing a transformation, driven by major investment and regeneration projects that are shaping its future.



Bath Spa Station is just a mile away and offers frequent direct trains to London Paddington, Reading, Bristol and beyond.



21.6% Forecast house price growth in the South West over the next 5 years.

Source: Savills Bath



The city has experienced a 9.9% increase in population over the last census period.

Source: ONS, Census 2021



Bath boasts a wealth of higher education opportunities with outstanding institutions located right in the city centre.



Bath's 38,600+ university students bring a steady flow of young professionals and global talent.

Source: Bath Spa University Annual Report 2024



Bath is a city steeped in rich, timeless history.



Home to over 200 restaurants, cafés, pubs and bars, Bath ranks among the UK's top cities for hospitality venues per capita



Elegant boutiques, independent artisans, lively markets and stylish shopping, Bath really does have it all.



Bath comes alive year-round with vibrant festivals and cultural events.



## ESTIMATED SERVICE CHARGE

Smith House:	£2.75 per sqft
Palmer House	£2.75 per sqft
Dodd House	£2.75 per sqft
Langton House	£2.52 per sqft

## GROUND RENT

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all homes

## 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

## TENURE

Leasehold – 999 years

## CAR PARKING

Available to selected apartments £POA

## LOCAL AUTHORITY

Bath & North East Somerset Council

## BUILDING INSURANCE

10 year latent defects insurance policy provided by Thomas Miller Speciality

## COMPLETIONS

Smith House: Q3 27 – Q4 27  
 Palmer House: Q3 27 – Q1 28  
 Dodd House: Q4 27 – Q1 28  
 Langton House: Q1 28

## TERMS OF PAYMENT

- £2,000 payable on reservation
- 10% of the purchase price is payable on exchange of contracts (less reservation fee already paid)
- Further 10% of the 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 full 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)

ONE WATERSIDE SALES & MARKETING SUITE,  
 MIDLAND ROAD, BATH, BA2 3FT

01225 591 904 | onewaterside@berkeleygroup.co.uk | onewaterside.co.uk

VISIT OUR  
 WEBSITE  
 FOR MORE  
 INFORMATION



OUR VISION  
**2030**  
 TRANSFORMING TOMORROW

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

**The Institute of  
 Customer Service**  
 MEMBER

**CONSUMER  
 CODE FOR  
 HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

**tsj**  
**APPROVED CODE**  
 TRADING STANDARDS UK

**Berkeley**  
 Designed for life

Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. This document is intended to be used and must be used for informational purposes only and it is important to do your own analysis and research before making any investment, based on your own personal circumstances. All forecast price data reflects the research and opinion of third parties outside of Berkeley, and is for informational purposes only. Berkeley will not be liable, whether in contract, tort (including negligence) or otherwise, in respect of any damage, expense or other loss you may suffer arising out of such information or any reliance you may place upon such information. The contents herein shall not form any part of any contract or be a representation including such contract. The property areas are provided as gross internal areas under the RICS measuring practice 6th edition recommendation. Apartments are acquired with a 999 years' leasehold starting from 01 March 2027. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. Applicants should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. Planning permission number 22/03224/EFUL (Bath & NE Somerset Council). Computer generated images of One Waterside, Bath are indicative only. One Waterside and the associated building names are marketing names and will not necessarily form part of the approved postal address. Our sales representatives for overseas property work exclusively in relation to properties outside Hong Kong and are not to deal with any property situated in Hong Kong, unless expressly stated otherwise, are not licensed under the Estate Agents Ordinance to deal with Hong Kong properties. In the event of discrepancies between the Chinese and English version, the English version shall prevail. W305/38CA/1025