

# SPRING HILL

MAIDENHEAD, BERKSHIRE



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## A NEW BLOSSOMING COMMUNITY

Spring Hill is set amidst green open spaces and surrounded by scenic landscapes, picturesque country walks, and historic villages.

Right on your doorstep, you'll find everything you need: from shops and restaurants to excellent schools and nurseries in Maidenhead and around.

And thanks to excellent transport links, the city and the countryside feel closer than ever.

Spring Hill. Your happily ever after starts here.

**Berkeley**  
Designed for life





### THE LOCATION

The area around Spring Hill offers scenic nature and rich history in equal measure.

Perfectly located, Maidenhead station is only a 3 minute drive and 5 minutes by bike offering direct connections to London.

Nearby are the quaint villages of Bray and Holyport, with their timber-framed cottages and village greens that have remained largely unchanged for centuries.

The nearby Bisham Woods Reserve is said to have inspired The Wind in the Willows with its meandering streams and ancient trees.

Further afield, Marlow is a vibrant hub of fine dining, including a Michelin starred The Coach.

From boat cruises along the Thames to browsing the local boutiques and markets, Windsor and Maidenhead is an authentic slice of English country living.



### KEY CONNECTIONS

|                                                                                     |                                                                                     |                                                                                     |                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |  |
| Reading<br>14 minutes                                                               | Slough<br>6 minutes                                                                 | Marlow<br>13 minutes                                                                | Bray<br>8 minutes                                                                   |
| Ealing Broadway<br>31 minutes                                                       | Cookham<br>7 minutes                                                                | Heathrow airport<br>18 minutes                                                      | Holyport<br>12 minutes                                                              |
| Heathrow airport<br>37 minutes                                                      | Bourne End<br>12 minutes                                                            | Henley-on-Thames<br>17 minutes                                                      | Taplow<br>15 minutes                                                                |
| Paddington<br>40 minutes                                                            | Paddington<br>19 minutes                                                            | Bracknell<br>19 minutes                                                             | Cookham<br>26 minutes                                                               |
| Bond Street<br>41 minutes                                                           | Marlow<br>23 minutes                                                                | Ascot<br>22 minutes                                                                 | Windsor<br>37 minutes                                                               |
| Tottenham Court Road<br>47 minutes                                                  |                                                                                     | Reading<br>30 minutes                                                               |                                                                                     |



### EDUCATION

|                                                                                       |
|---------------------------------------------------------------------------------------|
|  |
| <b>PRE SCHOOL &amp; PRIMARY</b>                                                       |
| Poppies Day Nursey 10 min                                                             |
| Silchester Manor Day Nursey 10 min                                                    |
| St Nicolas Playgroup 2 min                                                            |
| Oldfield Primary School 5 min                                                         |
| St Luke's C of E Primary School 6 min                                                 |
| <b>SECONDARY</b>                                                                      |
| Cox Green School 4 min                                                                |
| Desborough College 2 min                                                              |
| Altwood C of E School 5 min                                                           |
| <b>INDEPENDENT</b>                                                                    |
| Claire's Court Juniors School 7 min                                                   |
| Highfield School 6 min                                                                |
| St Piran's School 7 min                                                               |
| Eton College 17 min                                                                   |
| <b>UNIVERSITIES</b>                                                                   |
| Brunel University London 24 min                                                       |
| Reading University 20 min                                                             |
| University of Oxford 44 min                                                           |
| Royal Holloway 26 min                                                                 |

Source: Googlemaps.co.uk. Travel times are approximate.





### THE DEVELOPMENT

- Overall site is 7.21 hectare
- 3.2 acres of green open spaces including the village green
- Up to 199 homes including 60 affordable

### THE DEVELOPER

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

### LANDSCAPE ARCHITECTS

Fira Landscape Architecture

### THE HOMES

A collection of 1, 2 & 3 bedroom apartments and 3, 4 & 5 bedroom houses taking inspiration from the picture-perfect villages surrounding it. From intricate brickwork to timeless layouts, these homes are designed with high specifications and comfortable living. Each property has its own look and feel, crafted just for that home.

### PROJECT ARCHITECTS

Symmetry Architecture Ltd



| ALL PHASES            | No. | Size range (sq ft) | Size range (sq m) | Prices from | Est. Rental Range (pcm)* | Est. Gross Rental Yield (% pa)* |
|-----------------------|-----|--------------------|-------------------|-------------|--------------------------|---------------------------------|
| 1 bedroom apartment   | 3   | 540                | 50.2              | £315,000    | £1,350                   | Up to 4.91%                     |
| 2 bedroom apartment   | 14  | 645 - 868          | 61 - 81           | £400,000    | £1,650                   | Upto 5.14%                      |
| 3 bedroom coach house | 3   | 911                | 85                | £495,000    | £2,400                   | Up to 5.82%                     |
| 3 bedroom house       | 23  | 971 - 1183         | 90 - 110          | £599,000    | £2,750 - £2,950          | Up to 5.50%                     |
| 4 bedroom house       | 24  | 1203 - 1881        | 112 - 175         | £820,000    | £2,800 - £3,900          | Up to 4.56%                     |
| 5 bedroom house       | 9   | 2100 - 2195        | 195 - 204         | £1,255,000  | £4,250 - £4,500          | Up to 4.06%                     |

\*Source: Rental prediction by Braxton Estate Agents - May 2024.

### 5 YEAR HOUSE PRICE GROWTH FORECAST\*\*

| JLL | 2024 | 2025 | 2026 | 2027 | 2028 | Total |
|-----|------|------|------|------|------|-------|
|     | 1.0% | 3.0% | 4.0% | 4.0% | 3.5% | 16.5% |

\*\*Based on JLL UK Residential Forecasts Q2 2024







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## ESTATE CHARGE

Coach houses - TBC  
Houses - £495.23 per annum

## TENURE

Houses - Freehold  
Coach houses - Leashold 999 years

## CAR PARKING

Garages and / or allocated parking spaces. Varies between properties. Please check for details.

## 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

- £2000 payable on reservation for apartments and coach houses. £5000 payable on reservation for houses.
- 10% of the purchase price is payable on exchange of contracts (less reservation fee already paid).
- 10% of the purchase price within 6 months of the date of exchange.
- Balance payable on completion.

## COMPLETIONS

Phase 1 - From Q1/Q2 2025  
Phase 2 - From Q2/Q3 2026

## BUILDING INSURANCE

10-year NHBC Guarantee

## LOCAL AUTHORITY

Royal Borough of Windsor & Maidenhead

## 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 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).



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Scan the QR code to find out more



Berkeley Homes (Oxford & Chiltern)

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**2030**  
TRANSFORMING TOMORROW



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