



Sunningdale Park

ROYAL BERKSHIRE



Computer generated image, indicative only and subject to change. For clarity trees have been omitted. Please check with a Sales Consultant for more information on the landscaping.



Computer generated image, indicative only and subject to change.



Photography at Sunningdale Park.

A country estate re-imagined

Welcome to Sunningdale Park, nestled in an idyllic corner of the Royal County of Berkshire. Located 10 miles/16km west of Heathrow and in between the sought-after areas of Ascot, Virginia Water and Windsor, this beautiful setting, featuring a 47 acre parkland, is one of the most desirable places to live in the country.

Sunningdale Park is a truly special place, where a spectacular landscape and the captivating history of a country estate will serve as the backdrop for a new community featuring a diverse range of homes in new and refurbished historic buildings.

Following a highly successful launch in summer 2021, we are currently selling luxurious apartments and penthouses in The Pavilion, and also unique cottages in The Walled Garden.

Berkeley
Designed for life



The Location

Located 45km/27 miles west of central London, Sunningdale Park offers an idyllic country setting with world-class schools, sports, leisure and cuisine nearby.

- Famous sporting venues and events include Royal Ascot, Guards Polo Club, Henley Regatta and the BMW PGA Golf at Wentworth
- Renowned golf courses include Wentworth, Sunningdale and The Berkshire
- Windsor and Ascot offer a great range of boutique and high street shops. Bray, 16km/10 miles away, is home to several Michelin starred restaurants
- For parks and wildlife visit Windsor Great Park, Virginia Water or Swinley Forest
- Local 5-star luxury hotels and spas include Coworth Park and Pennyhill Park



Education

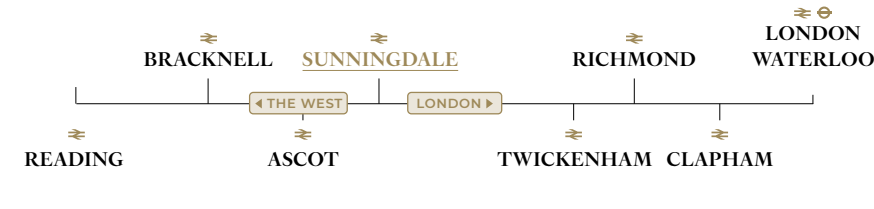
Holy Trinity Primary School	1.4km / 0.9m
Papplewick School	4.7km / 3m
Hall Grove School	6.4km / 4m
St George's School	3km / 1.9m
Charters School	2.3km / 1.4m
St Mary's School	2.9km / 1.8m
LVS Ascot	5.4km / 3.4m
Eton College	14.8km / 9.2m
Wellington College	18.4km / 11.4m
Royal Holloway University	7.5km / 4.7m
University of Surrey	21.7km / 13.5m
Imperial College London	40km / 24.9m

*Approximate travel times taken from Sunningdale Train Station showing the quickest journey time available. Source: www.nationalrail.co.uk
**All travel times & distances shown are average travel times as sourced from google.co.uk/maps. Map above is not to scale, indicative only.
Source: Google Maps, locations are approximate.

Travel Connections

By train from Sunningdale Station *

There are direct one-stop services to stations below



By car from Sunningdale Park **



The Development

Former 18th century country estate which incorporates 47 acres of beautiful parkland.

ARCHITECTS

BHP Harwood/Berkeley

LANDSCAPE ARCHITECTS

Murdock Wickham

ANTICIPATED BUILD COMPLETIONS

Walled Gardens Q4 22 - Q2 23
The Pavilion Q3 23 - Q1 24

There will be 152 private houses and apartments and 38 affordable housing:

THE GLADE ALL SOLD

4 & 5 bedroom detached houses

THE WALLED GARDEN

12 spacious cottages set in a walled garden

THE PAVILION

15 luxurious apartments and penthouses overlooking the parkland

THE DAIRY

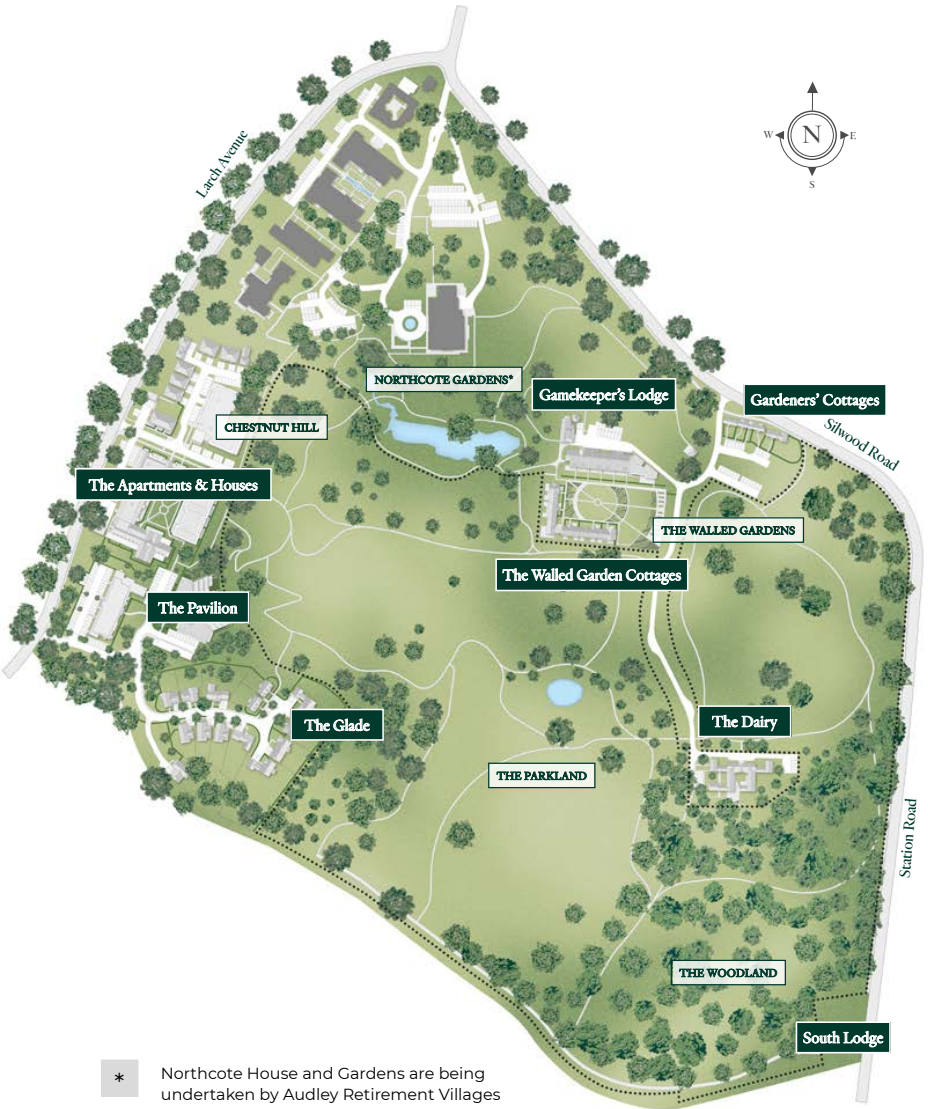
Restored historic buildings to feature vaulted rooms and picture windows

GAMEKEEPER'S LODGE AND SOUTH LODGE

2 and 3 bedroom detached houses

GARDENERS' COTTAGES

A conversion of former cottages into new homes



* Northcote House and Gardens are being undertaken by Audley Retirement Villages

Site plan is indicative only and subject to change.

CURRENT AVAILABILITY

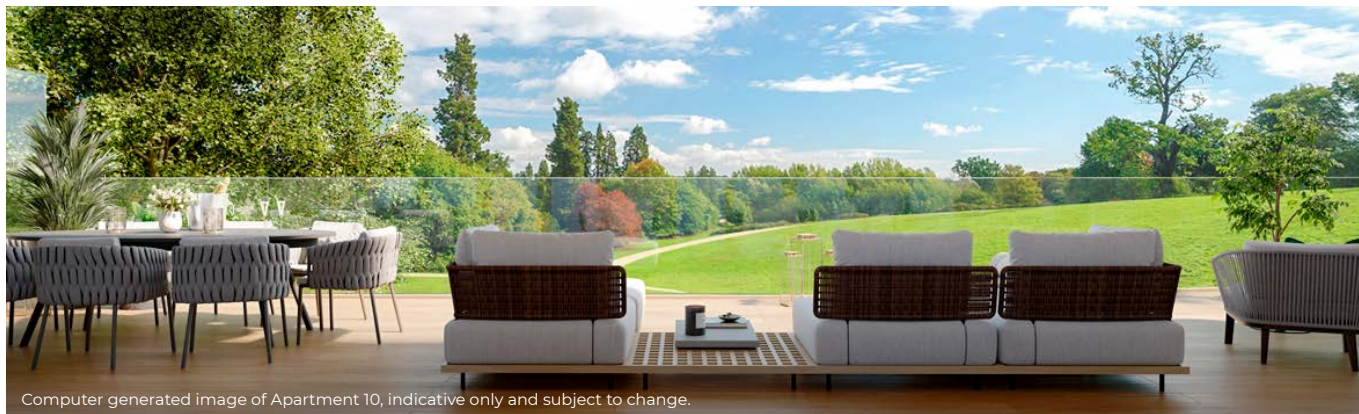
The Pavilion - Anticipated completion Q3 2023 – Q1 2024						
	No.	Size Range (sq ft)	Size Range (sq m)	Price from	Est. Rental Range PCM*	Est. Gross Rental Yield % pa*
2 Bedroom apartment	9	926 - 1,703	86 - 158	£775,000	£2,500 - £4,750	3.6% - 4%
3 Bedroom duplex apartments	2	1,954	182	£2,150,000	£6,000	3.3%
3 Bedroom apartments/penthouses	4	1,841 - 2,256	171 - 210	£1,695,000	£5,250 - £6,500	3.5% - 3.7%

The Walled Gardens - Anticipated Completion Q4 2022 – Q2 2023. 8 Reserved.						
	No.	Size Range (sq ft)	Size Range (sq m)	Price from	Est. Rental Range PCM	Est. Gross Rental Yield % pa
2 Bedroom houses	4	1,035 - 1,085	96 - 101	£995,000	£2,880 - £3,100	3.3% - 3.7%

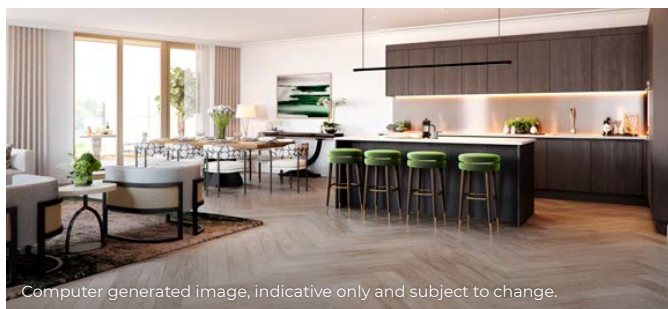
5 YEAR HOUSE PRICE GROWTH FORECAST**

	2022	2023	2024	2025	2026	5 year
South East						
Savills	3.00%	2.50%	2.00%	1.50%	1.00%	10.40%

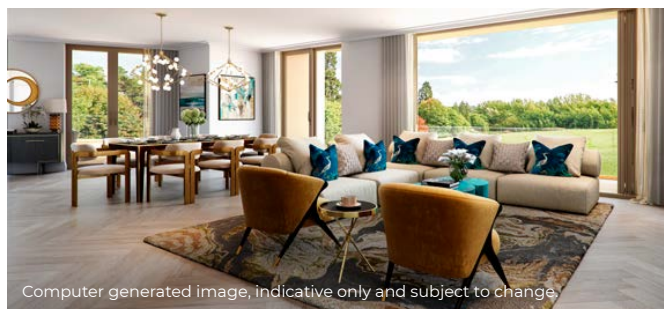
* Estimated figures by Savills UK
** Based on Savills Residential Property Forecast as of November 2021



Computer generated image of Apartment 10, indicative only and subject to change.



Computer generated image, indicative only and subject to change.



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ESTATE/SERVICE CHARGE

First review after 25 years at RPI and subsequent reviews every 25 years at RPI.

The Pavilion – £2,663 – £5,680 pa
The Walled Garden – £985 – £1,035 pa
Costs are subject to change.
Please ask for details.

TENURE

Freehold – The Walled Gardens

LEASEHOLD

999-year – The Pavilion apartments

BUILDING INSURANCE

10-year Premier Guarantee

PARKING

The Walled Gardens – allocated space(s).

The Pavilion – allocated spaces and garage to selected apartments.
Provision for EV charging.

Parking varies between homes.
Please check for details.

LOCAL AUTHORITY

Royal Borough of Windsor and Maidenhead

DOCUMENTATION 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)

TERMS OF PAYMENT

1. At the point of reservation, a fee of £10,000 will be taken on a credit/debit card to reserve your new home.
2. Exchange of contracts is required to take place 28 days from the receipt of legal contracts by your solicitor.
3. Our usual procedure is that upon exchange 10% of the purchase price, less reservation fee paid, is required. A further 10% advance payment of purchase price is payable no later than 6 months after exchange of contracts. The balance of 80% is due on legal completion of your new Berkeley home.

For more information please contact:

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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley policy of continuous improvement, the finished product may vary from the information provided. This information does not constitute a contract or warranty. Sunningdale Park is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. Planning Application Ref:18/00356/FULL (Royal Borough of Windsor & Maidenhead). Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You 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. 0417/05CA/0522

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TRANSFORMING TOMORROW

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Group

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