



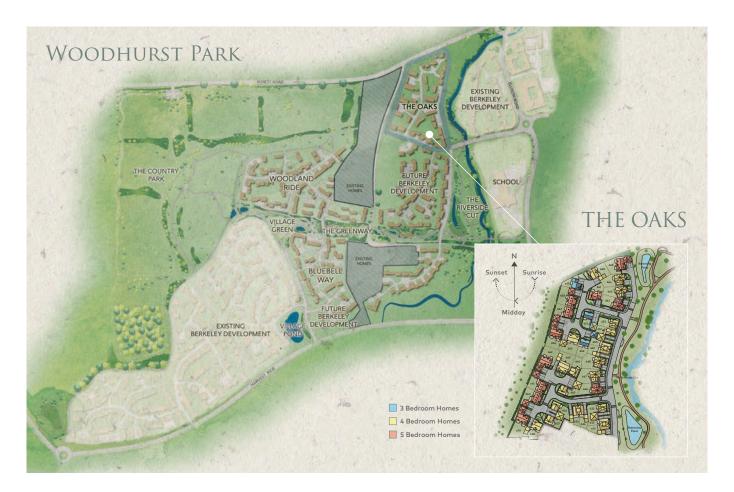
# HOMES IN HARMONY WITH NATURE...

Woodhurst Park is a perfect blend of contemporary living surrounded by a picturesque 65 acre country park.

Located 18 miles / 29 km west of Heathrow Airport and 12 miles / 20 km east of Reading, this beautiful development offers a wide selection of properties from apartments to townhouses to detached family homes, all set in beautiful countryside, yet less than 10 miles / 16 km from the amenities of Bracknell, Warfield, Windsor and Ascot.

The Oaks is the latest collection of homes at Woodhurst Park, offering a wide choice of house designs, all created for contemporary living. These homes are located close to the Riverside Cut, a natural watercourse providing a stunning and diverse environment.





## LOCATION

- 1.2 miles / 2 km from Bracknell town centre and The Lexicon shopping centre with all the high street brands
- Bracknell has undergone a major regeneration programme and is on the UK's M4 tech corridor
- Arlington Square Business Park, Bracknell hosts the HQs of Dell, Fujitsu, Hewlett-Packard and Boehringer Ingelheim
- Within a 5 mile / 8 km radius leisure facilities include The Lookout Discovery Centre, Coral Reef, Go Ape, Bracknell Ski & Snowboard Centre and Ice Rink and Legoland is just 7 miles / 11 km miles away
- Royal Windsor and Ascot are less than a 10 mile / 16 km drive; Reading and Heathrow are within a 20 mile / 32 km drive
- There are 62 minute (12 stops) train services from Bracknell to London Waterloo



#### CONNECTIVITY



# **EDUCATION**

Primary Schools	Distance	Secondary Schools	Distance Universities		Distance
Warfield Pre-Primary and Primary School	0.6 miles / 1 km	LVS Ascot	3.4 miles / 5.5 km	University of Reading	9 miles / 14.5 km
Meadow Vale Primary School	0.7 miles /1km	Ranelagh Secondary School	2.4 miles / 4 km	Royal Holloway University	10 miles / 16 km
St Joseph's Primary School	2 miles / 3 km	Garth Hill College	1.3 miles / 2 km		
St Margaret Clitherow Primary School	3.5 miles / 5.5 km	Eton College	11 miles / 18 km		



#### THE DEVELOPMENT

- Set in 65 acre country park
- 749 homes including 105 affordable and senior living homes
- Landscaping features along The Greenway include the village green, village pond, nature trail, play areas, orchards and the Riverside Cut
- Wide range of properties including apartments, 2 bed starter homes, 3 and 4 bedroom houses and luxurious 5 bedroom homes
- All properties include allocated parking and varies according to property type
- High quality specification featuring individually designed kitchens with a range of appliances, bathrooms by Villeroy & Boch and underfloor heating to the ground floor of houses
- Architects BHP Harwood
- Landscape architects Bradley Murphy Design

# ACCOMMODATION MIX - CURRENT AVAILABILITY

Phase 8 - The Oaks	No.	Size (SQ FT)	Size (SQ M)	Prices from	Est. Rental Income Per Month	Est. Rental Yield PA
3 Bedroom Houses	3	1054 - 1089	98 - 101	£610,000	£1800	3.5%
4 Bedroom Houses	21	1234 - 2048	115 - 190	£685,000	£2100 - £2500	3.4% - 3.7%
5 Bedroom Houses	11	1500 - 2204	139 - 205	£775,000	£2500 - £2900	3.5% - 3.9%

# 5 Year House Price Growth Forecast\*+

Capital Growth %	2022	2023	2024	2025	2026	5 Year Total
Savills	3.0%	2.5%	2.0%	1.5%	1.0%	10.4%

<sup>\*</sup> Prices and Forecasts were correct at the time of publishing (January, 2022).

Forecast is based on properties in the South East.







1 de

#### ANTICIPATED COMPLETION The Oaks from Q4 2022 to Q3 2023

#### SERVICE CHARGE The Oaks houses £291 pa

#### TENURE Freehold – houses

# LOCAL AUTHORITY Bracknell Forest 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. £5,000 payable on reservation
- 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:

- One form of Photo Identification is required for each purchaser –Passport, Driving Licence, National 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:

- Certificate of Company Incorporation and Memorandum and Articles of 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)

Woodhurst Park, Harvest Ride, Warfield RG42 5AB Tel: 01344 513 015 | woodhurstpark@berkeleygroup.co.uk www.woodhurstpark.co.uk



