



## WOODHURST PARK

WARFIELD | BERKSHIRE



## 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.

Waters Reach 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.

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## 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 and Boehringer Ingelheim
- Within a 5 mile / 8 km radius leisure facilities include The Lookout Discovery Centre, Coral Reef, Go Ape, Bracknell 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

ROAD							BRACKNELL (JUST 1.5 MILES FROM WOODHURST PARK)				
ASCOT	M4 JUNCTION 10	M3 JUNCTION 3	WINDSOR	READING	HEATHROW AIRPORT	GATWICK AIRPORT	ASCOT	READING	OXFORD	LONDON PADDINGTON	LONDON WATERLOO
5 MILES / 8 KM	6 MILES / 9.5 KM	8 MILES / 13 KM	9 MILES / 14.5 KM	12 MILES / 20 KM	18 MILES / 29 KM	46 MILES / 74 KM	7 MINUTES (2 STOPS)	22 MINUTES (5 STOPS)	52 MINUTES (6 STOPS) Change at Reading	54 MINUTES (6 STOPS) Change at Reading	62 MINUTES (12 STOPS)

Travel distances by road are taken from Google Maps. Train times taken from nationalrail.co.uk and show fastest travel times.

## 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 / 1 km	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 9 - Waters Reach	No.	Size Range (Sq. Ft.)	Size Range (Sq. M.)	Prices from	Est. Rental Income (per month)*	Est. Rental Yield (per annum)*
2 bedroom apartment	8	712 - 747	66 - 69	£335,000	£1,400	4.6% - 5.0%
2 bedroom house	16	786 - 863	73 - 80	£410,000	£1,500 - £1,700	4.3% - 4.6%
2 bedroom coach house	1	837	78	£365,000	£1,400	4.6%
3 bedroom coach house	2	948 - 1014	88 - 94	£400,000	£1,800	5.2% - 5.4%
3 bedroom house	39	981 - 1158	91 - 107	£500,000	£1,950 - £2,750	4.6% - 5.2%
4 bedroom house	15	1390 - 1893	129 - 176	£630,000	£3,000 - £3,500	4.7% - 5.7%
5 bedroom house	3	2204	205	£960,000	£3,900	4.8%

## 5 YEAR HOUSE PRICE GROWTH FORECAST<sup>\*†</sup>

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 (Leaders Romans Group, 2022).  
<sup>†</sup> Forecast is based on properties in the South East (Savills, November 2021).





Photography is from a 3 bedroom show home, indicative only.



CGI of Waters Reach, indicative only.



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## ANTICIPATED COMPLETION

Waters Reach from Q2 2023 to Q3 2024

## SERVICE CHARGE

Apartments and Coach Houses:

Up to £1451 pa

Houses: Up to £411 pa

## GROUND RENT

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

## TENURE

Houses - Freehold

Apartments and Coach Houses - 999 Year Leasehold

## 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. £2000 payable on reservation for apartments and coach houses. £5000 payable on reservation for houses.
2. 10% of the purchase price is payable on exchange of contracts (less reservation fee already paid)
3. 10% of the purchase price within 6 months of the date of exchange
4. Balance payable on completion

## DOCUMENTATION

### Documentation required to reserve:

1. 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:

1. 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)

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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. Woodhurst Park and all associated marketing names will not necessarily form part of the approved postal address. Site plan is indicative only. External photography of Woodhurst Park. Internal photography of the showhome at Woodhurst Park. CGIs are indicative only. 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. Phase 8 & 9 planning permission number:20/00265/REM. Borough/council issuing permission: Bracknell Forest Council.