



THE AMENITIES

- 34-acre country park
- Woodland walks
- Multi-use games area and fitness trail
- Allotments, orchards and wellness gardens
- New primary school adjacent to development

LOCATION

Abbey Barn Park, Abbey Barn Lane, High Wycombe, Buckinghamshire HP10 9QQ

LOCAL AUTHORITY

Buckinghamshire Council

COMPLETION DATES

Evergreen Walk Apartments from Q2 2023 to Q3 2023
Dell Gardens Houses from Q4 2023 to Q1 2024
Dell Gardens Apartments from Q1 2024 to Q2 2024
Woodland Gardens Houses from Q2 2024 to Q2 2025

SERVICE CHARGES

Apartments
Est. up to £3.50 per sq ft & per annum
Dell Gardens houses - up to £472 per annum
Woodland Gardens - up to £410 per annum

TENURE

Houses - Freehold
Apartments - Leasehold 999 years

BUILDING INSURANCE

Evergreen Walk and Dell Gardens
10 year Premier Guarantee
Woodland Gardens
10 year NHBC Warranty

THE DEVELOPER

Berkeley Homes is a proud member of the Berkeley Group, one of the UK's premier housebuilders and a FTSE100 listed company. Renowned for fantastic homes in amazing places, the Berkeley Group believes in placemaking, not just housebuilding and create sustainable places where people aspire to live

TERMS OF PAYMENT

1. £2,000 payable on reservation for apartments. £5,000 payable on reservation for houses.
2. Exchange of contracts is required to take place 28 days from the receipt of legal contracts by your solicitor.
3. 10% of the purchase price (minus the reservation fee) is payable upon exchange of contracts.
4. 10% of purchase price within 6 months of the date of exchange (when property completion is over 12 months from reservation date).
5. Balance payable on completion

PARKING

All properties include allocated parking and varies according to property type.



BELMONT HOUSE AND MULBERRY HOUSE APARTMENTS



MIRABELLE HOUSE AND AVALON HOUSE APARTMENTS



WOODLAND GARDENS HOUSES



LIFE IS FOR LIVING. *Naturally*

Welcome to Abbey Barn Park, a new community offering contemporary homes, nestled in a tranquil countryside setting in High Wycombe.

Located 18 miles/29 km north west of Heathrow Airport and 30 miles/48 km to central London, this new development brings a collection of apartments and houses in a striking rural location - yet just minutes from a buoyant town centre with superb shopping and leisure amenities.

Renowned for its choice of outstanding schools, High Wycombe is a thriving market town currently undergoing a significant regeneration programme, which will see the town centre reshaped with new public spaces and new opportunities for economic growth.



Bordered by a glorious 34-acre country park and ancient woodland, Abbey Barn Park has been created with wellbeing and a healthy lifestyle in mind. Featuring allotments, play areas, fitness and nature trails, orchards and wellness gardens, providing endless opportunities for you and the whole family to enjoy the great outdoors.

OUR VISION
2030
TRANSFORMING TOMORROW

Berkeley
Group
Proud member of the
Berkeley Group

**Investor in
Customers**
Gold 2022

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. Houses are freehold. Apartments are acquired with a 999 years leasehold. 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 18/05363/FUL and subsequent updated associated permissions apply (Wycombe District Council). Computer generated images of Abbey Barn Park are indicative only. Abbey Barn Park 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.

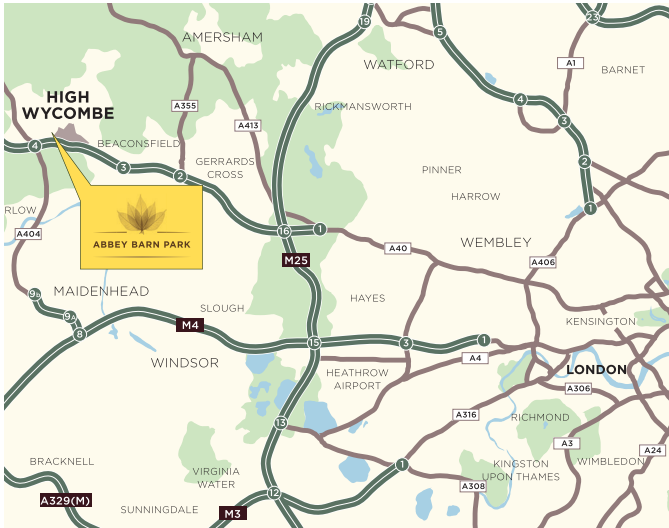
Berkeley
Designed for life



Photography is of Abbey Barn Park's Showhomes.

THE LOCATION

- Set in the county of Buckinghamshire and the Chiltern's Area of Outstanding Natural Beauty
- 30 miles/48 km to central London and 18 miles/29 km to Heathrow Airport
- 26 minutes (1 stop) to London Marylebone by train
- 2.6 miles/4 km to High Wycombe town centre & station
- 2.9 miles/4.5 km to Eden Shopping Centre, one of the region's top shopping destinations, including a host of dining and leisure experiences
- Oxford, Reading, Ascot and Royal Windsor all within a 30 mile/48 km drive
- 34 miles/55 km to Bicester Village



THE DEVELOPMENT

- 550 homes, including 220 affordable housing
- 80-acre site on the outskirts of High Wycombe
- Multi-use games area, fitness trail, wellness garden, allotments, natural habitats, orchards and woodland walks
- Launched in 2019 and whole development due to be completed in 2028

THE HOMES

- Wide range of homes, including 1, 2 & 3 bedroom apartments and 3, 4 & 5 bedroom houses
- All properties include allocated parking and varies according to property type
- High quality specification - individually designed kitchens with Bosch appliances, contemporary bathrooms and underfloor heating to the ground floor of houses and apartments (not to coach houses)

CURRENT AVAILABILITY

Type	Size Range (Sq. Ft.)	Size Range (Sq. M.)	Prices from (£)	Est. Rental Range* (£/m)	Est. Rental Yield* (%)
1 Bedroom Apartment	497 - 540	46 - 50	£259,950	1,250-1,300	5.3% - 6.0%
2 Bedroom Apartment	704 - 762	65 - 70	£359,950	1,450-1,500	4.5% - 5.0%
3 Bedroom Coach House	950 - 953	88	£430,000	1,600	4.5%
3 Bedroom House	987 - 1,209	91 - 112	£515,000	2,300-2,350	4.7% - 5.4%
4 Bedroom House	1380	128	£620,000	2,500	4.8%
5 Bedroom House	2,114 - 2,622	196 - 243	£965,000	3,500	4.2% - 4.4%

* Leaders Romans Group, August 2023

CONNECTIVITY



OUTSTANDING EDUCATION

Primary

- Abbey View Primary Academy 1.3 miles/2 km
- Crown House Prep School 1.7 miles/2.7 km
- Chepping View Primary Academy (Outstanding) 2.5 miles/4 km

Secondary

- Wycombe High School (Outstanding) 1.9 miles/3 km
- John Hampden Grammar School (Outstanding) 2.1 miles/3 km
- Wycombe Abbey 2.5 miles/4 km
- Royal Grammar School (Outstanding) 3.1 miles/5 km

Universities

- Bucks New University 2.5 miles/4 km
- Brunel University 14.8 miles/24 km
- Reading 19 miles/30.5 km
- Holloway 22.5 miles/36 km
- University of Oxford 27.3 miles/44 km
- Imperial College London 27.7 miles/44.5 km

*Sources: TfL, Google Maps, National Rail and Crossrail. *Ofsted School Ratings

REASONS TO BUY

- 34-ACRE COUNTRY PARK AND WOODLAND WALKS
- SET IN BUOYANT MARKET TOWN WITH EXCELLENT SHOPPING AND LEISURE FACILITIES
- EXCEPTIONAL EDUCATION IN HIGH WYCOMBE - INCLUDING THREE OUTSTANDING GRAMMAR SCHOOLS
- 26 MINUTES* BY TRAIN TO LONDON MARYLEBONE (1 STOP)
- GOOD CONNECTIONS BY ROAD WITH EASY ACCESS TO M40, M25 AND M4
- HEATHROW AIRPORT IS 18 MILES/29 KM AWAY BY CAR
- STRONG RENTAL DEMAND IN HIGH WYCOMBE
- EXTENSIVE RANGE OF QUALITY HOMES AVAILABLE