



ABBAY BARN PARK

HIGH WYCOMBE | BUCKINGHAMSHIRE

LIFE INSPIRED BY NATURE

WOODLAND GARDENS
2, 3, 4 & 5 BEDROOM HOMES
IN A PARKLAND SETTING

Berkeley
Designed for life



ENJOY A *fresh* *new lifestyle*

Welcome to Abbey Barn Park, a new and thriving community offering contemporary homes in an inspiring natural setting in High Wycombe.

Bordered by a glorious country park and ancient woodlands, this community on the edge of the Chiltern Hills has been created with a balanced, healthy lifestyle in mind. It brings you a striking rural location close to a bustling town centre with superb amenities, excellent schools and an easy commute into London.

Woodland Gardens is a collection of two, three, four and five bedroom homes, located next to The Dell, a landscaped open green space that runs through the heart of the development, and bordered by Deangarden Wood.

Vibrant and welcoming

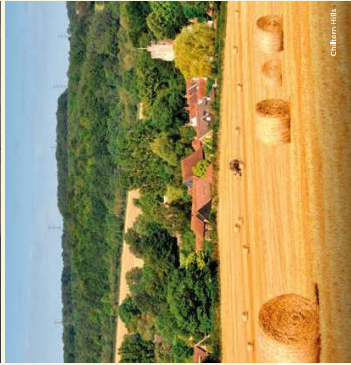
PLACE TO LIVE

Set in the heart of the Chilterns – an Area of Outstanding Natural Beauty – High Wycombe is a historic market town with excellent shopping and leisure facilities, all within easy reach of London.

Dating back to Roman times, High Wycombe is a bustling town with real character and a sense of community. As well as its own theatre, cinema and leisure centre, the town enjoys a varied mix of shops and restaurants, and excellent sports facilities nearby.

Nature and heritage are never far away from your new home at Abbey Barn Park. There are plenty of attractive towns in the area to explore, including Watlington and Princes Risborough, and the town's streets and smart dining destinations, picturesque local villages offer lovely walks and relaxed lunches in historic pubs such as The Crown Inn at Farnham, The Pheasant Inn at Priestwood, or The Grouse & Ale at Lane End.

Grand country houses including West Wycombe Park, Hughenden Manor and the gardens of the Cliveden Estate are a great choice for a day out with the family, or if you enjoy long country walks, strolling up the nearby Chiltern Hills is the perfect way to feel rejuvenated.



CONNECT *with ease*

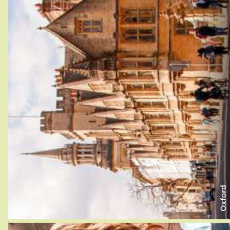
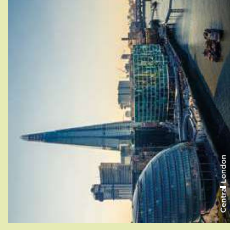
Abbey Barn Park brings you the best of both worlds: easy access to fast transport links as well as a rural feel with lots of green, open spaces to explore.

High Wycombe rail station is 2.6 miles away, with train services to London taking as little as 27 minutes, so you can easily commute into work, or visit the capital for theatre trips, dining out and other activities. Heading in the opposite direction, trains to Oxford take 41 minutes. There is also a direct bus route from Abbey Barn Park that will take you into High Wycombe town centre in 20 minutes.

Road links are equally convenient: you can access the M40 by car in 2.2 miles, and the M25 and the M4 in 10 miles. For international travel, Heathrow Airport is just 18 miles away.



ABBAY BARN PARK



Travel times and distances are approximate. Sources: Google Maps and www.nationalrail.co.uk

MEET NEIGHBOURS *and make friends*

As well as a beautiful collection of homes, Abbey Barn Park is blossoming into a real community, with plenty of spaces where residents can meet, get to know each other and enjoy time together.

Thanks to the wide range of amenities available, designed to suit different lifestyles, people of all ages and stages of life will make Abbey Barn Park their home, helping to create a naturally diverse community. The acres of open space, in particular the 34-acre country park, The Ride, offer the ideal location for community events and get-togethers, such as summer barbecues and nature walks.

The Ride is also a fantastic place for children living at Abbey Barn Park, providing them with a natural environment to explore and learn in, with family members as well as new friends. These shared spaces and experiences will build a flourishing community for you to enjoy for many years to come.



COMMUNITY FUN AND ACTIVITIES

Residents at Abbey Barn Park can enjoy regular community events, such as:

CHRISTMAS FESTIVITIES

An evening with neighbours enjoying mulled wine and mince pies, carols from a local choir and presents handed out by Father Christmas.

SUMMER BBQ

Fun and games for all ages, a tasty barbecue and ice creams to bring residents together.



ECOLOGY WALKS

A wonderful opportunity to see the bird boxes and ecology features with a walk through the local landscape.

BE A RANGER DAY

Activities for children run by the Chiltern Rangers, including painting and planting bee pots to encourage bees into their gardens, and hunting for bugs in The Ride.



EASTER EGG HUNT

Big and little kids hunt high and low for chocolate treats – and make new friends along the way.

HALLOWEEN COMPETITIONS

Spooky homes and ghoulish costumes are on show for these fun seasonal competitions.





PLACES TO GO, *people to see*

From dining out to shopping in style and getting active, there is plenty to entertain you when you live at Abbey Barn Park.

High Wycombe is home to a wealth of buzzy cafés, pubs and restaurants, including favourites such as Bill's, Pizza Express and Wagamama. TV chef Tom Kerridge's two Michelin-starred The Hand and Flowers in nearby Marlow is definitely worth visiting if you are looking for a special meal out.

High Wycombe's historic high street and modern retail mall have all your shopping needs covered. The Eden Centre is a fantastic shopping and entertainment destination with a host of exciting and high-end brands, along with a host of dining and leisure experiences.

Marlow and Bleasdale – each within six miles of High Wycombe – are also popular shopping destinations, while Bocoster Village designer outlet, 34 miles away, is the place to go for a complete day of retail therapy.

For more active pursuits, you will find a great range of leisure facilities either in High Wycombe itself or within easy reach. Swimmers will love the pool at Wycombe Leisure Centre. Blue there is a treated course at the Wycombe Golf Club. There are also some lovely walks in the Wycombe Park and Eden Centre and for the golf aficionado, there are no fewer than three golf courses within a 10-minute drive of Abbey Barn Park.



The Eden Centre



The Hand and Flowers, Marlow



Local golf courses



Bocoster Village

THE GREAT OUTDOORS

is waiting for you

Living at Abbey Barn Park, you have the whole of the Chiltern Hills waiting for you to explore.

Designated an Area of Outstanding Natural Beauty, the Chilterns offer miles of unspoilt rolling countryside with chalk streams, ancient beech woods and charming villages featuring pretty, brick-and-lint cottages.

Walking, cycling and horse riding trails meander through this stunning landscape, meaning there's something for everyone when it's time to get out and enjoy the great outdoors.



LOCAL WALKS

Favourite walks close to Abbey Barn Park:

WEST WYCOMBE

The village of West Wycombe is the starting point for a series of circular walks. Routes take you through glorious beech woods carpeted with bluebells and wildflowers. For stunning views over High Wycombe and the Chilterns countryside, climb West Wycombe Hill.

HUGHENDEN MANOR AND DOWNLEY COMMON

Ideal for families, this easy-going walk takes you out from the National Trust property Hughenden Manor along pretty woodland paths to the village of Downley and Downley Common. Enjoy 22 acres of open grassland, woods and ponds.

STUDLEY GREEN

Three 'Red Kite' walks begin at the village of Studley Green and pass through beautiful Chiltern valleys. Take in panoramic views and look out for red kites soaring overhead – they were reintroduced into the Chilterns in the 1990s and are frequently seen in the area.



INSPIRED LEARNING

for curious minds

With excellent local schools and easy access to a wide range of universities, Abbey Barn Park is well placed when it comes to educational opportunities.

A NEW PRIMARY SCHOOL Opened in 2019, Abbey View Primary Academy is located in the heart of the Woodland Gardens Park, which will give you a short walk away.	BEST PREP SCHOOL Crown House School was the best performing independent prep school in the country for 11th year and 18th overall in the UK.	OUTSTANDING* SECONDARY SCHOOLS John Hampton Grammar School and Royal Grammar School are both a short drive from the development.	95.2% A*-A GRADES Achieved at GCSE level at Wycombe Abbey girls boarding school.
ABBEY VIEW PRIMARY ACADEMY Kennedy Avenue High Wycombe HP11 1PZ www.abbeyviewprimaryacademy.org	CROWN HOUSE SCHOOL Bassettbury Manor High Wycombe HP11 1QX www.crownhouseschool.co.uk	ROYAL GRAMMAR SCHOOL - OUTSTANDING* Amenham Road High Wycombe HP13 6GT www.rgmschool.com	WYCOMBE ABBEY High Wycombe HP11 1PE www.wycombeabbey.com
CHEPPING VIEW PRIMARY ACADEMY - OUTSTANDING* Cressen Road High Wycombe HP12 4JG www.cheppingviewprimaryacademy.org	JOHN HAMPTON GRAMMAR SCHOOL - OUTSTANDING* Marble Hill High Wycombe HP11 1SZ www.jhgbschool.co.uk		

*Source: School websites for Ofsted ratings



LOCAL UNIVERSITIES

There are a number of universities and colleges in the surrounding area, including world-famous Oxford University.

BUCKINGHAMSHIRE NEW UNIVERSITY
Queen Alexandra Road
High Wycombe HP11 2JZ
3 miles / 5km

HENLEY BUSINESS SCHOOL
Henley-on-Thames
Oxfordshire RG9 3AU
11 miles / 18km

UNIVERSITY OF READING
Whiteknights
Reading
Berkshire RG6 6UR
19 miles / 31km

OXFORD UNIVERSITY
Wellington Square
Oxford OX1 2JD
27 miles / 44km



LONDON UNIVERSITIES

UCL
London, Marylebone
9 mins by tube
to 27 mins by tube
and on foot
KING'S COLLEGE LONDON
Wycombe Railway
Station. From there,
it is just a walk or
tube journey to these
top universities in
central London.
27 mins by tube
and on foot

BRUNEL UNIVERSITY LONDON
15 miles / 24km
UNIVERSITY OF WEST LONDON
2.5 miles / 3km
ROYAL HOLLOWAY UNIVERSITY OF LONDON
2.5 miles / 4km

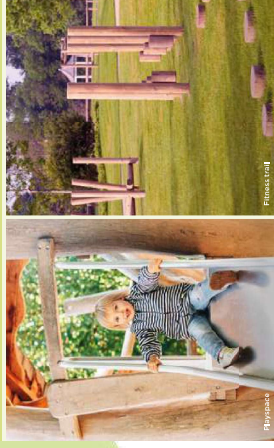
These London universities are situated outside of the city centre, so can easily be reached by car.

Travel times are approximate. Source: Google Maps



Designed as a NATURAL RETREAT

The outdoor space at Abbey Barn Park has been considered as carefully as the inside, creating beautiful landscapes that will bring benefits to all residents.



Existing topography map
Abbey Barn Park, 2018

ACRES OF GREEN

space to explore

Set amid acres of lush green landscape, Abbey Barn Park is perfectly located for revitalising walks, exhilarating bike rides and time in the fresh air.

THE RIDE

Lying at the heart of the community, The Ride is a glorious 34-acre country park offering a mix of open spaces, planting and gardens, activity areas and natural habitats.

There are orchards to enjoy, a fitness trail for exercise, lawns to picnic on, and meadow grass to run through. A multi-use games area and mini football pitches are available for sport, while allotments will give you the opportunity to make new friends as the development grows.

DEANGARDEN WOOD

The ancient woodland bordering Abbey Barn Park features a meandering trail and footpaths that connect with the local area.

NATURAL HABITATS

Abbey Barn Park is designed to connect peacefully with the local wildlife and the meadows which will be carefully planted across the development all of which helps to nurture a healthy and thriving ecosystem.



34 ACRES
of natural green space



ALLOTMENTS
for growing your own














1.5 KM
fitness trail



WELLNESS GARDEN
with plants and herbs

WOODLAND GARDENS *siteplan*

- | | | |
|---|--|--|
|  THE ASPEN
2 BEDROOM COACH HOUSE
HOME 321 |  THE CAMPION
4 BEDROOM HOUSE
HOMES 298, 299, 300,
326 & 328 |  FUTURE APARTMENTS
HOMES 252-257 |
|  THE FOXGLOVE
3 BEDROOM HOUSE
HOMES 316, 319 & 320 |  THE OAK
4 BEDROOM HOUSE
HOMES 301, 302 & 309 | |
|  THE ORCHID
3 BEDROOM HOUSE
HOMES 312, 313, 314, 315,
316, 317, 363, 364, 370 & 371 |  THE HAWTHORN
5 BEDROOM HOUSE
HOMES 310, 311, 365 & 369 | |
|  THE POPPY
3 BEDROOM HOUSE
HOMES 322, 372 & 373 |  THE GARDENIA
5 BEDROOM HOUSE
HOMES 303, 304, 305, 306,
307, 308 & 366 | |
|  THE BLUEBELL
3 BEDROOM HOUSE
HOMES 323, 324, 325 & 327 |  THE CEDAR
5 BEDROOM HOUSE
HOMES 367 & 368 | |

Siteplan layout and house types are subject to planning.



the Forge Lane

3 BEDROOM TERRACED HOUSE

PLOTS 318, 319* & 320*
(91.7 SQ M 987.50 SQ FT)

PLOTS 318, 319 & 320

Kitchen	2,420mm x 3,000mm	7'11" x 9'10"
Living / Dining	4,820mm x 4,420mm (max)	15'10" x 14'5"
Bedroom 1	3,630mm x 4,580mm (max)	11'10" x 15'0"
Bedroom 2	3,630mm x 3,630mm (max)	11'10" x 11'10"
Bedroom 3	2,030mm x 2,770mm	6'8" x 9'10"

* 1 located at the bottom of the house



Plots shown above for illustrative purposes are for approximate measurement only. Plots, layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The drawings are not intended to be used for exact layout and space sizes or items of furniture.

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the Orchid

3 BEDROOM HOUSE

PLOTS 312, 313*, 314, 315, 316, 317, 363, 364, 370 & 371*, 316*, 317*, 370 & 371*
(99.5 SQ M 1,070 SQ FT)

PLOTS 363 & 364*
(99.0 SQ M 1,065 SQ FT)

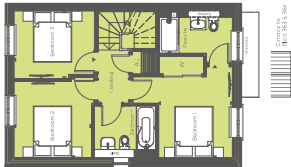
PLOTS 312, 313, 314, 315, 316, 317, 363, 364, 370 & 371

Kitchen	2.57m x 4.47m (8' 5" x 14' 8")	8' 2" x 14' 5" (approx)
Dining	5.27m x 2.93m (17' 6" x 9' 8")	10' 2" x 13' 1" (approx)
Bedroom 1	3.41m x 2.57m (11' 2" x 8' 5")	10' 2" x 8' 5" (approx)
Bedroom 2	3.41m x 2.57m (11' 2" x 8' 5")	10' 2" x 8' 5" (approx)
Bedroom 3	2.65m x 3.41m (8' 8" x 11' 2")	8' 5" x 10' 2" (approx)

*Handed to floorplan shown



GROUND FLOOR



FIRST FLOOR

Legend: **P** Plot, **C** Carport, **D** Driveway, **E** Entrance, **F** Front Garden, **G** Garage, **H** Hallway, **I** Internal Garden, **J** Junction, **K** Kitchen, **L** Living Room, **M** Master Bedroom, **N** North, **O** Office, **P** Parking, **Q** Quiet, **R** Rear, **S** South, **T** Terrace, **U** Utility Room, **V** Veranda, **W** Window, **X** Xero, **Y** Yard, **Z** Zone



Plot shown above for illustrative purposes only. The above measurements are for approximate measurement only. All measurements may vary within a tolerance of 5%. The drawings are not intended to be used for design, construction or other purposes.

Computer generated image of plots 312 & 313 for illustrative only.

the Bluebell

3 BEDROOM HOUSE

PLOTS 323, 324, 325* & 327
(112.4 SQ M / 1,209 SQ FT)

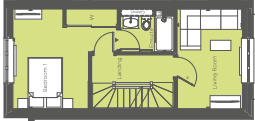
PLOTS 323, 324, 325 & 327

Kitchen	3.60m x 2.60m (meas.)	8'9" x 8'6" (meas.)
Dining / Living	3.60m x 4.50m (meas.)	12'0" x 15'0" (meas.)
Living Room	3.85m x 2.55m	12'8" x 8'4"
Bedroom 1	3.85m x 2.55m (meas.)	12'8" x 8'4"
Bedroom 2	3.85m x 2.55m	12'8" x 8'4"
Bedroom 3	3.85m x 2.55m	12'8" x 8'4"

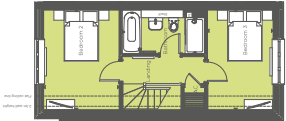
*Measured for floorplan shown



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Plot dimensions shown are for the approximate main property walls. Plots 325 and 327 are shown as a reference only. The dimensions are not intended to be used for detailed layout and construction of the house. All measurements may vary within a tolerance of 50mm. The dimensions are not intended to be used for detailed layout and construction of the house.



3D rendering of the house. Dimensions are for the approximate main property walls. Plots 325 and 327 are shown as a reference only. The dimensions are not intended to be used for detailed layout and construction of the house.

the Campion

4 BEDROOM HOUSE

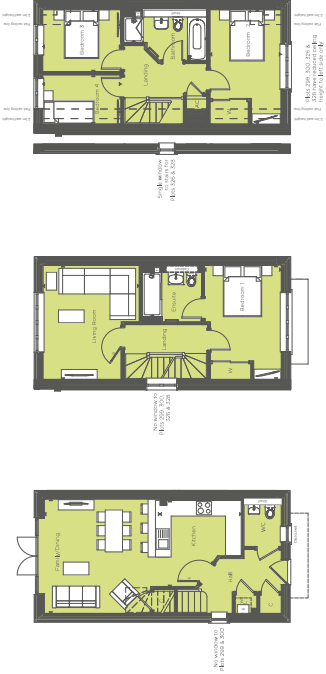
PLOTS 298, 299, 300*, 326 & 328*
(128.2 50 M 1,379 50 FT)

PLOTS 298, 299, 300, 326 & 328			
Kitchen	3.30m x 3.07m (max)	10'2" x 10'2" (max)	
Dining / Living	4.40m x 4.52m (max)	14'5" x 14'9" (max)	
Living Room	4.40m x 5.03m (max)	14'5" x 16'6" (max)	
Bedroom 1	3.30m x 3.30m (max)	10'9" x 10'9" (max)	
Bedroom 2	4.40m x 2.77m	14'5" x 9'1"	
Bedroom 3	2.40m x 3.03m	7'11" x 10'0"	
Bedroom 4	2.29m x 3.03m	7'6" x 10'0"	

*Handed to floorplan shown



Computer generated image of Plot 298, 299 & 300. Indicative only.



SECOND FLOOR

FIRST FLOOR

GROUND FLOOR

Legend: **P** Plot, **C** Carport, **D** Driveway, **E** Entrance, **F** Front Garden, **G** Garage, **H** Hallway, **I** Internal Garden, **J** Jetty, **K** Kitchen, **L** Living Room, **M** Master Bedroom, **N** North, **O** Office, **P** Porch, **Q** Parking, **R** Rear Garden, **S** Side Garden, **T** Terrace, **U** Utility Room, **V** Veranda, **W** Workshop, **X** Yard, **Y** Yards, **Z** Zoned Area, **AA** Access, **AB** Access, **AC** Access, **AD** Access, **AE** Access, **AF** Access, **AG** Access, **AH** Access, **AI** Access, **AJ** Access, **AK** Access, **AL** Access, **AM** Access, **AN** Access, **AO** Access, **AP** Access, **AQ** Access, **AR** Access, **AS** Access, **AT** Access, **AU** Access, **AV** Access, **AW** Access, **AX** Access, **AY** Access, **AZ** Access, **BA** Access, **BB** Access, **BC** Access, **BD** Access, **BE** Access, **BF** Access, **BG** Access, **BH** Access, **BI** Access, **BJ** Access, **BK** Access, **BL** Access, **BM** Access, 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the Hawthorn

5 BEDROOM HOUSE

PLOTS 310, 311*, 365 & 369*

(196.5 SQ M 2,114 SQ FT)

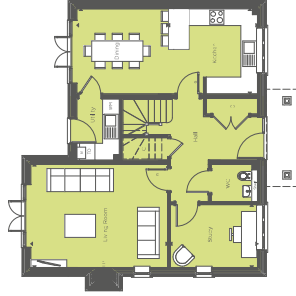
Plots 310, 311, 365 & 369		
Kitchen	3.31m x 3.49m (max)	10'0" x 11'5" (max)
Dining	3.1m x 3.57m	10'0" x 11'8"
Living Room	4.02m x 5.53m	13'2" x 17'5"
Study	2.45m x 3.07m	8'0" x 10'1"
Bedroom 1	3.53m x 3.49m (max)	11'0" x 16'4" (max)
Bedroom 2	4.06m x 3.25m (max)	13'5" x 10'7" (max)
Bedroom 3	4.01m x 4.40m (max)	13'2" x 15'8" (max)
Bedroom 4	3.58m x 4.40m (max)	11'0" x 15'8" (max)
Bedroom 5	2.76m x 3.22m	9'1" x 10'6"

Handed to floorplan show-

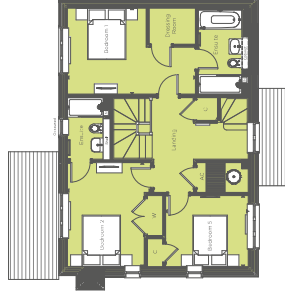


Floorplans shown for Berkeley Homes are for approximate measurements only. Exact layouts and sizes may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

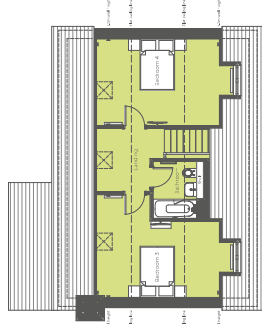
◆ Measurement Points □ Under Counter Units **C** Cupboard **L** Laundry Cupboard **A/C** Airing Cupboard **W** Wardrobe
B Boiler **N** Niche **WM** Space and Plumbing for Washing Machine **TD** Space and Plumbing for Tumble Dryer



GROUND FLOOR



FIRST FLOOR

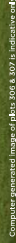


SECOND FLOOR

PLOTS 303, 304*, 305, 306,

(199.8 SQ M 2,151 SQ FT)

*Handed to floorplan show.



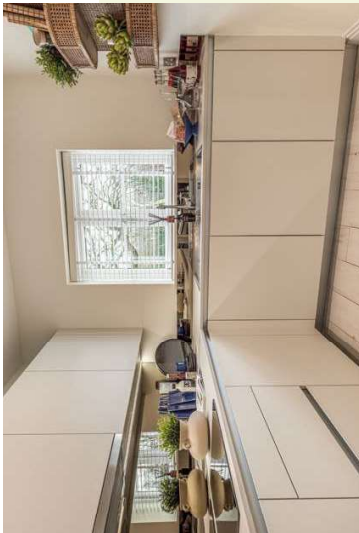
Floorplans shown for Berkeley Homes are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

SECURITY & PEACE OF MIND

- Provision for intruder alarm
- External light provided to front
- Electronically operated garage doors to selected homes*
- *10 Year NHBC Warranty issued on build completion

EXTERNAL FEATURES

- Landscaping to front of the properties and sur to the rear garden
- Patio area*
- External tap*
- PV panels to all homes
- All homes will have provision for EV charging
- Where applicable



ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- Television (SkyQ/terrestrial) point to living room and television (terrestrial) point to remaining reception rooms, dining area and bedrooms*
- Data points will be provided adjacent to every television point
- Pendant lighting to feature in living/dining & family areas, all landings and bedrooms

HEATING

- Gas fired central heating
- Hot water system fitted with combination boiler to The Orchid.
- The Poppy, The Bluebell, The Campton, The Foxglove & The Aspen
- Mains pressure hot water and cylinder to The Oak, The Gardenia, The Hawthorn & The Cedar
- Under floor heating to ground floor w/1 radiators to remaining floors*
- Thermatically controlled radiators to The Aspen

INTERIOR FINISHES

- Two parallel painted internal doors and feature glazed doors to selected areas
- Painted staircases with oak newel caps and handrail
- Bedroom 1 will feature either a dressing room with bespoke fitted mirrors or a wardrobe with bespoke sliding doors and fluke-inlet¹ 12's
- Bedroom 2 wardrobe will be fitted with painted internal sliding or traditional opening doors, shelf and hanging rail fitted with a tie to the Campion. The Oak, The Gardenia, The Hawthorn & The Cedar*
- Carpet laid to remainder of property

- Recessed LED downlights
- Porcelain floor tiles to: The Orchid, The Oak, The Poppy, The Gardenia, The Gladiolus, The Hawthorn, The Jasmine

- FAMILY BATHROOM AND ENSUITE**
Wall-mounted basin with single-lever basin mixer
Floor standing WC, soft-closing seat and cover, concealed cistern and flush plate
Shower and shower mixer with dual hot/cold thermostatic mixer, wall mounted shower head
Bath with two oval bath screens, thermostatic mixer/ diverter and shower or wall mounted shower head
Recessed double fronted linen cabinet or mirror to be fitted over basin with a new socket and concealed lighting
Tiled niche within shower areas
Chromed towel rail
Chromed towel rack
Chromed shower tray
Chromed floor draining to selected areas
Chromed New Basin Draining to selected areas
Chromed Access Draining

CLOAKROOM

- Wall mounted basin or basin with vanity unit below and single lever basin mixer*
- Floor standing W.C. soft-closing seat and cover, concealed cistern and dual flush plate
- Mirror to be fitted over basin*
- Recessed LED downlights
- Ceramic/ Porcelain wall tiling to specified areas
- Porcelain floor tiling

2, 3, 4 & 5 BEDROOM HOMES

STYLISH KITCHENS

- [illegible]

AUNDRY / AIRING CUPBOARD

- * Space and plumbing provided for free-standing washing machine and tumble dryer or for washer/dryer, with laminate worktop "titled above"

Photography of Abbey Barn Park Showhomes is indicative only.

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence. When you buy a home from Berkeley you can be sure in the knowledge that it's built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

CUSTOMER SERVICE IS OUR PRIORITY

We place the highest priority on customer service and will ensure that you are fully informed at every stage. When you contact us, we will consider your purchase to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

GREEN, LIVING AND SUSTAINABLE DEVELOPMENT

As a company, we are committed to reducing energy, water and carbon footprints. We are committed to building homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-glazed windows, high energy efficient white goods.

QUALITY IS AT THE HEART OF EVERYTHING WE DO Our customers are the heart of everything we do. We practice the materials we use and the specification we put into our homes. For extra peace of mind, in addition to the ten year warranty, all new homes receive Berkeley operates a two year warranty on all new homes. We are committed to providing 24 hours a day to deal with enquiries quickly and effectively.

UNPARALLELED CHOICE OF HOMES

IN THE MOST SOUGHT-AFTER LOCATIONS As one of the UK's leading house builders, we are able to offer a wide range of homes to suit all tastes and budgets. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our developments are located in some of the most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast - we build in the locations where you want to live.

A COMMITMENT TO CREATING

SUSTAINABLE COMMUNITIES

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods they are built in. We are committed to excellence in design, innovative buildings, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community. We are committed to creating a better world. We want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Berkeley
Developments Ltd

St Edward
Developments Ltd

St George
Developments Ltd

St James
Developments Ltd

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Proud members of the Berkeley Group

OUR VISION
2030
Real Estate's Future



TRANSFORMING

tomorrow

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform under-used sites into exceptional places and we're also transforming the way we work, embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



Please scan the QR code for more information on how we are TRANSFORMING TOMORROW.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building a greener future for our customers, our planet and on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through education, training, and programmes supported by the Berkeley Foundation.

OUR VISION
2030
TRANSFORMING TOMORROW



We set up the Berkeley Foundation in 2011. It supports voluntary sector organisations to improve people's lives in the communities where we work, and last year worked with 29 different organisations and their beneficiaries.

Our staff have been instrumental in making the Foundation grow, with our social impact team raising over £350k. We've also been able to give our time and skills, for example, mentoring young people to help them become more confident and job ready.

Since its launch, the Foundation has committed over £14.9 million to more than 100 charities and worthy causes. Berkeley Group covers all overhead costs, so all money raised goes directly to charitable causes.



berkeleyfoundation.org.uk

berkeleygroup.co.uk



DISCOVER MYHOME PLUS

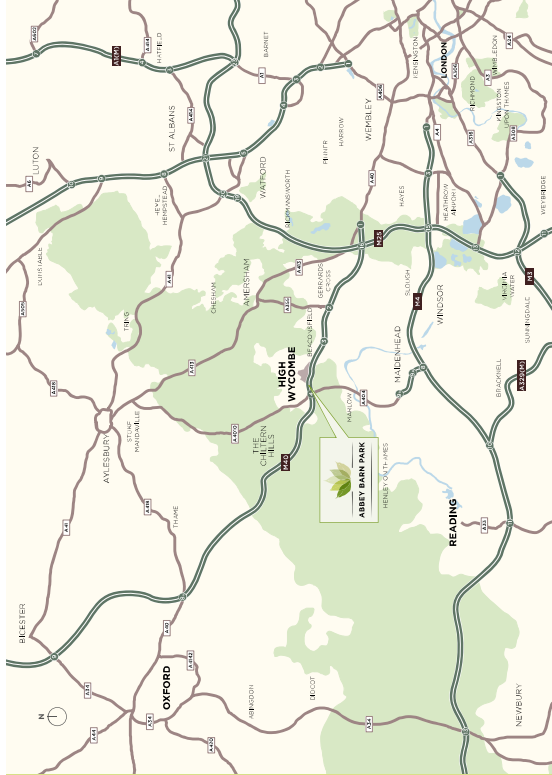
To help and support you throughout the buying process of your new Berkeley home, MyHome Plus was developed and designed to contain all the information relevant to buying, moving into, and living in your new home in one easy-to-navigate place with 24-hour access.

This might be documents concerning your new home, or contact details for our on-the-ground team. You can also receive regular updates about the development via MyHome Plus, keeping you informed every step of the way.

ABBEY BARN PARK

Turn off the M40 at Junction 4, onto the A418 and onto the Yellow Hill / A404. Turn right onto Daws Hill Lane. At the roundabout, take the 3rd exit and stay on Daws Hill Lane, then turn left onto Abbey Barn Lane. Abbey Barn Park is on your left.

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Map is not to scale and shows approximate locations only.

OUR VISION
2030
Realising the Vision

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Berkeley
Designed for life

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03/20/2024/0003

