
HERTFORD
LOCKS
Berkeley
Designed for life

LIFE ON THE RIVER

A new home is not just a new building, but a new way of life. Your new life is waiting at Hertford Locks.

A collection of 1 & 2 bedroom apartments and 3 & 4 bedroom townhouses, located on the banks of the River Lea in the market town of Hertford.

HERTFORD LOCKS

WELCOME TO HERTFORD LOCKS

Created by Berkeley, this stylish new development combines attractive riverside views with beautiful green spaces, carefully designed to encourage residents to relax, play and connect with nature.

Hertford Locks is just a 10-minute walk (0.5 miles) from the town centre, offering a vibrant mix of independent shops, cafés, restaurants and pubs. Surrounded by riverside walks and historic landmarks, including the grounds of Hertford Castle, the area blends heritage with outdoor living. Nearby Hartham Common Park provides further green space for walking, cycling and exploring nature.

Connectivity is excellent, with Hertford East Station a 5-minute walk (0.3 miles) and Hertford North within 25 minutes (1.5 miles), both offering direct services to central London in under an hour. The A10 and M25 (Junction 25) are also easily accessible for travel by road.

Designed by leading architects and landscape designers, Hertford Locks is a thoughtfully created riverside neighbourhood, offering a modern lifestyle centred around nature, wellbeing and community.

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A PLACE TO BELONG

A REIMAGINED PART OF HERTFORD DESIGNED FOR HEALTH & WELLBEING

Happiness can come from the simplest of things. A beautiful view from your window. A stroll along the towpath beside brightly painted narrowboats. Popping into town for a catch-up with friends. An easy commute at the end of the day... or even no commute at all.

Built to the highest standards throughout, Hertford Locks offers everything you need for a balanced lifestyle. Enjoy a riverside location, green space on your doorstep, quick access to Hertford town centre and an on-site communal Residents' Lounge and Gym.

Living well doesn't have to be complicated. You just need to find the right place to call home.



SITE PLAN



All building and development names shown are working marketing titles and may be subject to change. Site plan indicative only and subject to change.

HERTFORD LOCKS

	Units	Size (sq ft)
One bedroom apartment	153	515
Two bedroom apartment	208	721
Three bedroom townhouse	14	1,151
Four bedroom townhouse	15	1,484

- Apartments
- Townhouses
- Pathways
- Communal green space
- Undercroft parking entrance

Generous external spaces are a key feature of Hertford Locks, with Resident-only podium gardens looking out over the River Lea.

The landscaping that surrounds each building has been carefully conceived to reflect both the tranquillity and vitality of the water it sits alongside, making it an ideal location to read a good book or take a run along the water's edge.

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MARSHGATE PARK

A PLACE FOR WALKING, TALKING, MEETING AND PLAYING

The development of Hertford Locks will bring a new public park to Marshgate Drive. Marshgate Park will be a welcoming destination for play, exercise, socialising and events. Designed to be a key community space, the park is not only for the residents of Hertford Locks but all those who live locally.

There will be timber play equipment for children, and benches and seating areas to encourage visitors to stop and spend a while enjoying the park's trees, wildflowers and wide grassy areas.





HERTFORD LOCKS

MAKE HERTFORD YOUR HOME

IN THIS HISTORIC TOWN, IT'S THE LITTLE THINGS THAT COUNT

Hertford offers the perfect balance of town and country living, just 20 miles north of London in the attractive Hertfordshire countryside. From friendly coffee shops to beautiful walking spots, it's full of little things that will put a smile on your face every day.

WHY MAKE HERTFORD YOUR HOME?



HISTORIC MARKET TOWN

Famous for its castle, Norman churches, cobbled streets, and heritage buildings.

INDEPENDENT CULTURE

Home to over 250 shops, local cafés, and a thriving food and drink scene, with regular markets.

RIVERSIDE LIFESTYLE

Scenic walks, boating, and cycling along the River Lea and around Hertford Lock.

ARTS & COMMUNITY

Host to events such as Hertford Arts Festival, Hertford Food & Drink Festival, open air theatre and live music.

TOP SCHOOLS

Well regarded state and independent schools, making it popular with families with young children.

CONNECTIVITY

Two train stations with direct, fast links to London for work and days out.

GREEN SPACES

Easy access to nature such as Hartham Common, Panshanger Park, and Foxholes Woodland.

QUALITY OF LIFE

Regularly ranked as one of the best places to live in Hertfordshire, combining countryside calm with urban convenience.







HERTFORD NORTH STATION
(TO MOORGATE
IN 52 MINUTES)

HARTHAM COMMON PARK

TOWN CENTRE
(10 MINUTES WALK)

HERTFORD
LOCKS

HERTFORD EAST STATION
(TO LIVERPOOL STREET
IN 49 MINUTES)

TOWNHOUSES

RIVER LEA
(WATERSIDE TRAILS)

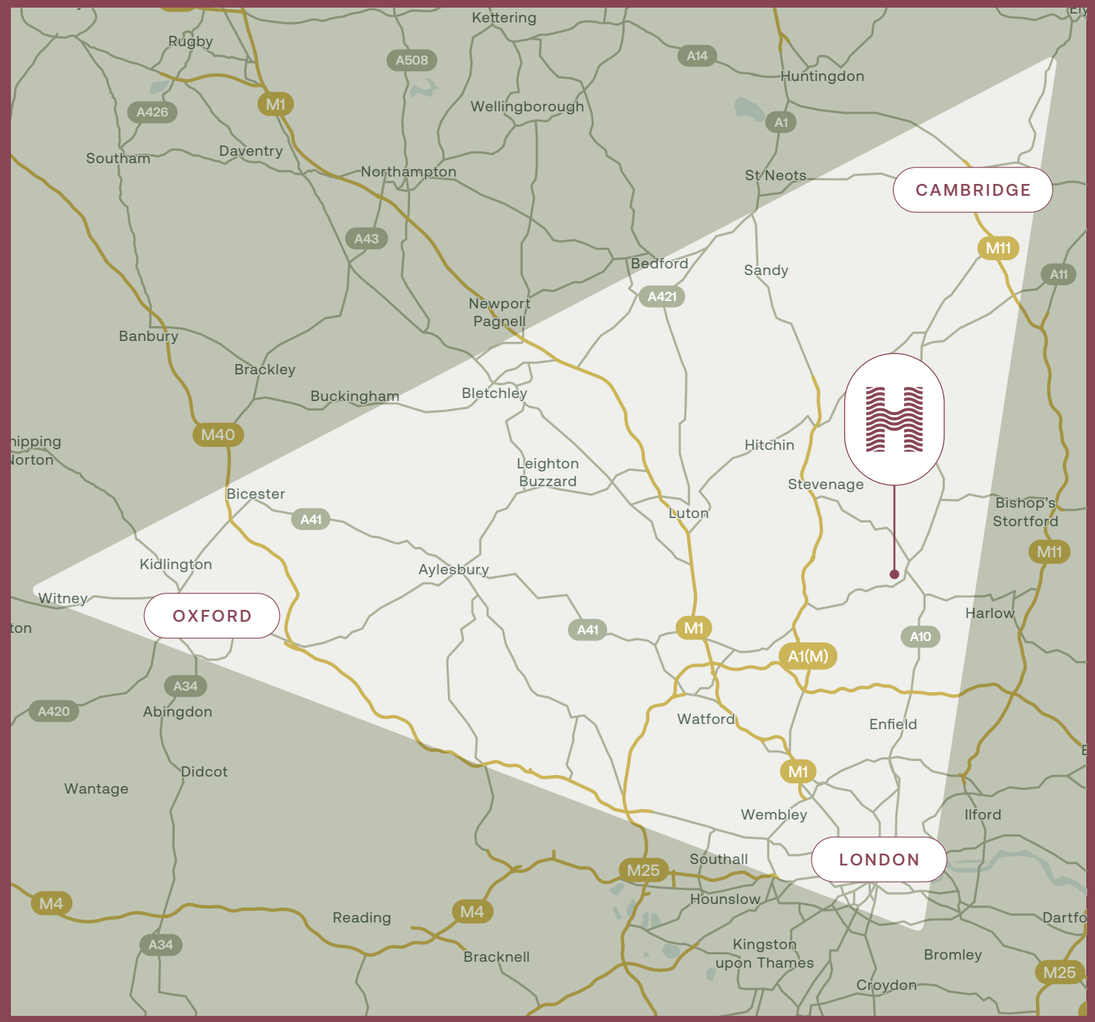
APARTMENTS

KEEPING YOU CONNECTED

HERTFORD OFFERS EXCELLENT TRANSPORT LINKS

Accessible transport links into London make a big difference, whether that's for commuting into the office or spending the day in the city.

Hertford Locks is just a 5-minute walk to Hertford East station for connections to London Liverpool Street (from 49 minutes). The M25 is 10 miles south, and the A1, A10 and A19 are all within a few minutes' drive. For travel by air, London Stansted is 31 minutes away and London Luton is 35 minutes by car.



HERTFORD EAST IS A **5-MINUTE WALK** (CONNECTING TO LIVERPOOL STREET IN 49 MINUTES)

THE M25 IS **10 MILES** SOUTH AND A1, A10 AND A19 ARE **MINUTES AWAY**

LONDON STANSTED IS **31 MINUTES AWAY**, LONDON LUTON IS **35 MINUTES AWAY**



A PRIME EDUCATION

LIFE IN HERTFORD INCLUDES OUTSTANDING SCHOOLS

When it comes to education, the choices in Hertford are second to none. There is a wide range of Ofsted-rated 'Outstanding' and 'Good' schools across the town, including many less than a mile from Hertford Locks.

PRIMARY SCHOOLS

	Drive time	Walk time	✓ Ofsted rating
Abel Smith School	4 mins	13 mins	Outstanding
Bengeo Primary School	8 mins	25 mins	Outstanding
Hertford Heath Primary and Nursery School	6 mins	42 mins	Good
Hertford St Andrew CofE Primary School	8 mins	41 mins	Good
Hertingfordbury Cowper Primary School	8 mins	60 mins	Good
Hollybush Primary School	7 mins	34 mins	Good

SECONDARY SCHOOLS

	Drive time	Walk time	✓ Ofsted rating
Richard Hale School	4 mins	18 mins	Good
Simon Balle All-Through School	5 mins	20 mins	Outstanding
The Sele School	6 mins	36 mins	Good
Haileybury	8 mins	57 mins	Good
The Chauncy School	11 mins	35 mins	Good

UNIVERSITIES

University of Hertfordshire UH

LOCATION
Hatfield, Hertfordshire
DISTANCE FROM HERTFORD LOCKS
10–13 miles. Approx. 35–45 min by train/bus. Approx. 20 min by car from Marshgate Drive

The University of Hertfordshire is one of the UK's largest modern universities, offering a broad portfolio of undergraduate, postgraduate and professional programmes across business, engineering, creative arts, health, sciences, law and more.

UNIVERSITY OF CAMBRIDGE

LOCATION
Cambridge, Cambridgeshire
DISTANCE FROM HERTFORD LOCKS
Approx. 1 hr by car. Approx. 1 hr 40 mins by train

The University of Cambridge is one of the world's leading universities, renowned for its academic excellence, historic colleges, and global reputation for research and innovation. Located just under an hour from Hertford, it offers outstanding opportunities across a wide range of disciplines.

UCL

LOCATION
Central London
(Bloomsbury & Queen Elizabeth Olympic Park)
DISTANCE FROM HERTFORD LOCKS
Approx. 1 hr 10 mins by train (Hertford East/North to London) + short Underground/taxi to the campus

University College London is one of the world's leading multidisciplinary research universities, consistently ranked in the global top 10. Students benefit from exceptional academic breadth with over 700 degree options covering sciences, arts, social sciences, engineering, architecture, and more.

KING'S College LONDON

LOCATION
Central London
DISTANCE FROM HERTFORD LOCKS
1 hr 20 mins by train to London + short walk to campuses

King's College London is a historic, highly respected university with an international reputation for excellence across a wide range of disciplines including law, health and medicine, humanities, business and the sciences.

LSE THE LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE

LOCATION
Central London
DISTANCE FROM HERTFORD LOCKS
Approx. 1 hr 20 mins by train + short London walk/ tube to the campus

The LSE is one of the world's most prestigious specialised universities, focusing on economics, political science, law, social policy and international relations. It has a long history of shaping global thinking and public policy, with alumni including world leaders, Nobel Laureates and influential thinkers.



DINING OUT

A CULINARY SCENE TO EXPLORE DAY AND NIGHT

Hertford's medieval streets are dotted with all kinds of eateries, from cafés and restaurants to bars and gastropubs. Take your time exploring a host of independent and popular dining choices. You'll find options including Mediterranean, Japanese, Turkish and Indian.

Tuck into the local seasonal menu at Lussmanns or treat yourself to locally roasted coffee from Hertford Coffee Lab. With a home at Hertford Locks, it's easy to book a last-minute brunch or dinner. Simply wander along the towpath into town to see what takes your fancy – and then walk home again, no taxi needed.







SHOP LOCAL

WEEKEND BROWSING AND DAILY ESSENTIALS

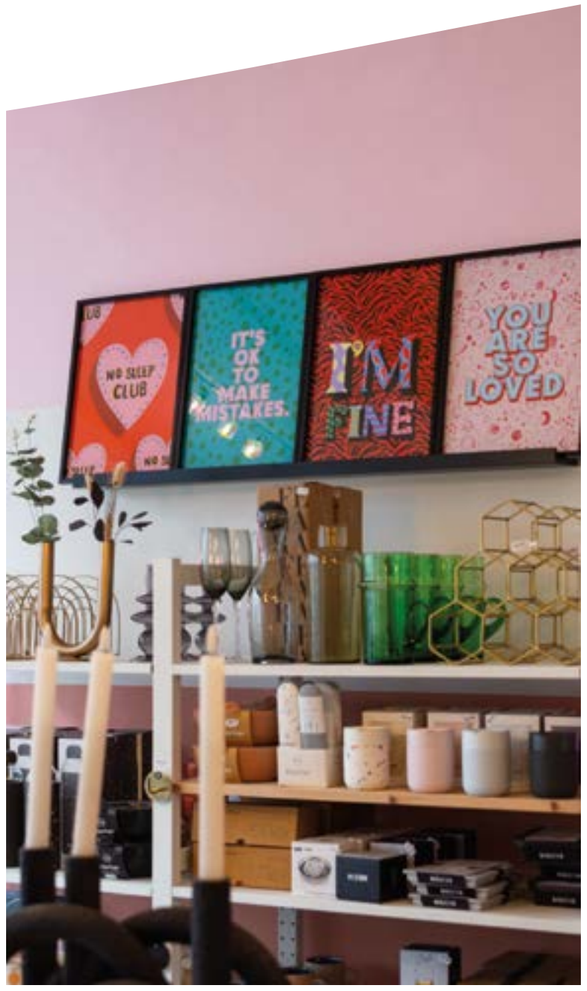
Hertford is an Aladdin's cave of quirky boutiques housed in characterful old buildings. Pop into Frankie & Olive for ethical clothing, gifts and homewares. Try Eye Mind Heart for unique home accessories or pick up gorgeous fresh flowers at Love Flowers, a firm local favourite.

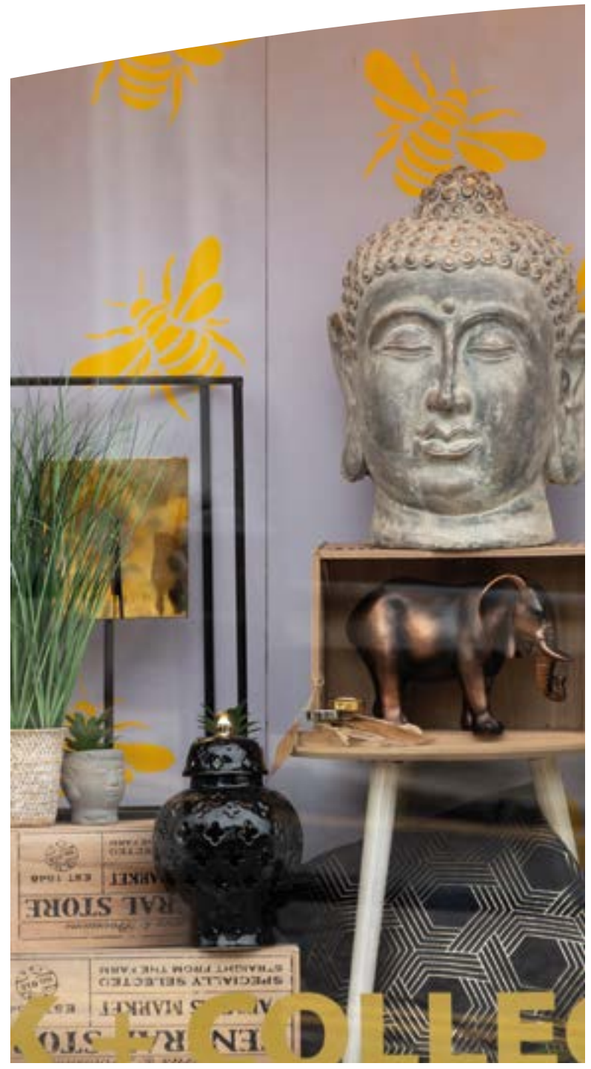
For daily essentials, you're close to a range of supermarkets. Choose between Tesco Superstore (0.3 miles) or Marks & Spencer (0.4 miles). Sainsbury's, Aldi and others are a little further afield. There's also a charter market every Saturday, with stalls selling olives, artisan bread, cheese, eggs, furniture and more.

















ART & CULTURE

FROM ANCIENT FOSSILS TO OUTDOOR FILMS

With a home at Hertford Locks, you don't have to travel far for your art and culture fix. Hertford Castle offers events throughout the year, including open air cinema nights, family-friendly trails during school holidays and a twinkling Christmas market.

BEAM Theatre has recently undergone a radical transformation and has reopened with a full programme of shows and plays, plus three brand new bespoke cinema screens. There's also the fascinating collections at Hertford Museum, including archaeology, fine art, and the largest collection of toothbrushes in the UK.

WHAT'S ON YOUR DOORSTEP?

ATTRACTION	DISTANCE
Hartham Common	0.2 miles
Hartham Common Leisure Centre	0.6 miles
Hertford Museum	0.6 miles
All Saints Church Hertford	0.7 miles
Hertford Castle	0.9 miles
Hertford Theatre (BEAM)	0.9 miles
Hertford Town Football Club	1.3 miles
Ware Priory Lido	3 miles
The Edge Outdoor Activities Centre	4.1 miles
Hertfordshire Zoo	5.8 miles
Fairlands Valley Splash Park	12 miles
St Albans Museum & Gallery	14 miles
Warner Bros. Studio Tour London	21 miles







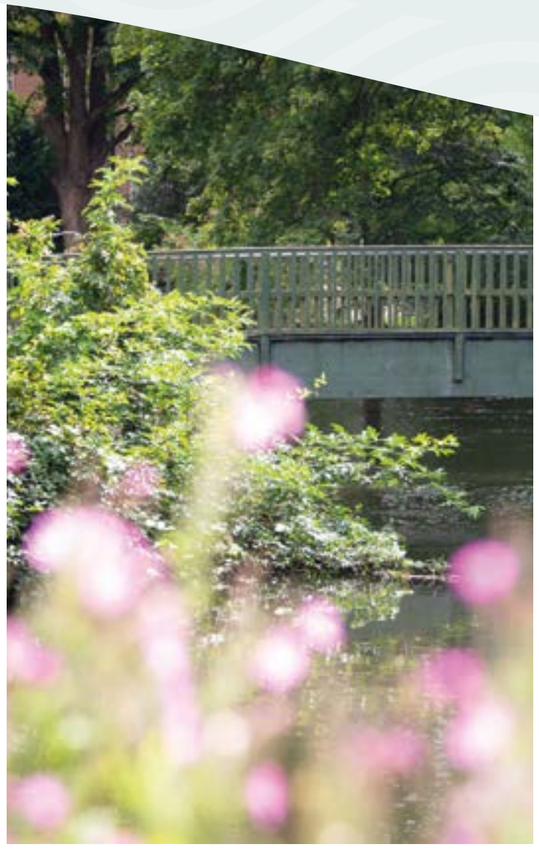
THE GREAT OUTDOORS

ROOM TO BREATHE SPACE TO EXPLORE



Discover a host of stunning green spaces within walking distance of Hertford Locks, as well as access to many other peaceful spots just a short journey away.

Hartham Common (0.2 miles) offers a wide range of activity spaces, including football pitches, tennis courts and woodland walks. Visit The Meads, a riverside flood meadow and nature reserve, for idyllic wandering and nature spotting just 2 minutes' walk from the development. Even closer is the River Lea, the perfect place to relax on your lunch break when you're working from home.





Photography by Paul Crowley

Photography by Paul Crowley

WELCOME TO WATERLILY HOUSE

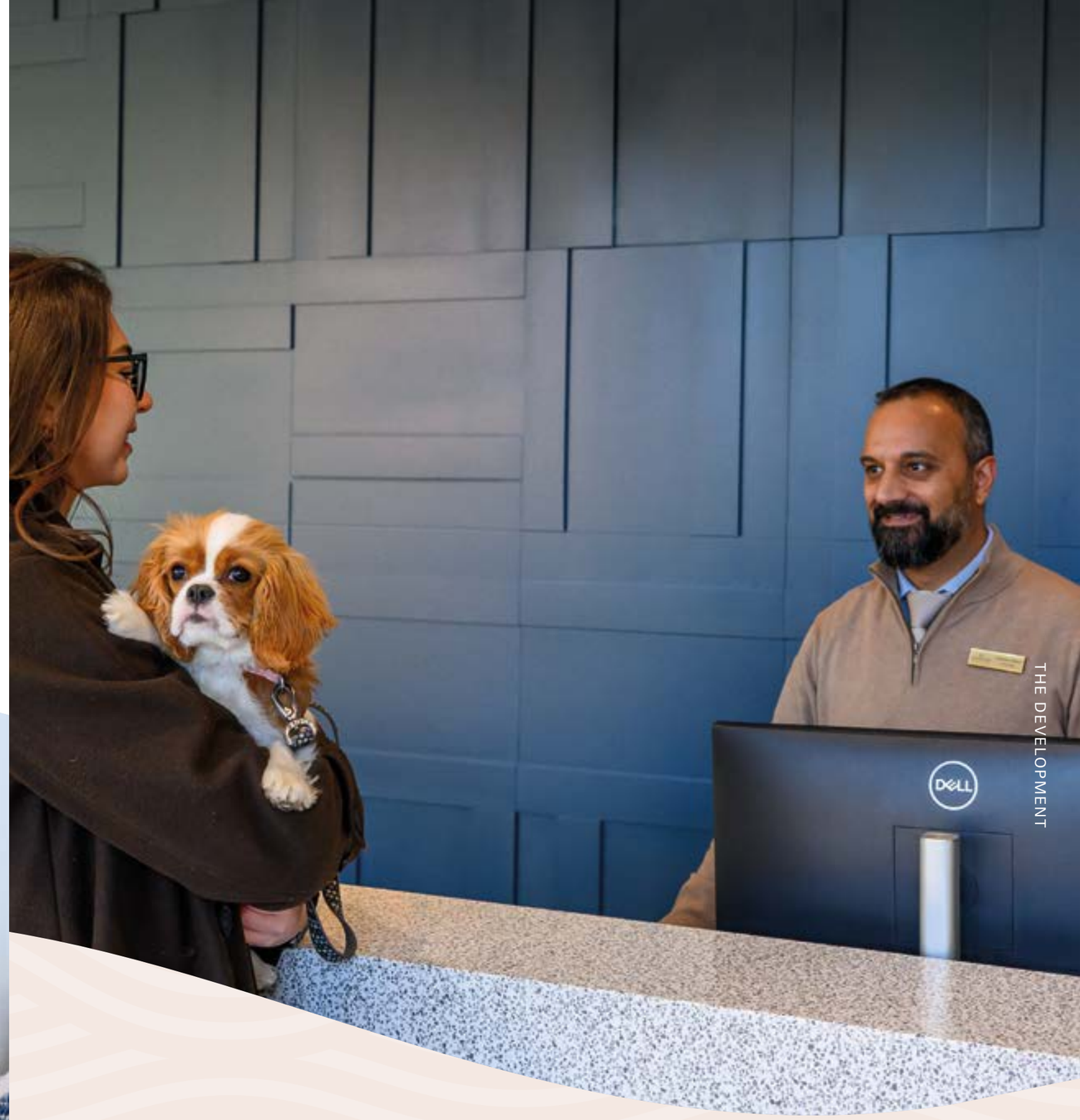
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EVERY CONVENIENCE CARED FOR

Thoughtful amenities shape the everyday at Hertford Locks. Facilities on-site include a dedicated concierge service, a private gym and a Residents' Lounge. All just moments from your doorstep within the development.







LIGHT-FILLED, MODERN LIVING SPACES

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BRINGING STYLE TO THE TABLE

TAILOR YOUR KITCHEN TO YOUR TASTE.
CHOOSE BETWEEN OUR THREE BESPOKE PALETTES.

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A SERENE SPACE TO RELAX AND RECHARGE

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UNWIND IN STYLE AND SERENITY

Carve out a little me time in a calming yet stylish space. From the Cardostone tiles, to the brushed chrome mirrored cabinet, everything has been curated to feel sophisticated and timeless. Sleek fixtures and clean lines add a contemporary touch, while ceramics and high gloss sanitaryware keep things classic, for a homely, traditional feel.

THREE BEDROOM TOWNHOMES

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BEAUTIFULLY BALANCED LIVING

The three-bedroom townhouses at Hertford Locks combine contemporary design with the flexibility modern life demands. There's room to come together, space to unwind and the freedom to make the home your own.

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WHERE LIFE OPENS UP

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SPACE TO UNWIND

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FOUR BEDROOM TOWNHOMES

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EFFORTLESSLY ELEGANT

With four bedrooms, these contemporary townhouses give every part of life more room. Space for family and friends, busy mornings and quieter moments, today's routines and whatever comes next, all beside the water at Hertford Locks.



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A REFINED LIFESTYLE

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WHY BUY AT HERTFORD LOCKS?

OPPORTUNITY & COMMUNITY

EXCEPTIONAL CONNECTIVITY

Run, cycle, stroll or drive. Perfectly positioned in Hertford, you're connected to London and beyond. Reach the capital in under an hour from nearby stations, with easy access to the A10 and M25 for journeys to Cambridge, the wider South East and beyond.

EDUCATION OPPORTUNITIES

Hertford offers excellent education at every stage, with a choice of highly rated primary and secondary schools, alongside direct links to leading universities in London and the nearby University of Hertfordshire.

SURROUNDED BY NATURE

Looking to settle somewhere that feels good for the soul? Hertford offers the perfect balance of town and country living, with scenic riverside walks, open green spaces and the surrounding Hertfordshire countryside right on your doorstep. From peaceful parks to nearby nature reserves, it's a place where wellbeing comes naturally.

FAMILY FRIENDLY

Hertford is perfect for families, with scenic walks along the River Lea, open spaces at Hartham Common, and nature-filled days out at Panshanger Park. With playgrounds, sports facilities and nearby family attractions, it's a place where children can grow up active, happy and connected to the outdoors.

A TOWN OF CHARACTER

Hertford is home to a vibrant independent scene, with a wealth of boutique shops, artisan cafés, and characterful restaurants lining its historic streets. From cosy coffee spots to standout dining experiences, it's a town defined by its charm, individuality and strong sense of local culture.

DESIGNED FOR LIFESTYLE

From morning workouts to evening shows, Hertford has it all. Stay active at local gyms and riverside paths, explore independent shops in the town centre, dine at a range of restaurants, or enjoy live performances at BEAM Hertford. It's a town designed to balance lifestyle, leisure and convenience.

A GATEWAY TO INNOVATION

Ideally positioned within the London–Cambridge corridor, the town benefits from access to one of the UK's most dynamic economic and technology hubs. With strong transport links into London and beyond, Hertford offers the perfect base to connect with leading employers across tech, science and innovation sectors.

A FUTURE WORTH INVESTING IN

Settle into a new chapter in Hertford. With its prime commuter location, continued demand for quality homes and strong local appeal, the town offers long-term confidence for buyers and investors alike. Combining heritage charm with modern growth, Hertford promises a high quality of life with enduring value.

















OUR DIFFERENCE

Our vision is to develop sites that have been closed to the public for decades and reconnect them to the community. We want the places built by Berkeley to be renowned for the quality of their landscape and the open space. The term ‘landscape’ comes from two words meaning ‘to shape a place where people belong’. That idea inspires our approach. The space between buildings is where you create a community and somewhere that is sociable, sustainable and safe.

We believe beautiful, landscaped open spaces give room to breathe, and sit in harmony with our vision for the carefully considered architecture and thoughtfully designed interiors throughout our developments.

To pioneer a landscape led approach to urban developments is hugely important to us. We truly believe these spaces between the buildings are as important as the buildings themselves, where one’s wellbeing within that space can be emphasised through positive design.

Berkeley
Designed for life

DESIGNED FOR LIFE

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 safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.





AT BERKELEY, WE ARE COMMITTED TO CREATING GREAT PLACES WHERE PEOPLE LOVE TO LIVE, WORK AND RELAX

Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.

CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions. And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

GREEN LIVING

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

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 underused 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.



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 efficient homes that use less energy over their lifetime, with sustainable travel choices 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 apprenticeships and training, and programmes supported by the Berkeley Foundation.

Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**

OUR VISION 2030
TRANSFORMING TOMORROW

SUSTAINABILITY AT HERTFORD LOCKS

As a world-class business, Berkeley's vision is to generate long-term value by creating successful, sustainable places where people aspire to live.

This has led to a number of features at Hertford Locks that will reduce its environmental impact.

Inside the buildings, a range of technologies will help to reduce energy use, from automatic PIR lighting in communal spaces and other areas, to smart energy meters and energy-efficient appliances, heating and hot water systems. High-performance building materials will also lower carbon emissions.

Electric car charging points, an on-site car sharing club and cycle storage around Hertford Locks will encourage more sustainable modes of transport.

Water consumption has been carefully considered too, with dual flush WCs, low water use taps and showers. Bird boxes are incorporated into the development and an abundance of trees and shrubs will be planted to encourage wildlife.

Hertford Locks replaced a disused gasworks site which means these homes are making a positive contribution to the area – for anyone who lives in them, and for the abundant wildlife.











MY HOME PLUS

A NEW ONLINE SERVICE THAT IS DESIGNED TO HELP YOU MANAGE KEY ASPECTS OF YOUR NEW HOME AT ANY TIME, FROM ANYWHERE AROUND THE WORLD.

Providing you with a step by step guide to the buying process from reservation through to completion, moving in and warranty. At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.



01

FILING CABINET

In the Filing Cabinet section you can access documentation relating to your new home immediately and at your own convenience.



02

MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.

03

OPTIONS AND CHOICES SELECTION

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section (below) for further detail on this.

04

CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date with the progress on site and in the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

NEXT STEPS

1. Your Sales Consultant will send you a link that you will need to activate to access MyHomePlus. The link will require you to set a password for access.

2. Customer Service will then be in touch to invite you in to our Show Apartment to view the interior selections available for the internal finishes that you have an option to select.

If you cannot make it to the appointment, the options can be discussed over the phone and selected via MyHomePlus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.

Sign in by visiting :
berkeleygroup.co.uk/my-home/sign-in

GET IN TOUCH



HERTFORD LOCKS

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CONSUMER CODE FOR HOME BUILDERS www.consumercode.co.uk

APPROVED CODE TRADINGSTANDARDS.UK

Protection for new-build home buyers

@berkeley_group

hertfordlocks.co.uk

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. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty.

OUR VISION 2030 RANSFORMING TOMORROW

Berkeley Group
Proud member of the Berkeley Group

The Institute of Customer Service MEMBER

Berkeley
Designed for life



Proud to be a member of the Berkeley Group

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