

# HUNTLEY WHARF

READING RG1



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## CENTRAL RIVERSIDE LIVING

*Huntley Wharf is one of the UK's most exciting residential investment opportunities - centrally located in a prime south-facing riverside setting, just a few minutes walk from Reading town centre and station.*

Huntley Wharf offers a truly impressive opportunity for the smart investor. Located in a prime, waterside location in central Reading, this is one of the UK's most exciting developments.



Computer generated image, indicative only.

Set in 6.9 acres of beautiful landscaped grounds, Huntley Wharf offers over 750 homes in three principal buildings and a range of amenities including a Riverside Square and Riverside Walk.

It is set at the heart of a town transforming, attracting investment by global companies and ranked in the top 10 most attractive

small European cities for foreign direct investment. It has one of the highest concentration of digital businesses in the UK, and following the structural growth in technology, Reading is well placed for long-term growth opportunities.

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## The Location

40 miles west of central London and 30 miles from Heathrow Airport

0.7 miles to Reading Central Station and town centre

Reading to London Paddington in under 30 mins

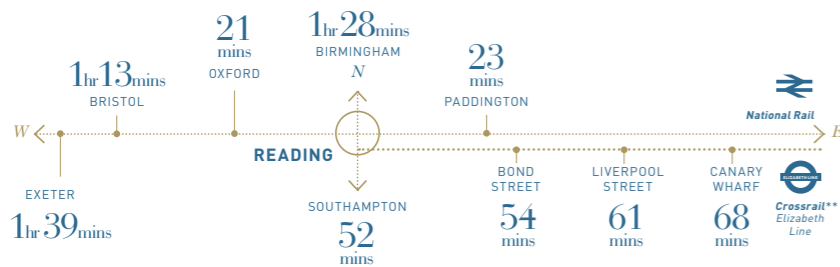
Crossrail - London Bond Street in 54 mins; Canary Wharf in 68 mins

By car - M4 12 mins; Heathrow 35 mins; Bicester Village 67 mins



Computer generated image, indicative only.

## Excellent Connectivity



Source: thetrainline.com \*\*Crossrail due to open mid-2022

Travel times from Huntley Wharf by car					
M4	M40	M3	M25	HEATHROW AIRPORT	BICESTER VILLAGE
12 mins	28 mins	35 mins	35 mins	35 mins	67 mins

Fastest journey times shown. Source: google.com/maps

## Education

The University of Reading is one of the UK's leading research-intensive universities and includes world-renowned Henley Business School and University of Reading Malaysia.



## The Development

6.9 acre site in central Reading, 765 new apartments, including 230 affordable homes

A prime south-facing location overlooking the River Kennet

Over 13,160 sq ft commercial and retail space

3 principal buildings 2-11 storeys: **Bakers Yard, Discovery House, Olivers Place**

Architecture and interiors inspired by industrial heritage

Regenerating a new stretch of riverside for the wider community to enjoy

## The Apartments

1, 2 and 3 bedroom apartments, duplexes and penthouses.

High quality interior specification - a mix of contemporary and traditional styles.



Many apartments have a balcony or terrace. Selected apartments enjoy views

of the River Kennet, King's Meadow or Reading skylines.

\*Based on Haslams Letting Agents' forecast as of Oct 2020.

## Apartment Mix

Bakers Yard West						Estimated Completion: Jan 22 - Mar 22
	Size Range (Sq. Ft)	Size Range (Sq. M)	Prices from	Rental Range* (PCM)	Rental Yield* (%)	
1 Bedroom	483	45	£307,500	£1,200	Up to 4.7%	
Bakers Yard South						Estimated Completion: Apr 22 - Jun 22
1 Bedroom	425	39	£299,000	£1,125	Up to 4.5%	
2 Bedrooms	597	55	£400,000	£1,500	Up to 4.5%	
Discovery House West						Estimated Completion: Nov 22 - Apr 23
1 Bedroom	409 - 595	38 - 55	£275,000	£1,000 - £1,225	Up to 4.5%	
2 Bedrooms	690 - 1105	64 - 102	£385,000	£1,450 - £2,000	Up to 4.5%	
Discovery House South (M5)						Estimated Completion: Jun 23 - Nov 23
1 Bedroom	510 - 544	47 - 50	£310,000	£1,150 - £1,200	Up to 4.5%	
2 Bedrooms	591 - 900	54 - 83	£385,000	£1,525 - £1,875	Up to 4.5%	
3 Bedrooms	1057	98	£566,500	£2,175	Up to 4.5%	

## 5 Year House Price Growth Forecast - South East (incl. Reading)

\*Source Savills correct at March 2021

	2021	2022	2023	2024	2025	Total
Savills*	5.0%	4.5%	2.5%	2.5%	1.5%	16%

## Cash Flow Forecast (typical price £350,000)

Source: ^ Based on Savills Forecast for Capital Growth \*\* Assuming no mortgage (returns may be increased if taking a low interest mortgage). Prices and forecasts were correct at the time of publishing, May 2021.

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
10% Deposit	£35,000					£35,000
10% Payment		£35,000				£35,000
80% Completion Amount					£280,000	£280,000
Your Investment	£35,000	£70,000	£70,000	£70,000	£350,000	£350,000
Cumulative Capital Appreciation^	£17,500	£34,038	£43,638	£53,479	£59,532	£59,532
Your Equity	£52,500	£104,038	£113,638	£123,479	£409,532	£409,532
Equity Appreciation**	50.00%	48.63%	62.34%	76.40%	17.01%	17.01%

## Reasons To Buy

Reading is a vibrant business location and smart living choice	Top 10 Small European City for foreign investment <sup>1</sup>	Excellent connectivity to London and the rest of the UK	Major global brands investing, including Huawei and Microsoft	The Oracle is a major shopping and leisure destination
Active rental market with high proportion of overseas tenants	One of the highest wages in the UK outside London <sup>2</sup>	Reading University is ranked in the top 30 universities in the UK <sup>3</sup>	8 times UK average concentration of tech businesses <sup>4</sup>	One of the UK's fastest growing regions 2020 - 235

<sup>1</sup> FDI European Cities & Regions for the Future (2020/21 FT) <sup>2</sup> Centre for Cities, Cities Outlook 2019 <sup>3</sup> QS World University rankings 2021 <sup>4</sup> Tech Nation 2018 <sup>5</sup> Ernst & Young UK and Regions Forecast Feb 2020





### Amenities\*

Riverside Square and walk

Landscaped avenues connecting town to river

Riverfront restaurant

Coffee shop

Convenience store

Day nursery

12-hour concierge

Gym

Co-working studio

Private podium gardens

### Location

RG1, Reading

### Local Authority

Reading Borough Council

### Service Charge

Estimated £3.00/sq ft  
(exclusive of heating charges)

### Ground Rent

Estimated £150 - £250 per annum

### Tenure

Leasehold – 999 years

### Building Insurance

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, Berkeley Group believes in placemaking, not just housebuilding and create sustainable places where people aspire to live.

### Terms of payment

£2,000 payable on reservation (UK)

10% of the purchase price is payable on exchange of contracts (less reservation fee already paid)

Further 10% of purchase price is payable no later than 6 months after exchange of contracts

Balance payable on completion

### Car Parking

£POA

\*Delivery of amenities is phased. Selected amenities are proposed. Please discuss details with the sales team.

## HUNTLEY WHARF

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