

SPRING HILL

MAIDENHEAD, BERKSHIRE



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A NEW BLOSSOMING COMMUNITY

Spring Hill is set amidst green open spaces and surrounded by scenic landscapes, picturesque country walks, and historic villages.

Right on your doorstep, you'll find everything you need: from shops and restaurants to excellent schools and nurseries in Maidenhead and around.

And thanks to excellent transport links, the city and the countryside feel closer than ever.

Spring Hill. Your happily ever after starts here.

Berkeley
Designed for life



THE LOCATION

The area around Spring Hill offers scenic nature and rich history in equal measure.

Perfectly located, Maidenhead station is only a 3 minute drive and 5 minutes by bike offering direct connections to London.

Nearby are the quaint villages of Bray and Holyport, with their timber-framed cottages and village greens that have remained largely unchanged for centuries.

The nearby Bisham Woods Reserve is said to have inspired The Wind in the Willows with its meandering streams and ancient trees.

Further afield, Marlow is a vibrant hub of fine dining, including a Michelin starred The Coach.

From boat cruises along the Thames to browsing the local boutiques and markets, Windsor and Maidenhead is an authentic slice of English country living.

KEY CONNECTIONS

 Reading 14 minutes	 Slough 6 minutes	 Marlow 13 minutes	 Bray 8 minutes
Ealing Broadway 31 minutes	Cookham 7 minutes	Heathrow airport 18 minutes	Holyport 12 minutes
Heathrow airport 37 minutes	Bourne End 12 minutes	Henley-on-Thames 17 minutes	Taplow 15 minutes
Paddington 40 minutes	Paddington 19 minutes	Bracknell 19 minutes	Cookham 26 minutes
Bond Street 41 minutes	Marlow 23 minutes	Ascot 22 minutes	Windsor 37 minutes
Tottenham Court Road 47 minutes	Reading 30 minutes		



EDUCATION

PRE SCHOOL & PRIMARY

Poppies Day Nursey	10 min
Silchester Manor Day Nursey	10 min
St Nicolas Playgroup	2 min
Oldfield Primary School	5 min
St Luke's C of E Primary School	6 min

SECONDARY

Cox Green School	4 min
Desborough College	2 min
Altwood C of E School	5 min

INDEPENDENT

Claire's Court Juniors School	7 min
Highfield School	6 min
St Piran's School	7 min
Eton College	17 min

UNIVERSITIES

Brunel University London	24 min
Reading University	20 min
University of Oxford	44 min
Royal Holloway	26 min

Source: Googlemaps.co.uk. Travel times are approximate.



THE DEVELOPMENT

- Overall site is 7.21 hectare
- 3.2 acres of green open spaces including the village green
- Up to 199 homes including 60 affordable

THE DEVELOPER

Founded in 1976, Berkeley is a leading developer of outstanding homes, and has won numerous awards for quality, design and customer service.

LANDSCAPE ARCHITECTS

Fira Landscape Architecture

THE HOMES

A collection of 1, 2 & 3 bedroom apartments and 3, 4 & 5 bedroom houses taking inspiration from the picture-perfect villages surrounding it.

From intricate brickwork to timeless layouts, these homes are designed with high specifications and comfortable living. Each property has its own look and feel, crafted just for that home.

PROJECT ARCHITECTS

Symmetry Architecture Ltd



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PHASE 1	No.	Size range (sq ft)	Size range (sq m)	Prices from	Est. Rental Range (pcm)*	Est. Gross Rental Yield (% pa)*
3 bedroom coach house	3	911	85	£515,000	£2,400	Up to 5.59%
3 bedroom house	28	971 - 1182	90 - 110	£630,000	£2,750 - £3,000	Up to 5.24%
4 bedroom house	16	1203 - 1498	112 - 140	£799,995	£3,200 - £3,600	Up to 4.80%
5 bedroom house	4	1558 - 2101	143 - 196	£915,000	£4,500 - £4,800	Up to 5.74%

*Source: Rental prediction by Braxton Estate Agents - May 2024.

5 YEAR HOUSE PRICE GROWTH FORECAST**

JLL	2024	2025	2026	2027	2028	Total
	1.0%	3.0%	4.0%	4.0%	3.5%	16.5%

**Based on JLL UK Residential Forecasts Q2 2024



Maidenhead bridge



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ESTATE CHARGE

Coach houses - TBC
Houses - £485.18 per annum

TENURE

Houses - Freehold
Coach houses - Leashold 999 years

CAR PARKING

Garages and / or allocated parking spaces. Varies between properties. Please check for details.

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

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

COMPLETIONS

Phase 1 - From Q1/Q2 2025

BUILDING INSURANCE

10-year NHBC Guarantee

LOCAL AUTHORITY

Royal Borough of Windsor & Maidenhead

DOCUMENTATION

Documentation required to reserve:

- One form of photo identification is required for each purchaser – Passport, Driving Licence, State ID Card.
- 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.
- Confirmation of source of funds, such as proof of cash.
- Confirmation of purchase as owner/ occupier or investor.

Should the purchase be made in a Company name, the following is required:

- Certificate of Company Incorporation and Memorandum of Articles and Association.
- Full list of Directors and Shareholders
- Evidence of the Company's registered address.
- Photo Identification and Proof of Address for all Directors and Shareholders (as individual purchasers above).



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Berkeley Homes (Oxford & Chiltern)

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2030
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