

L&Q at  
**HUNTLEY  
WHARF**

**L&Q**



Image depicts a typical L&Q show home

## A step on the ladder *and a foot in the door*

L&Q at Huntley Wharf presents a prestigious collection of Shared Ownership homes at one of Reading's most anticipated new riverside destinations.

This collection of 1 and 2 bedroom homes have been designed in a contemporary style and bring luxury homes to a town centre setting along the waterfront.

Built upon an icon of British industry, L&Q at Huntley Wharf will encompass all areas of a modern lifestyle, providing prosperous Reading with a new destination to relax, work and play. With a café, restaurant, local store, gym and 'Monkeymoos' nursery, as well as beautifully landscaped gardens to complement the riverside setting, L&Q at Huntley Wharf will become an extension of the town centre.

L&Q at Huntley Wharf will provide a modern specification, drawing the site's industrial heritage into the finishes and interiors whilst also providing

functional spaces and quality appliances so you can move into your new home hassle-free.

Follow the River Kennet to the town centre to find a host of shops, restaurants, bars and nightlife, all less than a mile from L&Q at Huntley Wharf. When you choose L&Q at Huntley Wharf, you'll become part of a rapidly growing community who have made this hi-tech hub their home thanks to its unrivalled location, and now superbly crafted homes at what is certain to become a stunning riverside neighbourhood in the heart of Reading.

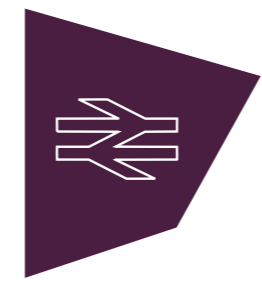


We provide the home  
*and you make it your own*

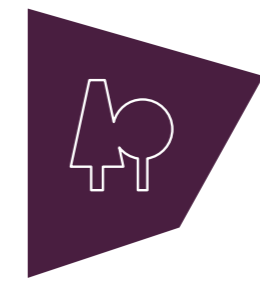


Riverside at The Oracle

# The essentials you need *and all close at hand*



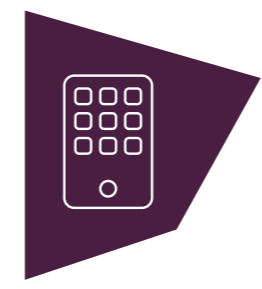
Railway station within  
a 10 minute walk



New riverside neighbourhood  
to relax, work and play



Paths and cycle routes  
along the two rivers



UK's third largest  
digital technology city\*



Modern lido, leisure centre  
& four local gyms nearby



Five supermarkets  
close to home



Four shopping  
centres nearby



Under a 15 minute walk  
to the town centre



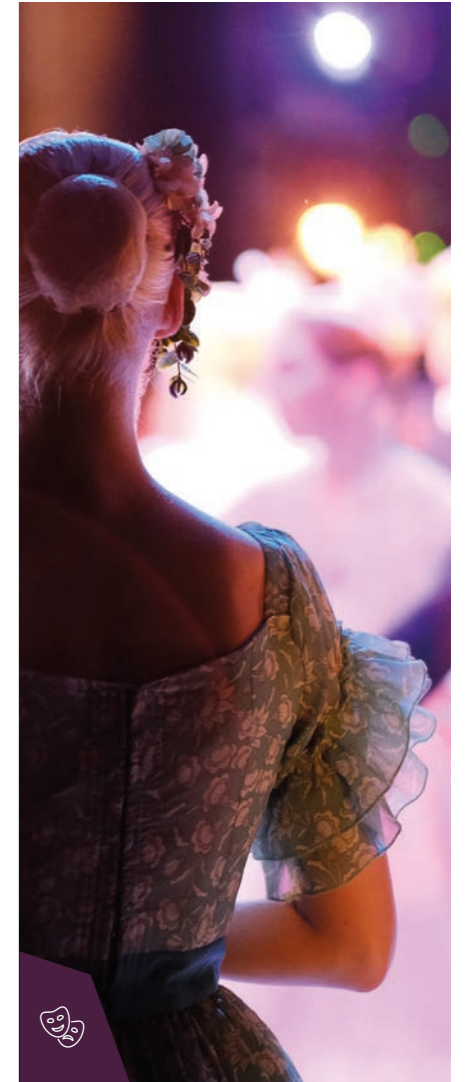
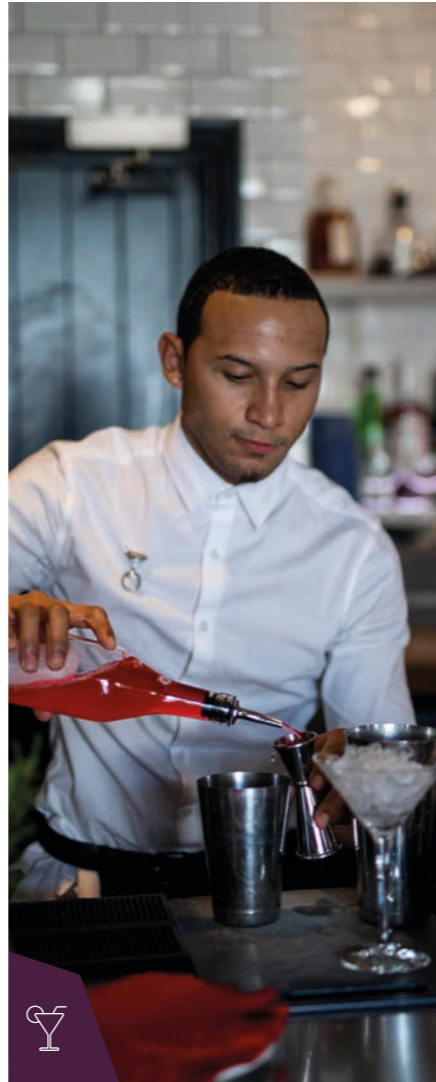
Unrivalled national  
transport hub

\*UK Digital Technology Census by thedatacity.com  
Walking time taken from google.co.uk/maps



# New roots and your routes

- 1. Tesco Extra
- 2. Broad Street Mall
- 3. The Oracle
- 4. University of Reading
- 5. Thames Valley Park
- 6. Rivermead Leisure Complex & Gym
- 7. Thames LIDO
- 8. Thames and Kennet Marina
- 9. Reading Abbey Ruins
- 10. Palmer Park Sports Stadium



## Relax

Discover the stunning Thames LIDO, a refurbished Edwardian Ladies Swimming Bath, now a pristine pool alongside a popular mediterranean restaurant and bar. Complete with massages, get a unique “holiday from home” experience.

**Thames LIDO**  
0.6 miles by foot\*

## Riverside

Choose from the River Kennet or the River Thames to enjoy a healthy outdoor lifestyle by walking, running or cycling. Try a three mile loop around the rivers and Reading town centre, including the historic grounds and the ruins of Reading Abbey.

**Reading Abbey Ruins**  
0.3 miles by foot\*

## Eat & Drink

Grab your morning coffee from brilliant independent spots, such as Tamp Culture Coffee or Coffee Under Pressure. Reading has the perfect balance of independent and big name restaurants, giving you a huge choice should you decide to make L&Q at Huntley Wharf your home.

**Tamp Culture Coffee**  
0.6 miles by foot\*

## Music

August Bank Holiday is marked by the arrival of Reading & Leeds Festival, one of the oldest, most popular festivals in the world. Legenday acts perform to thousands of festivalgoers each year. Camping? No need as you'll be just a 10 minute\* taxi ride from the festival.

**Reading Festival (Little John's Farm)**  
2.6 miles by car\*

## Shopping

From local boutiques to major high street brands across four shopping centres, including The Oracle, and a bustling high street, everything is within a short walking distance. Try The Grumpy Goat deli for an impressive range of local, national and foreign delicacies.

**The Grumpy Goat**  
0.6 miles by foot\*

## Culture

Home to The Hexagon, an incredible example of brutalist architecture, Reading is host to an eclectic mix of theatre, stand-up comedy, touring musicals and children's shows. If you're more interested in catching up with the latest blockbusters, there's a Vue cinema nearby.

**The Hexagon**  
0.9 miles by bike\*

You couldn't be  
better connected



At L&Q at Huntley Wharf,  
you're perfectly positioned  
with access to one of the  
UK's principal transport hubs.

Reading's location in the Thames Valley, with its proximity to London, means the town plays a key role in the UK's transport system and attracts many commuters.

Benefit from National Rail services into London Paddington in 25 minutes\* and local services on the Elizabeth Line from Reading Central train station, and to other UK cities such as Bristol, Cardiff, Exeter, Birmingham and Southampton Central. The M4 connects Reading to Heathrow Airport and the rest of London, whilst other nearby towns and cities such as Oxford, Slough, Newbury and Guildford are easily accessible by road or rail.

Train times taken from [nationalrail.co.uk](http://nationalrail.co.uk)



# READING STATION



## By rail from Reading

London Paddington	25 mins
Bristol	49 mins
Southampton Central	50 mins
London Waterloo	1 hr 1 min
Gatwick Airport	1 hr 24 mins
Cardiff	1 hr 25 mins
Birmingham	1 hr 33 mins



## To the airports by car from L&Q at Huntley Wharf

Heathrow Airport	37 mins
Southampton Airport	1 hr 1 min
Luton Airport	1 hr 10 mins
Gatwick Airport	1 hr 20 mins



## By road from L&Q at Huntley Wharf

Bracknell	19 mins
Newbury	31 mins
Slough	33 mins
Basingstoke	35 mins
Oxford	53 mins
Guildford	56 mins



## By cycle from L&Q at Huntley Wharf

Reading Station (0.7 miles)	4 mins
Reading City Centre (0.6 miles)	3 mins
University of Reading (2 miles)	11 mins

Train times taken from [nationalrail.co.uk](http://nationalrail.co.uk)  
Distances taken from [google.co.uk/maps](http://google.co.uk/maps)





**Great food and  
even better  
company**

# Live life to the fullest

Find the perfect balance between city chic and waterside cool when you choose a home at L&Q at Huntley Wharf, in this constantly transforming, cosmopolitan town.

Beer, bulbs and biscuits defined Reading as a centre of industry in the nineteenth and twentieth centuries. Huntley Wharf celebrates the past, owing its name to the global and world renowned biscuit company Huntley & Palmers, famous for the decorative tins which depicted journeys, from hiking the Himalayas to cruising on ocean liners to India.

As the UK's third largest digital technology city\* with Oracle and Microsoft having offices at one of the several business parks surrounding Reading, the area continues to thrive. L&Q at Huntley Wharf will bring together even more businesses, cafes and restaurants, alongside high quality homes, to the growing riverside community. Combined with a world-class university, a buzzing town centre and fast access to capital, L&Q at Huntley Wharf is the perfect place to invest for the future.

\*UK Digital Technology Census 2019 by thedatacity.com

1. University of Reading
2. Reading Town Hall
3. Mojito Beach Bar
4. Riverside Dining
5. Forbury Gardens
6. Ruins of Reading Abbey



Beautifully designed  
*and ready for living*





Images depict a typical L&Q show home

# Specification

All of the homes located within L&Q at Huntley Wharf have a fully-inclusive specification throughout and will be covered by NHBC warranty.

## General

- Karndean flooring to open-plan living/ kitchen/dining areas, hallways and kitchens
- Neutral fitted carpets to bedrooms
- Tiles to bathroom, cloakroom and en-suite floor
- White emulsion to all walls and ceilings
- White satin woodwork
- Washer/Dryer positioned in utility cupboard
- Integrated sprinkler system

## Electrical and Heating



- Matt white switches and sockets to all rooms
- LED downlighters to the main bathroom, kitchen and en-suite if applicable
- Pendant lighting to bedrooms, hall, landing and living/dining areas
- Television points to the lounge and master bedroom
- Mains operated ceiling mounted smoke detector
- Communal heating system with radiators
- Video door entry system

## Kitchen



- Contemporary Symphony kitchen with soft close doors and drawers
- Under cabinet LED lighting
- Stainless steel splashback behind hob
- Stainless steel 1 ½ bowl sink with chrome mixer tap
- Fully integrated energy efficient appliances including oven, induction hob, extractor hood, fridge/freezer and dishwasher

## Bathroom and En-suite



- Chrome bath, shower and basin taps (shower only to en-suites)
- Contemporary white sanitaryware
- Bath with glass shower screen
- Heated towel rail
- Mirror to wall above basin
- White shaver socket in the bathroom
- Tiling is full-height to the bath and shower area (full-height tiling to shower enclosure in en-suite)

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.



## Investing in homes *and neighbourhoods*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.



Invest for the future  
*and own your home*

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more visit  
[lqhomes.com/shared-ownership](https://lqhomes.com/shared-ownership)

# Buying a Shared Ownership home with L&Q

With Shared Ownership you start by buying a share in your home and then progress to full ownership by buying more shares. Your deposit will be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a rent to L&Q on the share you don't own.

## Are some applicants prioritised?

Some developments may initially be reserved for those who live or work locally, but in most cases the development is open to everyone so please register if you are interested. You can find out more about the development eligibility criteria on our website or by speaking to the Sales Team.

## Is Shared Ownership really affordable?

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a deposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

## Can I buy more shares in my home?

Yes, this process is known as staircasing. You can also sell the share you own at any time, either via the L&Q Resales team or on the open market.

## Am I Eligible?

To buy a home under the Shared Ownership scheme you must meet these basic requirements:

- have a combined annual household income under £80,000, or £90,000 in London
- not own a property, or part of a property, at the time of completing on your purchase
- be 18 years or older and be able to obtain a mortgage

Complete our Shared Ownership Application form to confirm your eligibility.

If you have any questions about the application form please contact the Homebuy Application Team at [applications@lqgroup.org.uk](mailto:applications@lqgroup.org.uk) or call 0300 456 9997 opt 1, Monday to Friday 9am-5pm  
You can learn all about Shared Ownership at [lqhomes.com/shared-ownership](https://lqhomes.com/shared-ownership)

## Getting started with L&Q Shared Ownership



### Step 1: Confirm your eligibility

Complete the online L&Q Shared Ownership Application form at [lqhomes.com/apply](https://lqhomes.com/apply). If you're purchasing a home with a friend or partner, remember to complete the Joint Application section of the form.



### Step 2: Reserve your home

Browse our website and find a home that's right for you. Book a viewing and visit the show home, once you've chosen your home reserve it with a payment of £500. Homes will be allocated based on priority.



### Step 3: We make you an offer

Once you have paid your reservation fee, we will verify your identity. If the result of this check is satisfactory, we'll contact you to make an offer of a home.

## Buying a Shared Ownership home After we have made you an offer



### Step 1: Meet a mortgage advisor

When you accept the offer, it will be subject to a financial assessment with an independent mortgage advisor (IMA). They will assess what share you can afford to purchase and arrange your mortgage application for you.



### Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a conveyancing solicitor to work on their behalf. We can provide details of solicitors who specialise in shared ownership.



### Step 3: We exchange contracts

The Memorandum of Sale (MOS) will give a date by which to exchange contracts. This makes your intention to buy a home through L&Q a legally binding agreement.



### Step 4: Completion day arrives!

Your mortgage lender will give your solicitor the money to buy your home and complete the sale. Congratulations on purchasing your new home!



### Step 5: Time to collect your keys

We will make arrangements to meet you at your home and hand over your keys. We will also walk you through your new home and talk you through your Home User Guide.

# We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

## The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your sales associate can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: [lqgroup.org.uk](http://lqgroup.org.uk)



## A selection of other L&Q developments



L&Q at Bankside Gardens  
[lqhomes.com/banksidegardens](http://lqhomes.com/banksidegardens)



L&Q at Hayes Village  
[lqhomes.com/hayesvillage](http://lqhomes.com/hayesvillage)



L&Q at High Street Quarter  
[lqhomes.com/hsquarter](http://lqhomes.com/hsquarter)

## L&Q at Huntley Wharf

18 Kenavon Drive  
Reading  
RG1 3DH

✉ [huntleywharf@lqgroup.org.uk](mailto:huntleywharf@lqgroup.org.uk)

☎ 0333 999 7113

🌐 [lqhomes.com/huntleywharf](http://lqhomes.com/huntleywharf)

### Disclaimer

All information in this document is correct at the time of publication going to print June 2023. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation.

Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Details correct at the time of going to print June 2023. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.



L&Q