

Eaton Leys

MILTON KEYNES

A new community of 2 and 3 bedroom homes
available with Shared Ownership

A home of your own

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Welcome to Eaton Leys

Nestled in the countryside to the south of Milton Keynes, the new Eaton Leys development offers an exceptional opportunity to get onto the housing ladder in a stylish new home with great connections to the rest of the country.

Eaton Leys is beautifully designed in a traditional style, yet full of modern touches. Every home has been built to the highest standards and the development has been carefully landscaped to create shared spaces that build a true sense of community.

Legal & General Affordable Homes is offering a unique opportunity to live at Eaton Leys through Shared Ownership. Thanks to this scheme, you can get on the property ladder with a lower deposit than is required to buy outright or with other buying schemes.

Living at Eaton Leys



Beautifully designed

Beautiful new homes designed with your lifestyle in mind.



Express yourself

The neutral décor invites you to add your own touches and create your own look.



Sit back in style

You'll immediately feel at home in the well-proportioned dining and living areas.



Town and country

Live on the edge of the countryside, with the bright lights of the city close at hand.



Make yourself at home



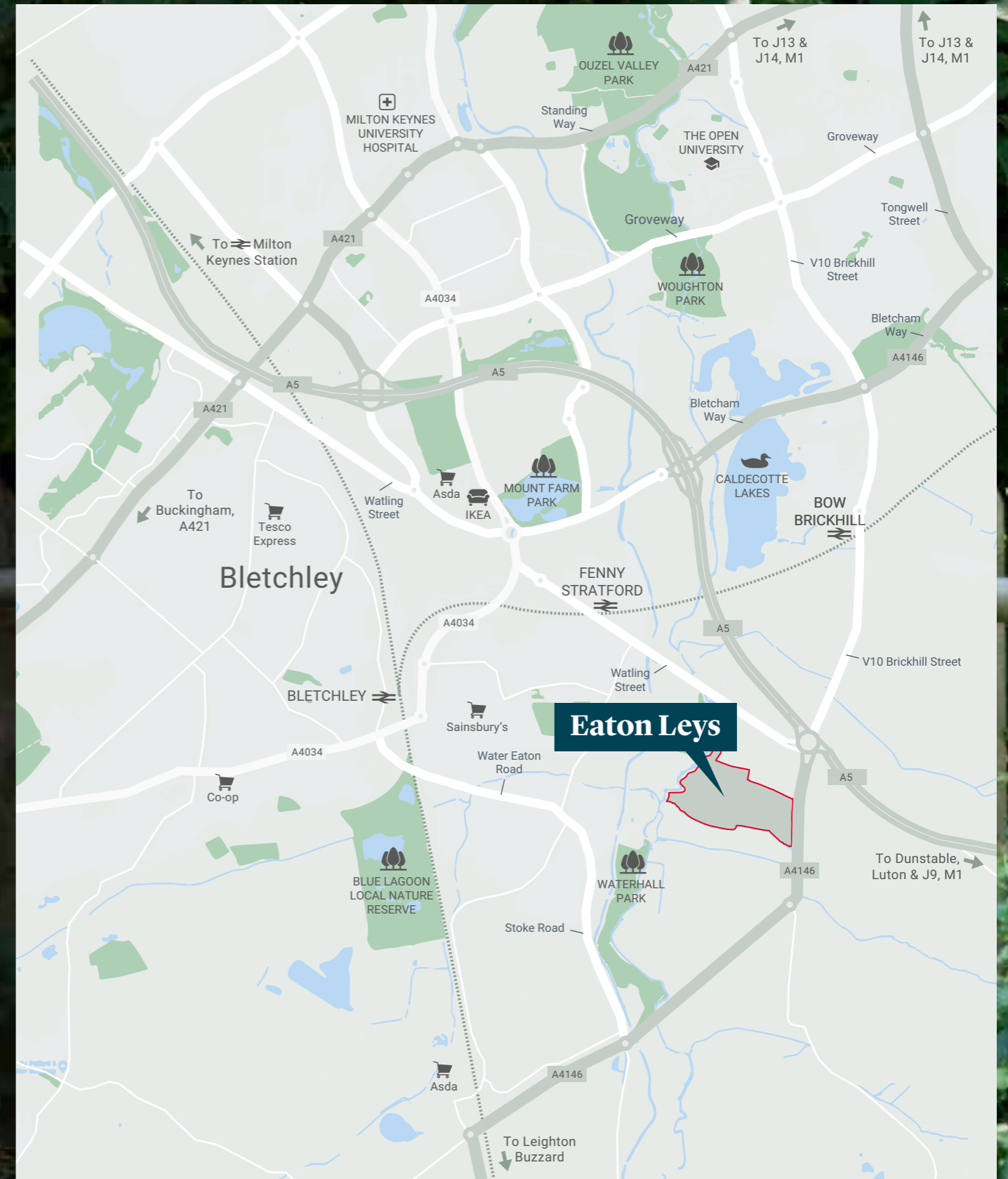
Get out and explore

So many choices

One day you might fancy a stroll around the picturesque Caldecotte Lake, the next a trip to the shops and a night on the town. Living at Eaton Leys, you have everything at your disposal.

There's a garden centre, rugby club and golf course close by. You'll also have a choice of good local schools for every age group. The nearby village of Woburn offers a post office, shops and a doctors' surgery, not to mention one of Britain's finest stately homes.

Bletchley Park, the home to the famous codebreakers of World War Two, is another nearby venue that's well worth a visit



Get where you're going

Well connected

You might be in the middle of the countryside, but it's easy to get to the city. From nearby Bletchley Station, you can be in the middle of London in under an hour. Or in the centre of Milton Keynes in just five minutes.

Living at Eaton Leys is handy for road travel too with the M1 nearby. Whether you're heading north to the Midlands, south to London or west to the Cotswolds, this is a great starting point.

And when you want to travel further afield, just head for Luton airport. Or Heathrow. Or Stansted. They are all a straightforward drive from your front door.



By Bicycle

Hunters Farm Shop
2 minutes

Caldecotte Lake
11 minutes

Tesco Extra
14 minutes

Blue Lagoon Nature Reserve
18 minutes

Bletchley Park
21 minutes

Campbell Park
27 minutes



By Train

From Bletchley Station

Milton Keynes
5 minutes

Hemel Hempstead
27 minutes

Watford Junction
34 minutes

London Euston
38 minutes

Coventry
47 minutes

Birmingham New Street
71 minutes



By Car

Bletchley station
9 minutes

Milton Keynes station
11 minutes

Milton Keynes
11 minutes

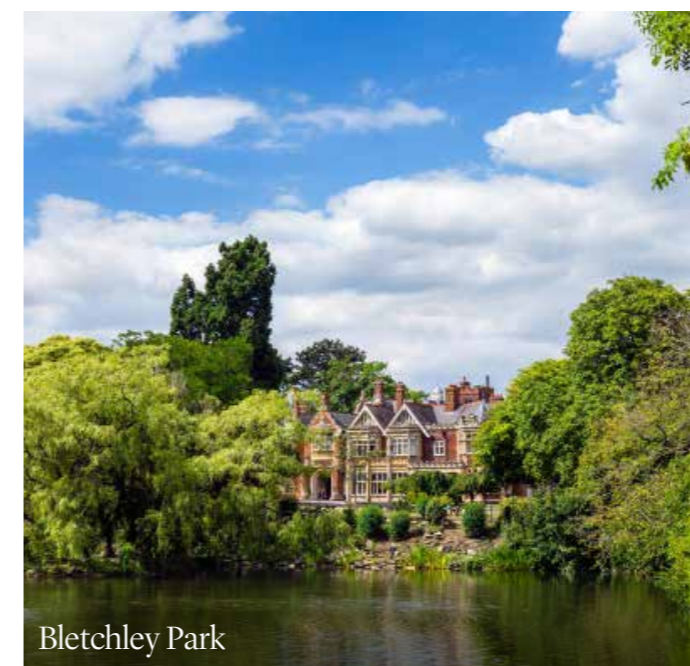
The Point Milton Keynes
12 minutes

IKEA
56 minutes

Blenheim Palace
60 minutes



Caldecotte Lake



Bletchley Park



Milton Keynes Shopping Centre

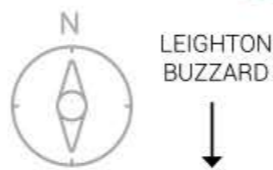
Site Plan



Key

- Two Bedroom Houses
- Three Bedroom Houses
- Homes by Barratt Homes

Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.



Two Bedroom Houses

Plots 242, 244*, 245 & 247*



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

Key

FF - SPACE FOR FRIDGE / FREEZER WM - SPACE FOR WASHING MACHINE B - BOILER

* Plots 244 & 247 are handed from the plans drawn

Dimensions	TOTAL AREA: 70 SQ M 750 SQ FT	
	Length	Width
Living/ Dining/ Kitchen	8.19m x 3.23m	26' 11" x 10' 7"
Bedroom 1	4.25m x 3.49m	13' 11" x 11' 5"
Bedroom 2	4.25m x 3.34m	13' 11" x 10' 11"



Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

Two Bedroom Houses

Plots 243* & 246*



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

Key

FF - SPACE FOR FRIDGE / FREEZER WM - SPACE FOR WASHING MACHINE B - BOILER

* Plots 243 & 246 are handed from the plans drawn

Dimensions

TOTAL AREA: 70 SQ M 750 SQ FT

	Length	Width	Length	Width
Living/ Dining/ Kitchen	8.19m	x 3.23m	26' 11"	x 10' 7"
Bedroom 1	4.25m	x 3.49m	13' 11"	x 11' 5"
Bedroom 2	4.25m	x 3.34m	13' 11"	x 10' 11"



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Three Bedroom Houses

Plots 240 & 241



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

Coming Autumn 2025

Key

FF - SPACE FOR FRIDGE / FREEZER DW - SPACE FOR DISHWASHER WM - SPACE FOR WASHING MACHINE B - BOILER

* Plot 241 is handed from the plans drawn

Dimensions

TOTAL AREA: 86 SQ M 927 SQ FT

	Length	Width	Length	Width
Living Room	4.65m	x 4.47m	15' 3"	x 14' 4"
Kitchen/ Dining Room	4.71m	x 3.00m	15' 6"	x 9' 10"
Bedroom 1	4.65m	x 3.70m	15' 3"	x 12' 2"
Bedroom 2	3.07m	x 2.21m	10' 1"	x 7' 3"
Bedroom 3	4.19m	x 2.37m	13' 9"	x 7' 9"



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Specification

Kitchen

- Contemporary white kitchen with chrome handles and soft close
- Laminate worktop and upstand
- Stainless steel splashback to hob
- Stainless steel multi function oven, hob and chimney cooker hood
- Stainless steel 1 ½ bowl with chrome mixer tap
- Spaces for fridge/freezer and washing machine
- Plumbing for future installation of dishwasher

Cloakroom

- Contemporary white WC and basin with chrome tap
- Splashback behind basin

Bathroom

- Contemporary white bathroom suite comprising bath, WC, basin with chrome mixer tap
- Mirror above basin
- Glass shower screen to bath
- Thermostatic shower over bath
- Wall tiling to bath and splashback tiling to basin area
- White heated towel rail

Flooring

- Vinyl flooring to kitchen, cloakroom and bathroom
- Carpet to living room, hall, stairs, landing and bedrooms

General

- White UPVC double glazed windows
- Ceilings, architraves and skirtings painted Almond White matt emulsion
- Walls painted in Almond White matt emulsion
- Internal panel doors painted White satinwood with chrome ironmongery
- Ideal Standard Logic combi boiler and White Elite radiators
- NHBC build 12 year warranty



Images depict a typical Legal & General Affordable Homes property

Electrical

- Track light to kitchen
- Light fitting to cloakroom and bathroom
- Pendant lighting to all other areas
- White sockets and switches throughout
- TV aerial point to living room
- Telephone point to hall
- Smoke and carbon monoxide detectors
- Extractor fan to kitchen, cloakroom and bathroom
- Shaver socket to bathroom
- Light to front elevation

External

- Two parking bays per property
- Paved patio area
- Turf to rear garden
- 1.8m high timber fencing to rear garden
- Cycle store to rear garden

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.



Images depict a typical Legal & General Affordable Homes property

Shared Ownership Explained

Your essential guide to all things Shared Ownership with Legal & General

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 40% and 70% (depending on the development) of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at RPI (Retail Price Index) from September of the previous year + 0.5%.

Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 (or £90,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

What other charges will be payable?

Your home will be subject to a management fee - this is a fee payable monthly to cover the administrative costs of Legal & General Affordable Homes and our Management Provider. You will also be charged for the

Buildings Insurance required to cover your home. Finally, all homes pay an Estate Charge which contributes to the maintenance of the wider estate, play areas or unadopted roads etc.

Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy shares at the current market value, at the time you are buying the shares. You can staircase up to 100% ownership.

Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership.

Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

Will I need a deposit?

Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

For more frequently answered questions go to www.landgah.com/faq

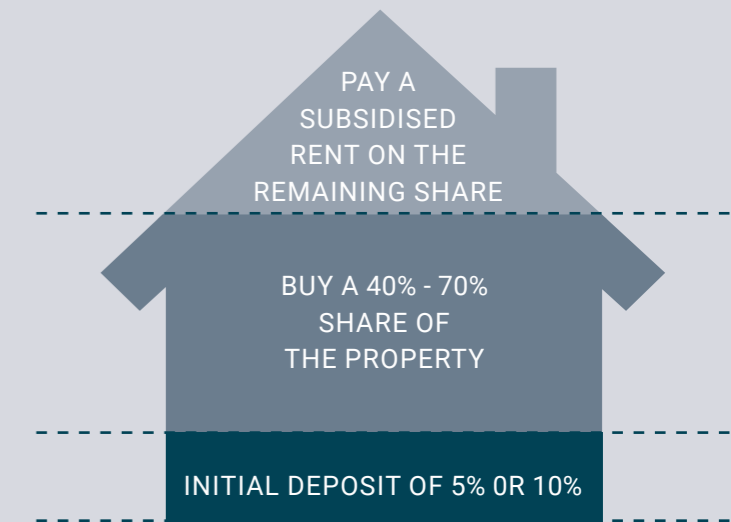
We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit

www.landgah.com



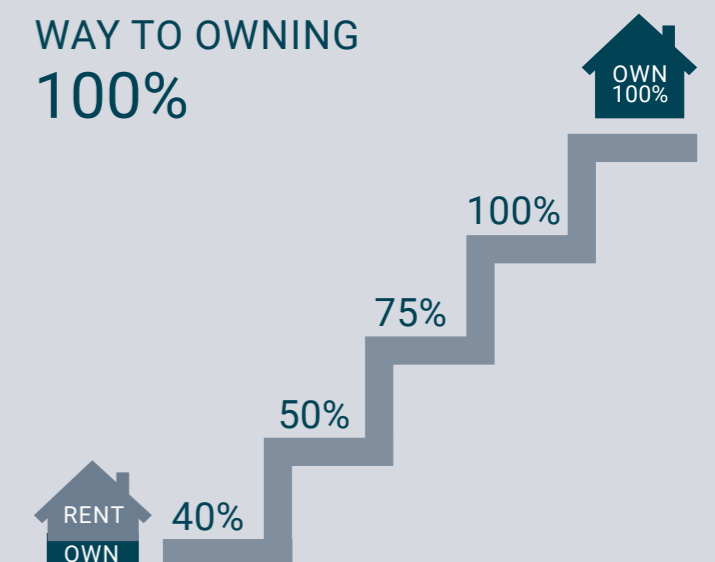
Breakdown example of a new home at Eaton Leys



For a full breakdown of costs, please speak to one of our Sales Consultants.

Buying more shares

STAIRCASE YOUR WAY TO OWNING 100%



When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to **100% ownership**.

A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.



1 Book an appointment and come and see us in-person or online



2 Find your dream home



3 Speak to a qualified independent financial advisor to see how much of the home you can buy



4 Complete your application and reservation paperwork



8 Complete your mortgage application



7 Instruct a solicitor and begin your legal paperwork



6 Reserve your home



5 Pay your reservation fee



9 Once your valuation is done, receive your mortgage offer



10 Sign the contract lease and pay your deposit



11 Exchange contracts



12 Complete and receive your keys and celebrate!






Enjoy your
new home,
your way


People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:

 **Quality** We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, finishes, environment and, above all, value.

 **Customer Service** We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.

 **Sustainability** We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.

Eaton Leys

MILTON KEYNES MK17 9GN

Call to book an appointment

 01908 041 566

 landgah.com/eaton-leys



We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for appliance spaces or items of furniture. Kitchen, utility layouts and bathroom may differ to build. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only. LGAH-EL-V141222.