homemade

homes by accent



Newton Leys, Bletchley

Welcome to stylish, new Shared Ownership homes in Newton Leys, Bletchley.



Welcome **home to style and space** in the perfect place.

Just **perfect**

Nestled on the southern edge of Bletchley, surrounded by wide open fields, Newton Leys gives you the best of both worlds. It's a chance to live in a friendly, close-knit community with easy access to the beautiful Buckinghamshire countryside. While also being close to the centre of metropolitan Milton Keynes just a 15-minute drive away.

We have 36 homes available to buy at Newton Leys on a more affordable shared ownership basis (see page 6 for details). They're a mix of detached and semi-detached properties. And with 2-bed, 3-bed and 4-bed homes available, there's a place for you here whether you're buying on your own, with a partner or as a small or growing family.

Set against a backdrop of open parkland, a tranquil lake and tree-lined streets, these homes are thoughtfully designed to complement local architecture. Spacious layouts give the flow and flexibility needed for modern living. And stylish, neutral finishes pave the way for you to settle straight in and start adding your own look.

With Bletchley train station just a 9-minute cycle away and easy access to the A5, A421 and M1, travel is easy from Newton Leys. In around an hour, you can be walking in the Chilterns, working in the capital, shopping at Bicester Village, dining in Oxford or catching a flight from Luton Airport.

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Shared Ownership – an introduction

Unleash your dreams of home ownership with the Shared Ownership scheme!



This initiative, backed by the Government, is your golden ticket to climb the property ladder. It is a game-changer, a door-opener to that next step in home buying that might have seemed like a distant dream. No longer is that dream home out of reach. With Shared Ownership, it is right there at your fingertips!

Imagine stepping into a home that has been tailored to your budget, where you own a share - anywhere from 10% to 75%. You are not a tenant; you are a part-owner, paying rent only on the share you do not yet own.

Whether you are leveraging a mortgage or using your savings, you are not stuck at your initial share. In most cases you can keep buying more, bit by bit, until you own 100% of your dream home.

But what if life takes a new turn? No worries! You can sell your share anytime, taking any equity you have built right along with you. It is flexible, it is feasible, it is the future of home ownership!

Did you know?

The combined monthly cost of rent and your mortgage payment is often cheaper than privately renting a similar home or buying outright. Visit **homemadehomes.com/calculator** to get an estimate of what your monthly costs could look like.

What are **the benefits** of Shared Ownership?

Unshakeable security

Say goodbye to the uncertainty of private rentals. With Shared Ownership, your home is your castle, offering long-term peace of mind. No more intrusive inspections or sudden notices to vacate. Your home, your rules!

Ride the property wave

As a Shared Ownership homeowner, you are not just living in your home; you are investing in it. If property values rise, so does the value of your share. When it is time to sell, you will reap the benefits of any increase in your share value.

Unleash your creativity

This is not just a house; it is your canvas. Paint the walls, hang your favourite art, or transform the garden into a personal oasis. Dreaming of a loft conversion or a new extension? Just check in with us and let us make it happen!

Lower deposits, higher dreams

Forget about hefty deposits based on the full market value. With Shared Ownership, your deposit is calculated on your share of the home. It is a game-changer, making home ownership more accessible than ever before.

	Traditional Home Purchase	Buying 25% share with Shared Ownership	Buying 40% share with Shared Ownership
Full Market Value	£250,000	£250,000	£250,000
Share Value	N/A	£62,500	£100,000
5% Deposit	£12,500	£3,125	£5,000

+The exact percentage will be determined by eligibility, affordability, and development specific criteria.
*Some Shared Ownership homes limit the maximum share you can purchase; we will let you know if this applies to your home.
The deposit percentage amount will depend on your individual eligibility with mortgage lenders. Five percent is considered a minimum and you may benefit from lower mortgage rates if you have a higher deposit available.

How **Shared Ownership** works

Shared Ownership is an alternative approach to home ownership. It is a great detour for those who find the conventional path of deposit and mortgage payments a bit out of reach.

Now, do not let the term 'Shared Ownership' mislead you - it is not about living with others (unless you choose). You own a chunk of your home, anywhere between 10% to 75%. You get to call the home 'yours', while you pay a rent on the remaining share.

Many of our customers leverage a mortgage to acquire their share, while the rest of the property stays on a 'rent-light' basis. It is a fantastic way to enjoy the buzz of ownership without feeling the pinch in your pocket.



Let us look at an example purchase using Shared Ownership:

Full Market Value	£250,000
Share Percentage	40%
Share Value	£100,000
Deposit #	(from) £5,000
Mortgage Amount	£95,000
Monthly Mortgage Payment	£539.40
Monthly Rent	£343.75
Monthly Service Charge Payment	£30.00

You will only need a deposit for the share you are acquiring, which will be around 5% or 10% of the share's cost. This means you can stow away your worries about hefty deposits – it can be significantly less than when you are purchasing a property in the open market.

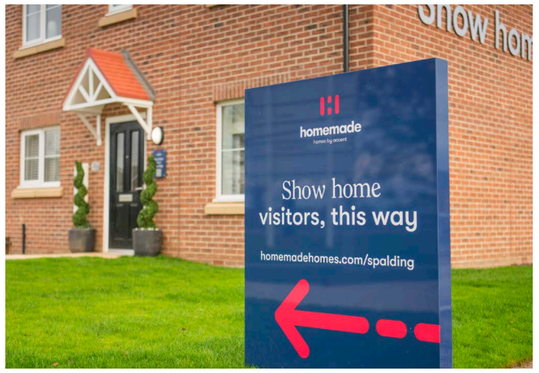
Every home under Shared Ownership is offered on a leasehold basis - but do not let this term daunt you. Imagine your lease as a protective armour, much like a tenancy agreement. It safeguards you and us, outlining each of our duties and obligations clearly. Moreover, it seals your rights and responsibilities in legal ink and chalks out the term's duration (typically at least 99 years from kick-off!). And do not fret about getting lost in the details - our website shines a spotlight on each property's lease duration.

The mortgage interest rate used in the calculation is 5.5% on a term of 30 years. The service charge is estimated and will vary depending on the services offered.
The deposit percentage amount will depend on your individual eligibility with mortgage lenders. Five percent is considered a minimum and you may benefit from lower mortgage rates if you have a higher deposit available. Always seek independent mortgage advice.
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR RENT











Buying more shares later

Shared Ownership is not a static journey; it is your escalator to incrementally owning more of your home. You can choose to increase the share you own, thereby pumping up your equity and decreasing the rent on the remaining portion. This process is known as 'staircasing'. In most scenarios, you can stride towards 100% ownership, making rent a thing of the past. However, there might be some properties that set the limit at 75% or 80% ownership - rest assured, we will keep you in the loop if there is a cap on acquiring additional shares in your chosen property.

Perfectly positioned close to the **Buckinghamshire countryside**

Campbell Park Milton Keynes

Newton Leys puts everything you need within a walk, a cycle or a quick drive

- An 8-minute walk to an Asda and a 10-minute drive to a Tesco Extra
- A primary school and pre-school in the village and buses to nearby secondary schools
- Country walks winding by the water's edge and through woodland and nature reserves
- Thoughtfully designed, energy-efficient homes with high-quality finishes
- Village amenities include a supermarket and an active community centre
- Private gardens, car parking and a full flooring package for every home
- A popular pub, café and takeaways in the village
- A 10-minute drive to Bletchley and a 15-minute drive to Milton Keynes
- Several sports clubs, centres, classes and gyms within a short cycle

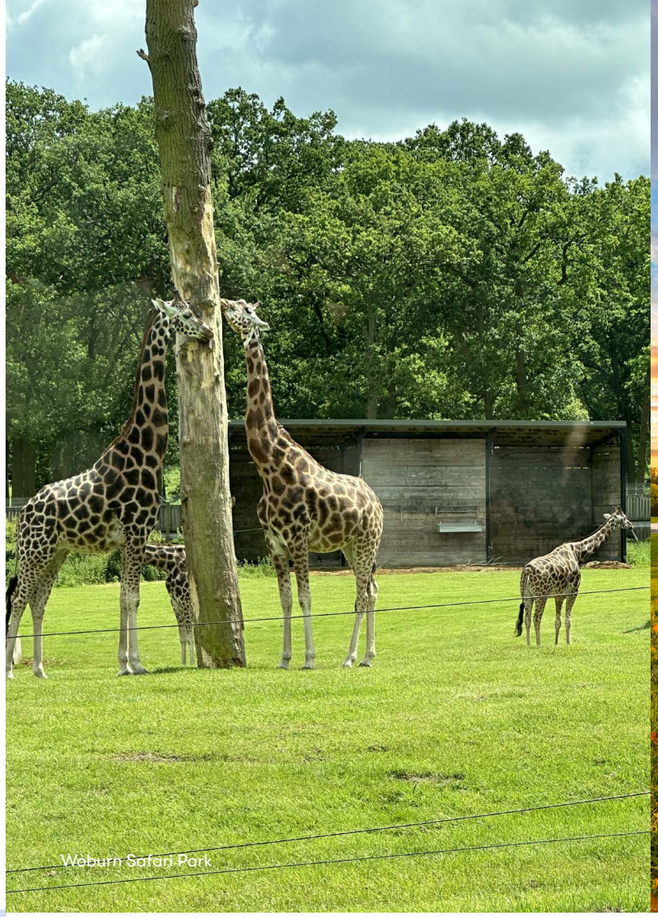
Travel times are approximate. Source, nationalrail.co.uk and google.com/maps

Have it all in **Newton Leys**

A village community with fast access to country living and city attractions

Newton Leys is a family-friendly village with a strong sense of community. Amenities such as the pavilion, sports clubs, shopping centre, school, café and gastropub pull people together. And with lakes and woodland an easy stroll away, you're never far from a head-clearing walk or a spot of tranquillity by the water's edge.

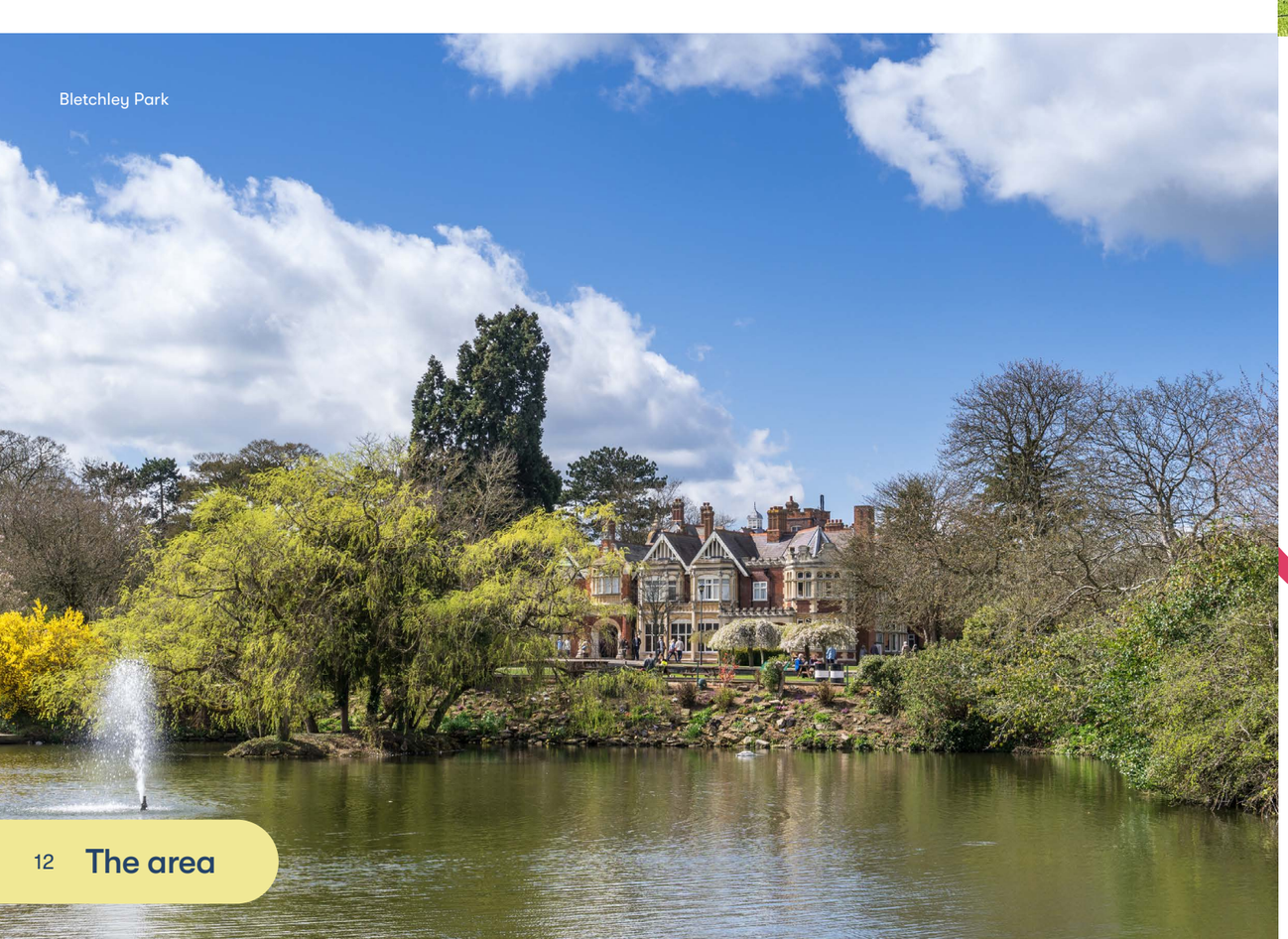
Nearby Bletchley is around a 10-minute drive from Newton Leys and offers a wider mix of facilities –from the magnificent landmark Bletchley Park to much-loved restaurants like Panzini and Pasha. And from handy shops to a range of healthcare providers.



Woburn Safari Park



Willen Park, Milton Keynes



Bletchley Park

In Milton Keynes, a 15-minute drive away, the options widen even further. You can skydive at Xscape or watch a big act at The National Bowl. Catch a show at the celebrated Milton Keynes Theatre or browse the iconic MK Gallery. Hit the shops at centre:mk or go horse riding at Ride High. And the options continue in the wider area.

Gulliver's Land Theme Park, Woburn Safari Park and Ouse Valley Country Park are all around a 20-minute drive away. The National Trust's Ascott House is only a 10-minute drive away, and you can be browsing in historic Buckingham within 20 minutes or wandering the glorious Stowe Gardens in half an hour.

Sports

At Newton Leys Pavilion, the timetable includes yoga, martial arts and dance classes. Leon Leisure Centre, a 5-minute cycle away, offers everything from swimming and boxing to basketball and badminton, and has grass and astro pitches for all kinds of sports.

Newton Leys Pavilion

0.2 miles





Culture

Heritage attraction Bletchley Park is the beautiful home of WW2 codebreakers. There, you can discover spy secrets, join a 1940s weekend, watch opera, enjoy outdoor theatre and more. And with multiple cultural venues in Milton Keynes, there's no end of entertainment nearby.

Bletchley Park

3.2 miles

Eat & drink

The Turing Key is your local gastropub just a 10-minute stroll from home. The menu features good-quality pub classics alongside contemporary dishes and there's a large, south-facing beer garden. Other favourites nearby include Persian Grill Kitchen and The Crooked Billet.

Turing Key

0.5 miles



Close to **the action**

Life's must-haves on the doorstep

Great outdoors

The Blue Lagoon nature reserve is just a 12-minute walk from Newton Leys. Spanning 116 acres, it's rich in wildlife and a tranquil place to walk, cycle, picnic, fish and birdwatch. Rushmere Country Park, a 13-minute drive away, offers even more woodland, heathland and meadows to explore.

Blue Lagoon local nature reserve

0.6 miles





Shopping

For everyday essentials, there's an Asda just an 8-minute walk from home and a Tesco Extra a 10-minute drive away. For serious shopping, centre:mk is the place to go. Just a 16-minute drive away, it boasts more than 170 stores and hundreds of free events each year.

Asda

0.4 miles

Family

There's a choice of primary and secondary schools within easy reach, including Newton Leys Primary School just a 3-minute walk away and Sir Herbert Leon Academy, a 21-minute walk away. For tiny tots, there's Buttons Pre-School, a 4-minute walk away at Newton Leys Pavilion.

Newton Leys Primary School

0.3 miles

Travel times are approximate. Sources: nationalrail.co.uk and google.com/maps



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Excellent **connections**

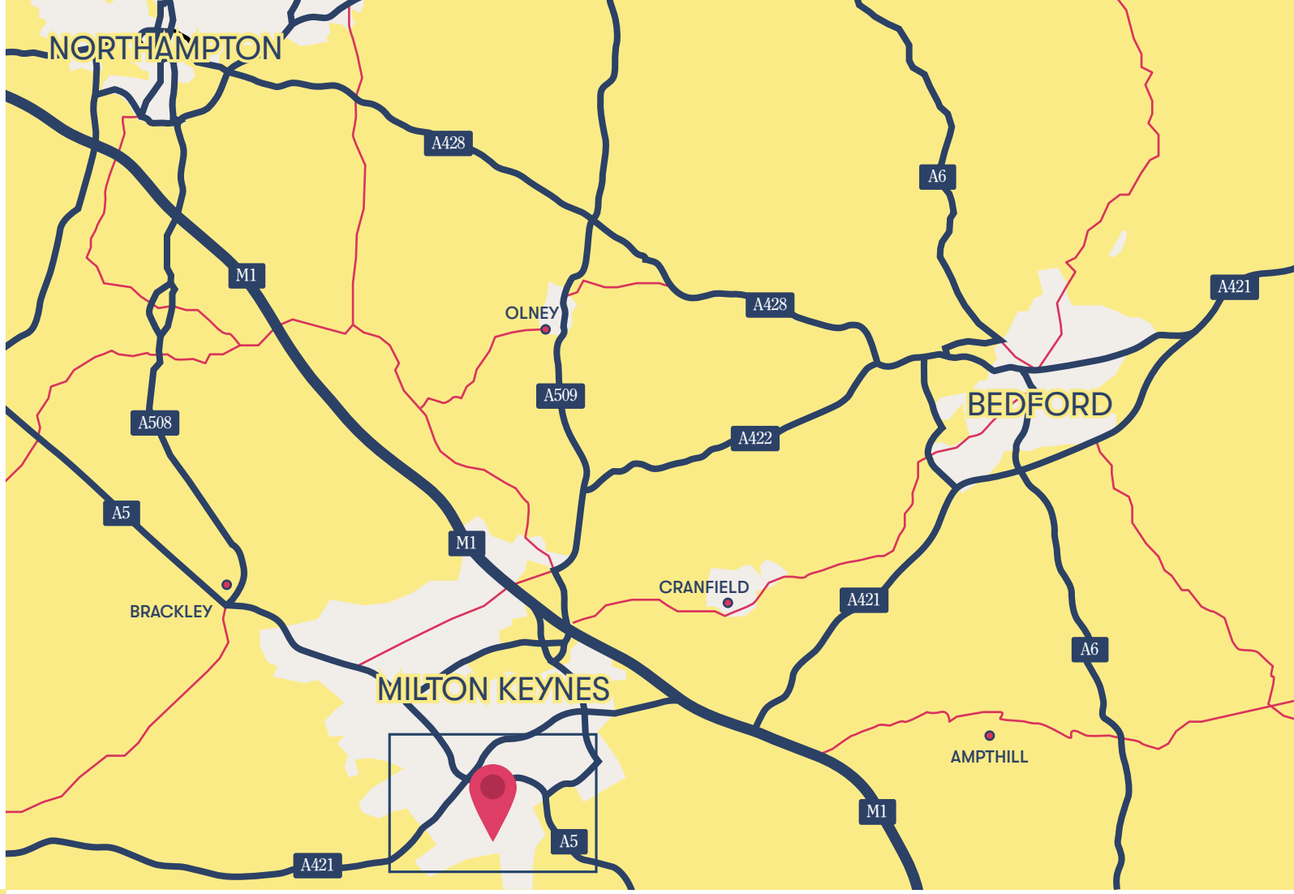
Keep the countryside and the capital in easy reach

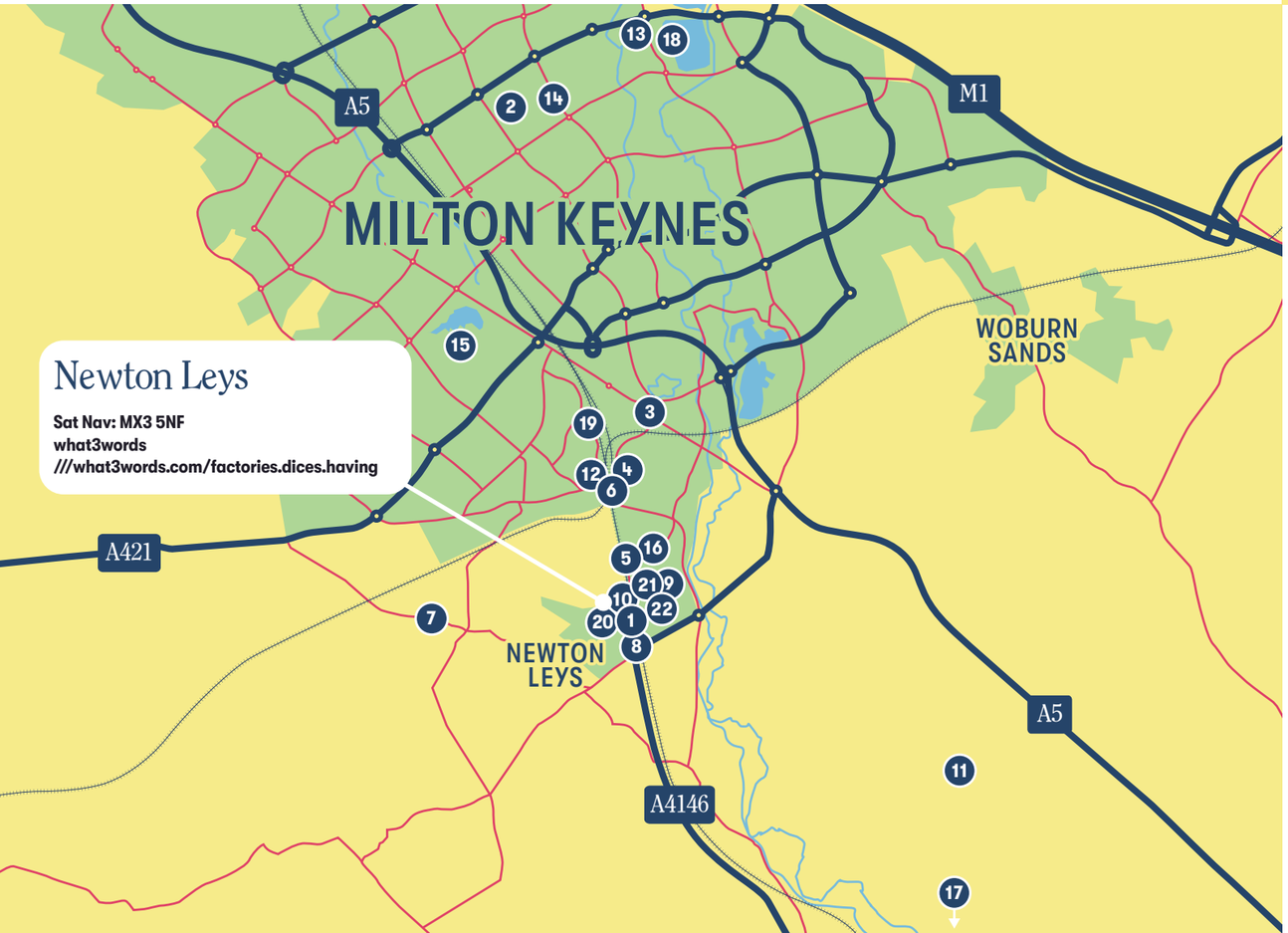
Newton Leys is not only close to the countryside it's within easy reach of all kinds of travel connections. It's just 3 miles from the A5 and 4.5 miles from the A421 for fast travel in all directions, and only 9 miles from junction 13 of the M1.

There's a bus stop right by the development with routes into Bletchley and Milton Keynes, and Bletchley train station is only 3 miles away with fast routes to London Euston. For a wider choice of direct routes, Milton Keynes Station is just a 15-minute drive away. And for foreign travel, you're only around a 33-minute drive from Luton airport.

Places of interest

1. Asda
2. centre:mk
3. Tesco Extra
4. Pasha
5. Persian Grill Kitchen
6. Panzini
7. The Crooked Billet
8. The Turing Key
9. Leon Leisure Centre
10. Newton Leys Pavilion
11. Ascott House
12. Bletchley Park
13. Gulliver's Land Theme Park
14. Milton Keynes Theatre
15. The National Bowl
16. Blue Lagoon nature reserve
17. Rushmere Country Park
18. Willow Lake
19. Buttons Pre-School (at Newton Leys Pavilion)
20. Newton Leys Primary School
21. Sir Herbert Leon Academy
22. Whaddon Healthcare – Water Eaton





By car from Newton Leys

Bletchley	10 minutes
Milton Keynes	15 minutes
Northampton	39 minutes
Luton Airport	33 minutes
Bedford	38 minutes
Watford	49 minutes
Oxford	1hr 9 mins
Cambridge	1hr 20 mins
Birmingham	1hr 30 mins

By train from Bletchley Station

Milton Keynes	6 minutes
London Euston	37 minutes

By train from Milton Keynes Central

London Euston	32 minutes
Birmingham	56 minutes
Manchester	1hr 38 mins
Liverpool	1hr 48 mins

[Sources: *google.com/maps. Times shown are approximate and subject to traffic.
**thetrainline.com. Times shown are for one of the fastest travel times – average journeys may be longer.]

Newton Leys

Development Layout

Shared Ownership

/// what3words.com/factories.dices.having

2 Bed Houses

- Cragthwaite
- Beaford

3 Bed Houses

- Aynesdale
- Carrdale
- Eynsford
- Keeford
- Harrton
- Inglethwaite
- Satterstead

4 Bed Houses

- Plumbdale
- Trelton
- Witherstead

Homes for rent



* = Hedgehog Highway

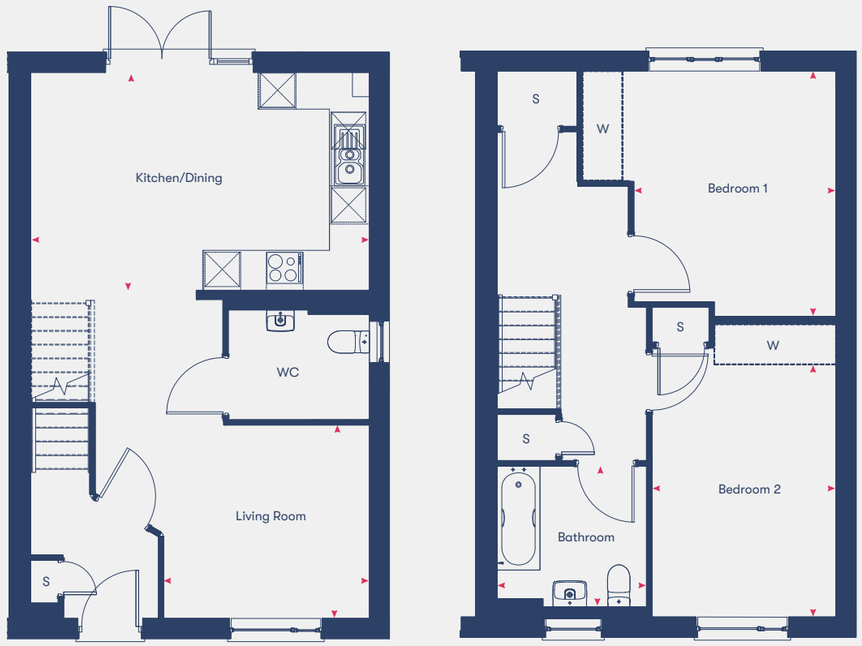
We support the development of mixed tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of all homes may change subject to demand. The site plan is drawn to show the relative position of individual properties, not to scale. This two-dimensional drawing will not show land contours, gradients, boundary treatments, hard & soft landscaping, or local authority street lighting. Footpaths and roads are subject to change. Any illustrated numbered car parking spaces will be confirmed in your conveyance plans.

Cragthwaite

2 bedroom houses

Plots 60*, 61





Ground Floor First Floor

Kitchen/Dining	4.52m	x	5.52m
Living Room	3.15m	x	3.34m
Bedroom 1	4m	x	4.13m
Bedroom 2	4.77m	x	3m
Bathroom	2.46m	x	2.43m
	98.27m²		

*Plots marked with an asterisk are mirrored versions of the floor plan shown.

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Beaford

2 bedroom houses

Plots 67



Ground Floor First Floor

Kitchen/Living/Dining	6.76m	x	4.06m
Bedroom 1	3.82m	x	4.06m
Ensuite	2.50m	x	1.1m
Bedroom 2	2.69m	x	3.02m
Bathroom	2.20m	x	2m
	72.25m²		

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Aynesdale

3 bedroom houses

Plots 6, 28, 36*, 40, 44*





Ground Floor

First Floor

Kitchen/Dining	3.21m	x	5.52m
Living Room	3.19m	x	5.52m
Bedroom 1	3.36m	x	2.76m
Ensuite	1.50m	x	2.05m
Bedroom 2	3.27m	x	3.23m
Bedroom 3	2.80m	x	2.66m
Bathroom	2m	x	2.20m
	98.27m²		

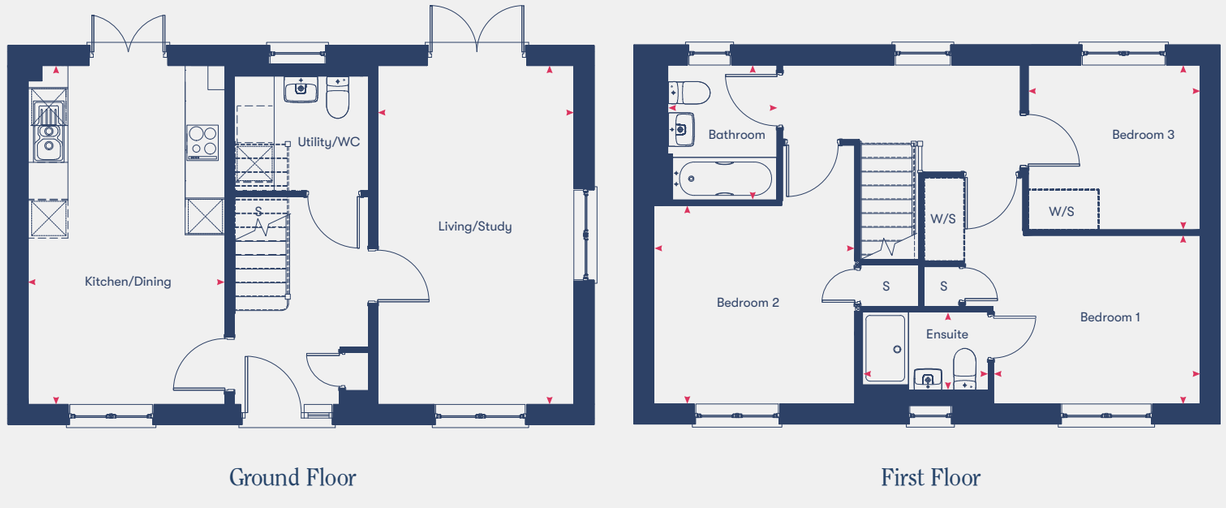
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Carrdale

3 bedroom houses

Plots 34, 35



Ground Floor

First Floor

Kitchen/Dining	5.52m	x	3.19m
Living/Study	5.52m	x	3.19m
Bedroom 1	2.75m	x	3.36m
Ensuite	1.50m	x	2.05m
Bedroom 2	3.23m	x	3.27m
Bedroom 3	2.68m	x	2.80m
Bathroom	2.20m	x	2m
	98.28m²		

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Eynsford

3 bedroom houses

Plots 5, 66*





Ground Floor First Floor

Kitchen/Dining	3.80m	x	5.07m
Living Room	3.43m	x	3.11m
Bedroom 1	3.01m	x	4.03m
Ensuite	2.2m	x	1.5m
Bedroom 2	3.42m	x	2.15m
Bedroom 3	2.41m	x	2.83m
Bathroom	2.20m	x	2m
	90.26m²		

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Keeford

3 bedroom houses

Plots 43, 51





Ground Floor First Floor

Kitchen/Dining	2.74m	x	5.41m
Living Room	3.81m	x	3.29m
Bedroom 1	3.18m	x	2.79m
Ensuite	2.20m	x	1.5m
Bedroom 2	3.03m	x	3.12m
Bedroom 3	2.96m	x	2.52m
Bathroom	2m	x	2.20m
	94.84m²		

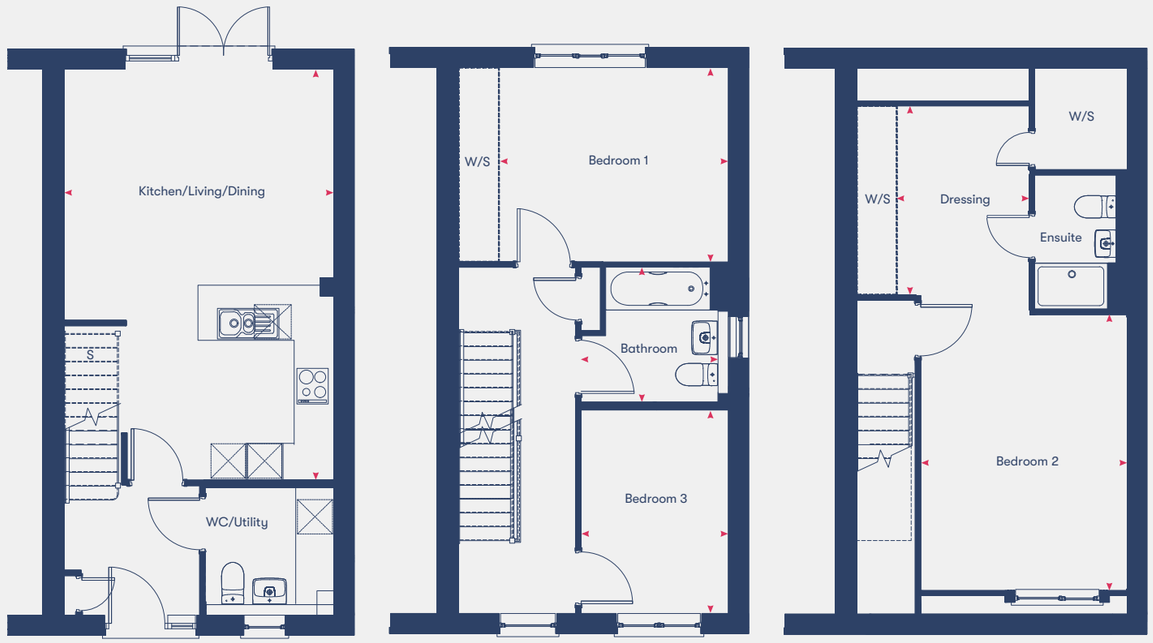
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Harrton

3 bedroom houses

Plots 64, 65*





Ground Floor | First Floor | Second Floor

Kitchen/Living/Dining	3.52m	x	6.68m
Bedroom 1	3.16m	x	4.39m
Bedroom 2	3.41m	x	3.34m
Ensuite	2.19m	x	1.51m
Bedroom 3	3.31m	x	2.40m
Bathroom	2.20m	x	2m
	104.45m²		

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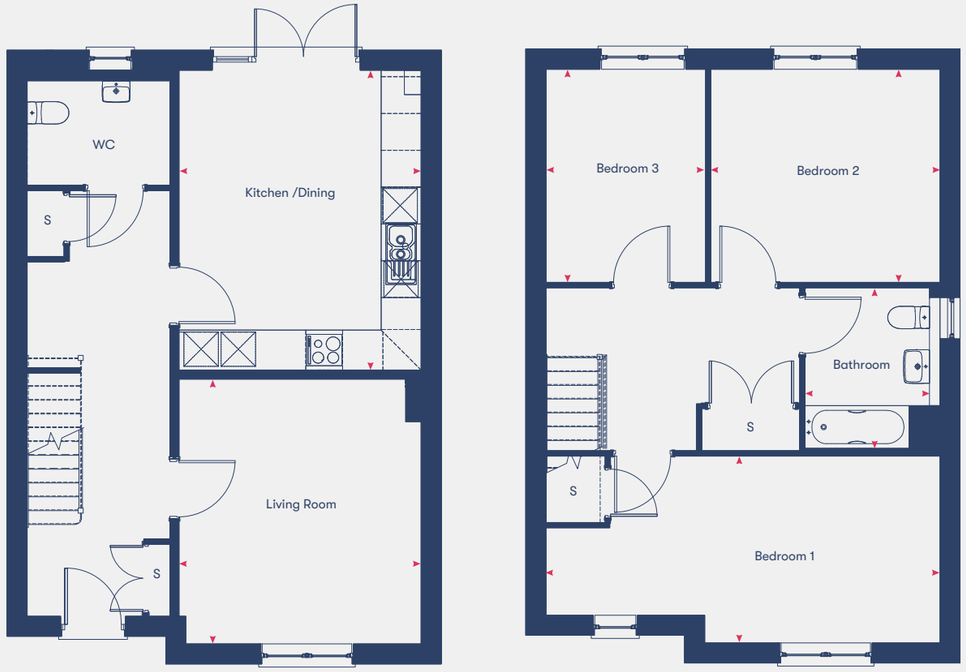
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Inglethwaite

3 bedroom houses

Plots 7, 29





Ground Floor | First Floor

Kitchen/Dining	4.99m	x	3.94m
Living Room	4.39m	x	3.94m
Bedroom 1	3.04m	x	6.42m
Bedroom 2	3.47m	x	3.73m
Bedroom 3	3.47m	x	2.60m
Bathroom	2.54m	x	2.23m
	117.74m²		

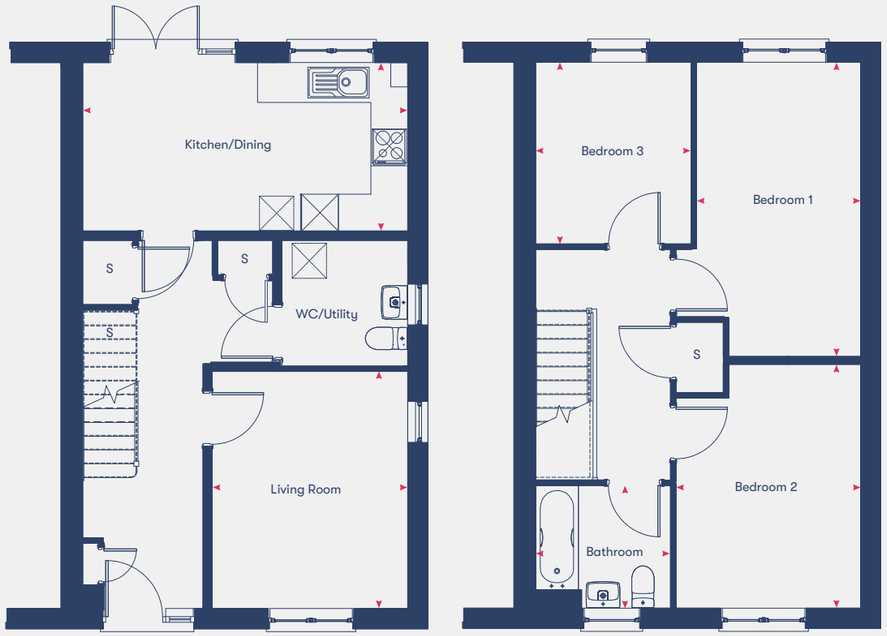
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Satterstead

3 bedroom houses

Plots 103, 104*, 105





Ground Floor

First Floor

Kitchen/Dining	2.74m	x	5.52m
Living Room	3.86m	x	3.18m
Bedroom 1	4.79m	x	2.67m
Bedroom 2	3.97m	x	3m
Bedroom 3	2.96m	x	2.53m
Bathroom	2m	x	2.20m
	94.26m²		

*Plots marked with an asterisk are mirrored versions of the floor plan shown.

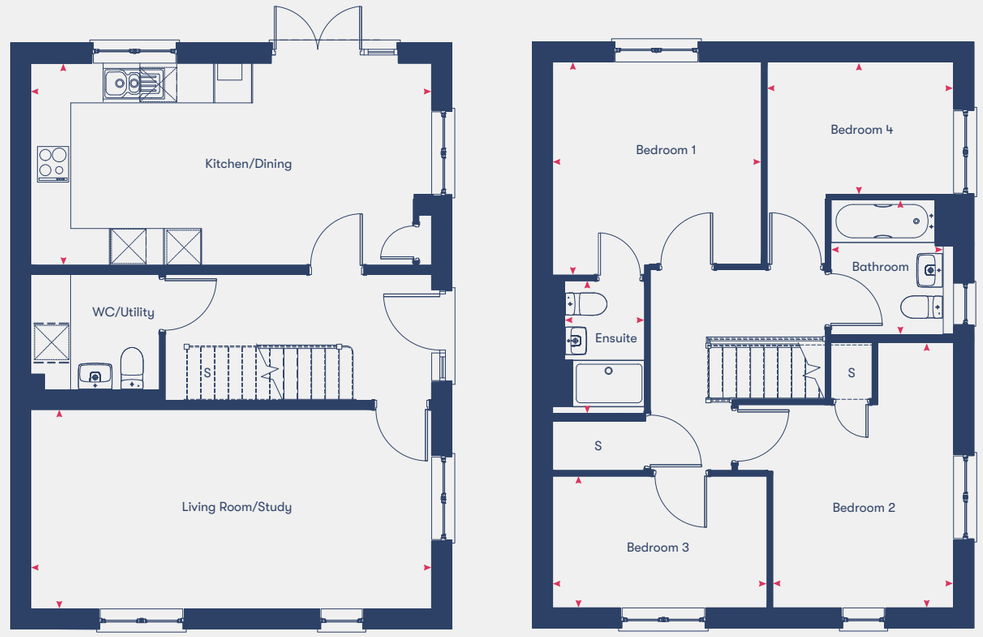
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Plumbdale

4 bedroom houses

Plots 37*, 41*, 42*, 50, 59*, 70*





Ground Floor

First Floor

Kitchen/Dining	3.29m	x	6.53m
Living Room/Study	3.25m	x	6.53m
Bedroom 1	3.47m	x	3.40m
Ensuite	2.05m	x	1.05m
Bedroom 2	4.32m	x	2.95m
Bedroom 3	2.15m	x	3.49m
Bedroom 4	3.28m	x	3.04m
Bathroom	3.28m	x	2m
	116.29m²		

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Trelton

4 bedroom houses

Plots 55, 56*, 57, 58*, 68, 69*





Ground Floor First Floor Second Floor

Kitchen/Dining	3.20m	x	2.85m
Living Room	3.37m	x	4.96m
Bedroom 1	3.42m	x	4.96m
Bedroom 2	3.06m	x	2.81m
Bedroom 3	2.76m	x	3.86m
Bedroom 4	3.09m	x	2.76m
Bathroom	2.20m	x	2.81m
	115.91m²		

*Plots marked with an asterisk are mirrored versions of the floor plan shown.

Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.

Witherstead

4 bedroom houses

Plot 8, 101, 102*





Ground Floor First Floor

Kitchen/Dining	3.05m	x	6.05m
Living Room	3.55m	x	3.85m
Bedroom 1	3.43m	x	3.41m
Bedroom 2	3.06m	x	3.15m
Bedroom 3	3.43m	x	2.58m
Bedroom 4	2.64m	x	2.83m
Bathroom	2.18m	x	2m
	108.28m²		

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T 0345 678 0552
W homemadehomes.com
E info@homemadehomes.com