

# Eastbrook Village

MILTON KEYNES



*Made for living*

**Berkeley**  
Designed for life





Lifestyle image is indicative only.

## Effortless living, naturally.

Eastbrook Village is a vibrant new neighbourhood with a unique vision. Here, modern living meets an oasis of nature, blending homely touches with wildlife on your doorstep.

Nestled in the heart of leafy Buckinghamshire, yet only moments from the pulse of Milton Keynes, and 30 minutes from London Euston, this is a village crafted for connection – to neighbours, to nature and to a network of opportunities.

There's more to the outdoors here. Stroll through our 160-acre country park, swap tablet time for treetop adventures and discover vast open spaces where you can truly switch off.

Settle into a home that's been crafted to last, featuring thoughtful design and attention to detail behind every door. And wake up to scenic views that revitalise your outlook, all year round.

Eastbrook Village isn't just somewhere to live. It's somewhere to belong, to grow and to call home.



Welcome to Eastbrook Village.  
Belonging starts here.



Computer generated image is indicative only.



*Work, play,  
gather & grow*

# THRIVE



Eastbrook Village is designed to bring balance to your life. From morning runs through tranquil parkland to evening catch-ups over coffee or cocktails, this is a place where your lifestyle flows freely.

Whether you're here to raise a family, further your career, or simply enjoy a slower pace of life surrounded by nature and neighbours, you'll find the perfect space to thrive.





1 Play Area

2 Community Allotments

3 Community/Health Hub

4 Convenience Store

5 Elverby Primary School

6 Secondary School

7 Primary School

8 Local Pub

9 160-Acre Country Park

10 Playing Field

11 Eastbrook Logistics Park

12 Logistics Park

13 Future Development by Others

✓ MILTON KEYNES CENTRAL STATION  
10 minute drive

The masterplan is indicative only and subject to change. Times taken from Google Maps.

The masterplan is indicative only and subject to change. Times taken from Google Maps.



“We’ve designed public spaces that encourage people to walk, cycle and enjoy where they live – every street and space has a purpose.”

JTP MASTERPLANNING ARCHITECTS



Computer generated image is indicative only.



Feel welcome  
from day one.



Lifestyle images are indicative only.

At the heart of our new neighbourhood is the Community and Health Hub. This is a warm, diverse space, serving the needs of the community. Gather to meet friends or simply unwind and carve out some me time.

And it can be reached by all! Our green corridors encourage walkers and cyclists to ramble or ride down to grab a slice of the community action.







Looking for an outdoor life?  
You'll fit right in here.



From local greens to community playing fields, there are vast open spaces to enjoy village fêtes and school sports days. Ready to explore more?

Strap your helmet on and ride edge to edge, through Broughton Linear Park, right through to Moulsoe Stream Park and New Woods, featuring tree-weaving routes for trailblazers. Don't forget the final leg of your tour! Stop off at the Village Green to check out the pristine recreation ground, sports pitches and running track.



Architecture  
designed to last.



Computer generated image is indicative only.





The Phase 1A site plan is indicative only and subject to change. Pond to the north of the plan is a Highways pond.

## Where belonging comes naturally.



Lifestyle Image is indicative only.

Welcome to a neighbourhood where everyone feels houseproud. Eastbrook Village is a special place. One where the great outdoors and the curated indoors are balanced beautifully. Here, homes are made for living, with subtle design touches that inspire and delight.

The first phase includes a collection of 1 to 5-bedroom homes, thoughtfully designed to suit every stage of life, ensuring there is something for everyone.



Have it all; opportunity  
and community.



Computer generated image is indicative only.



*Aspire higher  
in Milton Keynes*

# OPPORTUNITY

Did you know that Milton Keynes is one of the most efficient areas for commuting in the UK? Walk, cycle, drive or ride. However you get around Milton Keynes, you'll do so with rapid reach.

Lifestyle image is indicative only.





## By road

**BEDFORD**  
18 miles / 30 mins

**NORTHAMPTON**  
20 miles / 30 mins

**LUTON**  
23 miles / 30 mins

**OXFORD**  
44 miles / 1 hour

**CAMBRIDGE**  
45 miles / 1 hour

**LONDON**  
55 miles / 1 hour 40 mins

## By rail

**NORTHAMPTON**  
16 mins

**LONDON EUSTON**  
30 mins

**BIRMINGHAM INTERNATIONAL**  
44 mins

**MANCHESTER**  
1 hour 40 mins

**LIVERPOOL LIME STREET**  
1 hour 49 mins

**GLASGOW**  
4 hours 27 mins



Lifestyle image is indicative only. Times taken from tfl.gov.uk and Google Maps.

# One of the most efficient areas for commuting in the UK.



Located in the Golden Triangle between Cambridge, Oxford and London, Milton Keynes is one of the best areas for commuting in the UK.

Work outside the city? Milton Keynes Central will get you to London Euston in 30 minutes. And you can access 90% of the UK within hours.

The hugely popular Redways pedestrian and cycle network runs for over 200 miles, with 13 Super Routes criss-crossing the city centre for direct commuter access.

Plus, a new £1bn motorway will link the historic city of Cambridge with Milton Keynes and is expected to cut journey times by over a third.



The UK's £1 billion motorway,  
connecting Cambridge  
to Milton Keynes.

Lifestyle images are indicative only.



King's College Cambridge Chapel.

The UK is embarking on its most expensive road construction endeavour to date. The new £1 billion stretch of motorway aims to link the historic city of Cambridge with Milton Keynes and is expected to significantly alleviate congestion and improve safety on one of the UK's busiest routes.

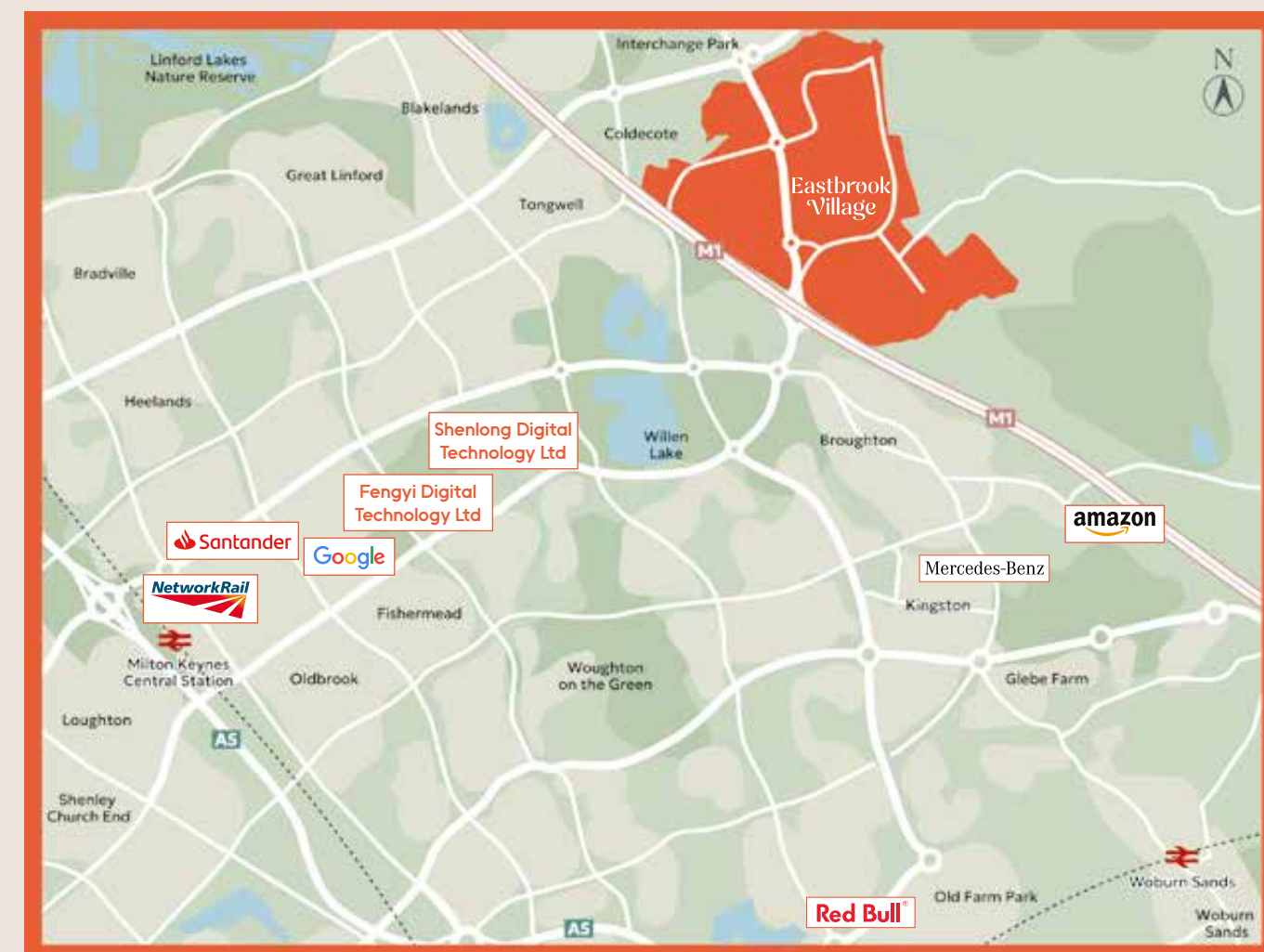
Currently, the A428 is a critical yet congested route, with daily vehicle counts expected to rise from 25,300 to over 32,000 by 2040. By cutting journey times by more than a third during peak hours, the new road is anticipated to save drivers up to 10 minutes per trip.

Sources: [www.highwaysindustry.com](http://www.highwaysindustry.com)





## Enterprise city employment in Milton Keynes.



Milton Keynes is more than just a place to live. It's a place to put down roots, with new employment opportunities on the horizon. The new Employment Hub / Logistics Park will create a future-forward space to meet the needs of local and national companies, while adding value to the local economy. This will be a flagship employment destination, where business thrives and high-quality employment and training bring opportunities for everyone.

Eastbrook Village is close to major employment opportunities, from Santander to Network Rail. Formula 1 racing team Red Bull HQ is also in Milton Keynes, just 12 minutes from your doorstep. The site employs over 800 people, with a laser focus on innovation. Start-ups and co-working spaces are also on the rise in central MK. And with a 45,000-strong tech workforce in the city, it's easy to see why.





# Bright futures start here.

Students have the world at their feet in Milton Keynes. Diverse and dynamic learning are on the agenda here, with an exceptional range of primary, prep, secondary schools and colleges all nearby and ready to nurture young, aspiring minds.

There are four new schools planned on site for Eastbrook residents, including Elverby Primary School, which is already complete and scheduled to open in 2027.



## Primary Schools

- BROOKLANDS FARM PRIMARY SCHOOL**  
Ofsted 'Outstanding'  
2 miles
- CEDARS PRIMARY SCHOOL**  
Ofsted 'Good'  
2 miles
- BROUGHTON FIELDS PRIMARY SCHOOL**  
Ofsted 'Good'  
2.3 miles
- WILLEN PRIMARY SCHOOL**  
Ofsted 'Good'  
2.7 miles
- GIFFARD PARK PRIMARY SCHOOL**  
Ofsted 'Good'  
4 miles

## Secondary Schools

- WALTON HIGH (BROOKLANDS CAMPUS)**  
Ofsted 'Good'  
2.3 miles
- OAKGROVE SCHOOL**  
Ofsted 'Good'  
3 miles
- OUSEDALE SCHOOL**  
Ofsted 'Good'  
3.9 miles

## Private Schools

- BROUGHTON MANOR PREPARATORY SCHOOL**  
Rated 'Excellent'  
1.7 miles
- THE WEBBER INDEPENDENT SCHOOL**  
Rated 'Excellent'  
4.9 miles
- BAYTUL ILM SECONDARY SCHOOL**  
(11 years+) Educational excellence underpinned with an Islamic ethos  
6.4 miles
- MILTON KEYNES PREPARATORY SCHOOL**  
Rated 'Excellent'  
7.5 miles

Sources: reports.ofsted.gov.uk.  
Travel distances taken from Google maps.  
Lifestyle images are indicative only.



## On course for success.



Cambridge University.

Milton Keynes qualifies as the perfect base to access world-class universities and colleges. The city is only an hour from Oxford and Cambridge by car, and only 90 minutes from Imperial College, UCL and King's College London.

And for those wanting to learn locally, the University of Bedford has a campus in central Milton Keynes, while the city is home to Walton Hall – the headquarters of the Open University – and Cranfield University, the college of aeronautics.

Cranfield University  
7 minute drive

The Open University  
16 minute drive

University of Bedford  
18 minute drive

Cambridge University  
1 hour drive

Oxford University  
1 hour 10 mins drive

King's College London  
Strand Campus

1hr 15 mins from  
MK Central train station

Imperial College  
1hr 20 mins from MK  
Central train station

Times and distances taken from Google Maps. Lifestyle images are indicative only.



*Fast access  
to world-class  
universities*



*Shop, sail,  
dine & unwind*

# EXPLORE



From extreme sports to exceptional shopping, Milton Keynes is a fine balance of exhilaration and relaxation.

And with everything only a short journey from your door, you can make your weekend as lively or low-key as you like.



# Historic charm & city connectivity.

At Eastbrook Village, you don't have to choose between peaceful market town living and the energy of a thriving city – you get the best of both.

Nestled between the historic charm of Newport Pagnell and the modern amenities of Milton Keynes, this is a place where everything feels close to home.

Wander leafy high streets one day, discover exciting family attractions the next. Whether you're craving countryside calm or city-style convenience, Eastbrook Village connects you to it all – effortlessly.

## Parks and Recreation

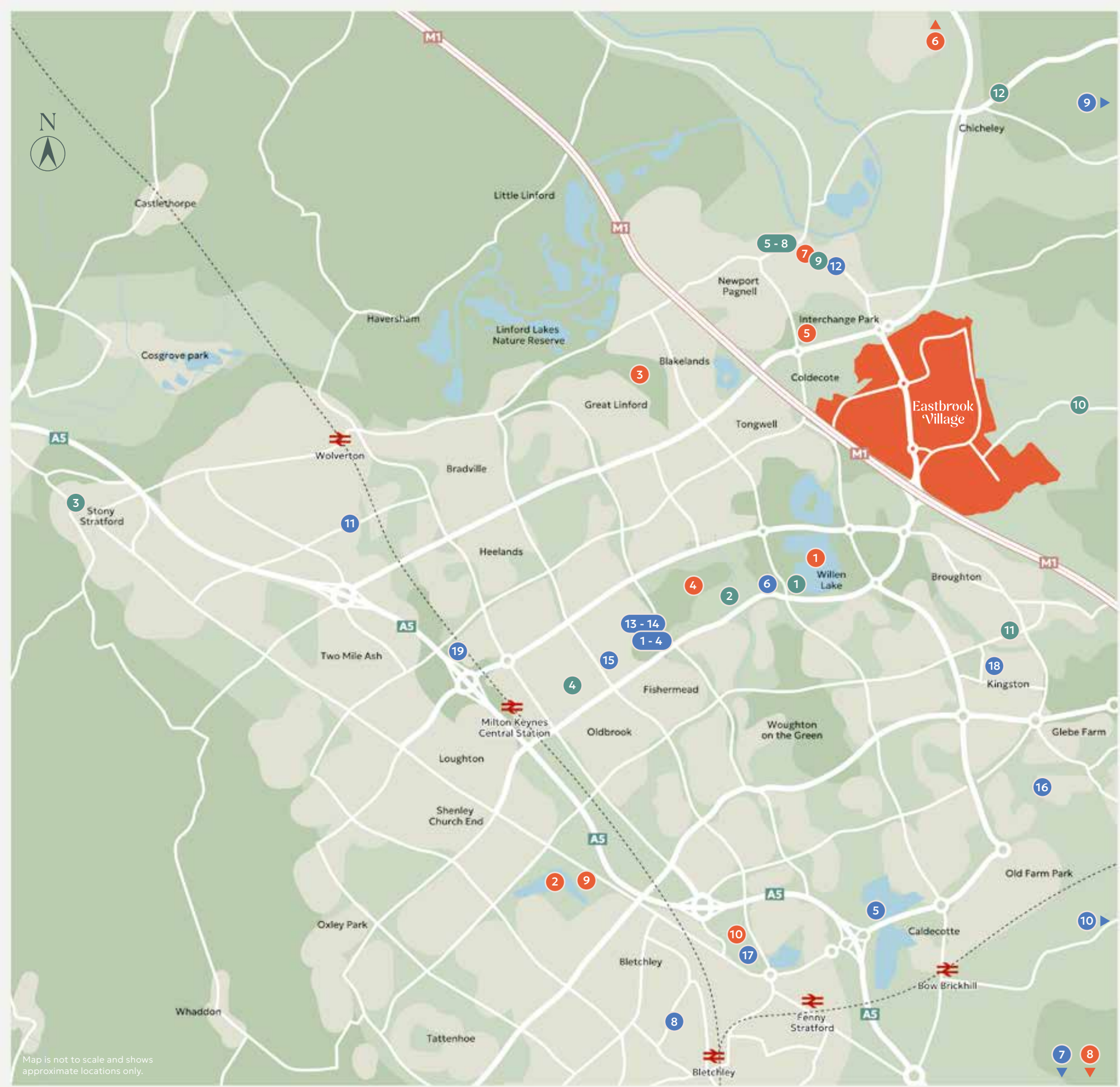
- 1 Willen Lake
- 2 Furzton Lake
- 3 Great Linford Park
- 4 Campbell Park, Milton Keynes
- 5 Newport Pagnell Tennis Club
- 6 Emberton Country Park
- 7 Tickford Bridge & Riverside Walks
- 8 Woburn Golf Club
- 9 The National Bowl
- 10 Stadium MK

## Cafés and Restaurants

- 1 Lakeside
- 2 Canal St Coffee Campbell Wharf
- 3 Miss Havisham's Tea Shop
- 4 Bogota Coffee Company
- 5 Annie's Tea Room
- 6 D'ORO 24
- 7 Moza Indian Restaurant
- 8 Capadocia Turkish Restaurant
- 9 The Bull Inn
- 10 The Carrington Arms
- 11 Oleevo Pizza
- 12 The Chester Arms

## Days out for Families

- 1 Snozone
- 2 Cineworld Milton Keynes
- 3 Xscape
- 4 iFLY Milton Keynes Indoor Skydiving
- 5 Caldecotte Miniature Railway
- 6 Gulliver's Dinosaur & Farm Park
- 7 Whipsnade Zoo
- 8 The National Museum of Computing
- 9 COMING SOON - Universal Theme Park
- 10 Woburn Safari Park
- 11 Milton Keynes Museum
- 12 Aston Martin Works
- 13 Milton Keynes Theatre
- 14 MK Gallery
- 15 centre:mk
- 16 Stables Theatre Ltd
- 17 Ninja Warrior
- 18 Big Rock Climbing
- 19 Daytona Racing







Lifestyle images are indicative only.

## After a lazy afternoon on the lake? Or maybe a spot of open water swimming?

Head to Willen Lake for 100 acres of sparkling blue water and pulse-racing activities. Discover wakeboarding, sailing and the UK's largest inflatable water obstacle course! Catch glimpses of rare wetland birds on reed-lined paths and challenge the kids to mini golf.

For Insta-worthy snaps (and memories to match), the award-winning Willen Lake is well worth a visit.







Harrods Beauty, centre:mk



Reiss, centre:mk

*Big brands, local gems,  
and everything in between*

From boutiques to big names –  
discover it all in MK.



Tickford Arcade, Newport Pagnell.

#### centre:mk

From grabbing lunch to shopping for luxuries, centre:mk is home to 150 shops & restaurants.

#### Midsummer Place

Looking for the A-Z of shops? From Apple to Zara, Midsummer Place has it all.

#### Kingston Centre

Need to dash in for some essentials? Kingston Centre has you covered with 50 shops from Boots to Home Bargains, Costa to Clarks.

#### Newport Pagnell High Street

From artisan brownies to craft beers, Newport Pagnell High Street on the River Ouzel has all of the little market town charms you'd expect and more.





## Taste your way through Newport Pagnell – one café at a time.

Slowing down feels good. And nowhere does chilled cafés like Newport Pagnell. Grab a perfectly poured flat white at D'ORO 24 or enjoy a laid-back lunch at Capadocia – a local favourite for Turkish flavours and warm hospitality.

Whether it's brownies with the kids after school or brunch with friends on the weekend, these are the moments worth sipping.





From art to artefacts, reggae to rock – find your vibe.



MK Gallery.

#### Milton Keynes Theatre

From classic plays and comedy shows to ballet, classical and pop acts, MK Theatre is a night out (or Matinee!) not to be missed.

#### MK Gallery

MK Gallery is the home of art and architecture, featuring exhibitions, workshops, and the stunning Skyroom Cinema, showing arthouse films and cinematic classics.

#### The Stables

Eclectic music tastes? Dance the night away at The Stables, an intimate music and theatre venue hosting pop, rock, jazz, classic and roots music.

#### Milton Keynes Museum

Think you know Milton Keynes? Think again! Discover the city's origins in this unique storytelling venue, complete with a Victorian street and ancient artefacts gallery.



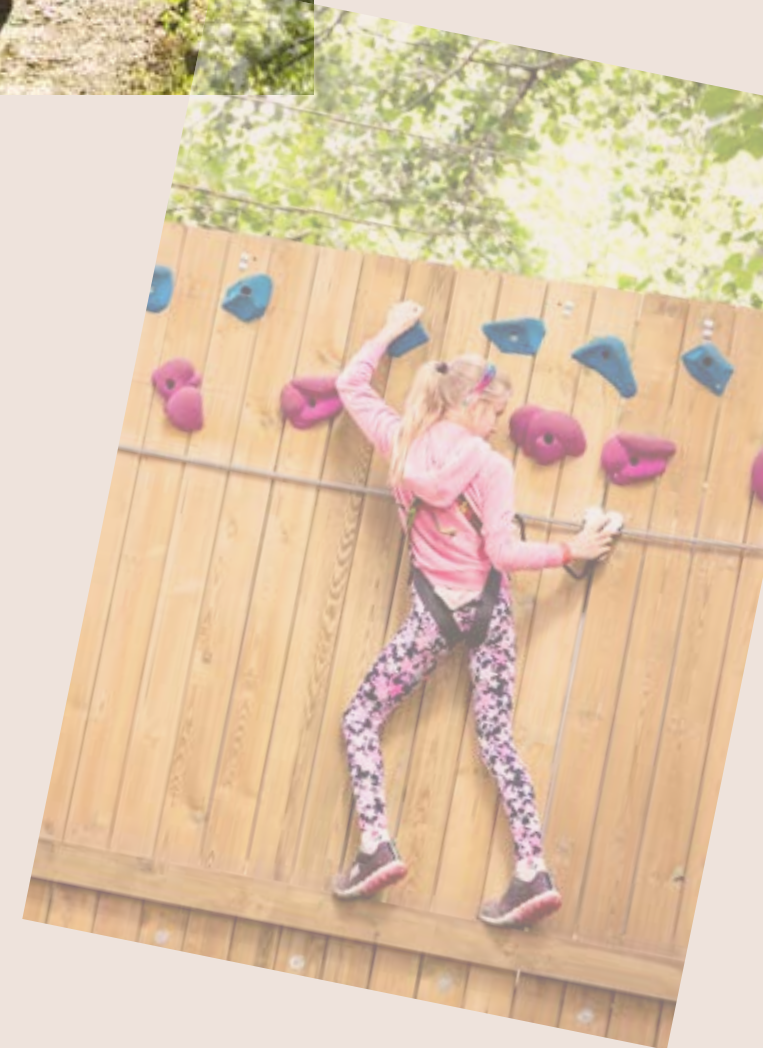
Lifestyle images are indicative only.

*Stories told,  
memories made*



*Ski, climb,  
safari & fly!*

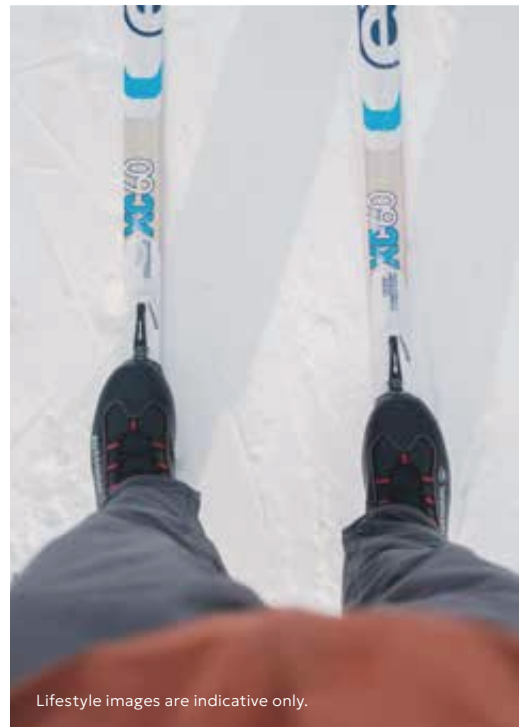
# ADVENTURE



Thrill seekers meet their match in Milton Keynes. From the iconic Xscape centre, complete with Europe's largest indoor snow slope, to a range of rock-climbing,

indoor skydiving and treetop adventure activities, there's never a dull moment here. Come for the powder, stay for the memories.





Lifestyle images are indicative only.

## MK memories worth making.

MK makes loving where you live easy. With so many unique and exciting attractions on your doorstep, from historical landmarks to lively theme parks, every weekend can be a new discovery.

Whether you're entertaining the kids or carving out some me time, everything here is designed to stimulate, inspire and create memories!



iFLY.



Go Ape, Woburn Safari Park.

### Snozone

Milton Keynes' Snozone inside Xscape is home to beginner skiers and snowboarders, right through to freestyle pros. Glide through unbelievable amounts of powder, before hitting the Alpine Kitchen, a ski-themed café.

### iFLY

Ready to leave gravity behind? Your mission at iFLY awaits. Gear up in your goggles and helmet and lean into the vortex to enjoy an adrenaline-spiking simulated skydive in your very own flight chamber. Float in weightless air and experience an unforgettable out-of-body feeling. The sky's the limit!

### Go Ape

Ever wanted to zip-line through the forests without a care in the world? Head to Go Ape, where you and the kids can tackle a range of woodland obstacles, absorb the beauty of nature and have a go on the Tarzan Swing. Screaming comes as standard, but don't forget to quieten down and listen out for the Woburn Safari animals next door!





*Where challenges  
turn into triumphs*

## Conquer the ultimate family obstacle course!



Ready to go from ninja rookie to ninja master? Climb, swing, bounce and balance your way through Ninja Warrior, a giant inflatable obstacle course, designed to test your strength, agility and family teamwork.

Thrash it out, push your comfort zones and defy gravity to crush the Warped Wall, then refuel in the café where you can tally up who smashed it (losers buy lunch!).



# At your leisure.

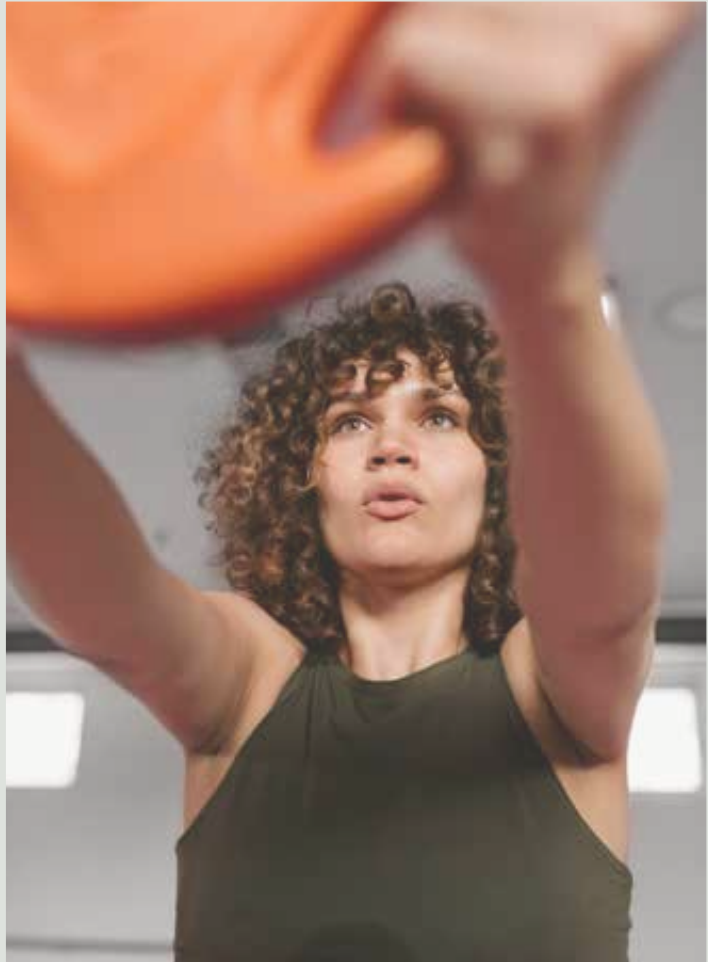


Lifestyle images are indicative only.

MK takes fitness and leisure to the max, with an impressive range of venues, so you can work out your way. Set in stunning woodlands, Woburn Golf Club is a 54-hole venue, offering beautifully maintained greens and prestige status, having hosted 60 professional golfing tournaments.

For gym and swim enthusiasts, MK has six leisure centres: Bletchley, Oakgrove, Shenley, Sir Herbert Leon Academy, Stantonbury and Woughton.

And for footie fans, Stadium MK is a remarkable destination, featuring 30,530 seats and an on-site hotel.





*Settle into  
timeless style*

# BE LONG

Berkeley homes are made for living. Every element of your home has been precisely designed for ultimate comfort, relaxation, and to create a lifestyle that feels right for you and your family.

Computer generated images are indicative only.





# Bringing style and practicality to the table.

Customise your kitchen with a palette of your preference. Choose from Opulent Oak or Contemporary Carbon:

## Contemporary Carbon

Contemporary Carbon melds sophistication and versatility with understated elegance. This dark kitchen option features Pure Carbon base and tall units, Cube White wall units and discrete pull-out bins. With a Black Sparkle Grain worktop and hob splashback, plus soft-close units, it's a space that feels bold and confident, adding dramatic décor to every type of dining.

## Opulent Oak

Opulent Oak is a kitchen designed for simplicity and efficiency, with clean lines, a modern feel and neutral tones. Fresh and refined, this light kitchen option features Medium Oak base and tall units, Cube White wall units and discreet pull-out bins. With a Crystal Marble worktop and hob splashback, plus soft-close units, it's a space that feels inviting and revitalising, perfect for creating new recipes and hosting dinner parties with friends.



Opulent Oak



Contemporary Carbon





## Light-filled, modern living spaces.

Your living room is your canvas to live the way you want. Neutral tones feel soft and earthy, while allowing you to add your own vibrant pop of colour. Bright and airy, a thoughtfully designed layout welcomes natural light and ventilation through every season. And the great outdoors is on your doorstep... or private balcony. Enjoy every moment. This is a space everyone will want to gather – friends old and new, family and four-legged companions.

Computer generated images are indicative only.





# A sanctuary of comfort & practicality.

Embrace the pleasure of a bedroom designed for plush comfort and practical living. From the relaxed neutral palette to the contemporary finishing touches, everything has been curated for restorative bliss. Choose from soft, luxurious carpet in either Bathstone Cream or Husky Grey, and enjoy the space-saving built-in wardrobe with sliding doors and a mirrored central panel. Drift off in a dreamy space that feels your own from day one.







## Refresh, revive and unwind.



Carve out a little me time in a calming, fresh space designed for early morning grooming and Sunday afternoon soaks. From the terrazzo soft grey tiles to the brushed chrome mirrored cabinet,

everything has been curated to feel sophisticated and timeless. Sleek fixtures and clean lines add a contemporary touch, while ceramics and high gloss keep things classic, for a homely, traditional feel.





# Finishes are just the start...

Time to create some custom magic. Making your home your own is the best part about buying at Eastbrook Village. Weaving your own personal taste through every room creates an atmosphere that inspires and delights, while making you feel like you belong from day one.



## Individually designed kitchens

- Contemporary styled kitchen with a choice of doors and worktops
  - Laminate worktops with upstand (apartments & 2-3 bed houses)
  - Solid surface worktops with upstand (4-5 bed houses)
- Bosch integrated oven
- Bosch integrated microwave oven (4-5 bed houses)
- Bosch induction hob
- Integrated extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Washer/dryer to utility cupboard (apartments)
- Integrated washer/dryer to kitchen/utility cupboard (2-3 bed houses)
- Pre-plumbed location for washer/dryer in kitchen/utility room (4-5 bed houses)
- Stainless steel sink with mixer tap
  - Undermount sink (4-5 bed houses)

## Quality bathrooms

- Contemporary styled bathroom
- Vanity basin
- Mirrored wall unit with shaver socket
- Bathroom with shower over bath and screen
- WC with dual-flush plate, concealed cistern and soft-close seat
- Chrome finish heated towel rails
- Ceramic wall tiles to wet areas with feature tiling to vanity units
- Karndean (LVT) to bathroom and en-suites

## Heating, electrical & lighting

- Hot water and heating provided by:
  - Hot water heat pump and electric radiators with programmer (apartments)
  - Latest generation Air Source Heat Pump (houses)
- Heating type:
  - Radiators with thermostatic controls (apartments)
  - Underfloor heating to ground floor with thermostat control and radiators to first-floor rooms (houses)
- LED downlights:
  - Kitchen, bathroom and en-suite (apartments)
  - Kitchen, bathroom, en-suites and cloakroom (houses)

## Home entertainment & communications

- TV aerial points to living rooms and bedroom 1 (apartments and houses)
- USB charging points to kitchens and bedroom 1 (apartments and houses)

## Interior finishes

- Painted internal doors with chrome finish door furniture
- Satin paint finish to all internal joinery
- Full height wardrobe with sliding doors to bedroom 1
- Flooring:
  - Karndean flooring to living areas; fitted carpets to bedrooms (apartments)
  - Karndean flooring throughout ground floor and living room (if separate from kitchen); fitted carpets to living room, stairs, landing and bedrooms (houses)
- Painted staircase (2-3 bed houses)
- Painted staircase with stained oak handrail (4-5 bed houses)

## External

- External light to outdoor terraces/balconies (apartments)
- Paved terraces to ground floor apartments; balconies to upper floors (apartments)
- External lights to front and rear (houses)
- Turf to rear garden (houses)
- External power point to garages\* (houses)
- External tap and water butt (houses)
- Car charging point:
  - Communal car park provision (1 charging point per Apartment)
  - Installed to driveway (houses; remote EVC where no driveway)
- Shed to properties with gardens (houses)

## Security & peace of mind

- High security front entrance door with multi-point locking system
- Facility for future wireless alarm system
- Mains-fed smoke detector with battery backup (houses)
  - Fitted to hall and living room (apartments)
  - Fitted to hall, living room and landing (houses)
- 10-Year building warranty provided by NHBC

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley Homes reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required. Computer generated images are indicative only. \*Not all plots have garages.



# Why buy at Eastbrook Village – opportunity & community.



**Exceptional connectivity**  
Run, ride, stroll or drive. Located in the Golden Triangle between Cambridge, Oxford and London, MK is set up for going places. Reach London in just over 30 minutes by train and Oxford and Cambridge in just one hour by car.



**Thriving business & innovation hub**  
Smart career moves start in Milton Keynes. From 2025, a new Employment Hub and Logistics Park will serve local and national needs. The city also has a 45,000-strong tech workforce.



**Designed for lifestyle**  
From all-out adventure to retail therapy, MK has the lot. Work out, shop, dine, see a show or hit the UK’s biggest indoor snow slope at Xscape.



**Family-friendly**  
MK is focused on family fun. With tonnes of theme parks and outdoor adventure lands, from Gulliver’s Land to Go Ape, kids grow up loving life here!



**Greenest city in the UK**  
Looking to settle somewhere that feels good for the soul? From low air pollution to over 5,000 acres of parks with luscious greenery, lakes and woodlands, MK is ranked as the UK’s Greenest City.



**Retail & leisure capital**  
Home to over 150 shops and restaurants, from chic boutiques to independent diners, centre:mk and Midsummer Place put Milton Keynes on the map for brands and bespoke eating experiences.



**Dynamic & evolving**  
Settle into a new era of satisfaction. MK is invested in tomorrow, with a 2050 vision that sees it becoming a leading green and cultural city, with a thriving, diverse economy and a high quality of life.



**Education opportunities**  
With four on-site primary schools, exceptional local education, and easy access to Oxford, Cambridge and top London universities, Eastbrook Village inspires students to thrive at every stage – from nursery through to postgraduate success.



*Designed for life*

# TRUSTED

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards.

Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.





# Introducing MyHome Plus.

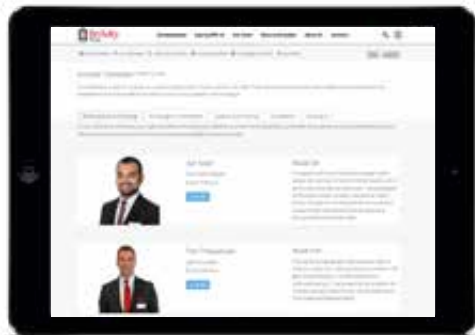
## What is MyHome Plus?

MyHome Plus is an online service that is designed to help you manage key aspects of your new home at anytime from anywhere around the world.

This section provides you with an overview of MyHome Plus key features to enhance your customer journey.

### 1. FILING CABINET

In the filing cabinet section, you can access documentation relating to your new home immediately at your own convenience.



### 2. MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.

### 3. OPTIONS & CHOICES SELECTION

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further details on this.

### 4. CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up-to-date on the progress on site and the local area. Your Customer Relations Manager will issue regular updates and photographs to this section throughout your journey.

### 5. MY GUIDES

View and download your buying and living guides to support you step-by-step through your journey with us.

## Next steps

### 1. GETTING STARTED

Your Sales Consultant will send you instructions to create and validate your MyHome account. Once your account is validated, your Sales Consultant will assign your property to your MyHome account and your account will be upgraded to a MyHome Plus account.

### 2. INTERIOR SELECTIONS

Customer Relations will then be in touch to invite you into our Showhomes to view the interior selections available for the internal finishes that you have an option to select.

If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.



Please scan to see more about MyHome Plus.

**myHome PLUS**



# Transforming tomorrow.

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.

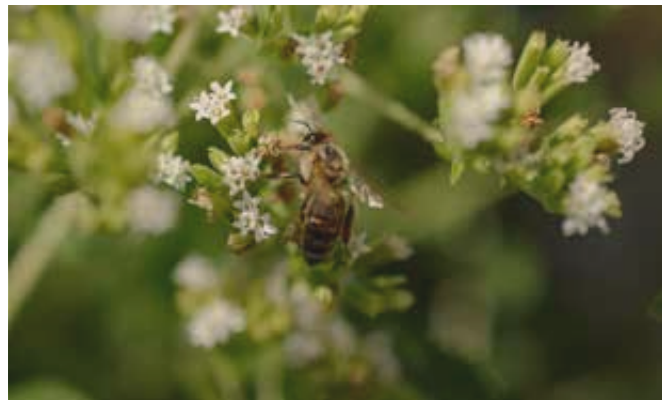


## TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.

## TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



## TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.

## TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.

# Designed for life.



Photography of Sunningdale Park, Ascot

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.

## CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of nature, amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

## CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

## QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

## GREEN LIVING

We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, promote recycling and enable residents to choose sustainable transport options.

## COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



# Sustainability.

## PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Eastbrook Village.

## NATURE AND BIODIVERSITY

Parkland, trees, flowers, living roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Eastbrook Village, we have created natural habitats that encourage wildlife to flourish. We are working with Hankinson Duckett Associates to engage residents in the natural landscapes that we have created.

## WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

## WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily. Houses also benefit from rainwater harvesting, which is used in gardens and landscaped areas.

## SUSTAINABLE MATERIALS

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

## ENERGY EFFICIENCY

Efficient use of electricity helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with either Air Source or Hot Water Heat Pumps. All lighting is low energy and kitchen appliances are selected to deliver high levels of energy efficiency.

## NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

## CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Eastbrook Village we have planted trees, shrubs and flowerbeds to help create a cleaner air environment. Within our homes we also provide mechanical ventilation to filter the internal air.

## SUSTAINABLE TRANSPORT

We also provide cycle paths, secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. Promoting walking and cycling as methods of transport also help encourage healthier lifestyles.

## STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with our managing agent and residents to ensure the development remains in pristine condition.

## FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand how we can adapt to future climate change in our future designs.





# Contact us.



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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Eastbrook Village is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. Eastbrook Village was granted planning permission by the Milton Keynes City Council (planning reference: 23/01264/REM dated 10th February 2022). Through the purchase of a property at Eastbrook Village, the buyer is acquiring an apartment with a 999-year leasehold. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision.

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