

Tattenhoe Park Phase 3

Development update



Issue 1 | August 2025



Keeping you updated

We wanted to provide you with an update on the development at Phase 3 and what you can expect from us over the coming months.

Overview

Countryside Homes part of the Vistry Group is currently building some of Tattenhoe Park. Phase 3 consists of 318 new homes, including private for sale, affordable and private rental homes. We have commenced the next phase which will offer a great variety of mixed-tenure homes. In total, 196 homes are planned for this phase with a launch in Summer 2025 with our show home opening at end of September 2025.

In addition, the Phase 3 development will provide:

- 318 new homes delivered by Countryside Homes.
- 92 Affordable Homes delivered by Countryside Homes in partnership with Sage Housing Group
- 51 privately rented homes delivered by Countryside Homes in partnership with Leaf Living
- 175 private for sale homes
- Section 106 contributions – final estimate of £10M to local community and facilities
- Countryside Homes is targeting a build completion date of the phase 3 site in October 2025

Timeline



- 301 homes are complete on phase 3, with 10 of the final homes currently on the market.
- The marketing suite and two show homes for phase 7 are located on the North-side of Priestley Drive.
- Road & Drainage adoptions are being progressed, working with Homes England and Milton Keynes County Council.
- Works to phase 7 which is our second phase on the development started on site December 2024.
- Phase 7 has now launched for Sale and the new Show Homes are expected to open in Autumn 2025. Phase 7 comprises a mix of 2–5-bedroom homes with a range of internal layouts.

Site Activity

- Plots 162-169 to become build complete in the next couple of months.
- Countryside Homes will be constructing an offsite swale in the allotment area to the south of the site as part of the Surface Water Drainage Strategy. A date is still to be confirmed for these works to start but this should not inconvenience residents in anyway.
- Countryside Homes need to construct a footpath to the east of plots 301-306, 287-293 (adjacent to Snelshall Street) which will connect Priestley Drive to the Local Centre. These works are likely to commence in Autumn 2025 and affected residents will be written to separately regarding specific start date and likely duration of the works.

Ecology

Areas of high ecological value, such as hedgerows, mature trees, and standing water, have been preserved. Key protected species, including great crested newts, bats, and nesting birds, have been safeguarded through appropriate mitigation measures; and pre- construction surveys for badgers and a mature tree have been carried out to ensure proper protection. Efforts are also being made to manage invasive species and avoid any harm to local wildlife throughout construction.

Managing Agent

- Some units on the scheme will be paying a service charge for block management or estate services. Areas on site are currently in the process of being transferred to the managing agent on a phased basis. Please refer to your lease for further details as to whether this is applicable to you.
- The Management Company is Tattenhoe Park Residents Management Company Limited, and we are intending to appoint resident Directors following development completion.

Road & Drainage Adoptions

Homes England have an obligation to complete the Foul and Surface Water Drainage across Tattenhoe Park to an adoptable standard. Discussions are ongoing between Anglian Water and Homes England to agree the remedial strategy, then works will be instructed, likely in Early 2026. Once these works have been completed, Countryside will then be able to complete any remedials on the Section 38 roads ready for adoption.

Development Plan



DEVELOPMENT PLAN



1 bedroom homes
THE HEMINGTON APARTMENTS
4 storey apartment building

2 bedroom homes
THE BIRCH
1st floor coach house
THE HEMINGTON APARTMENTS
4 storey apartment building
THE HOLT
2 storey house
THE SPARROW
2 storey house

3 bedroom homes
THE ABBOTT
2 storey house
THE ASPEN
storey house
THE DUNLIN
2 storey house
THE LAUREL
2 storey house
THE LEWIN
2 storey house
THE ROBIN
2 storey house
THE THETFORD
3 storey house

4 bedroom homes
THE DOVE
3 storey house
THE GOLDFINCH
2 storey house
THE OAK
2 storey house
THE PIPER
2 storey house
THE TURNSTONE
2 storey house

5 bedroom homes
THE WHITEBEAM
3 storey house

Pre-sold homes
1 & 2 BEDROOM APARTMENTS
2 BEDROOM APARTMENTS
2 BEDROOM HOMES
3 BEDROOM HOMES
4 BEDROOM HOMES

MILTON KEYNES TRAIN STATION
25 mins
WESTCROFT DISTRICT CENTRE
17 mins
HOWE PARK WOOD
13 mins
MORRISONS SUPERMARKET
15 mins
SHENLEY BROOK END SCHOOL
22 mins
HOWE PARK SCHOOL
20 mins
GILES BROOK PRIMARY SCHOOL
7 mins

MILTON KEYNES TRAIN STATION
11 mins
WESTCROFT DISTRICT CENTRE
3 mins
HOWE PARK WOOD
2 mins
MORRISONS SUPERMARKET
2 mins
MILTON KEYNES CENTRE CAR PARK
11 mins
SHENLEY BROOK END SCHOOL
4 mins
M1 JUNCTION 14
14 mins
HOWE PARK SCHOOL
4 mins
GILES BROOK PRIMARY SCHOOL
2 mins

TATTENHOE VALLEY PARK
2 mins

Visitor Parking
Refuse Store
Cycle Store
Car Barn
Garden Bin Storage
Garden Shed
Roadway cyclist/pedestrian path



All travel times taken from googlemaps

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Builders and vendors may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production, August 2024.

How will Tattenhoe Park benefit the local community?

Countryside will also support the local community by contributing over £10M towards the local community. This includes support for education, community infrastructure, and sustainable transport features such as enhanced cycle and pedestrianised roads, crossings and pathways.

- **Provision of Affordable Housing-** The development includes 30% affordable homes, ensuring a mix of housing options and helping to create a balanced community.
- **Improved Local Connectivity and Offsite Highway Improvements:** The site benefits from its location near key transport routes, including Bletchley (3 miles), Milton Keynes Central (4 miles), and the VI Snelshall Street, improving access to the Oxford-Cambridge Corridor and London, which enhances commuting options for residents.
- **Public Green Spaces:** The development incorporates high-quality landscaped parks and open spaces within the Tattenhoe Park Valley network. These areas are designed for walking, cycling, and recreational activities, contributing to residents' well-being and the area's ecological sustainability.
- **Provision of construction apprenticeships, work experience and supporting local people into job vacancies on site.**
- **Sustainability and Flexibility:** The inclusion of Flexible and Extendable Homes (FEHs), with features like adaptable floor plans and modular construction, allows homes to evolve with changing family needs, supporting long-term sustainability and flexibility for residents.
- **Central Square as a Community Hub:** The Central Square will serve as a central gathering space with active frontages, communal areas, and retail opportunities, promoting local interaction and creating a social hub for the development and surrounding areas.
- **Safe and Secure Environment:** The development is designed with Secure-by-Design principles, including gated rear access paths, well-lit streets, and clear front garden boundaries, ensuring a high level of safety and security for residents.



Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing

Customer.Service.CentralHomeCounties@vistry.co.uk.

For out of hours emergencies, please call 01279 972641 and select the relevant option.



COUNTRYSIDE
Homes