



Your place to connect

Wolverton Mill, Milton Keynes





Ouse Valley Park, Wolverton

Find your place to thrive at Wolverton Mill

Experience the perfect blend of modern living, outdoor beauty and city convenience at Wolverton Mill, a desirable collection of two and three bedroom homes on the outskirts of Milton Keynes.

With a home here, you can enjoy all the essentials right on your doorstep. There is a supermarket and health centre nearby, along with a choice of nursery, primary and secondary schools all within a mile.

For more choice, the charming market town of Stony Stratford is a short cycle ride away and plays home to a delightful selection of independent shops, cafés and restaurants. There is also a family-friendly local pub within walking distance, offering fresh pizza and a play area for children.

Alternatively, it's a 10-minute drive into the centre of Milton Keynes, a busy shopping hub with countless high-street retailers, restaurants and coffee shops.

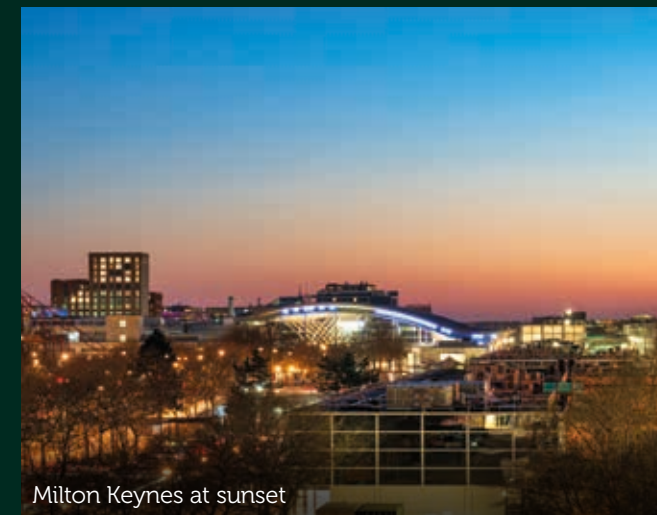
There are also world-class leisure facilities to enjoy, such as indoor snow sports and skydiving, bowling, cinema and ice skating, while culture lovers can enjoy the city's museum and theatre.

Keeping active is made easy with nearby Wolverton Swimming and Fitness Centre, which offers a pool, gym and fitness classes. Additionally, take the short drive to Willen Lake, where there is a variety of waterborne fun to be had, including kayaking, sailing and open-water swimming. It also plays home to one of the largest aqua inflatable courses in the country.

If you love the outdoors, Wolverton Mill's unique location on the edge of the city means it enjoys an abundance of beautiful countryside nearby. Ouse Valley Park and South Loughton Valley Park are both perfect for picturesque walks or an afternoon's fishing, whereas the green open space of Wolverton Road Park and playground makes a great place for the kids to let off steam.



View down the river Great Ouse at Wolverton



Milton Keynes at sunset



Xscape Milton Keynes

Get Connected

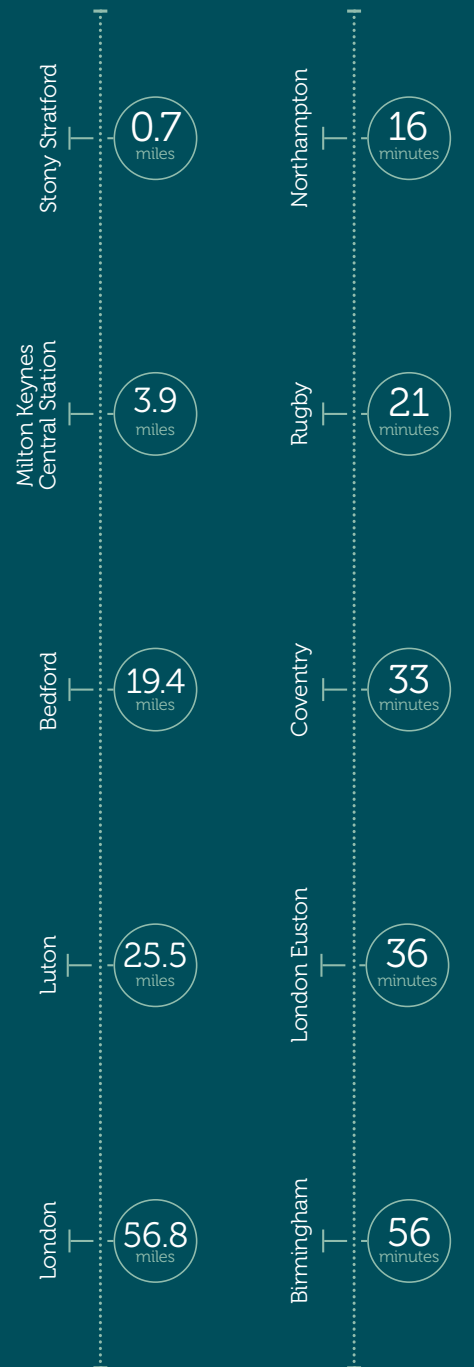
Wolverton Mill benefits from excellent transport links, ensuring you stay well-connected both locally and nationally. The nearby A5 offers great road access to Milton Keynes city centre, while the M1 motorway ensures straightforward travel south to London and as far north as Leeds. There is also a convenient bus stop on Stratford Road that provides easy access to the surrounding areas. For rail travel, Milton Keynes Central Station is a short drive away and operates direct services to London and Birmingham. By air, Luton Airport is easily reachable, providing a gateway to numerous global destinations.



By Road



By rail
from Milton Keynes





Specification

Kitchen

- Graphite grey composite single bowl sink with chrome mixer tap
- Diesse porcelain tile kitchen splash back
- Integrated black and stainless-steel single oven
- Induction hob
- Cooker extractor hood
- Integrated 70/30 fridge/freezer
- Integrated dishwasher
- Space for washing machine
- Recycling bins in base unit

Bathroom and cloakroom

- Contemporary white sanitaryware
- Diesse porcelain tiles
- Bath with glass shower screen and thermostatic shower mixer
- Heated chrome ladder towel radiator
- Lockable mirror fronted vanity cabinet to bathroom
- Shaver socket to bathroom

Plumbing

- Gas-fired central heating with combination boiler

Electrical

- TV point to living room and main bedroom
- Fibre to property (FTP) with data points
- Telephone point in living room
- Mains-wired smoke and heat detectors
- Battery powered carbon monoxide detector
- PIR light to front entrance
- Double socket with USB ports to kitchen, living room and bedrooms
- Electric car charging point

Windows and Doors

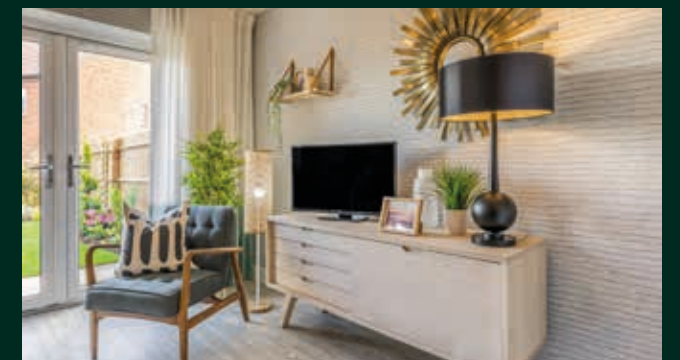
- PVCu double glazed windows and patio doors
- Compliant multipoint locking front door

Internal

- Fitted carpets and Amtico flooring included
- Walls and ceilings in supermatt white emulsion
- Woodwork in satin white

General

- Downlights to kitchen, cloakroom, hall, and landing
- Pendant lights to living room and bedrooms
- Landscaping to front garden
- Turf and paved patio to rear garden
- 1.8m closeboard fence to rear garden
- External tap
- 12 year NHBC warranty
- Fitted wardrobe to main bedroom





Homes to be proud of



"Orbit Homes helped us through the entire process and were amazing though it all."

- Jenna and Ben

If you're looking to take your first step onto the property ladder, Shared Ownership allows you to buy a proportion of your home and pay a subsidised rent on the rest. The size of the share you buy is based on your circumstances, but as time goes on, it is possible to buy additional shares in your home and in most cases, you can buy the remaining shares and own your home outright.

With Shared Ownership, your deposit is based on the share you are buying, rather than the full purchase price, which allows for a smaller deposit and a smaller mortgage. This means the idea of owning your own home in today's challenging market is not so crazy after all.

Just ask Jenna and Ben, who diligently put their savings into a Help to Buy ISA, to make the most of their money.

They knew from their research that Shared Ownership was the most affordable way to get onto the property ladder and told us that they chose Orbit Homes "For its great reputation and welcoming presence."

They chose to buy at Compton Locks development, situated on the outskirts of the pretty village of Fenny Compton in Warwickshire immediately appealed to them: "It's in a very beautiful rural area, which is something we were looking for."

With a range of 2 and 3-bed homes to choose from, they opted for the 3-bed Dallington: "It suited us better as a family in terms of space and layout". They rated the specification of their new home as 10/10 – with integrated kitchen appliances and all flooring included as standard, it also meant their buying costs were significantly reduced.

The couple found the buying process easier than they had anticipated, thanks to the support they received from the sales team: "They helped us through the entire process and were

amazing though it all. They constantly stayed in contact with us and updated us with everything, making us feel so at ease and the whole process was stress-free."

The family couldn't be happier with their new home and its surroundings: "Its fresh, modern and beautiful, and the area is so lovely and calming." Their family and friends have also been impressed: "Everybody absolutely loves it!"

Buying a new build home offers them many benefits – a blank canvas to make their own, as well as reduced maintenance costs with fewer and less repairs. And they can expect to make significant savings on their energy bills too, as their home is fitted with solar panels.

Following their positive buying experience with us, the couple are happy to recommend the Shared Ownership scheme as a route into home ownership: "Buying our home this way was a stress-free process, and it gave us the chance to get onto the property ladder and build a future for our family."





Micklewell Park, Daventry

The Orbit Difference

The History of Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high

quality, affordable, safe and sustainable and really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this through taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have in place sustainable working and excellent employment practices.

Building For Good

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact reaches far beyond the homes we build and sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not just through our work supporting our tenants, as a responsible landlord, but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiative further. So by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.



Orbit in the community

We have invested around £25m into local community projects in the last six years through a range of local projects to improve the local community. This includes sensory gardens, skateboard parks, community farms and neighbourhood cinemas. We also provide help and support on wellbeing, employment and skills, digital inclusion and financial advice through our award-winning Better Days programme.

Alongside this, our employees are very active in the local community through our volunteering programme and contributed over 4,000 community hours in the last 12 months alone. Our employees have painted, decorated, planted and litter-picked their way to supporting our local communities, whilst raising over £45,000 for national and local charities including MIND, Shelter, Macmillan Cancer Support and Prostate Cancer Awareness UK.

Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment. Since 2019, we have reduced our organisation's carbon footprint by 33%.

We have four main priorities:

- Climate action to become net zero carbon
- Enhancement of green spaces to promote biodiversity
- Sustainable consumption of resources to reduce waste
- Responsible partnerships and a sustainable supply chain



Orbit at Hanwood Park, Northamptonshire

Design Standards

At Orbit our vision is to lead in building thriving communities and we recognise that in order to build a thriving community great care and attention needs to be taken by the way in which they are designed.

We know that communities are about people first and foremost but the design of the places we live can also have a huge impact on our lives.

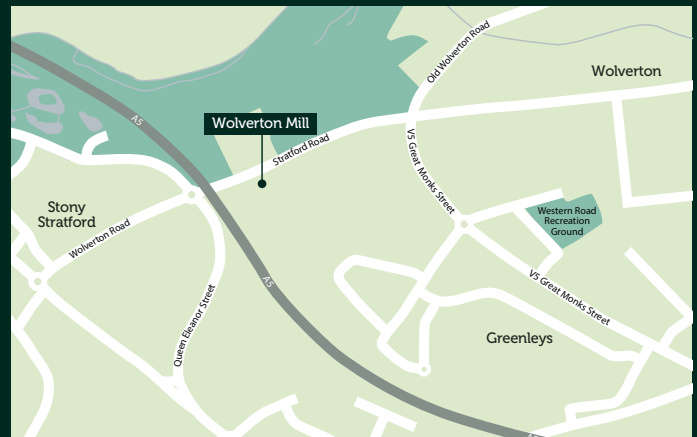
From the design of each individual home to the spaces in between that make up the public realm, great design can have a positive impact through its ability to 'surprise and delight'.

At Orbit we believe that good design is at the heart of delivering thriving communities and is fundamental to our mission. It is also essential, so that we can create your place to thrive.

Wolverton Mill
Stratford Road
Milton Keynes
Buckinghamshire
MK12 5NF



Wider Area



Local Area



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Head Office: Orbit Group, Garden Court, Harry Weston Road, Binley Business Park, Coventry CV3 2SU Orbit is an exempt charity, registered under the Industrial and Provident Societies Act 1965.

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