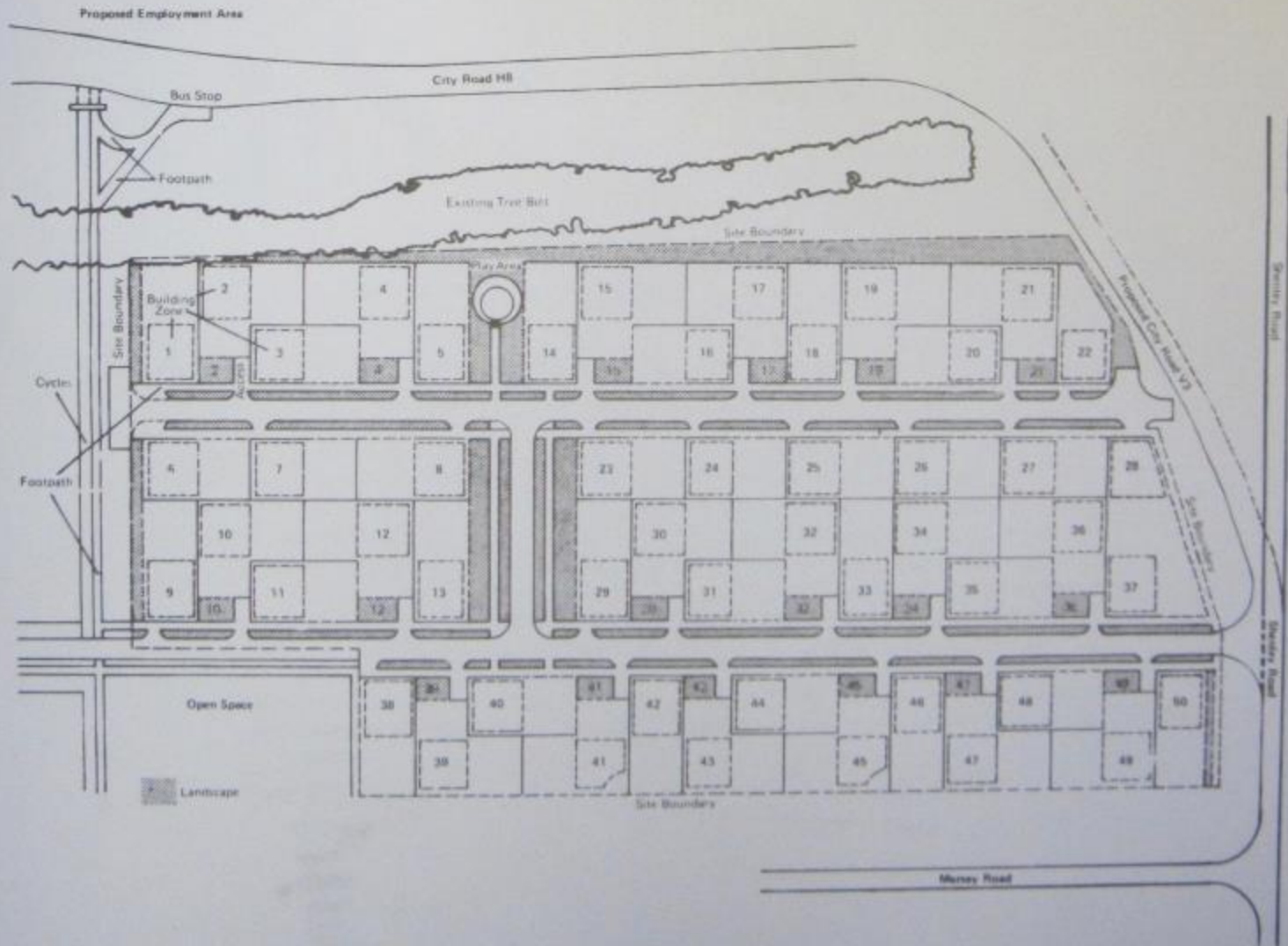


THE MILTON KEYNES EXPERIENCE
Planning 2,000 Homes in a New Town

Tim Skelton



Tweed Drive/Otter Close, Bletchley



Homeworld 81, Bradwell Common

THINKING OF BUILDING YOUR OWN HOME?



“I got a job in Milton Keynes and decided that the best way to get the house we wanted was to build it ourselves.”

BOB DEGAVINO, CALVERTON END, MILTON KEYNES

**MILTON
KEYNES**

Something worth building on.

“Neither of us had any building experience when we started work on the house. Even so, it only took 11 months from starting the foundations to moving in. It's been hard work, but well worth it – we have exactly the home we've always wanted (and saved more than £10,000 by building it ourselves).”

*Tony and Hilary Farrer,
Calorton End, Milton Keynes.*



“I'd wanted to build my own house since I was 18, but I didn't get the chance until I came to Milton Keynes. Now I've done it twice! My new home cost £30,000 to build and it's worth nearly twice that.”

*Jack Hautborn,
North Hill, Milton Keynes.*

“We'd lived in a semi for years and, having decided we could afford a higher mortgage, spent ages looking for the ideal house. In the end – not knowing the first thing about building – we built one ourselves... and after two years built another.”

*Tony and Lynn Mynard,
Simpson, Milton Keynes.*

Have you ever considered the challenge of building your own home and the satisfaction of living in a house which has a convenient layout and size to suit your own needs?

In Milton Keynes, you can take the opportunity of building your own house at a fraction of builders' prices. Savings can be as much as 30-50 per cent.

Building your own house is not as difficult as you might think. Over 200 have been built in Milton Keynes already, many of them by people with no experience of building at all.

You don't even have to do all the hard work yourself. Some people do it because they want to, but others employ builders, plumbers, electricians and so on to do the work for them. Houses can be individually designed by architects, or you can buy plans “off the shelf”.

Milton Keynes Development Corporation is prepared to back your enterprise with a range of fully serviced plots of land, advice on how to get your home built, straightforward planning procedures, and a “build now, pay later” finance scheme. The only restriction on the size of home you build – one bedroom bungalow or ten-bedroom mansion – is the size of the plot of land you buy.

Whether you do it all yourself, use local builders or join a self-build group, you can get a good deal in Milton Keynes – and save thousands of pounds. There is a variety of sites to choose from, ranging from those in existing villages, to those in the newer areas or near the City Centre.



Benefits

Building your own house means that you can have more home for your money (or money for your home!) and a house that exactly matches your own requirements; but there are many extra benefits to buying your plot of land in Milton Keynes:

- wide choice of locations;
- plots of land are fully serviced with water, gas, electricity, drains, roads and footpaths; and all sites are landscaped;
- planning procedures are straightforward. Milton Keynes Development Corporation is the planning authority and guidance is available on designs and materials that are suitable;
- delayed payment. £100 deposit will guarantee your plot of land. Only 10 per cent of the cost of the land need be paid on exchange of contracts. The balance (plus interest from start of work) need not be paid until the building has been completed.



Choice

There is a large number of plots of all shapes and sizes from just under 1/30th of an acre, up to around half an acre. They are available throughout the city.

Prices for the plots of land usually run from £10,000 to about £35,000.



Information

If you would like to know more about buying a plot of land in Milton Keynes, please telephone or write to:

Tim Skelton
Private Housing Unit
Milton Keynes Development Corporation
671 Silbury Boulevard
Secklow Gate West
Central Milton Keynes, MK9 3EB
(Milton Keynes) (0908) 679101,
ext 362



MILTON KEYNES BUILDING PLOTS

USE OF A BUILDING PLOT

Building and Development Dept Milton Keynes MK11 1LQ
Telephone 0527 853111
The Milton Keynes Building Plots are available for sale on a leasehold basis for a period of 99 years. The plots are situated in the Milton Keynes Development Zone, which is a designated area for development in the Milton Keynes Development Zone. The plots are available for sale on a leasehold basis for a period of 99 years. The plots are situated in the Milton Keynes Development Zone, which is a designated area for development in the Milton Keynes Development Zone.

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MILTON KEYNES BUILDING PLOTS

USE OF A BUILDING PLOT

The provisions for purchasing a plot in relation to development are set out in the following conditions:

- (1) To ensure a plot can be used for residential development, the purchaser must obtain planning permission from the local authority.
- (2) The purchaser must obtain a building warrant from the local authority before commencing any building work.
- (3) The purchaser must obtain a building warrant from the local authority before commencing any building work.
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WEDGWOOD AVENUE BLAKELANDS

INTRODUCTION

Wedgwood Avenue is in Blakelands in the north east corner of Milton Keynes. Most of the plots face onto a broad avenue of trees which fans out to encompass a local park at the head of Tongwell Lake. The nearest school and shops will be in the Giffard Park Local Centre, Central Milton Keynes, with its excellent shopping facilities and British Rail main line station is within three miles of Wedgwood Avenue.

The name "Blakelands" was the name of a field in the area on the Newport Pagnel map of 1836. It is possibly derived from the Anglo-Saxon "black or desolate".

AREAS

Plot No	Approximate size (Acres)	Plot No	Approximate size (Acres)
1	0.12	14	0.14
2	0.16	15	0.17
3	0.11	16	0.16
4	0.11	17	0.12
5	0.11	18	0.12
6	0.12	19	0.14
7	0.18	20	0.8
8	0.12	21	0.14
9	0.11	22	0.12
10	0.11	23	0.12
11	0.15	24	0.12
12	0.18	25	0.18
13	0.17	26	0.10

LANDSCAPE PROPOSALS

The site will be landscaped by the Corporation in phases as building operations permit. A formal avenue of trees in wide grass verges will lead to the local park at the head of Tongwell Lake. There will be an evergreen hedge along the front of the plots. The existing vegetation on Plot 1 must be retained.

Purchasers are advised to take account of any existing and proposed vegetation in the design of their property foundations.

GROUND CONDITIONS

Topsoil varies in thickness from 300-600mm. A cover of B material up to 1.4m thick is present over the south eastern half of the site and irregular pockets of Head deposits with local thicknesses of 2.5m are seen in the northern part. All foundations should be taken down to the weathered Fellaways sand or clay which show moderate bearing capacity when undisturbed, but are prone to weather softening. Minimum foundation depths of 1.2m will be required owing to the moderate to high shrinkable nature of these soils.

Combustible limestone is found within 3m of the surface. A Class II/III sulphate content may be assumed.

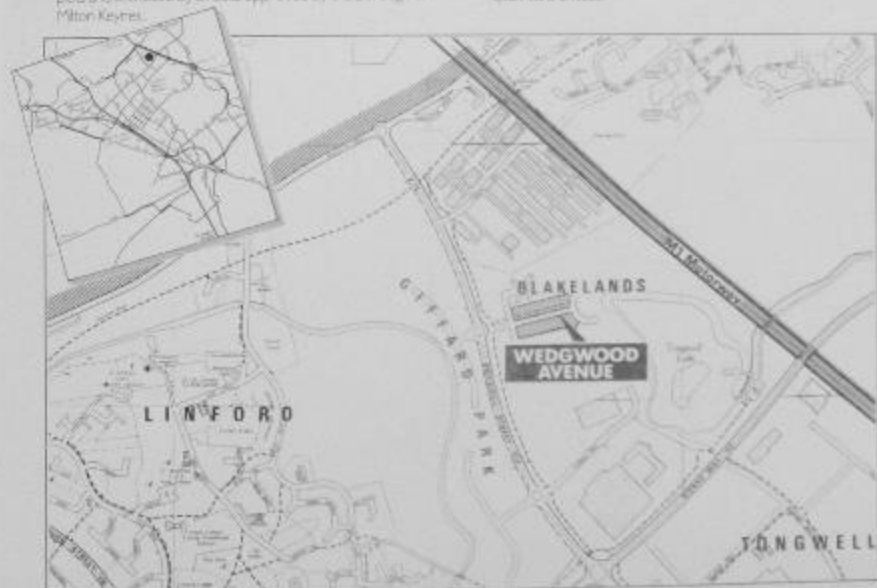
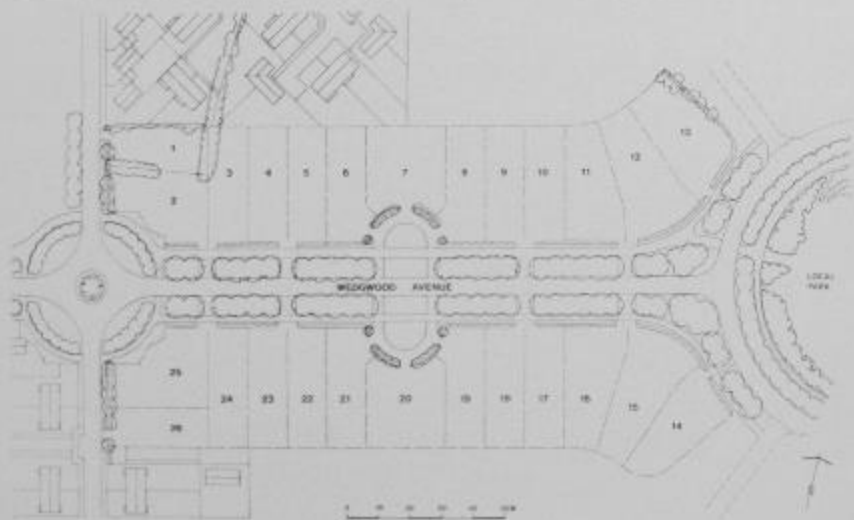
Please note that no warranty is given for the accuracy of this information. Copies of the borehole logs will be made available upon request.

Purchasers are advised to carry out their own ground and site surveys and to satisfy themselves concerning the size and shape of the plot and the ground conditions.

DESIGN REQUIREMENTS

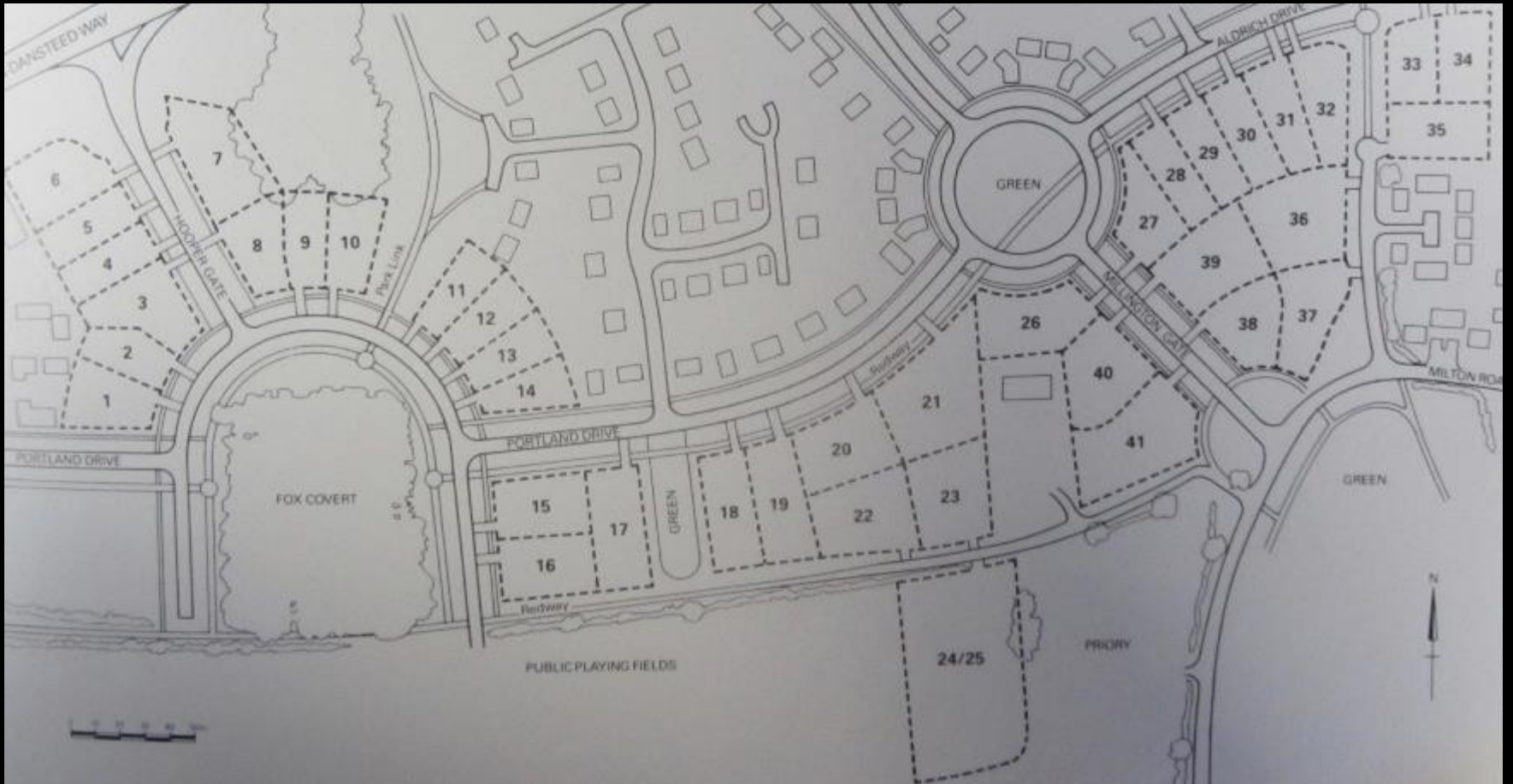
- A detailed 1:500 site layout plan, showing the positions of the plot boundaries, sewers, building lines, etc., has been prepared, and will be provided upon request.
 - The main axes of the dwelling should be parallel or at right angles to the building line. Garages should preferably be behind the building line except on Plots 5, 8, 19 and 21 where garages in front of the building line will be encouraged and where they should, if possible, be treated as "pavilions" presenting an attractive prospect to the public areas. All buildings are to be a minimum of 1.2m from side boundaries.
 - Plots 2 and 27 are important plots at the entrance to the area on which a high standard of design is required. The main corners of both dwellings should be on the diagonal lines extending from the centre of the nearby roundabout. Diagonal planning in the positioning of windows, balconies, porches, etc., will be encouraged and the designs must incorporate hipped roofs.
 - There should be no clear glazing above ground floor level where overlooking of side boundaries would occur.
 - There should be a minimum of two car parking spaces on the plot.
 - A refuse storage point should be provided to accord with Public Health Regulations, it must be screened from adjacent plots and accessible by a route approved by the Borough of Milton Keynes.
 - The following materials should be used —

Walls:	Bricks — orange, red or buff. Matching coloured mortar is strongly recommended. "Half-Timber" systems. Render — warm, earth colours. Boarding — stained dark brown.
Roofs:	Red or brown profiled or plain tiles. Reclaimed or grey/black asbestos cement slates. All roofs must be pitched.
Windows:	Quality timber design and construction is required. "Picture windows" and patio doors should be restricted to rear or private elevations.
Rainwater goods:	Black PVC.
Gates:	Agricultural five bar gates or similar in stained timber.
Driveways:	Tar spray and chip or concrete blocks.
Motor Boxes:	These should be discreetly positioned and painted to match the adjacent materials.
Decoration and details:	The use of decorative chimneys, dormers, porches, balconies, sculptured bargeboards, conservatories, etc., is encouraged.
- Purchasers are strongly advised to employ the services of a qualified architect.





Verley Close, Woughton on the Green

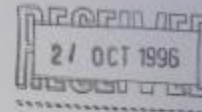


Portland Drive, Willen



Tel: 01908 696300 Fax: 01908 690395

*Housing
self-build*



CNT wins national accolade for housing

CNT (Commission for the New Towns) has won a national accolade for its services to the self-build housing industry. The prestigious award was presented in London at the National Self Build Industry Awards Dinner after a panel of independent judges unanimously selected CNT for its outstanding contribution.

John Napleton, regional director of CNT, who accepted the award on behalf of his Milton Keynes team said: "We are absolutely delighted to receive such an honour and I am extremely proud of our residential land team, especially Graham Hyslop, whose efforts have been recognised.

"Milton Keynes has developed a reputation as the country's leading self-build centre and this is largely due to CNT's policy of promoting plots. We strongly believe that self-build offers more customer choice and has provided the city with some of its most striking homes."

Nearly 2,000 families have chosen Milton Keynes for self-build homes and this year CNT will be marketing around 100 plots in a choice of village and lakeside locations across the city. Land prices range from £45,000 up to £140,000 for serviced plots and CNT can provide advice on planning and details of architects and project managers.

- end -

The Sixth Stage of a Project!

SELF-BUILD

M

House plots snapped up as more land goes on sale



QUEUE: It's the end of the long wait, as housing staff open up for business.

If you need a piece of building land — just join the queue!

By STAN SZECOWKA

THE early bird may get the worm, but the early architect gets the plot!

And no-one was earlier than Borough Council architect Bruce Pratt.

He queued for almost 24 hours outside Milton Keynes Development Corporation's Private Housing Unit waiting to secure a piece of land.

Difficult

Although there were 42 plots up for grabs, 35-year-old Bruce, of Bletchley, had his heart set on a particular £12,000 corner one.

He said: "I was told if I left it too late it was highly unlikely that I'd get what I wanted."

"It's very difficult when it's a first come first served system — but I was determined."

So, by 9.15 am on

Thursday, Bruce was ready for the doors to open on Friday morning.

Mr Tim Skelton, 26, of the private housing unit, said: "Nothing surprises me in Milton Keynes!"

"But if you like a particular plot, what's a night's queuing if you're going to spend the next 40 years of your life there?"

Mr Pratt's wife, Sue, a secretary, also joined the queue.

Her husband explained: "She is quite keen and came along to do her bit."

In the first two hours of opening, the Corporation sold 20 of the available plots.

Another early bird was Mr Pratt's brother, Nigel, 26.

According to a special report in the Guardian newspaper, nearly 10 per cent of the plots currently available in Britain for indi-

vidually designed houses are in Milton Keynes.

That reveals Government intervention of the Development Corporation's plans.

MKDC wanted to build 1,500 homes for rental this year and was cut back by 500 by the Department of Environment.

The Corporation decided to make more land available for private building, both estates and individual schemes.

Confident

Mr Pratt said: "I think this is the only way to move up unless you want a mammoth mortgage."

"I'm hoping my home will be of my own design, but of course I'll liaise with the Corporation's planning department."

"Although I'm not sure of the total cost, I'm confident by doing it this way it will be cheaper than purchasing a house off the shelf."



Lesson 2: Be Realistic About Motives

Build-it-yourselfers look for and carpenter

IF you are a bricklayer or a carpenter a self-build housing group are interested in hearing from you.

Members of the Coldharbour Self-Build Housing Group started work on their homes 10 weeks ago, and some of the houses are beginning to take shape.

They hope that by doing the work themselves they can save up to 30 per cent on the cost of their new houses.

The 17 members of the group each forked out £400 towards the building costs. The rest of the cash is being provided by a building society.

But they need two more people to join the scheme—a carpenter and a bricklayer.

In return for their skills the association are offering two three-bedroomed houses on the site in Highland Close, Bletchley. Secretary, Mr Alan Rouse says they are right on schedule for the houses to be completed in early 1983.

"Everything is going very well and there have been very few problems," he said. "We would very much like to interest a carpenter or a bricklayer to come in with us, as we still have two vacant plots on the site."

● Pictured: Site foreman Mr Keith Levitt with the building plots in the background.





Lesson 4: It's All About A Home



Self-Build Group: Sidlaw Court, Fullers Slade



Self-Build Group: Chalcot Place: Great Holm



Individual Plots: Otter Close, Bletchley



Individual Plots: Burewelle, Two Mile Ash



Individual Plots: Whitworth Lane, Loughton