

millbrookpark.com

Summer/Autumn 2015



MILLBROOK  
PARK

MILL HILL

## MILLBROOK PARK MESSENGER

Keeping you in touch  
at Millbrook Park





# Millbrook Park Progress Report



Since works began at Millbrook Park in December 2011, major progress has been made in turning the initial vision into homes for thousands of new residents and creating a new community.

At the time this newsletter was published 98 dwellings had been completed and occupied with a further 80 expected to complete by December 2015.

New homes are currently being offered by CALA, Linden Homes and Countryside Annington. Interest is high and purchasers are making the decision to move to Millbrook Park

Millbrook Park CE Primary School is reaching the end of its very first school year. A further intake of pupils will happen in September together with the opening of a nursery class.

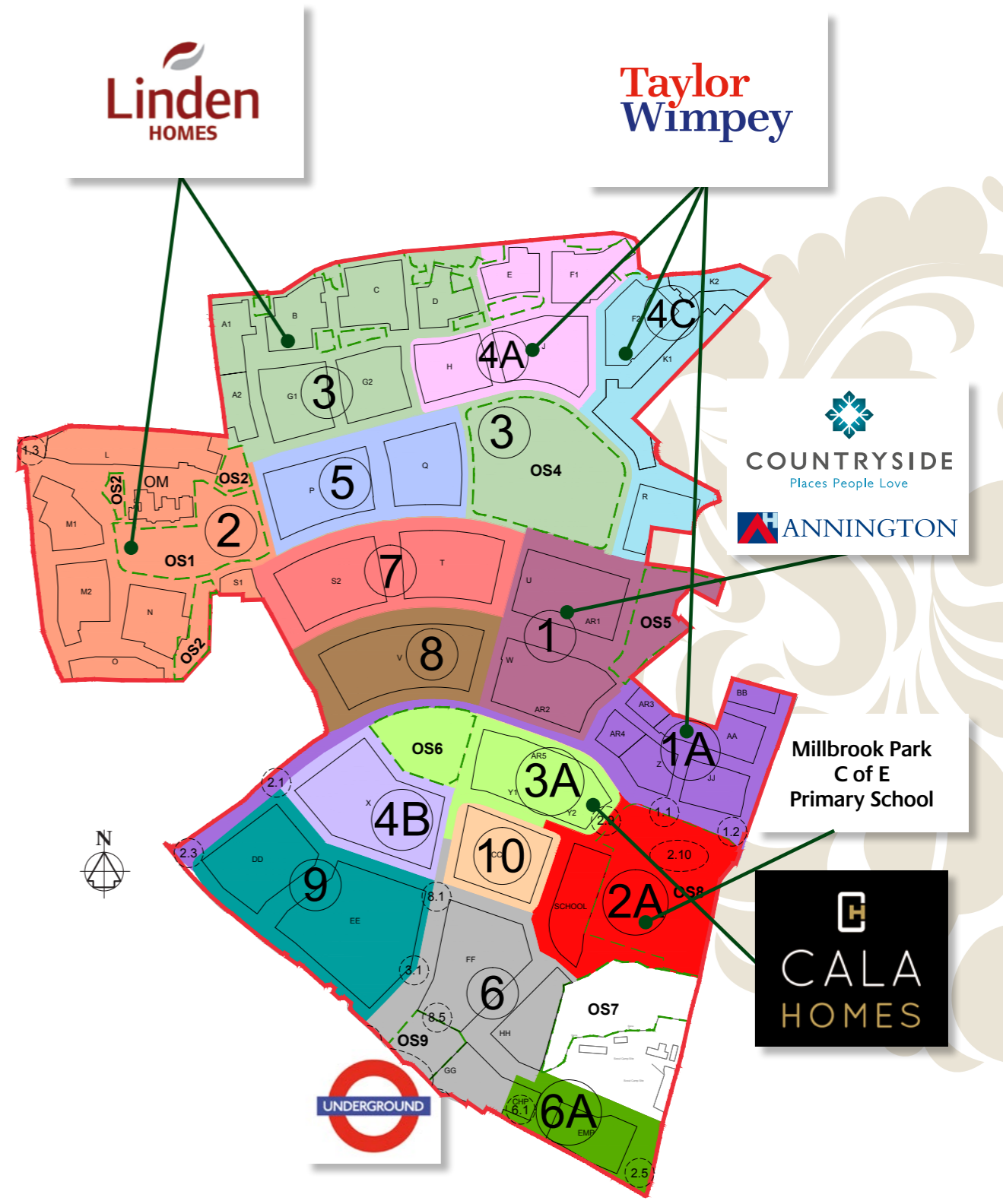
The 382 bus service is now operational from Millbrook Park.

The Officers Mess Gardens and Eastern Park are now open and maturing well. Progress on the Central Park and Panoramic Park has been slow and both parks will be open fully in 2016.

Further details and links are available at [millbrookpark.com](http://millbrookpark.com)



# Development plan





## Cala at Millbrook Park, Mill Hill, London



CALA Homes brings exclusive one and two bedroom apartments and three and four bedroom homes to Millbrook Park's new community in one of the most desirable areas of North London.

These unique new homes benefit from private and communal gardens with outstanding views across London. Mill Hill East tube station (located in Zone 4) offers the Northern Line with easy access to the City.

The sales centre opened in early June, so for more details visit [www.millbrookpark.com](http://www.millbrookpark.com) and follow the links to Cala.

## CALA Homes Stage Mock Emergency Rescue at Millbrook Park

A major training exercise by the London Ambulance Service took place at CALA Homes' Millbrook Park development in Mill Hill this week.

The simulation was designed to test the initial joint response of construction staff and Emergency First Response teams as they reconstructed an emergency rescue from a 40 metre high tower crane.

As part of the exercise a member of the Emergency First Response team volunteered as the crane driver, whilst another colleague scaled the crane to bring the driver safely back down to ground level. Under UK construction regulations, construction companies are required to take all the necessary safety measures, including appointing rescue teams for most tower crane sites, notifying emergency services of tower locations and providing the relevant kits and risk assessments should an emergency situation arise. CALA Homes' Director of Construction, Darren Dockerill commented, "We often train with



Pictured are members from the London Emergency Rescue team (far left) and CALA Homes at Millbrook Park construction team members: Tony Butcher (Project Manager), Alex Sgardea (Assistant Site Manager), Nick Taliotis (Site Manager)

emergency services at many of our developments, as this type of training is useful for our own staff and it gives the local emergency rescue teams as much preparation as possible in the unlikely event of an incident. Tower cranes can be quite a challenge in an emergency, so it's essential that we have ensured all the necessary precautions and measures are in place." Marc Rainey, Head of CBRN and HART, London Ambulance Service, added: "CALA Homes is a company that shares our commitment to health and safety and we would like to thank them for hosting the crane rescue. Our aim is to protect and save lives and reduce any harm by continually reviewing how we work together with developers and their site teams.

"This exercise was a great opportunity to train in a different scenario. It is not often we get the chance to carry out a rescue simulation in such authentic conditions, and the greater our variety of training, the more improved our skills will be."

CALA Homes' Millbrook Park development will offer 92 luxury homes on the former Inglis Barracks site in Mill Hill. The sales centre and showhomes are due to open in June 2015. For further information, visit [www.cala.co.uk](http://www.cala.co.uk).



## Part exchange for a complete change at Millbrook Park



Millbrook Park in Mill Hill has captured the headlines recently because of its excellent location.

It's within easy reach of the centre of London, yet far enough away to offer a sanctuary for busy commuters. Within the NW7 postcode, Millbrook Park is close to the Mill Hill East underground station – so is within Travelcard Zone 4 too.

There are currently a range of beautiful three bedroom terraced properties available at Millbrook Park. The prices for these three bedroom homes range from £635,000 to £665,000.

Simon Pendlebury is the sales and marketing director at Linden Homes Chiltern:

"We've devised a scheme to make the move to Millbrook Park easier: Linden Homes has its own Part Exchange scheme\* which means that we become your guaranteed buyer and take on the task of having your existing property valued and marketed so you don't have to go through the rigours and tedium of selling your own property. The scheme means you won't have to arrange viewings for your existing home – and you won't have to pay any estate agents' fees."

Linden Homes' customer Neil Archbold used the Part Exchange scheme to buy a new Linden home because he and his family needed more space: He says the whole process went very smoothly:

"We had no idea that moving house could happen so quickly: It was so easy – it really was. It is so much simpler to move house when you don't have to worry about one whole side of the move. All we had to do

was make an offer on our new home and the rest just followed."

And it's a good time to buy currently – the Government has changed the stamp duty rules so stamp duty is now more affordable. So, for example, before those changes, a three bedroom Quartermaster home at Millbrook Park priced at £655,000 would have yielded stamp duty fees of £26,200. Today they work out at £22,750.

For more information on the three bedroom homes available now at Millbrook Park in Mill Hill, please call 0844 488 3192. You can also find more details on the Linden Homes' website: [www.lindenhomes.co.uk](http://www.lindenhomes.co.uk)

The sales and marketing suite at Millbrook Park is open every day from 10am to 5pm (4pm on Friday). Come and have a chat about the homes and find out more about the Linden Homes' part exchange scheme.



## Linden Homes supports local football club

Linden Homes is enthusiastically supporting one of its local clubs. It has handed over £1000 to Mill Hill Village Youth Football Club for their new kit.

The junior sides, which include teams for U7, U8, U9 and U10 year old boys will all be able to wear the updated team strips for their matches. The boys will start wearing the new kit for their summer tournaments – which include a high profile tournament at Reading FC this month.

Bryan Passade is the head coach at Mill Hill Village Youth FC:

“The new football strip looks very smart, but it also emphasises that we are a distinctive team. It’s great for the boys’ morale to know that, not only do they have new kit; they are backed by a company like Linden Homes.”

“Our club offers youth football and coaching for boys from 4 years old all the way up to 18. We have our own ground in Mill Hill NW7 – so it’s a safe environment for the boys. It’s a busy club and all our coaches are volunteers who have completed FA qualifications.”

“The boys train every week, all year round and play matches every Sunday in the football season. We are currently recruiting players for summer training in preparation for next season.”

The Club is hosting a community fun day on 14th June to support their charity partner Noah’s Ark Children’s Hospice. Guests will be welcomed to the Club on Burtonhole Lane in Mill Hill where an array of activities and entertainment will be available including a BBQ and 5 a side matches for all age groups.

For more information about Mill Hill Village Youth FC, or to enquire about joining the club, please visit the website: [www.pitchero.com/clubs/millhillvillagefc](http://www.pitchero.com/clubs/millhillvillagefc). Alternatively you can also call 0777 8234 710 or 0775 3986 053.



CGI of Taylor Wimpey’s Millbrook Park Phase 4A development in Mill Hill

## New homes coming soon to Millbrook Park!

Following the success of the first phase of properties that went on sale at Millbrook Park last year, leading housebuilder Taylor Wimpey is pleased to confirm that more new homes will soon be available at this popular development.

The stylish collection of three and four-bedroom properties from the first phase were quickly snapped up by discerning buyers keen to enjoy the development’s tranquil, semi-rural location just 30 minutes from central London by tube.

Following on from the success of the first phase, Taylor Wimpey has now been selected to deliver Phase 4a at Millbrook Park, comprising a further 114 new homes.

The brand new collection will include a choice of stylish one and two-bedroom apartments – as well as a range of spacious three, four and five-bedroom houses.

The new homes will benefit from an enviable location overlooking the Panoramic Park, which is currently under construction and will include mature wooded areas, a children’s playground, a sports pitch, picturesque ponds and picnic areas.

Would-be buyers are being urged to register their interest in the new phase – and ensure they are at the front of the queue for the first selection of homes.

Christine Scarborough, Sales and Marketing Director for Taylor Wimpey North Thames, says: “Our latest phase of beautiful homes at Millbrook Park promises to be a fantastic addition to this flourishing new community, with a superb selection of houses and apartments to be made available for sale right next to the wonderful Panoramic Park.

“Our previous phase at the development has proved hugely popular with discerning purchasers and is now completely sold out, and we’re expecting our new collection to be even more in demand thanks to its prime parkside location.

With Millbrook Park enjoying a wonderful setting on the fringes of a conservation area in Mill Hill, and benefiting from stunning panoramic vistas across picturesque parkland and north London, it’s no surprise that interest continues to remain high at this sought-after development.

**To register your interest, please call Taylor Wimpey at Millbrook Park on 020 3675 9414 or visit [www.taylorwimpey.com](http://www.taylorwimpey.com).**

### Latest News – Phase 4C

Taylor Wimpey have just completed the purchase of Phase 4c which is adjacent to Phase 4a, a development they will be starting in 2016.

This will add a further 89 dwellings to their Millbrook Park portfolio. They will be making a planning application later this year and expect to begin work on this phase in 2016.

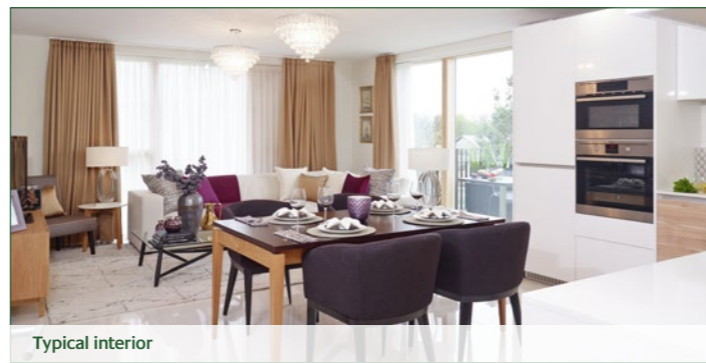




CGI of The Mount



CGI of The Mount



Typical interior

## Construction recommences at the mount

Countryside Annington is pleased to announce construction is due to start again shortly at The Mount in Millbrook Park.

Following the success of previous phases, the new phases named Verde and Sitio will feature an exclusive range of one and two bedroom apartments and penthouses, appealing to a wide range of buyers.

Tony Travers, Director of Countryside Annington comments: "We are really pleased construction work at The Mount will now resume as normal. The Mount is an exceptional collection of new homes so we expect the strong demand from buyers to continue. While this tranquil setting is on

the edge of the green belt, it is within easy reach of Central London and benefits from all the conveniences that an urban location has to offer."

Set around landscaped courtyards, all of the apartments at The Mount have their own private outdoor space, ranging from balconies to expansive roof terraces, and many apartments will offer spectacular panoramic views towards Central London in one direction and the Hertfordshire countryside in the other.

Each apartment benefits from contemporary and clean fittings including oak finished entrance doors, white gloss and wood finished units, white tiling and chrome accessories. The well-conceived use of large expanses of glass floods the home with natural light and open plan living spaces feature high quality kitchens equipped with a full range of integrated AEG appliances.

Designed with the environment in mind, the apartments also have lots of eco-friendly features, including low energy fittings, photovoltaic panels supplying electricity to communal areas a mechanical heat recovery system, which continuously circulates fresh air throughout the home whilst extracting heat from the recycled air, to help reduce energy costs.

A collection of 3 and 4 bedroom executive townhouses will also be available from summer 2016, and prices for both townhouses and apartments will be announced prior to the launch.

**For further information or to register your interest please telephone 0208 371 9269 or visit [www.themount-millbrookpark.co.uk](http://www.themount-millbrookpark.co.uk) or email: [millbrookpark@cpplc.com](mailto:millbrookpark@cpplc.com).**



## Millbrook Park continues to grow

These are more images of Millbrook Park which show how the community is growing.

More details at [www.millbrookpark.com](http://www.millbrookpark.com)







# Street plan



## MILLBROOK PARK

MILL HILL

**Inglis Consortium LLP**

Project Office  
Millbrook Park  
Bray Road  
Mill Hill  
NW7 1SJ

E [keith.hurford@millbrookpark.com](mailto:keith.hurford@millbrookpark.com)  
[millbrookpark.com](http://millbrookpark.com)