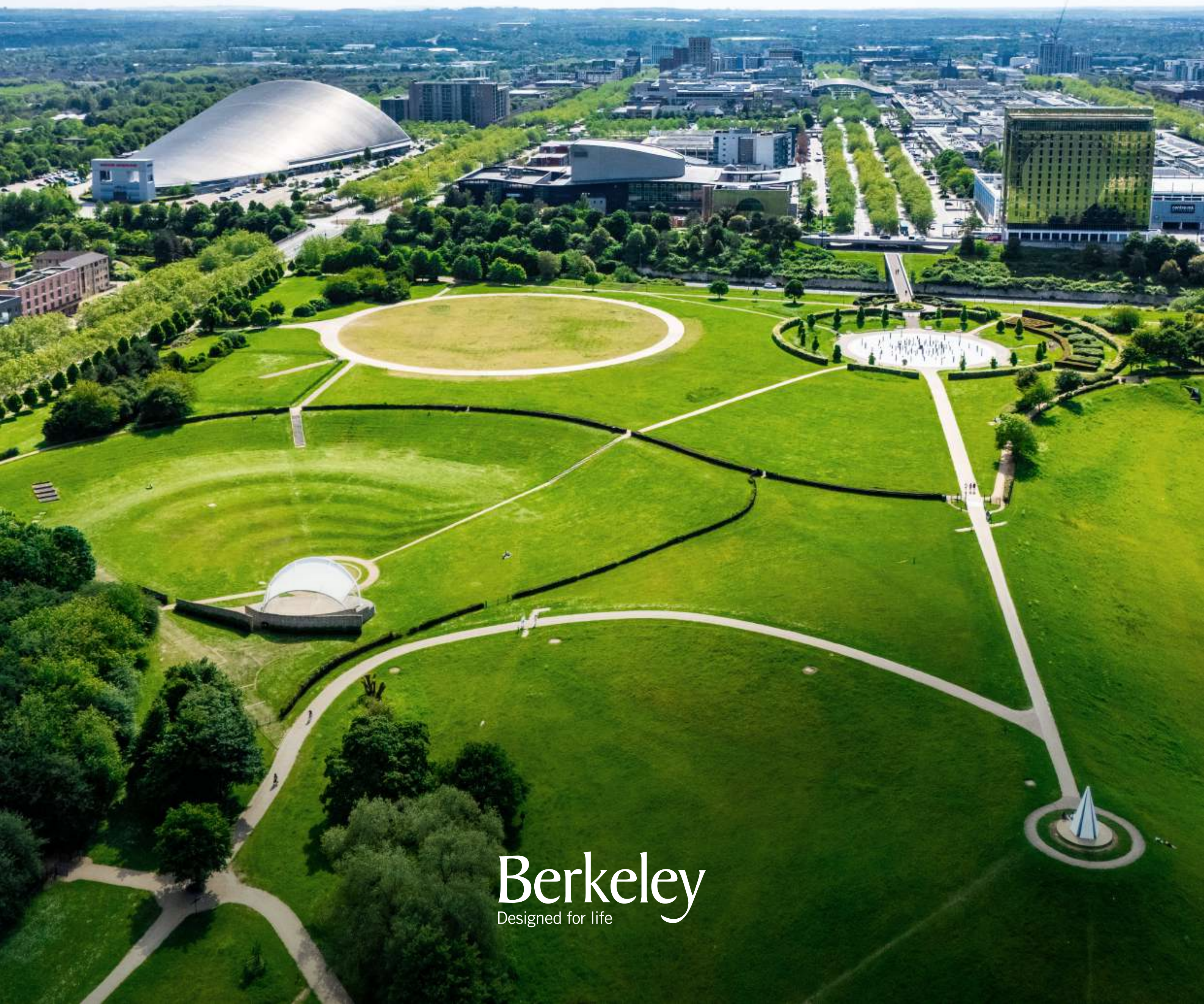
Eastbrook Village

MILTON KEYNES

Investor Guide



Berkeley
Designed for life


Photography of Furzton Lake, Milton Keynes.

Thrive in Milton Keynes

Milton Keynes is one of the UK's fastest-growing cities, a powerhouse of business, innovation and development that continues to attract both national and international attention. With a strong local economy, high employment and a young, ambitious population, Milton Keynes offers a compelling opportunity for property investors seeking long-term growth and strong rental yields.

Perfectly positioned between London, Oxford and Cambridge, Milton Keynes benefits from its prime location within the UK's high-growth corridor. Excellent transport links, including direct rail connections to London and the upcoming East West Rail, make the city a key destination for commuters and professionals. This accessibility, combined with an expanding business base, fuels a consistent demand for high-quality homes.

The city's Strategy for 2050 sets out an ambitious vision for sustainable expansion, smart technology integration and major regeneration. With plans for new neighbourhoods, employment hubs and green infrastructure, Milton Keynes is shaping a future built on innovation and opportunity.

There has never been a better time to invest in Milton Keynes.

Why buy in Milton Keynes?

Did you know?

Milton Keynes was ranked 2nd best place to live and work in the UK in 2025.*

Transportation hub
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.

Growing population
Milton Keynes is one of the UK's fastest-growing cities, with its population projected to almost double by 2050 as part of the city's long-term growth strategy. This surge reflects sustained demand for new homes, jobs, and infrastructure.

The Berkeley effect
Berkeley Group homes have seen an average annual value growth of 13.8%, outperforming local markets by around 5%. As a trusted developer since 1976, Berkeley Group has a proven track record for delivering high-quality homes.

Desirable place to call home
Milton Keynes is a highly desirable place to call home, offering a perfect balance of city living and green space, excellent schools, vibrant shopping and leisure options, and superb connectivity to major cities, making it ideal for families and professionals alike.

Competitive rental demand
Milton Keynes offers competitive rental yields compared to the national average, driven by strong tenant demand from a growing professional workforce and excellent transport links to London, Birmingham, and Oxford.

Milton Keynes strategy for 2050
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.

Sources: www.centremk.com, www.solopress.com (April 19, 2024), Times taken from tfl.gov.uk and Google Maps and www.pulsant.com (Sept 19 2024).
*Source: Lambert Smith Hampton Vitality Index

Computer generated image is indicative only.

Strong rental figures

With more people choosing to move to Milton Keynes, families, couples, and professionals are all looking to call the city home, driving strong demand for rental properties. This growing population, combined with excellent connectivity and thriving local employment, makes Milton Keynes a fantastic investment opportunity with impressive rental yields.

PROPERTY	RENT PER WEEK	RENT PER MONTH	RENT PER YEAR
1 bedroom property	£275 - £325	£1,192 - £1,408	£14,300 - £16,900
2 bedroom property	£400 - £425	£1,733 - £1,842	£20,800 - £22,100
3 bedroom property	£450 - £500	£1,950 - £2,167	£23,400 - £26,000
4 bedroom property	£550 - £600	£2,383 - £2,600	£28,600 - £31,200
5 bedroom property	£600 - £700	£2,600 - £3,033	£31,200 - £36,400

Rates shown are estimates and were based on comparable evidence available in August 2025.

Reasons to invest

A leading centre for growth and innovation

Milton Keynes is one of the UK's fastest growing and most dynamic economies, powered by innovation and a thriving tech sector. With a tech GVA of £3.4 billion, a GDP exceeding £16 billion, and productivity well above the national average, the city continues to outperform.

Job opportunities in science, engineering and technology have surged, growing 340% in just one year.

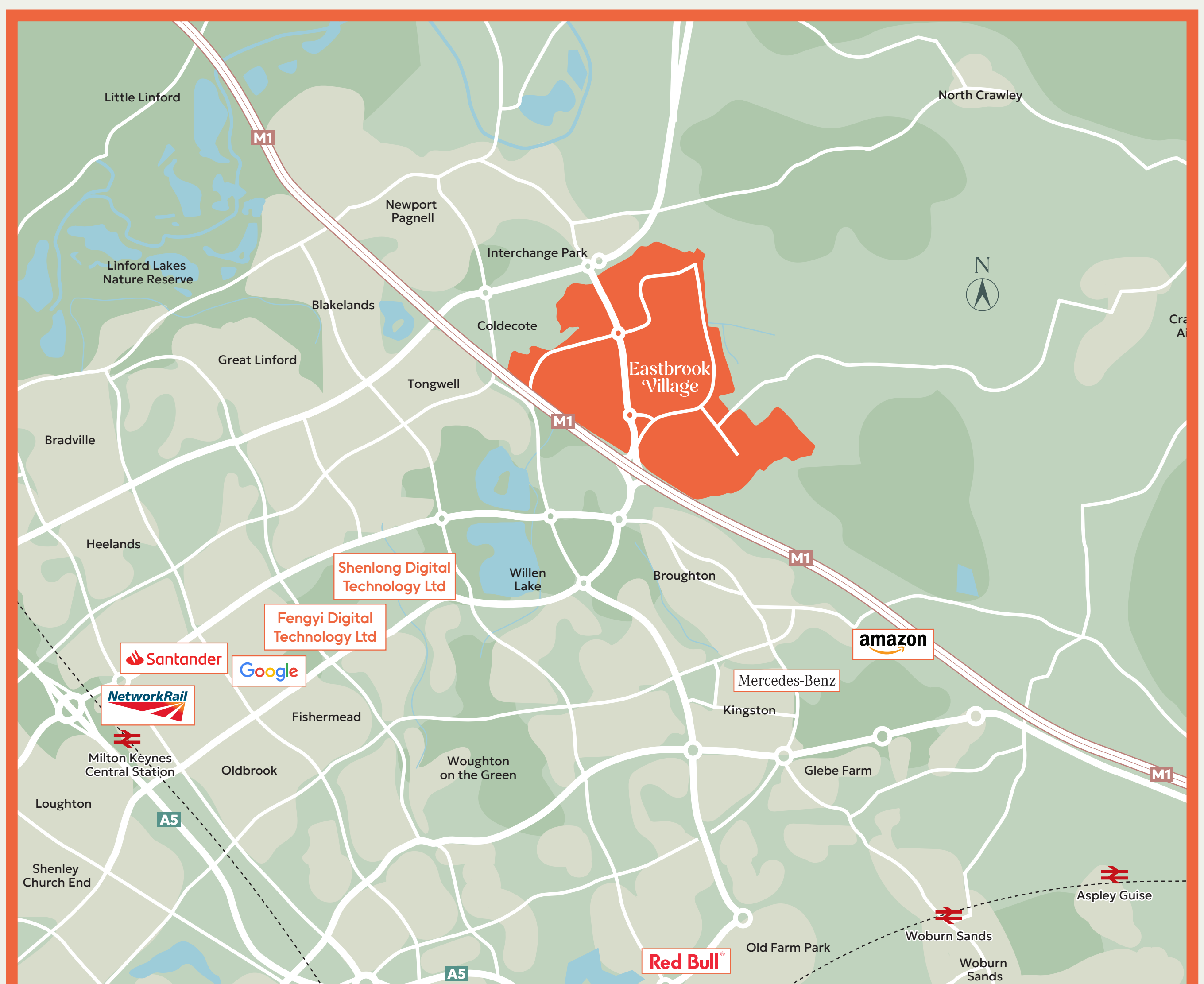
Sources: Milton-Keynes.Gov.uk, Businessmk and Varbes.

Major businesses and employers

Milton Keynes has become a leading centre for business growth, with active enterprises increasing by over 30% in five years and now exceeding 12,500.

Home to global names like Volkswagen, Santander, Mercedes-Benz, Deloitte and Airbus, alongside tech giants including Apple, Google and Microsoft, the city's strong corporate presence and 30% tech-sector base make it a powerhouse for innovation and investment.

Sources: mpa, investmiltonkeynes and businessmk.



Unrivalled connectivity

Milton Keynes' strategic location places it at the heart of the UK's Golden Triangle, providing excellent access to national and international markets. London is just 30 minutes away by train, while Birmingham can be reached in under an hour.

Superior motorway links via the M1 and M40 further enhance the city's connectivity, making it a prime location for both business and property investment.

Travel times source: google.maps


Photography of Milton Keynes.

Milton Keynes strategy for 2050

Milton Keynes' 2050 Strategy sets out an ambitious vision for sustainable growth and innovation, aiming to grow to 500,000 residents by 2050. The plan includes up to 46,000 new homes, alongside major infrastructure investment and regeneration in Central Milton Keynes.

With a focus on low-carbon development, technology-driven industries, and vibrant communities, the strategy positions Milton Keynes as a future-ready city and a prime destination for long-term investment.

Source: Ons.gov.co.uk

Lifestyle image is indicative only.

Population growth & rental demand

Milton Keynes, one of the UK's fastest growing and youngest cities, is experiencing surging housing demand driven by rapid population growth, set to exceed 300,000 by 2038.

With a median age of just 38 and a strong influx of young professionals, the city offers a vibrant rental market with competitive yields and rising property values, making it a prime location for investors seeking long-term returns.

Source: Varbs.com

Lifestyle & culture

Milton Keynes combines vibrant city living with green space, offering over 350 restaurants, major shopping destinations like Centre:MK, and unique attractions such as indoor skiing at Snozone.

With 5,000 acres of parks and lakes plus extensive cycling paths, residents enjoy an active, balanced lifestyle. This mix of culture, leisure, and outdoor space makes Milton Keynes highly attractive for professionals and families.

The Green Quarter

The Berkeley Group effect

Regeneration can completely transform an area; creating new ways of living, introducing new facilities, services and attractions. It can have a marked impact on property prices with prices in regeneration zones increasing by 1.5% per annum over and above wider house price growth.

Berkeley Group property values have grown by an annual average of 13.8%, compared with the local area average of 8.8%, meaning that each year Berkeley Group properties are outperforming the wider market by around 5%.

- Strong established developer with a proven track record of delivering high quality homes since 1976
- Experienced in similar large regeneration projects such as Beaufort Park, Battersea Reach and Grand Union

It is fair to say we have seen:

Regeneration

+

The Berkeley Group effect

=

Increased growth and prices

Eastbrook Village is a sustainable, walkable neighbourhood, with wild, diverse landscapes blooming around every brick. We've thoughtfully designed and considered every outdoor area, from the space between buildings to the places you'll want to stroll and cycle. The result? A thriving biodiversity, including a glorious 160-acre country park for life. Come rain or shine, you'll always feel at home in nature.

Community allotments

Sports fields & pitches

160-acre country park

Community/Health Hub

Convenience store

4 new schools

A prime investment opportunity

Eastbrook Village is a new development in Milton Keynes, offering a collection of 1–5 bedroom homes. The scheme combines modern living with extensive green space, providing residents with access to a 160-acre country park and a range of community amenities.

Located in Buckinghamshire, Eastbrook Village benefits from excellent transport links, with Milton Keynes Central Station offering direct services to London Euston in approximately 30 minutes.

The development is designed as a well-connected neighbourhood, featuring four new schools, a health hub, and local retail provision to meet daily needs.

Thoughtful masterplanning and high-quality design ensure each home is built to a lasting standard, with access to open spaces and landscaped surroundings that promote wellbeing and family life. Eastbrook Village represents an opportunity to invest in a sustainable and growing community within one of the UK's most dynamic regional economies.

- 4,600 new 1-5 bedroom homes
- Exceptional connectivity between London, Oxford and Cambridge
- 4 new schools
- Immersed in nature, with an additional 160-acre country park

Computer generated image is indicative only.

Contact us to find out more

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