



homemade
homes by accent



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Belsar Grange

WILLINGHAM

A stylish collection of shared ownership homes for sale



Village life close to the city

Enjoy rural tranquillity with great connections at Belsar Grange

Nestled on the edge of the historic Cambridgeshire village of Willingham, Belsar Grange sits close to farmland, meadows, woods, nature reserves and the Great River Ouse. It's a place where you can slow down and enjoy a more rural lifestyle. And yet you're just a short walk from the thriving village centre and have all the convenience of urban amenities close by.

These thoughtfully designed homes are only around a 25-minute drive from both Cambridge and Ely. And you have easy access to several other towns and cities too, including Bury St Edmonds, Peterborough, King's Lynn and London. It's just 6 miles to the A14, which links to the A1 and M11. And a 22-minute drive to Cambridge North station, where you can take a direct train to London Kings Cross in less than an hour.

We have 12 brand new homes available to buy at Belsar Grange on a more affordable shared ownership basis (see page 29 for details). With three 4-bed houses, four 3-bed houses and five 2-bed houses for sale, there's a place for you here whether you're buying on your own, with a partner or as a small or growing family.

The architecture is influenced by the area's traditional, rustic styles. While the interiors are modern and practical with plenty of space to socialise or retreat. And neutral, high-quality finishes leave lots of scope for you to create your own look.

Great River Ouse



Peterborough Town Hall



Your place
shaped around you



Get settled with shared ownership at Belsar Grange

A more affordable way to buy in a dream location

Everyone should have the opportunity to find a home they love, and shared ownership could be the answer for you. It's a great way to get on the property ladder and offers a real alternative to renting.

Homes at Belsar Grange are available to buy using the government's shared ownership scheme. It's another way to buy your home where you buy a percentage and pay rent on the rest. Homemade Homes own part of it - but you're living there, you decorate it, and you decide when to sell. Buying a percentage means you'll need a smaller deposit and a smaller mortgage. You can start by buying a share of between 25% to 75%. Once you've moved in, you can carry on buying more shares - if you choose to and can afford it - until you own your home 100%.

We offer an extensive range of shared ownership homes across the country, and have helped families, couples and people buying alone to find the right home for them. From apartments to detached houses, from Surrey to Yorkshire, we can help you find what you're looking for.

Visit homemadehomes.com/information/ or speak to our sales team to find out more about shared ownership.



Perfectly positioned in the Cambridgeshire countryside

Willingham puts everything you need within a walk, a cycle or a quick drive



Thoughtfully designed, energy-efficient homes with high-quality finishes



A village post office, library, medical practice, convenience store, bakery and more



Private gardens and car parking for every home



A 4-minute cycle to a Co-op and a 14-minute drive to a Tesco Extra and a Morrisons



A primary school and nursery in the village and buses to nearby secondary schools



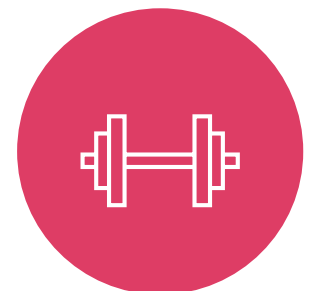
Country walks winding by the river, wandering through woodland and exploring nature reserves



Well-regarded pubs, restaurants, cafés and takeaways in the village



A 25-minute drive to Ely and a 27-minute drive to Cambridge



A gym, personal trainers and sports clubs in the village

Travel times are approximate. Source, nationalrail.co.uk and google.com/maps

Enjoy the best of both in Willingham

A historic village between Cambridge and Ely

Willingham is a charming village with characterful architecture and a vibrant, welcoming community. From Belsar Grange, it's around a 15-minute stroll into the centre. And the handy amenities you'll find there include a medical centre, library, post office, convenience stores, sports clubs, cafés, pubs, restaurants and more.

An 8-minute drive from Willingham is the new town of Northstowe, which is growing in size and amenities. And Ely and Cambridge give you great options for city shopping and entertainment nearby.



Images from left to right:
Wells-next-the-sea
Oliver Cromwell's House, Ely
Ely City
Cambridge



Ely is England's second smallest city and its compact size makes it convenient to navigate by foot. It boasts high-street names as well as high-quality independent stores and regular markets. There's a wealth of options for dining out too. From afternoon tea at Peacocks to Japanese delicacies at Sushi & Salad. The Escape Room at Oliver Cromwell's house offers an exhilarating experience in an atmospheric setting. And The Maltings, by the river, hosts a wide range of entertainments, including live music, theatre and comedy.

In Cambridge, there's endless entertainment for people of all ages. You can hire bikes, go punting on the river, watch a concert, explore museums, shop vintage stores and much more. And there's plenty more within easy reach too. You can be at Bury St Edmonds in 48 minutes, Peterborough in 53 minutes and Wells-next-the-Sea in 1 hour 40 minutes.

All of life's essentials in easy reach

Sports

Whether you like team sports, heading to the gym or a gentler pace, there are plenty of facilities within a 7-minute cycle of Belsar Grange. Including a gym, a farm-based bootcamp, a bowling club, a football club and a personal trainer and yoga instructor.

Willingham Gym – 1.3 miles



Great outdoors

Expansive fields and fens, riverside paths, tranquil lakes and serene nature reserves are all within easy reach of Belsar Grange. The nearby RSPB Ouse Fen Reserve provides miles of new paths to explore. And at RSPB Fen Drayton Lakes, you can spot a huge variety of wildlife.

RSPB Ouse Fen Reserve – 3.4 miles

Culture

The arts centre in nearby Haddenham is well worth a visit. A cultural community hub, it offers creative workshops, a wide range of events and a handmade gallery, and hosts seven on-site studio artists. It also has a gift shop and a lovely café serving home-baked treats.

Haddenham Arts Centre – 8.3 miles



Shopping

Willingham's post office, Co-op, bakery and hardware store are all within around a 4-minute cycle or 15-minute walk of Belsar Grange. And there's a Tesco Extra a 14-minute drive away at Bar Hill. For city shopping, Cambridge and Ely are around a 25-minute drive.

Co-op – 0.5 miles



Eat & drink

Around a 5-minute walk from Belsar Grange is Nha Mor Mark, an outstanding takeaway serving Thai street food. Other options in the village serving high-quality food, include The Porterhouse Pub, Royal Bengal Indian restaurant and Lot 25 café, restaurant and bar.

Nha Mor Mark – 0.2 miles



Family

Willingham Primary School is just a 15-minute walk from Belsar Grange and has a good Ofsted rating. For pre-schoolers, Old Buttery Nursery is a similar distance and has an outstanding rating. And for older offspring there are buses to good and outstanding secondary schools in nearby towns and villages.

Willingham Primary School – 0.7 miles

Travel times are approximate. Source, nationalrail.co.uk and google.com/maps





Slow down, yet stay connected

Retreat to your country home with easy access to towns and cities

Belsar Grange sits next to wide open countryside, but has great transport links. It's just a 14-minute drive from the A14, which takes you to the A1 for the north, east to Suffolk and south to the M11 for London.

The nearest train station is Waterbeach, a 20-minute drive away, with fast, direct links to London Kings Cross. It's also just a 22-minute drive to both Ely and Cambridge North train stations. There's a bus stop a 3-minute walk away with routes into the village and out to surrounding towns and villages. And, for foreign trips, you can be at Stansted Airport in around 48 minutes and London Luton in around 1 hour 12 minutes.

1. Willingham Post Office

2. Co-op

3. Tesco Extra (Bar Hill)

4. Berrycroft Stores

5. Nha Mor Mark

6. The Porterhouse

7. Lot 25

8. Willingham Gym & Wellness

9. Haddenham Arts Centre

10. Willingham Library

11. Willingham Wolves Football Club
12. Willingham QEII field play park

13. RSPB Ouse Fen Reserve

14. RSPB Fen Drayton Lakes

15. Wicken Fen National Nature Reserve

16. Angelsey Abbey, Gardens and Lode Mill

17. Willingham Medical Practice

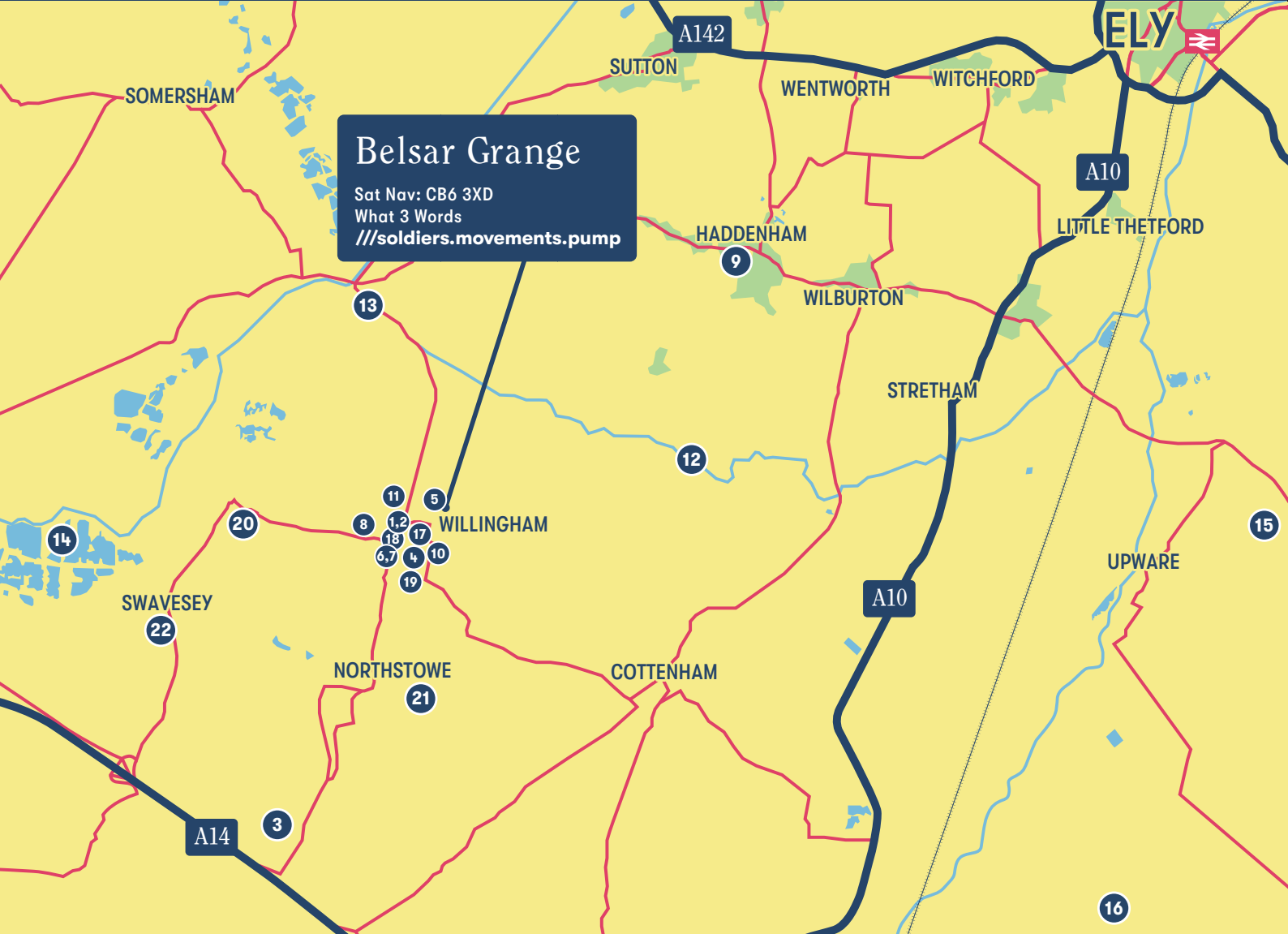
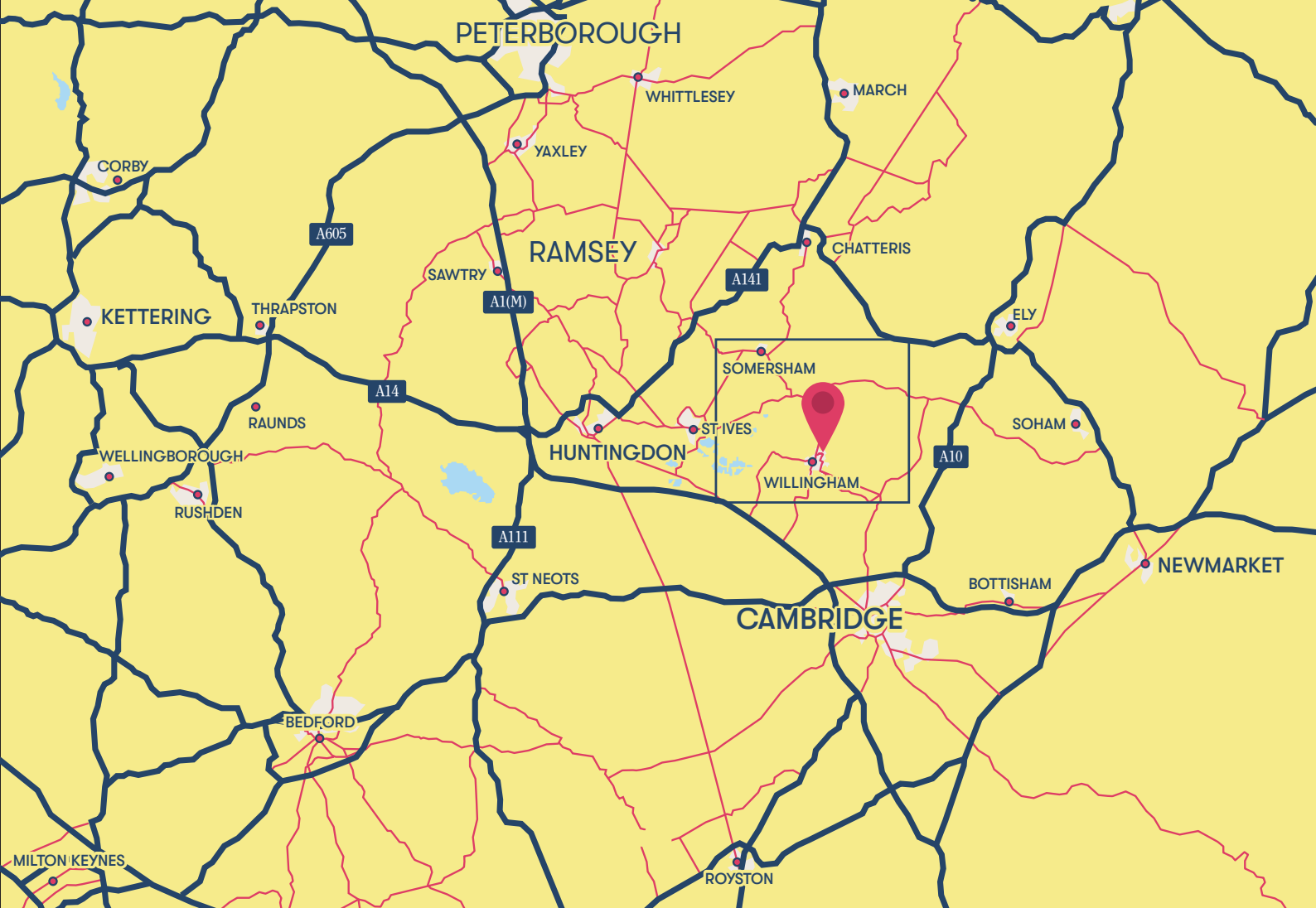
18. The Old Buttery Nursery

19. Willingham Primary School

20. Over Primary School

21. Northstowe Secondary College

22. Swavesey Village College



By car from Belsar Grange

Ely	25 minutes
Cambridge	27 minutes
Stansted Airport	48 minutes
Bury St Edmunds	48 minutes
Peterborough	53 mins
Kings Lynn	1hr 8 mins
London Luton Airport	1hr 12 mins
Ipswich	1hr 25 mins
Felixstowe	1hr 34 mins
Colchester	1hr 34 mins
Wells-next-the-Sea	1hr 40 mins
London	1hr 45 mins
Southwold	2hrs 8 mins



By train from Ely Station

Peterborough	33 minutes
Kings Lynn	35 minutes
Norwich	51 minutes
Ipswich	56 minutes
Nottingham	1hr 40 mins
Birmingham	2hr 20 mins
Sheffield	2hrs 26 mins

[Sources: *google.com/maps. Times shown are approximate and subject to traffic.
**thetrainline.com. Times shown are for one of the fastest travel times – average journeys may be longer.]



Belsar Grange

Development Layout

We support the development of mixed tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of all homes may change subject to demand. The site plan is drawn to show the relative position of individual properties, not to scale. This two-dimensional drawing will not show land contours, gradients, boundary treatments, hard & soft landscaping, or local authority street lighting. Footpaths and roads are are subject to change. Any illustrated numbered car parking spaces will be confirmed in your conveyance plans.

Shared Ownership
2 Bedroom Houses

 The Wicken

Shared Ownership
3 Bedroom Houses

 The Willingham

Shared Ownership
2 Bedroom Houses

 The Northstowe

Shared Ownership
4 Bedroom Houses

 The Swavesey

Shared Ownership
2 Bedroom Houses

 The Cottenham

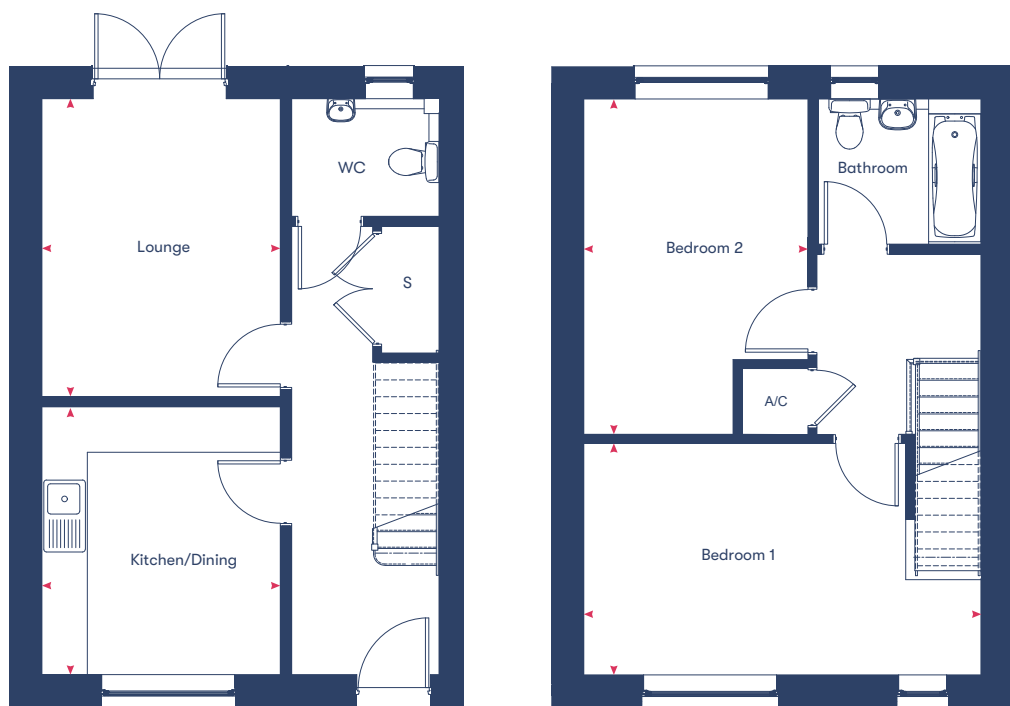
Homes for rent





The Wicken

2 bedroom houses
Plots 13



Ground Floor

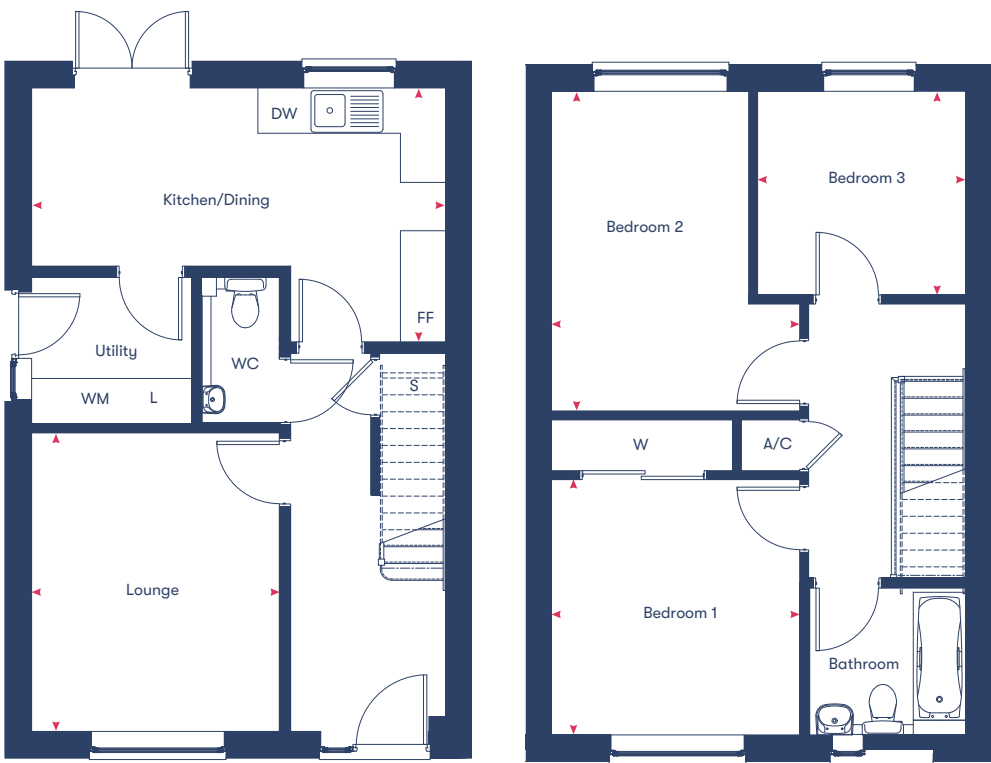
First Floor

Kitchen/Dining	3.59m	x	3.20m
Lounge	3.98m	x	3.20m
Bedroom 1	3.10m	x	5.30m
Bedroom 2	4.47m	x	3m
Bathroom	1.97m	x	2.21m
79m ²			

Disclaimer: Room dimensions if shown are subject to change and are for guidance only. Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.

The Willingham

3 bedroom houses
Plots 14, 15*, 22, 23*



Ground Floor

First Floor

Kitchen/Dining	3.40m	x	5.53m
Lounge	3.98m	x	3.32m
Bedroom 1	3.41m	x	3.32m
Bedroom 2	4.26m	x	3.32m
Bedroom 3	2.73m	x	2.79m
Bathroom	1.99m	x	2.12m
93m ²			

*Plots marked with an asterisk are mirrored versions of the floor plan shown.

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The Northstowe

2 bedroom houses

Plots 16, 17*



Ground Floor

First Floor

Kitchen/Dining	3.59m	x	3.20m
Lounge	3.98m	x	3.20m
Bedroom 1	3.10m	x	3.20m
Bedroom 2	4.47m	x	5.31m
Bathroom	1.97m	x	2m
79m²			

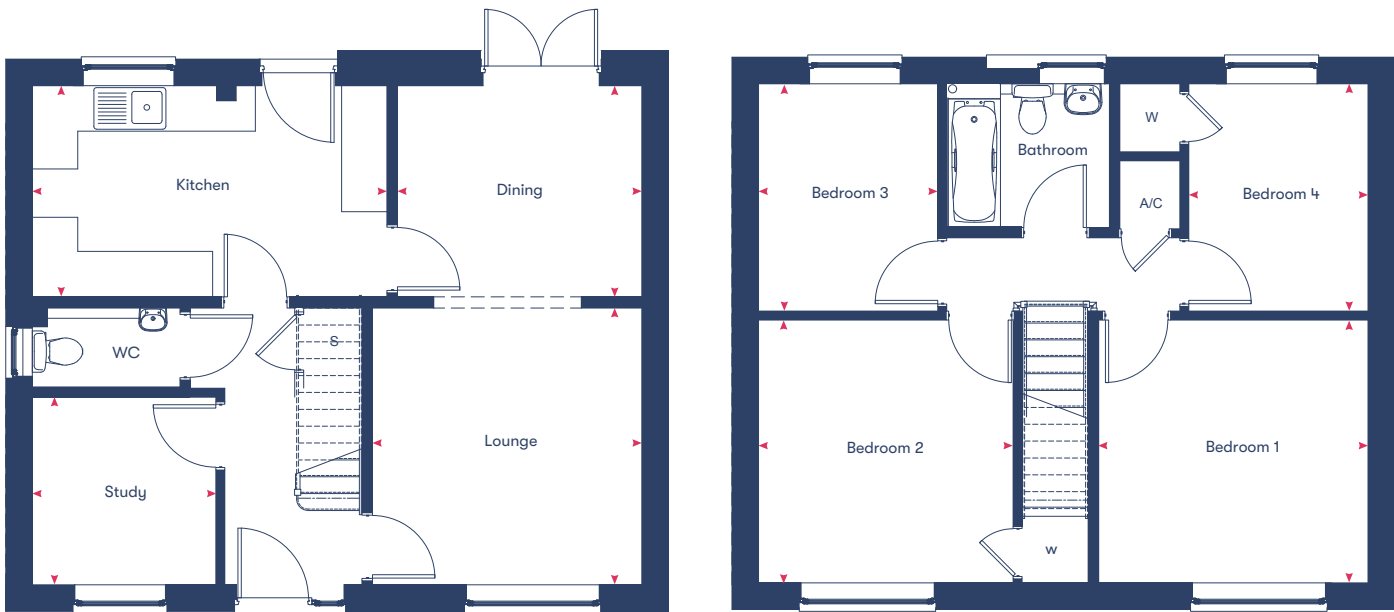
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The Swavesey

4 bedroom houses

Plots 18, 19*, 20



Ground Floor

First Floor

Kitchen	2.48m	x	4.70m
Dining	2.64m	x	3.28m
Lounge	3.70m	x	3.61m
Bedroom 1	3.51m	x	3.61m
Bedroom 2	3.51m	x	3.40m
Bedroom 3	3.04m	x	2.41m
Bedroom 4	3.04m	x	2.41m
Bathroom	1.90m	x	2.20m
106m²			

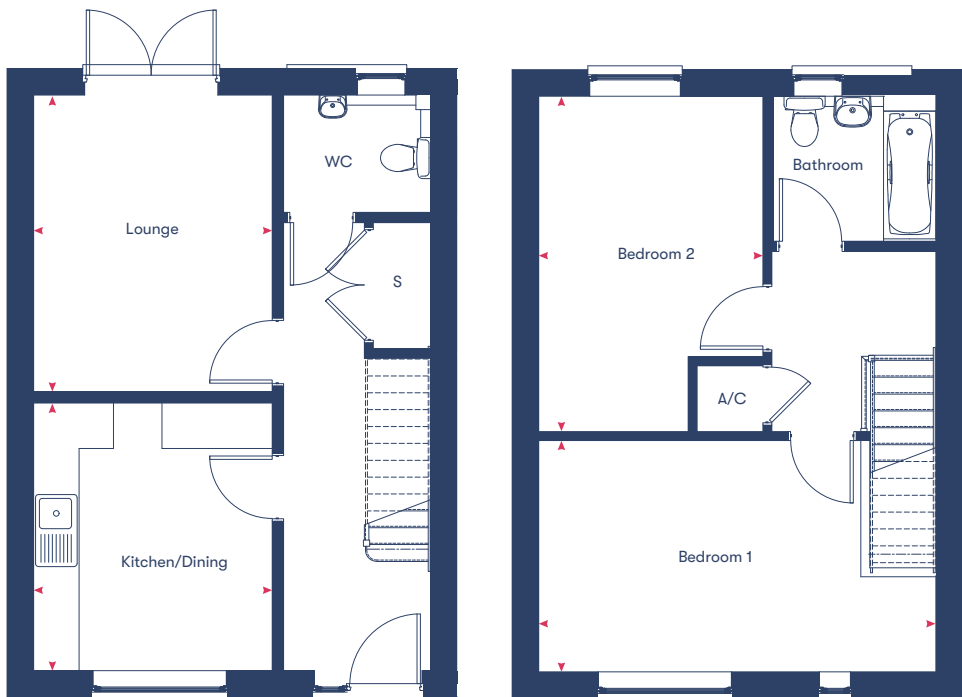
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The Cottenham

2 bedroom houses

Plots 24, 25*



Ground Floor

First Floor

Kitchen/Dining	3.58m	x	3.20m
Living Room	3.97m	x	3.20m
Bedroom 1	3.10m	x	5.31m
Bedroom 2	4.47m	x	3.20m
Bathroom	1.97m	x	2m
79m²			

*Plots marked with an asterisk are mirrored versions of the floor plan shown.

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Shared Ownership Specialists

Dedicated to finding you your next home or helping you take the first step onto the property ladder.

Welcome to Homemade Homes by Accent, the experienced property sales team within Accent Housing.

Accent Housing Limited provides over 20,000 homes in the North, South and East of the UK. We want to be with you for your journey. Whether that's helping you to take the first step onto the housing ladder or helping you search for a new home, we'll be right there with you.

We have Shared Ownership homes across the country, from Surrey to Yorkshire and have helped hundreds of people to fulfil their home ownership ambitions. We offer new and resale shared ownership homes, and also help our current customers to buy more of their home or sell it when they want to move on.

Visit our website dedicated to all things Shared Ownership
www.homemadehomes.com

A selection of developments from homemade



Brooklands,
Milton Keynes



Great Denham,
Bedfordshire



Willow Grove,
Wixams



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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR RENT.

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