



homemade

homes by accent



Computer generated image is illustrative only

Elsea Park, Bourne

*A collection of 2, 3 & 4 bedroom homes
available with shared ownership*



Welcome home to style and space in the perfect place.

Just perfect.

Elsea Park is an attractive new community on the edge of the historic town of Bourne, close to sweeping fields and the ancient Bourne Wood. These welcoming homes are set beside glorious South Lincolnshire countryside in an area famed for its expansive fens, vibrant flower fields and pure spring water. And yet they're just a 20-minute stroll from Bourne town centre with cities such as Peterborough, Nottingham and London in easy to reach.

We have 17 homes for sale at Elsea Park. Each is carefully designed to blend with the town's characterful heritage while giving space for modern living. They all have a private garden and parking. And high-quality, neutral finishes and flexible layouts mean you can make your mark immediately.

With two 4-bed houses, thirteen 3-bed houses and two 2-bed houses for sale, there's a place for you at Elsea Park whether you're buying as a couple or a small or growing family. To make these homes more affordable, they're available to buy on a shared ownership basis (see page 27 for details).

Bourne provides everything you need for everyday life, from shops and restaurants to sports facilities, health amenities and schools. It's also well connected. For city amenities, Peterborough is just a 30-minute drive away and, from there, it's less than an hour by train to London Kings Cross. Within a drive of around an hour and 15 mins, you can be sightseeing in Cambridge, walking Norfolk's stunning coastline or visiting the Sandringham Estate.





Shared Ownership – an introduction

Unleash your dreams of homeownership with the Shared Ownership scheme!



This initiative, backed by the Government, is your golden ticket to climb the property ladder. It is a game-changer, a door-opener to that next step in home buying that might have seemed like a distant dream. No longer is that dream home out of reach. With Shared Ownership, it is right there at your fingertips!

Imagine stepping into a home that has been tailored to your budget, where you own a share - anywhere from 10% to 75%. You are not a tenant; you are a part-owner, paying rent only on the share you do not yet own.

Whether you are leveraging a mortgage or using your savings, you are not stuck at your initial share. In most cases you can keep buying more, bit by bit, until you own 100% of your dream home.

But what if life takes a new turn? No worries! You can sell your share anytime, taking any equity you have built right along with you. It is flexible, it is feasible, it is the future of homeownership!

Did you know?

The combined monthly cost of rent and your mortgage payment is often cheaper than privately renting a similar home or buying outright. Visit homemadehomes.com/calculator to get an estimate on what your monthly costs could look like.

What are the benefits of Shared Ownership?



Unshakeable security

Say goodbye to the uncertainty of private rentals. With Shared Ownership, your home is your castle, offering long-term peace of mind. No more intrusive inspections or sudden notices to vacate. Your home, your rules!



Ride the property wave

As a Shared Ownership homeowner, you are not just living in your home; you are investing in it. If property values rise, so does the value of your share. When it is time to sell, you will reap the benefits of any increase in your share value



Unleash your creativity

This is not just a house; it is your canvas. Paint the walls, hang your favourite art, or transform the garden into a personal oasis. Dreaming of a loft conversion or a new extension? Just check in with us and let us make it happen!



Lower deposits, higher dreams

Forget about hefty deposits based on the full market value. With Shared Ownership, your deposit is calculated on your share of the home. It is a game-changer, making homeownership more accessible than ever before.

	Traditional Home Purchase	Buying 25% share with Shared Ownership	Buying 40% share with Shared Ownership
Full Market Value	£250,000	£250,000	£250,000
Share Value	N/A	£62,500	£100,000
5% Deposit	£12,500	£3,125	£5,000

*The exact percentage will be determined by eligibility, affordability, and development specific criteria.
*Some Shared Ownership homes limit the maximum share you can purchase; we will let you know if this applies to your home.
The deposit percentage amount will depend on your individual eligibility with mortgage lenders. Five percent is considered a minimum and you may benefit from lower mortgage rates if you have a higher deposit available.

How Shared Ownership works

Shared Ownership is an alternative approach to home ownership. It is a great detour for those who find the conventional path of deposit and mortgage payments a bit out of reach.

Now, do not let the term ‘Shared Ownership’ mislead you – it is not about living with others (unless you choose). You own a chunk of your home, anywhere between 10% to 75%. You get to call the home ‘yours’, while you pay a rent on the remaining share.

Many of our customers, leverage a mortgage to acquire their share, while the rest of the property stays on a ‘rent-light’ basis. It is a fantastic way to enjoy the buzz of ownership without feeling the pinch in your pocket.

Let us look at an example purchase using Shared Ownership:

Full Market Value	£250,000
Share Percentage	40%
Share Value	£100,000
Deposit #	(from) £5,000
Mortgage Amount	£95,000
Monthly Mortgage Payment	£539.40
Monthly Rent	£343.75
Monthly Service Charge Payment	£30.00

You will only need a deposit for the share you are acquiring, which will be around 5% or 10% of the share’s cost. This means you can stow away your worries about hefty deposits – it can be significantly less than when you are purchasing a property in the open market. Want a better visual? Turn to page 4 for an illustration.

Every home under Shared Ownership is offered on a leasehold basis – but do not let this term daunt you. Imagine your lease as a protective armour, much like a tenancy agreement. It safeguards you and us, outlining each of our duties and obligations clearly. Moreover, it seals your rights and responsibilities in legal ink and chalks out the term’s duration (typically at least 99 years from kick-off!). And do not fret about getting lost in the details – our website shines a spotlight on each property’s lease duration.

The mortgage interest rate used in the calculation is 5.5% on a term of 30 years. The service charge is estimated and will vary depending on the services offered.
The deposit percentage amount will depend on your individual eligibility with mortgage lenders. Five percent is considered a minimum and you may benefit from lower mortgage rates if you have a higher deposit available. Always seek independent mortgage advice.
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR RENT



Buying more shares later

Shared Ownership is not a static journey; it is your escalator to incrementally owning more of your home. You can choose to increase the share you own, thereby pumping up your equity and decreasing the rent on the remaining portion. This process is known as ‘staircasing’. In most scenarios, you can stride towards 100% ownership, making rent a thing of the past. However, there might be some properties that set the limit at 75% or 80% ownership – rest assured, we will keep you in the loop if there is a cap on acquiring additional shares in your chosen property.



Perfectly positioned amid the South Lincs countryside

Elsa Park puts all of life's must-haves within a walk, cycle or quick drive



A 2-minute drive to a convenience store and a 3-minute drive to a Sainsbury's



Good nurseries and schools within a 5-minute drive



Countryside walks through fens, fields, ancient woods and nature reserves



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



A historic town centre with a range of independent shops and handy amenities



Private gardens and car parking for every home



A great collection of local pubs, bars, restaurants and cafés



30 minutes by car to Peterborough and 1 hour 15 minutes to Cambridge



Several local facilities and clubs for sports, health and wellness

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

Have it all in Bourne

Live your life your way, every day

Nestled on the outskirts of Bourne, Elsea Park gives you the convenience of being walking distance from the town centre with the tranquillity of a rural lifestyle. You can explore local reserves teeming with wildlife, climb the pretty Kesteven Uplands for breathtaking views and tour nearby honey-coloured, limestone villages.

Boston Fen Nature Reserve is just a 13-minute drive away and is home to many rare creatures and plants. At Tallington Lakes (a 14-minute drive), you can ski on the slopes or the water, and try a whole host of other water sports, including kayaking and paddleboarding. Burghley House (a 26-minute drive) opens the doors to 500 years of history and provides a calendar of events including everything from art exhibitions and garden tours to live music and children's workshops.

Burghley House



Bourne Gardens



Head to Spalding (a 25-minute drive), and you can shop and dine at the Springfields Outlet and let the kids go wild at Adventure Land. Or picnic by Ayscough Hall's ornamental lake and take a relaxing water taxi to spot kingfishers flitting by the river.

You can also be in Peterborough within 30 minutes from Elsea Park for shopping and entertainment on a city scale. Combining a strong heritage with a cosmopolitan feel, it has something for everyone – from high-energy nightclubs to high-end boutiques and from ice skating to al fresco swimming.

Sports

Bourne Leisure Centre offers swimming, exercise classes, football, badminton, basketball and a gym. While The Abbey Lawn is home to clubs for cricket, tennis, bowls and more, and boasts an outdoor pool and indoor golf centre.

Bourne Leisure Centre

1.5miles



Culture

Grimsthorpe Castle runs events ranging from outdoor theatre to car shows, exhibitions, re-enactments, concerts, storytelling and outdoor cinema. You can also explore the magnificent castle and its park and gardens and go adventuring in the playground.

Grimsthorpe Castle

3.5miles



Eat & drink

Bourne has a great mix of restaurants, cafés, bars and pubs. Cosy up at Hygge Coffee House and meet for pizzas at Il Mulino, a curry at Montaz and cocktails at Frankies. Gastro pub Smiths of Bourne has a fantastic courtyard, entertainment line-up and play area.

Hygge Coffee House

0.9miles



Become part of Bourne's established community

Just a 20-minute stroll from Bourne town centre

Great outdoors

Ancient Bourne Wood is home to wonderful wildlife – from fallow deer to badgers, nightingales, rare bats and dragonflies. 400 acres of beautiful woodland are laced with tracks for following on foot or by bike, and there are events throughout the year.

Bourne Woods

1.1miles



Shopping

Bourne is a traditional town with a twice-weekly market and lots of good-quality, independent retailers, such as confectioners The Sweet Stop. It also has high-street stores such as Boots and a choice of supermarkets.

Family Shopper

0.6miles



Family

Elsa Park is just a 10-minute walk from Bourne Westfield Primary Academy, which has an outstanding Ofsted rating. While Bourne Grammar School and Willoughby (a specialist school) are both 1.4 miles away and have good Ofsted ratings.

Bourne Westfield Primary Academy

0.5miles

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





Well connected

Stay close to open countryside with fast access to town and city

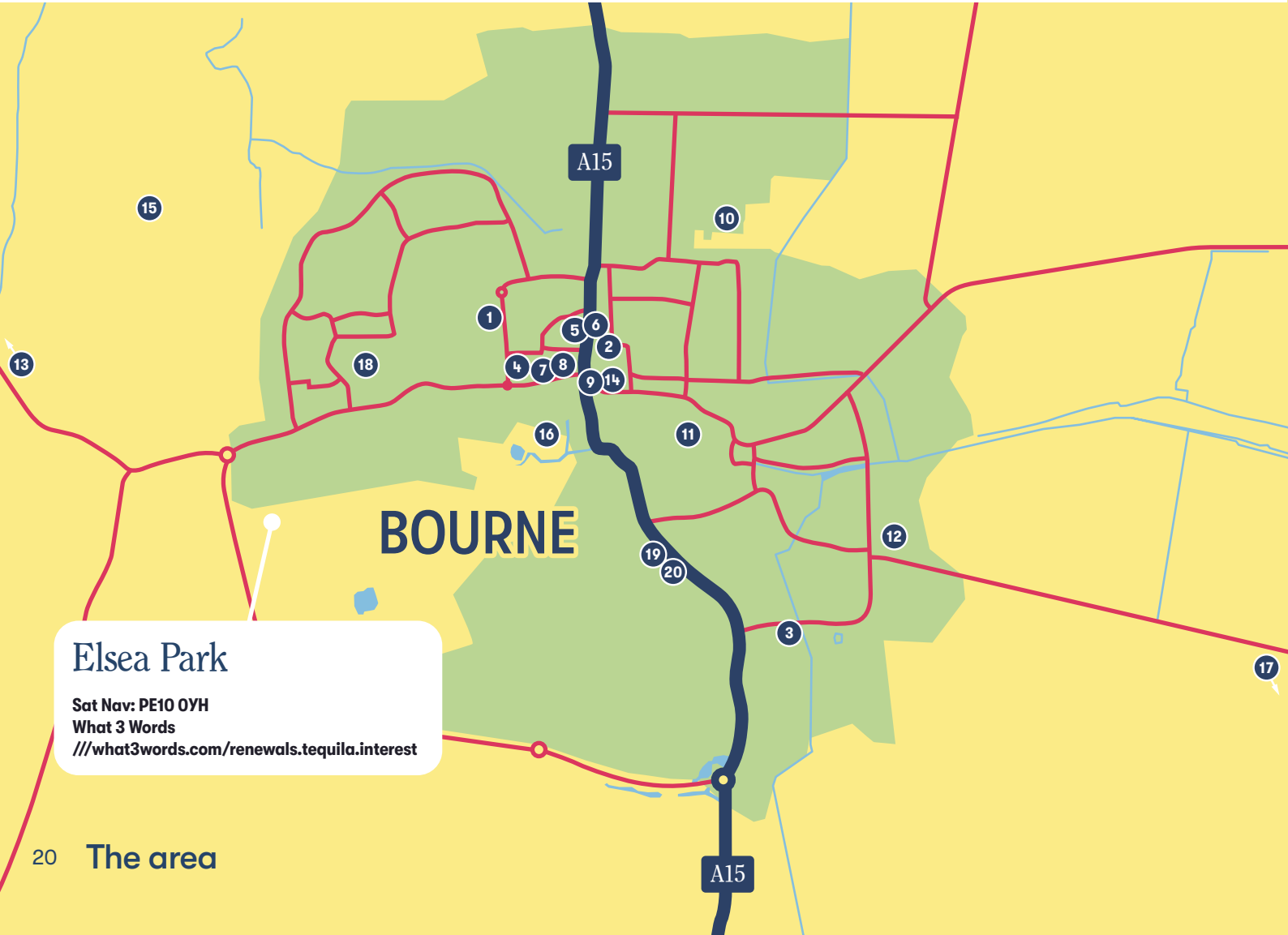
Elsa Park is perfectly placed close to wide open countryside and yet has great transport links for commuting, day trips and holidays. It's just a mile from the A15 – a major artery going north for Lincoln and south for Peterborough. The A1 is also within a 20-minute drive for London and the north.

There are bus stops close to Elsa Park, on West Road, with regular services around Bourne and to nearby villages, as well as to Spalding, Stamford, Market Deeping and Peterborough. And there are train stations at Spalding and Peterborough, with Peterborough giving fast, direct inks to London and many other cities.

For foreign travel, you have several airports to choose from, with East Midlands and London Stansted being the closest.

Places of interest

- 1. Sainsbury's
- 2. M&S Foodhall
- 3. Tesco Superstore
- 4. Well Pharmacy
- 5. Smiths of Bourne
- 6. Il Mulino
- 7. Montaz
- 8. Hygge Coffee House
- 9. Frankie's Bourne
- 10. Bourne Leisure Centre
- 11. The Abbey Lawn
- 12. The Universal Fitness Centre
- 13. Grimsthorpe Castle
- 14. The Corn Exchange
- 15. Bourne Wood
- 16. Wellhead Gardens
- 17. Baston Fen Nature Reserve
- 18. Bourne Westfield Primary Academy.
- 19. Bourne Grammar School
- 20. Willoughby School



Elsa Park
Sat Nav: PE10 0YH
What 3 Words
[///what3words.com/renewals.tequila.interest](http://what3words.com/renewals.tequila.interest)



By car from Elsa Park

Market Deeping	13 minutes
Stamford	22 minutes
Spalding	25 minutes
Peterborough	30 minutes
Boston	47 minutes
Lincoln	55 minutes
King's Lynn	1hr 7 mins
Nottingham	1hr 8 mins
Leicester	1hr 12 mins
Cambridge	1hr 15 mins
East Midlands Airport	1hr 17 mins
London Stansted Airport	1hr 32 mins
Birmingham Airport	1hr 38 mins
Luton Airport	1hr 41 mins



By train from Spalding

Peterborough	20 minutes
Sleaford	23 minutes
Lincoln	54 minutes

By train from Peterborough

Doncaster	50 minutes
London Kings Cross	51 minutes
Cambridge	54 minutes
Leicester	54 minutes
Nottingham	1hr 6 mins
Bury St Edmunds	1hr 9 mins
York	1hr 14 mins
Stansted Airport	1hr 25 mins
Norwich	1hr 29 mins

Elsa Park Development Layout

Shared Ownership

/// what3words.com/renewals.tequila.interest



2 Bedroom Houses



Flag

3 Bedroom Houses



Apex



Chicane



Torque

4 Bedroom Houses



Gear

Homes for Rent



Pylon

Power Lines

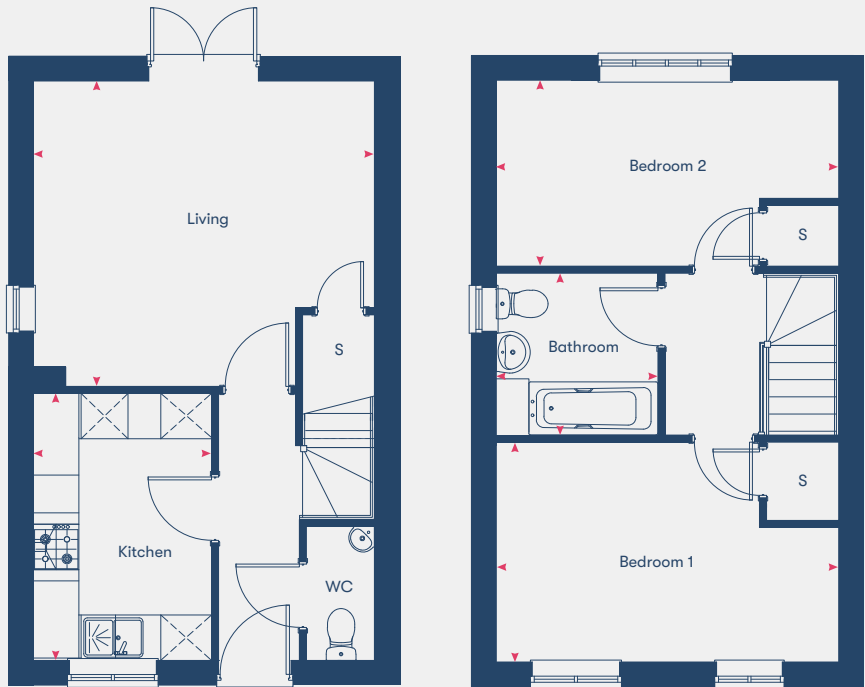


We support the development of mixed tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of all homes may change subject to demand. The site plan is drawn to show the relative position of individual properties, not to scale. This two-dimensional drawing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

Flag

2 bedroom houses

Plots 41*, 42



Ground Floor

First Floor

Kitchen	3.57m	x	2.39m
Living/Dining	4.07m	x	4.56m
Bedroom 1	3.23m	x	4.56m
Bedroom 2	2.48m	x	4.56m
Bathroom	2.16m	x	2.17m
69.96m²			

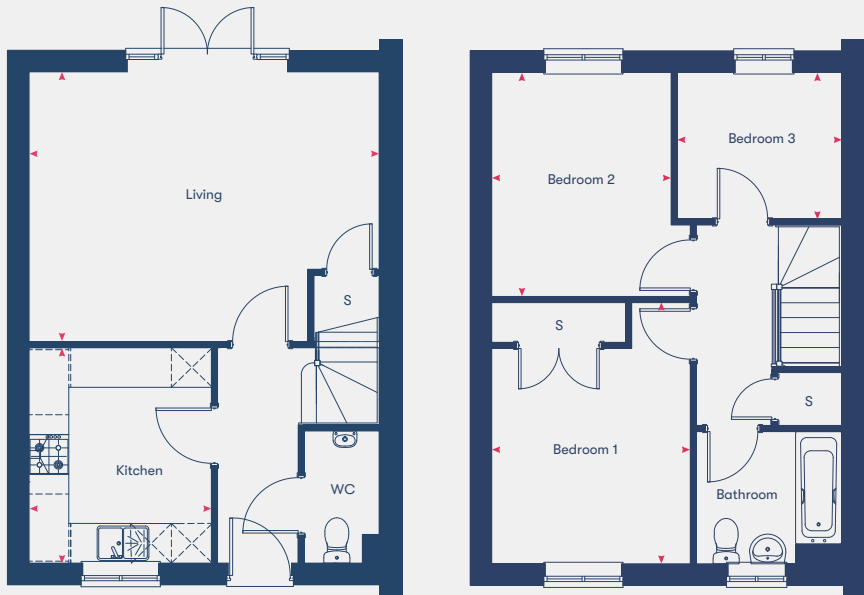
*Plots marked with an asterisk are mirrored versions of the floor plan shown.

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.

Apex

3 bedroom houses

Plots 33, 34*, 35, 36*, 43*, 44, 47*



Ground Floor

First Floor

Kitchen	3.30m	x	2.79m
Living/Dining	4.12m	x	5.34m
Bedroom 1	3.29m	x	3.04m
Bedroom 2	3.43m	x	2.75m
Bedroom 3	2.25m	x	2.53m
Bathroom	2.04m	x	2.24m
79.99m²			

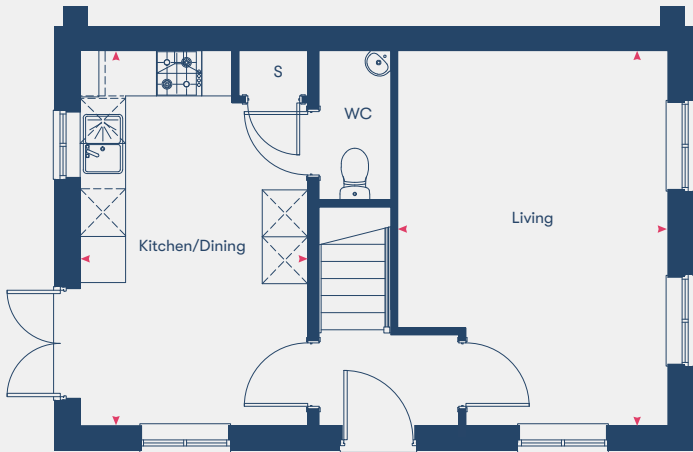
*Plots marked with an asterisk are mirrored versions of the floor plan shown.

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.

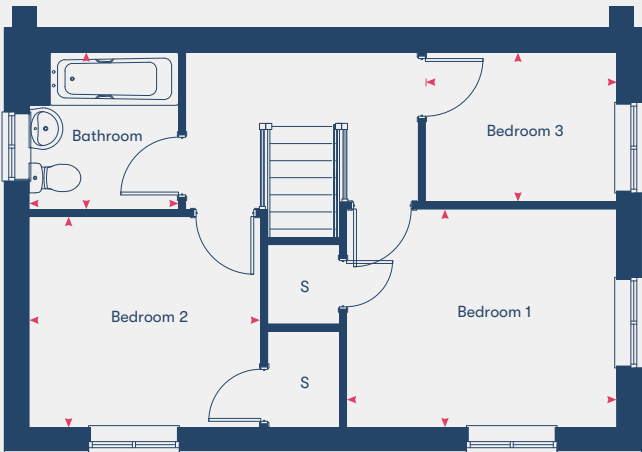
Chicane

3 bedroom houses

Plots 32*, 37, 48



Ground Floor



First Floor

Kitchen/Dining	5.01m	x	3.05m
Living	5.01m	x	3.43m
Bedroom 1	2.93m	x	3.61m
Bedroom 2	2.83m	x	3.10m
Bedroom 3	2.01m	x	2.40m
Bathroom	2.11m	x	1.89m
78.97m²			

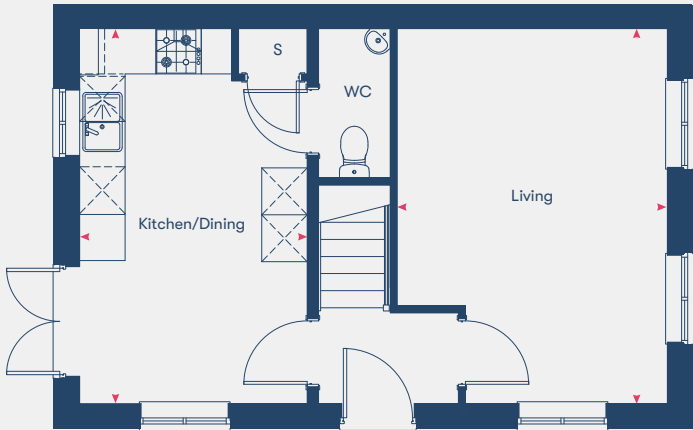
*Plots marked with an asterisk are mirrored versions of the floor plan shown.

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.

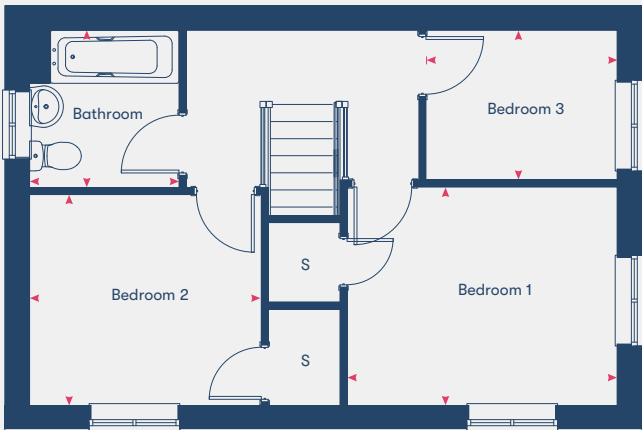
Torque

3 bed detached houses

Plots 40, 45, 46*



Ground Floor



First Floor

Kitchen/Dining	5.01m	x	3.05m
Living	5.01m	x	3.61m
Bedroom 1	2.93m	x	3.61m
Bedroom 2	2.83m	x	3.10m
Bedroom 3	2.01m	x	2.56m
Bathroom	2.11m	x	2.01m
78.97m²			

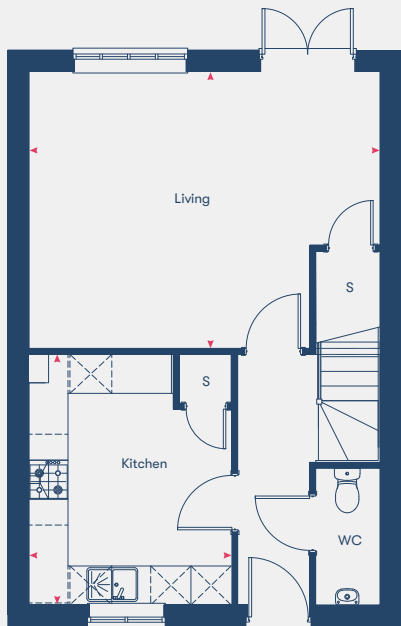
*Plots marked with an asterisk are mirrored versions of the floor plan shown.

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.

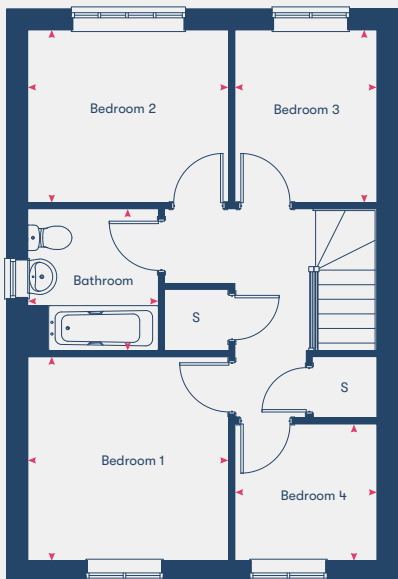
Gear

4 bedroom houses

Plots 38*, 39



Ground Floor



First Floor

Kitchen	3.90m	x	3.16m
Living/Dining	4.31m	x	5.46m
Bedroom 1	3.20m	x	3.15m
Bedroom 2	2.71m	x	3.15m
Bedroom 3	2.71m	x	2.24m
Bedroom 4	2.16m	x	2.24m
Bathroom	2.23m	x	2.06m

90.21m²

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

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.

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



Brooklands, Milton Keynes



Great Denham, Bedfordshire



Willow Grove, Wixams



homemade

homes by accent



All information supplied is correct when published (September 2024) and is not intended to form part of any contract or warranty. Computer-generated images are an artist's impression and features such as landscaping, windows, brick, and other materials may vary, as may heating and electrical layouts. Any furniture and landscaping are shown for illustrative purposes only. Floor plans are intended to give a general indication of the proposed floor layout. You should not use dimensions for carpet sizes, appliance spaces, or furniture items. Information regarding schools, transport, and amenities should be considered general guidance only; we make every effort to ensure this information is current; however, you should not rely solely on the information presented. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Any 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, landscaping, or local authority street lighting. Footpaths are subject to change. For a shared ownership home, you need to pay rent to us for the share you do not own. The monthly rent payment will be listed in each advert on our website. We will review your rent at times set out in your lease. Your rent is reviewed, usually once a year. Your rent will go up when it is reviewed. It will not go down. The monthly payment for service charges will be listed in each advert on our website and reviewed annually. We support the development of mixed-tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of these homes may change subject to demand.

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

Homemade Homes by Accent is a brand used by Accent Housing Ltd, a Charitable Registered Society under the Co-operative and Community Benefit Societies Act 2014, registered no: 19229R. Authorised and regulated by the Financial Conduct Authority. Registered Office: 3rd Floor Scorex House, 1 Bolton Road, Bradford, BD1 4AS

T 0345 678 0552

W homemadehomes.com

E info@homemadehomes.com