



homemade

homes by accent



Dunham View, Little Downham

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



Welcome home to style and space in the perfect place.

Just perfect.

Dream of settling in the countryside but like to have city life close by? Dunham View is in the pretty, East Cambridgeshire village of Little Downham surrounded by expansive farmland and close to peaceful nature reserves. And yet it's just a 7-minute drive to the picture-perfect city of Ely, with easy access to other towns and cities, including London, Cambridge, King's Lynn, Bury St Edmunds and Peterborough.

We have 9 welcoming new homes at Dunham View, all available to buy on a more affordable shared ownership basis (see page X for details). With two 4-bedroom houses, five 3-bedroom houses and two 2-bedroom houses, there's a place for you here whether you're buying as a couple or a small or growing family. And with charming architecture, modern layouts and stylish, neutral finishes, they're ready for you to settle in and make your mark.

Nestled just above the Cambridgeshire Fens, this is a place with its own relaxing rhythm. A gentle landscape punctuated with picturesque villages, bustling market towns, much-loved cities and winding waterways. It's a place where you can slow down, kick back and head out on rural adventures – all while staying connected.

Dunham View sits on the B1411, which takes you straight into Ely and connects to major routes such as the A10 and A142. And Ely train station, just 3 miles away, has direct routes to Cambridge and London Kings Cross, and you can be at Stansted Airport in around an hour.



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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 Cambridgeshire countryside



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



A 9-minute drive to Waitrose and an 11-minute drive to Aldi and Sainsbury's



A primary school, a pre-school and a childminder in the village



Country walks wandering through meadows, woodland and by the water's edge



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



A friendly village with a pub, a restaurant and a village hall



Private gardens and car parking for every home and a central green to share



A wide choice of independent restaurants, cafes and pubs in Ely



A 7-minute drive to Ely and a 45-minute drive to Cambridge



Sports pitches in the village and several gyms, studios, clubs and classes in Ely

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

A place to retreat to while staying connected

Settle into village life just outside Ely

Dunham View is nestled on the edge of the quaint village of Little Downham on the road to the city of Ely. Here you're surrounded by sprawling fields in a close-knit, rural community, but just a 7-minute drive from the city centre.

In the village, amenities like the recreation ground, nature reserves, village hall, restaurant and pub are where locals socialise over fun events, dog walks, sports fixtures, good food and craft beers. In the city, entertainment ranges

from exhilarating escape-room challenges at Oliver Cromwell's House and club nights at The Maltings, to tours of Ely's beautiful cathedral and meandering river cruises.

Ely's centre is host to convenient high-street chain stores like Boots, as well as high-quality, independent retailers like shoe store Gibbs of Ely, gift shop The Eel Catcher's Daughter and the Bake Shop general store. There are several markets each week too, and a farmers' market twice a month.



Ely cathedral



Oliver Cromwell's House



Ely Marina on the River Great Ouse

For meals out, there's also plenty of choice in Ely. On the way in, a 4-minute drive from Dunham View, there's a collection of restaurants that include Nando's, Arbuckles American diner and Mangiare Italian restaurant. And in Ely itself, the options range from traditional English eateries like Peacocks Tearoom to authentic Japanese restaurant Sushi and Salad. If you fancy indulging in a classic afternoon tea, Poets House is the perfect spot, offering elegance and a relaxed atmosphere.

For a change of scene, you can be in Cambridge, King's Lynn or Bury St Edmunds in around 45 minutes and in Peterborough or enjoying ice creams on the Norfolk coast in around an hour.

Sports

Just a 5-minute drive or 10-minute cycle from Dunham View is a host of great sports facilities. They include clubs for football, golf, rugby and tennis, and The Hive Leisure Centre, which boasts a swimming pool, gym and classes ranging from yoga to Zumba.

The Hive Leisure Centre

2miles



Culture

The Maltings is a beautiful building that sits by the river in Ely and hosts a wide variety of events – from live music and theatre to comedy and pantomime. Even closer to Little Downham, a 3-minute drive away, is Cineworld for the latest film releases.

The Maltings

3.6miles



Eat & drink

The Little Downham Anchor, a family-run restaurant cooking up hearty, homecooked dishes, is only a 5-minute stroll from Dunham View. And a little further beyond is The Plough, a grade II-listed pub, serving local cask ales and excellent Thai food to eat in or takeaway.

The Plough

0.7miles



A friendly
community ready
to welcome you

Countryside and city are both close at hand

Great outdoors

At Dunham View, you're surrounded by a glorious landscape of rolling fields, sweeping fens, winding rivers and tranquil nature reserves, so outdoor adventures are always available. From spotting deer at nearby Pingle Wood Nature Reserve to paddleboarding at Milton Country Park.

Pingle Wood Nature Reserve

0.5miles



Shopping

Ely city centre offers a wide variety of independent and high-street stores and supermarkets. You can find rare gems at Topping & Company Booksellers, thoughtful gifts at Uclassy and something special for lunch at Waitrose.

Ely High Street

2.7miles



Family

Downham Feoffees Primary Academy has a good Ofsted rating and is an 8-minute walk or 3-minute cycle from Dunham View. There's also Busy Fingers Preschool a 9-minute walk away and several secondary schools across Ely and nearby Littleport.

Downham Feoffees Primary Academy

0.4miles

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





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Be in the loop

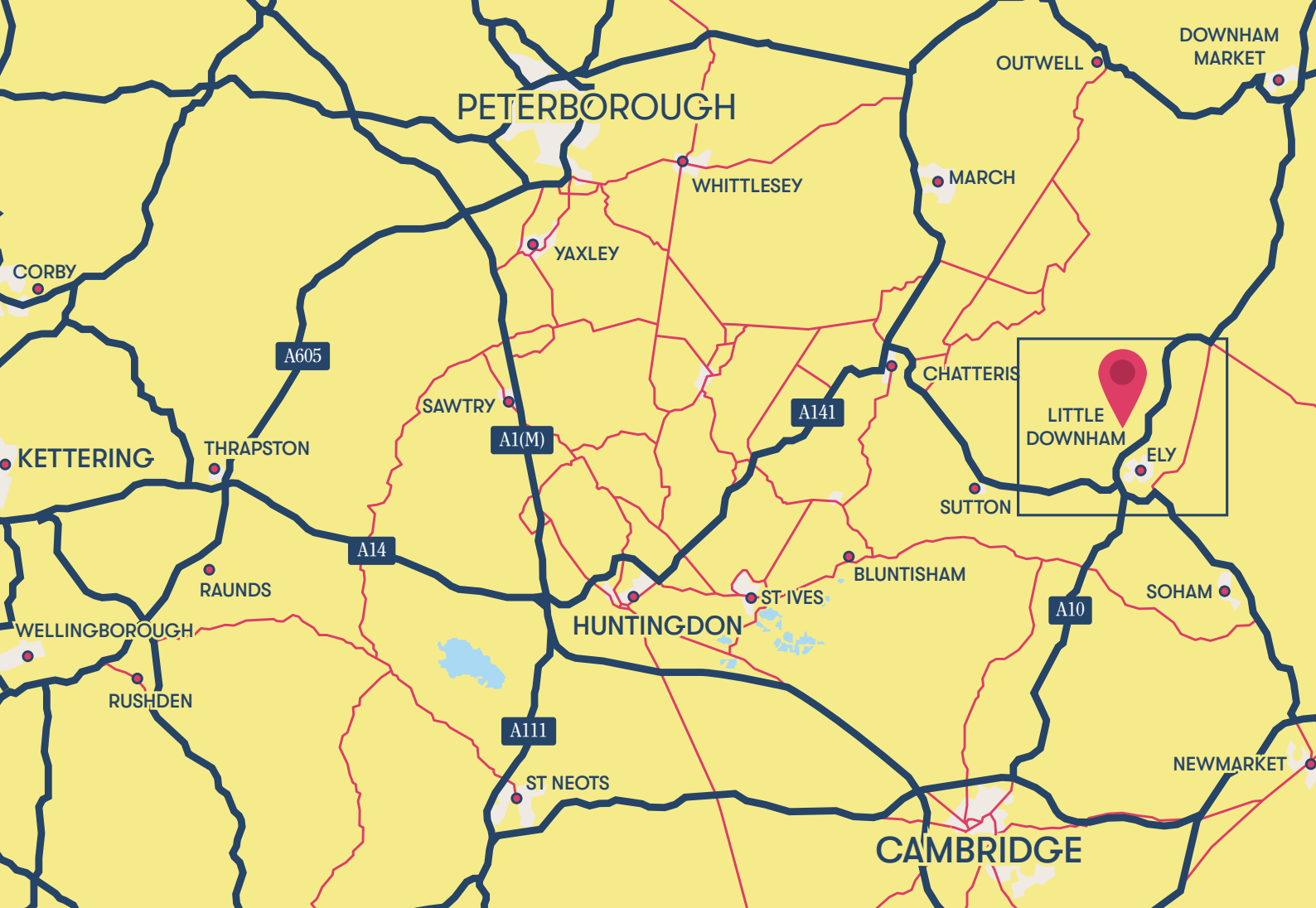
A village with great transport links

Little Downham is surrounded by fields stretching into the distance and yet travelling from there is easy. Dunham View sits just off the B1411, which takes you straight into Ely and onto the A10. This key link road sweeps up to King’s Lynn and the coast and down towards Cambridge, and connects to the A142 for going west towards Peterborough and south to Newmarket.

There’s a bus stop a 4-minute walk from Dunham View, with routes going into Ely and out to surrounding villages. And Ely train station is only 3.3 miles away with fast, direct links to Cambridge, London Kings Cross and several other cities. For foreign trips, Stansted Airport is only around an hour’s drive away and you can be at London Luton Airport in an hour and a half.

Places of interest

- 1. Bake Shop
- 2. Aldi
- 3. Sainsbury’s
- 4. Waitrose
- 5. The Eel Catcher’s Daughter
- 6. Topping & Company Booksellers
- 7. Gibbs of Ely
- 8. Uclassy
- 9. The Little Downham Anchor
- 10. Sushi and Salad
- 11. Peacocks Tearoom
- 12. The Plough
- 13. Oliver Cromwell’s House
- 14. Ely Cathedral
- 15. The Maltings
- 16. The Hive Leisure Centre
- 17. Cineworld
- 18. Little Downham Local Nature Reserve
- 19. Pingle Wood Nature Reserve
- 20. Ely Dog Field
- 21. Busy Fingers Preschool
- 22. Downham Feoffees Primary Academy



By car from Orchard View

Ely	7 minutes
Newmarket	30 minutes
Cambridge City Airport	35 minutes
King’s Lynn	43 minutes
Cambridge	45 minutes
Bury St Edmonds	46 minutes
Peterborough	57 minutes
Wells-next-the-Sea	1hr 12 mins
Norwich	1hr 20 mins
Felixstowe	1hr 30 mins
London Luton Airport	1hr 30 mins
Stansted Airport	1hr



By train from Ely Station

Cambridge	15 mins
Peterborough	33 mins
King’s Lynn	35 minutes
Norwich	51 mins
Ipswich	56 mins
London Kings Cross	1hr 15 mins
Nottingham	1hr 20 mins
Birmingham	2hrs 20 mins
Sheffield	2hrs 26 mins

Dunham View Development Layout

/// what3words.com/grass.figs.alleyway

Shared Ownership



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.

Heron

4 bedroom houses

Plot 1



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.

Egret

3 bedroom houses

Plots 6 & 7*

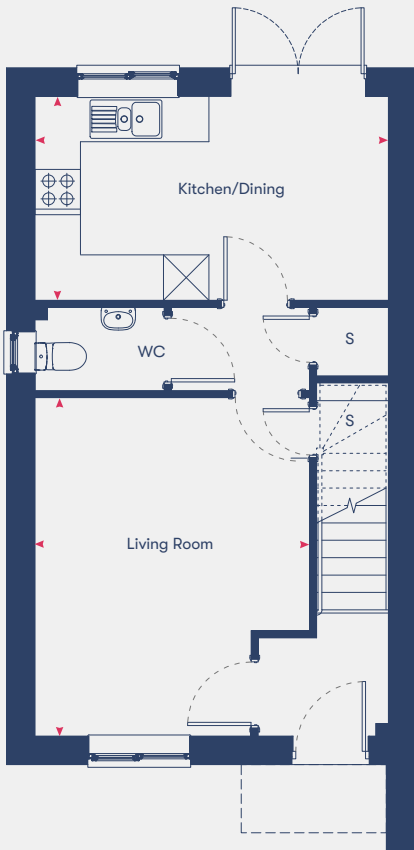


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Teal

2 bedroom houses

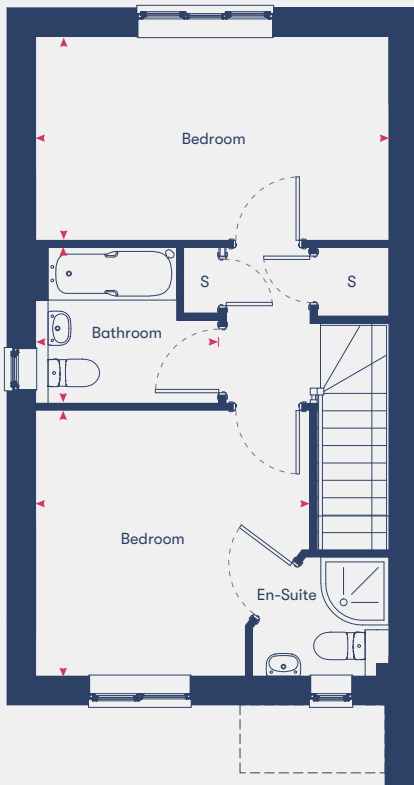
Plots 8 & 9*



Ground Floor

Kitchen/Dining	4.67m x 2.69m
Living Room	3.63m x 4.47m
Bedroom 1	3.63m x 3.51m
Bedroom 2	4.67m x 2.69m
Bathroom	1.86m x 2.06m

79m²



First Floor

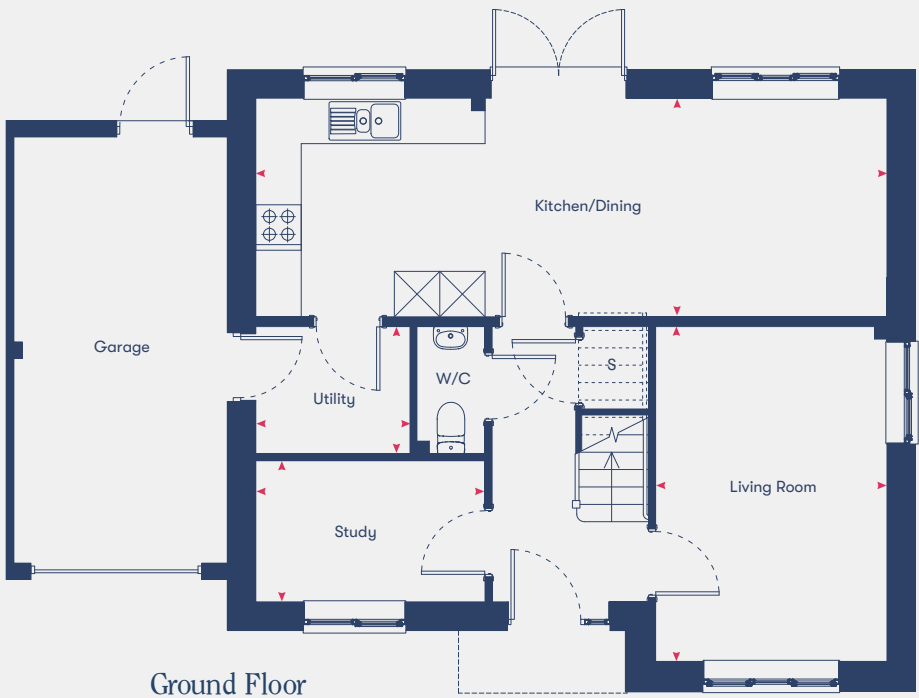
*Plots marked with an asterisk are mirrored versions of the floor plan shown.

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Lapwing

4 bedroom houses

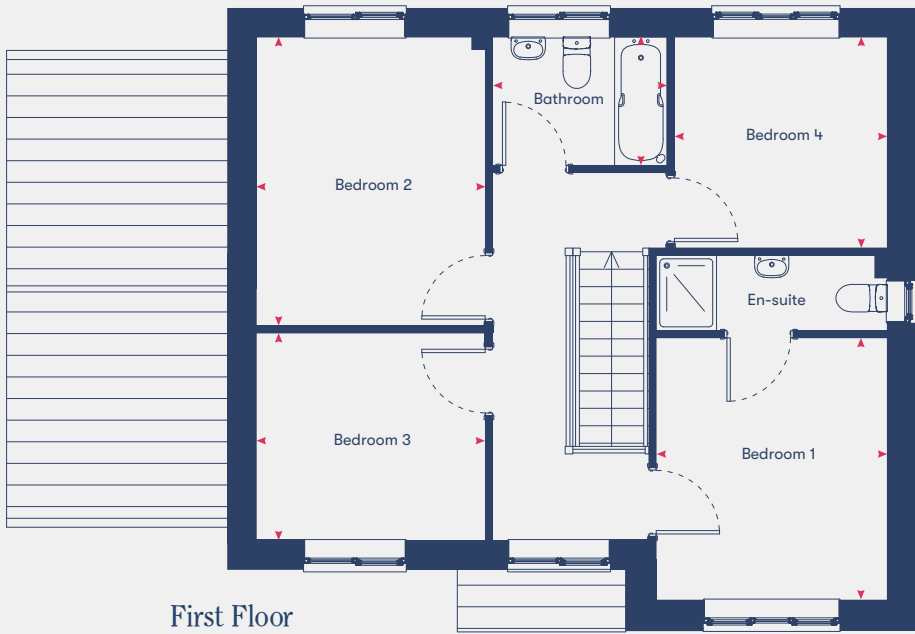
Plot 22



Ground Floor

Kitchen/Dining	8.34m x 2.89m
Utility	2.03m x 1.68m
Study	3.03m x 1.86m
Living Room	3.06m x 4.42m
Bedroom 1	3.05m x 3.47m
Bedroom 2	3.03m x 3.82m
Bedroom 3	3.03m x 2.74m
Bedroom 4	2.82m x 2.79m
Bathroom	2.31m x 1.69m

115m²



First Floor

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Sandpiper

3 bedroom houses

Plots 23, 24*, 25*



Kitchen/Dining	5.76m	x	4.14m
Living Room	3.36m	x	5.00m
Bedroom 1	3.36m	x	3.28m
Bedroom 2	2.76m	x	3.90m
Bedroom 3	2.90m	x	3.57m
Bathroom	2.30m	x	1.90m
105m ²			

*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



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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