



homemade

homes by accent



Arlesey Gate, Bedfordshire,

*Welcome to stylish, new shared ownership
homes in Arlesey, Bedfordshire.*



Welcome home to style
and space in the
perfect place.

Just perfect.

Arlesey Gate sits on the edge of the picturesque town of Arlesey amidst beautiful Bedfordshire countryside. It's the perfect opportunity to slow down to a rural pace. And yet you can be in central London within an hour, and you have easy access to several other towns and cities, including Letchworth, Hitchin, Luton, Milton Keynes and Cambridge.

We have 39 brand new homes available to buy at Arlesey Gate on a more affordable shared ownership basis (see page X for details). All are thoughtfully designed to reflect both the town's architectural heritage and modern lifestyles. And flexible layouts and stylish, neutral finishes mean they're all set for you make your mark from day one. With ten 2-bedroom houses and twenty-nine 3-bedroom houses, there's a place for you here whether you're buying as a couple or a small or growing family.

Wide open countryside is right on the doorstep, and the glorious Chiltern Hills Area of Outstanding Natural Beauty is just a 75-minute drive away. It's an idyllic location for enjoying the great outdoors, whether you prefer high-octane adventure or strolling through meadows. And excellent transport links mean you don't have to leave urban attractions behind.

Arlesey train station is just an 8-minute walk from Arlesey Gate and offers direct routes to London St Pancras taking just 39 minutes. Major road links such as the A1, A6 and M1 are also close by, so getting around is straightforward – for work and play.



Computer generated image



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 of 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 placed in the Bedfordshire countryside

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



Tesco, Morrisons, Sainsbury's, Aldi and Lidl within a 12-minute drive



A primary and secondary school with a good Ofsted rating a 14-minute walk away



Countryside walks through parks, meadows and woodland, and meandering by rivers



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



Two pubs within a 15-minute walk and lots of handy amenities in town



Private gardens and parking for each home



A great choice of restaurants, bars and cafés in Letchworth and Hitchin



12 minutes to Letchworth, 17 minutes to Hitchin, and 33 minutes to Luton by car



A sports centre, clubs and classes in town, and lots of entertainments in the area

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

Live the good life at Arlesey Gate

Tucked away on the edge of town with a direct line to London

Arlesey is a small town with great connections, a welcoming community and a peaceful ambience. So, you can relax in rural tranquillity, get involved in the local scene or enjoy city bright lights whenever the mood takes you.

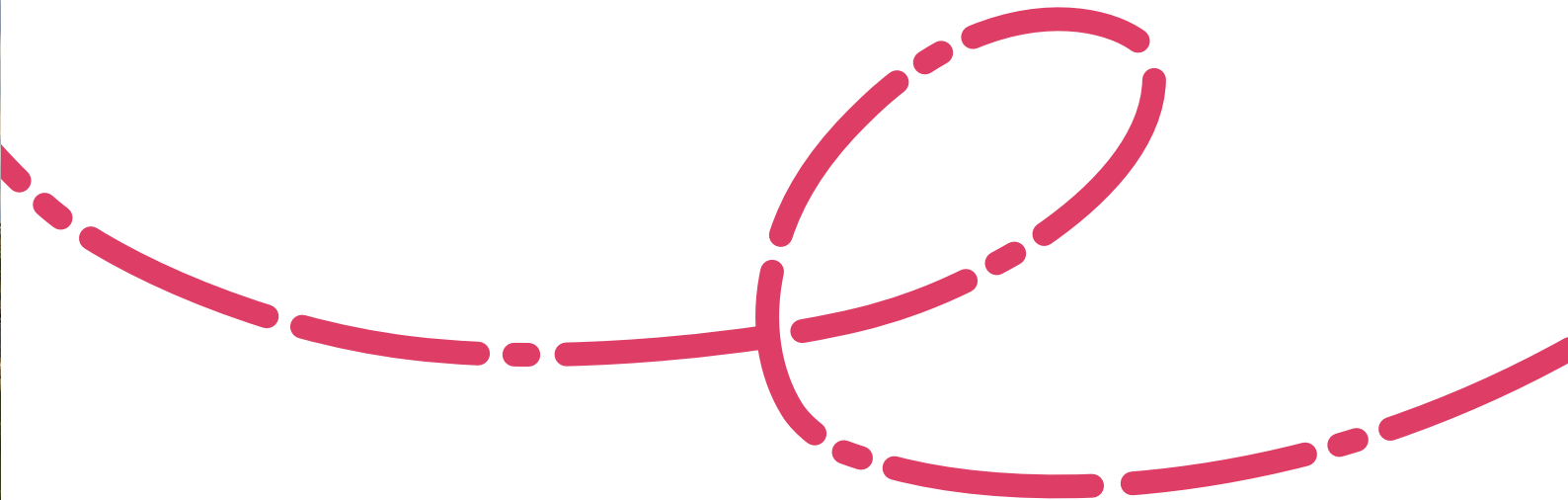
Just a 5-minute train ride from Arlesey is Hitchin, an ancient market town with a vibrant atmosphere. High street favourites such as Pizza Express rub shoulders with independent eateries such as the BBQ bar Craft & Cleaver. And events running throughout the year range from jazz jam and ghost walks to an annual food festival.

Letchworth, the world's first garden city, is just a 12-minute drive from Arlesey Gate and has a thriving arts scene and an eclectic mix of bars, cafés and restaurants. Its Garden City Greenway is a 13.6 mile route that's great for walking, running and cycling.



The luxurious Champneys spa is only three miles from Arlesey Gate. You can also take to the track at Teamworks Karting (a 10-minute drive), meet the animals at Standalone Farm (a 7-minute drive), take a film tour at Wrest Park (an 18-minute drive) or have cream tea at Gotha Gardens (a 15-minute drive).

Other attractions within a 30-minute drive include Woburn Safari Park, Knebworth House and Priory Country Park. And if you want a change of scene, you can be in Cambridge, Peterborough or London in around 45 minutes and on the beach at Southend-on-Sea in around an hour and a half.



Sports

Pendleton Sports Centre is just a 4-minute cycle from Arlesey Gate and offers a gym, classes, a four-court sports hall and a 3G outdoor football pitch. The town also has clubs for a range of sports, including gymnastics, martial arts, angling and football.

Pendleton Sports Centre

0.6 miles



Culture

The Factory Playhouse is an acclaimed theatre in Hitchin, staging immersive musical theatre in a disused factory. While The Residency in Letchworth is an intimate live music venue, and For One Night Only is the town’s popular comedy club.

The Factory Playhouse

6.2 miles



Eat & drink

The Old Oak is your local – an 18th century inn with a large garden, a huge open fireplace and a busy calendar of events. And The White Horse, just a little further down the high street, serves pizzas, burgers and more at the weekend and hosts live music and quizzes each month.

The Old Oak

0.3 miles



Join the community

Everything on hand

Great outdoors

Arlesey Old Moat and Glebe Meadows create a tranquil, riverside spot rich in wildflowers and pondlife. Hitchin Lavendar makes a stunning location for summer walks and picnics. And Pegsdon Hills, a 16-minute drive away, offer some of the best views of the county.

Arlesey Old Moat and Glebe Meadows

1 mile

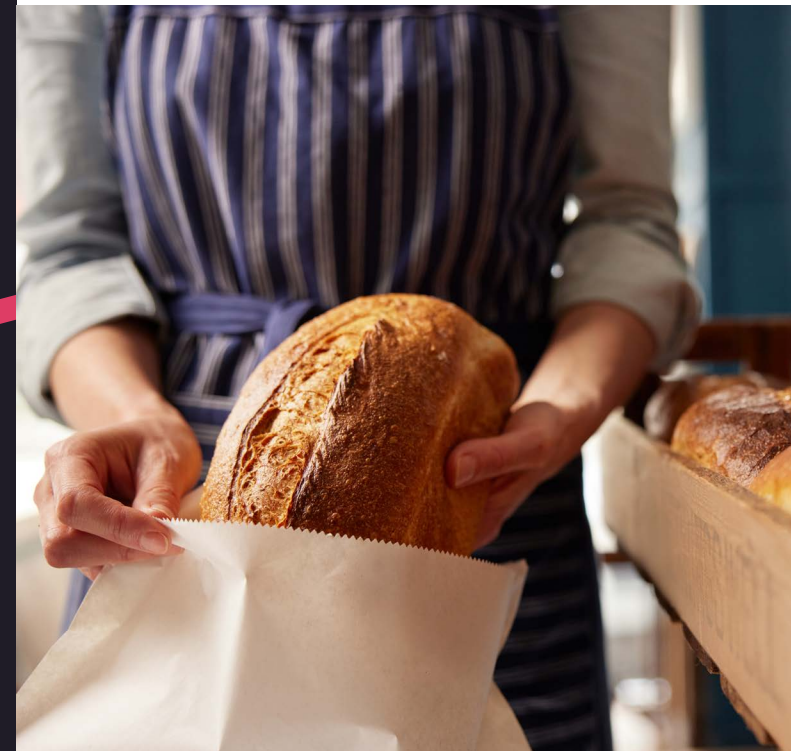


Shopping

There's a convenience store a 1-minute walk from Arlesey Gate, and nearby Stotfold has a bakery, butcher's, flower shop, post office and Co-op. In Hitchin and Letchworth, you'll find high street chains and supermarkets alongside local boutiques, delis, stores and markets.

Nisa Locale

2.7 miles



Family

Arlesey has a nursery, two primary schools and two secondary schools – all within walking distance and with good Ofsted ratings. There's a medical centre just a mile from Arlesey Gate and a whole host of family-friendly entertainment in the area.

Etonbury Academy

0.7 miles

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





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Easy links

A country lifestyle with fast commuter connections

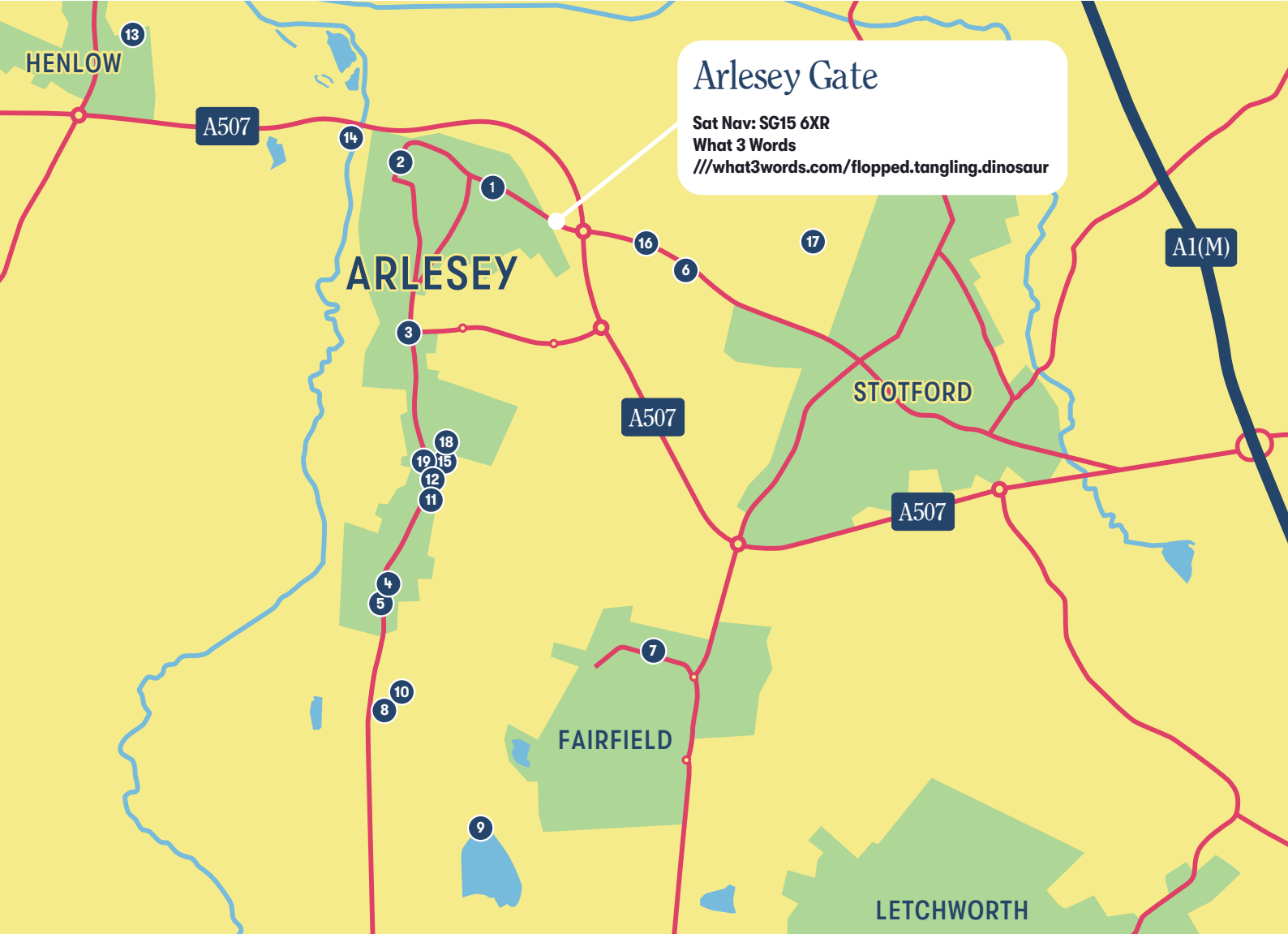
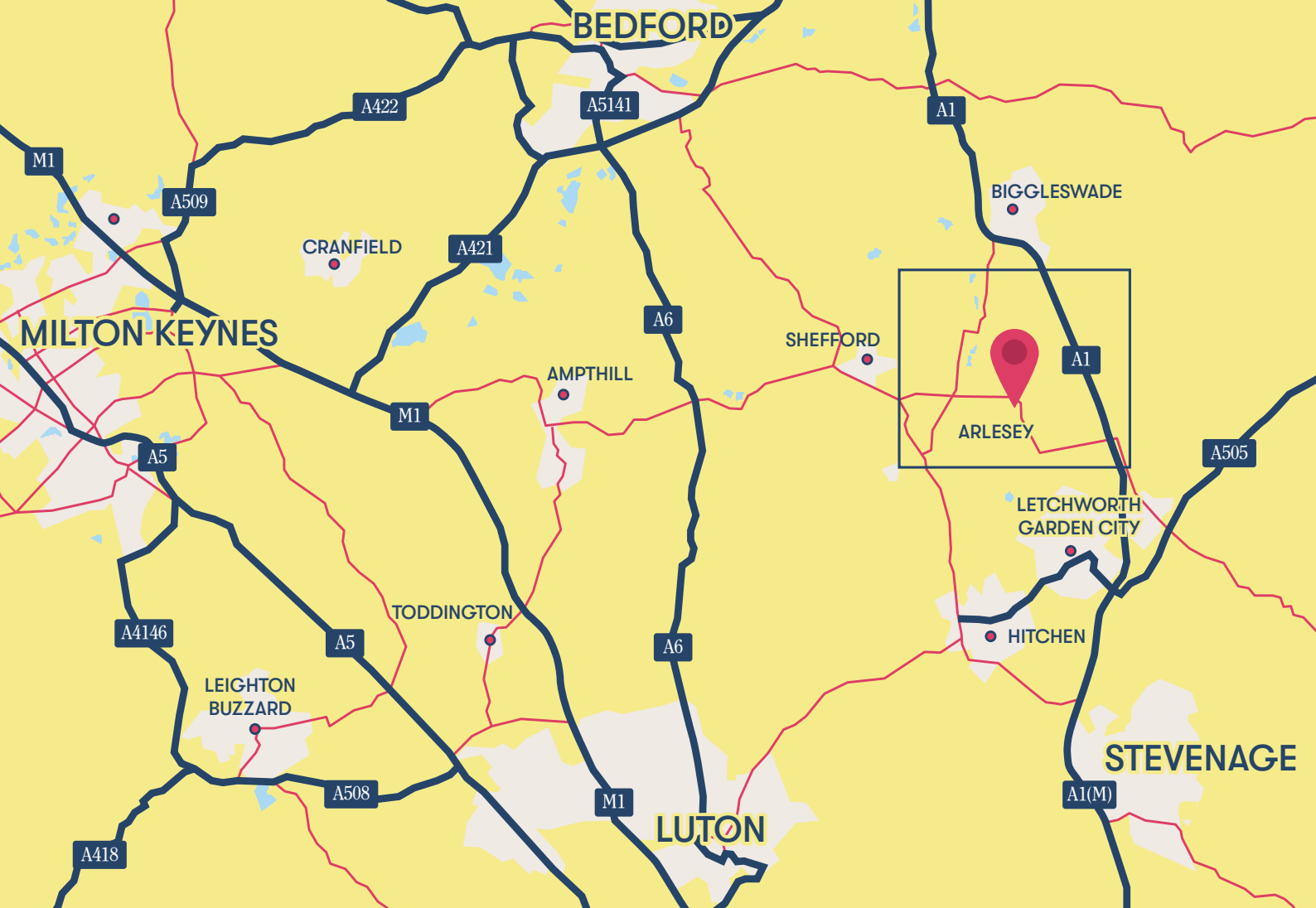
Arlesey Gate sits by expansive, rolling fields, but is also just an 8-minute walk from Arlesey train station. From there, trains leave for London St Pancras every hour and take just 39 minutes, and there are direct services to Peterborough for fast routes to the North and the Midlands.

The A1 is only 3 miles from Arlesey Gate and the A6 is 9 miles away for swift journeys up north and down to London. While the M1, around 16 miles away, opens up a speedy route to the Midlands.

There's a bus stop a 2-minute walk from Arlesey Gate for routes into Arlesey and out to other towns and villages. And for foreign getaways, you can be at Luton Airport in just over half an hour and Eurostar trains from St Pancras go to Paris, Amsterdam and more.

Places of interest

- 1. Nisa Local
- 2. The Old Oak
- 3. The White Horse
- 4. Raj Villa
- 5. Bites & Breeze
- 6. Pendleton Sports Centre
- 7. Bannatyne Health Club and Spa
- 8. Arlesey Town Football Club
- 9. Blue Lagoon Angling Club
- 10. Pix Gymnastics Club
- 11. Polefidence
- 12. Martial Arts
- 13. Champneys Henlow
- 14. Arlesey Old Moat and Glebe Meadows
- 15. Arlesey Medical Centre
- 16. Etonbury Academy
- 17. Pix Brook Academy
- 18. Gothic Mede Academy
- 19. BEST Nursery



By car from Arlesey

Letchworth Garden City	12 minutes
Hitchin Boston	17 minutes
Bedford	34 minutes
Luton	33 minutes
Luton Airport	34 minutes
Milton Keynes	42 minutes
Cambridge	46 minutes
Watford	48 minutes
Northampton	54 minutes
Peterborough	1hr 3 mins
Southend-on-sea	1hr 31 mins



By train from Arlesey

Hitchin	5 mins
Stevenage	12 mins
Finsbury Park	32 minutes
Peterborough	39 minutes
London St Pancras International	39 minutes
City Thameslink	46 minutes
London Blackfriars	48 minutes
London Bridge	54 minutes

[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.]

Arlesey Gate Development Layout

Shared Ownership



/// what3words.com/flopped.tangling.dinosaur

2 Bed
Houses

Baymont Delmont

3 Bed
Houses

Kipton Whitton
Denton Hampton
Lockton

Affordable
Rented Homes

Homes developed
by others



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.

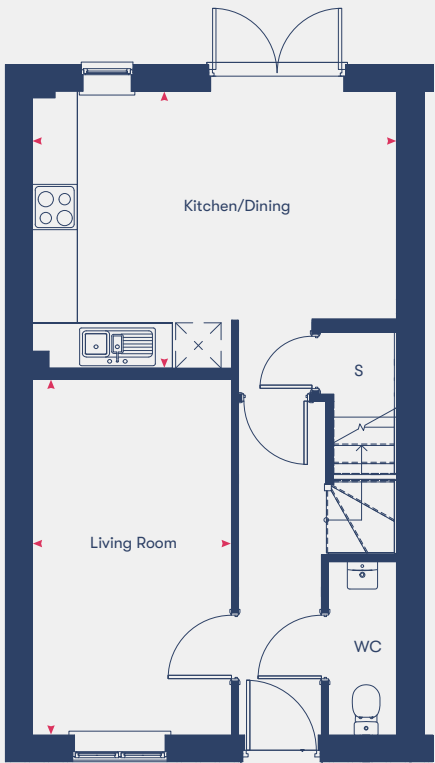
Kipton

3 bedroom houses

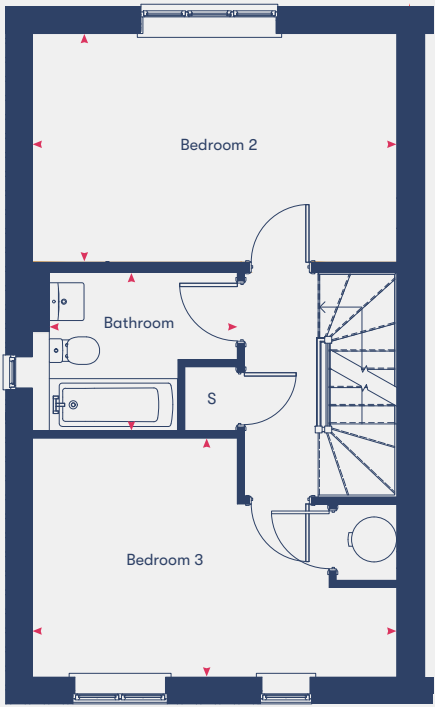
Plots 6*, 7, 41*, 42, 138, 139*



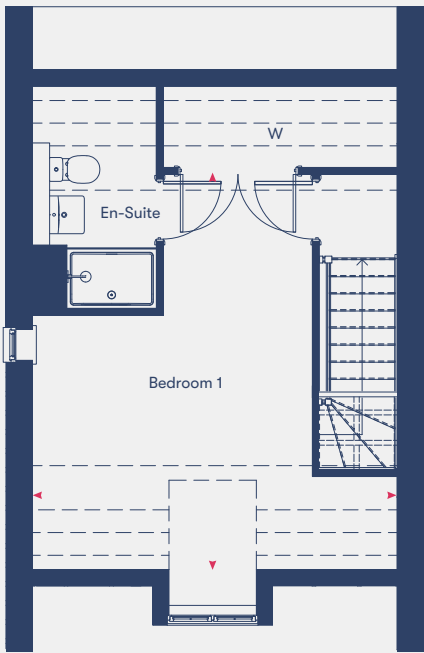
All homes will be fitted with solar panels



Ground Floor



First Floor



Second Floor

Kitchen/Dining	3.66m	x	4.82m
Living Room	4.70m	x	2.63m
Bedroom 1	4.73m	x	4.82m
Bedroom 2	3.02m	x	4.82m
Bedroom 3	3.16m	x	4.82m
Bathroom	2.10m	x	4.82m
109.3m²			

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.

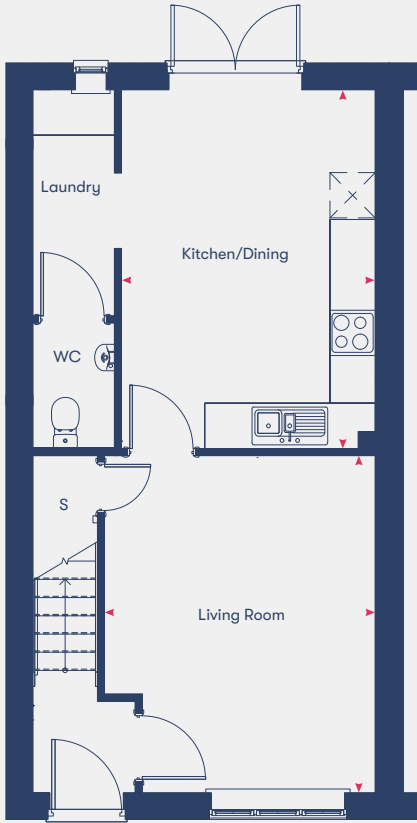
Denton

3 bedroom houses

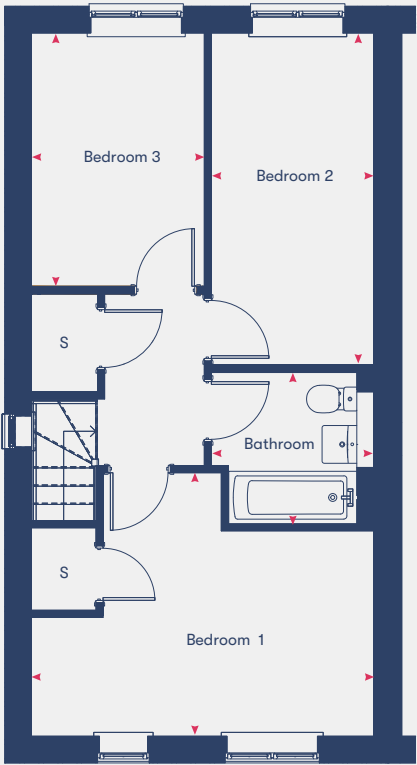
Plots 12*, 13, 43*, 44, 134, 135*, 136, 137*



All homes will be fitted with solar panels



Ground Floor



First Floor

Kitchen/Dining	4.74m	x	3.35m
Living Room	4.45m	x	3.58m
Bedroom 1	2.71m	x	4.53m
Bedroom 2	4.38m	x	2.15m
Bedroom 3	3.34m	x	2.28m
Bathroom	2m	x	1.92m
84.2m²			

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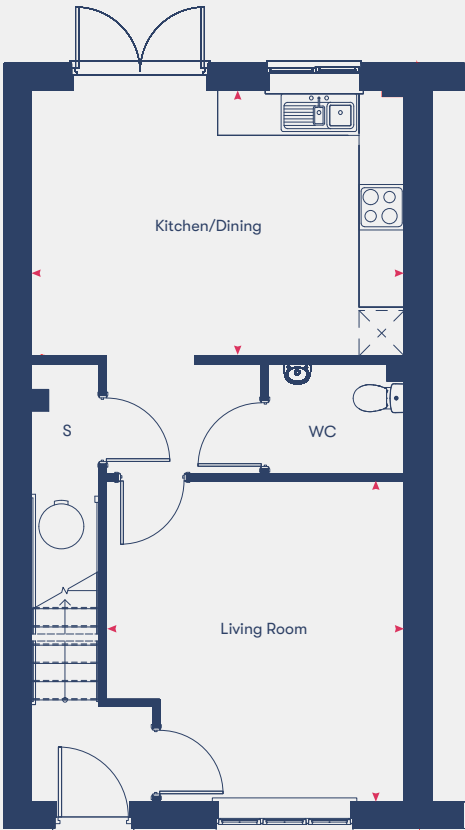
Lockton

3 bedroom houses

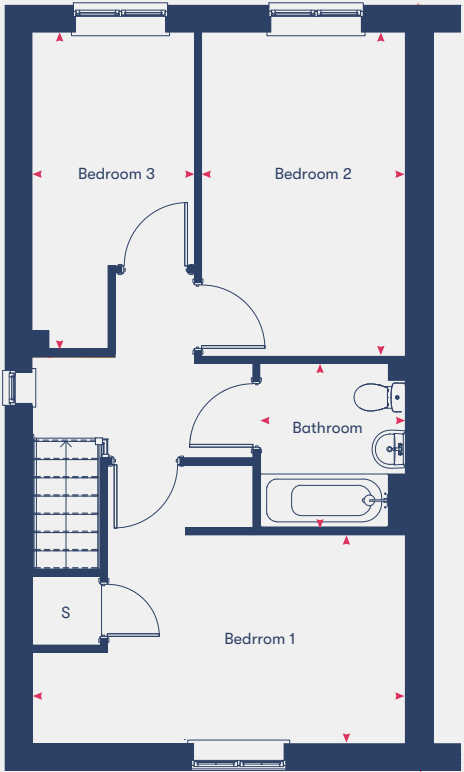
Plots 32*, 34, 57*, 58, 66*, 67



All homes will be fitted with solar panels



Ground Floor



First Floor

Kitchen/Dining	3.51m	x	4.94m
Living Room	4.24m	x	3.94m
Bedroom 1	2.16m	x	4.94m
Bedroom 2	4.28m	x	2.69m
Bedroom 3	4.19m	x	2.15m
Bathroom	2.16m	x	1.92m
100.1m²			

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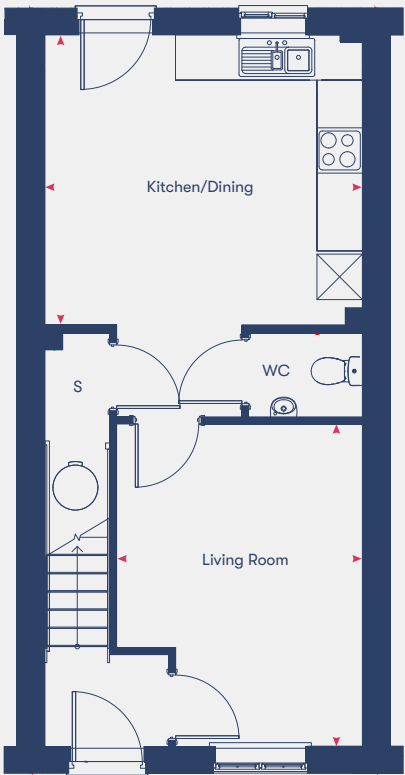
Baymont

2 bedroom houses

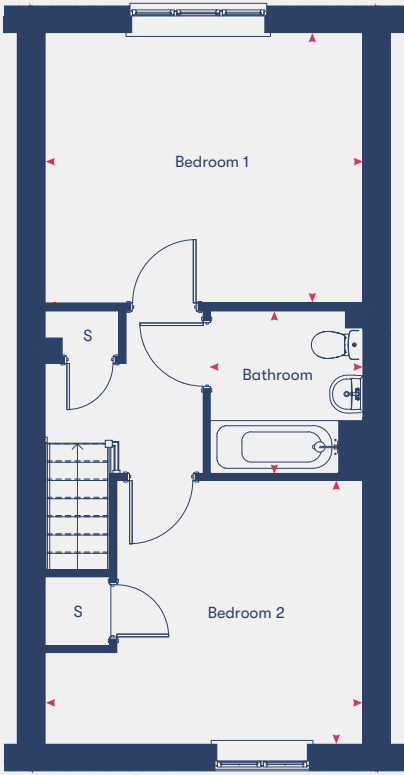
Plots 33, 49*, 50*, 51



All homes will be fitted with solar panels



Ground Floor



First Floor

Kitchen/Dining	3.83m	x	4.19m
Living Room	4.26m	x	3.25m
Bedroom 1	3.57m	x	4.19m
Bedroom 2	3.48m	x	4.19m
Bathroom	2.16m	x	2.01m
85.0m²			

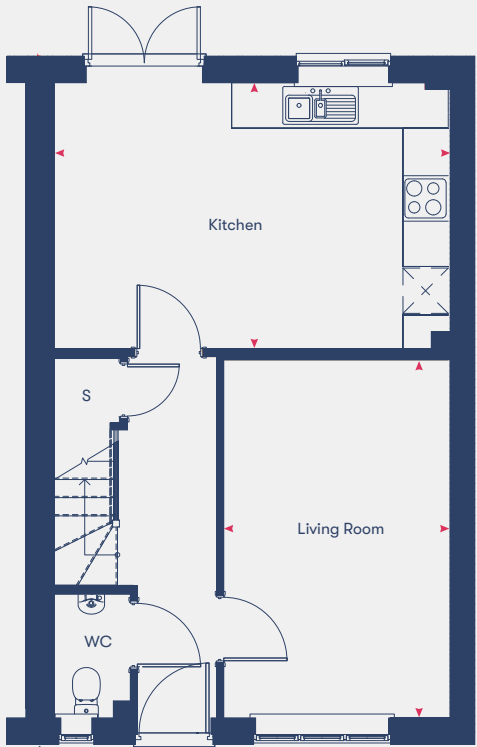
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Whitton

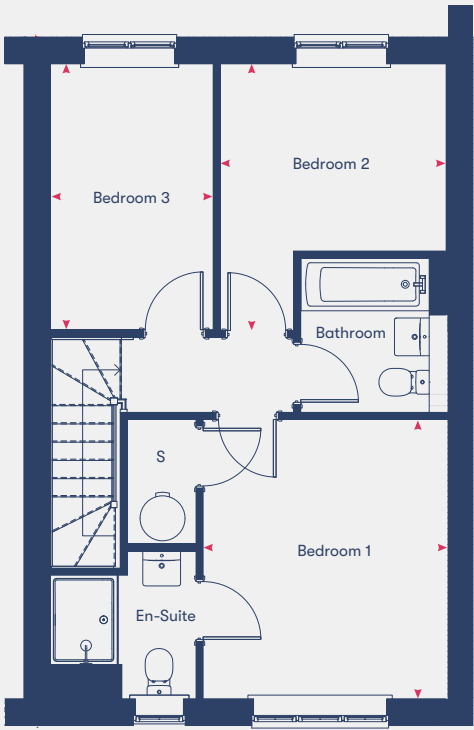
3 bedroom houses
Plots 24, 25*, 140*, 141



All homes will be fitted with solar panels



Ground Floor



First Floor

Kitchen/Dining	3.51m	x	5.20m
Living Room	4.75m	x	2.96m
Bedroom 1	3.71m	x	3.21m
Bedroom 2	3.51m	x	2.98m
Bedroom 3	3.51m	x	2.15m
Bathroom	2.04m	x	1.70m
87.9m ²			

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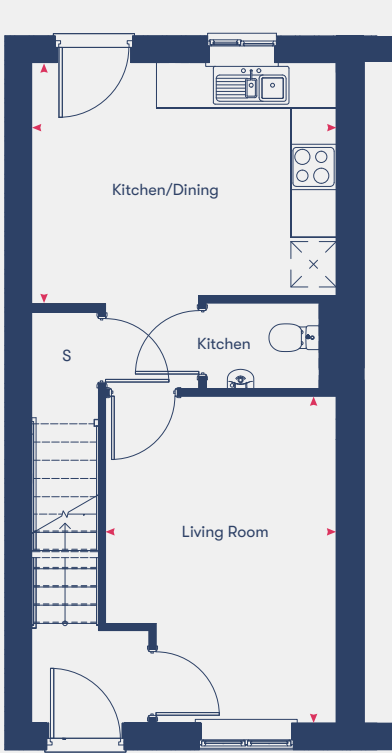
Delmont

2 bedroom houses
Plots 15, 14*, 45*, 46, 47

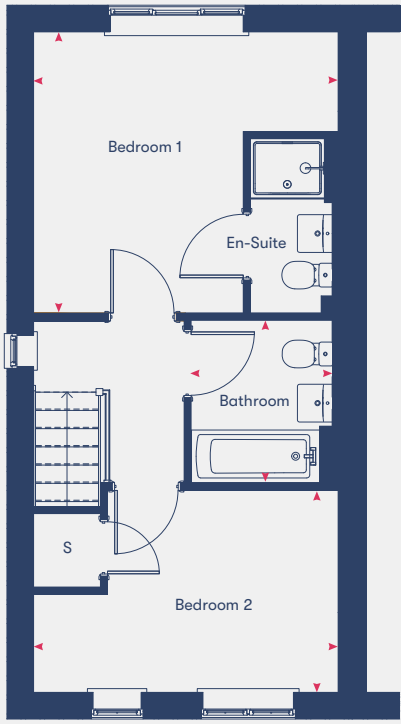


All homes will be fitted with solar panels

Window variation
for Plot 46



Ground Floor



First Floor

Kitchen/Dining	3.08m	x	4.03m
Living Room	4.32m	x	3.05m
Bedroom 1	3.71m	x	4.03m
Bedroom 2	2.67m	x	4.03m
Bathroom	2.15m	x	1.86m
70.4m ²			

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Baymont

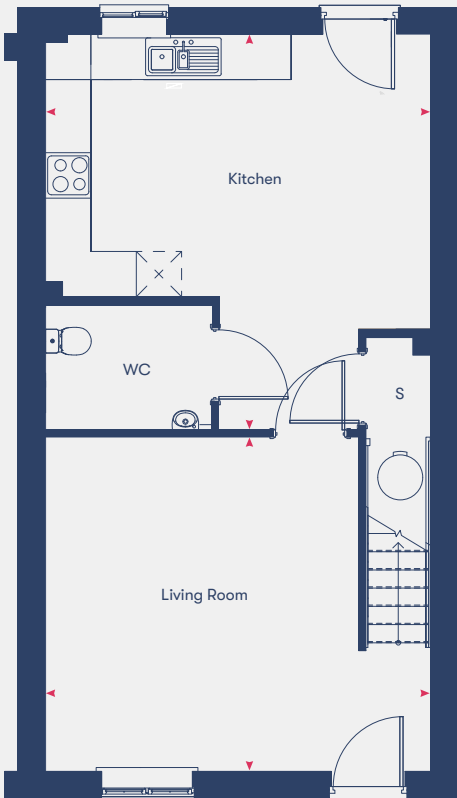


2 bedroom houses

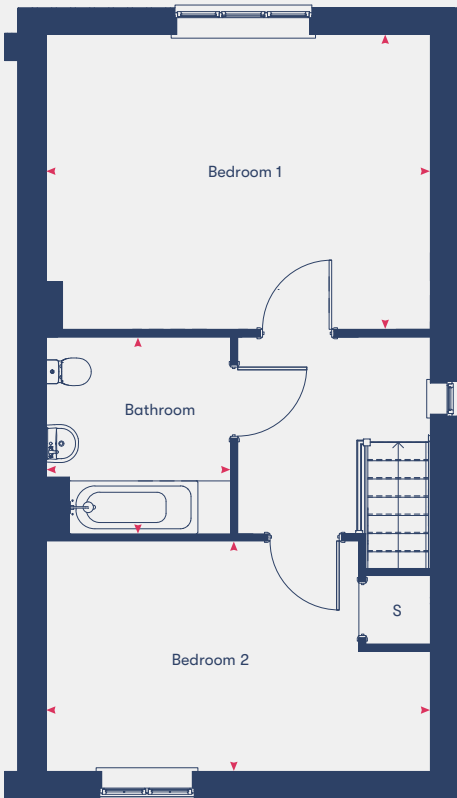
Plot 48



All homes will be fitted with solar panels



Ground Floor



First Floor

Kitchen/Dining	3.83m	x	4.19m
Living Room	4.26m	x	3.25m
Bedroom 1	3.57m	x	4.19m
Bedroom 2	3.48m	x	4.19m
Bathroom	2.15m	x	2.01m

0m²

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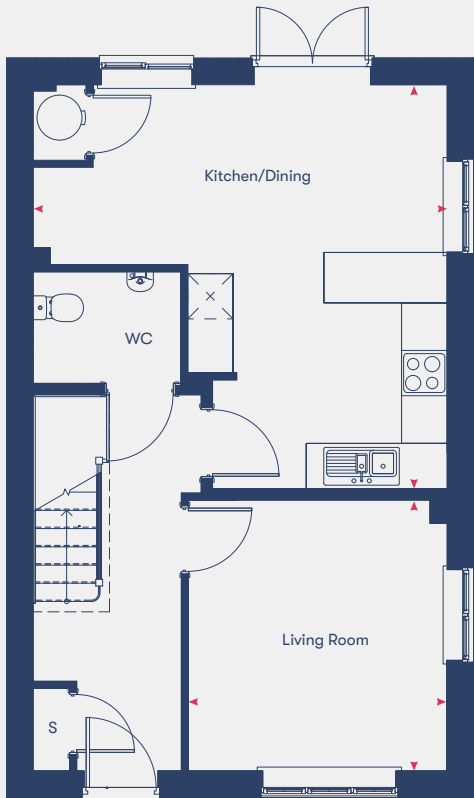
Hampton

3 bedroom houses

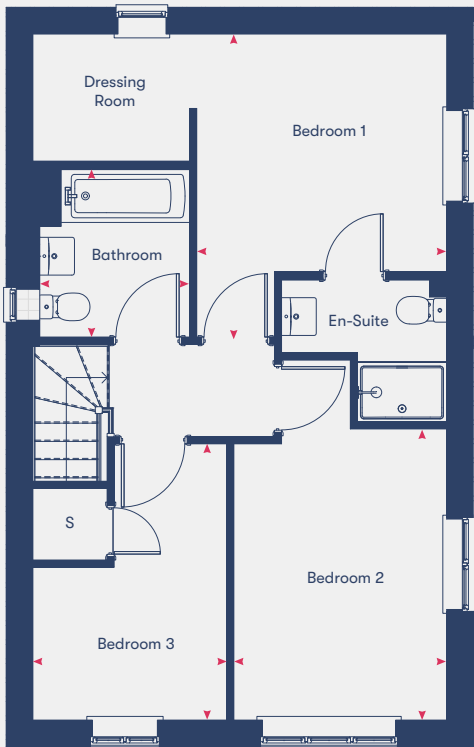
Plots 72 & 143 ****DUAL ASPECT****



All homes will be fitted with solar panels



Ground Floor



First Floor

Kitchen/Dining	5.01m	x	5.47m
Living Room	3.57m	x	3.42m
Bedroom 1	3.14m	x	3.03m
Bedroom 2	3.85m	x	2.81m
Bedroom 3	3.65m	x	2.56m
Bathroom	2.21m	x	1.98m

99.3m²

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Hampton

3 bedroom houses

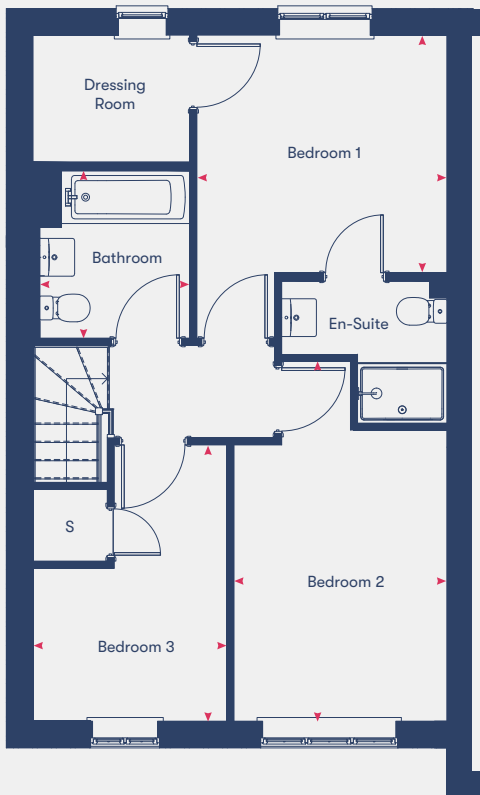
Plots 98* & 100 ****END TERRACE****



All homes will be fitted with solar panels



Ground Floor



First Floor

Kitchen/Dining	5.01m	x	5.47m
Living Room	3.57m	x	3.42m
Bedroom 1	3.14m	x	3.03m
Bedroom 2	3.85m	x	2.81m
Bedroom 3	3.65m	x	2.56m
Bathroom	2.21m	x	1.98m
99.3m ²			

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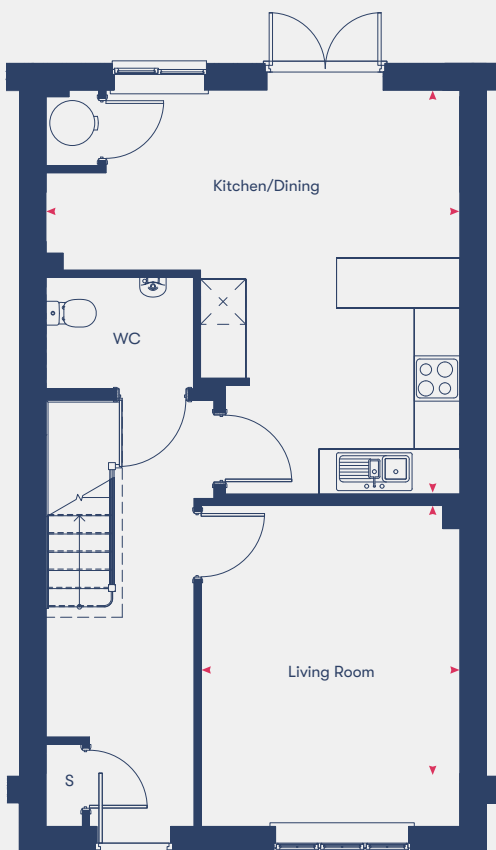
Hampton

3 bedroom houses

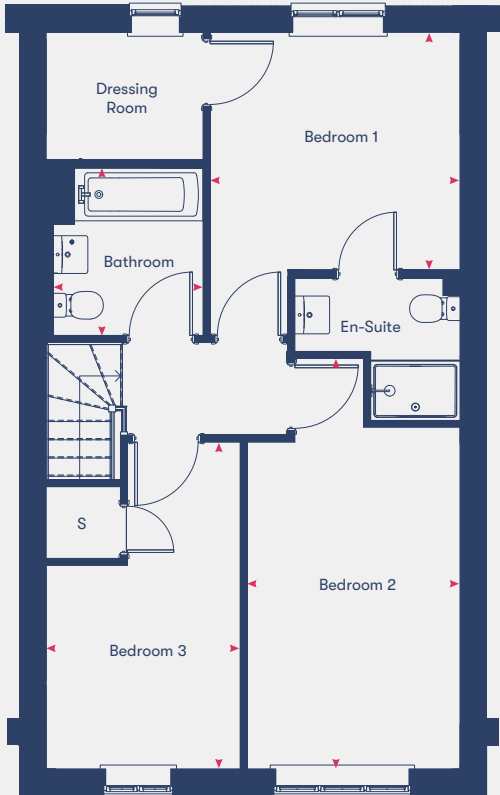
Plot 99 ****MID TERRACE****



All homes will be fitted with solar panels



Ground Floor



First Floor

Kitchen/Dining	5.39m	x	5.47m
Living Room	4.24m	x	3.42m
Bedroom 1	4.37m	x	3.03m
Bedroom 2	4.51m	x	2.81m
Bedroom 3	4.32m	x	2.56m
Bathroom	2.21m	x	1.98m
99.3m ²			

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