



homemade
homes by accent



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Fantail View

SPALDING

A stylish collection of shared ownership homes for sale

Arnold's Meadow, Spalding



Space to nest at Fantail View

Homes thoughtfully designed to nurture you in this well-connected rural town

Fantail View sits on the edge of the ancient market town of Spalding, at the centre of Lincolnshire's South Holland district. An area famed for its sweeping fens and glorious fields of tulips and daffodils. Here, you're just a five-minute drive from the town centre, with wide open countryside on your doorstep and the River Welland winding by.

At this brand-new community, we have 71 homes for sale including thirty-six 3- bed houses, thirty-three 2- bed houses and two 4- bed houses. So, whether you're buying as a family, a couple or alone, there's a place for you at Fantail View. Each home comes with a garden and parking. And, with flexible layouts and neutral finishes, they're ready for you to make your own as soon as you start unpacking.

Spalding has everything you need for day-to-day life, including a mix of independent and high-street stores, restaurants, and cafes. And there's plenty to keep everyone entertained – from comedy nights and cinema screenings to wildlife watching and Dino Golf.

Excellent transport links mean you're also within easy reach of several cities. Peterborough is around a 35-minute drive and, from there, it's less than an hour by train to London Kings Cross. You can be in Cambridge in around an hour and 15 minutes. And Norfolk's expansive countryside, beautiful coastline and teeming nature reserves are within an hour's drive.

St Paul's Church, Fulney, Spalding



River Welland, Spalding



A welcome home,
shaped around you



Get settled with shared ownership at Fantail View

Another way to find what you've always wanted



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 Fantail View 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 by Accent 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 amid South Lincolnshire countryside

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



Thoughtfully designed homes with smart design touches and high-quality finishes



A vibrant town centre with a mix of high-street and independent stores



Private gardens and parking for every home



A 5-minute drive to Aldi and an 8-minute drive to Sainsbury's



Good nurseries and schools for all ages within a 7-minute drive



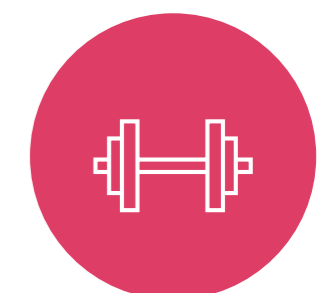
Countryside walks by the river, through meadows and across nature reserves



A wide variety of restaurants, pubs, cafes and bars within a 6-minute drive



A 5-minute drive to Spalding and a 35-minute drive to Peterborough



Clubs and classes for rugby, football, cricket, karate, pilates and more in Spalding

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

Enjoy town and country in Spalding

A riverside route to the good life

Settled on the outskirts of Spalding, Fantail View gives you the convenience of living close to a town, with the tranquillity of a rural lifestyle. Hiking trails, cycle paths and waterways crisscross the area. And, nestled at the heart of The Fens, you have an array of nearby nature reserves to explore.

Within a 10-minute drive, you also have attractions such as Baytree Owl and Wildlife Centre, where you can get close to magnificent birds of prey. And Ayscoughfee Hall, where you can picnic by the ornamental lake and wander the manicured gardens. At Springfields Outlet, on the edge of town, you can soak up the creative garden designs or let the kids go wild at Adventure Land. Or hop on a water taxi along the river to spot kingfishers flitting along the banks.



And when you've had enough of the outdoors, Springfields Outlet boasts a mix of great shops and family-friendly restaurants and cafes. There's a good choice of shops in Spalding town centre too, including several supermarkets. And its eateries serve cuisines from around the world – from Italy to Istanbul.

For a wider choice of shops and entertainments, the cathedral city of Peterborough is less than 19 miles away and blends its strong heritage with a modern, cosmopolitan feel. From underground nightclubs to upscale boutiques and from quirky bars to fine-dining restaurants, there's something for every taste. Or, for a more relaxed pace, step back in time with a trip to Norfolk's quaint Burnham Market, around an hour and 20 minutes' drive away.

Images from left to right:
Crowland
River Welland in Spalding
Ayscoughfee Hall, Spalding
Crowland Abbey from Snowden Field

It's all here, close at hand



Sports

Staying active is easy in Spalding, with a variety of classes and clubs to choose from. Everybody's Gym provides a welcoming space to get fit, and Castle Sports Centre boasts two pools, a well-equipped gym and a packed timetable. While The Zen Space is the perfect place to stretch and unwind.

Castle Sports Centre & Swimming Pool – 2.6 miles



Great outdoors

At Fantail View, you're surrounded by a vast and varied landscape of rivers, lagoons and marshes that's rich with wildlife and adventures waiting to begin. Local nature reserves Arnold's Meadow and Willow Tree Fen are just an 8-minute drive away and are great places to start.

Arnold's Meadow – 2.7 miles

Culture

South Holland Centre is Spalding's cultural hub. A performing arts theatre, its programme includes plays, live music, comedy, film screenings and children's activities. And, in Peterborough, you'll find a wide array of theatres, live music venues, galleries, festivals and more.

South Holland Centre – 2.2 miles



Shopping

Springfields Outlet, on the northern edge of Spalding, boasts more than fifty high-street fashion and homeware stores, including M&S and Next outlets. And, in the town centre, independent shops sit among well-known names, while the twice-weekly outdoor market sells everything from fresh produce to crafts.

Springfields Outlet Shopping & Leisure – 3.6 miles



Eat & drink

Spalding boasts a great choice of independent restaurants and cafes, whether you're meeting for brunch or enjoying a celebratory dinner. Amici is one its most popular spots, serving homemade Italian classics. And other favourites include Sergi's Tapas Bar, Ghurka Oven, Turner's Fish Restaurant and riverside pub The Moorings.

Amici – 2.2 miles



Family

Families are well-served in Spalding; a range of nurseries and schools within a 7-minute drive hold good Ofsted ratings. These include BeBright Pre School, Spalding Monkhouse Primary School, Spalding Grammar School and Spalding High School (which has an outstanding rating). There's also lots to see and do locally, from scalextric racing to high-rope escapades.

Fun Farm – 5.8 miles

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



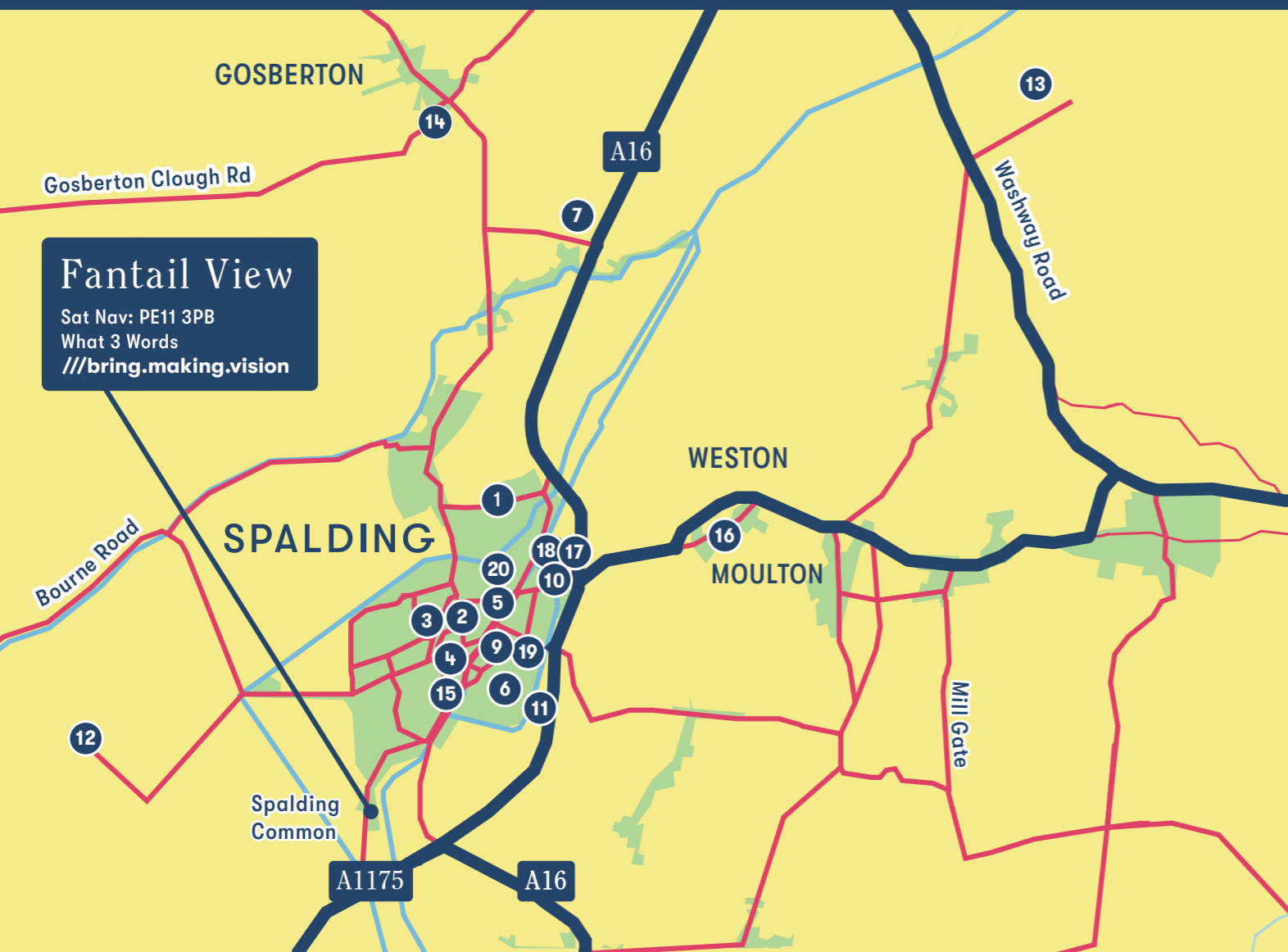
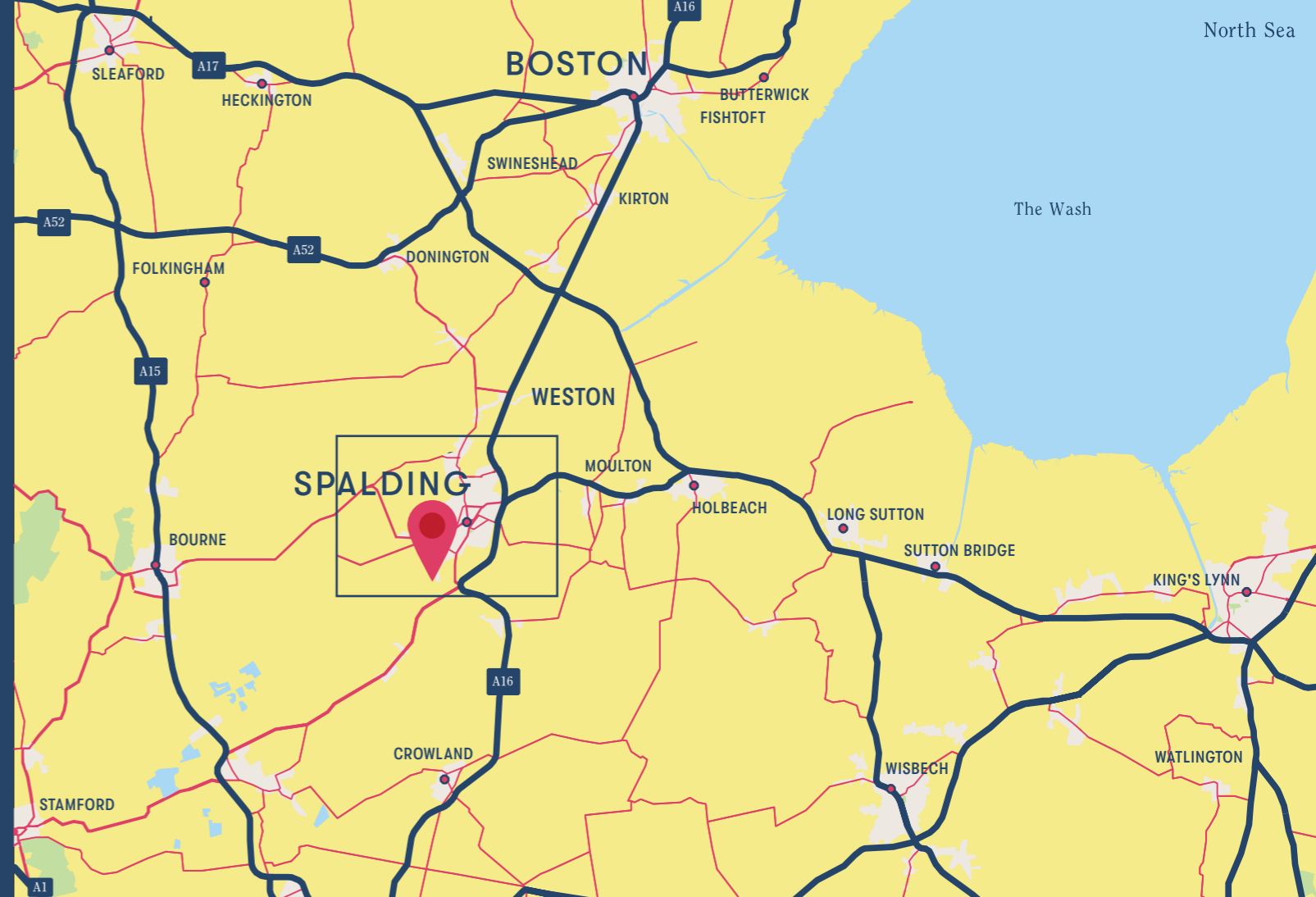
Great connections

Stay close to fields and fenland with easy access to towns and cities

Fantail View is surrounded by countryside, and yet has excellent transport links for commuting, local amenities, day trips and holidays. Set on the road into Spalding, it's also just off the A16, which sweeps you south to Peterborough and north to Boston.

There are bus stops close by, on Spalding Common, with routes running into Spalding and out to nearby villages. And Spalding train station is just a 10-minute drive away. From there, it's only 20 minutes to Peterborough – a transport hub for reaching many towns and cities, including London, Cambridge, Norwich and York. For foreign trips, it's less than 1hr 45 minutes by car to Luton, London Stansted, East Midlands and Doncaster Sheffield airports.

- | | |
|---|--|
| 1. Morrisons | 11. Arnold's Meadow |
| 2. Sainsbury's | 12. Willow Tree Fen |
| 3. Lidl | 13. Moulton Marsh |
| 4. Aldi | 14. Knight Street Pharmacy |
| 5. Iceland | 15. South Holland Centre |
| 6. Springfields Outlet Shopping & Leisure | 16. Baytree Owl and Wildlife Centre |
| 7. Tesco Express | 17. Spalding Farm Shop and Plant Centre |
| 8. Spalding Farm Shop and Plant Centre | 18. Adventure Land |
| 9. Everybody's Gym | 19. Ayscoughfee Hall Museum and Gardens |
| 10. Springfields Festival Gardens | 20. Castle Sports Centre & Swimming Pool |



By car from Fantail View

Spalding	5 minutes
Boston	29 minutes
Peterborough	35 minutes
Kings Lynn	50 minutes
Lincoln	1hr 5 mins
Cambridge	1hr 15 mins
Leicester	1hr 15 mins
Nottingham	1hr 25 mins
Milton Keynes	1hr 30 mins
Birmingham	2hrs
London Stansted Airport	1hr 35 mins
East Midlands Airport	1hr 35 mins
Luton Airport	1hr 40 mins
Doncaster Sheffield Airport	1hr 40 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	1 hour 6 minutes
Bury St Edmunds	1 hour 9 minutes
York	1 hour 14 minutes
Stansted Airport	1 hour 25 minutes
Norwich	1 hour 29 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.]





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Fantail View Development Layout

Shared Ownership
2 Bed Houses

- Iris
- Lily

Shared Ownership
3 Bed Houses

- Tulip
- Dahlia
- Allium
- Snowdrop
- Begonia
- Canna

Shared Ownership
4 Bed Houses

- Bluebell

Other homes for sale or rent



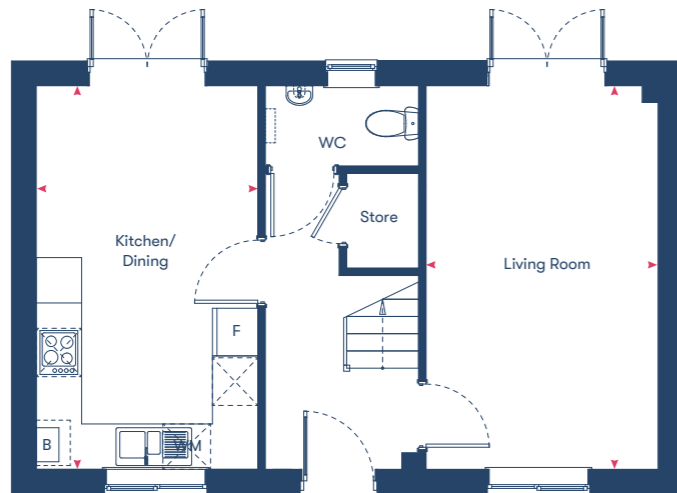
Tulip

3 bedroom houses

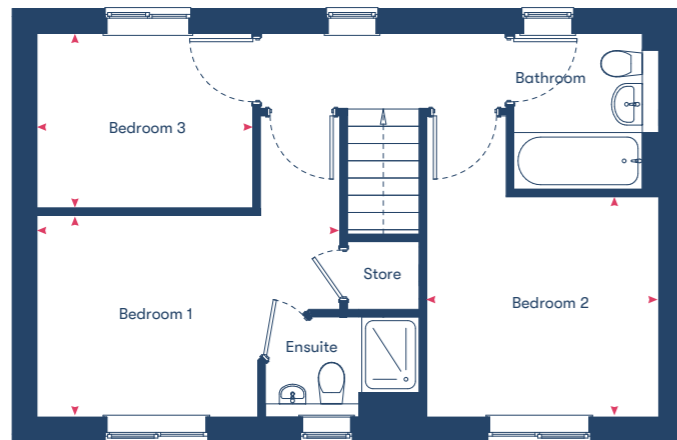
Plots 1, 5, 8, 11, 12, 22, 29, 32, 130



Ground Floor



First Floor



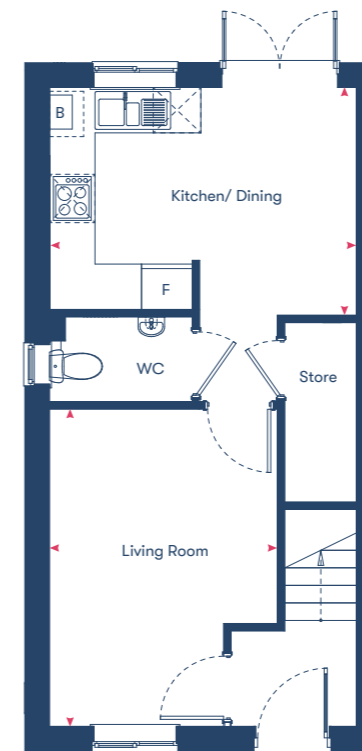
Kitchen/Dining	5.12m x 2.97m
Living Room	5.12m x 3.10m
Bedroom 1	2.70m x 3.03m
Bedroom 2	2.95m x 3.10m
Bedroom 3	2.34m x 2.89m
84.8m²	

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.

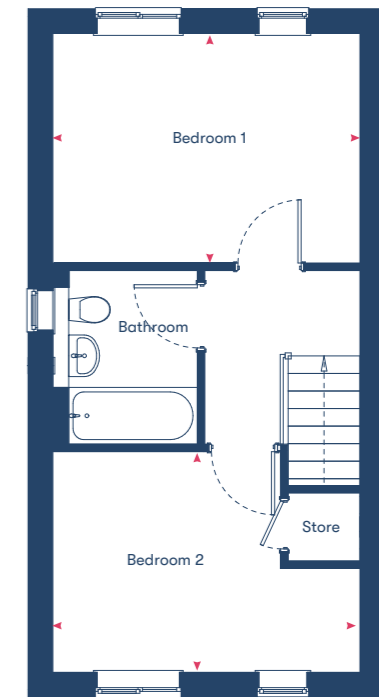
Iris

2 bedroom houses

Plots 2, 3* 6, 7*, 9, 10*, 23, 24*, 27, 28*, 30*, 31, 34*, 35, 42, 43*, 44, 45*, 75, 76*, 89, 90*, 117, 118, 127*, 128



Ground Floor



First Floor

Kitchen/Dining	2.97m x 4.11m
Living Room	4.23m x 3.05m
Bedroom 1	3.07m x 4.11m
Bedroom 2	2.95m x 4.11m
69.8m²	

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

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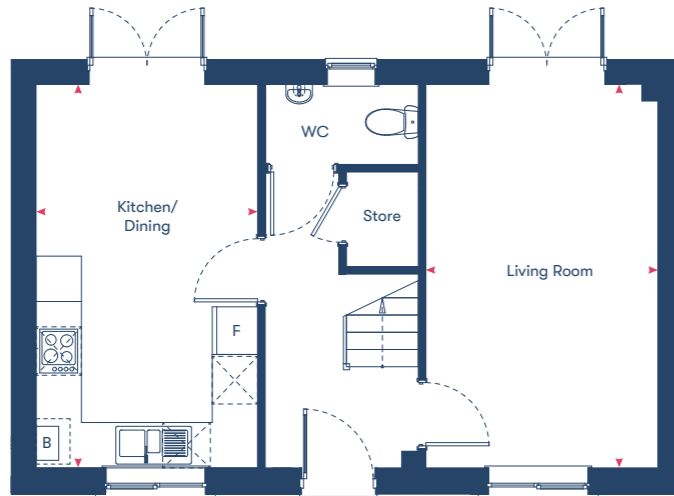
Dahlia

3 bedroom houses

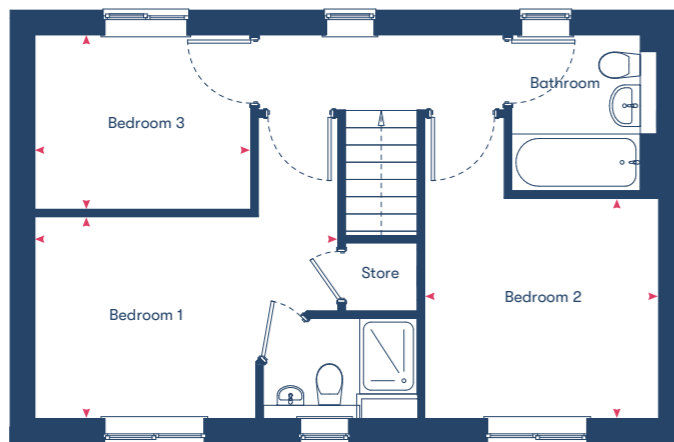
Plots 4, 13, 33, 56, 88, 129



Ground Floor



First Floor



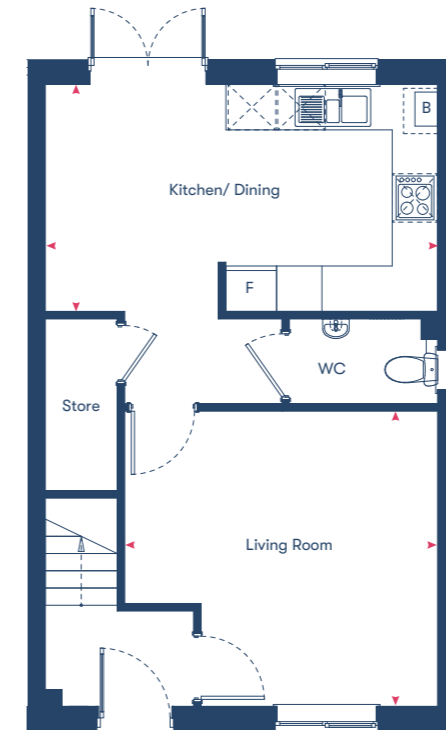
Kitchen/Dining	5.12m x 2.97m
Living Room	5.12m x 3.10m
Bedroom 1	2.70m x 3.03m
Bedroom 2	2.95m x 3.10m
Bedroom 3	2.34m x 2.89m
84.8m²	

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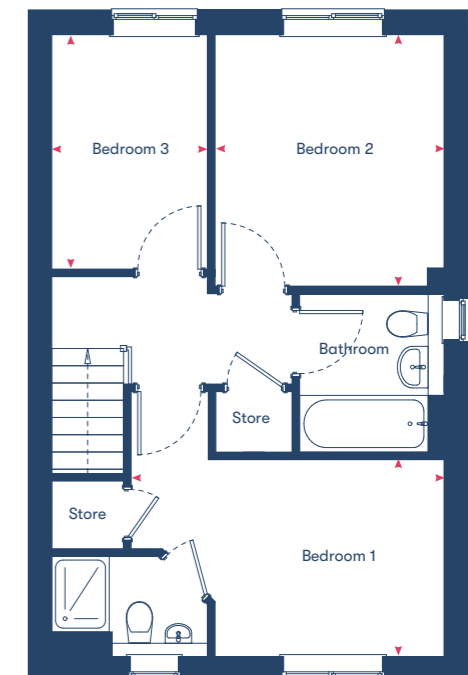
Allium

3 bedroom houses

Plots 46*, 86, 113*, 125



Ground Floor



First Floor

Kitchen/Dining	3.04m x 2.84m
Living Room	3.94m x 4.17m
Bedroom 1	2.64m x 3.06m
Bedroom 2	3.36m x 3.06m
Bedroom 3	3.03m x 2.10m
86.6m²	

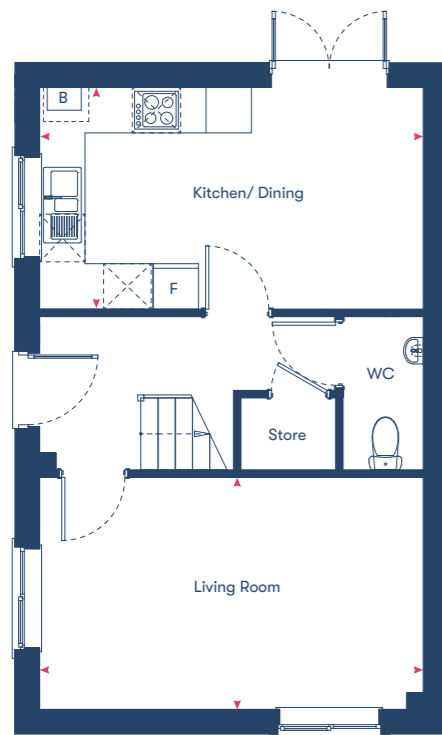
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Snowdrop

3 bedroom houses

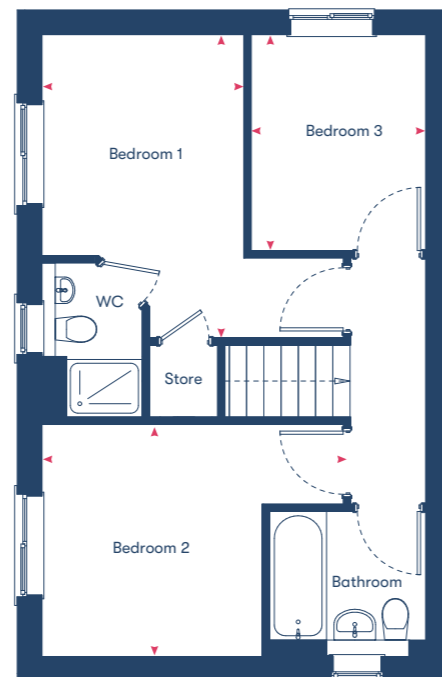
Plots 47, 87, 114, 126



Ground Floor

Kitchen/Dining	2.97m x 5.12m
Living Room	3.10m x 5.12m
Bedroom 1	2.96m x 2.70m
Bedroom 2	3.10m x 4.02m
Bedroom 3	2.96m x 2.34m

84.8m²



First Floor

Begonia

3 bedroom house

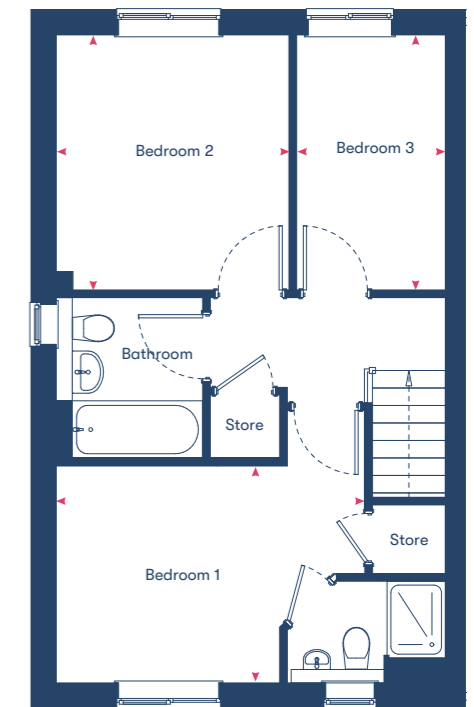
Plots 52, 53*, 54, 55*, 57*, 58, 59*, 60, 77, 78*, 81, 82*, 119, 120



Ground Floor

Kitchen/Dining	3.04m x 5.12m
Living Room	4.16m x 4.06m
Bedroom 1	2.86m x 4.06m
Bedroom 2	3.36m x 3.07m
Bedroom 3	3.36m x 1.97m

87m²



First Floor

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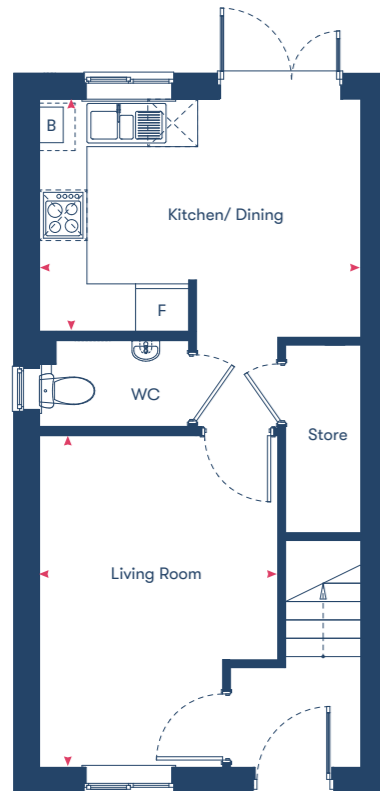
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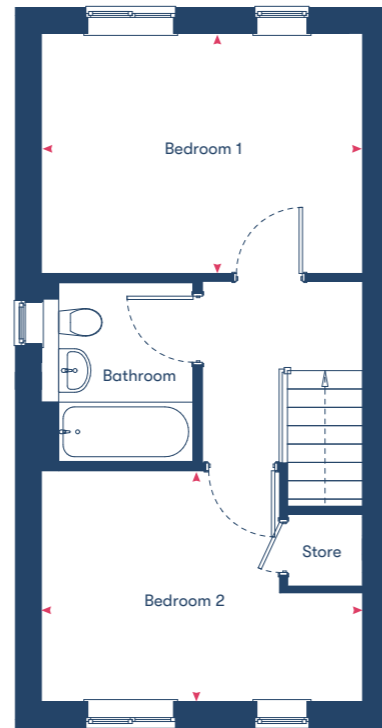
Lily

2 bedroom houses

Plots 91, 92*, 93, 98, 99*, 100, 108, 109*, 110



Ground Floor



First Floor

Kitchen/Dining	2.97m x 4.11m
Living Room	4.23m x 3.05m
Bedroom 1	3.07m x 4.11m
Bedroom 2	2.95m x 4.11m
69.8m²	

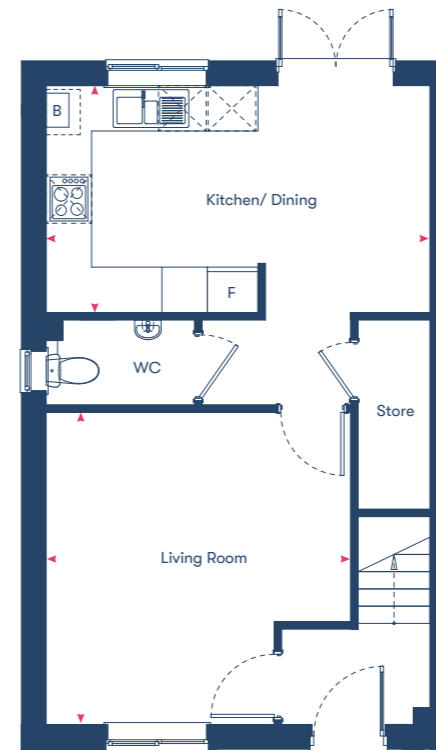
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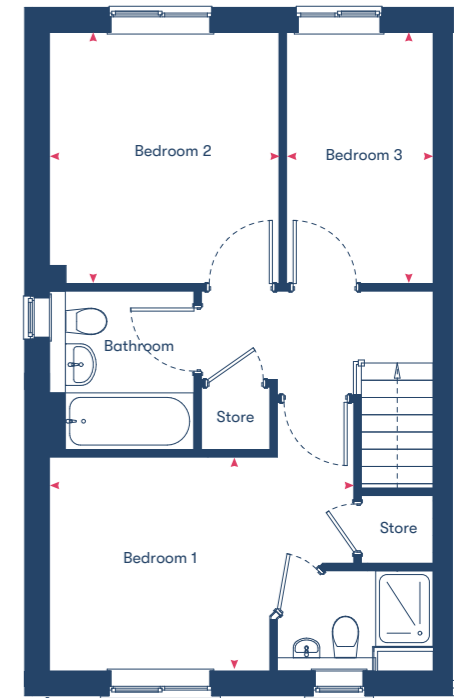
Canna

3 Bedroom House

Plots 103, 104*, 105



Ground Floor



First Floor

Kitchen/Dining	3.04m x 5.12m
Living Room	4.16m x 4.06m
Bedroom 1	2.86m x 4.06m
Bedroom 2	3.36m x 3.07m
Bedroom 3	3.36m x 1.97m
87m²	

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Bluebell

4 Bedroom House

Plots 40, 41*



Ground Floor

First Floor

Second Floor

Kitchen/Dining	2.60m x 5.18m
Living Room	3.98m x 4.12m
Bedroom 1	4.26m x 4.12m
Bedroom 2	2.60m x 5.18m
Bedroom 3	3.23m x 2.88m
Bedroom 4	2.14m x 3.09m

117m²

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Homemade Homes by Accent



Specification

Kitchen

- Contemporary Symphony Kitchen with chrome handles and a 40mm premium worktop
- Blanco Tipo II stainless steel 1.5-bowl sink with Blanco Mida mixer tap
- Beko 60cm induction hob for energy-efficient cooking with glass splashback behind
- Beko built-in electric oven with AeroPerfect™ technology
- Beko integrated 7kg washing machine
- Beko fridge/freezer with HarvestFresh™ technology
- Beko integrated dishwasher fitted on our 3 & 4 bedroom homes

Electrical and Heating

- Solar panels fitted to roof
- Recessed polished chrome LED spotlights in bathroom, en-suite and kitchen
- Pendant lighting in bedrooms living areas
- Telephone and television point in lounge
- Mains-operated heat alarm in the kitchen
- Optical smoke alarms
- Mains operated carbon monoxide detector
- Mains-operated doorbell
- Ideal combi boiler (except to plots 40 & 41 which have an Ideal system boiler with hot water tank)

Bathroom

- Contemporary white sanitary ware
- Chrome heated towel rail
- Where fitted – Mira shower tray with Triton sliding rail kit
- Where fitted - White acrylic bath with Sandringham white acrylic bath panel

General

- Easy to care for vinyl flooring in the kitchen and bathrooms
- Easy to clean carpet to living areas
- Double-glazed uPVC windows with child restrictors
- White emulsion on walls and ceilings
- White satin woodwork
- Rear garden is turfed and will include a patio area
- Outside tap
- Outside electrical socket fitted to some homes – ask your sales consultant for details

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**
homes by accent



Brooklands,
Milton Keynes



Great Denham,
Bedfordshire



Willow Grove,
Wixams

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.



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All information supplied is correct when published (March 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.

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