



**homemade**  
homes by accent



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# Catchwater Place

ELY

A stylish collection of shared ownership homes for sale



# Countryside meets city at Catchwater Place

Homes designed for you to have it all in this well-connected village

Dream of a rural lifestyle but don't want to leave the city behind? **Catchwater Place** is the answer. Nestled in Witchford village, these homes are surrounded by a sweeping, rural landscape. And yet they're just a 9-minute drive from Ely's historic city centre and have easy access to several other towns and cities, including London, Cambridge, Peterborough, King's Lynn and Bury St Edmonds.

We have 18 welcoming new homes at Catchwater Place, all available to buy on a more affordable shared ownership basis (see page 25 for details). With six 2-bedroom houses, ten 3-bedroom houses and two 4-bedroom houses for sale, there's a home for you here whether you're buying as a couple or a small or growing family. And with charming traditional architecture, modern layouts and smart, neutral finishes, they're ready for you to settle in and add your own style straightaway.

Rising above the Cambridgeshire Fens, the Witchford area is renowned for its fresh local produce and bustling market towns. In contrast, the web of quiet waterways provides inviting spots for lazing afternoons away, and the quiet road network is ideal for cycling and commuting.

Whether you're heading away for work or play, travel is easy from Catchwater Place. Major road links are within easy reach via the A142 and A10. Ely station is just 4 miles away with direct links to Cambridge and London Kings Cross. And you can be at Stansted Airport in around an hour.

Cambridge

Cambridgeshire Fens



A place for a fresh start,  
shaped around you



# Put down roots with shared ownership at Catchwater Place

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 Catchwater Place 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 10% 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/](https://homemadehomes.com/information/) or speak to our sales team to find out more about shared ownership.



## Perfectly positioned in the Cambridgeshire countryside

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



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



A friendly village with a pub, a takeaway and a village shop with a sandwich bar



Private gardens and car parking for every home



A 5-minute drive to M&S Simply Food and less than 13 minutes to Tesco, Aldi, Sainsbury's and Waitrose



A primary school and secondary school in the village – both with good Ofsted ratings



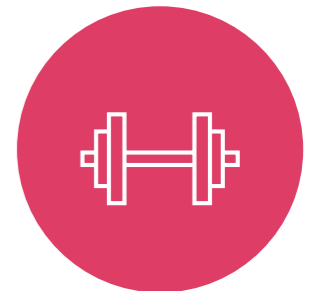
Countryside walks along the river's edge, through meadows and across nature reserves



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



A 9-minute drive to Ely and a 37-minute drive to Cambridge



A sports centre in the village and several gyms, studios, clubs and classes in Ely

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

# Switch seamlessly from city to countryside

A village setting just outside Ely

Sitting on the edge of Witchford village, Catchwater Place is surrounded by open fields – somewhere you can enjoy a relaxed, rural lifestyle, anchored to a close-knit community. And yet these homes are just 2.5 miles from the city of Ely.

Ely's centre features plenty of convenient high-street chain stores. But also, a host of high-quality, independent retailers, like shoe store Gibbs of Ely and bake shop Grain Culture. Markets take centre stage too, with several each week and a farmers' market twice a month.



Images from left to right:  
Ely Marina  
Cambridge  
Ely Cathedral  
Wicken Fen Nature Reserve



When meeting friends for food, there are options for every occasion and palate in Ely. From cosy favourites like Peacocks and The Old Engine House to modern choices like Sushi & Salad and Riverside Bar Kitchen.

There's no shortage of entertainment either. The Escape Room challenge at Oliver Cromwell's house is an exhilarating experience, while boat hire or a river cruise lets you enjoy the area at a more laid-back pace. You can watch the latest films at Cineworld, explore Wicken Fen National Nature Reserve, take a tour of Ely's beautiful cathedral and much more.

If you feel like a change of scene, you can be in Cambridge in less than 40 minutes and Peterborough in around 50 mins. And in less than an hour and a half, you can be on the beach at Wells-next-the-Sea in Norfolk or Felixstowe in Suffolk – or even in central London.

# All of life's must-haves on hand, right here

## Sports



ELA Active Witchford is just a 4-minute cycle from Catchwater Place and offers lots of facilities for all the family. Including a fitness studio, full-size artificial football pitch, floodlit netball and tennis courts, a dance studio and sports hall.

ELA Active Witchford – 0.9 miles



## Great outdoors

At Catchwater Place, you're surrounded by a rich landscape of fields, fens, rivers and nature reserves, so there's always outdoor adventures to be had. Join guided walks, children's activities and more at Kingfishers Bridge. And at Milton Country Park, there's everything from paddle boarding to orienteering.

Kingfishers Bridge – 7.7 miles

## Culture

Sitting by the river in Ely, The Maltings hosts a variety of events throughout the year. From live music and theatre to comedy and pantomime. And twice a week it's home to Babylon Cinema – Ely's independent picture house showing mainstream, independent and foreign-language films.



The Maltings – 3.7 miles

## Shopping

A two-minute drive from Catchwater Place is Scotts Farm Shop, selling fruit, vegetables, dairy produce, preserves, pet food, local meats and more. And in Ely you have a wide variety of independent and high-street stores and supermarkets within a 9-minute drive.



Scotts Farm Shop – 0.7 miles

## Eat & drink



A 10-minute stroll from Catchwater Place is The Village Inn. A friendly pub with a homely atmosphere, it serves a fresh, varied menu with lots of traditional favourites and a wide selection of beers. Dogs and children are welcome, and regular events include quiz nights and live music.

The Village Inn – 0.5 miles



## Family

Witchford is home to Rackham C of E Primary School and secondary school Witchford Village College – both with good Ofsted ratings. There's also plenty to keep kids entertained in the area, from Cambridge Aqua Park to Treetops soft play to Witcham Equestrian Centre.

Witchford Village College – 1 mile

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



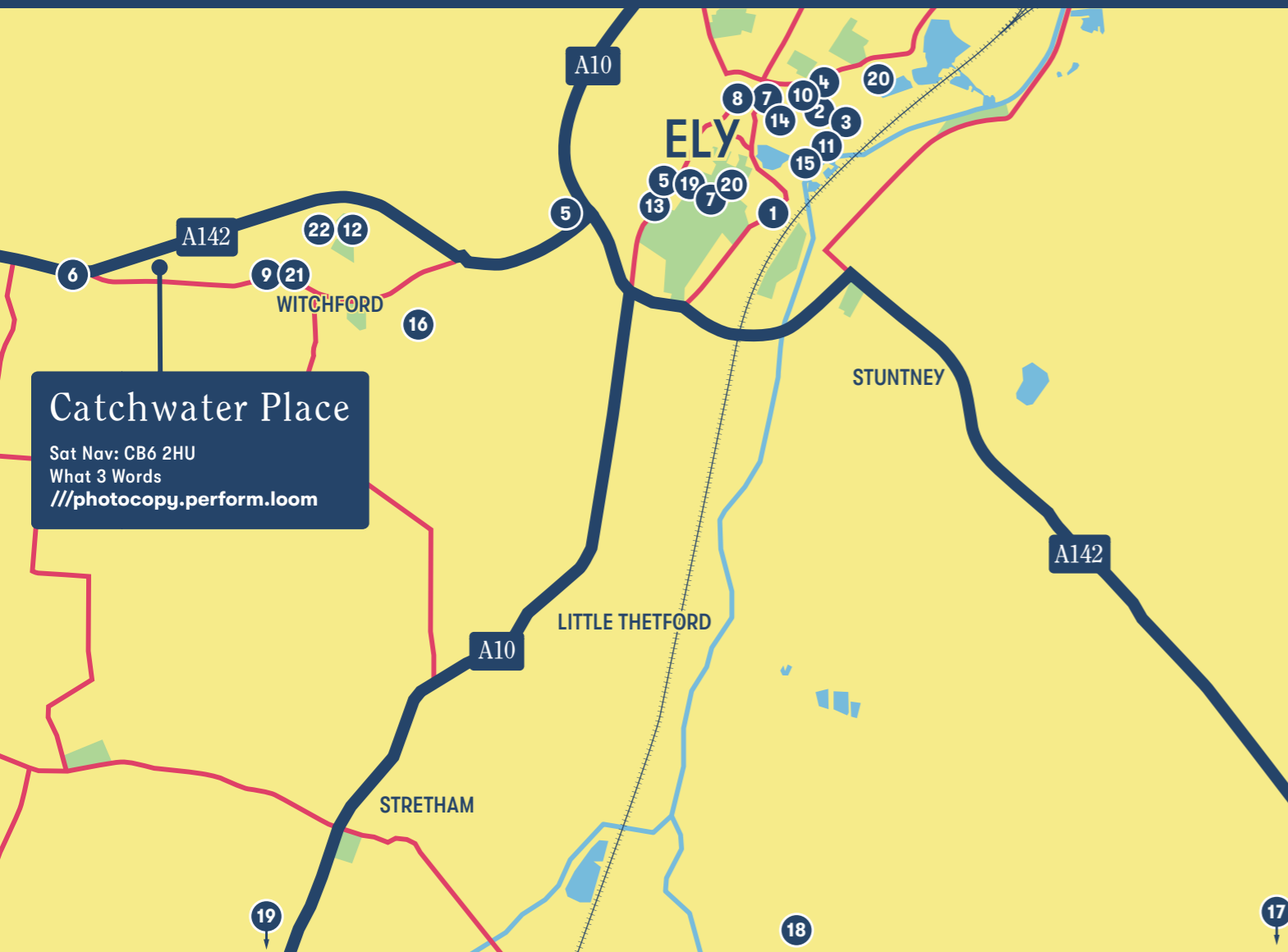
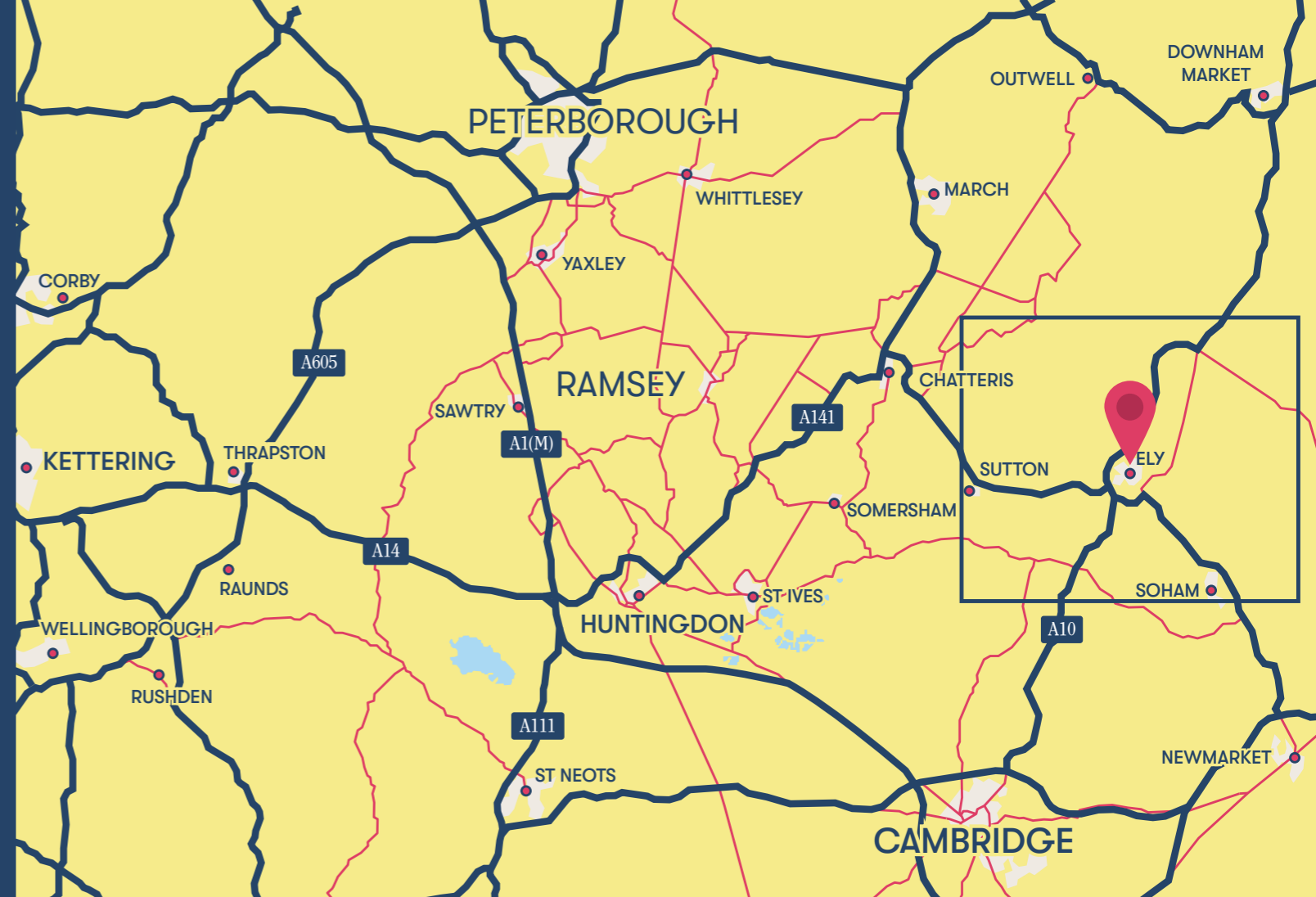


# Close connections

A country lifestyle with easy travel links to towns and cities

Catchwater Place is surrounded by open countryside and yet is very well connected. It sits just off the A142 for a quick journey into Ely and out to other major road links such as the A10, A141 and A14. There's a bus stop nearby on Main Street, with routes going into Ely and out to surrounding villages. And Ely train station is only 4 miles away with fast, direct links to Cambridge, London Kings Cross and several other cities. For foreign travel, Stansted Airport is only around an hour's drive away and you can be at London Luton Airport in an hour and a half.

- |                            |  |
|----------------------------|--|
| 1. Tesco                   | 12. ELA Active Witchford                         |
| 2. Aldi                    | 13. Witcham Equestrian Centre Ely City Golf Club |
| 3. Sainsbury's             | 14. Ely Cathedral                                |
| 4. Waitrose                | 15. The Maltings                                 |
| 5. M&S Simply Food         | 16. Treetops soft play                           |
| 6. Scotts Farm Shop        | 17. Wicken Fen National Nature Reserve           |
| 7. Gibbs of Ely            | 18. Kingfishers Bridge                           |
| 8. Grain Culture           | 19. Milton Country Park                          |
| 9. The Village Inn         | 20. Ely Country Park                             |
| 10. Lemon Tree Deli & Café | 21. Rackham C of E Primary School                |
| 11. Peacocks Tearoom       | 22. Witchford Village College                    |



**Catchwater Place**  
 Sat Nav: CB6 2HU  
 What 3 Words  
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## By car from Ely Station

Cambridge	15 minutes
Peterborough	33 minutes
Kings Lynn	35 minutes
Norwich	51 minutes
Ipswich	56 minutes
London Kings Cross	1hr 15 mins
Nottingham	1hr 40mins
Birmingham	2hr 20 mins
Sheffield	2hr 26 mins



## By train from Catchwater Place

Newmarket	30 minutes
Cambridge City Airport	30 minutes
Cambridge	37 minutes
Bury St Edmunds	42 minutes
Peterborough	50 minutes
Stansted Airport	1hr
Wells-next-the-Sea	1hr 20 mins
Felixstowe	1hr 22 mins
Norwich	1hr 25 mins
London Luton Airport	1hr 27 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.]





# Catchwater Place Development Layout

Shared Ownership  
2 Bed Houses

 Heron

Shared Ownership  
3 Bed Houses

 Kingfisher

Shared Ownership  
4 Bed Houses

 Mallard

Home for rent





 Tree protection area

# Kingfisher

## 3 bedroom houses

Plots 1, 2, 3, 4, 17, 18, 19, 20, 23 & 24



Bay window to plot 1

Kitchen/ Dining	2.97m x 5.34m
Living Room	3.89m x 4.28m
Bedroom 1	2.72m x 5.34m
Bedroom 2	2.97m x 3.08m
Bedroom 3	2.97m x 2.19m
Bathroom	2.32m x 1.96m

**87m<sup>2</sup>**

\*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 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.

# Mallard

## 4 bedroom houses

Plots 5 & 6



Ground Floor

First Floor

Kitchen/ Dining	3.92m x 5.55m
Living Room	4.29m x 4.51m
Bedroom 1	3.64m x 3.19m
Bedroom 2	3.40m x 3.29m
Bedroom 3	3.11m x 2.12m
Bedroom 4	3.64m x 2.31m
Bathroom	2.32m x 1.96m

**106m<sup>2</sup>**

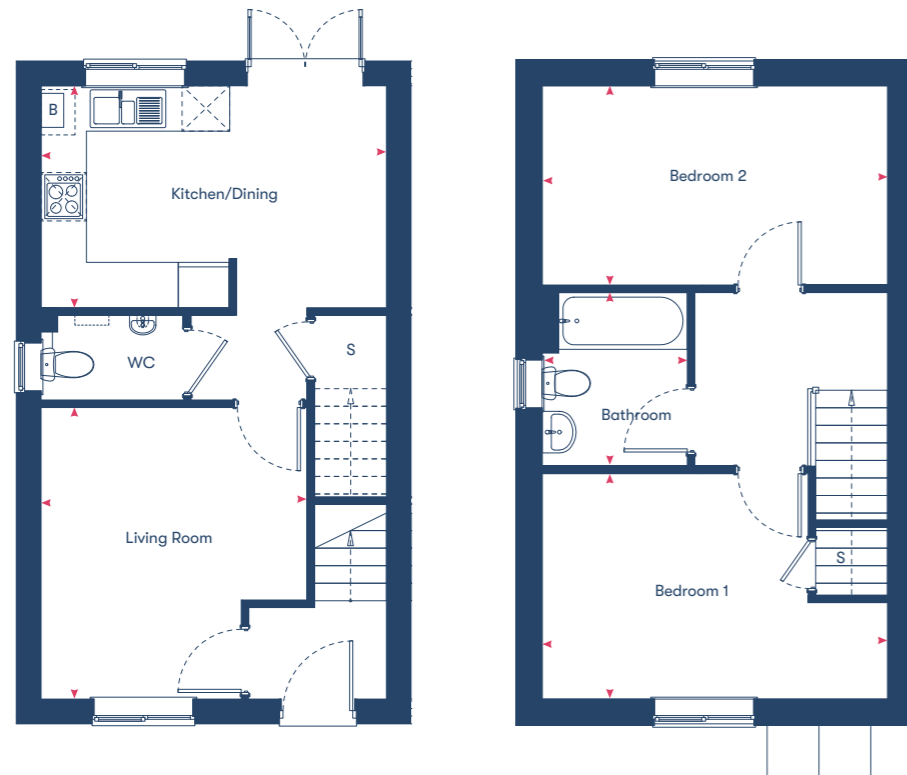
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# Heron

## 2 bedroom houses

Plots 7, 8, 9, 10, 21 & 22



Ground Floor

First Floor

Kitchen/Dining	2.97m x 4.61m
Living Room	3.89m x 4.61m
Bedroom 1	3.02m x 3.55m
Bedroom 2	2.29m x 3.59m
Bathroom	2.32m x 1.96m
<b>75m<sup>2</sup></b>	

\*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](http://www.homemadehomes.com)

A selection of developments from  **homemade**  
homes by accent



Brooklands,  
Milton Keynes



Great Denham,  
Bedfordshire



Willow Grove,  
Wixams



# homemade

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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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