



bpha at  
**LINMERE**

2 & 3 bedroom houses and  
1 & 2 bedroom apartments

**bpha** 

# WELCOME TO THE NEIGHBOURHOOD

Ideally located in South Bedfordshire, Linmere is a vibrant new community that places well-being and outdoor living at its core. Thoughtfully designed green spaces make it easy to walk or cycle through the area, ensuring a connection with nature at every step.

At Linmere, the great outdoors is more than just an escape — it's a way of life, where you can connect with nature and your neighbours.

There's more to life at Linmere

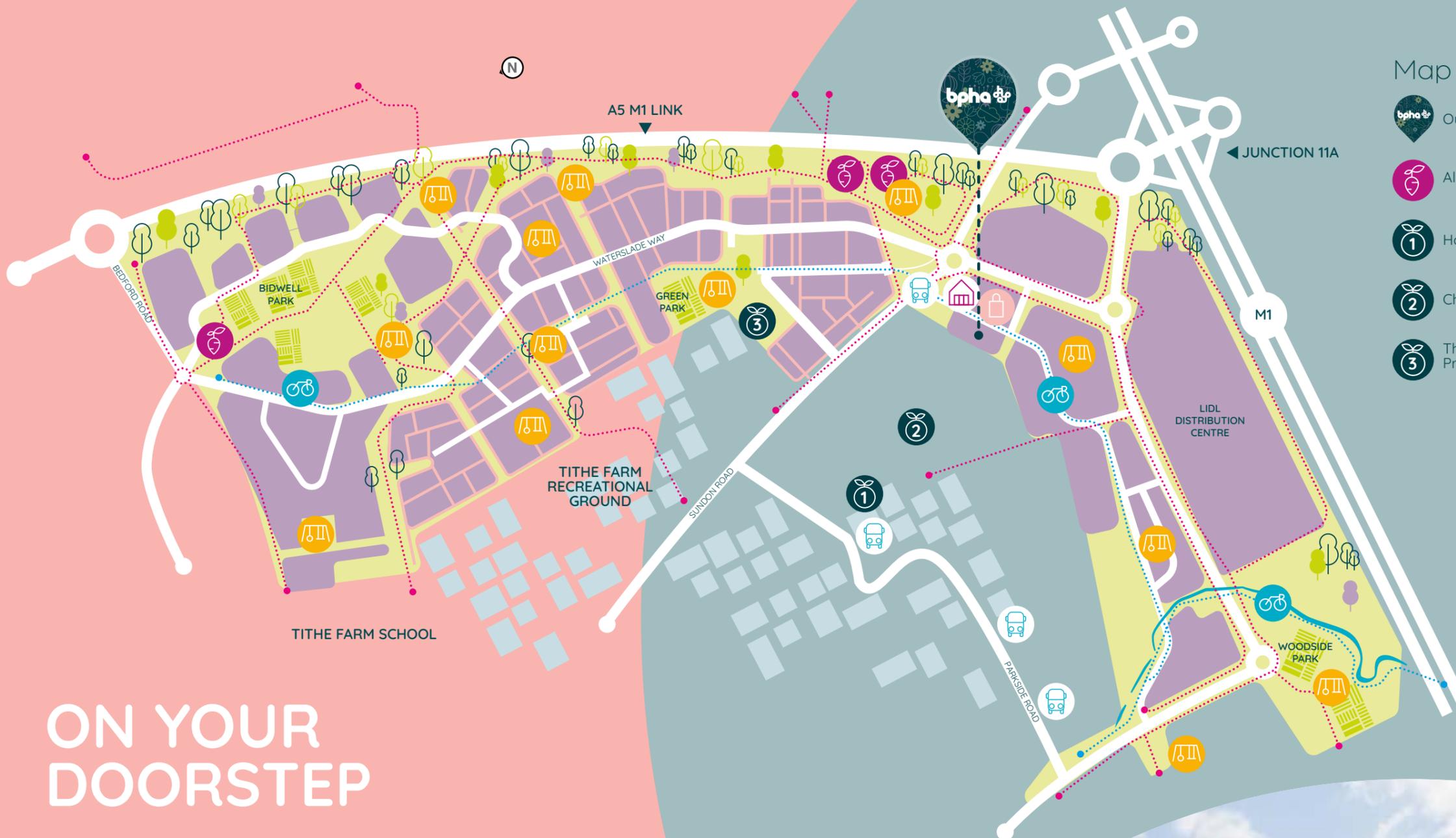
-   
1, 2 & 3 bedroom homes
-   
primary schools
-   
90 acres of open space
-   
community hub
-   
sustainable transport
-   
footpaths & nature trails
-   
sports pitches
-   
on site cafés & bistro
-   
easy commutes
-   
allotment patches



## A GREENER PLACE TO CALL HOME

This vibrant new community offers a variety of shops, a children's adventure playground, a new school, and leisure facilities for everyone to enjoy.

We are excited to offer a modern collection of homes within the desirable new residential community of Linmere. These stylish, new homes are ideal for singles and couples, families, commuters and downsizers alike, all available through shared ownership.



### Map Key

-  Our Homes
-  Allotments
-  1 Houstone School
-  2 Chiltern School
-  3 Thornhill Primary School
-  PROW Routes
-  Cycle Paths
-  Playground
-  Woodland
-  Lidl
-  Bus Stop
-  The Farmstead

Map correct at time of print.

## ON YOUR DOORSTEP

Linmere is set amidst 90 acres of green spaces and beautifully landscaped parks. Right on your doorstep, you'll find a variety of shops, including a Lidl, along with a children's adventure playground and leisure facilities. At the heart of the community, The Farmstead welcomes everyone, offering a lively hub with shops, a café, and a community hall perfect for celebrations, classes, or business meetings.

For younger residents, the school, and open spaces provide endless opportunities for play and learning. These vibrant spaces are enjoyed by both the Linmere community and visitors alike.



The Farmstead

# THE LOCAL AREA

Houghton Regis, nestled in Bedfordshire, perfectly balances historical charm with modern amenities, creating a welcoming and vibrant community. The town is renowned for its lush green spaces, including the expansive Houghton Hall Park, which offers beautiful walking trails, playgrounds for children, and picnic areas. The nearby Dunstable Downs, part of the Chiltern Hills Area of Outstanding Natural Beauty, provides breathtaking views and a range of outdoor activities, including hiking and cycling, making it a haven for nature enthusiasts.

Retail therapy and leisure activities are also well-catered for in Houghton Regis. The town centre features a variety of shops, from local boutiques to larger shopping centres such as the White Lion Retail Park providing residents with ample shopping options.



1

3



- 1. Whipsnade Zoo
- 2. Houghton Hall Park
- 3. Boutique Shopping, Houghton Regis
- 4. Dunstable Downs

Cafés and restaurants offer diverse dining experiences, making it easy to enjoy a meal out or a casual coffee break. For leisure, Houghton Regis boasts several community facilities, including sports pitches, leisure centres, and clubs that cater to a range of interests, from team sports to fitness classes.

Houghton Regis is well-connected, with easy access to major road networks such as the M1 motorway, making travel to London and other parts of the country a breeze. The town benefits from regular bus services that connect to nearby towns and Luton's railway station, which offers direct trains to London in under 30 minutes.



2



## By train from Leagrave Station\*

Luton Airport	8mins
Bedford	21mins
London St Pancras	42mins
Brighton	2hr 6mins

\*Information sourced from Trainline.



## By car from Linnere

Lidl	1mins   0.2 miles
M1	4mins   0.9 miles
Leagrave station	8mins   2.8 miles
White Lion Retail Park	9mins   2.9 miles
Luton	15mins   6 miles
Milton Keynes	25mins   18 miles



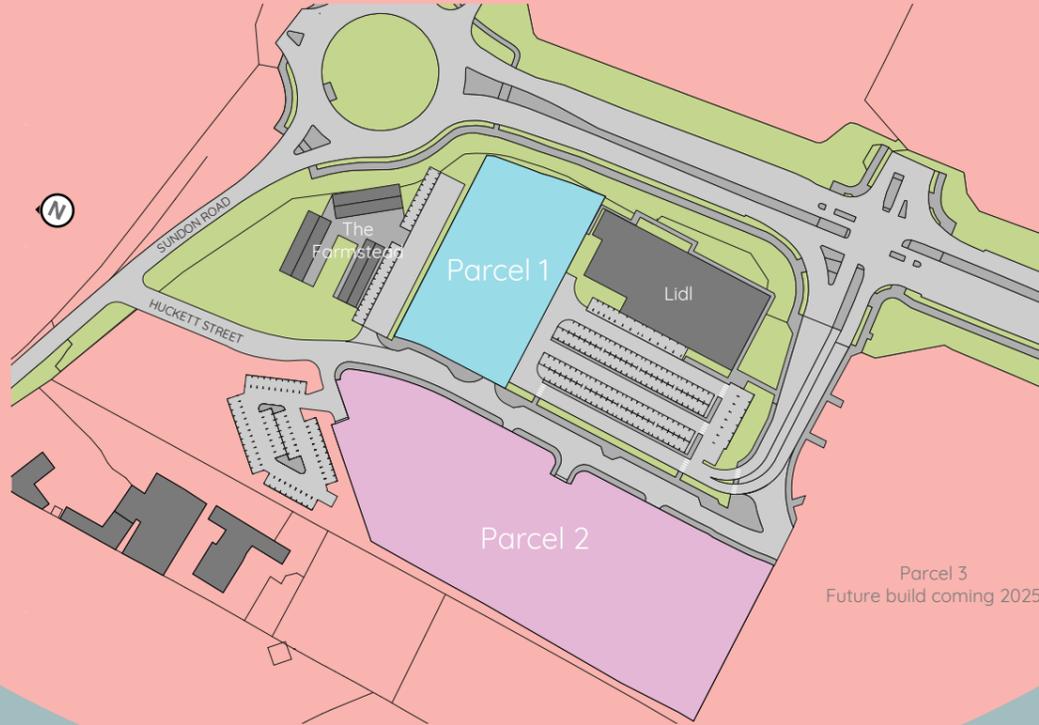
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6

The perfect place to lay down roots | bpha at Linnere

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# SITE PLANS



## PARCEL 2

### BLOCK D

-  **SHARED OWNERSHIP**  
Plot 6  
1 Bedroom Apartment
-  **SHARED OWNERSHIP**  
Plots 11-14  
2 Bedroom Apartment
-  **AFFORDABLE RENT**  
Plots 1-5 & 7-10  
1 & 2 Bedroom Apartments

### BLOCK E

-  **SHARED OWNERSHIP**  
Plots 37, 41 & 42  
1 Bedroom Apartment
-  **SHARED OWNERSHIP**  
Plots 36, 40 & 43  
2 Bedroom Apartment
-  **AFFORDABLE RENT**  
Plots 33-35, 38 & 39  
1 & 2 Bedroom Apartments
-  **SHARED OWNERSHIP**  
Plots 44-48, 56, 57 & 63-67  
2 Bedroom House
-  **SHARED OWNERSHIP**  
Plots 15-21, 26-32, 58 & 59  
3 Bedroom House
-  **AFFORDABLE RENT**  
Plots 49-55 & 62  
2 Bedroom House  
Plots 22-25, 60 & 61  
3 Bedroom House

**C/S** CYCLE STORE



CGI intended for illustrative purposes only.



# APARTMENT SPECIFICATION

## Kitchen

- Woodbury white kitchen cupboard doors
- Copper slate worktop
- Washed salvage timber - Amtico spacia wood effect vinyl flooring
- White Metro brick wall tiles
- Electrolux integrated cooker hood, Oven and electric hob
- Integrated dish washer, and fridge freezer
- Washer/dryer

## Bathroom

- Thermostatic shower over bath
- Glass shower screen
- Chrome towel rail
- Wall tiling to wet areas - Nube colour
- Washed salvage timber - Amtico spacia wood effect vinyl flooring

## General

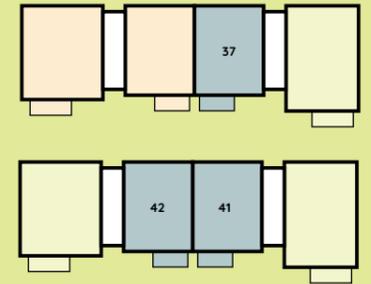
- Carpet - Grey Partridge
- Gas central heating
- BT fibre broadband
- 1 car parking space
- Electric vehicle charging point - Universal type 2 socket\*

\*For further advice on EV tariff and connection criteria, please speak to your Sales advisor.

Specification subject to change.

## PLOTS 37, 41 & 42

One bedroom apartment



**Plot 37** is  
First floor

**Plot 41 & 42\*** is  
Second floor



## Dimensions

Lounge/Kitchen/Dining  
6.31m x 3.68m      20'08" x 12'00"

Bedroom  
4.00m X 3.11m      13'01" X 10'02"

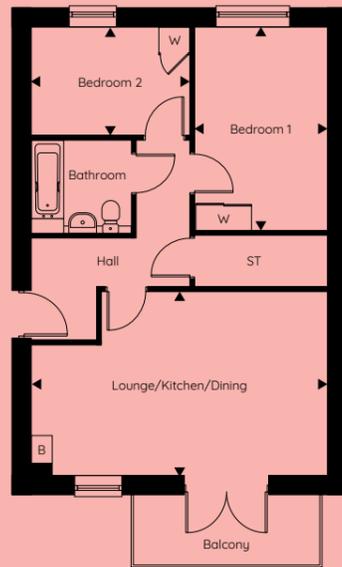
\*Plot 41's layout is mirrored to Plot 42.  
Max measurements taken.



CGI intended for illustrative purposes only and taken from a previous phase.

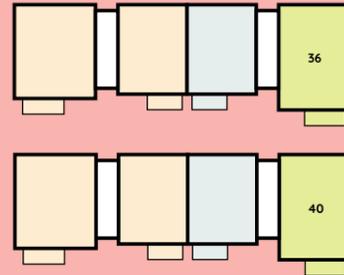
# PLOTS 36 & 40

Two bedroom apartment



**Plot 36** is  
First floor

**Plot 40** is  
Second floor



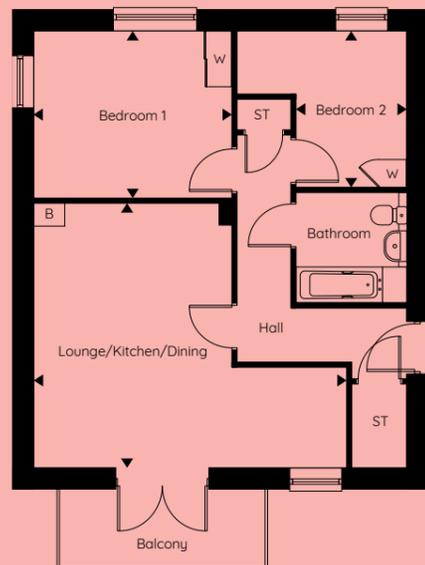
## Dimensions

Lounge/Kitchen/Dining	6.40m x 3.87m	20'11" x 12'08"
Bedroom 1	4.45m X 2.85m	14'07" X 9'04"
Bedroom 2	3.45m X 2.34m	11'03" X 7'08"

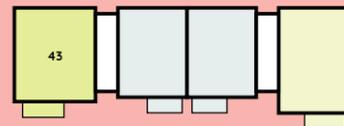
Max measurements taken.

# PLOT 43

Two bedroom apartment



**Plot 43** is  
Second floor



## Dimensions

Lounge/Kitchen/Dining	6.13m x 5.15m	20'01" x 16'10"
Bedroom 1	3.86m X 3.28m	12'07" X 10'09"
Bedroom 2	3.07m X 2.18m	10'00" X 7'01"

Max measurements taken.

CGI intended for illustrative purposes only.



# THE PERFECT PLACE TO LAY DOWN ROOTS



CGI intended for illustrative purposes only.



# HOUSE SPECIFICATION

## Kitchen

- Woodbury white kitchen cupboard doors
- Copper slate worktop
- Washed salvage timber - Amtico spacia wood effect vinyl flooring
- White Metro brick wall tiles
- Electrolux integrated cooker hood, Oven and electric hob
- Integrated dish washer, and fridge freezer
- Washing machine

## Bathroom

- Thermostatic shower over bath
- Glass shower screen
- Chrome towel rail
- Wall tiling to wet areas - Nube colour
- Washed salvage timber - Amtico spacia wood effect vinyl flooring

## General

- Carpet - Grey partridge
- Air Source Heat Pump heating system (houses only)
- BT fibre broadband
- 2 car parking spaces - houses only
- Electric vehicle charging point - Universal type 2 socket\*

\*For further advice on EV tariff and connection criteria, please speak to your Sales advisor.

Specification subject to change.

## PLOT 44

Two bedroom end terrace house



Ground Floor

First Floor

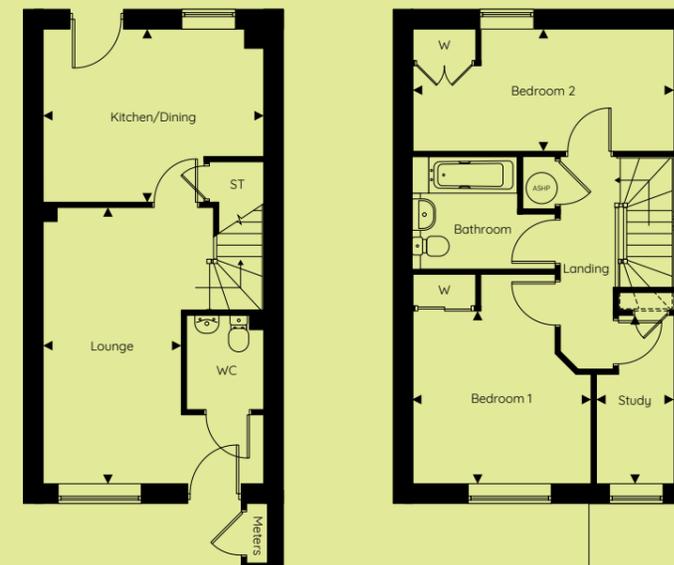
## Dimensions

Lounge/Dining	4.59m x 4.02m	15'00" x 13'02"
Kitchen	2.97m X 2.39m	9'08" X 7'10"
Bedroom 1	3.42m X 3.38m	11'02" X 11'01"
Bedroom 2	4.59m X 2.99m	15'00" X 9'09"

Max measurements taken.

## PLOT 45 & 48

Two bedroom mid terrace house



Ground Floor

First Floor

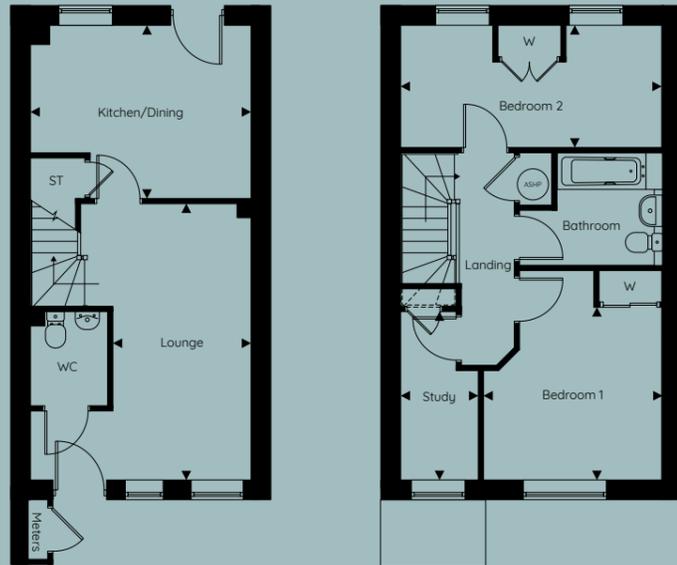
## Dimensions

Lounge	5.29m x 2.64m	17'04" x 8'07"
Kitchen/Dining	4.26m X 3.33m	13'11" X 10'11"
Bedroom 1	3.38m X 3.30m	11'01" X 10'09"
Bedroom 2	4.26m X 2.35m	13'11" X 7'08"
Study	3.15m X 1.50m	10'04" X 4'11"

\*Plot 48's is mirrored to layout shown. Max measurements taken.

# PLOT 46 & 47

Two bedroom mid terrace house



Ground Floor

First Floor

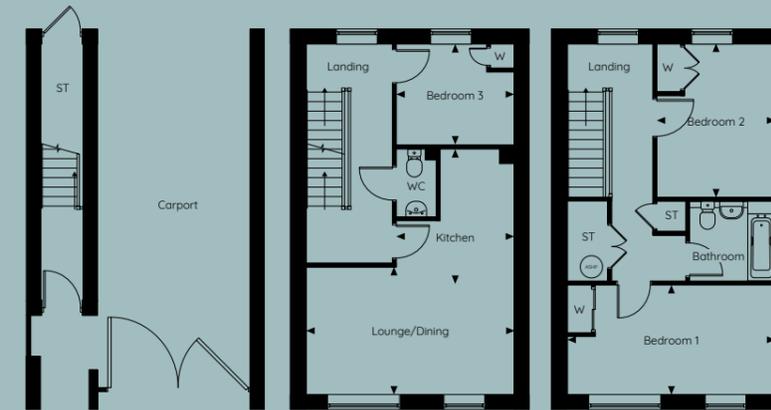
## Dimensions

<b>Lounge</b>	5.28m x 2.80m	17'03" x 9'02"
<b>Kitchen/Dining</b>	4.26m X 3.33m	13'11" X 10'11"
<b>Bedroom 1</b>	3.38m X 3.30m	11'01" X 10'09"
<b>Bedroom 2</b>	4.26m X 2.35m	13'11" X 7'08"
<b>Study</b>	3.15m X 1.50m	10'04" X 4'11"

\*Plot 47's layout is mirrored to layout shown.  
Max measurements taken.

# PLOT 26-30

Three bedroom mid terrace house



Ground Floor

First Floor

Second Floor

## Dimensions

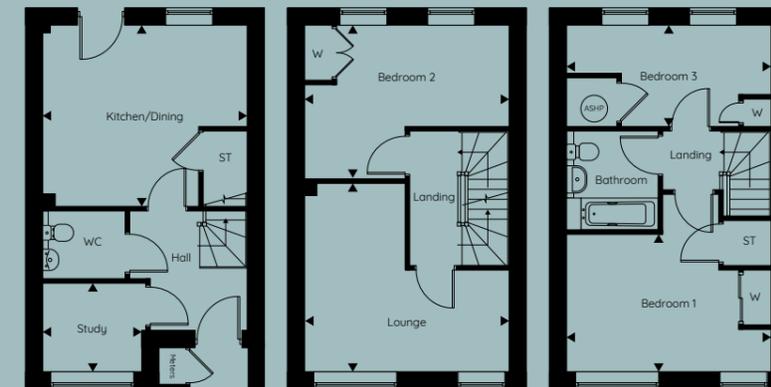
<b>Lounge/Dining</b>	5.27m x 3.24m	17'03" x 10'07"
<b>Kitchen</b>	3.36m X 2.99m	11'00" X 9'09"
<b>Bedroom 1</b>	5.27m X 2.79m	17'03" X 9'01"
<b>Bedroom 2</b>	3.88m X 3.01m	12'08" X 9'10"
<b>Bedroom 3</b>	2.99m X 2.57m	9'09" X 8'05"

Max measurements taken.



# PLOT 31

Three bedroom mid terrace house



Ground Floor

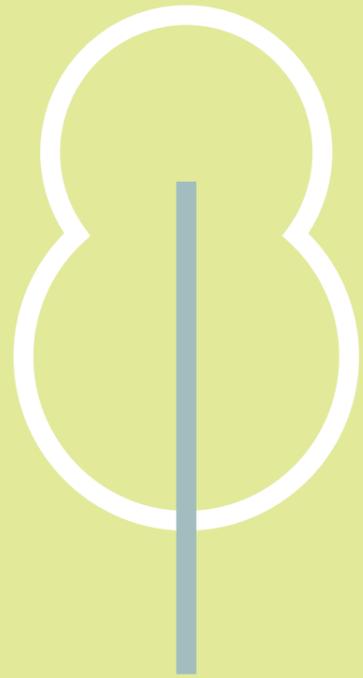
First Floor

Second Floor

## Dimensions

<b>Lounge/Dining</b>	5.27m x 3.24m	17'03" x 10'07"
<b>Kitchen</b>	3.36m X 2.99m	11'00" X 9'09"
<b>Bedroom 1</b>	5.27m X 2.79m	17'03" X 9'01"
<b>Bedroom 2</b>	3.88m X 3.01m	12'08" X 9'10"
<b>Bedroom 3</b>	2.99m X 2.57m	9'09" X 8'05"

Max measurements taken.



# SHARED OWNERSHIP

The option you never knew existed

Shared Ownership\* enables you to buy an initial share of a property and pay a subsidised rent on the rest, meaning you can get into home ownership in manageable stages and don't take on more of a financial commitment than you can afford.

Initial shares of between 10% and 75%\*\* of our properties are available, you will pay a subsidised rent on the remaining share. In the future you can purchase further shares in your home, or sell your share and move on.

Wondering if Shared Ownership is right for you?



You can buy between a 10-75% share



Make mortgage payments on the share you own



Pay rent on the remaining shares



Buy more shares in your property from 1% increments

\*Properties are offered as leasehold, with a lease term of 999 years. \*\*Shares offered are based on the affordability determined by an Independent Mortgage Advisor.



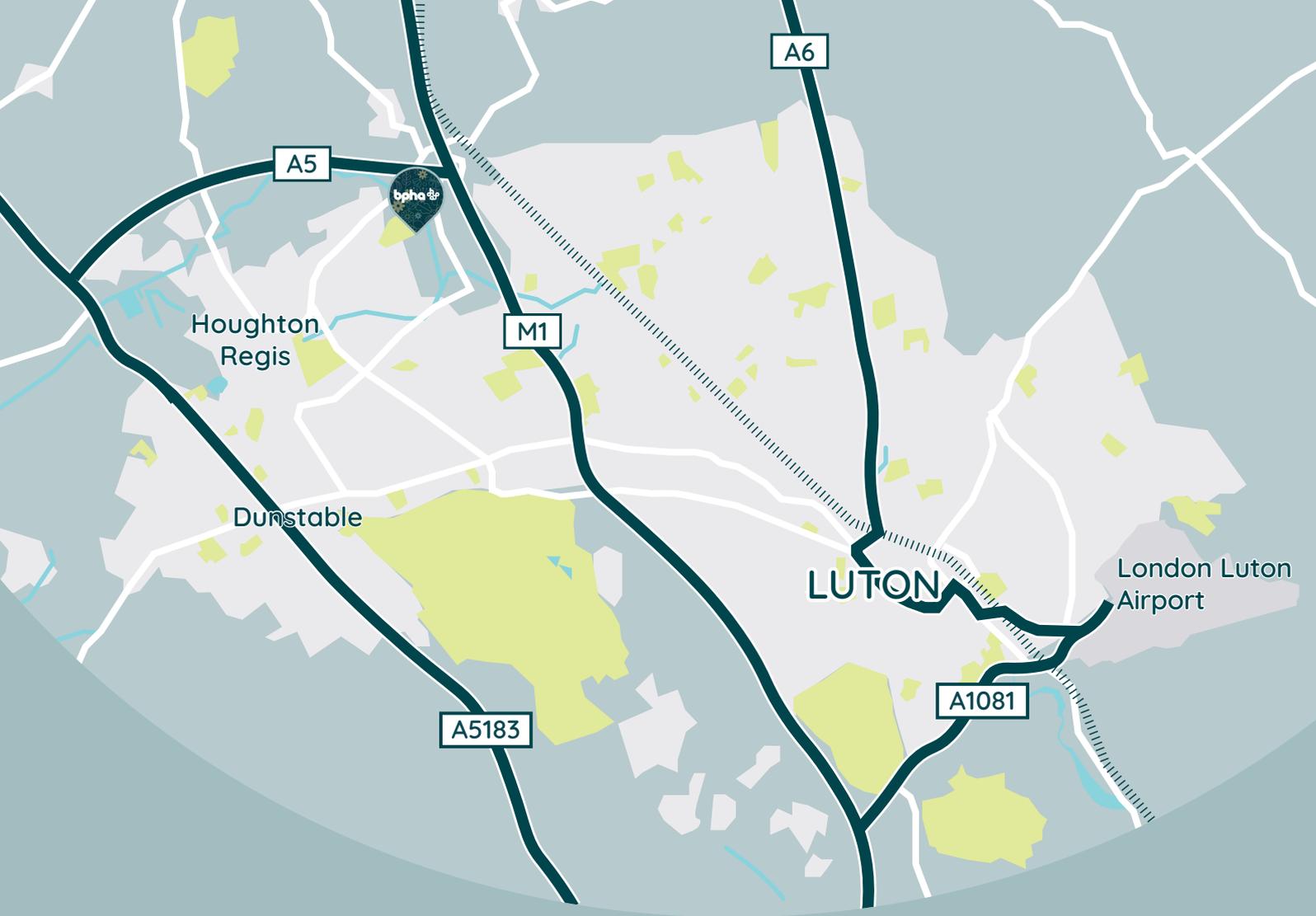
“Domovo (the marketing and sales brand for bpha) were marvellous, I am so grateful for everything they have done for me, and I finally have a place to call my own. Being a shared owner means a lot to me, I am so happy, it’s wonderful what they’ve done for me.”

Philip had been trying to get on the property ladder for seven years, feeling disheartened after several failed attempts. At 55, he was renting in Milton Keynes with his brother while his three children, aged 18, 14, and 10, stayed with him on weekends. Though happy with the rental property’s size, Philip longed to own his own home. Struggling to secure a mortgage due to his age, discovering Domovo’s shared ownership scheme reignited his hopes.

Philip found a new build home in an ideal location, closer to his children and work as a warehouse operative. He shared, “I can walk to work, save on fuel, and get more exercise.” He secured a 25% share of the property and reserved his home.

Reflecting on the process, Philip said, “It took longer with the solicitors, but my sales advisor stayed in contact and was very supportive.” Now settled, he shared his favourite features: “I love the kitchen—it’s great for cooking and offers a lovely view of the outdoors.”





# THE PERFECT PLACE TO LAY DOWN ROOTS

bpha at Linnere

bpha is a Housing Association located in the Oxford to Cambridge arc, which is committed to providing its customers with high quality, energy efficient, sustainable and affordable housing. Our vision is to build quality homes and connected communities whilst delivering a great service and value to customers. We are proud to be delivering these homes in partnership with The Hill Group.

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A development by  
[bpha.org.uk](http://bpha.org.uk)



Marketing and  
Sales Brand  
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