

bpha at
LINMERE

2 bedroom homes

bpha 

WELCOME TO THE NEIGHBOURHOOD

Ideally located in South Bedfordshire, Linnere 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 Linnere, 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 Linnere



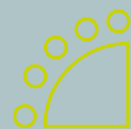
2 bedroom
homes



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 Linnere. 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.

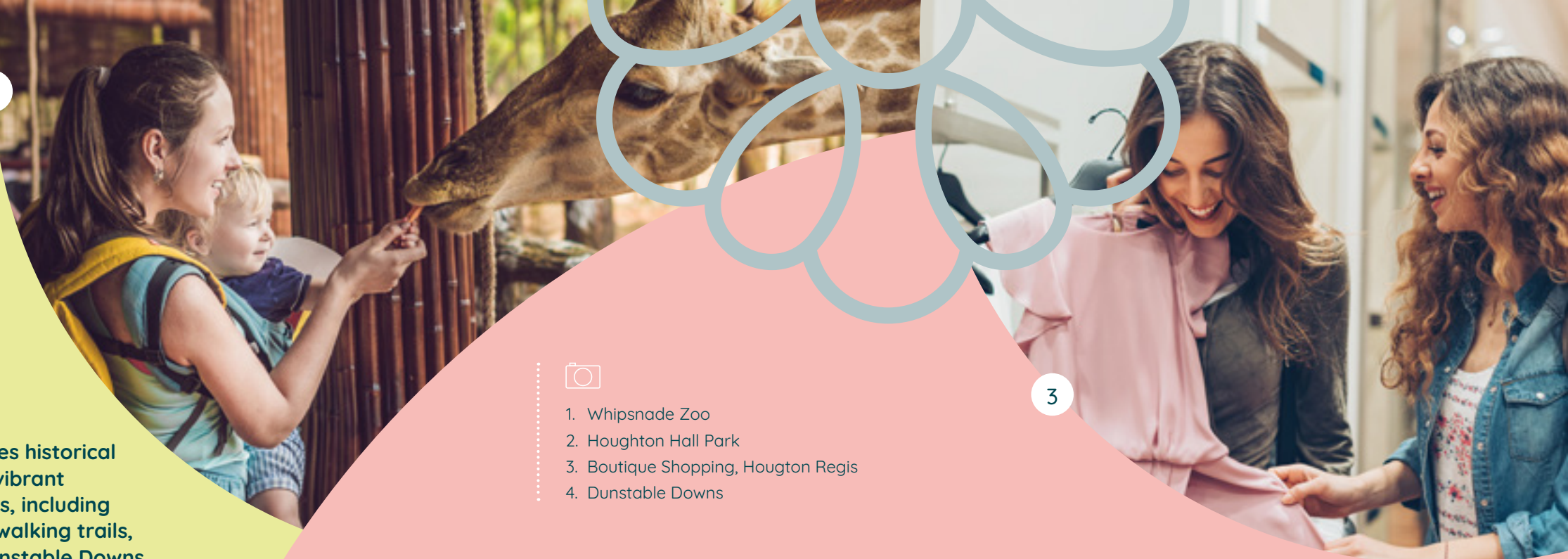


THE LOCAL AREA

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



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

3

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



6

The perfect place to lay down roots | bpha at Linmere



By train from Legrave Station*

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

*Information sourced from Trainline.



By car from Linmere

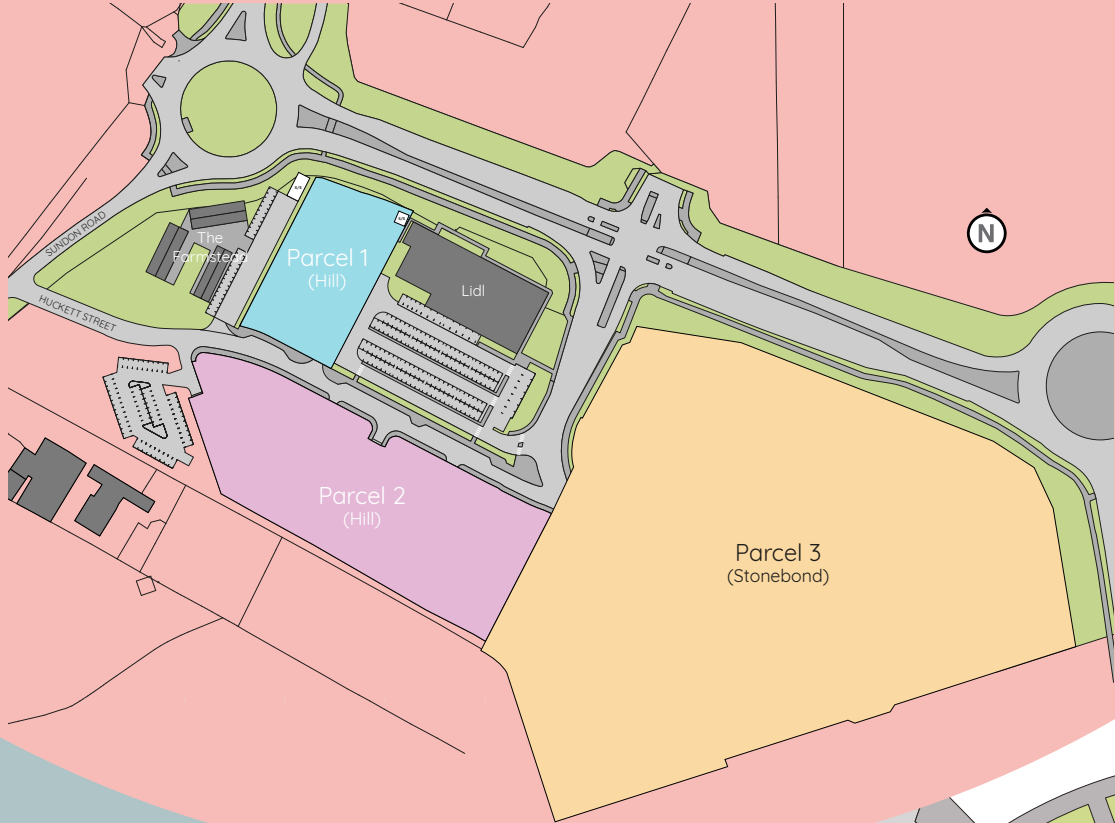
Lidl	1mins 0.2 miles
M1	4mins 0.9 miles
Legrave station	8mins 2.8 miles
White Lion Retail Park	9mins 2.9 miles
Luton	15mins 6 miles
Milton Keynes	25mins 18 miles

4



7

SITE PLANS



PARCEL 3

-  **SHARED OWNERSHIP**
Plots 44-49, 52-53 & 55-58
2 Bedroom House
-  **SHARED OWNERSHIP**
Plots 50-51, 54, 59-61 & 65
3 Bedroom House
-  **SHARED OWNERSHIP**
Plots 62-64
4 Bedroom House
-  **BPHA RENT**
Plots 23, 31, 37 & 38
2 Bedroom FOG
Plots 39 & 40
2 Bedroom House
Plots 15-18, 26-30, 34-36, 41-43
3 Bedroom House
Plots 32, 33
4 Bedroom House



Image of show home at the Linmere development from previous phase.



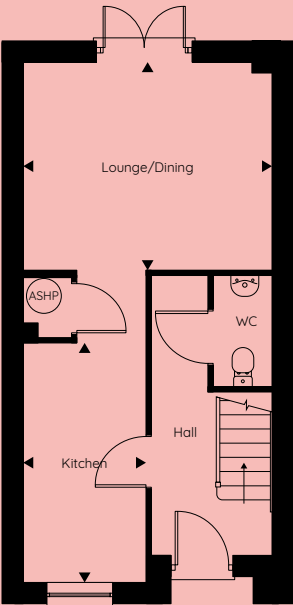
SPECIFICATION

Kitchen	Bathroom	General
■ Hamilton gloss white cupboard doors ■ Quartz grey worktop with upstand ■ Brushed nickel cupboard door handle ■ Stainless steel splashback ■ Built in oven, hob and hood ■ Vinyl flooring – Louisa Oak 22856 (Furlong)	■ Vinyl flooring – Louisa Oak 22856 (Furlong) ■ Wall tile to wet areas –Bergdust Crema (Monumental Tiles)	■ Carpets provided ■ Private garden with turf and shed ■ Two car parking spaces ■ Air source heat pump heating system ■ EV charging point provided* ■ Mechanical Ventilation Heat Recovery (MVHR) located in cupboard space

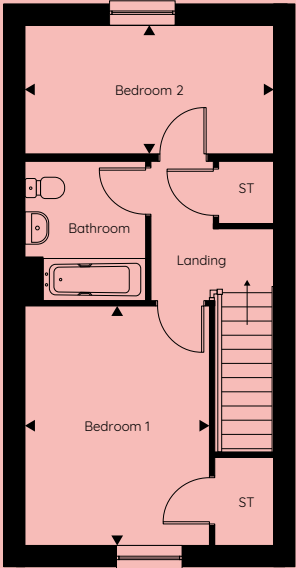
*For further advice on EV tariff and connection criteria, please speak to your Sales advisor. Specification subject to change.

PLOTS 44-49 & 52 & 53*

Two bedroom semi-detached houses



Ground Floor



First Floor

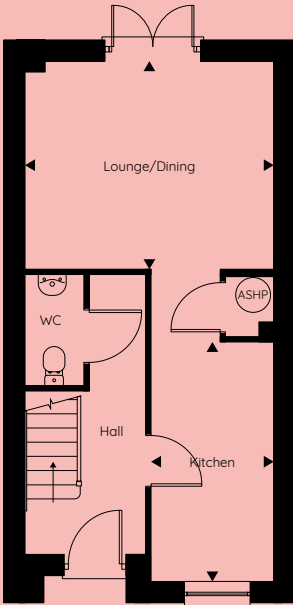
Dimensions

Lounge/Dining*	4.12m x 3.44m	13'06" x 11'03"
Kitchen	3.96m x 2.03m	12'11" x 6'07"
Bedroom 1	3.96m x 3.05m	12'11" x 10'0"
Bedroom 2	4.12m x 2.13m	13'06" x 6'11"

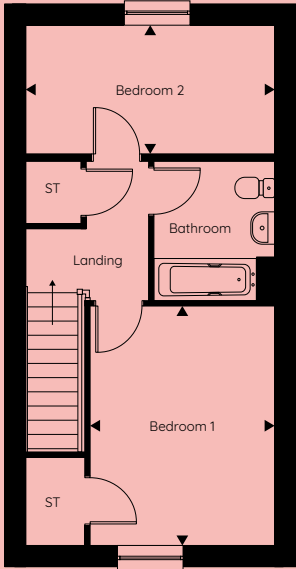
*Max measurements taken.
** Plot 53 layout is mirrored

PLOTS 55 & 57*

Two bedroom mid terrace house
Two bedroom end of terrace house



Ground Floor



First Floor

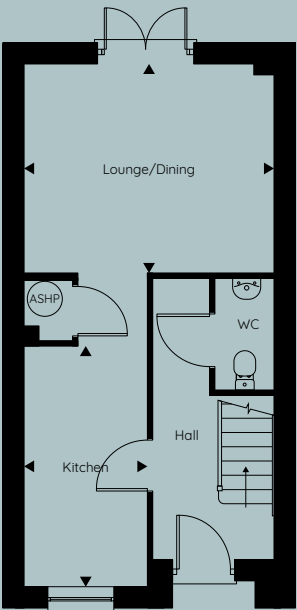
Dimensions

Lounge/Dining*	4.12m x 3.44m	13'06" x 11'03"
Kitchen	3.96m x 2.03m	12'11" x 6'07"
Bedroom 1	3.96m x 3.05m	12'11" x 10'0"
Bedroom 2	4.12m x 2.13m	13'06" x 6'11"

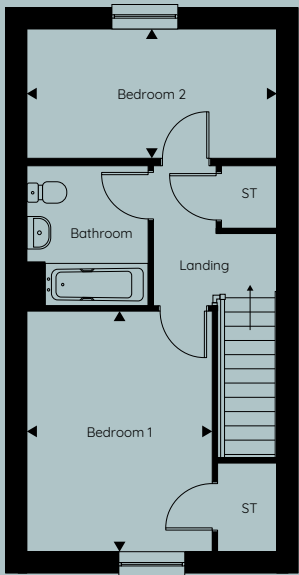
*Max measurements taken.
** Plot 57 layout is mirrored

PLOTS 56 & 58*

Two bedroom end of terrace house
Two bedroom mid terrace house



Ground Floor



First Floor

Dimensions

Lounge/Dining*	
4.12m x 3.44m	13'06" x 11'03"
Kitchen	
3.96m x 2.03m	12'11" x 6'07"
Bedroom 1	
3.96m x 3.05m	12'11" x 10'0"
Bedroom 2	
4.12m x 2.13m	13'08" x 6'11"

*Max measurements taken.
** Plot 58 layout is mirrored

SHARED OWNERSHIP

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 25% 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.

YOUR DEPOSIT

YOU CAN BUY BETWEEN A **25-75% SHARE**

REMAINING RENT TO PAY

WONDERING IF SHARED OWNERSHIP IS RIGHT FOR YOU?

- Make mortgage payments on the share you own
- Pay rent on the remaining share
- You can buy more shares in your property from 1% increments (staircasing)

*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.
***Some properties are restricted to the level of share you can purchase.

MY SHARED OWNERSHIP JOURNEY

While house hunting, Jen discovered Shared Ownership through Domovo. After a permanent promotion required Jen to relocate from Glasgow to Luton, the EasyJet Operations Manager knew she'd need a long-term home near her new role. Initially renting, she missed having a garden and the stability of homeownership—but was shocked by the higher house prices compared to Glasgow.

"I'D NEVER HEARD OF IT BEFORE, BUT AFTER DOING SOME RESEARCH AND TALKING TO FRIENDS, I REALISED IT COULD BE THE PERFECT SOLUTION."

Soon after, she received a property alert for a two-bedroom semi-detached home in Houghton Regis. Within two weeks, she was approved and secured a 75% share. "My first Sales Advisor was brilliant and walked me through every step," she said. "I wish I'd taken his advice on which solicitor to use."

Despite delays with her solicitor, Domovo's team stayed in touch and helped push the process along. "My second Sales Advisor was amazing. He always knew exactly where we were and what I needed to do. I felt like I could be honest with him – he was friendly, helpful, and responsive."

“
SHARED OWNERSHIP
MADE WHAT FELT
IMPOSSIBLE, POSSIBLE

Jen, Shared Owner

*Testimonial was incentivised

Now settled into her new home, Jen has no regrets. "I love the kitchen—so much counter space—and I can finally bake again. The garden is a huge benefit, especially with summer coming. And the peace and quiet of the cul-de-sac is a world away from my old noisy road."

"THE FREEDOM TO DECORATE AND MAKE IT MY OWN IS SOMETHING YOU JUST DON'T GET WHEN RENTING."

My second bedroom is three times the size of my old one, and I'm only 15 minutes from work. I feel so much more secure and settled now."

She also loves the home's open-plan layout. "Walking in and seeing right through to the garden—I just loved it. The downstairs WC is another little bonus I didn't have before."

Reflecting on her experience, Jen says:

"THE PROCESS WASN'T ALWAYS EASY, BUT THE DOMOVO TEAM REALLY CARED. SHARED OWNERSHIP MADE IT ALL POSSIBLE WHEN I THOUGHT OWNING A HOME WAS OUT OF REACH. NOW, I FINALLY HAVE A SPACE THAT FEELS TRULY MINE."





THE PERFECT PLACE TO LAY DOWN ROOTS

bpha at Linmere

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 Stonebond.

sales@domovohomes.co.uk

01234 674070

Elmers Gate, Houghton Regis, LU5 7BT

A development by
bpha.org.uk



Marketing and
Sales Brand
domovohomes.co.uk



The information provided by Domovo, the sales and marketing brand for bpha, is prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. All measurements are approximate. Floorplans are for illustration purposes only. Photographs/CGIs provided are for guidance only, could be from a previous phase, and may not reflect items included in the property sale. Any interested party is advised to check the measurements and to consult their own surveyor, solicitor and/or other professionals before committing themselves to any expenditure or other legal commitments. All customer reviews were obtained by incentive. While we strive to provide accurate and unbiased reviews, we cannot guarantee that all information is accurate, complete, or up to date. Any reliance placed on such information is strictly at your own risk. Any interested party is encouraged to conduct their own research and make decisions based on their own individual circumstances. Please note: Your home may be repossessed if you do not keep up repayments on your mortgage.