



# homemade

homes by accent



Belsar Grange, Willingham

*Welcome to stylish, new shared ownership  
homes at Belsar Grange*

# 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](https://www.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.

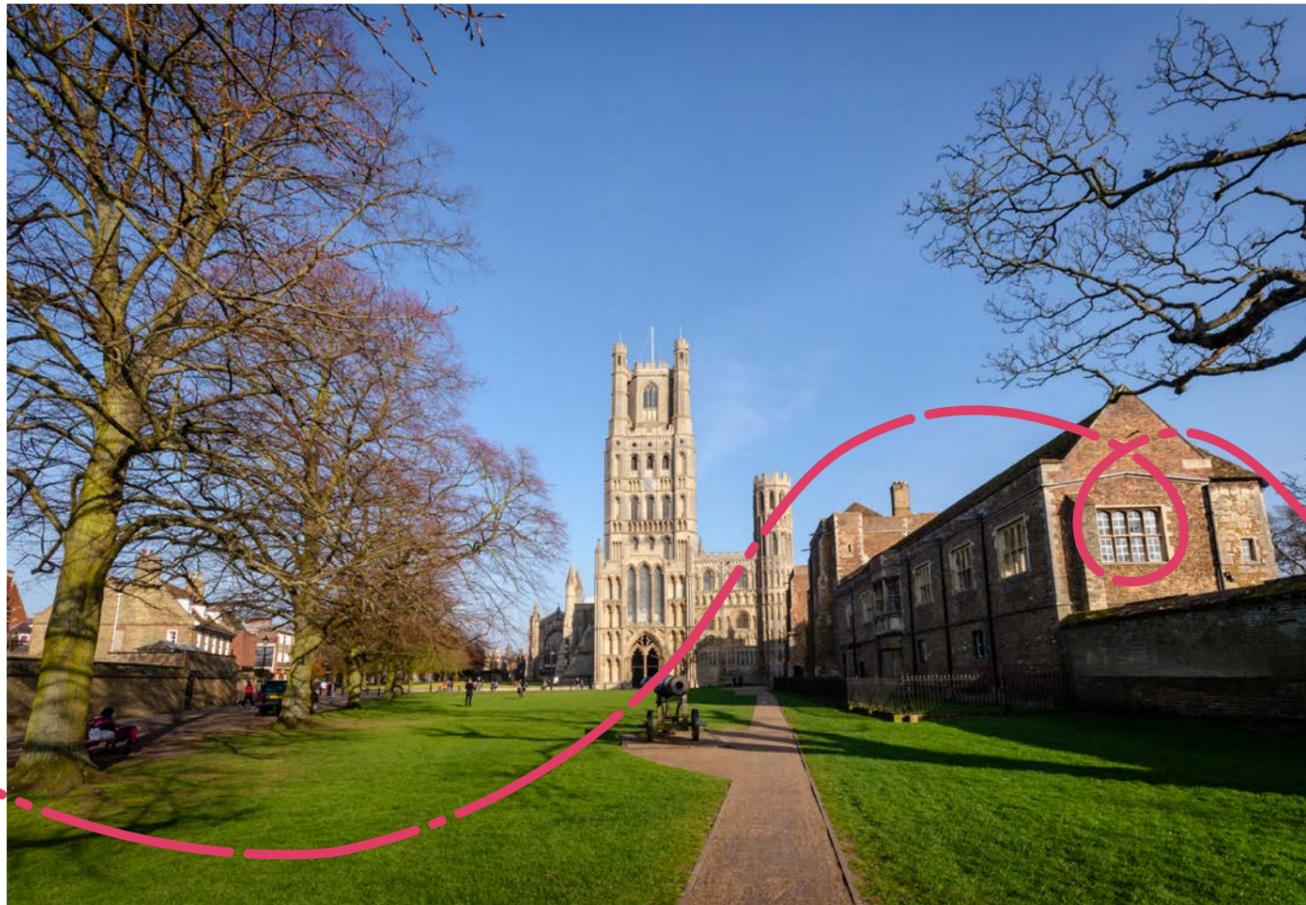
Every home under Shared Ownership is offered on a leasehold basis - but do not let this term daunt you. Imagine your lease as a protective armour, much like a tenancy agreement. It safeguards you and us, outlining each of our duties and obligations clearly. Moreover, it seals your rights and responsibilities 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.



## Village life close to the city

Enjoy rural tranquillity with great connections at Belsar Grange

Nestled on the edge of the historic Cambridgeshire village of Willingham, Belsar Grange sits close to farmland, meadows, woods, nature reserves and the Great River Ouse. It's a place where you can slow down and enjoy a more rural lifestyle. And yet you're just a short walk from the thriving village centre and have all the convenience of urban amenities close by.

These thoughtfully designed homes are only around a 25-minute drive from both Cambridge and Ely. And you have easy access to several other towns and cities too, including Bury St Edmonds, Peterborough, King's Lynn and London. It's just 6 miles to the A14, which links to the A1 and M11. And a 22-minute drive to Cambridge North station, where you can take a direct train to London Kings Cross in less than an hour.

We have 12 brand new homes available to buy at Belsar Grange on a more affordable shared ownership basis (see page 29 for details). With three 4-bed houses, four 3-bed houses and five 2-bed houses for sale, there's a place for you here whether you're buying on your own, with a partner or as a small or growing family.

The architecture is influenced by the area's traditional, rustic styles. While the interiors are modern and practical with plenty of space to socialise or retreat. And neutral, high-quality finishes leave lots of scope for you to create your own look.

Great River Ouse



Peterborough Town Hall



Your place  
shaped around you



# Get settled with shared ownership at Belsar Grange

A more affordable way to buy in a dream location



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 Belsar Grange 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 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/](https://homemadehomes.com/information/) or speak to our sales team to find out more about shared ownership.



## Perfectly positioned in the Cambridgeshire countryside

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



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



A village post office, library, medical practice, convenience store, bakery and more



Private gardens and car parking for every home



A 4-minute cycle to a Co-op and a 14-minute drive to a Tesco Extra and a Morrisons



A primary school and nursery in the village and buses to nearby secondary schools



Country walks winding by the river, wandering through woodland and exploring nature reserves



Well-regarded pubs, restaurants, cafés and takeaways in the village



A 25-minute drive to Ely and a 27-minute drive to Cambridge



A gym, personal trainers and sports clubs in the village

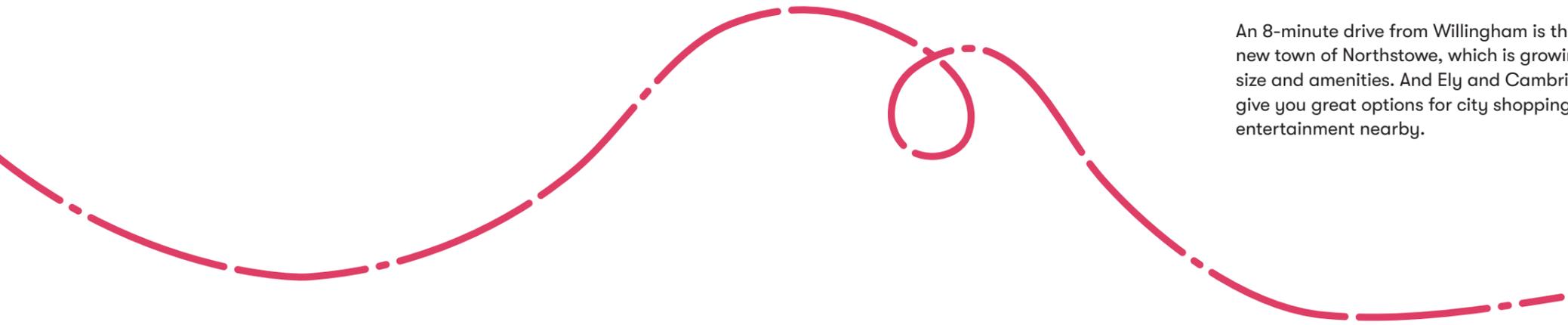
Travel times are approximate. Source, nationalrail.co.uk and google.com/maps

# Enjoy the best of both in Willingham

A historic village between Cambridge and Ely

Willingham is a charming village with characterful architecture and a vibrant, welcoming community. From Belsar Grange, it's around a 15-minute stroll into the centre. And the handy amenities you'll find there include a medical centre, library, post office, convenience stores, sports clubs, cafés, pubs, restaurants and more.

An 8-minute drive from Willingham is the new town of Northstowe, which is growing in size and amenities. And Ely and Cambridge give you great options for city shopping and entertainment nearby.



Images from left to right:  
Wells-next-the-sea  
Oliver Cromwell's House, Ely  
Ely City  
Cambridge



Ely is England's second smallest city and its compact size makes it convenient to navigate by foot. It boasts high-street names as well as high-quality independent stores and regular markets. There's a wealth of options for dining out too. From afternoon tea at Peacocks to Japanese delicacies at Sushi & Salad. The Escape Room at Oliver Cromwell's house offers an exhilarating experience in an atmospheric setting. And The Maltings, by the river, hosts a wide range of entertainments, including live music, theatre and comedy.

In Cambridge, there's endless entertainment for people of all ages. You can hire bikes, go punting on the river, watch a concert, explore museums, shop vintage stores and much more. And there's plenty more within easy reach too. You can be at Bury St Edmonds in 48 minutes, Peterborough in 53 minutes and Wells-next-the-Sea in 1 hour 40 minutes.

# All of life's essentials in easy reach



## Sports

Whether you like team sports, heading to the gym or a gentler pace, there are plenty of facilities within a 7-minute cycle of Belsar Grange. Including a gym, a farm-based bootcamp, a bowling club, a football club and a personal trainer and yoga instructor.

Willingham Gym – 1.3 miles



## Great outdoors

Expansive fields and fens, riverside paths, tranquil lakes and serene nature reserves are all within easy reach of Belsar Grange. The nearby RSPB Ouse Fen Reserve provides miles of new paths to explore. And at RSPB Fen Drayton Lakes, you can spot a huge variety of wildlife.

RSPB Ouse Fen Reserve – 3.4 miles

## Culture

The arts centre in nearby Haddenham is well worth a visit. A cultural community hub, it offers creative workshops, a wide range of events and a handmade gallery, and hosts seven on-site studio artists. It also has a gift shop and a lovely café serving home-baked treats.

Haddenham Arts Centre – 8.3 miles



## Shopping

Willingham's post office, Co-op, bakery and hardware store are all within around a 4-minute cycle or 15-minute walk of Belsar Grange. And there's a Tesco Extra a 14-minute drive away at Bar Hill. For city shopping, Cambridge and Ely are around a 25-minute drive.

Co-op – 0.5 miles



## Eat & drink

Around a 5-minute walk from Belsar Grange is Nha Mor Mark, an outstanding takeaway serving Thai street food. Other options in the village serving high-quality food, include The Porterhouse Pub, Royal Bengal Indian restaurant and Lot 25 café, restaurant and bar.

Nha Mor Mark – 0.2 miles



## Family

Willingham Primary School is just a 15-minute walk from Belsar Grange and has a good Ofsted rating. For pre-schoolers, Old Buttery Nursery is a similar distance and has an outstanding rating. And for older offspring there are buses to good and outstanding secondary schools in nearby towns and villages.

Willingham Primary School – 0.7 miles

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





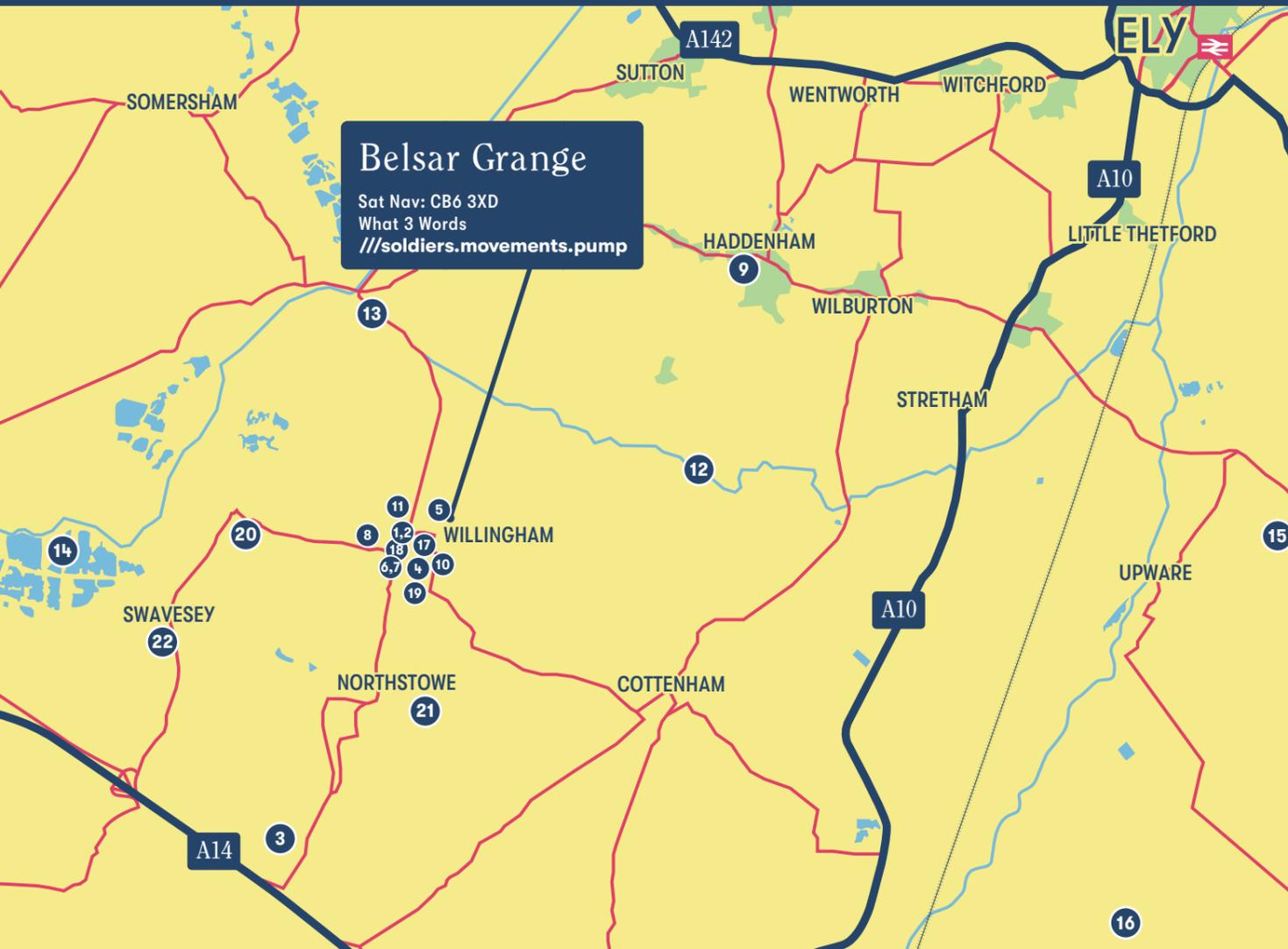
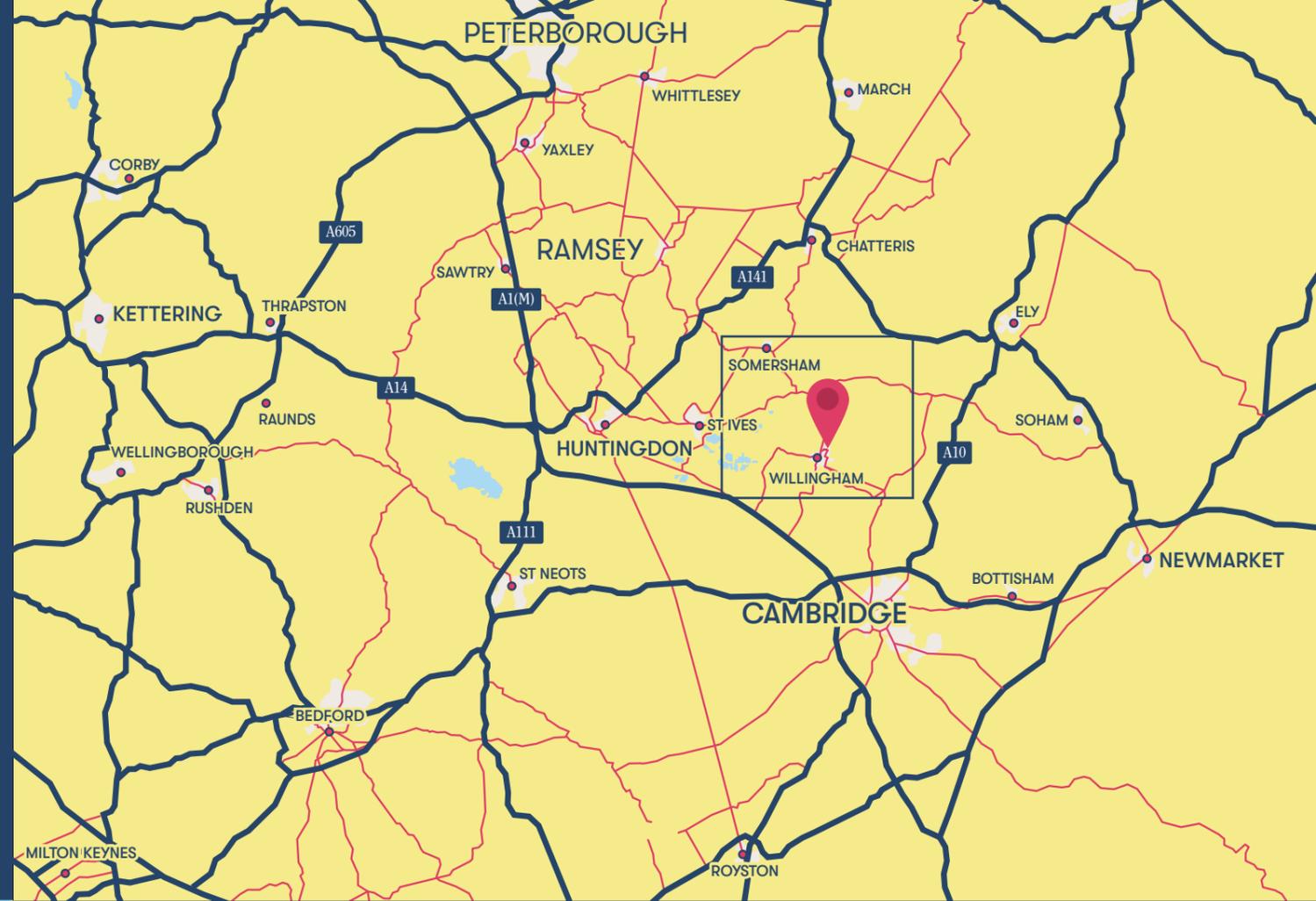
# Slow down, yet stay connected

Retreat to your country home with easy access to towns and cities

Belsar Grange sits next to wide open countryside, but has great transport links. It's just a 14-minute drive from the A14, which takes you to the A1 for the north, east to Suffolk and south to the M11 for London.

The nearest train station is Waterbeach, a 20-minute drive away, with fast, direct links to London Kings Cross. It's also just a 22-minute drive to both Ely and Cambridge North train stations. There's a bus stop a 3-minute walk away with routes into the village and out to surrounding towns and villages. And, for foreign trips, you can be at Stansted Airport in around 48 minutes and London Luton in around 1 hour 12 minutes.

- |                                     |   |
|-------------------------------------|---|
| 1. Willingham Post Office           | 12. Willingham QEII field play park       |
| 2. Co-op                            | 13. RSPB Ouse Fen Reserve                 |
| 3. Tesco Extra (Bar Hill)           | 14. RSPB Fen Drayton Lakes                |
| 4. Berrycroft Stores                | 15. Wicken Fen National Nature Reserve    |
| 5. Nha Mor Mark                     | 16. Angelsey Abbey, Gardens and Lode Mill |
| 6. The Porterhouse                  | 17. Willingham Medical Practice           |
| 7. Lot 25                           | 18. The Old Buttery Nursery               |
| 8. Willingham Gym & Wellness        | 19. Willingham Primary School             |
| 9. Haddenham Arts Centre            | 20. Over Primary School                   |
| 10. Willingham Library              | 21. Northstowe Secondary College          |
| 11. Willingham Wolves Football Club | 22. Swavesey Village College              |



**Belsar Grange**  
 Sat Nav: CB6 3XD  
 What 3 Words  
 ///soldiers.movements.pump



## By car from Belsar Grange

Ely	25 minutes
Cambridge	27 minutes
Stansted Airport	48 minutes
Bury St Edmunds	48 minutes
Peterborough	53 mins
Kings Lynn	1hr 8 mins
London Luton Airport	1hr 12 mins
Ipswich	1hr 25 mins
Felixstowe	1hr 34 mins
Colchester	1hr 34 mins
Wells-next-the-Sea	1hr 40 mins
London	1hr 45 mins
Southwold	2hrs 8 mins



## By train from Ely Station

Peterborough	33 minutes
Kings Lynn	35 minutes
Norwich	51 minutes
Ipswich	56 minutes
Nottingham	1hr 40 mins
Birmingham	2hr 20 mins
Sheffield	2hrs 26 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.]



# Belsar Grange

## Development Layout

/// [what3words.com/soldiers.movements.pump](https://www.what3words.com/soldiers.movements.pump)

Shared Ownership  
2 Bed Houses

 The Wicken

Shared Ownership  
3 Bed Houses

 The Willingham

Shared Ownership  
2 Bed Houses

 The Northstowe

Shared Ownership  
4 Bed Houses

 The Swavesey

Shared Ownership  
2 Bed Houses

 The Cottenham

Other homes for sale or rent

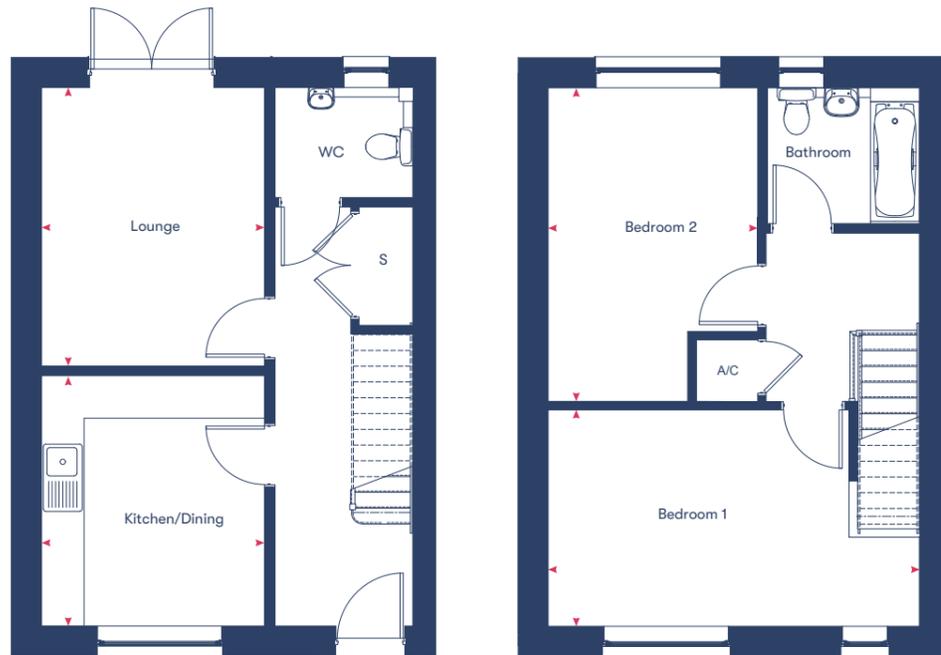




## The Wicken

# 2 bedroom houses

Plots 13



Ground Floor

First Floor

Kitchen/Dining	3.59m x 3.20m
Lounge	3.98m x 3.20m
Bedroom 1	3.10m x 5.30m
Bedroom 2	4.47m x 3m
Bathroom	1.97m x 2.21m
<b>79m<sup>2</sup></b>	

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.

## The Willingham

# 3 bedroom houses

Plots 14, 15\*, 22, 23\*



Ground Floor

First Floor

Kitchen/Dining	3.40m x 5.53m
Lounge	3.98m x 3.32m
Bedroom 1	3.41m x 3.32m
Bedroom 2	4.26m x 3.32m
Bedroom 3	2.73m x 2.79m
Bathroom	1.99m x 2.12m
<b>93m<sup>2</sup></b>	

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

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## The Northstowe

# 2 bedroom houses

Plots 16, 17\*



Ground Floor

First Floor

Kitchen/Dining	3.59m x 3.20m
Lounge	3.98m x 3.20m
Bedroom 1	3.10m x 3.20m
Bedroom 2	4.47m x 5.31m
Bathroom	1.97m x 2m

**79m<sup>2</sup>**

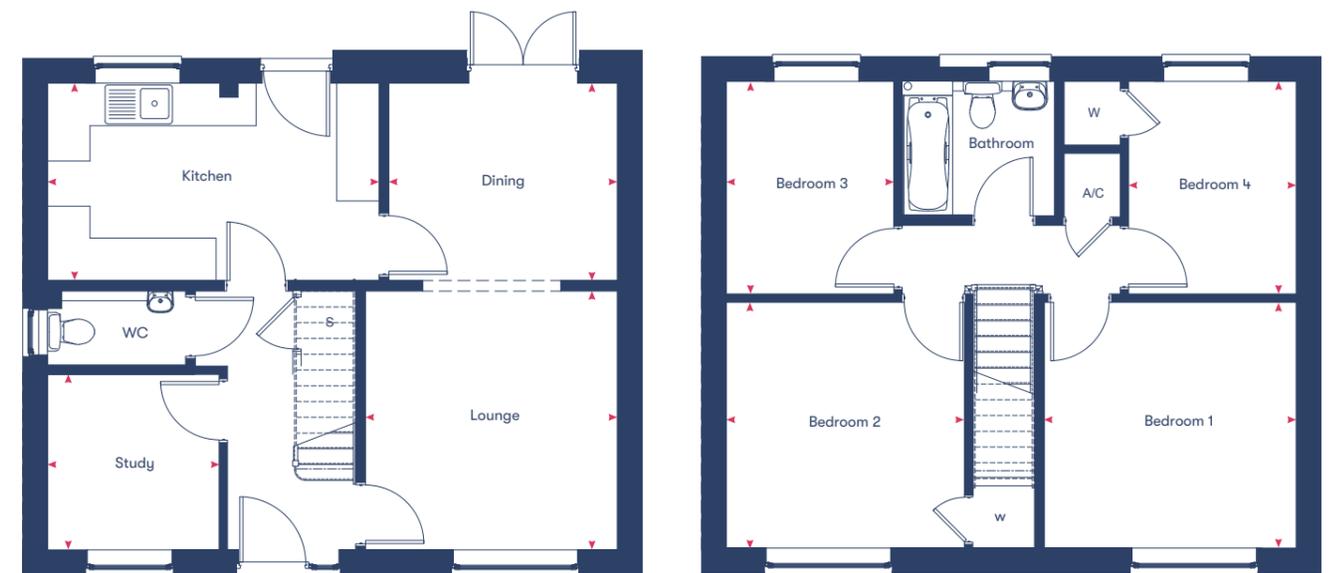
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## The Swavesey

# 4 bedroom houses

Plots 18, 19\*, 20



Ground Floor

First Floor

Kitchen	2.48m x 4.70m
Dining	2.64m x 3.28m
Lounge	3.70m x 3.61m
Bedroom 1	3.51m x 3.61m
Bedroom 2	3.51m x 3.40m
Bedroom 3	3.04m x 2.41m
Bedroom 4	3.04m x 2.41m
Bathroom	1.90m x 2.20m

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

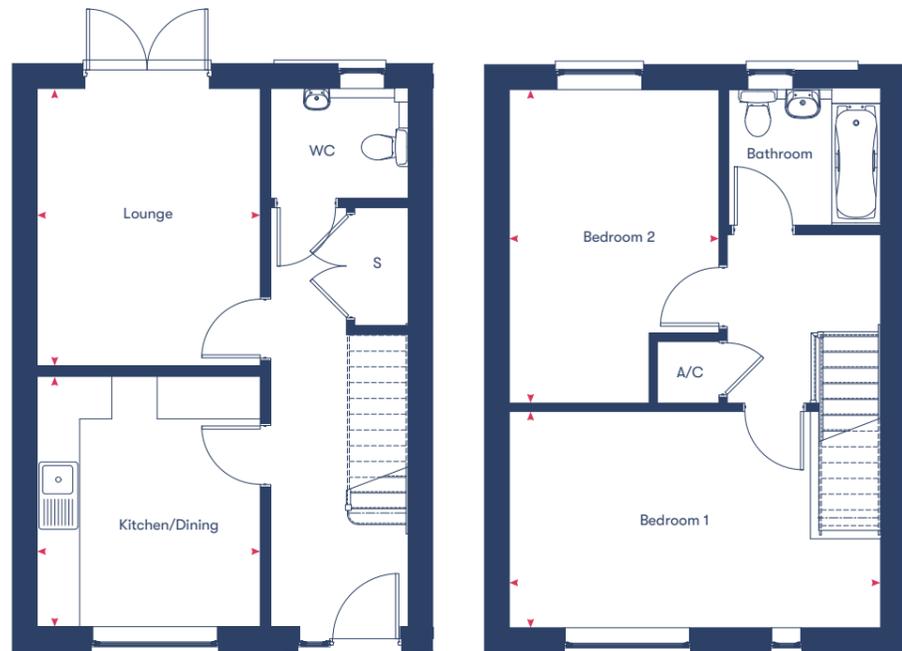
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## The Cottenham

# 2 bedroom houses

Plots 24, 25\*



Ground Floor

First Floor

Kitchen/Dining	3.58m x 3.20m
Living Room	3.97m x 3.20m
Bedroom 1	3.10m x 5.31m
Bedroom 2	4.47m x 3.20m
Bathroom	1.97m x 2m
<b>79m<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 



Brooklands,  
Milton Keynes



Great Denham,  
Bedfordshire



Willow Grove,  
Wixams



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All information supplied is correct when published (October 2025) 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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