



homemade

homes by accent



Hampton Green, Peterborough

Welcome to stylish, new shared ownership homes in Hampton Green, Peterborough.



Welcome home to style and space in the perfect place.

Just perfect.

Hampton Green is nestled on the edge of Hampton, just outside Peterborough's vibrant centre. Tucked between local amenities and the area's open green spaces and waterways, it offers a rare blend of relaxed, family-friendly living with fast access to the city. And excellent transport links for travel across the UK and beyond.

We have a collection of 44 brand new homes available to buy on a shared ownership basis at Hampton Green. With 4 five-bed, 11 four-bed and 29 three-bed houses, there's plenty of room for families, small and large, to settle and grow. These spacious homes have flexible layouts and neutral finishes, so they're ready for you to make your own. And all have off-street parking and a private garden to kick back in.

Hampton puts all of life's essentials within an easy walk or cycle ride – from schools and sports facilities to shops and eateries. It's also just a 12-minute drive to the centre of Peterborough for entertainment and amenities on a city scale.

This close proximity to Peterborough and trunk roads like the A1 makes commuting easy from Hampton Green – for work and weekends away. Peterborough station is a major hub, and, from there, you can be in London or Cambridge in less than an hour, Leeds in 1.5 hours and Birmingham in 1.75 hours.



Computer generated image

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 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.

Perfectly positioned on the edge of Peterborough



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



A 10-minute walk to a Co-op, a 3-minute drive to an Aldi and a 5-minute drive to a Tesco Extra



A nursery, primary school and secondary school within around a mile



Rural walks winding around waterways, through woodland and across nature reserves



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



A family-friendly community with a range of shops and handy amenities



Private gardens and off-street parking for every home



Welcoming pubs, cafés and restaurants within two miles



A 12-minute drive to Peterborough, a 36-minute drive to Spalding and a 51-minute drive to Cambridge



Gyms and a sports centre nearby, and clubs and facilities for football, tennis, karate and more

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

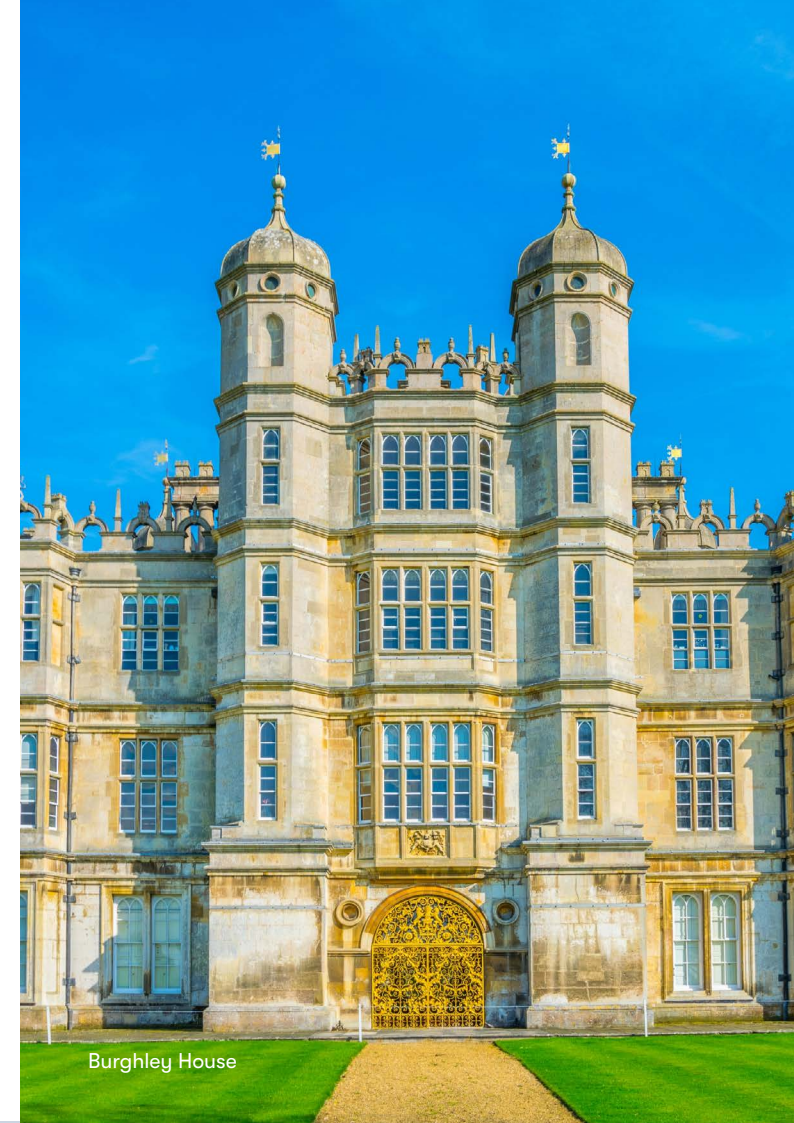
Settle close to city and countryside

The ideal place to have it all

Hampton is one of Peterborough's most popular suburbs, putting warm community charm, urban attractions and country life on your doorstep. It sits at the gateway to the glorious Fens; a dramatic, expansive landscape laced with waterways and walking trails and dotted with historic towns and villages.

At Hampton Green, you and your family are just a stroll from local shops, cafés, parks and entertainment. Within around a mile from home, you can wander by the lakes, try wakeboarding, join a karate class, adventure in the woods, meet friends for Sunday lunch, and do the supermarket shop.

In the city centre, Peterborough combines a strong heritage with a cosmopolitan feel. Entertainment ranges from underground nightclubs to upscale boutiques and from progressive theatres to historic pubs. You can swim al fresco at the lido, have a go at axe throwing, immerse yourself in VR and find ancient discoveries at Flag Fen Archaeology Park.



Burghley House



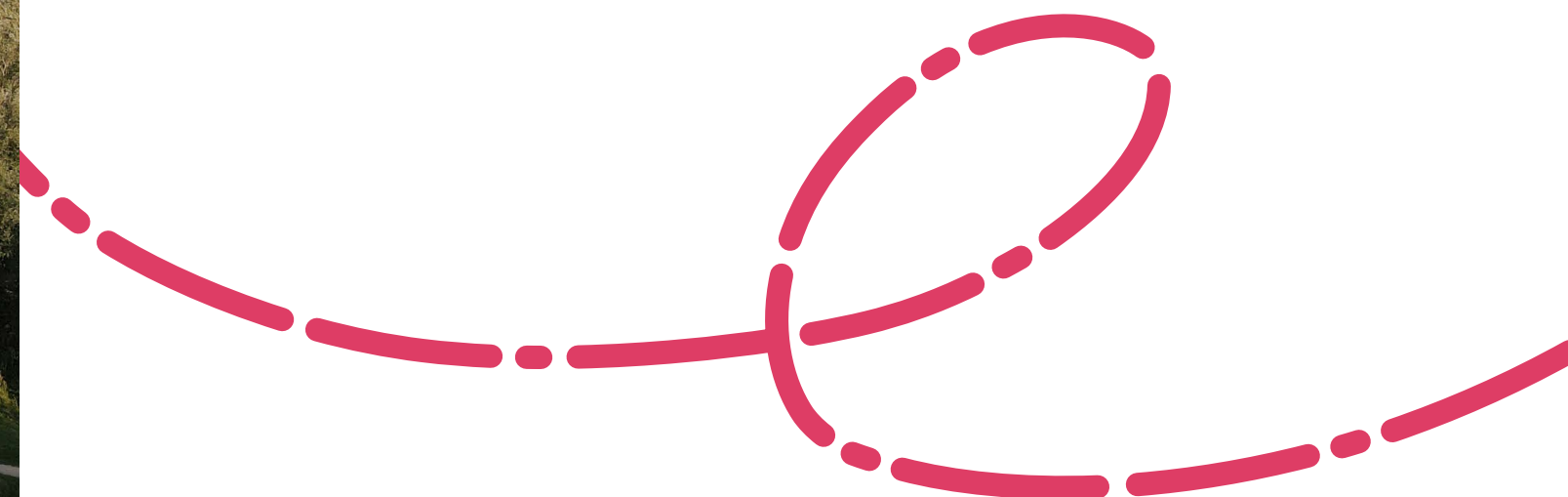
Peterborough Cathedral

Nene Park



Nene Park, just four miles from Hampton Green, stretches along the picturesque Nene Valley and has Ferry Meadows Country Park at its heart. There, you can do everything from wild swimming and kayaking to climbing and archery.

The nearby area also offers so much to enjoy. From national treasures like Burghley House and RSPB Nene Washes to Fenland Acqua Park and Johnsons Zoo – all within a half-hour drive. And within an hour, you can be in cities like Cambridge or Ely and even by the coast near Spalding.



Sports

Hampton Leisure Centre offers fitness classes, a gym, studio cycling, and facilities for tennis, indoor football, badminton and more. And, with a range of private gyms, sports clubs and classes nearby, there are lots of options for all the family to stay active in Hampton.

Vivacity Hampton Leisure Centre

1.1 miles



Culture

Peterborough's Key Theatre is just one of the cultural highlights close to Hampton Green, staging touring theatre, music, comedy and other productions on the banks of the River Nene. Closer to home, Stagecoach performing arts school gives budding stars a chance to shine.

Stagecoach Performing Arts

0.9 miles



Eat & drink

Peterborough's restaurant scene offers independent gems alongside well-loved chains, all in easy reach of Hampton. Locally, options range from Chimes community coffee shop to chicken at Nando's, Indian fayre at Ghurka Lounge and Italian favourites at Mattoni.

Chimes Coffee Shop

1.1 miles

Live local
or enjoy city life

Life's essentials in easy reach

Great outdoors

Hampton Green sits between Crown Lakes Country Park and Beeby's Lakes, so tranquil waterside spots and trails for walking and cycling are always on hand. It's also just a 15-minute drive from the beautiful, 657-acre Holme Fen National Nature Reserve.

Crown Lakes Country Park

0.6 miles



Shopping

Serpentine Green Shopping Centre is just a 4-minute drive from Hampton Green and home to a variety of high street stores and supermarkets, including Tesco, M&S Foodhall, Boots and Next. There's also a Co-op 0.5 miles from Hampton Green for top-up shops and last-minute essentials.

Serpentine Green

1.1 miles



Family

Hampton Lakes Primary School is only a 7-minute walk from Hampton Green and has a good Ofsted rating. As does Hampton College secondary school, 1.2 miles away. And, for pre-schoolers, there's a Montessori nursery a 12-minute walk away.

Hampton Lakes Primary School

0.3 miles



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



Computer generated image

Easy travel

Hampton Green is perfectly placed on the edge of the city, close to open countryside, and yet it's just a couple of minutes' drive from the A1(M) and the Fletton Parkway. Both give swift access to cities such as Cambridge, Leicester and Birmingham, as well as local towns.

Bus services run regularly from Hampton to Peterborough, and it's only a 13-minute drive to Peterborough train station. From there, you can get fast, direct lines to several towns and cities, including London, Cambridge, Norwich and Leeds. For foreign trips, it's 1 hour 10 minutes to London Stansted Airport and less than 1.5 hours to London Luton and East Midlands airports.

- Places of interest
1.

Co-op
2.

Aldi
3.

Serpentine Green Shopping Centre
4.

Chimes Community Coffee Shop
5.

Nando's
6.

Ghurka Lounge
7.

Mattoni
8.

Peterborough WakePark
9.

Peterborough Lido
10.

Vivacity Premier Fitness
11.

Flag Fen Archaeology Park
12.

Key Theatre
13.

Stagecoach (Hampton)
14.

Nene Park
15.

Ferry Meadows Country Park
16.

Crown Lakes Country Park
17.

Beeby's Lakes
18.

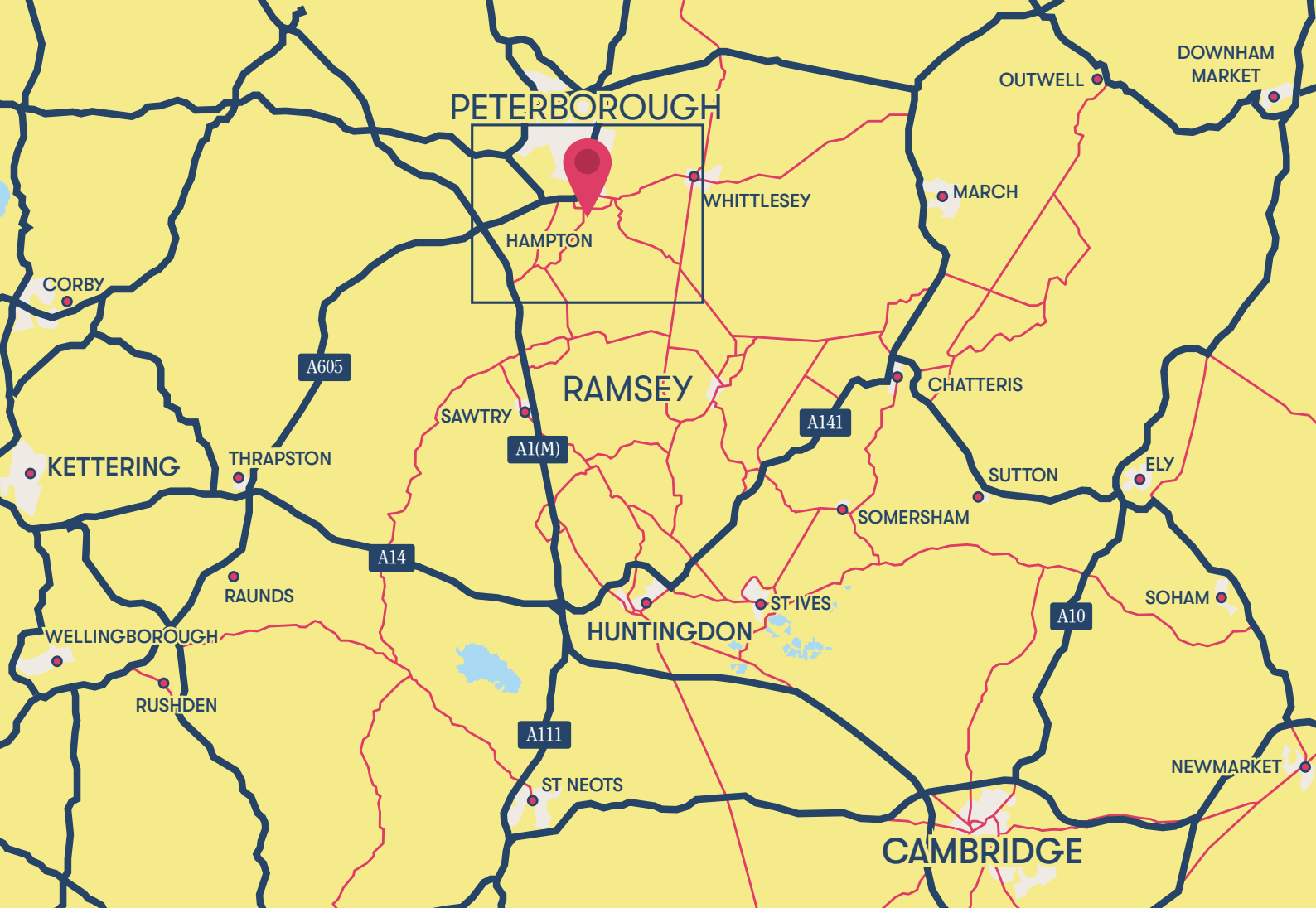
Hampton Lakes Primary School
19.

Hampton College Secondary School
20.

Little Acorns Day Nursery & Montessori School
21.

Hampton Hargate Primary School
22.

Busy Bees



By car from Hampton Green

Peterborough	12 minutes
Peterborough train station	13 minutes
Market Deeping	22 minutes
Spalding	36 minutes
Cambridge	51 minutes
Boston	58 minutes
King's Lynn	1hr
Ely	1hr 3 mins
Leicester	1hr 9 mins
London Stansted Airport	1hr 10 mins
London Luton Airport	1hr 20 mins
East Midlands Airport	1hr 28 mins



By train from Peterborough

Doncaster	50 mins
London Kings Cross	51 mins
Cambridge	54 minutes
Leicester	54 minutes
Nottingham	1hr 6 mins
Bury St Edmunds	1hr 9 mins
York	1hr 14 mins
Leeds	1hr 23 mins
Stansted Airport	1hr 25mins
Norwich	1hr 29 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.]

Hampton Green Development Layout

Shared Ownership



/// what3words.com/snooping.swan.crew

Affordable
Rented Homes

Privately developed
by Others



We support the development of mixed tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of all homes may change subject to demand. The 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, hard & soft landscaping, or local authority street lighting. Footpaths and roads are subject to change. Any illustrated numbered car parking spaces will be confirmed in your conveyance plans.

3 Bed
Houses



Ashdown



Stanton



Saunton

4 Bed
Houses



Greenwood



Kennet

5 Bed
Houses



Wychwood



Ashdown

3 bedroom houses

Plots 282, 754, 783*



Plot 282 - Please note external finishes and layouts to other plots may vary, speak to sales advisor for more details.



Ground Floor

First Floor

Second Floor

Kitchen/Dining	2.92m	x	3.99m
Dining/Snug	2.52m	x	3.99m
Living Room	2.93m	x	3.99m
Bedroom 1	3.53m	x	3.99m
Bedroom 2	2.52m	x	3.99m
Bedroom 3	2.52m	x	3.99m
Bathroom	2.07m	x	1.84m
104.4m ²			

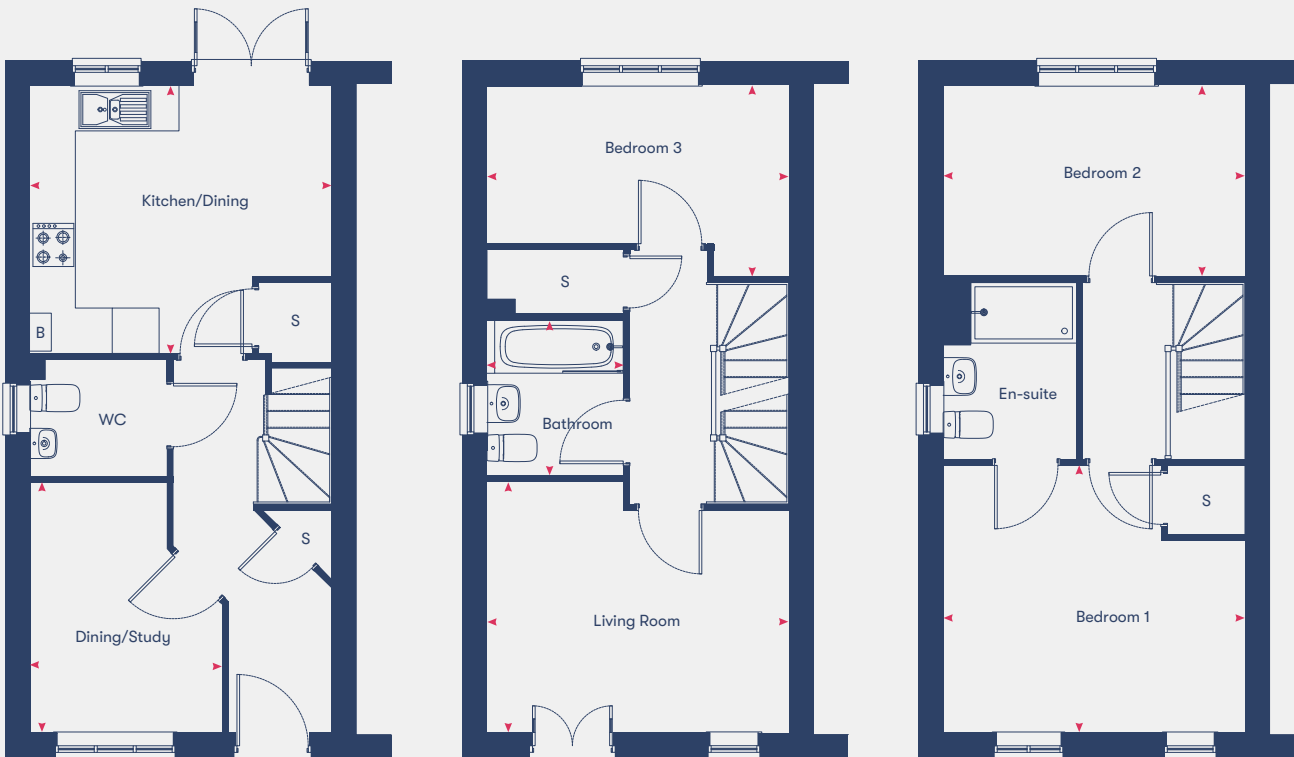
*Plots marked with an asterisk are mirrored versions of the floor plan shown.

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Ashdown

3 bedroom houses

Plots 343*, 344, 713*, 714, 756*, 781



Ground Floor

First Floor

Second Floor

Kitchen/Dining	3.54m	x	3.99m
Dining/Study	2.52m	x	3.99m
Living Room	3.31m	x	2.54m
Bedroom 1	3.31m	x	3.99m
Bedroom 2	3.53m	x	3.99m
Bedroom 3	2.52m	x	3.99m
Bathroom	2.07m	x	1.84m
104.4m ²			

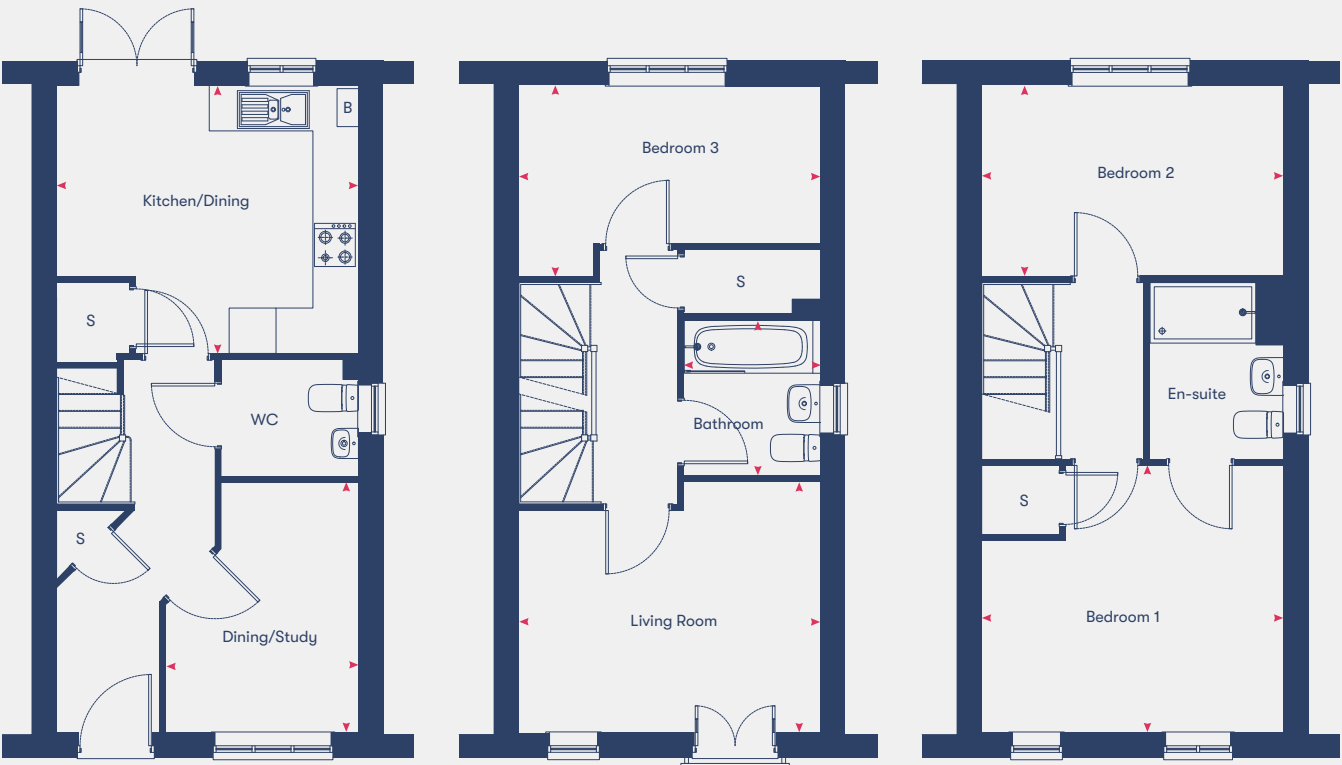
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Ashdown

3 bedroom houses

Plots 755*, 782



Ground Floor

First Floor

Second Floor

Kitchen/Dining	3.54m	x	3.99m
Dining/Snug	3.31m	x	2.54m
Living Room	3.31m	x	3.99m
Bedroom 1	3.31m	x	3.99m
Bedroom 2	3.53m	x	3.99m
Bedroom 3	2.52m	x	3.99m
Bathroom	2.07m	x	1.84m

102.5m²

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Greenwood

4 bedroom houses

Plots 346, 350*, 422*



Please note external finishes and layouts to other plots may vary, speak to sales advisor for more details.



Ground Floor

First Floor

Second Floor

Kitchen/Dining	2.86m	x	5.52m
Living Room	3.56m	x	3.94m
Bedroom 1	4.23m	x	3.21m
Bedroom 2	3.24m	x	3.94m
Bedroom 3	2.86m	x	2.96m
Bedroom 4	2.86m	x	2.46m
Bathroom	2.11m	x	1.88m

114m²

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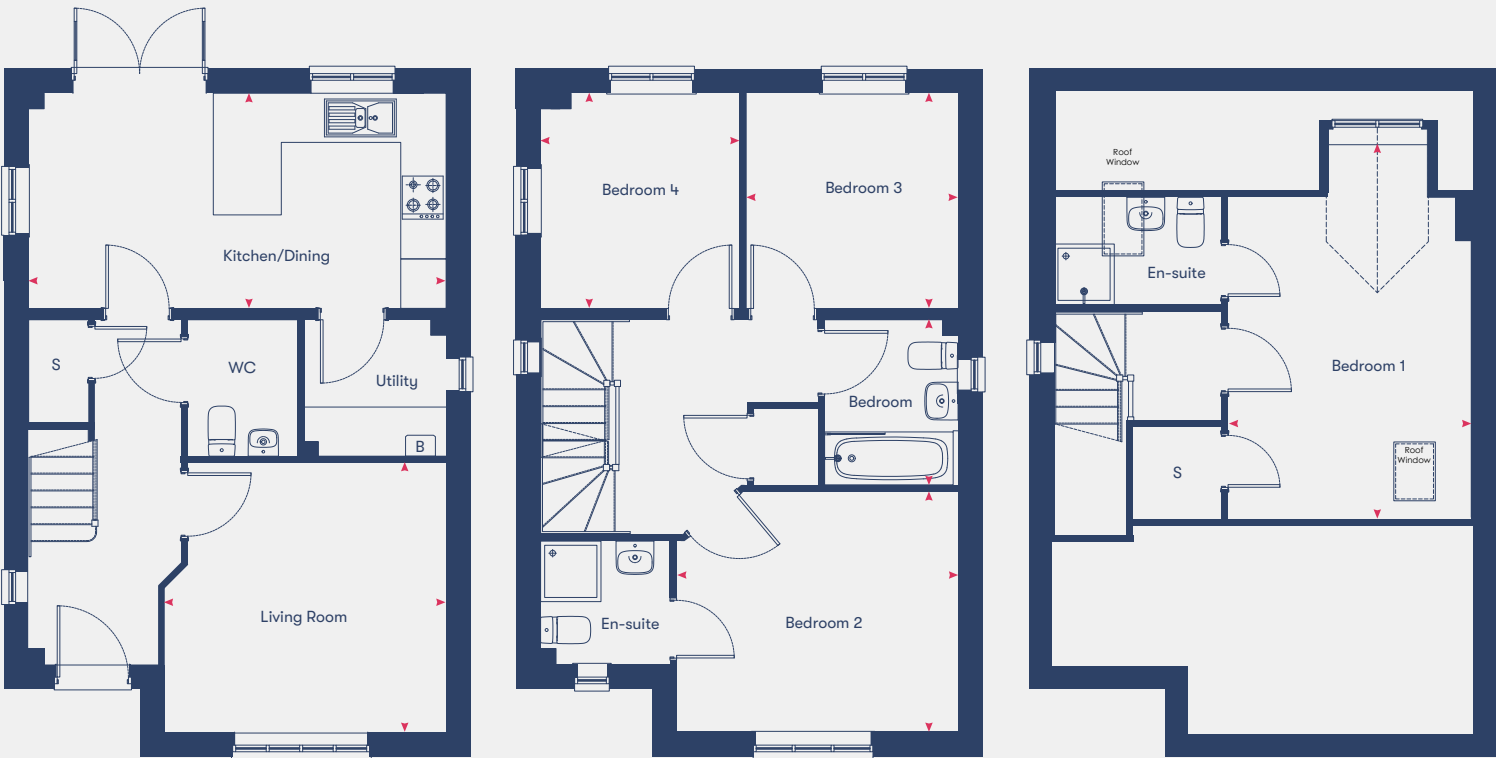
Greenwood

4 bedroom houses

Plots 517, 521, 522*, 731*, 732



Please note external finishes and layouts to other plots may vary, speak to sales advisor for more details.



Ground Floor

First Floor

Second Floor

Kitchen/Dining	2.86m	x	5.52m
Living Room	3.56m	x	3.94m
Bedroom 1	4.23m	x	3.21m
Bedroom 2	3.24m	x	3.94m
Bedroom 3	2.86m	x	2.96m
Bedroom 4	2.86m	x	2.46m
Bathroom	2.11m	x	1.88m
114m ²			

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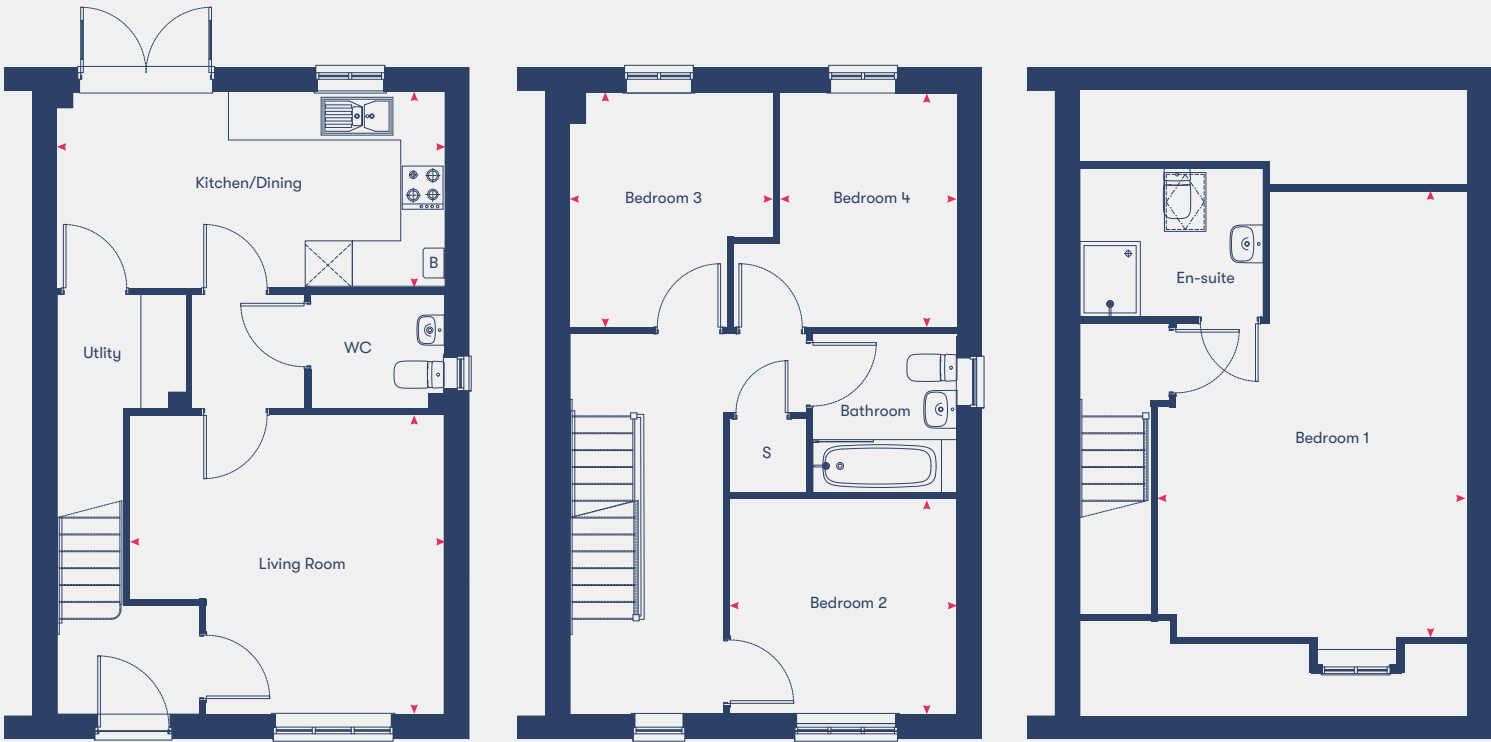
Kennet

4 bedroom houses

Plots 366*, 759*, 778



Plot 759 - Please note external finishes and layouts to other plots may vary, speak to sales advisor for more details.



Ground Floor

First Floor

Second Floor

Kitchen/Dining	2.62m	x	5.16m
Living Room	3.98m	x	5.16m
Bedroom 1	5.91m	x	4.13m
Bedroom 2	2.88m	x	3.03m
Bedroom 3	3.14m	x	2.72m
Bedroom 4	3.14m	x	2.37m
Bathroom	2.12m	x	1.94m
113.7m ²			

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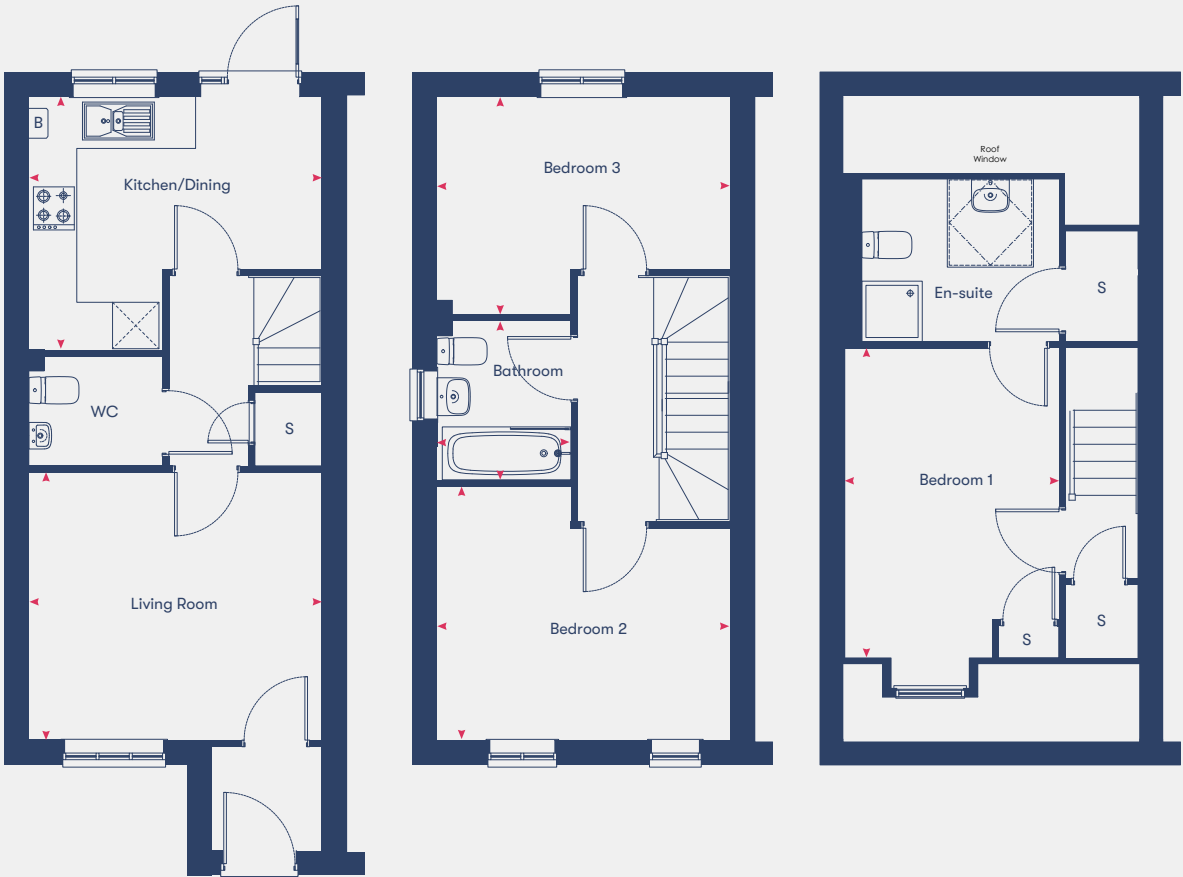
Saunton

3 bedroom houses

Plots 387*, 729*, 730, 733*, 734, 747,* 748, 779, 780*



Please note external finishes and layouts to other plots may vary, speak to sales advisor for more details.



Ground Floor

First Floor

Second Floor

Kitchen/Dining	3.34m	x	3.88m
Living Room	3.53m	x	3.88m
Bedroom 1	4.09m	x	2.87m
Bedroom 2	3.35m	x	3.88m
Bedroom 3	2.87m	x	3.88m
Bathroom	2.12m	x	1.81m
92m ²			

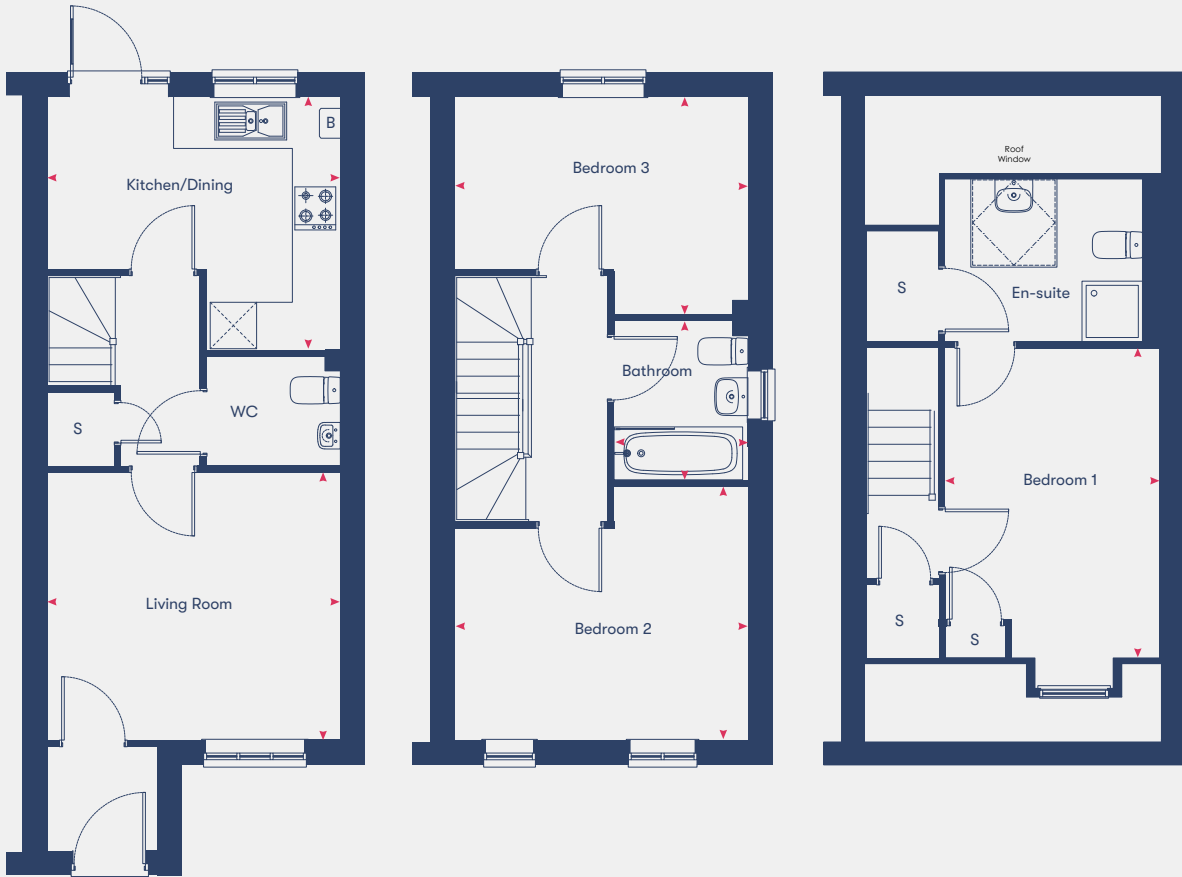
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Saunton

3 bedroom houses

Plot 348



Ground Floor

First Floor

Second Floor

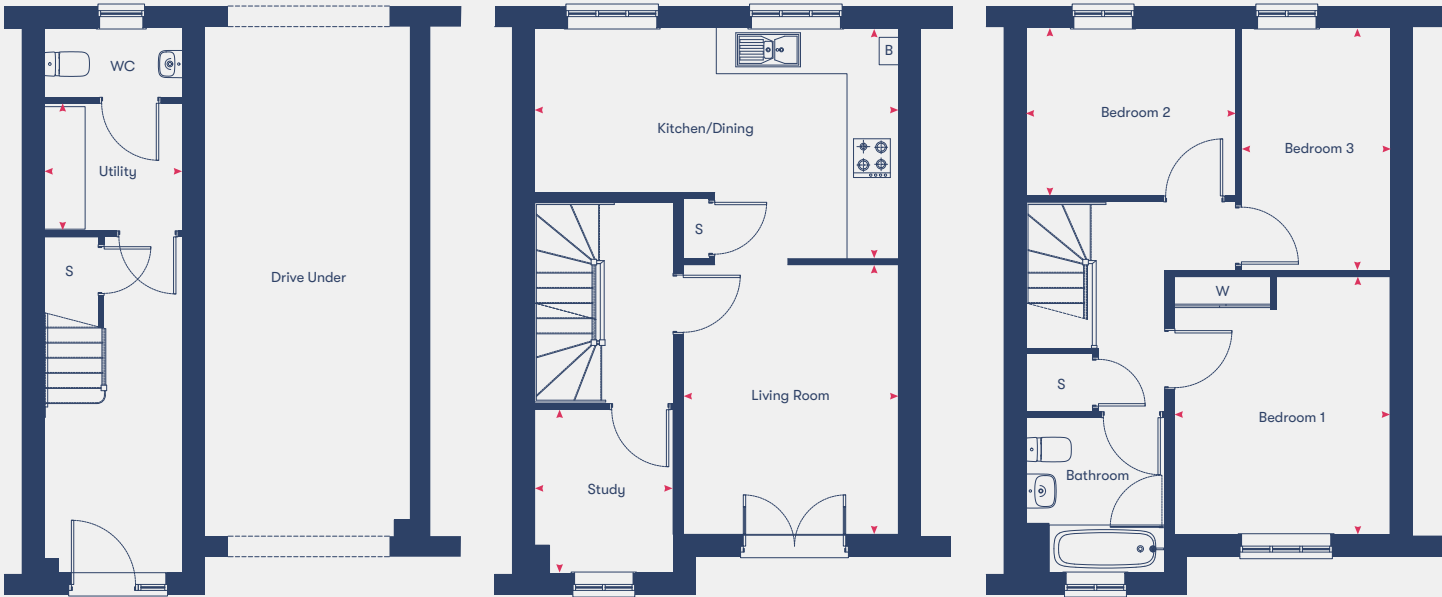
Kitchen/Dining	3.34m	x	3.88m
Living Room	3.53m	x	3.88m
Bedroom 1	4.09m	x	2.87m
Bedroom 2	3.35m	x	3.88m
Bedroom 3	2.87m	x	3.88m
Bathroom	2.12m	x	1.81m
93.6m ²			

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Stanton

3 bedroom houses

Plots 716, 717*, 722, 723*



Ground Floor

First Floor

Second Floor

Kitchen/Dining	3.38m	x	5.34m
Living Room	3.96m	x	3.16m
Bedroom 1	3.77m	x	3.16m
Bedroom 2	2.46m	x	3.07m
Bedroom 3	3.56m	x	2.18m
Bathroom	2.31m	x	2.04m
99.7m ²			

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Stanton

3 bedroom houses

Plot 715*, 718, 721*, 724



Ground Floor

First Floor

Second Floor

Kitchen/Dining	3.38m	x	5.34m
Living Room	3.96m	x	3.16m
Bedroom 1	3.77m	x	3.16m
Bedroom 2	2.46m	x	3.07m
Bedroom 3	3.56m	x	2.18m
Bathroom	2.31m	x	2.04m
99.7m ²			

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Wychwood

5 bedroom houses

Plots 325, 355*, 719*, 720



Plot 325 - Please note external finishes and layouts to other plots may vary, speak to sales advisor for more details.



Kitchen/Dining	3.50m	x	6.19m
Living Room	4.28m	x	3.16m
Bedroom 1	6.17m	x	3.06m
Bedroom 2	3.09m	x	3.93m
Bedroom 3	3.48m	x	3.02m
Bedroom 4	2.48m	x	3.08m
Bedroom 5	3.47m	x	2.17m
Bathroom	2.12m	x	1.94m
141.8m ²			

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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

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Fantail View, Spalding



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