Netherhall Meadows

CAMBRIDGE

A collection of
3 bedroom homes

DOMOVO
homes by bpha

Marketing and Sales Brand
domovohomes.co.uk

Discover life at
Netherhall Meadows

Set just three miles from the heart of Cambridge, Netherhall Meadows offers the best of both worlds with modern living and natural beauty both at its fingertips.

This collection of 3-bedroom homes offer more than just a place to live. With countryside views stretching for miles and Beechwoods Nature Reserve and Wandlebury County Park just moments away, it's easy to enjoy life outdoors.

You're well connected with Cambridge Leisure Park and Cambridge train station just a cycle away. Nearby top-rated schools and everyday essentials from Tesco to pharmacies to gyms, all add to the convenience, comfort, and natural beauty that makes Netherhall Meadows a truly special place to call home.





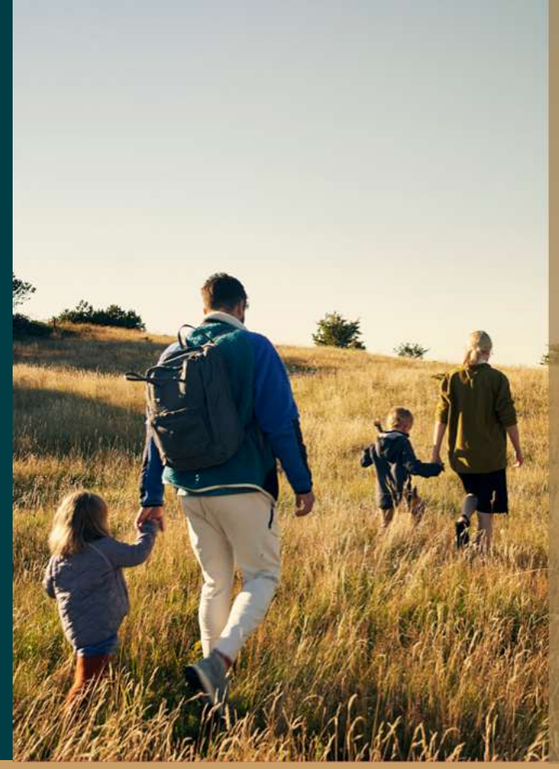


A new community
built around you

At Netherhall Meadows, you'll find a welcoming community designed with you in mind.

Surrounded by green spaces, wildflower meadows, and peaceful nature walks, it's a place to unwind, explore, and feel connected.

With shared ownership, owning a home here is more accessible than ever.



Well-connected
for a greener commute

Netherhall Meadows offers excellent access to Cambridge city centre in only 9 minutes. From here you can catch the train to Stansted Airport in 37 or London in 1 hour and 25 minutes. Alternatively, Netherhall Meadows is situated just an 11 minute drive from the M11, providing direct access to both destinations and beyond.

5 MINS	Addenbrookes Hospital
15 MINS	Babraham Road Park and Ride
23 MINS	The Perse Upper School
24 MINS	The Netherhall School

37 MINS	Stansted Airport
32 MINS	Hitchin
50 MINS	London Kings Cross
55 MINS	Kings Lynn

6 MINS	Wandlebury Country Park
8 MINS	Tesco Superstore
9 MINS	Cambridge City Centre
10 MINS	Cambridge Train Station
11 MINS	M11
12 MINS	University of Cambridge
23 MINS	Newmarket Race Course

* Travel times taken from Google Maps

Development
layout



BLOCK A

SHARED OWNERSHIP
Plots 18, 20, 21, 23 & 24
1 Bedroom Apartment

SHARED OWNERSHIP
Plots 19 & 22
2 Bedroom Apartment

BPHA RENT
Plots 16-17
1 & 2 Bedroom Apartment

BLOCK D

SHARED OWNERSHIP
Plots 70, 71, 73, 74, 76 & 77
1 Bedroom Apartment

SHARED OWNERSHIP
Plots 72 & 75
2 Bedroom Apartment

BPHA RENT
Plots 37-48, 58-69, 78-88
1 & 2 Bedroom Apartment

SHARED OWNERSHIP
Plots 7 & 8
3 Bedroom House

DEVELOPER OUTRIGHT SALES

B/S BIN STORE

C/S CYCLE STORE

BCP BIN COLLECTION POINT

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 omit 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.

Spacious
3 bedroom homes

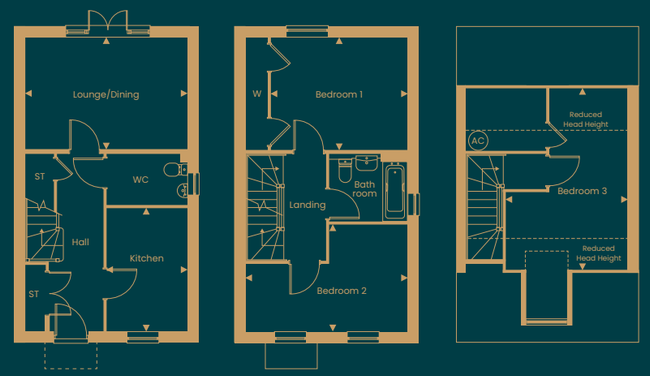
Feel instantly at home in a space that's calm, comfortable and ready for whatever life brings next.

Spacious, welcoming and thoughtfully designed, it's a place that fits your routine, your pace, and the people who matter most.


*Image from show home

Plot 7

Lounge/Dining*	4.61m x 3.19m 15'01" x 10'05"
Kitchen	3.51m x 2.30m 11'06" x 7'06"
Bedroom 1	3.89m x 3.20m 12'09" x 10'05"
Bedroom 2	4.61m x 3.04m 15'01" x 9'11"
Bedroom 3*	5.16m x 3.40m 16'11" x 11'01"



Ground floor | First floor | Second floor



Ground floor | First floor | Second floor

Plot 8

Lounge/Dining*	4.61m x 3.19m 15'01" x 10'05"
Kitchen	3.51m x 2.30m 11'06" x 7'06"
Bedroom 1	3.89m x 3.20m 12'09" x 10'05"
Bedroom 2	4.61m x 3.04m 15'01" x 9'11"
Bedroom 3*	5.16m x 3.40m 16'11" x 11'01"

*Maximum room size

Thoughtfully designed

for everyday living



KITCHEN

- Woodbury White kitchen cupboards
- Copper Slate worktop
- Matt nickel wide bow handle
- Built in oven, hob and cooker hood
- Integrated dishwasher, washer / dryer and fridge freezer
- White prismatic kitchen tiles
- Comfytex vinyl flooring – Calais 548

BATHROOM

- Darwin Clay Matt tile to wet areas
- Comfytex vinyl flooring – Calais 548

GENERAL

- Smokestack carpet
- Private garden
- Plot 7 – 1 car parking space
- Plot 8 – 2 car parking spaces
- EV charging point provided
- Air source heat pump system

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.

View our guide to shared ownership brochure

Find out more about bpha staircasing

You make mortgage payments on the share you own.

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.

IMPORTANT NOTICE: 10% - 25% share sales are subject to a deed of variation, which is currently being sought. If, for any reason, the deed of variation is not passed, legal costs will be reimbursed to anyone purchasing a share below 25%.

My Shared Ownership journey

Shared Ownership made homeownership possible when we needed it – we wouldn't have been able to buy otherwise.



Charlotte, 32, from Hitchin, first used the Shared Ownership scheme to buy a two-bedroom apartment.

After marrying Stephen and becoming a family of four, they needed a three-bedroom home. Wanting to stay near Hitchin but find something more affordable, Charlotte discovered a Shared Ownership home in Lower Stondon with Domovo and enquired immediately.

Her Domovo Sales Advisor referred her to an independent mortgage advisor (IMA), who contacted her the next day. Both stayed in touch throughout the process, making it smooth and reassuring.

"I had everything confirmed in emails, so I always knew what was agreed and when."

Since she bought off-plan, Charlotte couldn't view her actual home, but a finished, identical plot helped her visualize the space. The brochure's detailed floor plans and specifications also reassured her.

When her Sales Advisor went on paternity leave, he ensured a smooth handover, though no extra support was needed.



"My sales advisor was a godsend – he went above and beyond."

Just before completion, Charlotte learned she was four months pregnant. The timing was perfect, and they moved in April 2024, welcoming baby Arlo in September.

Now, Charlotte and her family love their spacious home, with a separate kitchen, utility area, and a garden with double doors. The two-car driveway is a huge improvement over their previous single parking space.

Read Charlotte's full story

*Testimonial was incentivised



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 Cala Homes.

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A development by **bpha.org.uk**

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