



homemade

homes by accent



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Upwell Meadows, March

Welcome to stylish, new shared ownership homes in Upwell Meadows, March.



Welcome home to style
and space in the
perfect place.

Just perfect.

Upwell Meadows is nestled on the edge of the historic town of March, a mile from the high street and yet right next to open countryside. It not only gives the convenience of a town centre within walking distance and excellent transport links, but the chance to relax into a rural lifestyle.

Our collection of brand new homes is available to buy on a more affordable shared ownership basis (see page 6 for details). Spacious rooms, flexible layouts and neutral finishes, mean they're ready for you to settle in and make your mark. And with 11 two-bed, 26 three-bed and 8 four-bed houses, there's plenty of room for you here – whether you're a couple or a family, or you're buying alone and need space to work from home.

March's town centre is a 20-minute stroll from Upwell Meadows and has a great mix of shops, amenities and leisure facilities. From sports clubs to gastropubs and cosy cafés there's entertainment for all ages.

And with countryside living on the doorstep, and easy connections to nearby towns and cities, you're all set for work and play.

It's an 8-minute drive from Upwell Meadows to March train station, which has direct routes to Peterborough, Ely and Cambridge. And there's fast access to the A141 and A47 for journeys in all directions, whether you're heading for city bright lights or a walk by the sea. You can be in Peterborough for cocktails in 35 minutes and enjoying ice creams on the beach in around an hour.



Computer generated image

Shared Ownership – an introduction

Unleash your dreams of homeownership with the Shared Ownership scheme!



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.

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.

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 in the Cambridgeshire countryside



Upwell Meadows puts all of life's must-haves within a walk, a cycle or a quick drive



A 5-minute drive to Sainsbury's and Lidl and an 8-minute drive to Aldi



Good nurseries and schools for all ages within a 3-minute drive



Riverside walks and countryside adventures through meadows and marshland



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



A quaint town centre with a mix of high-street and independent stores



Private gardens and parking for each home



A range of restaurants, pubs, cafes and bars in the town centre



A 32-minute drive to Ely and a 35-minute drive to Peterborough



Clubs and classes for golf, cricket, hockey, pilates and more

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

Have it all in historic March

The perfect blend of charm and convenience

March blends an enticing mix of yesteryear charm, modern facilities, a vibrant community and rural tranquillity. Its heritage is apparent in its historic buildings and picturesque streets. And the River Nene echoes the laid-back atmosphere as it winds through the town, calling you to slow to a more leisurely pace. You can stroll along the banks, take a picnic or order a pint, and watch boats and birds glide by.

The town's welcoming community comes together for many events throughout the year, from the March Summer Festival to the Christmas lights switch-on. And with clubs for all kinds of sports and hobbies, there's plenty of opportunity to get involved.



Sarcophagus and St Wendreda's Church in March



Peterborough



River Nene

If you want to explore the area on two wheels, the National Cycling Network's Route 63 takes you out to Wisbech and beyond or all the way into Peterborough. Just 17 minutes by train from March, Peterborough combines centuries of history with a cosmopolitan feel. It's a city where you can enjoy progressive theatres and traditional pubs, swim al fresco or immerse yourself in virtual reality. And it's well known for its excellent shopping scene and nightlife.

Picture-perfect Ely is also in easy reach. A 20-minute train-ride away, this small city boasts high-quality independent stores as well as high-street names and a great choice of places to eat, drink and meet friends. From Japanese delicacies at Sushi & Salad to live music, comedy and theatre at The Maltings.



Sports

At George Campbell Leisure Centre, you can swim, go to the gym, feel the burn at indoor cycling classes and stretch it out at yoga. March also has clubs for sports ranging from padel to taekwondo, so there's something for everyone.

George Campbell Leisure Centre

1.1 miles



Culture

At the National Trust's Peckover House, you can explore the stories behind the Georgian mansion before roaming its beautiful Victorian garden. Closer to home, March and District Museum reveals the history of March and the fenland area.

Peckover House

12 miles

Your lifestyle, your way

Eat & drink

The Acre Pub serves up handmade pizzas, an open fire, a palm-lit garden, live music and a fun atmosphere. The Coffeehouse is the place to go for a great quality coffee and cake. And you can get authentic Thai food at Anne's Thai Kitchen.

The Acre Pub

1 mile



Everything within easy reach

Great outdoors

Upwell Meadows is on the edge of an expansive landscape of sweeping farmland, marshes, wetlands and winding rivers, ready for you to explore. At RSPB Ouse Washes, you can see a huge variety of birds, from flocks of whooper swans to flitting Kingfishers.

RSPB Ouse Washes

11 miles



Shopping

March's town centre has a blend of independent stores, handy high street chains and supermarkets. And its marketplace is home to a popular, twice-weekly market selling everything from homemade bakes to flowers and craft items.

Sainsbury's

1.3 miles



Family

Cavalry Primary School is only a 5-minute walk from Upwell Meadows and secondary school Neale Wade Academy is just a 23-minute walk. For tiny tots, there are several nurseries to choose from, including Blackhouse Nursery, a 2-minute drive away with an outstanding Ofsted rating.

Cavalry Primary School

0.2 miles

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





Computer generated image

Slow down to speed up

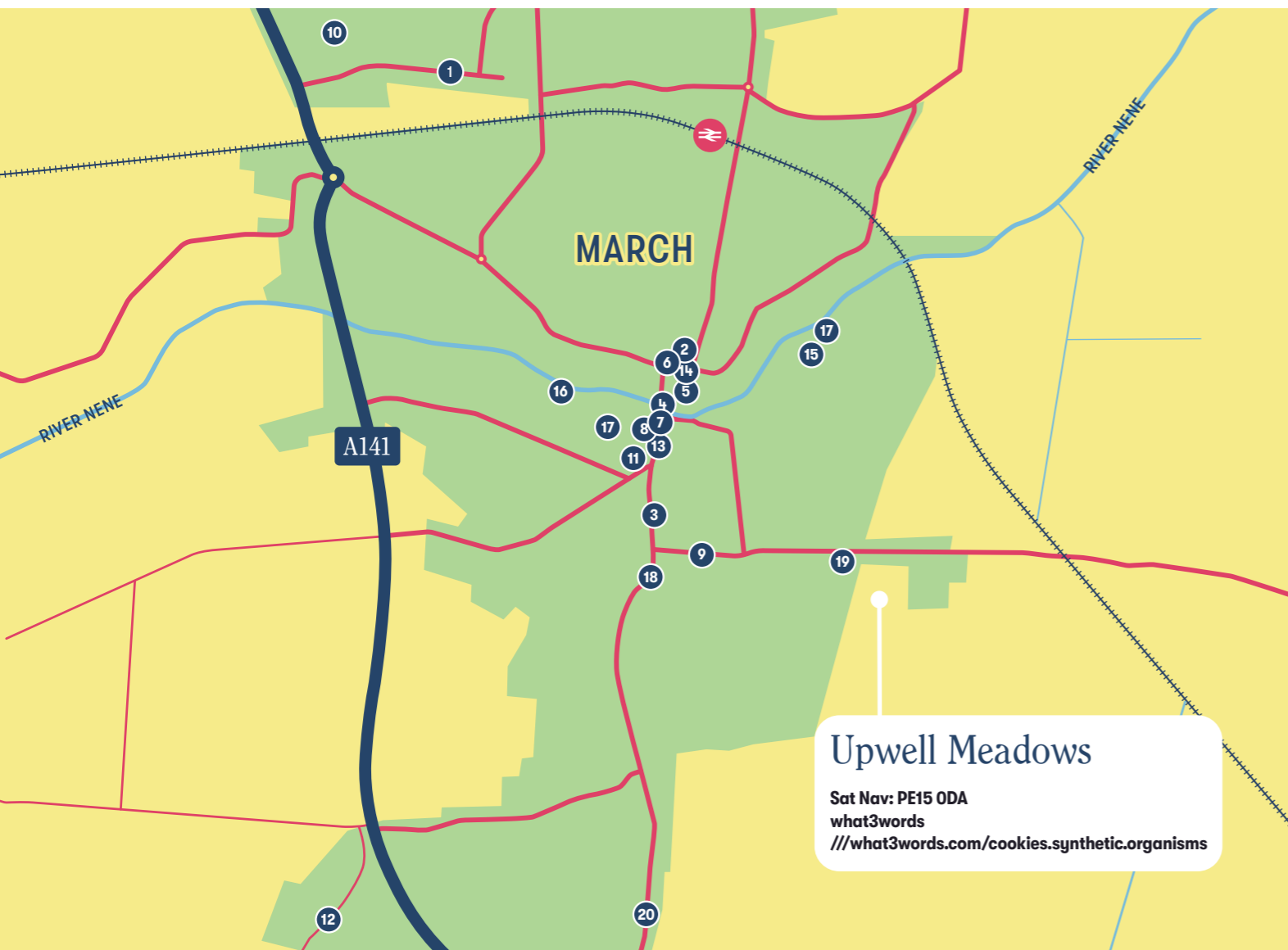
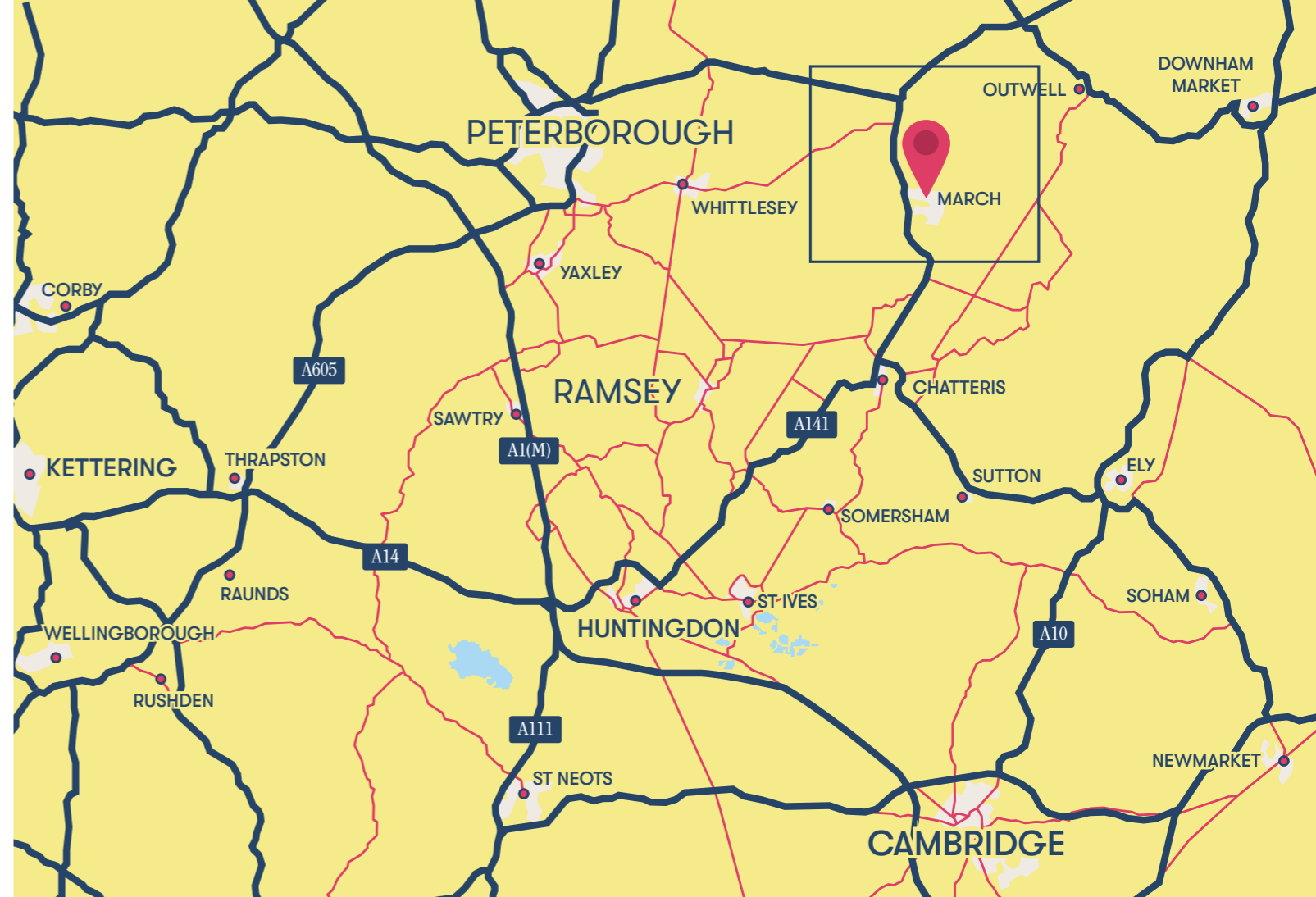
Relax into a country pad with fast travel connections

March is surrounded by fields and fenland stretching into the distance, and yet it has great travel connections. Upwell Meadows sits just off the B1099, which goes into the town centre and out to the countryside. And the A141 is less than two miles away, connecting with the A47 to take you west to Peterborough or east to the coast.

There are bus stops a 5-minute walk from Upwell Meadows, with routes going into March and to nearby villages, towns and cities. March train station is only 1.7 miles away and has fast, direct links to Peterborough, Ely and Cambridge. And, for trips abroad, you can be at Stansted Airport in less than 1.5 hours.

Places of interest

1. Aldi
2. Home and Gift
3. M & D Crafts
4. March Quality Meats
5. Sainsbury's
6. Anne's Thai Kitchen
7. The Acre Pub
8. The Coffeehouse
9. The Rose & Crown
10. Alpine Health Club & Spa
11. George Campbell Leisure Centre
12. March Golf Club
13. March and District Museum
14. The March Community Centre
15. North Drive Play Area
16. West End Park
17. BMX park
18. Blackhouse Nursery
19. Cavalry Primary School
20. Neale Wade Academy



Upwell Meadows

Sat Nav: PE15 ODA
 what3words
[///what3words.com/cookies.synthetic.organisms](http://www.what3words.com/cookies.synthetic.organisms)



By car from Upwell Meadows

Chatteris	17 minutes
Downham Market	29 minutes
Ely	32 minutes
Wisbech	32 minutes
Peterborough	35 minutes
Huntingdon	38 minutes
King's Lynn	49 minutes
Spalding	51 minutes
Newmarket	58 minutes
Snettisham	1hr 2 mins
Cambridge	1hr 7 mins
Bury St Edmunds	1hr 12 mins
Wells-next-the-Sea	1hr 22 mins
Stansted Airport	1hr 28 mins



By train from March Station

Peterborough	17 mins
Ely	20 mins
Cambridge	37 minutes
London King's Cross	1hr 19 min (1 change)
York	1hr 42 mins (1 change)

[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.]

Upwell Meadows Development Layout

Shared Ownership



/// what3words.com/cookies.synthetic.organisms

2 Bed Houses

 The Nene

3 Bed Houses

 The Fenview

4 Bed Houses

 The Reedham

Homes for rent



 The Ouse

 The Willowmere

 The Meadowgate

 The Whittlesey



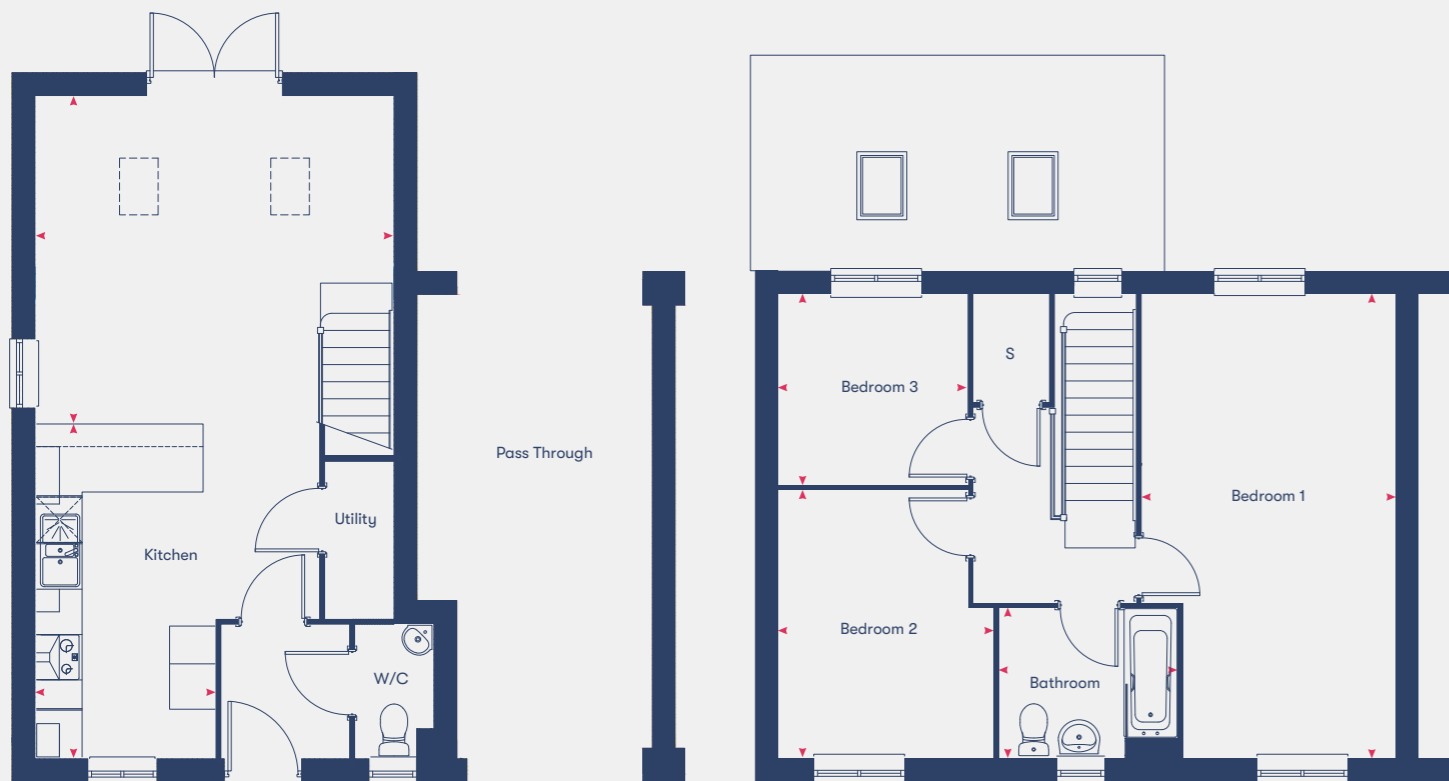
BCP = Bin Collection Points

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.

The Fenview

3 bedroom houses

Plots 3*, 4, 82*, 83



Ground Floor

First Floor

Kitchen/Living	8.77m x 4.75m
Bedroom 1	6.14m x 3.36m
Bedroom 2	3.54m x 2.85m
Bedroom 3	2.53m x 2.51m
Bathroom	1.99m x 2.37m
91m²	

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

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 as 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 Ouse

3 bedroom houses

Plots 109*, 110



Ground Floor

First Floor

Second Floor

Kitchen/Dining	3.90m x 1.89m
Living Room	4.81m x 4.15m
Bedroom 1	7.74m x 2.95m
Bedroom 2	3.59m x 4.15m
Bedroom 3	3.44m x 4.15m
Bathroom	2.20m x 2m
103.7m²	

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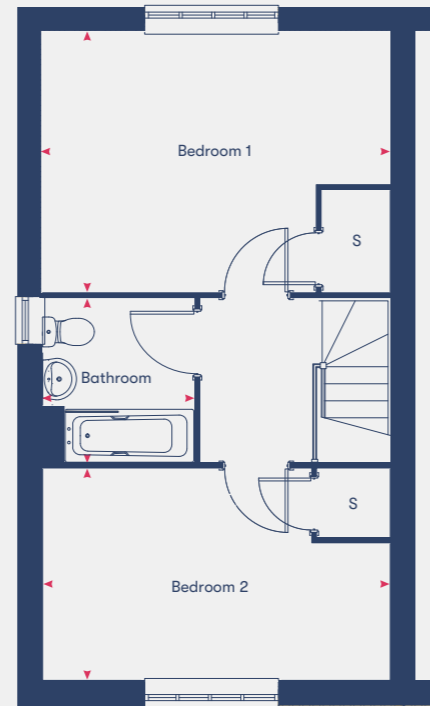
The Nene

2 bedroom houses

Plots 56*, 58, 60, 92*, 93, 99, 100*, 101, 107*, 108



Ground Floor



First Floor

Kitchen	3.99m x 2.87m
Living Room	4.56m x 4.64m
Bedroom 1	3.47m x 4.64m
Bedroom 2	2.83m x 4.64m
Bathroom	2.19m x 2.04m

79m²

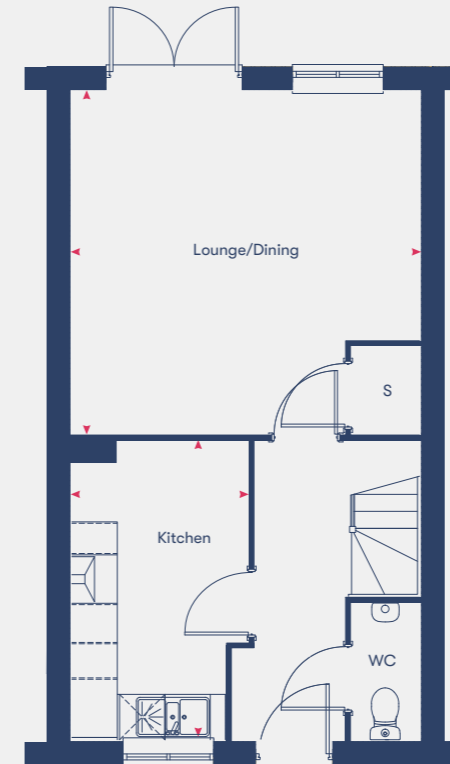
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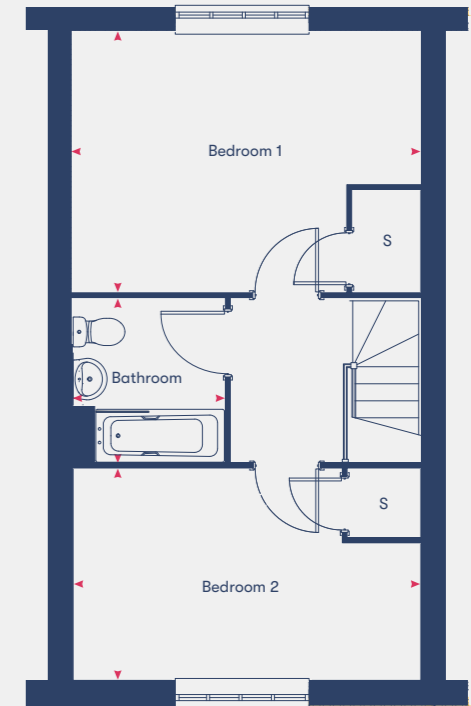
The Nene

2 bedroom houses

Plot 57 **MID TERRACE**



Ground Floor



First Floor

Kitchen	3.99m x 2.87m
Living/Dining	4.56m x 4.64m
Bedroom 1	3.47m x 4.64m
Bedroom 2	2.83m x 4.64m
Bathroom	2.19m x 2.04m

79m²

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The Willowmere

3 bedroom houses

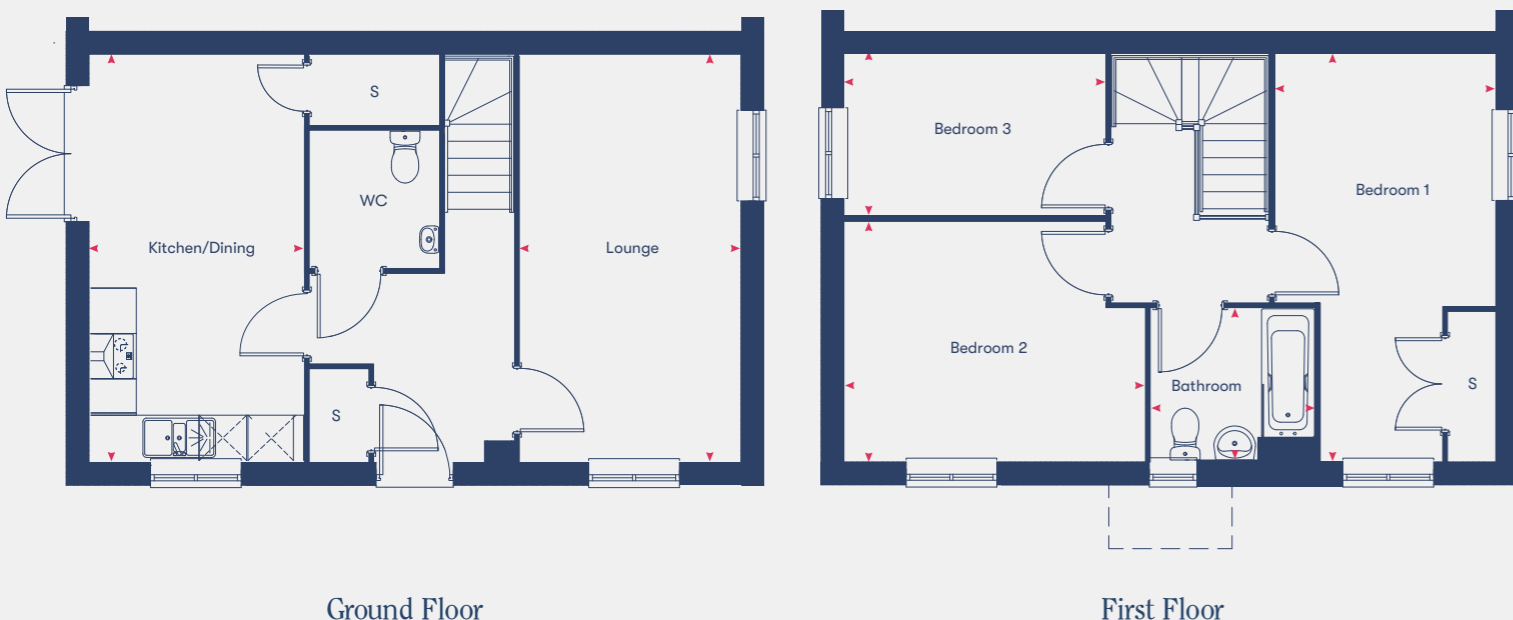
Plots 10, 42, 59, 98



The Meadowgate

3 bedroom houses

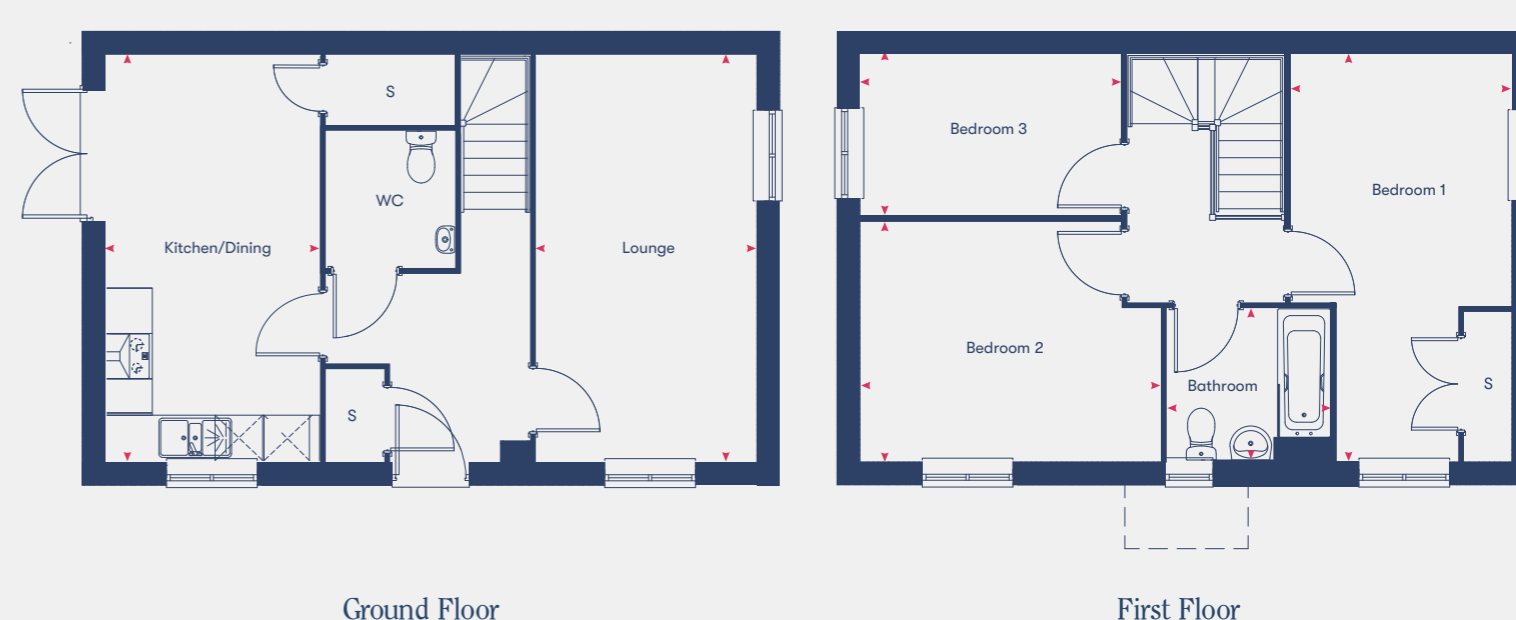
Plot 64



Kitchen	5.39m x 2.85m
Living/Dining	5.39m x 2.93m
Bedroom 1	3.34m x 2.93m
Bedroom 2	3.18m x 3.98m
Bedroom 3	2.15m x 3.46m
Bathroom	2.04m x 2.18m

93m²

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Kitchen/Dining	5.39m x 2.85m
Lounge	5.39m x 2.93m
Bedroom 1	3.34m x 2.93m
Bedroom 2	3.18m x 3.98m
Bedroom 3	2.15m x 3.46m
Bathroom	2.04m x 2.18m

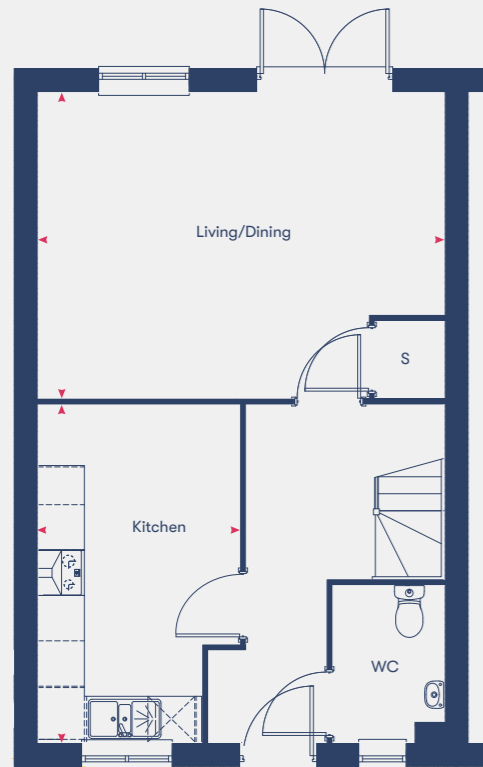
93m²

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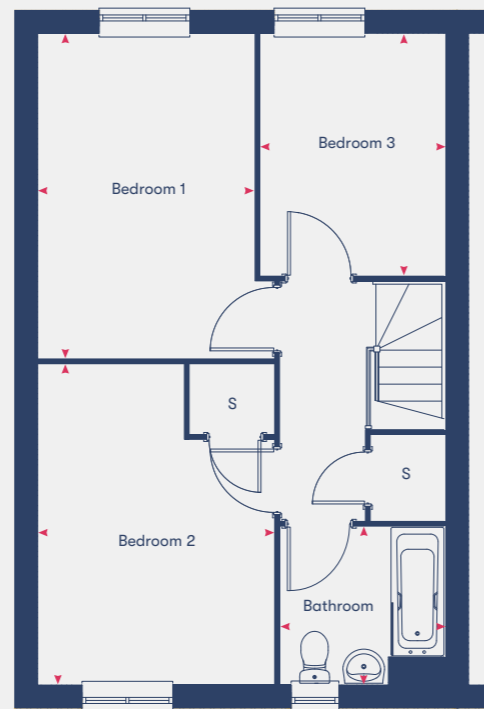
The Whittlesey

3 bedroom houses

Plots 8, 9*, 11, 31*, 32, 43*, 44, 45*, 96*, 97, 102*, 104, 105*, 106



Ground Floor



First Floor

Kitchen	4.49m x 2.69m
Living/Dining	4.06m x 5.39m
Bedroom 1	4.30m x 2.87m
Bedroom 2	4.25m x 3.13m
Bedroom 3	3.21m x 2.46m
Bathroom	2.10m x 2.20m

93m²

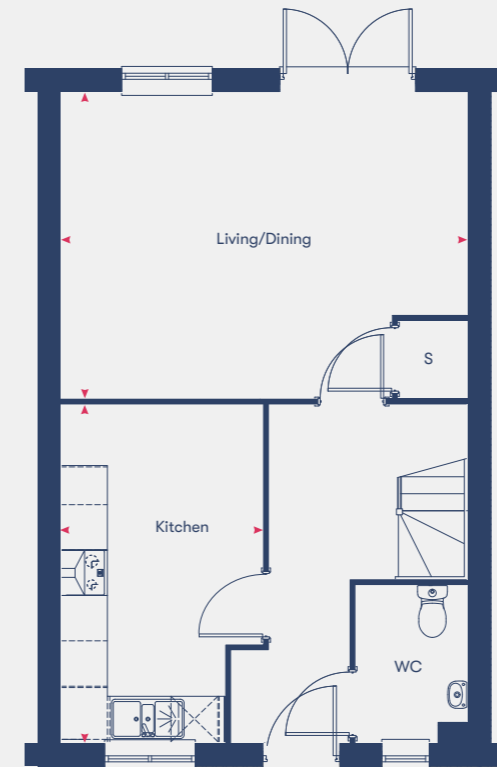
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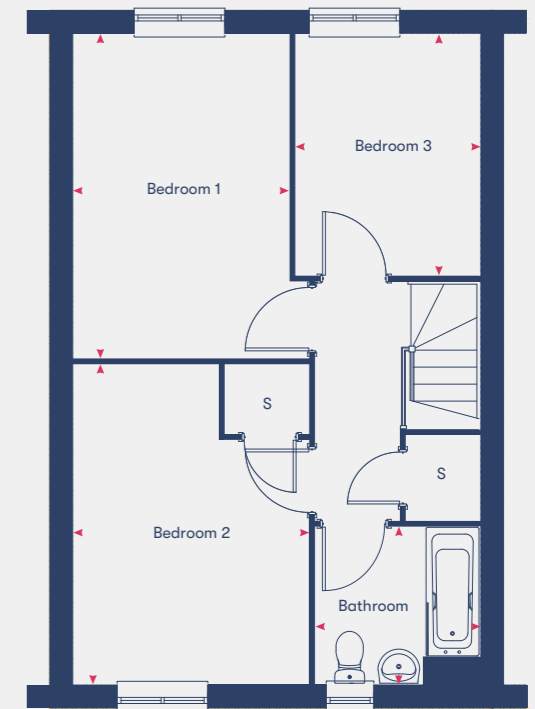
The Whittlesey

2 bedroom houses

Plot 103 MID TERRACE



Ground Floor



First Floor

Kitchen	4.49m x 2.69m
Living/Dining	4.06m x 5.39m
Bedroom 1	4.30m x 2.87m
Bedroom 2	4.25m x 3.13m
Bedroom 3	3.21m x 2.46m
Bathroom	2.10m x 2.20m

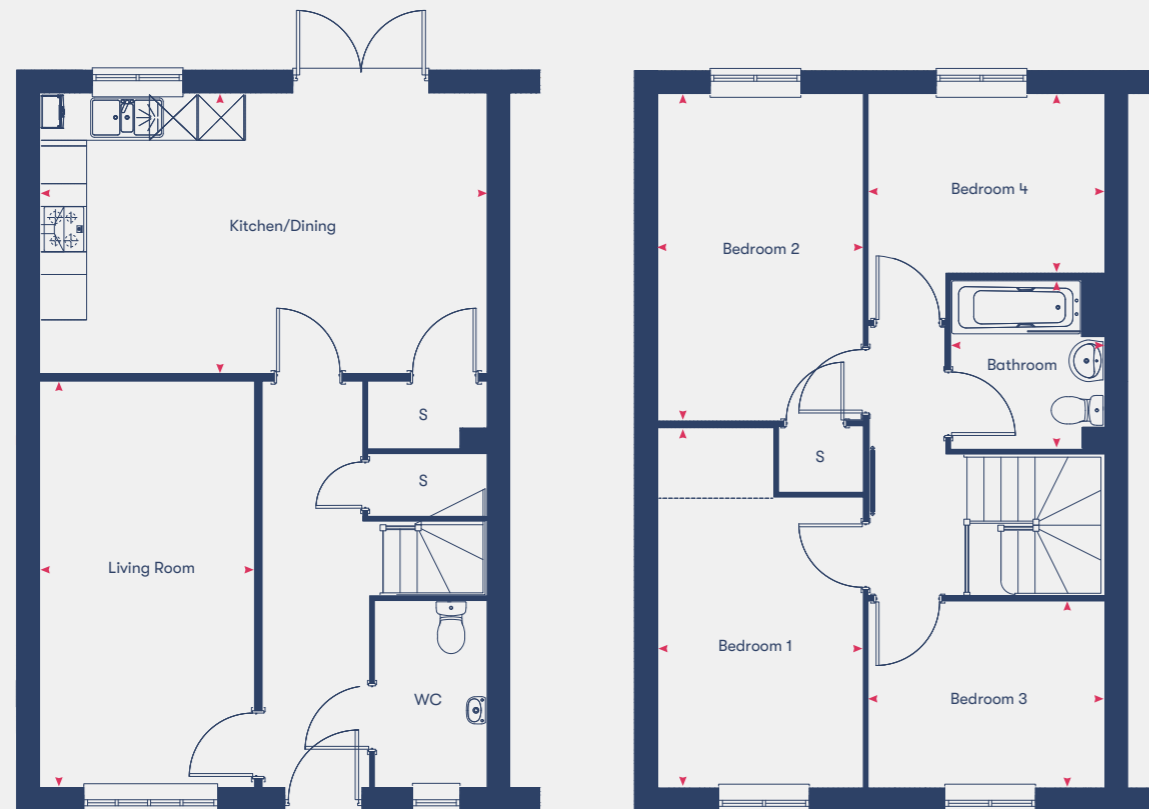
93m²

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The Reedham

4 bedroom houses

Plots 1*, 2, 36*, 37, 40*, 41, 94*, 95



Ground Floor

First Floor

Kitchen/Dining	3.71m x 5.92m
Living Room	5.37m x 2.84m
Bedroom 1	4.76m x 2.72m
Bedroom 2	4.33m x 2.72m
Bedroom 3	2.47m x 3.13m
Bedroom 4	2.37m x 3.88m
Bathroom	2.24m x 2.04m

108.2m²

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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

A selection of developments from



Bottisham Meadows, Cambridgeshire



Fantail View, Spalding



Whittlesey Green, Peterborough



homemade

homes by accent

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR RENT.

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T 0345 678 0552

W [homemadehomes.com](https://www.homemadehomes.com)

E info@homemadehomes.com