



bpha at  
**LINMERE**

2 & 3 bedroom homes

**bpha** 

# WELCOME TO THE NEIGHBOURHOOD

Ideally located in South Bedfordshire, Linmere 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 Linmere, 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 Linmere



2 & 3 bedroom homes



primary schools



90 acres of open space



community hub



sustainable transport



footpaths & nature trails



sports pitches



on site cafés & bistro



easy commutes



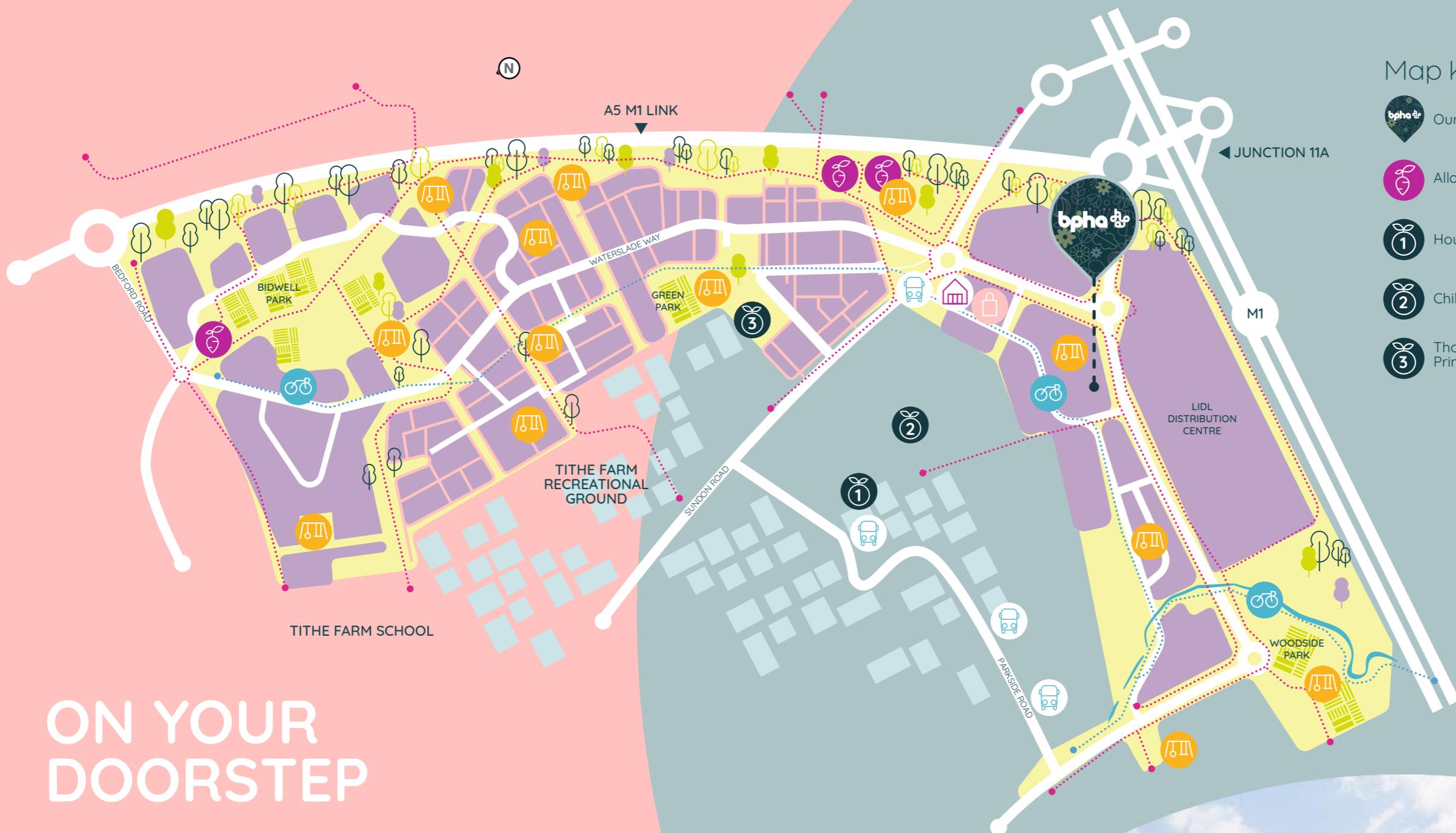
allotment patches



## 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 Linmere. These stylish, new homes are ideal for singles and couples, families, commuters and downsizers alike, all available through shared ownership.



## Map Key

- PROW Routes
- Cycle Paths
- Playground
- Woodland
- Lidl
- Bus Stop
- The Farmstead
- Our Homes
- Allotments
- Houston School
- Chiltern School
- Thornhill Primary School

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.

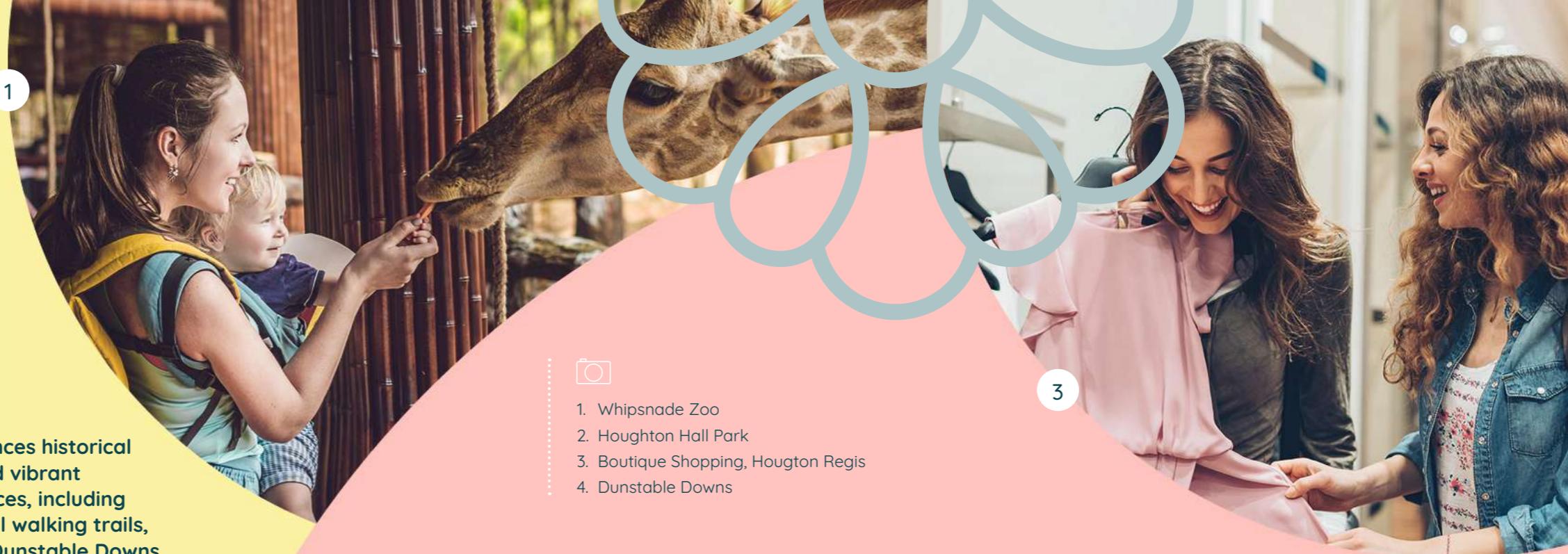
For younger residents, the school, and open spaces provide endless opportunities for play and learning. These vibrant spaces are enjoyed by both the Linmere community and visitors alike.



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

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.



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The perfect place to lay down roots | bpha at Linmere



## By train from Leagrave Station\*

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

\*Information sourced from Trainline.



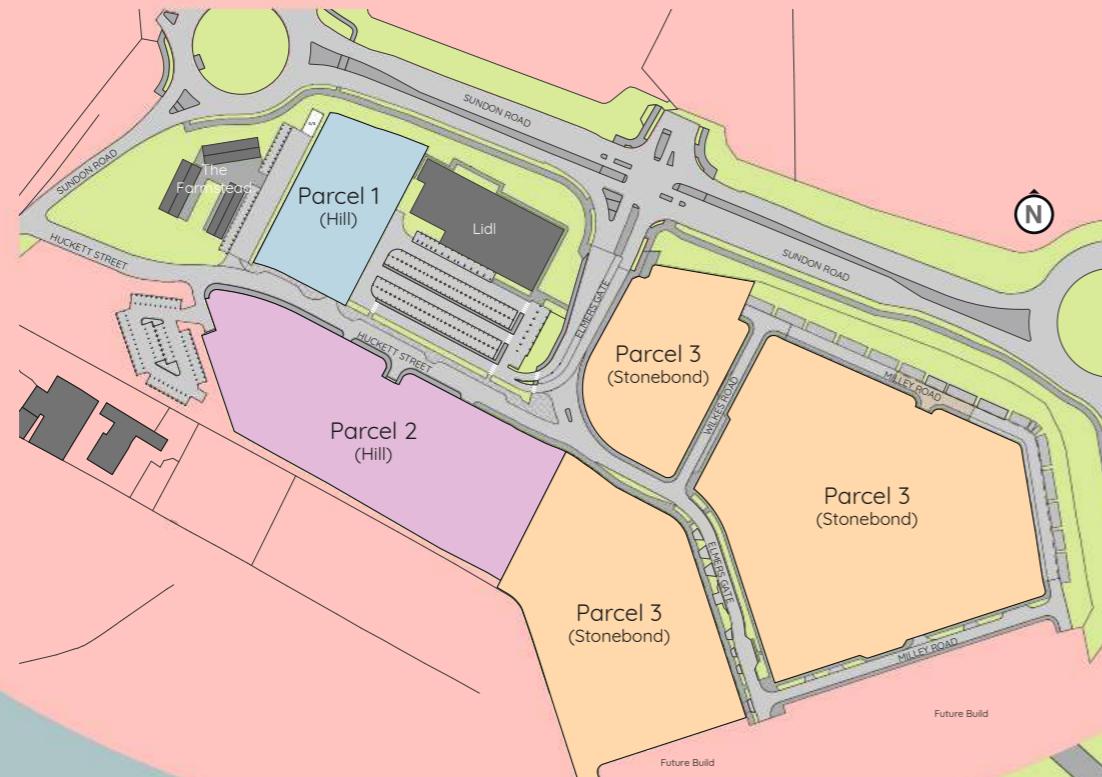
## By car from Linmere

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



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# SITE PLANS



## PARCEL 3

**SHARED OWNERSHIP**  
Plots 219, 220, 224, 225, 229, 230, 234, 235  
1 Bedroom Apartment

**SHARED OWNERSHIP**  
Plots 221-223, 226-228, 231-233, 236  
2 Bedroom Apartments

**SHARED OWNERSHIP**  
Plots 69-72, 106, 107, 112, 113, & 120  
2 Bedroom House

**SHARED OWNERSHIP**  
Plots 66-68, 76-87, 102, 103, 108, 109, 121, 122, 123-126  
3 Bedroom House

**BPHA RENT**  
Plots 73-75, 114-116  
2 Bedroom FOG  
Plots 110, 111, 117-119  
2 Bedroom House



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





## SPECIFICATION

### Kitchen

- 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)

### Bathroom

- Vinyl flooring - Louisa Oak 22856 (Furlong)
- Wall tile to wet areas - Bergdust Crema (Monumental Tiles)

### General

- 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 69-72, 106 & 107, 112 & 113\*

Two bedroom semi-detached houses



### 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.

\*\* Plots 70, 72, 107 & 113 layout are mirrored

## PLOTS 66 & 80\*

Three bedroom end of terrace houses



### Dimensions

Lounge/Dining*	4.25m x 3.57m	13'11" x 11'08"
Kitchen	3.79m x 2.16m	12'05" x 7'01"
Bedroom 1	6.01m x 4.25m	19'08" x 13'11"
Bedroom 2	4.25m x 2.56m	13'11" x 8'04"
Bedroom 3	3.50m x 2.15m	11'05" x 7'01"

\*Max measurements taken.

## PLOTS 67 & 68, 76-79\*

Three bedroom mid and end of terrace houses



Ground Floor

First Floor

Second Floor

## PLOTS 108 & 109, 121 & 122\*

Three bedroom semi detached houses



Ground Floor

First Floor

### Dimensions

Lounge/Dining*	
4.25m x 3.57m	13'11" x 11'08"
Kitchen	
3.79m x 2.16m	12'05" x 7'01"
Bedroom 1	
6.01m x 4.25m	19'08" x 13'11"
Bedroom 2	
4.25m x 2.56m	13'11" x 8'04"
Bedroom 3	
3.50m x 2.15m	11'05" x 7'01"

\*Max measurements taken.

\*\* Plots 77 & 78 are mirrored

### Dimensions

Lounge/Dining*	
4.92m x 3.20m	16'01" x 10'05"
Kitchen	
3.47m x 2.77m	11'04" x 9'01"
Bedroom 1*	
4.92m x 2.80m	16'01" x 9'02"
Bedroom 2	
3.39m x 2.20m	11'01" x 7'02"
Bedroom 3	
3.41m x 2.62m	11'02" x 8'07"

\*Max measurements taken.

\*\* Plots 109 & 121 are 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.

### 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

Rajpreet, 32, was renting in Milton Keynes when a divorce prompted her to rethink the next chapter of life. At this time, she was unsure which path to take “I wasn’t sure whether I could afford to buy, and I didn’t have much in savings. Renting again felt like starting over,” she said.

Facing uncertainty and what seemed like limited options, Rajpreet began to explore alternatives. That’s when a recommendation from a colleague introduced her to Domovo and the idea of shared ownership. “My friend bought through Domovo a few years ago and had a great experience. I trusted her opinion, so I focused my search onto Domovo,” Rajpreet explained.

Fast forward a few months, she now owns a 40% share in a two-bedroom semi-detached home in a peaceful neighbourhood outside Dunstable. With a £5,300 deposit, shared ownership made stepping onto the property ladder feel truly achievable.

**“I DIDN’T THINK I COULD AFFORD TO BUY AFTER THE SEPARATION. BUT ONCE I LOOKED INTO SHARED OWNERSHIP, IT MADE SO MUCH SENSE. IT’S AFFORDABLE AND GIVES ME THE OPTION TO BUY MORE OF THE HOME IN FUTURE.”**

But it wasn’t just the house that won her over - it was the location too. The local area quickly became one of her favourite aspects of the move. Moving from a busy town to a quieter, greener area has been a breath of fresh air.

**“THERE ARE LOVELY WALKS NEARBY, AND I OFTEN GO TO HOUGHTON HALL PARK. IT’S BEAUTIFUL IN THE SUMMER. I EVEN GET FRESH FARM MILK AND PRODUCE DELIVERED TO MY DOOR. THAT KIND OF THING JUST WASN’T PART OF LIFE BEFORE.”**

**IT’S AFFORDABLE AND GIVES ME THE OPTION TO BUY MORE OF MY HOME IN THE FUTURE**

**Rajpreet, Shared Owner**

\*Testimonial was incentivised

The move has had a noticeable impact, not just because the area is calmer, but also because it’s far more convenient for her day-to-day needs. She said:

**“THE ACCESS TO MAJOR ROADS IS GREAT. IT TAKES THE SAME AMOUNT OF TIME TO GET TO WORK, BUT THE DRIVE IS SMOOTHER AND MORE ENJOYABLE.”**

Shared ownership with Domovo proved to be the right choice. Rajpreet had been unsure about the concept at first as it was unfamiliar territory, but she came to appreciate how it allowed her to invest in a home at an affordable level, with the flexibility to increase her shares over time. Her monthly costs now sit below her previous rent payments, providing Rajpreet with both financial stability and long-term security.

With the support of Domovo’s sales team, the whole process was smoother than she expected. They stayed in regular contact, even after she was initially unsuccessful in securing a home, and reached out when another property became available, a gesture she truly appreciated.

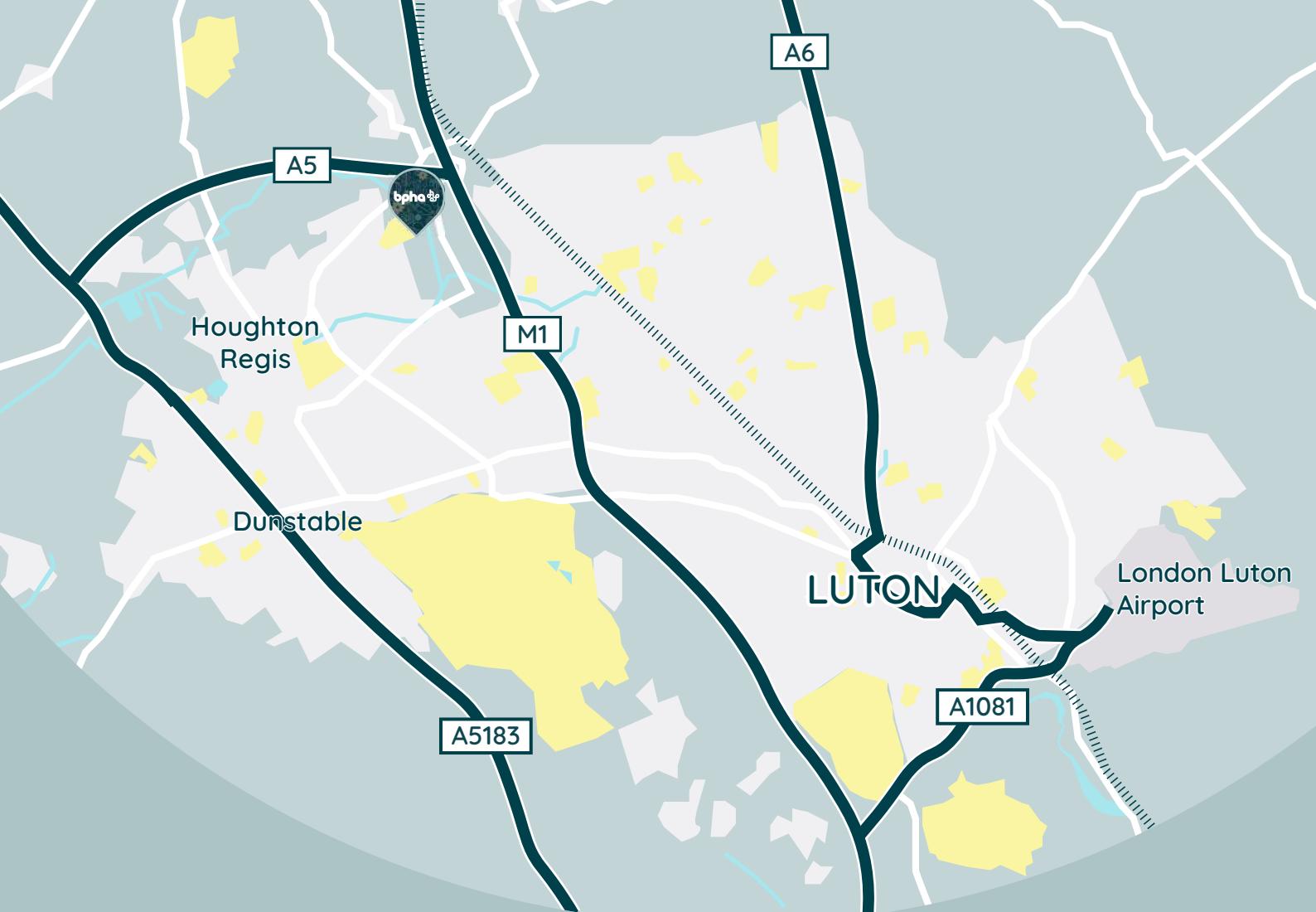
Since moving in, Rajpreet has embraced the independence of home ownership. Her favourite part of the house is the open-plan kitchen:

**“I LOVE COOKING WHILE WATCHING TV, IT’S WHERE I SPEND MOST OF MY TIME AFTER WORK. IT’S THE HEART OF MY HOME.”**

Now happily settled, Rajpreet is enjoying every aspect of her new home and the local area, embracing her new life filled with both peace and convenience. With Domovo’s support and the flexibility of shared ownership, she has found a realistic way onto the property ladder. Rajpreet is proud to call her new home her own and would encourage others in a similar position to explore shared ownership.

**FIND OUT MORE ABOUT RAJPREET’S JOURNEY**





# 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.

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A development by  
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Marketing and  
Sales Brand  
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