



# homemade

homes by accent



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**Brunswick Fields, Long Sutton**

*Welcome to stylish, new shared ownership homes in Brunswick Fields, Long Sutton.*



Welcome home to style and space in the perfect place.

## Just perfect.

Brunswick Fields is nestled on the edge of the historic town of Long Sutton in Lincolnshire's glorious South Holland district, an area famed for its vivid fields of tulips and daffodils and dramatic fenlands. It's an opportunity to put down roots just a ten-minute walk from the welcoming town centre, but with expansive countryside on your doorstep and the area's waterways and coastline close by.

We have 14 thoughtfully designed, brand new homes for sale here on a shared ownership basis. There are two 4-bed detached houses, plus eight 3-bed and four 2-bed semi-detached houses. So, whether you're buying alone, as a couple or for a small or growing family, there's a place for you to settle here. With flexible layouts and neutral finishes, these spacious homes offer a blank canvas for you to create your own look. And they all have a private garden and parking.

Long Sutton offers a great mix of amenities, including independent and high street shops, pubs, restaurants and cafés and health and sports facilities. And there's plenty to keep all ages entertained within easy reach.

This charming market town sits between Spalding, Wisbech, King's Lynn and Boston. And convenient transport links mean you can be in Peterborough in 45 minutes. From there, you can catch direct trains taking less than an hour to other key cities, including London and Cambridge.



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# 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.

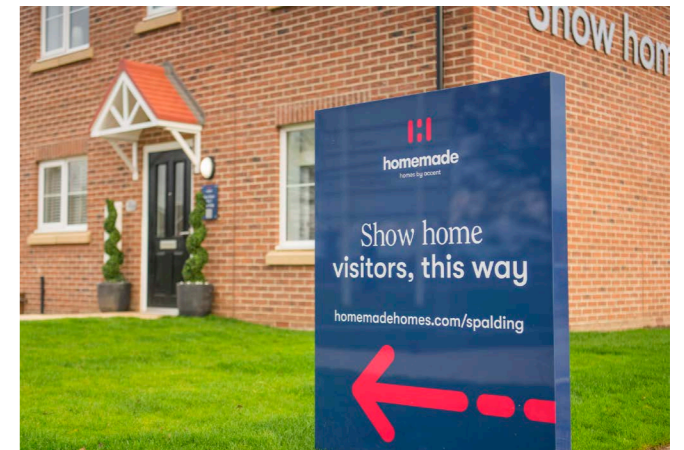
Let us look at an example purchase using Shared Ownership:

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 placed in the South Lincolnshire countryside

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



A 4-minute walk to a Spar, a 9-minute drive to an Aldi and an 11-minute drive to a Tesco Superstore



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



Rural walks meandering through meadows, along riverbanks and across nature reserves



Thoughtfully designed homes with smart design touches and high-quality finishes



A historic town centre with a range of independent shops and handy amenities



Private gardens, car parking and a flooring package for every home



Several good quality pubs, bars and cafés within a 12-minute stroll



A 14-minute drive to Wisbech, a 22-minute drive to King's Lynn and 28-minute drive to Spalding



A sports centre in town and clubs and classes for football, cricket, pilates and more

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

# A rural setting on the edge of town

Space to stretch out the good times in Long Sutton

At Brunswick Fields, you have the convenience of Long Sutton's amenities within a short stroll, easy access to several other towns and cities, and the serenity of country life on your doorstep. It's an area criss-crossed with hiking trails, cycle paths and waterways. A place for both quiet contemplation and high-octane adventuring.

Long Sutton is rich in heritage with a strong community and characterful architecture, such as the Grade I-listed St Mary's Church, with its distinctive spire, and the Italianate Market House. The latter acts as a vibrant hub for local events and classes, from yoga and choir practice to bingo and theatre.



St Mary's Church



King's Lynn

Wisbech



Nearby Wisbech is known as the capital of The Fens and boasts beautiful Georgian buildings. You can take a tour of Peckover House and Gardens, sample craft beer at Elgood's Brewery, see the original Great Expectations manuscript at Wisbech & Fenland Museum, and buy local produce at the market.

You can also be birdwatching by the coast in around 12 minutes, soaking up at the atmosphere at Sandringham Estate in 30 minutes, and eating ice cream by the beach in Norfolk beach in around 40 minutes. medieval theatre to a bowling alley and climbing centre.

Spalding and King's Lynn offer an even wider choice of things to see and do. From upscale dining by the water's edge to comedy nights, cinema screenings, adventure golf and river cruises. And Peterborough gives options for city-style entertainment and shopping around a 45-minute drive away.



## Sports

With a gym, lots of exercise classes and a sports hall for basketball, badminton, table tennis and more, Long Sutton Sports Centre is a great place to get active. Lutton Sutton also has clubs for football, hockey, cricket, bowls and gymnastics.

### Long Sutton Sports Centre

1.3miles



## Culture

The Angles Theatre in Wisbech was built in 1793 and is one of the country's oldest surviving Georgian theatres. Community-run, with just 112 seats, it's an intimate performance space specialising in drama, dance and musical theatre.

### Angles Theatre

9miles

# Live a local lifestyle

## Eat & drink

Long Sutton boasts a great choice of places to meet for drinks and food – from traditional pubs to cosy cafés. You can enjoy afternoon tea at The Gatsby Tearoom, locally sourced ingredients at Palmers Ale House & Kitchen and delicious Greek dishes at Thea Coffee House.

### The Ship

0.4miles



# Life's essentials, close at hand

## Great outdoors

Brunswick Fields sits next to wide open countryside – a sweeping landscape dotted with meadows, marshes, rivers and lagoons, and teeming with wildlife. Local nature reserve, The Shrubberies, is a lovely spot for a quiet stroll. And the Wash Viewpoint is a haven for spotting seals and visiting birds.

### The Shrubberies

1.2miles



## Shopping

Long Sutton offers a range of independent shops selling hardware, gifts, furniture and more, as well as convenient chain stores such as Boots, Spar and Co-op. At the Long Sutton Emporium, you can browse 65 stalls selling everything from crafts to collectables, before relaxing in the family-run café.

### Spar

0.1miles



## Family

There's a primary school, pre-school, medical centre, dentist and library within a mile of Brunswick fields, and a secondary school just over a mile away. And with a host of activities to entertain kids of all ages nearby, Long Sutton is well placed for families.

### Long Sutton Count Primary School & Nursery

0.8miles



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



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# Close connections

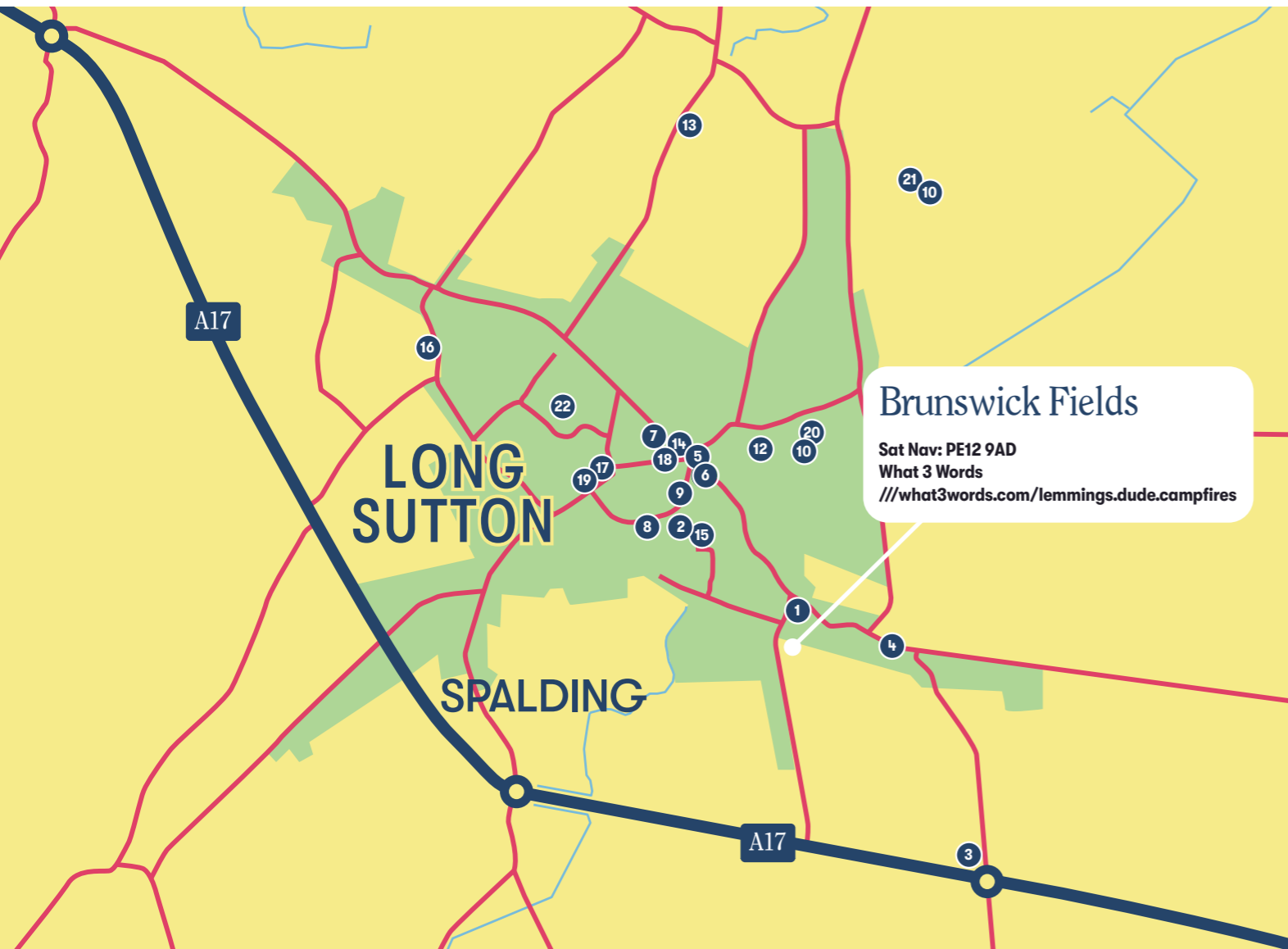
Settle by fields and fenland with easy access to towns and cities

Brunswick Fields is ideally placed on the edge of town, beside open fields yet just off the A17 for fast access to towns such as Spalding, King's Lynn, Wisbech, Downham Market and Boston. There are bus stops a 5-minute walk away to take you into and out of town and it's just a 28-minute drive to Spalding station. From there, you can get direct routes to Peterborough and onward routes to many towns and cities, including London, Cambridge, Norwich and York.

For foreign getaways, there are several airports within a 2-hour drive, including Humberside, London Stansted, Doncaster Sheffield and London Luton.

## Places of interest

1. Spar
2. Co-op
3. Long Sutton Emporium
4. The Ship
5. Thea Coffee House
6. The Crown & Woolpack
7. The Gatsby Tearoom
8. Churchills Bar
9. Palmers Ale House & Kitchen
10. Long Sutton Sports Centre
11. Long Sutton Bowls Club
12. Long Sutton Cricket Club
13. Holbeach and Fenland Gymnastics
14. Long Sutton Market House
15. St Mary's Church
16. The Shrubberies
17. Long Sutton Medical Centre
18. Long Sutton Dentistry
19. Long Sutton library
20. Cinder Ash Pre-School
21. University Academy Long Sutton
22. Long Sutton Country Primary School & Nursery



## By car from Brunswick Fields

Wisbech	14 minutes
King's Lynn	22 minutes
Spalding	28 minutes
Downham Market	35 minutes
Boston	35 mins
Peterborough	45 mins
Lincoln	1hr 14 mins
Cambridge	1hr 31 mins
Leicester	1hr 41 mins
Humberside International Airport	1hr 45 mins
Doncaster Sheffield Airport	1hr 40 mins
London Stansted Airport	1hr 51 mins
Milton Keynes	1hr 52 mins
Nottingham	2hrs
London Luton Airport	2hrs
Birmingham	2hrs 18 mins



## By train from King's Lynn

Ely	32 mins
Cambridge	53 mins
London Kings Cross	1hr 52 mins

## By train from Spalding

Peterborough	20 minutes
Sleaford	23 minutes
Lincoln	54 minutes

## By train from Peterborough

Doncaster	50 minutes
London Kings Cross	51 minutes
Cambridge	54 minutes

# Brunswick Fields Development Layout

Shared Ownership

/// [what3words.com/lemmings.dude.campfires](http://what3words.com/lemmings.dude.campfires)

2 Bed  
Houses



Ash

3 Bed  
Houses



Acer

4 Bed  
House



Birch

Affordable  
Rented Homes



Developed  
by Others

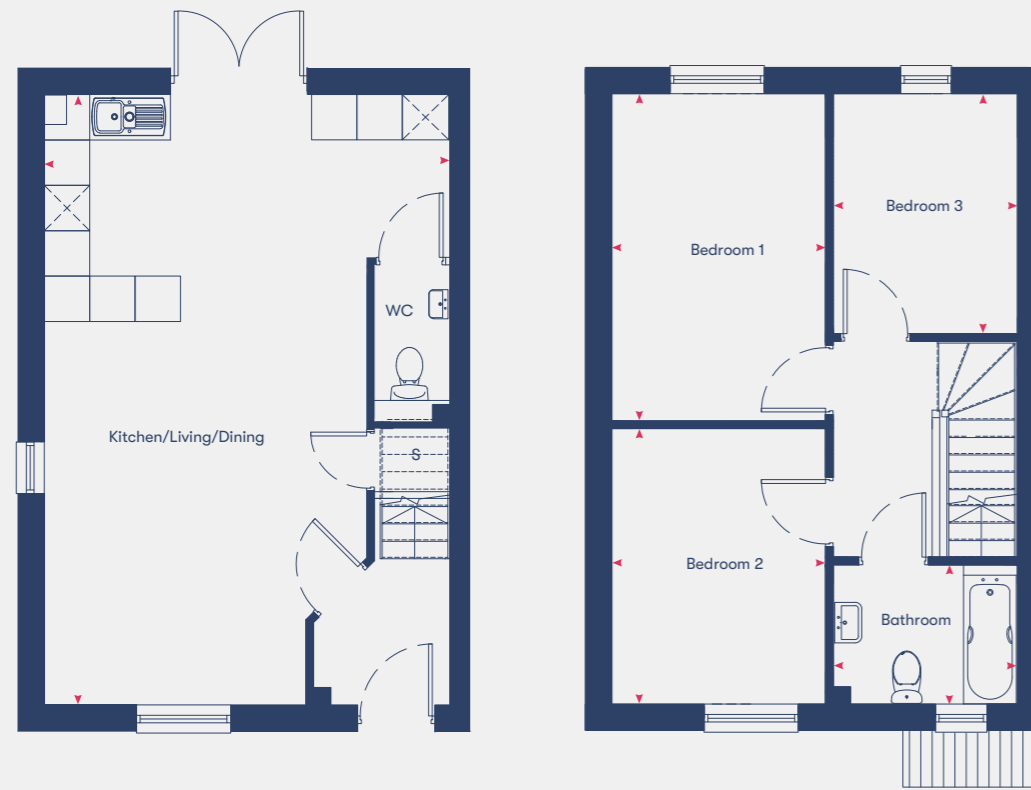


We support the development of mixed tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of all homes may change subject to demand. The site plan is drawn to show the relative position of individual properties, not to scale. This two-dimensional drawing 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.

## Acer

# 3 bedroom houses

Plots 28\*, 29, 50\*, 51, 66\*, 67, 68\*, 69



Ground Floor

First Floor

Kitchen/Living/Dining	8.14m x 5.40m
Bedroom 1	4.36m x 2.86m
Bedroom 2	3.68m x 2.86m
Bedroom 3	3.20m x 2.43m
Bathroom	1.88m x 2.43m
<b>81m<sup>2</sup></b>	

\*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.

## Ash

# 2 bedroom houses

Plots 64, 65\*, 74, 75\*



Ground Floor

First Floor

Kitchen	3.62m x 4.65m
Living Room	4.99m x 2.89m
Bedroom 1	3.37m x 4.05m
Bedroom 2	3.11m x 4.05m
Bathroom	2.04m x 1.89m
<b>68m<sup>2</sup></b>	

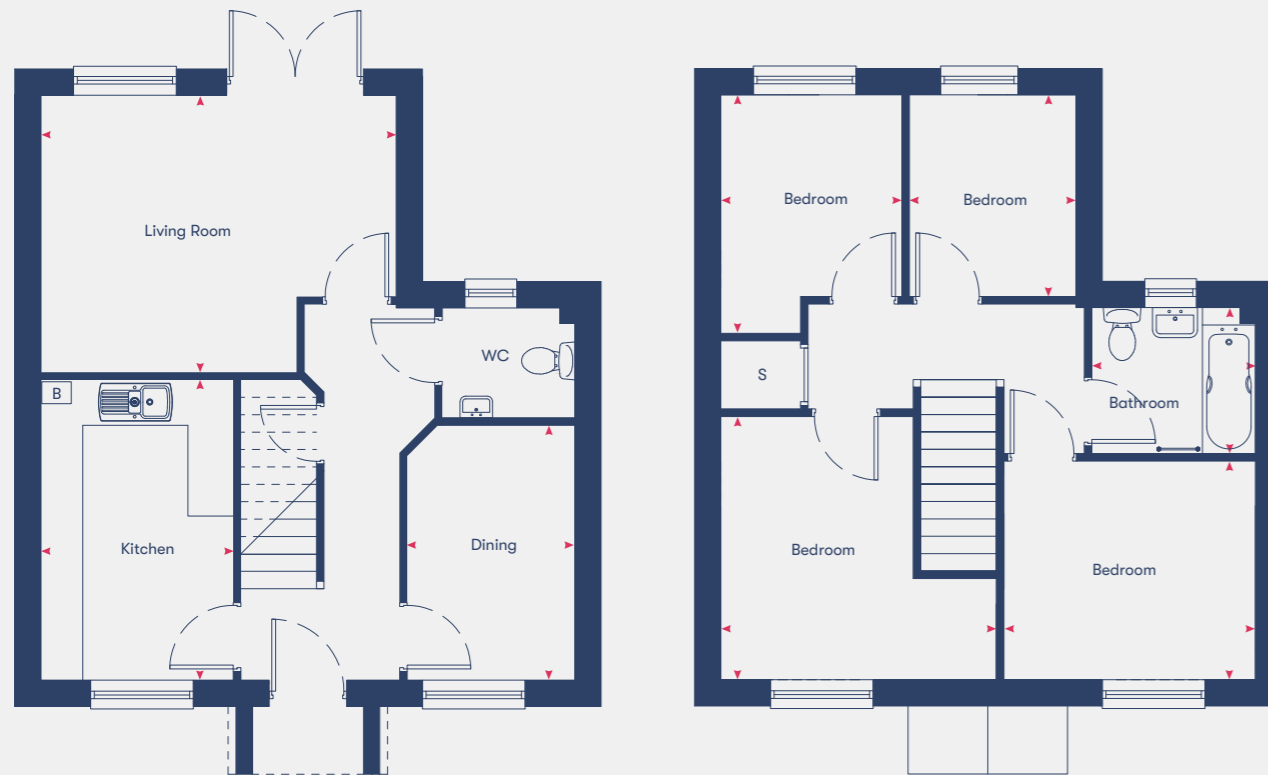
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Birch

# 4 bedroom houses

Plot 73, 76\*



Ground Floor

First Floor

Kitchen	4m x 2.59m
Dining	3.70m x 4.77m
Living Room	3.40m x 2.53m
Bedroom 1	3.51m x 2.58m
Bedroom 2	2.92m x 3.35m
Bedroom 3	3.19m x 2.43m
Bedroom 4	2.70m x 2.24m
Bathroom	1.87m x 2.19m
<b>98m<sup>2</sup></b>	

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

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