



homemade

homes by accent



Litlington Edge, Royston

*Welcome to stylish, new shared ownership
homes at Litlington Edge*

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](https://www.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.



Have it all at Litlington Edge

Homes designed for a country life with easy access to the city

Litlington Edge is nestled in the quaint village of Litlington. It gives you all the tranquillity of rural life in the sleepy Cambridgeshire countryside. And yet you have the convenience of town and city living close at hand. These sensitively designed homes are just 14 miles southwest of iconic Cambridge and three miles northwest of the historic town of Royston. And with trains from Royston to Kings Cross taking just over an hour, commuting to the capital is an option.

We have 11 of the 22 brand new homes at Litlington Edge available to buy on a shared ownership basis (see page 25 for details). Which makes buying in this idyllic location a more affordable option. With three 4-bed, four 3-bed and four 2-bed properties available, there's a place for you here, whether you're buying as a couple or a small or growing family.

Each property has striking architecture, designed to be in keeping with local properties, plus a flexible layout and clean-lined neutral finishes. So you can begin adding your own style straightaway. And with a private garden, there's plenty of space for alfresco entertaining, relaxing with a book or kicking a ball around.

At Litlington Edge, you're only four miles from Royston train station, eight miles from the A1 and 14 miles from the M11. Which makes travelling further afield straightforward, whether you're heading into London, out to the coast or up to cities such as Peterborough.

Cambridge

Peterborough Cathedral



Welcome to your home,
shaped around you



Get settled with shared ownership at Litlington Edge

Another way to find what you've always wanted

Everyone should have the opportunity to find a home they love, and shared ownership could be the answer for you. It's a great way to get on the property ladder and offers a real alternative to renting.

Homes at Litlington Edge are available to buy using the government's shared ownership scheme. It's another way to buy your home where you buy a percentage and pay rent on the rest. Homemade Homes by Accent own part of it - but you're living there, you decorate it, and you decide when to sell. Buying a percentage means you'll need a smaller deposit and a smaller mortgage. You can start by buying a share of between 25% to 75%. Once you've moved in, you can carry on buying more shares - if you choose to and can afford it - until you own your home 100%.

We offer an extensive range of shared ownership homes across the country, and have helped families, couples and people buying alone to find the right home for them. From apartments to detached houses, from Surrey to Yorkshire, we can help you find what you're looking for.

Visit homemadehomes.com/information/ or speak to our sales team to find out more about shared ownership.



Perfectly positioned in the Cambridgeshire countryside

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



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



A pretty village with a post office and store, a village hall and a recreation ground



Private gardens and car parking for every home



A 7-minute drive to Aldi and M&S Foodhall, and an 8-minute drive to Tesco Extra



Good nurseries and schools for all ages within a 10-minute drive



Countryside walks through pretty meadows, nature reserves and manicured gardens



A wide choice of independent restaurants, cafes and pubs in Royston



A 7-minute drive to Royston and a 27-minute drive to Cambridge



Clubs for hockey, cycling, rugby, tennis, golf, cricket, archery and more in Royston

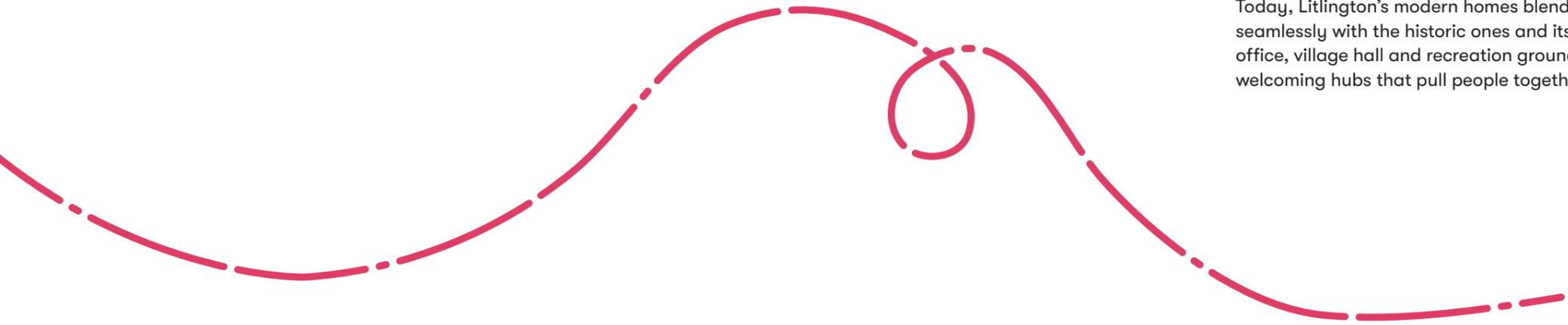
Travel times are approximate. Source, nationalrail.co.uk and google.com/maps

Slow down while staying connected in Litlington

A countryside setting close to town and city

Litlington is a picturesque village full of cottages with thatched roofs and pretty gardens that hark back to a slower pace of life. Occupied for over 2,000 years, its roman heritage is reflected in the remains of a villa explored by Channel 4's Time Team archaeologists.

Today, Litlington's modern homes blend seamlessly with the historic ones and its post office, village hall and recreation ground are welcoming hubs that pull people together.



Images from left to right:
Royston Golf club
Royston Splash Park
Cambridge
Cambridgeshire woodland



Just an 8-minute drive from Litlington Edge is the town of Royston, boasting a rich heritage, open green spaces, a bustling high street and a variety of cafes, bars and restaurants. Royston also hosts events throughout the year, including a charity fun run, a kite festival and an arts festival. And each weekend the town hall transforms into Royston Picture Palace showing recent films and theatre screenings.

For a city-sized selection of entertainments, it's only around a 27-minute drive into Cambridge, where there are endless ways to while away the days and evenings. From hiring a bike to punting on the river, shopping vintage stores, watching live music, exploring the museums and much more.

Of course, one of the benefits of living in a rural location is staying close to nature. And at Litlington Edge, the sweeping Cambridgeshire countryside is right on your doorstep. Whether you prefer the formal Gothic Gardens at nearby Pembroke Farm or meandering through meadows, there's so much to explore.

Everything you need, right here



Sports

Whether you're into football, golf, taekwondo, yoga, swimming or something entirely different, there's lots of ways to stay active in and around Litlington. The Obstacle Training Ground is fun for all the family, and Royston Leisure Centre has a wide range of activities for all ages and abilities.

Obstacle Training Ground – 1.3 miles



Great outdoors

Litlington is set amid wide open countryside dotted with pretty villages and is close to wildlife-rich nature reserves such as Therfield Heath and RSPB Fowlmere. Ashwell Street Byway, an ancient 3km trail, runs just south of the village and is ideal for walks and bike rides.

Therfield Heath – 2.7 miles

Culture

The National Trust's Wimpole Hall is just a 16-minute drive from Litlington Edge. With an impressive architectural pedigree, it's crammed with treasures to discover – from the beautiful Baroque chapel to the Yellow Drawing Room with its intricate Neoclassical ceiling.



Wimpole Hall – 10.3 miles

Shopping

Litlington Post Office has a handy village store and is just a 5-minute stroll from Litlington Edge. While Royston offers a mix of well-known names such as Tesco, Aldi, WH Smith and Boots alongside many independent gift stores and clothing boutiques.

Litlington Post Office – 0.3 miles



Eat & drink

From Sunday brunch to family dinners and celebratory cocktails, there are plenty of options for getting together with friends in Royston. Banyers House is a favourite, with stylish interiors and a seasonal, Mediterranean-inspired menu that offers something for everyone.

Banyers House – 3.5 miles



Family

There are several primary schools with a good or outstanding Ofsted rating within three miles of Litlington Edge, and a preschool in the village hall. Royston's King James Academy has a good Ofsted rating and is for years 5 to 11. And there's lots to do nearby to keep all ages entertained, from soft play to paintballing to performing arts.

Theatretrain Royston – 3.9 miles

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



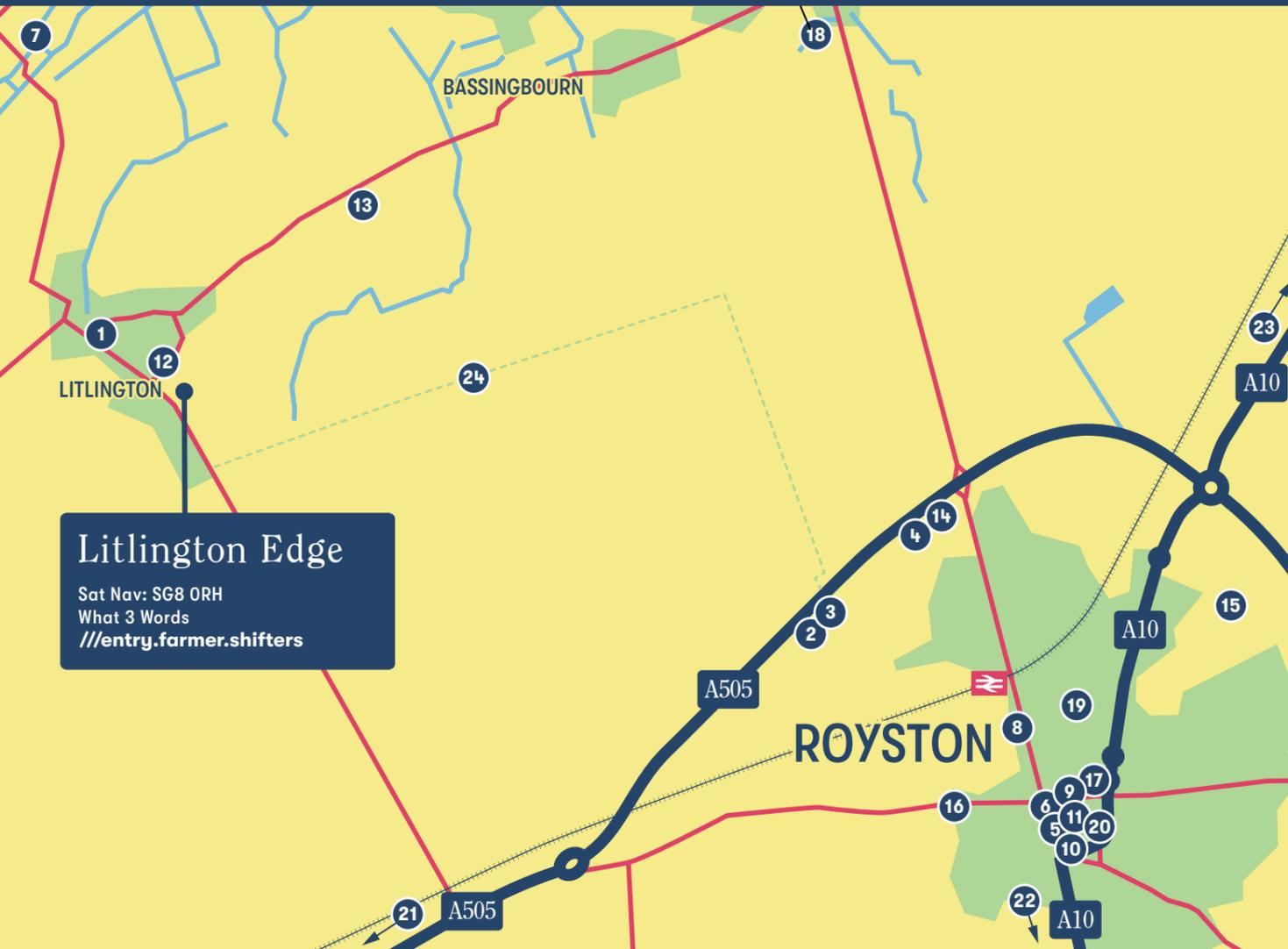
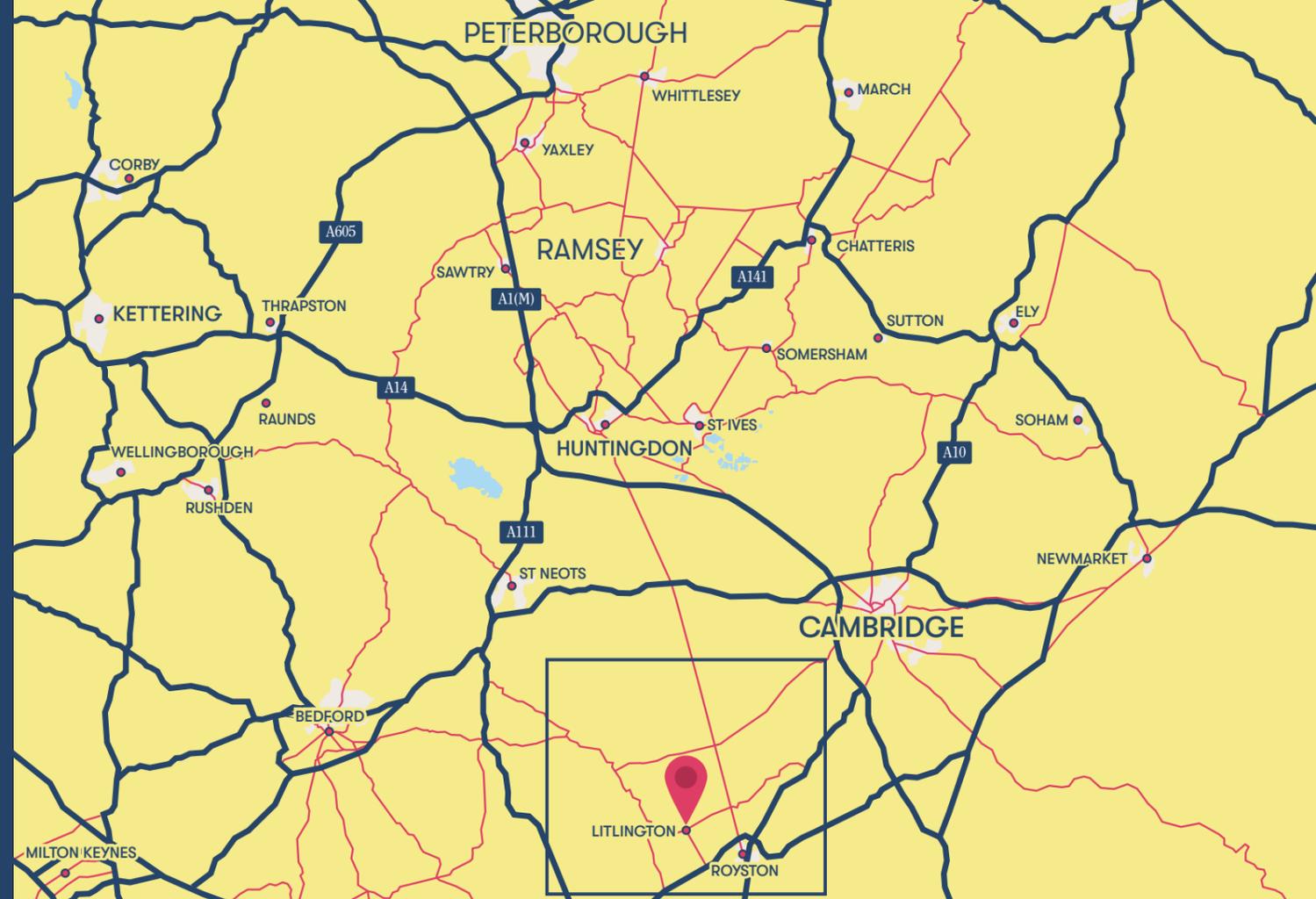
Slow living, fast travel

Enjoy a laid-back rural lifestyle with easy access to towns and cities

Litlington Edge sits among rolling fields but has excellent transport links. Set just off the A505, it's only eight miles from the A1, which whisks you up to Peterborough and the North and down to London. And it's only 14 miles from the M11 for Chelmsford, west London and the coast.

Just four miles away is Royston train station, with fast, direct links to Cambridge and Kings Cross. And there are bus stops in the village with routes into Royston and other local villages. For foreign trips, you can reach London Luton Airport or Stansted Airport in less than 45 minutes.

- | | |
|----------------------------------|------------------------------------|
| 1. Litlington Post Office | 13. Obstacle Training Ground |
| 2. Aldi | 14. Wilmotte Gym |
| 3. M&S Foodhall | 15. Royston Leisure Centre |
| 4. Tesco Extra | 16. Royston Golf Club |
| 5. WH Smith | 17. Royston Picture Palace |
| 6. Boots | 18. Wimpole Hall |
| 7. Pig and Abbot | 19. Theatretrain Royston |
| 8. Thai Rack Glasshouse | 20. Royston Splash Park |
| 9. Banyers House | 21. Gotha Gardens at Pembroke Farm |
| 10. Lounge India | 22. Therfield Heath |
| 11. Flintshack Steakhouse | 23. RSPB Fowlmere |
| 12. Litlington recreation ground | 24. Ashwell Street Byway |



By car from Litlington Edge

Royston	15 minutes
Ashwell and Morden Railway Station	37 minutes
Royston Railway Station	8 minutes
Cambridge Norwich	27 minutes
Saffron Walden	32 minutes
London Luton Airport	37 minutes
Bishop's Stortford	39 minutes
Stansted Airport	43 minutes
Peterborough	58 minutes
Chelmsford	1hr 4 minutes
Southend-on-Sea	1hr 25 minutes
Felixstowe	1hr 31 minutes



By train from Royston

Ashwell and Morden	4 minutes
Baldock	8 minutes
Letchworth Garden City	12 minutes
Cambridge	14 minutes
Hitchin	17 minutes
Kings Cross	1hr 4 minutes

[Sources: *google.com/maps. Times shown are approximate and subject to tra ic. **thetrainline.com. Times shown are for one of the fastest travel times - average journeys may be longer.]



Litlington Edge Development Layout



Shared Ownership
2 Bed Houses

■ Swallowtail

Shared Ownership
4 Bed Houses

■ Peacock

Shared Ownership
3 Bed Houses

■ Adonis

Other homes for sale or rent

■

*Pumping Station



Peacock

4 bedroom houses

Plots 1, 17 & 22



Kitchen/ Dining	6.87m x 3.40m	Bedroom 2	2.21m x 3.44m
Living Room	4.56m x 3.58m	Bedroom 3	2.78m x 3.62m
Study/ Play	2.24m x 3.58m	Bedroom 4	3.04m x 3.62m
Bedroom 1	3.88m x 3.44m	Bathroom	1.76m x 2.03m
Ensuite	1.86m x 2.03m		125m²

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 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.

Adonis

3 bedroom houses

Plots 2*, 3, 11, 13, 14 & 21



Ground Floor

First Floor

Kitchen/ Dining	3.38m x 5.52m
Living Room	3.88m x 3.49m
Bedroom 1	3.02m x 4.55m
Ensuite	1.95m x 1.95m
Bedroom 2	3.38m x 3.32m
Bedroom 3	2.28m x 2.72m
Bathroom	2m x 3.32m
	93m²

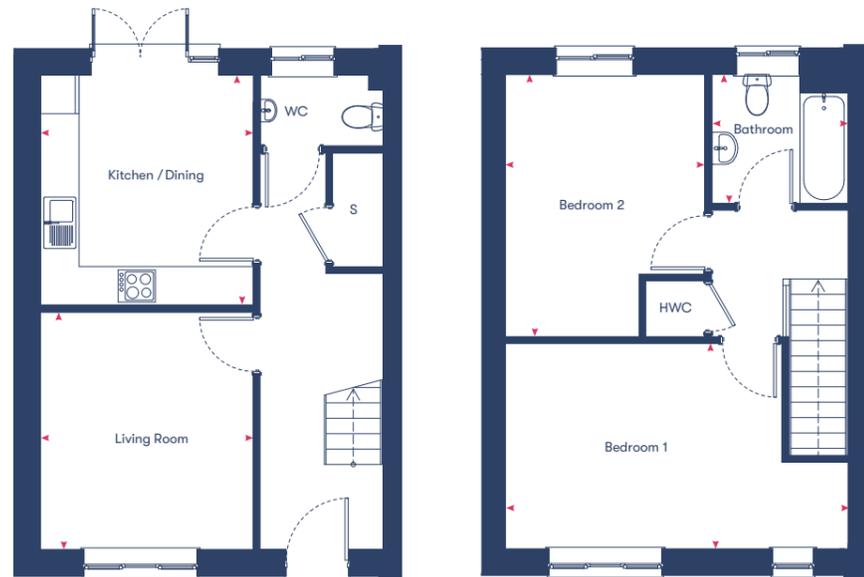
*Plots marked with an asterisk are mirrored versions of the floor plan shown.

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Swallowtail

2 bedroom houses

Plots 12, 18, 19 & 20*



Ground Floor

First Floor

Kitchen/Dining	3.74m x 3.32m
Living Room	3.72m x 3.32m
Bedroom 1	3.24m x 5.35m
Bedroom 2	4.23m x 3.11m
Bathroom	2.14m x 2.16m
79m²	

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

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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 our previous developments



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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