bpha at

LINMERE

1 & 2 bedroom apartments

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

- 1 & 2 bedroom apartments
- 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, cafés, green open spaces and leisure facilities, all designed to support a modern lifestyle.

We are excited to offer a modern collection of apartments within the desirable new residential community of Linmere. These stylish new homes are ideal for first-time buyers, young professionals, commuters and those looking to enjoy the benefits of a well-connected neighbourhood, all available through shared ownership.

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.

Map correct at time of print.



Map Key

- Our Homes
- Allotments
- Houstone School
- Chiltern School
- Thornhill Primary School
- PROW Routes
- Cycle Paths
- Playground
- Woodland
- Lidl
- Bus Stop
- The Farmstead
- Roam Café
- Houghton Regis Leisure Centre
- La Belle Calabria



The Farmstead

THE LOCAL AREA

Life at Linmere puts you in the perfect position to enjoy the best of both worlds. Set on the edge of Houghton Regis, you'll have everyday essentials close by, while beautiful countryside and vibrant town centres are just minutes from your door. Whether you're catching up with friends over coffee, exploring local walking routes or heading out for an evening meal, there's always something to enjoy nearby.

The surrounding area is made for getting out and about. Houghton Regis Leisure Centre is close by, offering a range of facilities and activities, making it easy to stay active and fit around your lifestyle. Spend weekends exploring the scenic trails and far-reaching views of Dunstable Downs, take a stroll through Houghton Hall Park or enjoy a leisurely cycle through the local countryside. It's an ideal setting for making the most of your free time, whether you're looking to stay active or simply unwind.



1. Houghton Regis Leisure Centre
2. Boutique Shopping, Hougton Regis
3. Dunstable Downs

When it comes to shopping, dining and entertainment, you'll be spoilt for choice. White Lion Retail Park is perfect for everyday essentials, while nearby Luton and Milton Keynes offer everything from high street favourites and independent eateries to cinemas, bars and leisure attractions. With excellent transport links connecting you across Bedfordshire and beyond, it's easy to make the most of everything the area has to offer.

Combining a welcoming community with green open spaces, modern amenities and great connectivity, Houghton Regis is a place where work, leisure and everyday life come together effortlessly.









TRAVEL

Conveniently connected in every direction, Linmere makes it easy to get where you need to be.

Whether you're walking or cycling around the local area, commuting by train, driving via the nearby M1 or heading abroad from London Luton Airport, you'll enjoy excellent connections for work, leisure and everything in between. However you choose to travel, you're well placed to make the most of life at Linmere.



By foot from Linmere

Lidl	1mins
The Farmstead	2mins
Linmere Park	5mins
Houghton Regis Leisure Centre	17mins

By bike from Linmere

Houghton Hall Park	12mins
Leagrave Station	15mins
White Lion Retail Park	16mins
Dunstable Downs	20mins

By car from Linmere

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
London	1hr 22mins | 38.1 miles

By train from Leagrave Station*

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

*Information sourced from Trainline.

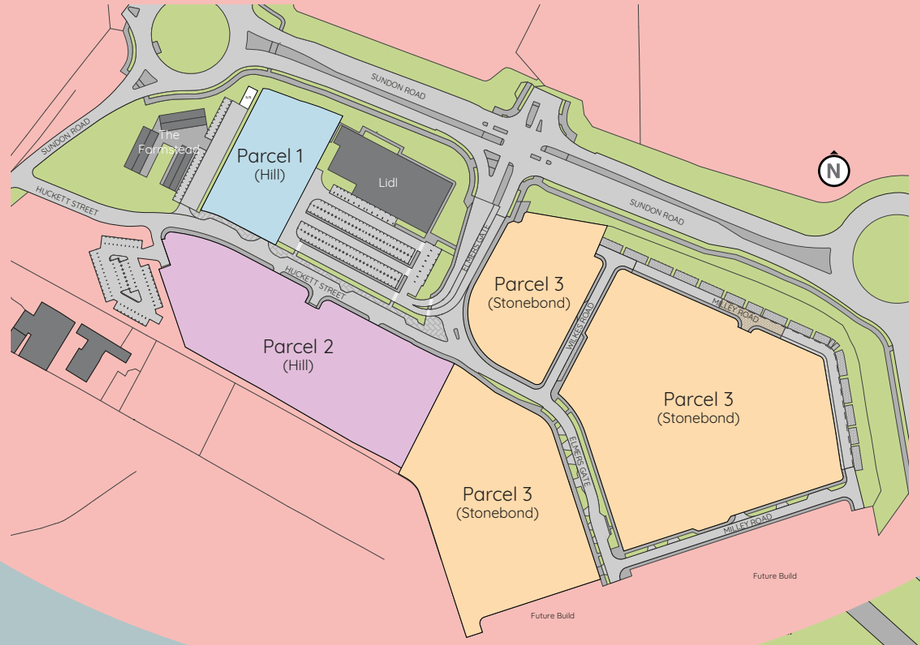
By plane from Luton Airport*

Dublin	1hr 20mins
Barcelona	2hr 10mins
Palma De Mallorca	2hr 30mins
Athens	3hr 40mins

*Information sourced from Skyscanner.



SITE PLANS



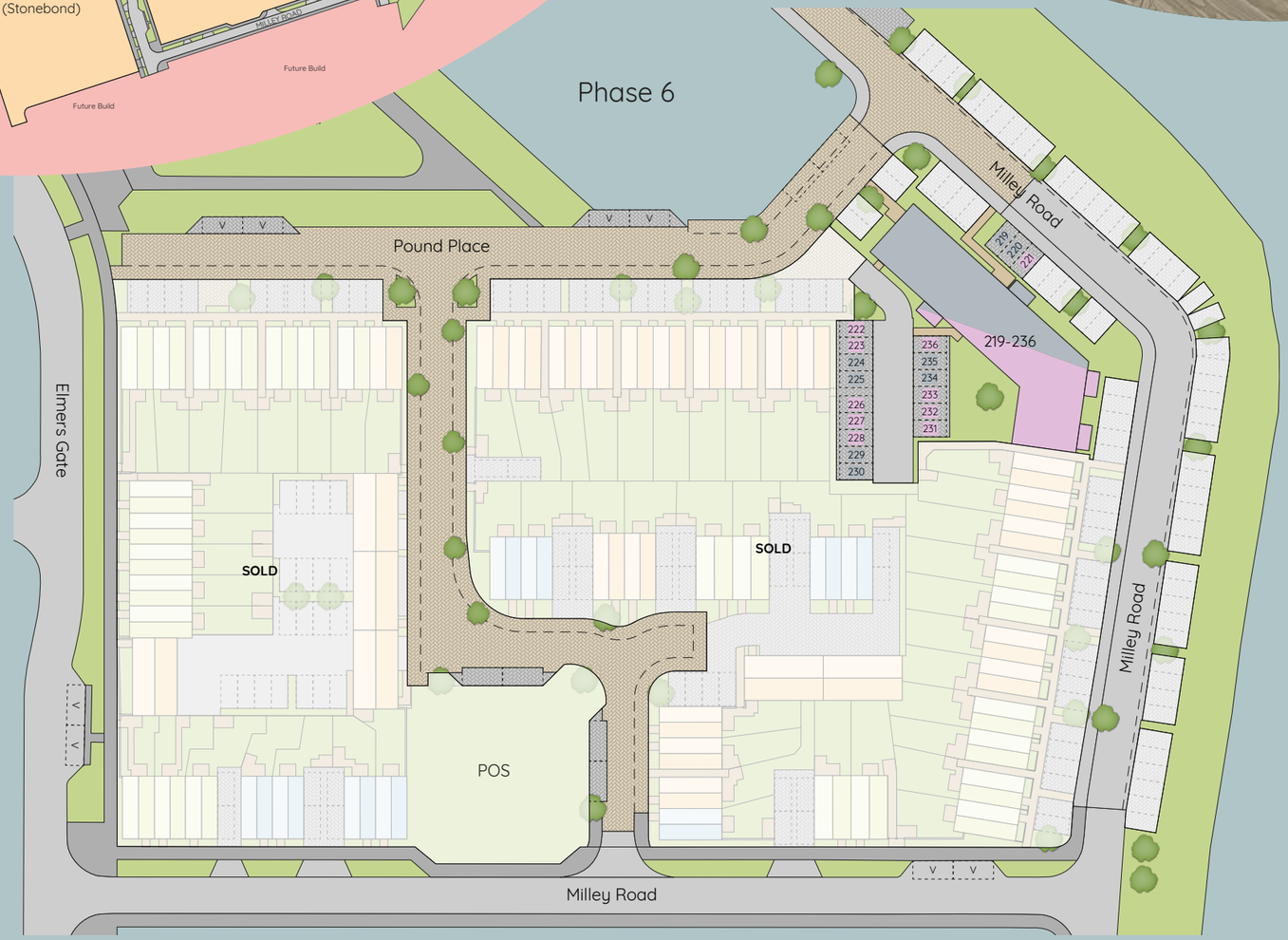
PARCEL 3

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



CGI intended for illustrative purposes only.





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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)

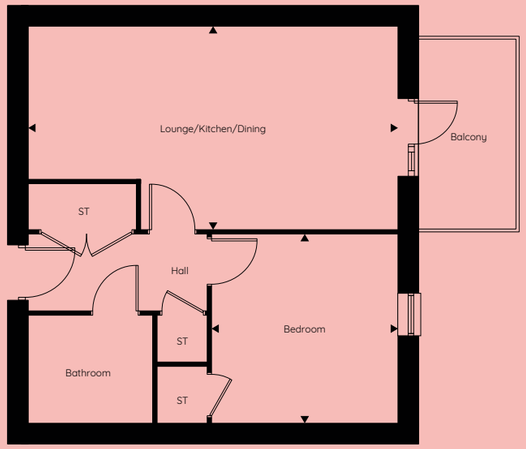
General

- Carpets provided to bedrooms – Moonstone 120
- One car parking space
- Balcony/terrace to all plots
- Electric heating system
- Access to shared EV charging points on the development*

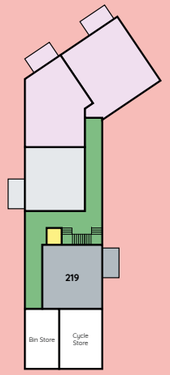
*For further advice on EV tariff and connection criteria, please speak to your Sales advisor.
Specification subject to change.

PLOTS 219, 224, 229 & 234

One bedroom apartments



Ground Floor



Dimensions

*Max measurements taken.
**Plots 220, 225, 230 & 235 layout are mirrored

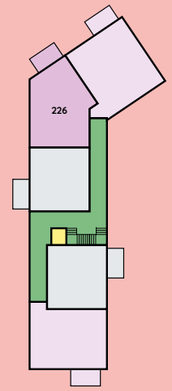
Lounge/Kitchen/Dining*
6.81m x 3.77m 22'04" x 12'04"

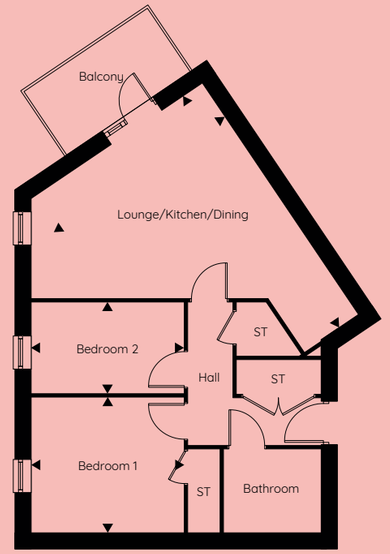
Bedroom 1
3.46m x 3.44m 11'04" x 11'03"

PLOTS 221, 226, 231 & 236

Two bedroom apartments

First Floor





Dimensions

*Max measurements taken.

Lounge/Kitchen/Dining*
6.61m x 5.39m 21'08" x 17'08"

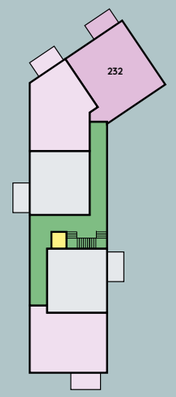
Bedroom 1
3.60m x 3.20m 11'09" x 10'05"

Bedroom 2
3.60m x 2.15m 11'09" x 7'00"

PLOTS 222, 227 & 232

Two bedroom apartments

Second Floor





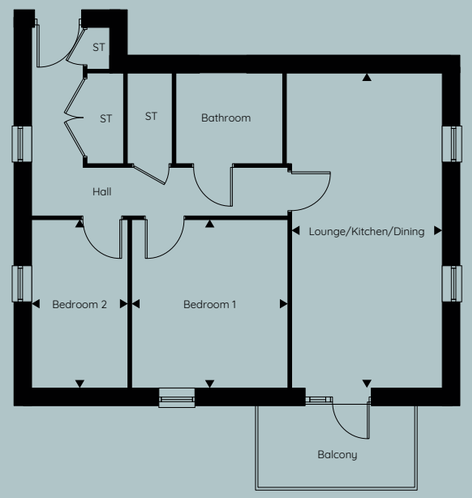
Dimensions

*Max measurements taken.

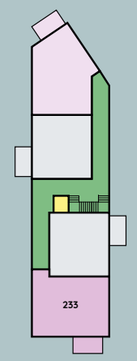
Lounge/Kitchen/Dining*		Bedroom 2	
7.26m x 3.71m	23’09” x 12’02”	3.18m x 3.12m	10’05” x 10’02”
Bedroom 1			
4.32m x 2.91m	14’02” x 9’06”		

PLOTS 223, 228 & 233

Two bedroom apartments



Third Floor



Dimensions

*Max measurements taken.

Lounge/Kitchen/Dining*		Bedroom 2	
6.85m x 3.29m	22’05” x 10’09”	3.65m x 2.10m	11’11” x 6’10”
Bedroom 1			
3.65m x 3.36m	11’11” x 11’00”		

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.**

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 area, 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.

sales@domovohomes.co.uk

01234 674070

Milley Road, Houghton Regis, LU5 7BY

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

Marketing and Sales Brand **domovohomes.co.uk**

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