

bpha at
LINMERE

3 bedroom homes

bpha 

WELCOME TO THE NEIGHBOURHOOD

Ideally located in South Bedfordshire, Linnere 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 Linnere, 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 Linnere



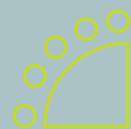
3 bedroom
homes



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



Map Key

- Our Homes
- Allotments
- 1 Houstone School
- 2 Chiltern School
- 3 Thornhill Primary School

- PROW Routes
- Cycle Paths
- Playground
- Woodland
- Lidl
- Bus Stop
- The Farmstead

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 Farmstead

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



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

3

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.



By train from Legrave 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
Legrave station	8mins 2.8 miles
White Lion Retail Park	9mins 2.9 miles
Luton	15mins 6 miles
Milton Keynes	25mins 18 miles



2

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The perfect place to lay down roots | bpha at Linmere



4

7

SITE PLANS

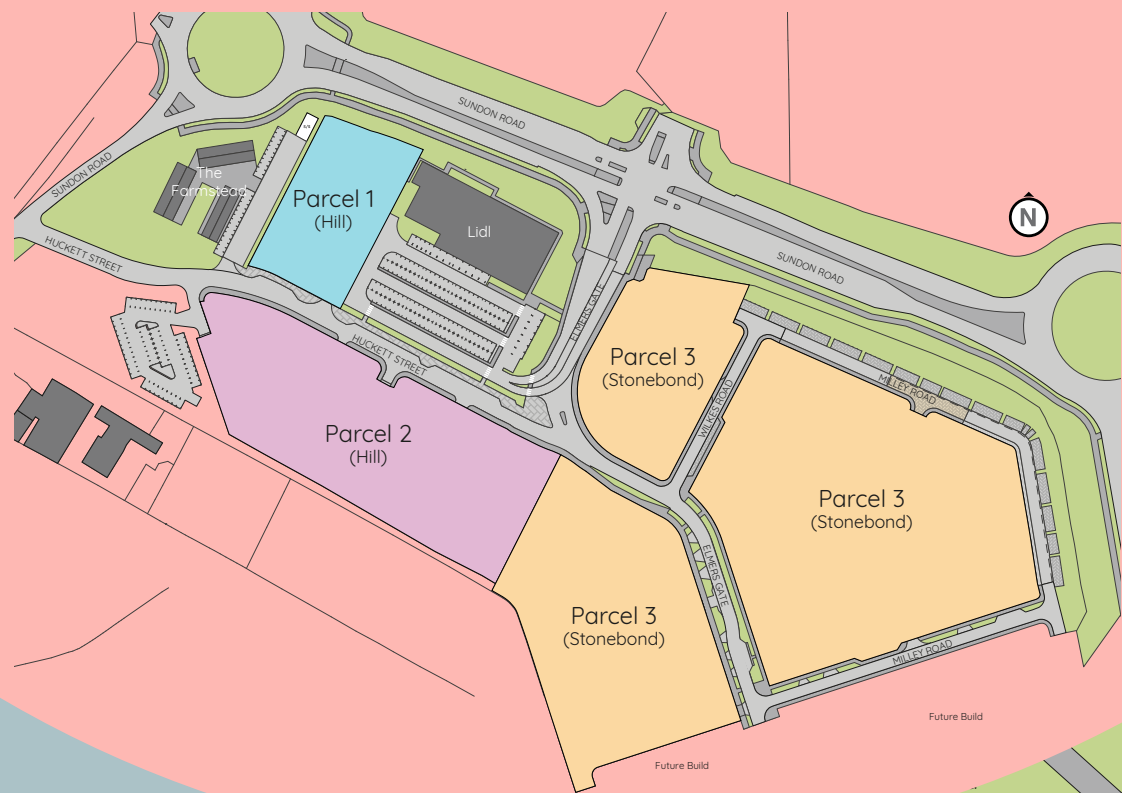


Image of show home at the Linmere development from previous phase.

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
Plots 88-101, 104 & 105
3 Bedroom House



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



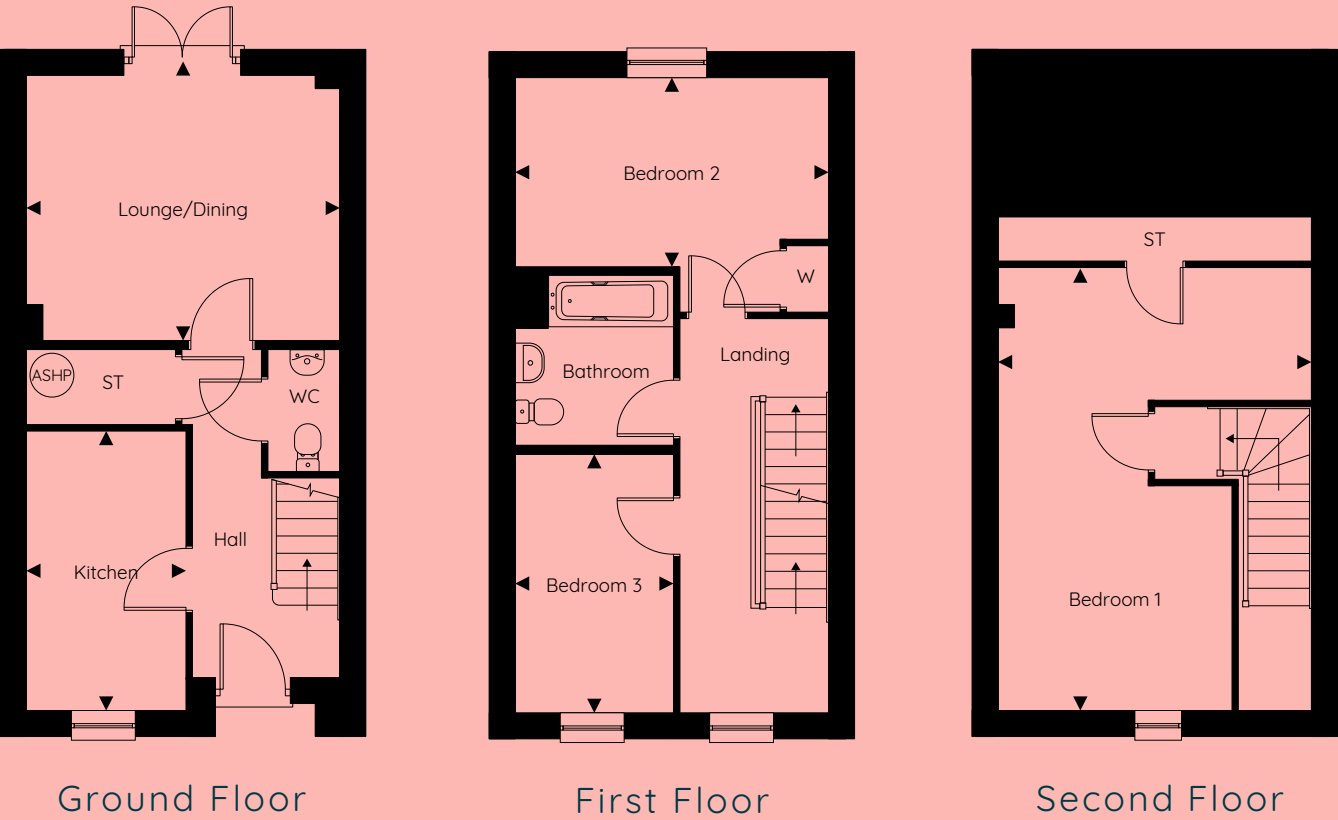
SPECIFICATION

Kitchen	Bathroom	General
■ 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)	■ Vinyl flooring – Louisa Oak 22856 (Furlong) ■ Wall tile to wet areas –Bergdust Crema (Monumental Tiles)	■ 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 82, 84, 86, 88, 103, 124, 126

Three bedroom semi-detached houses



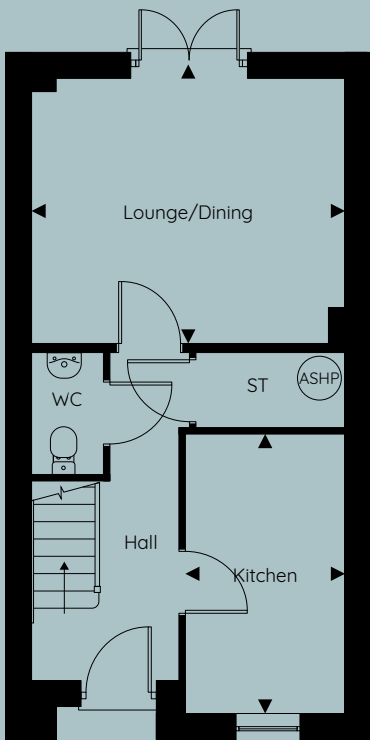
Dimensions

Lounge/Dining*	4.25m x 3.60m	14'00" x 11'00"	Bedroom 1	6.01m x 4.25m	19'09" x 14'00"
Kitchen	3.79m x 2.16m	12'05" x 7'01"	Bedroom 2	4.25m x 2.56m	14'00" x 8'05"
			Bedroom 3	3.50m x 2.15m	11'06" x 7'01"

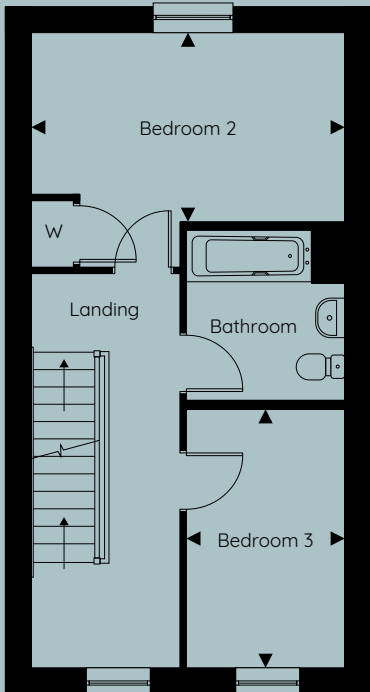
*Max measurements taken.

PLOTS 81, 83, 85, 87, 102, 123, 125

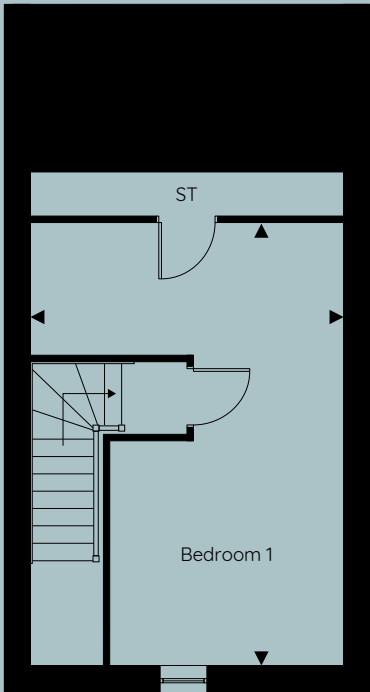
Three bedroom semi-detached houses



Ground Floor



First Floor



Second Floor

Dimensions

Lounge/Dining*	Bedroom 1
4.25m x 3.60m 14'00" x 11'00"	6.01m x 4.25m 19'09" x 14'00"
Kitchen	Bedroom 2
3.79m x 2.16m 12'05" x 7'01"	4.25m x 2.56m 14'00" x 8'05"
	Bedroom 3
	3.50m x 2.15m 11'06" x 7'01"

*Max measurements taken.

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

Pauline, 75, and her daughter Lara, 44, recently found their dream homes through the shared ownership scheme with Domovo in Linmere, Houghton Regis.

For Lara, the move was centred around creating a stable new chapter for herself and her 14-year-old twins, while remaining close to the support network they had grown up with. Buying outright wasn't possible due to her income and circumstances, but shared ownership offered a solution. "I thought our only option would be to move really far away," Lara explains. "Discovering shared ownership with Domovo felt like hitting the jackpot! We could stay in Houghton Regis and buy a beautiful home, which we never thought was possible."

In October, she completed on a 20% share of a three-bedroom townhouse, giving her family stability and a home to call their own.

For Pauline, the move was about being close to her daughter and grandchildren. Previously living 35 minutes away, she now enjoys the convenience of being just moments from her family.

"WE DON'T LIVE IN EACH OTHER'S POCKETS, BUT IT WORKS PERFECTLY"

Shared ownership allowed her to buy a two-bedroom home with a 20% share, giving her flexibility and security for the future.

Both mother and daughter were impressed by the support from the Domovo team. Lara highlights her sales advisor's care and professionalism: "Our sales advisor was so kind and understanding. She made sure everything ran smoothly and kept us informed every step of the way."

DOMOVO'S SUPPORT HAS BEEN FANTASTIC, AND I FEEL SETTLED, SECURE."

Pauline, Shared Owner

*Testimonial was incentivised

Pauline echoes this sentiment:

"THEY WERE ALWAYS THERE, ANSWERING QUESTIONS AND GUIDING ME THROUGH THE PROCESS. THE SUPPORT HAS BEEN FANTASTIC."

Linmere itself and the surrounding areas quickly became one of their favourite aspects of the move.

The development itself offers a mix of green spaces, walking paths, and allotments, perfect for outdoor activities and family life. "We love the green spaces for walking our dog," says Lara. Both enjoy visiting the Farmstead, where the Roam café and community hub host activities and social events. The estate also features local shops and a nearby leisure centre that hosts everything from youth clubs to exercise classes

Pauline has embraced life at Linmere as much as her daughter.

"THERE'S SO MUCH ON OUR DOORSTEP, LIDL, CAFÉS, THE GYM, EVERYTHING I NEED. IT'S OPENED UP MY LIFE IN A WAY I DIDN'T EXPECT,"

she explains. With excellent commuting links, the M1 just minutes away, and easy access to Milton Keynes, Dunstable, Luton and London, both feel perfectly positioned for work, family visits, or days out. Lara adds, "Even with everything so close, it still feels peaceful and spacious, which is exactly what we wanted."

Owning their homes has transformed their daily lives. For Lara, it's the sense of stability and security, "Life is affordable, and we have a beautiful home. Every day, me and the kids say, 'We're so lucky to live here.'" Pauline cherishes the comfort of her home and being near family. "I love the space, the quality, and just knowing I'm close to everyone. I feel happy every day."

FIND OUT MORE ABOUT PAULINE AND LARA'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
bpha.org.uk



Marketing and
Sales Brand
domovohomes.co.uk



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