Elsea Park

Bourne

2 and 3 bedroom houses

available with **Shared Ownership**

Welcome to Elsea Park

Set within the welcoming community of Elsea Park, just outside Bourne, this collection of 2 and 3 bedroom homes are designed for family life and modern living.

Surrounded by green open space and close to everyday amenities, it's a place where everything feels within easy reach. Available through Shared Ownership, these homes offer a more accessible way to step onto the property ladder, with a lower deposit than buying outright.

Explore Elsea Park

- 2 bedroom houses
- 3 bedroom houses
- L&G Rented Homes
- David Wilson Homes
- Barratt Homes

Computer generated imagery is indicative only.

Discover Bourne

Bourne is a place where family life feels easy, combining the charm of a historic market town with the convenience of everything you need close by.

Surrounded by green open spaces, woodland walks and safe places to explore, it's ideal for growing families to enjoy time outdoors, from Bourne Woods to the town's parks and play areas.

Alongside this, a range of local leisure facilities, including a swimming pool, fitness centre and sports clubs, make it easy to stay active and entertained.

Whether it's school runs, weekend activities or meeting friends in local cafés and restaurants, everything feels close to hand, creating a place where families can truly feel at home.

BOURNE TOWN CENTRE

Quality learning around the corner

Bourne is a family-friendly location with a good selection of schools, nurseries and community facilities.

From early years settings to primary and secondary schools, every child can benefit from high-quality education.

Nursery schools

1. **Headstart Bourne Preschool**
   5 min walk | 1.7 miles
2. **Busy Bee Nursery School**
   5 min drive | 2.3 miles
3. **Building Blocks Kindergarten**
   5 min drive | 2.3 miles

Primary schools

4. **Bourne Elsea Park Church of England Academy**
   9 min walk | 0.5 mile
5. **Bourne Abbey Church of England Academy**
   6 min drive | 1.8 miles
6. **Bourne Westfield Academy**
   5 min drive | 2 miles

Secondary schools

7. **Bourne Grammar School**
   4 min drive | 1.4 miles
8. **Bourne Academy Secondary and Sixth Form College**
   9 min drive | 3.1 miles

Surround yourself with nature

Life in Bourne brings the outdoors into everyday living, with a rich mix of woodland, parkland and restored wetlands all within easy reach. From peaceful morning walks to family adventures, it's a setting that naturally encourages time outside.

At the heart of the town, Wellhead Park and Gardens offers 21 acres of beautifully maintained green space, known for its seasonal spring blooms, landscaped gardens and tranquil, spring-fed water features. It's a place to pause, explore and enjoy time together, with open lawns and play areas perfect for families.

Bourne Woods provides miles of walking trails beneath mature trees, ideal for weekend exploring, while nearby nature reserves open up a wilder landscape to discover. Willow Tree Fen Nature Reserve, managed by the Lincolnshire Wildlife Trust, is a unique wetland habitat where cranes and other birdlife thrive, offering a rare chance to experience nature up close.

From accessible parks to protected natural spaces, Bourne places nature at the centre of daily life, creating a lifestyle where fresh air, green views and outdoor freedom are always within reach.

Beautiful outdoor spaces within easy reach...

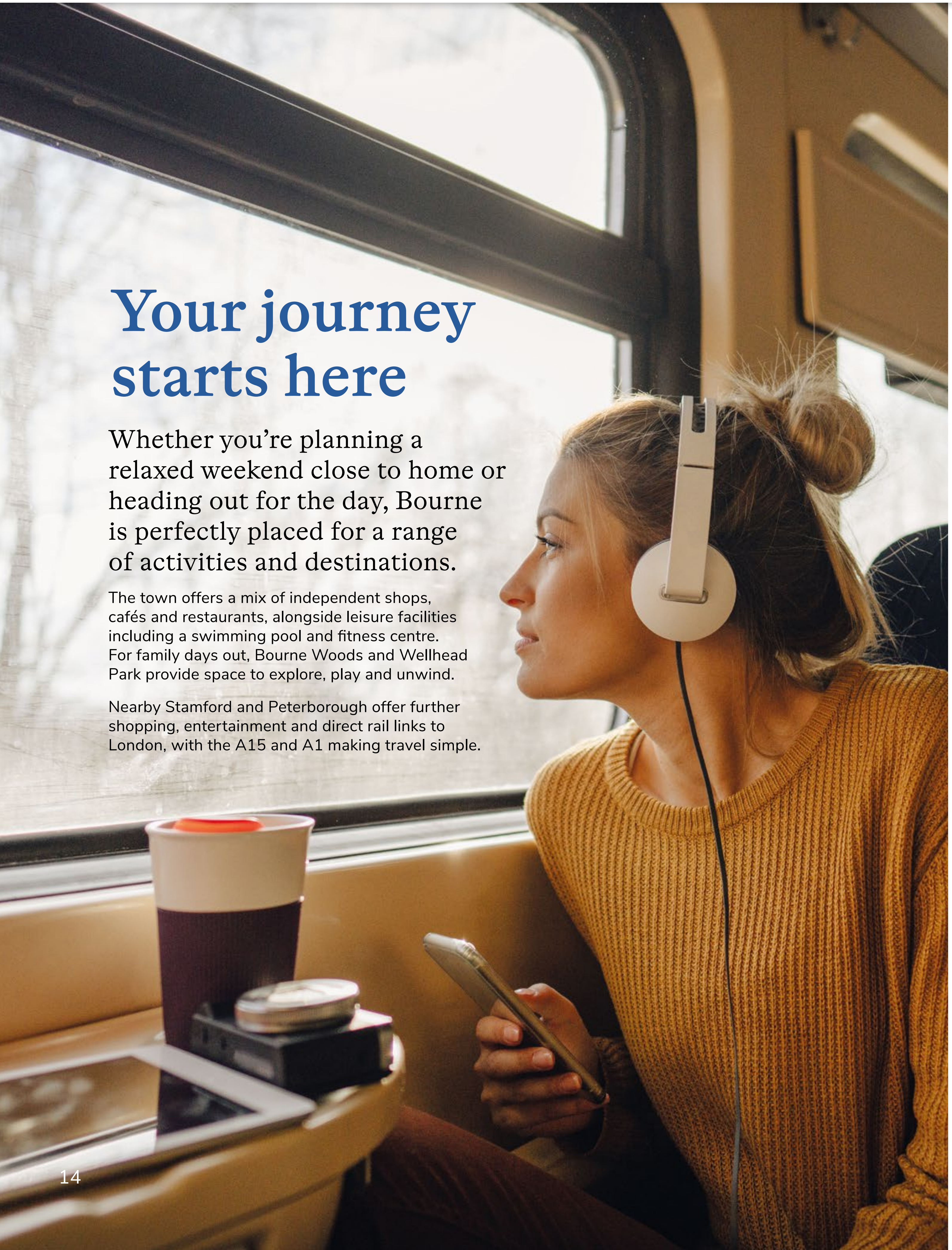
- **Wellhead Park & Bourne War Memorial Gardens**
  0.8 miles
- **Bourne Woods**
  1.5 miles
- **Welbeck Spring**
  1.6 miles
- **Stanton's Pit**
  3 miles
- **Toft Tunnel Nature Reserve**
  4 miles
- **Baston Fen**
  4.5 miles
- **Dole Wood Nature Reserve**
  5 miles
- **Willow Tree Fen Nature Reserve**
  6 miles
- **Horbling Line Nature Reserve**
  8 miles


BOURNE EAU RIVER


BOURNE MEMORIAL GARDENS


LINCOLNSHIRE WETLANDS


Bourne Wood
A15
North Road
Bourne
Leisure Centre
Sainsbury's
M&S
Foodhall
Recreational
Road Park
Spalding Road
Bourne
West Street
Elsea
Park
West Road
West Road
Bourne
Castle
Wellhead
Play Ground
Wellhead
Park
Abbey
Lawn
Bourne Town
Football Club
Jubilee
Meadow
South Road
Escape Indoor
Play Ground
A151
Raymond Mays Way
A6121
Cherry Holt Road
Tesco
Superstore
Co-op
A15
A151
Wake
Pond
Raymond Mays Way
Lidl



Your journey starts here

Whether you're planning a relaxed weekend close to home or heading out for the day, Bourne is perfectly placed for a range of activities and destinations.

The town offers a mix of independent shops, cafés and restaurants, alongside leisure facilities including a swimming pool and fitness centre. For family days out, Bourne Woods and Wellhead Park provide space to explore, play and unwind.

Nearby Stamford and Peterborough offer further shopping, entertainment and direct rail links to London, with the A15 and A1 making travel simple.

By Rail

Stamford railway station from Elsea Park

26 min drive | 11.8 miles

Peterborough	Leicester	Cambridge	Birmingham New Street	Stanstead Airport
15 mins	42 mins	1 hour 10 mins	1 hour 40 mins	1 hour 45 mins

Peterborough railway station from Elsea Park

31 min drive | 16 miles

London Kings Cross	York	Leeds
47 mins	1 hour 6 mins	1 hour 22 mins

By Road

A15

Morton	Peterborough	Lincoln
8 mins | 2 miles	25 mins | 16 miles	50 mins | 25 miles

A151

Bourne Town Centre	Stamford	Grantham
7 mins | 2.4 miles	20 mins | 11 miles	35 mins | 21 miles

By bus

Drummond Road Bus Stop

Route 101 or 102

1.3 miles | 19 min walk

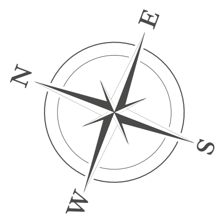
Bourne Town Centre	Market Deeping	Peterborough
8 mins	16 mins	35 mins

Car travel times and distances taken from google.co.uk/maps and are approximate only. Rail times taken from trainline.com and are approximate only.

Site plan

Click on a plot to see its floor plan and details

- 2 bedroom houses
- 3 bedroom houses
- L&G Rented Homes
- David Wilson Homes
- Barratt Homes



Landscaping and finishes are indicative. The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Consultant for more details.

2 bedroom house

Plots: 67*, 68, 149*, 152*, 153, 154, 155* and 156

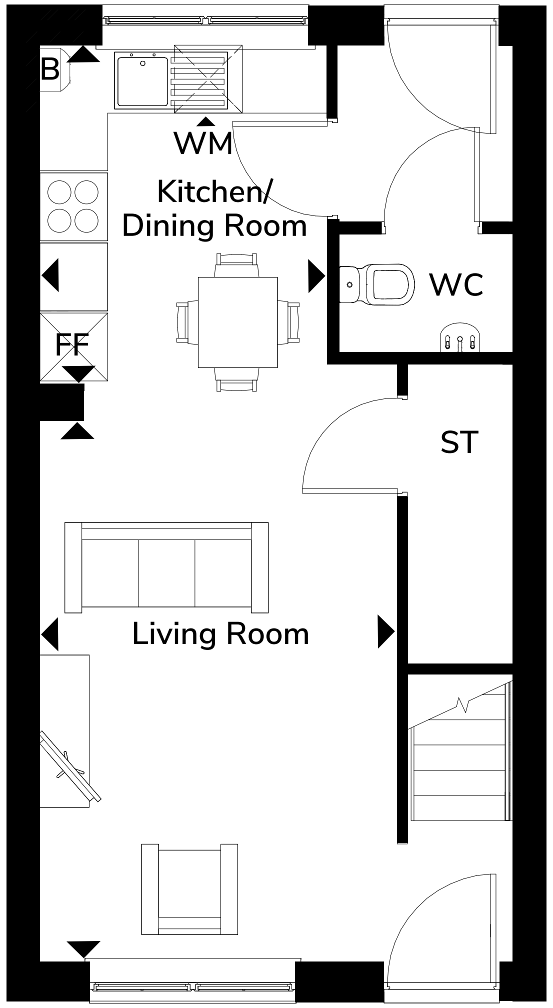
* Homes are handed

Ground Floor

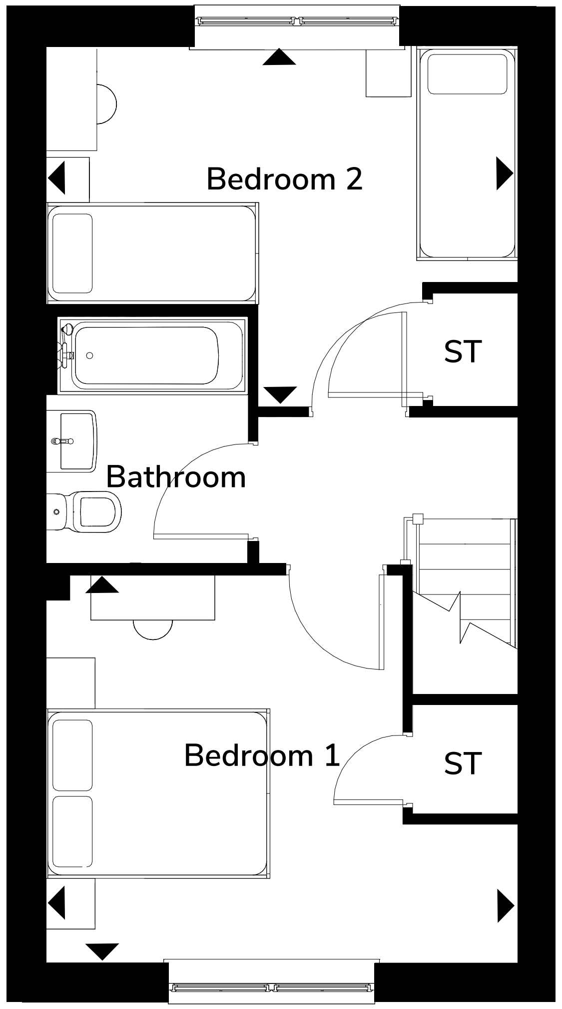
	Width	Length
Kitchen/Dining Room	2.64m x 3.02m	8'7" x 9'10"
Living Room	3.10m x 5.03m	10'2" x 16'6"

First Floor

	Width	Length
Bedroom 1	4.30m x 3.46m	14'1" x 11'4"
Bedroom 2	4.30m x 2.31m	14'1" x 7'6"
Total Area	69.49 sq m	748 sq ft



Ground Floor



First Floor

This brochure is designed specifically as a guide. The computer generated images are for illustrative purposes only. The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrances, position of windows and doors may vary and are subject to change. Please ask a Sales Consultant for further information. External finishes may vary according to plot.

KEY
FF Integrated Fridge/Freezer
WM Space for Washing Machine
B Boiler
ST Store
WC Cloakroom

VIEW PLOTS ON SITE PLAN

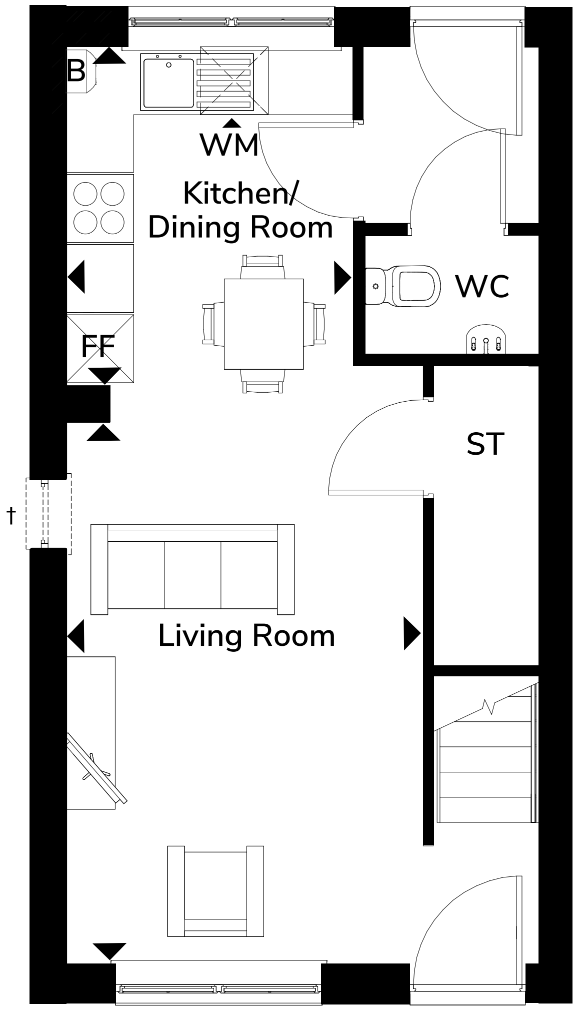
2 bedroom house

Plots: 298*, 306*, 307, 308* and 309

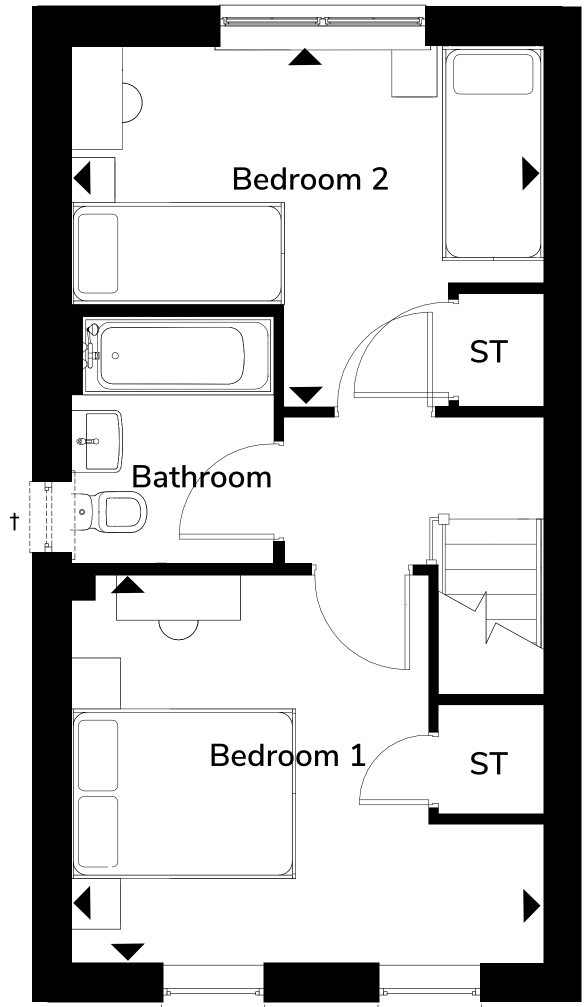
* Homes are handed

Ground Floor	Width	Length
Kitchen/Dining Room	2.62m x 3.87m	8'7" x 12'8"
Living Room	3.10m x 4.33m	10'2" x 14'2"

First Floor	Width	Length
Bedroom 1	4.24m x 3.48m	13'10" x 11'5"
Bedroom 2	4.24m x 2.33m	13'10" x 7'7"
Total Area	69.49 sq m	748 sq ft



Ground Floor



First Floor

† Ground floor - window to plot 298 only.
First floor - window to plots 298 and 309 only.

This brochure is designed specifically as a guide. The computer generated images are for illustrative purposes only. The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrances, position of windows and doors may vary and are subject to change. Please ask a Sales Consultant for further information. External finishes may vary according to plot.

KEY
FF Integrated Fridge/Freezer
WM Space for Washing Machine
B Boiler
ST Store
WC Cloakroom

VIEW PLOTS ON SITE PLAN

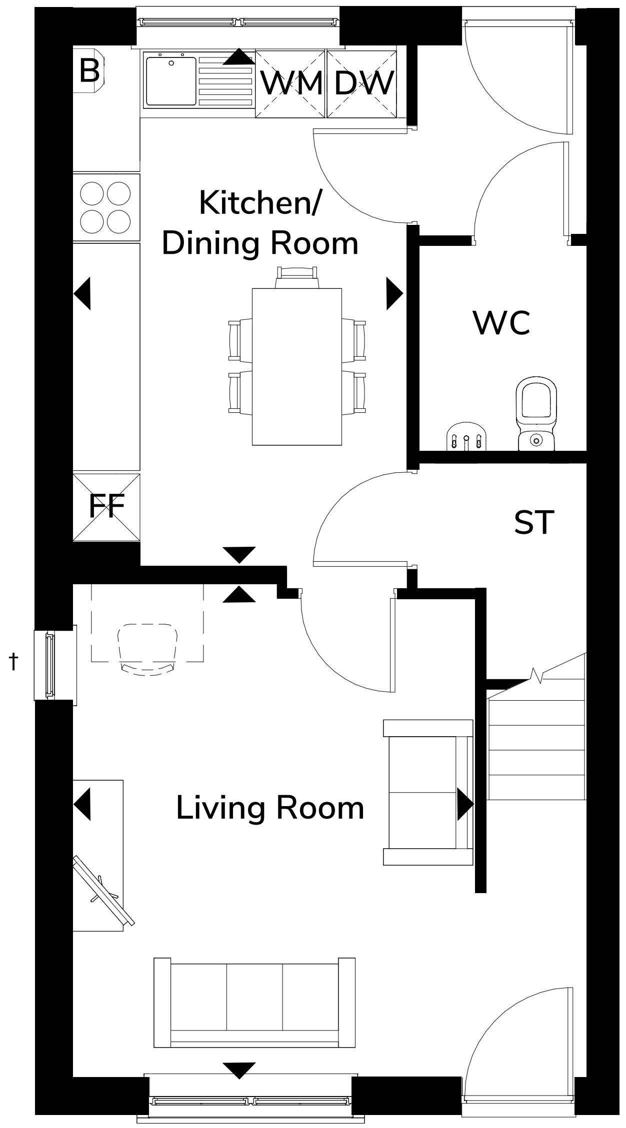
3 bedroom house

Plots: 301*, 302* and 303

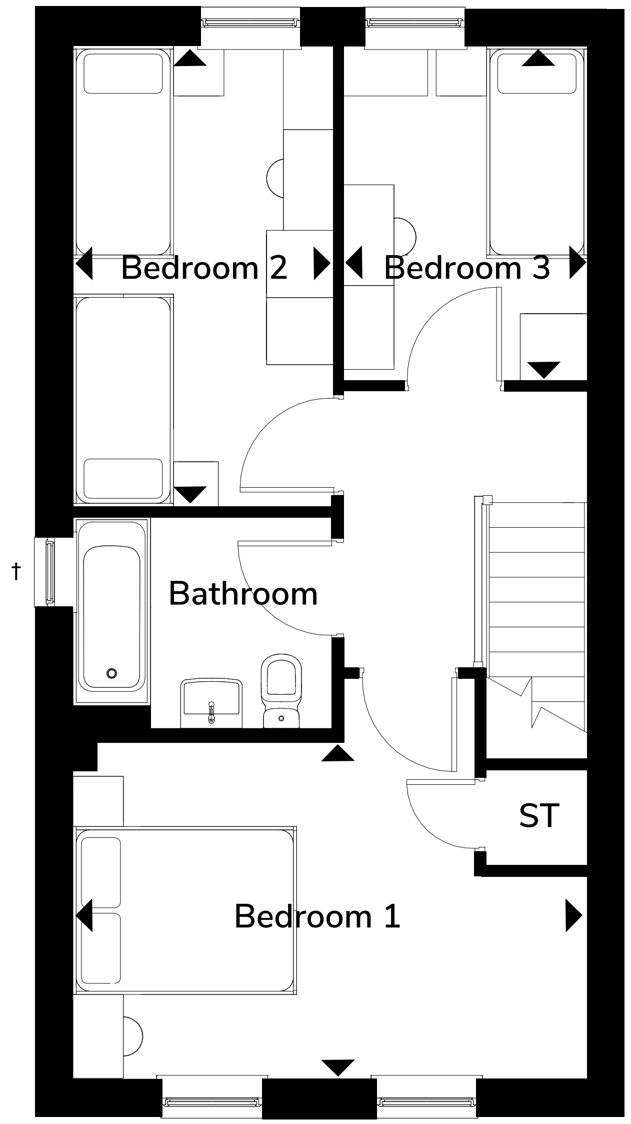
* Homes are handed

Ground Floor	Width	Length
Kitchen/ Dining Room	3.02m x 4.71m	9'11" x 15'5"
Living Room	3.63m x 4.47m	11'11" x 14'8"

First Floor	Width	Length
Bedroom 1	4.64m x 3.04m	15'3" x 10'0"
Bedroom 2	2.21m x 3.03m	7'3" x 9'11"
Bedroom 3	2.37m x 4.15m	7'9" x 13'7"
Total Area	86.12 sq m	927 sq ft



Ground Floor



First Floor

† Ground floor - no window to plot 302.
First floor - no window to plots 302.

This brochure is designed specifically as a guide. The computer generated images are for illustrative purposes only. The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrances, position of windows and doors may vary and are subject to change. Please ask a Sales Consultant for further information. External finishes may vary according to plot.

KEY
FF Integrated Fridge/Freezer
WM Space for Washing Machine
DW Space for Dishwasher
ST Store
WC Cloakroom
B Boiler

VIEW PLOTS ON SITE PLAN

It's all in the detail

Kitchen

- Contemporary Porcelain kitchen with brushed nickel handles and soft close cupboards
- Laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1½ bowl sink with chrome mixer tap
- Stainless steel multi-function oven, gas hob and stainless steel chimney hood
- Integrated fridge/freezer
- Space for washing machine
- Removable base unit with plumbing for dishwasher to 3 bedroom houses

Flooring

- **2 Bedroom Houses:** Wood effect vinyl flooring to ground floor and bathroom. Carpet to stairs, landing and bedrooms
- **3 Bedroom Houses:** Wood effect vinyl flooring to kitchen/diner, lobby, cloakroom and bathroom. Carpet to lounge, stairs, landing and bedrooms

Bathroom

- Contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with chrome mixer tap.
- Glass shower screen to bath
- Thermostatic shower over bath
- Wall tiling to bath and splashback tiling to basin area
- White heated towel rail
- Mirror

Cloakroom

- Contemporary white close coupled toilet and basin with chrome mixer tap
- Splashback tiling to basin

Electrical

- Track light to kitchen
- Downlights to cloakroom and bathroom
- Pendant lighting to all other areas
- White sockets and switches throughout
- TV point to living room
- Telephone point to hall
- Smoke detectors
- Extractor fan to kitchen, cloakroom and bathroom
- Shaver socket to bathroom

General

- White PVCu double glazed windows
- Ceilings, architraves and skirtings painted white
- Walls painted in 'Almond' white matt emulsion
- White panel internal doors with chrome ironmongery
- Gas central heating via Ideal Combi boiler and white contemporary radiators
- NHBC 12 year build warranty

External

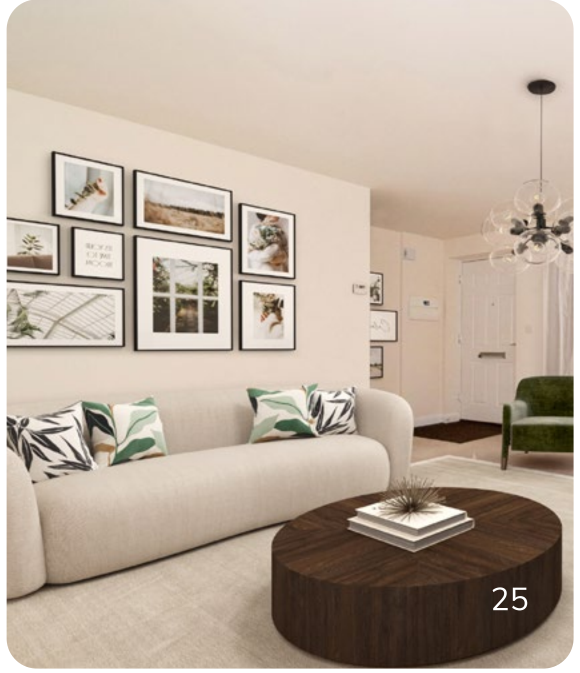
- Two parking bays per property with provision for an EV charger to be installed
- Paved patio area
- Turf to rear garden
- 1.8m high timber fencing to rear garden
- Light to front and rear elevations
- Storage to rear garden

Specification

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change.

Details are correct at the time of going to print.

The images are indicative and not actual photography from Elsea Park.



A step-by-step guide to owning your own home

Find a L&G Shared Ownership property you'd like to buy and follow our step-by-step guide to turn your home-buying dreams into reality.

CLICK HERE TO FIND OUT MORE

1. Book an appointment and come and see us in person or online
2. Find your dream home
3. Speak to a mortgage broker to see how much of the home you can buy
4. Complete your application and reservation paperwork
5. Pay your reservation fee
6. Reserve your home
7. Instruct a solicitor and begin your legal paperwork
8. Complete your mortgage application
9. Once your valuation is done, receive your mortgage offer
10. Sign the contract lease and pay your deposit
11. Exchange contracts
12. Complete and receive your keys and celebrate

Your step onto the property ladder

This home ownership scheme allows you to buy an initial share in your home and rent the remaining share. Over time you can then buy more shares in your home until you own the full 100%.

About Shared Ownership

Q: How does Shared Ownership work?

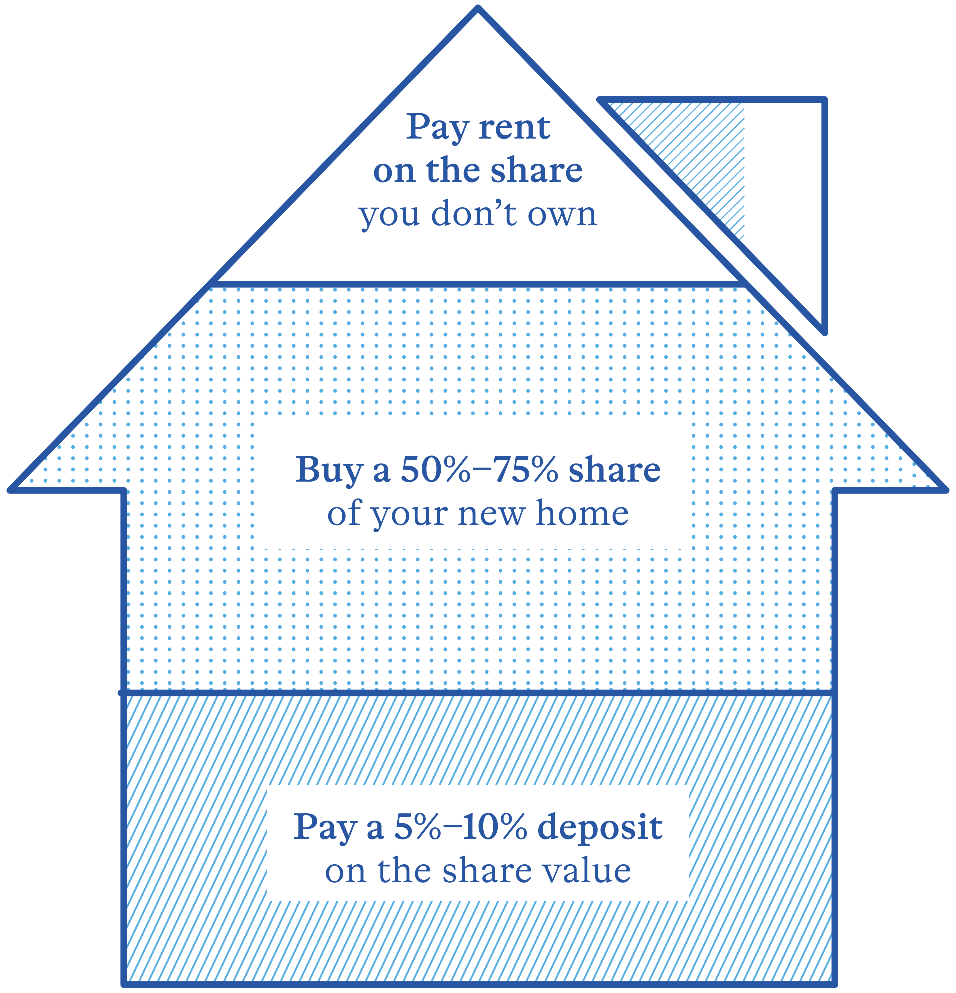
At Elsea Park, you can buy an initial share of between 50% and 75% of the home's full market value. Your mortgage repayments are based on the share of the home you own, and you'll pay a subsidised rent on the remaining share that you don't own.

Over time, should your financial circumstances change, you may choose to purchase further shares, taking your ownership to 100%.

Q: Will I need a deposit?

With Shared Ownership properties, a deposit is still necessary, typically starting at just 5%–10%. Since you're buying a portion of the property, your deposit is typically lower than when compared to the open market, making it more affordable.

CLICK HERE TO FIND OUT MORE



Breakdown example of buying a new home at Elsea Park

For full details around costs, please speak to one of our Sales Consultants.

FAQs

Q: How do I know what percentage I can purchase?

At Elsea Park, you can own any share from 50% to 75% of the initial purchase price. You will be asked to speak to a mortgage broker to assess what share you can buy that is both affordable and sustainable.

Q: What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership. Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

Q: Can I buy a property on my own?

If you earn or have a household income up to a maximum of £80,000 per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Q: How will I pay my rent?

Legal & General has appointed a Management Provider, Pinnacle Group, to manage your rental account and will collect the rent on our behalf. They will be in touch with more information nearer the time of completion.

Q: Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

Q: Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. You can staircase in annual 1% increments during the first 15 years of your lease, this is calculated based on the initial purchase price adjusted in line with HPI (House Price Index), or you can staircase in larger proportions (over 5%) with a RICS valuation. You can staircase to 100% ownership.

Q: Can I rent out my property?

You cannot grant an Assured Periodic Tenancy on a Shared Ownership property. If you want to get a lodger you can, however, you need to be able to afford to purchase the home without any assistance.

Q: How is the rent calculated?

Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at CPI (Consumer Price Index) from September of the previous year +1%.

Our Sales Consultant and your mortgage broker can give you further details based on your specific circumstances.

Q: Can I decorate and make improvements to my home?

Yes, you don't need our permission for decorating or simple repairs, however, you would need to get permission for larger works to ensure it does not affect the structure of the building.

Q: What is the length of the lease?

The lease is 990 years.

Q: Will I have to pay Stamp Duty?

When you buy a share in one of our homes you will have to pay a Stamp Duty Land Tax (SDLT). We advise you consult your solicitor as to the amount payable at the point of your legal completion.

There are two ways to pay on a newly built (new lease) property. Making a one-off payment based on the total market value of the property or paying any SDLT due in stages. If you decide to make a one-off payment upfront this is known as making a 'market value election' If you choose to pay SDLT in stages then you pay SDLT on the initial purchase amount. Should you choose to pay SDLT in stages, you will not have to make any further payments until you own more than an 80% share of the property.

Q: What if I want to sell my property?

When you want to sell your Shared Ownership home, L&G has a time period specified within your lease to offer the property to another eligible shared owner. If we are unable to source a suitable purchaser in this time, you can put the property on the open market.

Shared Ownership – Terms and conditions apply. This scheme is subject to status and fitting criteria. Minimum and maximum share values will apply and rent is payable on the unsold share. Please speak to a Sales Consultant for more details.

Q: Are there other costs involved?

Some other costs to consider:

Estate charges
An estate charge is payable by all homes on the development to maintain roads, lighting, and landscaped and communal spaces.

Management fees
Legal & General Affordable Homes appoint a Management Provider to manage your home and rental account on our behalf. Pinnacle Group will be in contact shortly after you move in to introduce themselves.

Solicitor fees
You must appoint a solicitor before you can apply for a mortgage, and it is importance to check they are approved to work for your mortgage lender. Fees are usually based on a fixed cost basis.

Broker fees
A mortgage broker will charge a fee for their services, and this can vary from a fixed amount to a percentage of the purchase price. Your broker should explain what fees are charged before they undertake any work on your behalf.

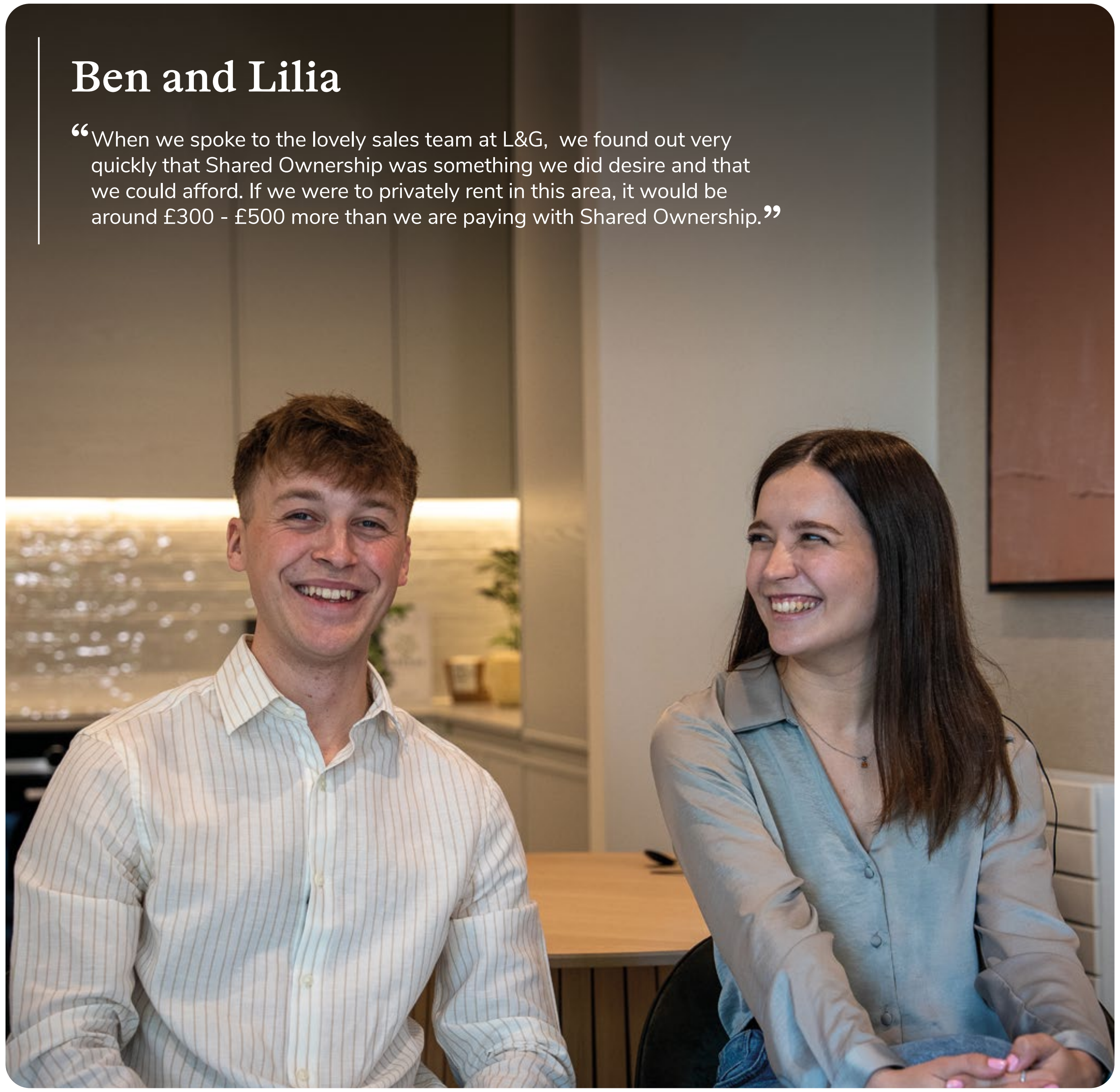
Other fees
You may incur other costs throughout the moving process, for example, removal costs. These can vary and it's worth speaking to a few companies to obtain quotes.

Your Sales Consultant will provide you with the costs for the estate charges and your solicitor will be provided with the breakdown of what the costs cover.

CLICK FOR MORE FAQS

Don’t just take our word for it...

Here’s what some of our customers have to say about living in one of our Shared Ownership homes.



Ben and Lilia

“When we spoke to the lovely sales team at L&G, we found out very quickly that Shared Ownership was something we did desire and that we could afford. If we were to privately rent in this area, it would be around £300 - £500 more than we are paying with Shared Ownership.”

Arati and Prashan

“As soon as we walked in, we could see ourselves living here and it felt like home. We have wanted to live here for a while and with Shared Ownership it made it possible. We found the team amazing, they were super helpful, knowledgeable and actually listened to us. So far, it has been the best journey with Legal & General Affordable Homes.”

Tracey

“First impressions were fantastic. Brand new carpets inside were fresh and clean. Really, really good size, the hallway is a lovely open space. Kitchen kitted out and bathrooms as well.”

Hono

“Shared Ownership helped me own a property in an area I love. The amount I was paying for rent was the same as I am now paying for Shared Ownership for a home that I love. The space and location are great and Shared Ownership made it possible to live in this area.”

Jamie and Jodie

“What stood out most about Shared Ownership was that it made something that was starting to seem quite impossible, very possible. If it wasn't for this scheme, we would have had to save for years for a deposit.”

How to find us...

ELSEA PARK, BOURNE PE10 2AQ | what3words tornado.cement.filled

FROM THE A1 (North & South)

Follow the A1 and exit onto the A151 towards Bourne. Continue on the A151, following signs into Bourne town centre. At the roundabout, take the exit towards Elsea Park. Follow local signage into the development, where Elsea Park will be clearly signposted.

FROM THE A15

Follow the A15 towards Bourne. At the roundabout with the A151, take the exit towards Bourne town centre. Continue through the town, then follow signs for Elsea Park. The development is located just outside the town centre and is easily accessible from main routes.

GET DIRECTIONS

People come first.

That's been the L&G way for almost 200 years.

Legal & General was founded in 1836 by six lawyers in a coffee shop on London's Chancery Lane. Nearly two centuries later, we are investing in new homes for all ages, social groups and home ownership structures.

The shortage of housing in the UK and the high deposits required to buy a property outright mean that home ownership is out of reach for many people. Our mission is to improve everybody's chances to become a homeowner. Whether it's a first-time buyer, young couple or growing family, we believe that everyone deserves a safe and secure space to call their own.

CLICK HERE TO FIND OUT MORE

Elsea Park

Elsea Park
Bourne
PE10 2AQ

01778 610 365

landgah.com/elsea-park

L&G