OCTOBER 2026

MILL VIEW

HAUXTON | CAMBRIDGE



Two bedroom independent living apartments, exclusively for the over 55s

A development by
bpha.org.uk

bpha

think lifestyle, independence, reassurance.

At Mill View, we want to help you enjoy independent living by offering luxurious one and two bedroom apartments, excellent facilities and a unique environment for independent living.

This stunning, purpose-built development offers care and support, should you ever need it, giving you the freedom to enjoy retirement exactly as you choose.

Every detail has been carefully considered to ensure the experience of living within this exceptional retirement community is unsurpassed.

Exclusively for those over 55, residents will enjoy the calmness of rural living, with the convenience of being situated within easy reach of Cambridge city centre.

think

lifestyle

Mill View unlocks exciting opportunities
and provides all the ingredients
for the lifestyle you deserve.

Enjoy life at your own pace and be part of something truly special at Mill View.

think lifestyle

Every day is an opportunity to live life to the full

Life at Mill View can be as relaxed or as active as you choose. In a place where you'll always feel at home, Mill View offers residents exceptional amenities, including an on-site shop, hair salon, air conditioned rooftop restaurant with terraces, air conditioned residents' lounges as well as communal gardens, all designed to make your life as easy and enjoyable as possible.

A three-course meal at lunchtime is available, alternately you can have sandwiches provided to eat in the evening in your own apartment.

Mill View is set in truly wonderful surroundings, enjoying panoramic views across open countryside. The intimate and inviting rooftop restaurant and terrace provides a perfect place to meet with neighbours, friends and family.
Weekly trips by mini bus to local supermarkets are also available.







think

independence

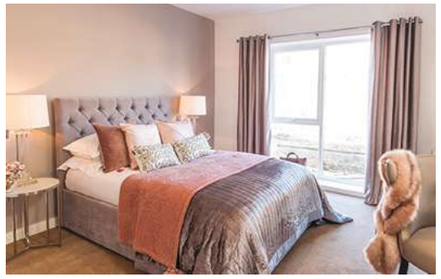
Mill View offers the perfect blend of stylish and comfortable living combined with the practicalities you need, ensuring you can live life to the full.

think independence

Setting the standard for independent living

Behind the privacy of your own front door, the level of detail and finish gives the luxurious look and feel you expect. The layout of each apartment has been thoughtfully considered, with spacious and practical open-plan living areas and widened doorways to ensure ease of access.

With their generous proportions and high quality specification, the apartments at Mill View have been designed to enable you to live independently and enjoy your time, however you choose to spend it.









Interiors have been designed with accessibility and practicality in mind, while providing a stylish living space.

think

reassurance

Enjoy the independent living that you have always dreamed of, with the confidence that support is on hand – should you ever need it.



Relax in the privacy and security of your own home with the reassurance that you can continue to live independently.

think reassurance

Discover the freedom to live your way

We create the setting for the life you want, offering care and support should you need it. At Mill View you will benefit from a 24-hour emergency response service, so both you and your loved ones can have peace of mind that help will be there when needed. Your care and support can be tailor-made to suit your needs and adapted at any time in the future if needed.

In order to facilitate the extra care offering, all residents pay the on-site care provider an hour's fee per week per apartment. This does not entitle residents to use one hour of support per week, but is there to ensure that care staff are always on site in case of emergencies.

If the thought of moving feels overwhelming, then Mill View can assist you - we will contribute towards the cost of supporting you when moving from your home to Mill View.

There is also a handyman to then help when residents have moved in - putting up curtains, pictures or fixing a bookcase against a wall.

perfectly
located





A strong community spirit with the countryside on your doorstep

Mill View boasts a delightful location on the edge of the countryside in the historic village of Hauxton, with easy access to many other amenities nearby. This area of South Cambridgeshire offers perfect opportunities for cycling, walking and exploring. Historic monuments, houses and museums mixed with popular pubs and friendly villages create the perfect countryside location.

As well as being located close to beautiful countryside, residents can relax and unwind in private gardens, to be enjoyed at close quarters or from the comfort of your private balcony or terrace.



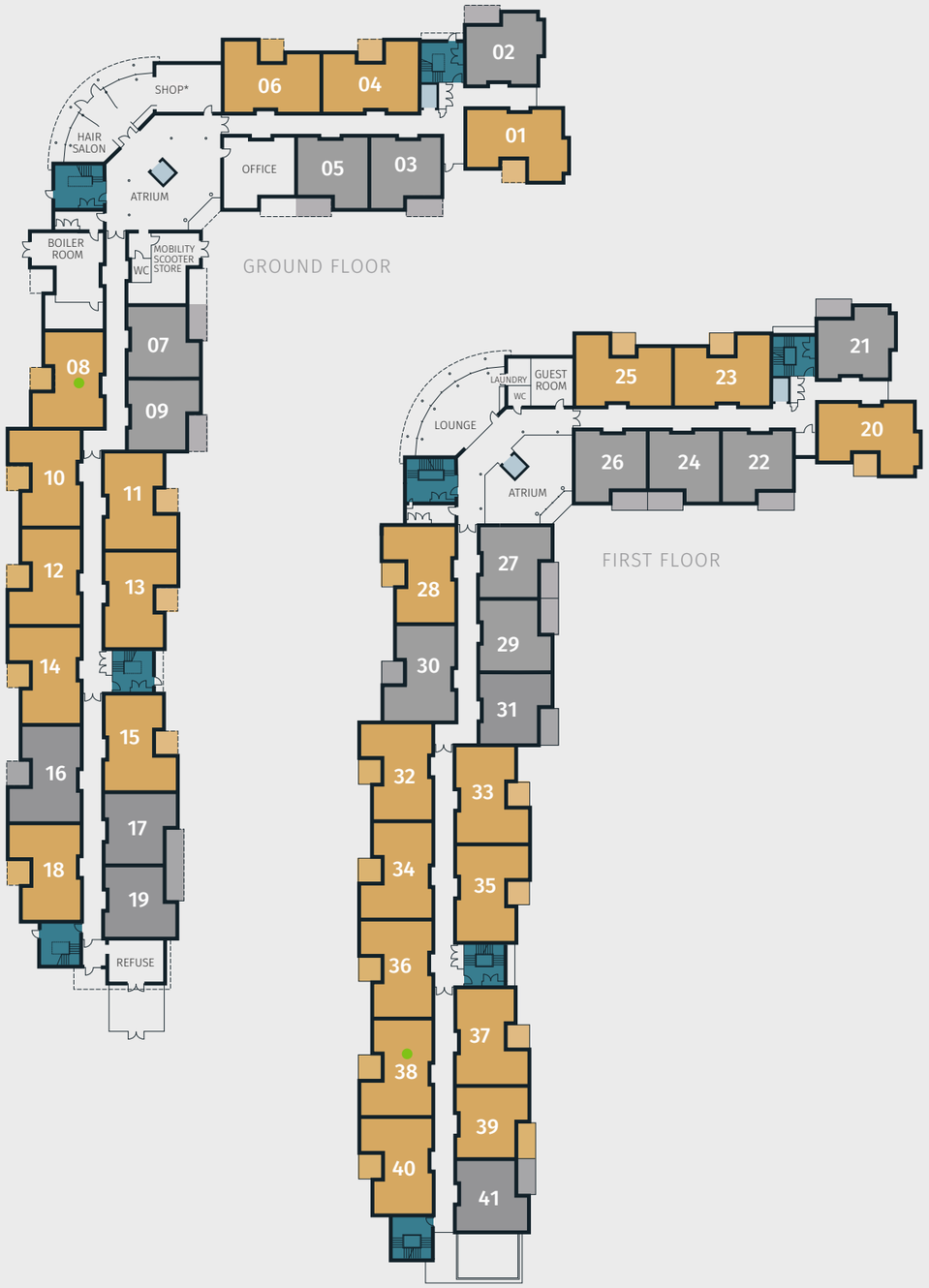
A countryside location with a historic city within striking distance, Mill View offers the best of both worlds.

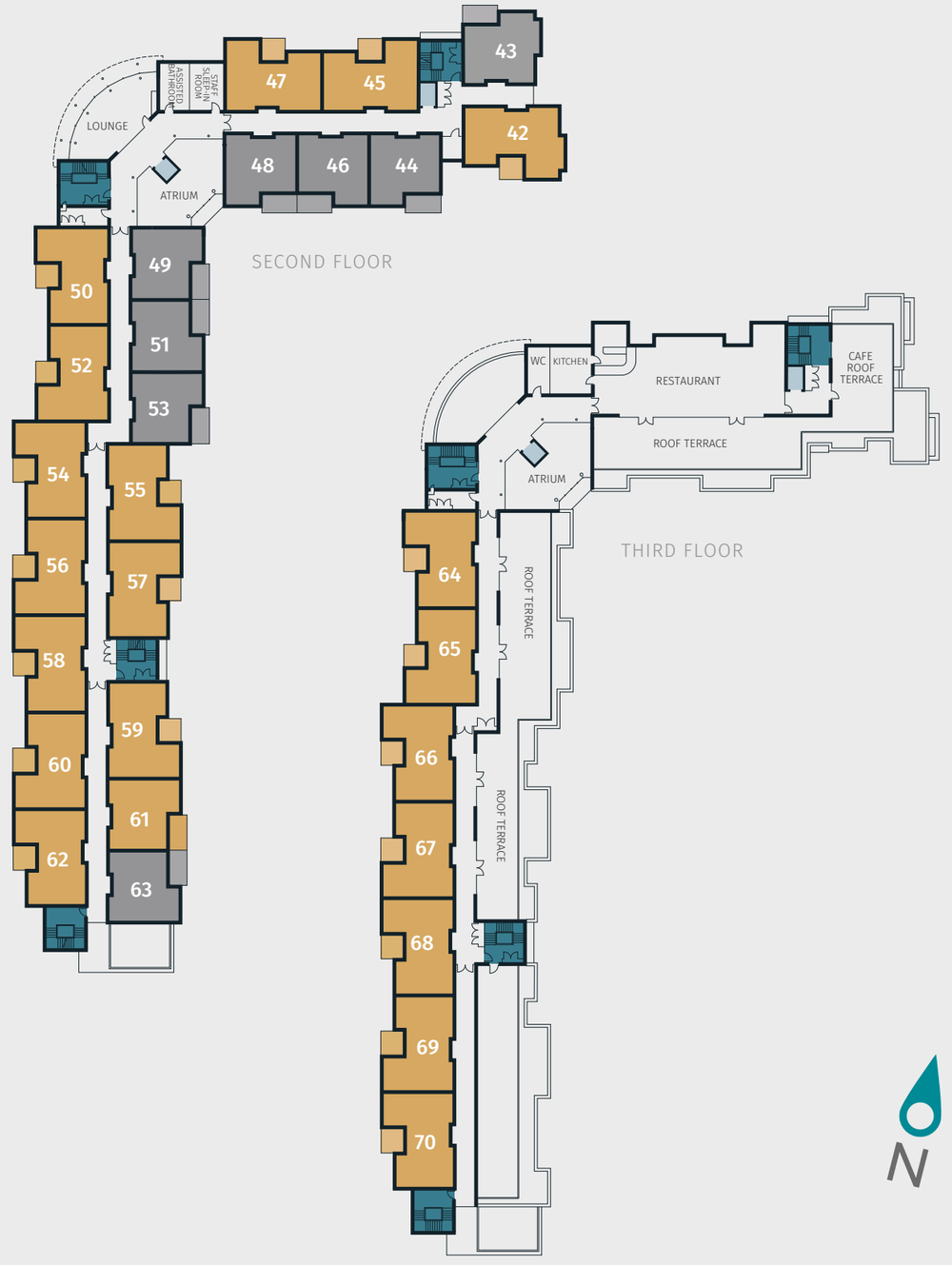
introducing the

apartments

The apartments at Mill View are set out across four floors in a fully self-contained building, with services and amenities on hand.

STAIRS
LIFT
SHARED OWNERSHIP
AFFORDABLE RENT
AVAILABLE







the mill

Two bedroom apartment

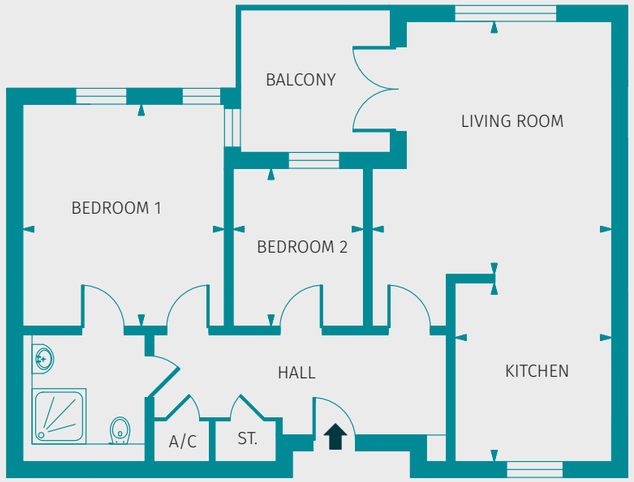
Living Room	4.44m x 4.12m max	14' 7" x 13' 6" max
Kitchen	3.07m x 2.67m	10' 1" x 8' 9"
Bedroom 1	3.87m x 3.59m	12' 8" x 11' 9"
Bedroom 2	2.78m x 2.42m	9' 1" x 7' 11"



GF
Plot 8



1F
Plot 38



an impressive

specification

Mill View is designed, finished and equipped to the finest standard, with high quality kitchens, bathrooms and features. A typical two-bedroom sale apartment specification includes:

General

- Wood effect flooring to kitchen, lounge and hallway
- Open plan lounge/living area with balcony or terrace

Kitchen

- Fitted Elise gloss white kitchen
- Zanussi appliances including single oven, hob, extractor hood, integrated dishwasher, fridge-freezer and washer/dryer

Bathroom

- With walk-in thermostatic shower, toilet with concealed cistern plus grey Lakestone tiles to all walls and floors

Bedroom

- Fully carpeted
- Second door leading to bathroom



About bpha

Mill View has been developed by non-profit housing association bpha, which is based across the area between Oxford and Cambridge and manages more than 20,000 homes.

Founded in 1990, bpha prides itself on enabling independent living, supporting strong communities and providing a high level of service and care for all their residents. Their profits are invested back into existing homes, new affordable homes, and in delivering new, improved services.

Renting at Mill View

Once you make your enquiry, the Scheme Manager will be in touch to talk through some initial questions. Then a few checks will be made on:

- Any current care packages in place
- Whether you have a ‘local connection’
- Your income sources
- Your individual housing needs

Following these checks, a pre-verification assessment will be carried out, followed by a suitability decision, by a panel that includes the Scheme Manager and representatives from the Care Team and Care Management Team. If an offer is appropriate, the Scheme Manager will make arrangements with you to agree a date for you to move into your new home.

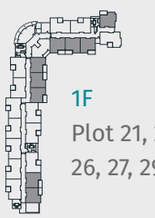
the foxton

One bedroom apartment

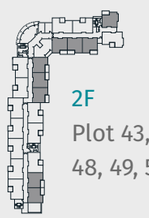
Living Room	4.70m x 4.00m	15' 5" x 13' 1"
Kitchen	3.30m x 2.70m	10' 10" x 8' 10"
Bedroom 1	4.20m x 3.50m	13' 9" x 11' 6"



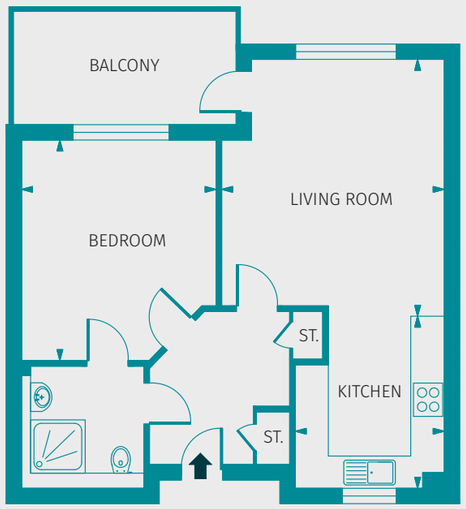
GF
Plot 2, 3, 5, 7, 9, 17, 19



1F
Plot 21, 22, 24, 26, 27, 29, 31, 41



2F
Plot 43, 44, 46, 48, 49, 51, 53, 63



essential

information

The three main criteria for purchasing at Mill View are as follows:

- Occupants must be 55 or over
- An annual household income of no more than £80,000
- Any existing property owned must be sold.

The building, communal areas, grounds, gardens and facilities are maintained to the highest standards, with a service charge to cover the cost of this.

The service charge covers all reception and administration services, the 24-hour on-site emergency response service, cleaning and maintenance of all communal areas including gardens and the building structure, as well as building insurance and all mandatory inspections of lifts, fire, carbon monoxide and smoke alarms.

The cost of all other living expenses, and care packages if required, including Council Tax, electricity, telephone/broadband, water usage (billed directly from our communal hot water system), as well as contents insurance and maintenance to the interior of your apartment, is your responsibility.

The option you never knew existed

Shared Ownership allows you to buy an initial share of a property and pay a subsidised rent on the rest. You can buy a 50-75% share in your home, with no rent payable on a 75% purchase. In the future, you can sell your share for its value at the time, or purchase further shares up to 75%.



50% example

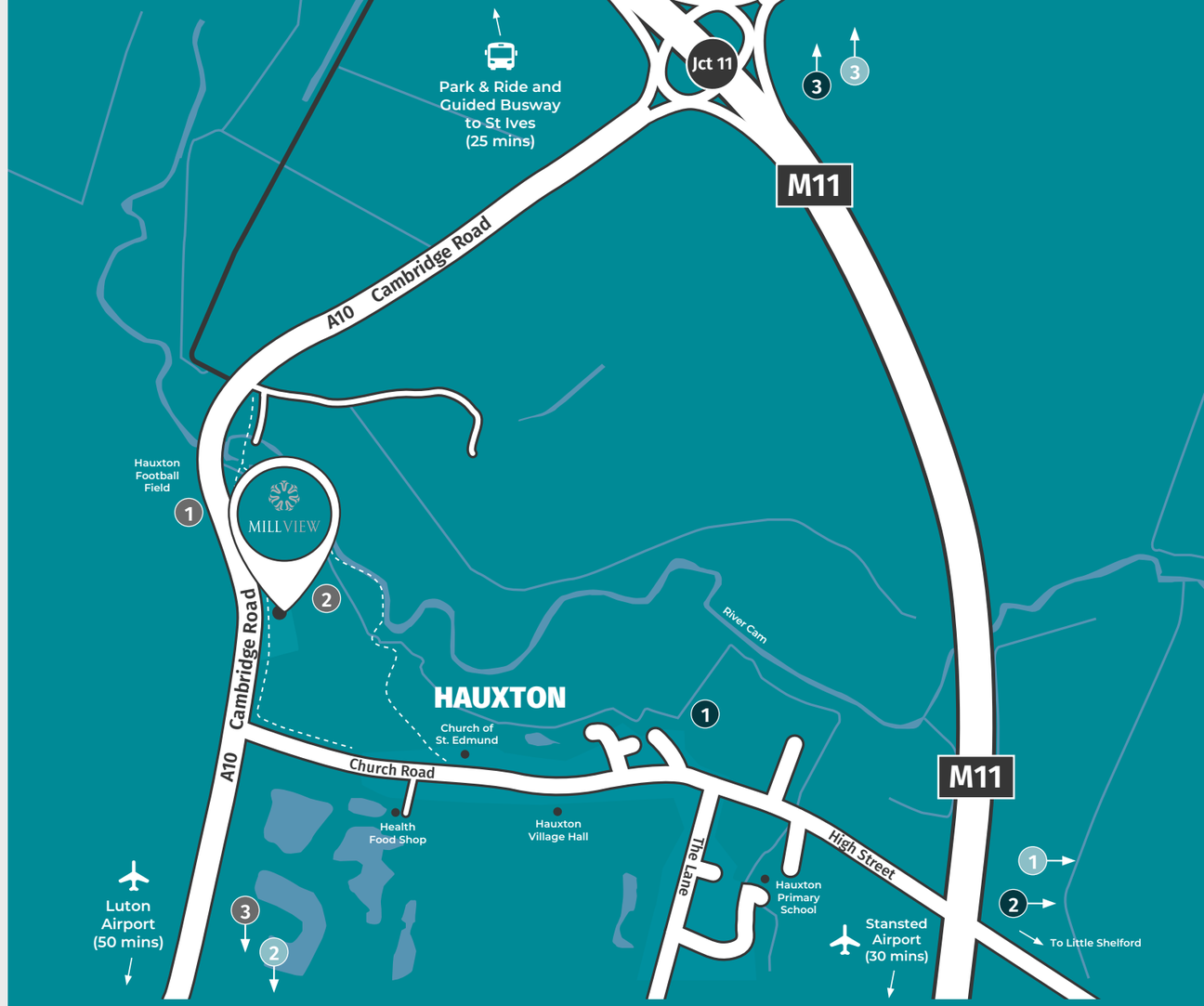
- Property value - £335,000
- 50% share - £167,500
- Monthly rent - £383.86
- Monthly service charge - £682.04

75% example

- Property value - £335,000
- 75% share - £251,250
- Monthly rent - £0 (no rent payable)
- Monthly service charge - £682.04

Please refer to the Mill View Service Charge brochure for full details and breakdown of what is covered. Service charges are variable and may increase.

*subject to annual increase of RPI + 0.5%



PARKS & GREEN SPACE

1. Hauxton Sports Grounds
2. Children's Play Area
3. The Pavilion Harston

RESTAURANTS & CAFÉS

1. Great Shelford
2. Harston Village
3. Cambridge City

SHOPPING & ENTERTAINMENT

1. Hauxton Village
2. Co-op Great Shelford
3. Grand Arcade

MILL VIEW

St Edmunds Way, Hauxton, Cambridge CB22 5GA

01223 606656 | sales@domovohomes.co.uk



Please contact the **Sales team** on **01223 606656** or email **sales@domovohomes.co.uk** and they will be happy to give advice or arrange a viewing. **We look forward to seeing you.**

MILLVIEW

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