



# homemade

homes by accent



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**Mereside Green, Willingham**

*Welcome to stylish, new shared ownership homes in Mereside Green, Willingham.*



Welcome home to style  
and space in the  
perfect place.

## Just perfect.

Tucked on the edge of the historic Cambridgeshire village of Willingham is Mereside Green, with farmland, meadows, woods, nature reserves and riverside paths on the doorstep. It's an ideal spot to relax into a rural pace of life. But you're just a short stroll from the vibrant village centre and within easy reach of cities like London, Cambridge, Peterborough and Ely. So you can kick back, head out on countryside adventures, and also keep urban attractions on hand.

We have 14 homes available to buy at Mereside Green on a more affordable shared ownership basis (see page 31 for details). And with three 4-bed houses, five 3-bed houses and six 2-bed houses, there's a place for you here whether you're buying on your own, with a partner or as a small or growing family.

Each house is thoughtfully designed to meet modern needs for space, flow and functionality, while echoing local traditional architecture. And stylish, neutral finishes and flexible layouts mean you can settle straight in and start to make your home your own.

Mereside Green makes for a convenient lifestyle, with both village amenities and transport links within easy reach. It's just an 11-minute drive to the A14, which links to the A1 and M11. And a 20-minute drive to Waterbeach Station, which offers direct trains to London Kings Cross taking less than an hour.



Computer generated image

# Shared Ownership – an introduction

Unleash your dreams of homeownership with the Shared Ownership scheme!



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](http://homemadehomes.com/calculator) to get an estimate of what your monthly costs could look like.

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.

## 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.

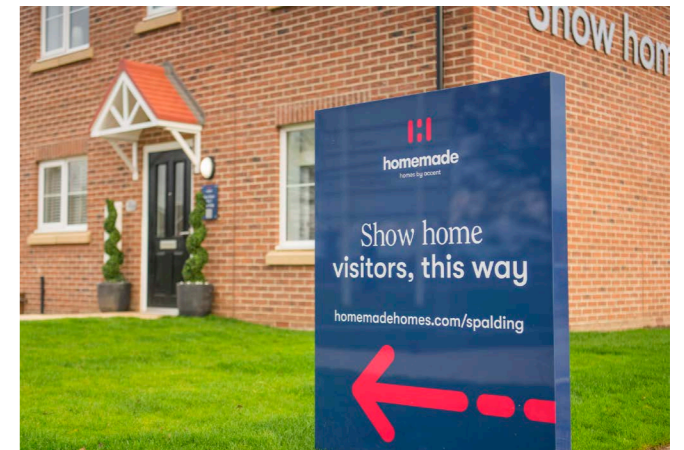
Let us look at an example purchase using Shared Ownership:

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.

# Perfectly positioned in the Cambridgeshire countryside



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



A 3-minute cycle to a Co-op and a 14-minute drive to a Tesco Extra



A primary school and nursery in the village and buses to nearby secondary schools



Country walks winding by the river and through meadows and nature reserves



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



A village post office, library, medical practice, convenience store, bakery and more



Private gardens and car parking for every home



Much-loved pubs, restaurants, cafés and takeaways in the village



A 27-minute drive to Ely and a 28-minute drive to Cambridge



Gyms, personal trainers and clubs for football and bowling in the village

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

# Relax and retreat, while staying connected

Settle into village life between Cambridge and Ely

Willingham gives a warm welcome with a friendly community and charming architecture. Its handy amenities include gastropubs, cafés, restaurants, shops, sports clubs, a medical centre, library, post office and more.

The rolling landscape around Willingham is peppered with other pretty villages, bustling market towns and historic cities, connected by a web of tranquil waterways. Just a 6-minute drive from the village is the pioneering new town of Northstowe and its sports and leisure facilities.

While the quaint medieval market town of St Ives is only a 20-minute drive, and you can be in Cambridge or Ely within a half-hour drive.

Picture-perfect Ely is England's second smallest city, home to high-quality independent stores and regular markets as well as high-street names. Ely's options for dining out range from afternoon tea at Peacocks to Japanese delicacies at Sushi & Salad. And you can see live music, comedy, theatre and more at The Maltings by the river.



Ely



In Cambridge, you'll find a whole host of entertainment for people of all ages, from upscale theatres to underground clubs. You can punt on the river, hire bikes, explore museums, shop vintage stores wander botanic gardens and more.

There are plenty of other places to explore within easy reach too. You can be in cosmopolitan Peterborough in 49 minutes, among Bury St Edmunds' beautiful buildings in 50 minutes, and by the sea in Norfolk in less than two hours.



## Sports

Whether you like weight training, cardio, team sports or something gentler, there are plenty of options for staying fit and healthy in Willingham. The village has three gyms, a personal trainer and yoga instructor, and clubs for bowling and football.

### Willingham Gym

0.3 miles



## Culture

At Willingham's Creative Grounds Café, you can combine crafting with coffee and cake. The Arts Centre in Haddenham offers creative workshops and many other events. And The Corn Exchange in St Ives hosts comedy, poetry readings, community cinema screenings, open mic nights and more.

### Creative Grounds Café

0.6 miles



## Eat & drink

The Porterhouse pub and restaurant is just a 5-minute walk from Mereside Green offering a hearty welcome and great homemade food. Other venues in the village include Lot 25 café, bar and restaurant, Royal Bengal Indian restaurant and The Bank Micropub.

### The Porterhouse

0.2 miles



# Excellent village amenities

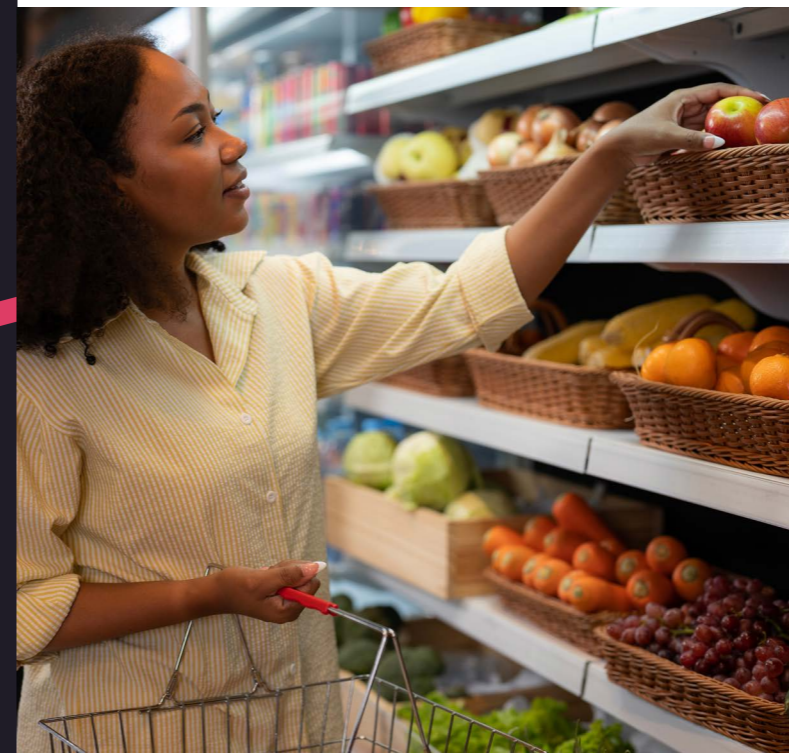
# Life's must-haves in easy reach

## Great outdoors

Surrounded by sweeping fields and fens, Willingham is just an 8-minute drive from the tranquil RSPB Ouse Fen Reserve with miles of paths to explore. And RSPB Fen Drayton Lakes is also close by. There, you can take a canoe safari, go fishing and cycling, and spot wildlife ranging from dragonflies to otters.

### RSPB Ouse Fen Reserve

3.4 miles



## Shopping

From Mereside Green, you can be at Willingham's bakery, Co-op and post office within a 13-minute stroll or a 4-minute cycle. And there's a Tesco Extra a 14-minute drive away at Bar Hill. For city shopping, Cambridge and Ely are less than a half-hour drive.

### Co-op

0.5 miles

## Family

Willingham Primary School and Old Buttery Nursery both have good Ofsted ratings and are around a 10-minute walk from Mereside Green. Northstowe Secondary College also has a good Ofsted rating and is only 3 miles away.

### Willingham Primary School

0.6 miles



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



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# Great connections

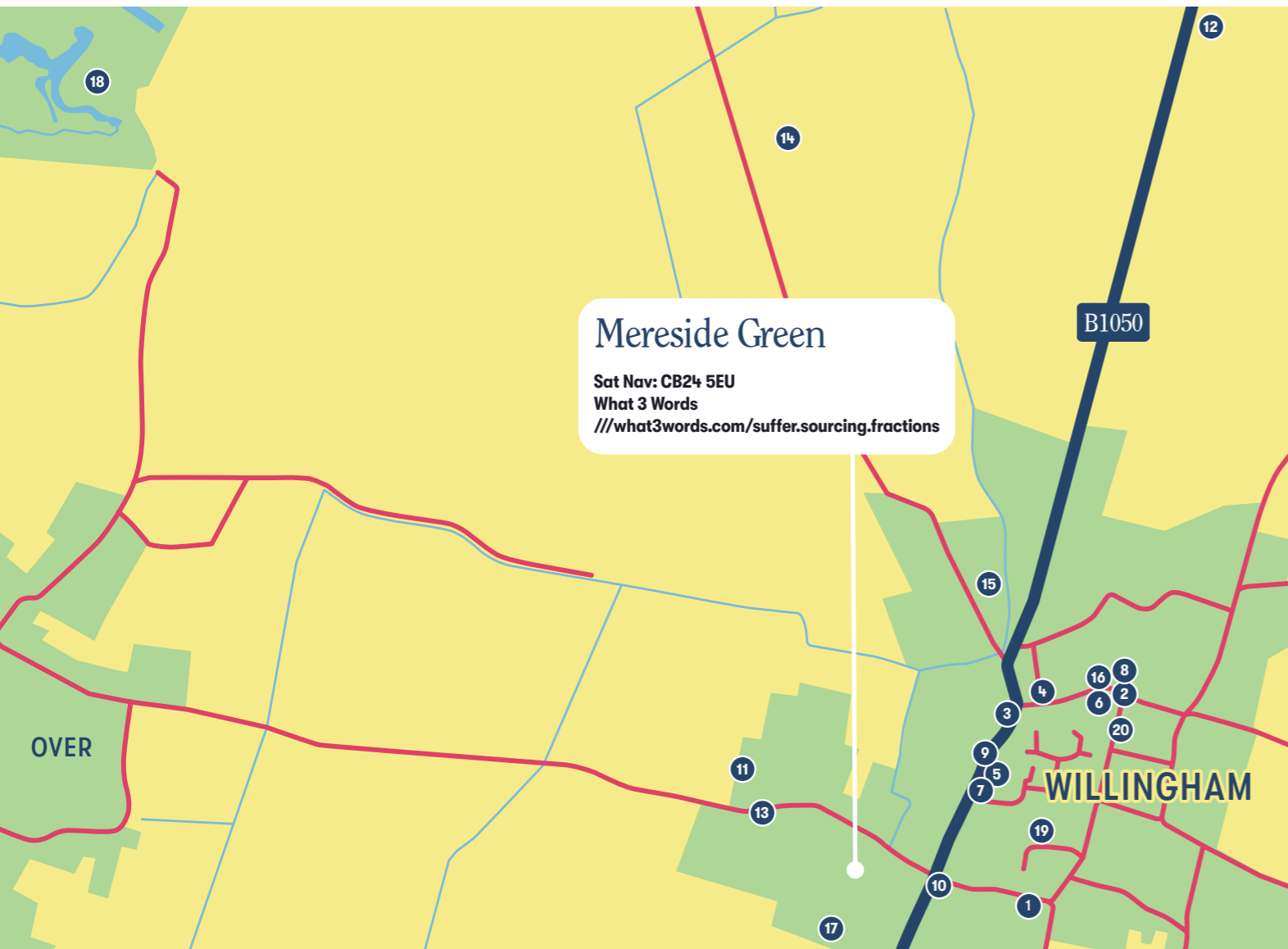
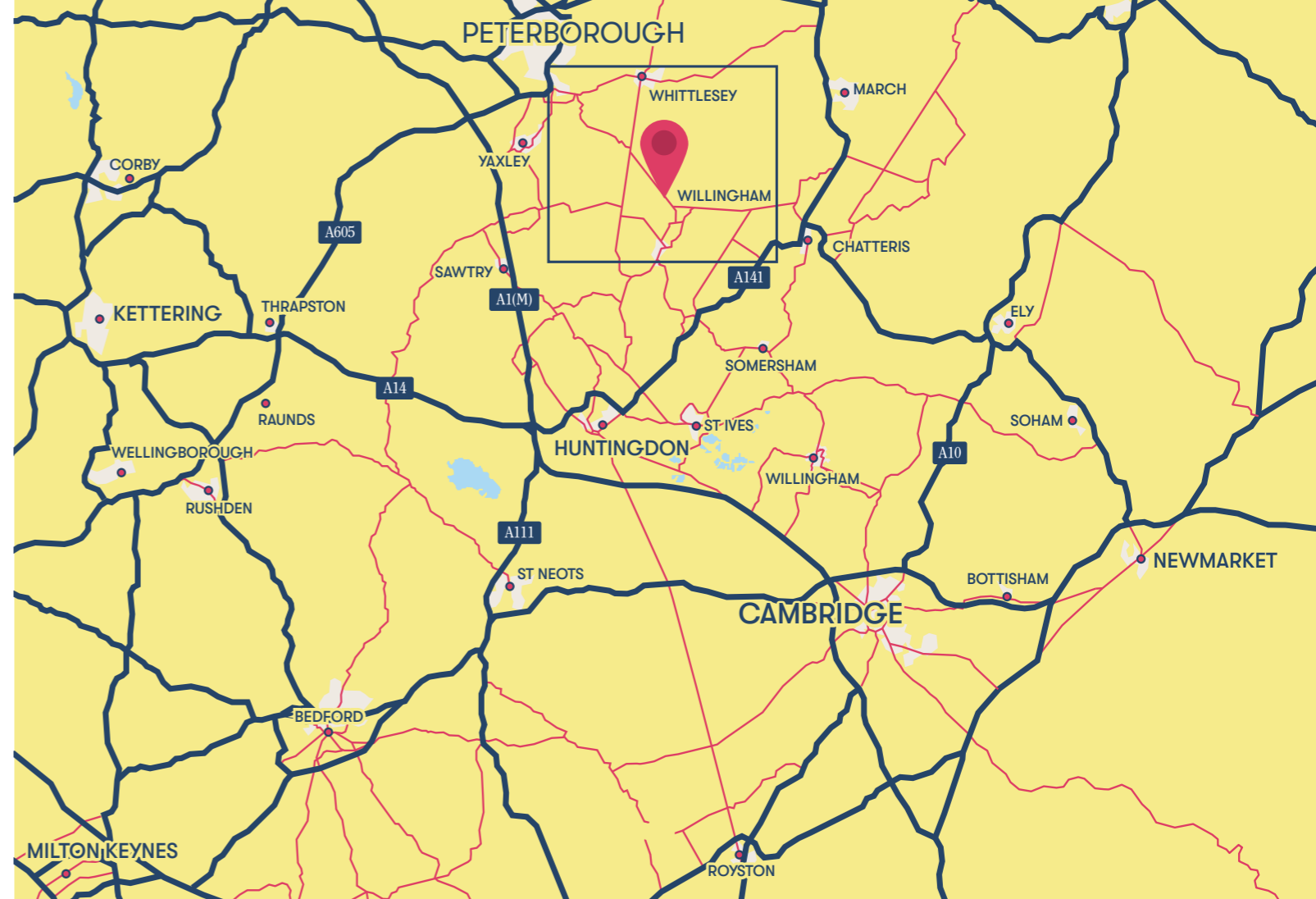
A country lifestyle within easy reach of the capital

Willingham gives the best of both worlds, set among wide open countryside but with great transport links. It's just an 11-minute drive from Mereside Green to the A14, which takes you to the A1 for the north, east to Suffolk and south to the M11 for London. There's a bus stop around 0.3 miles from Mereside Green, with regular bus services through the village and out to Cambridge and nearby towns and villages.

The nearest train station is Waterbeach, a 20-minute drive away, with fast, direct links to London Kings Cross. It's also just a 23-minute drive to Cambridge North train station and a 28-minute drive to Ely train station. And, for foreign trips, you can be at Stansted Airport in around 50 minutes and London Luton in around 1 hour 15 minutes.

## Places of interest

1. Berrycroft stores
2. Willingham's bakery
3. Co-op
4. Boswell & Son
5. Willingham Post Office
6. Creative Grounds Café
7. Lot 25 café, restaurant and bar
8. Royal Bengal
9. The Bank Micropub
10. The Porterhouse
11. Neil Marsh Health & Fitness
12. The Barn Gym
13. Willingham Gym & Wellness
14. Willingham Wolves Football Club
15. Willingham QEII field play park
16. Willingham Library
17. Leann Belsom Personal Training & Yoga
18. RSPB Ouse Fen Reserve
19. Willingham Primary School
20. Willingham Medical Practice



**Mereside Green**  
 Sat Nav: CB24 5EU  
 What 3 Words  
[///what3words.com/suffer.sourcing.fractions](http://what3words.com/suffer.sourcing.fractions)



### By car from Mereside Green

Ely	27 minutes
Cambridge	28 minutes
Peterborough	49 minutes
Bury St Edmonds	50 minutes
Stanstead Airport	50 minutes
King's Lynn	1hr 11 mins
Luton Airport	1hr 15 mins
Ipswich	1hr 21 mins
Felixstowe	1hr 34 mins
Colchester	1hr 37 mins
Wells-next-the-Sea	1hr 41 mins
Southwold	2hrs 4 mins



### By train from Waterbeach Station

Cambridge	9 mins
Ely	9 mins
King's Lynn	44 minutes
London Kings Cross	59 minutes

### By train from Cambridge North Station

Stansted Airport	45 mins
London Kings Cross	54 minutes

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

# Mereside Green Development Layout

Shared Ownership

/// [what3words.com/suffer.sourcing.fractions](http://what3words.com/suffer.sourcing.fractions)



2 Bed  
Houses

- The Brook
- The Reed

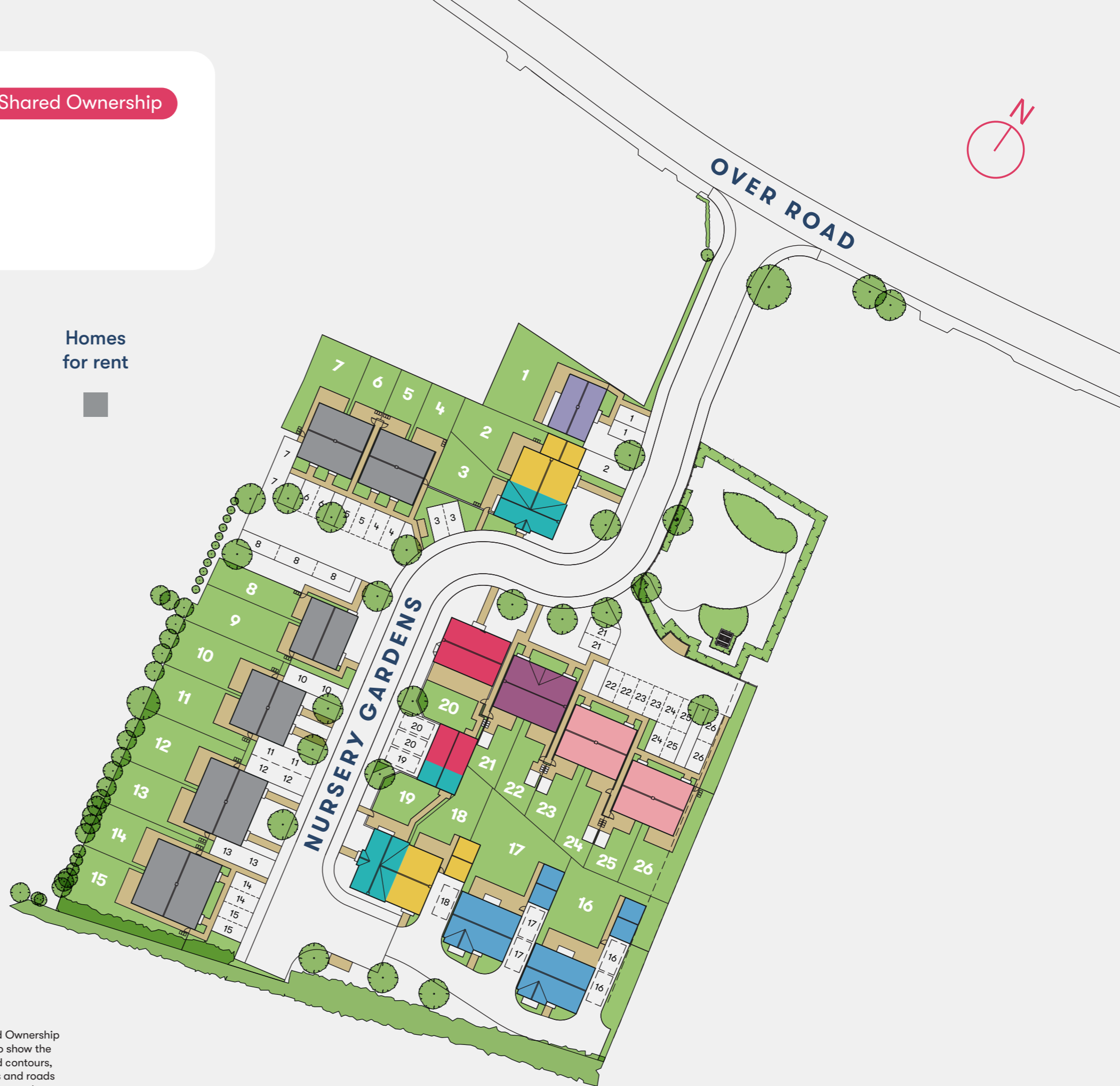
3 Bed  
Houses

- The Ouse
- The Fen
- The Willow

4 Bed  
Houses

- The Heron
- The Kingfisher

Homes  
for rent

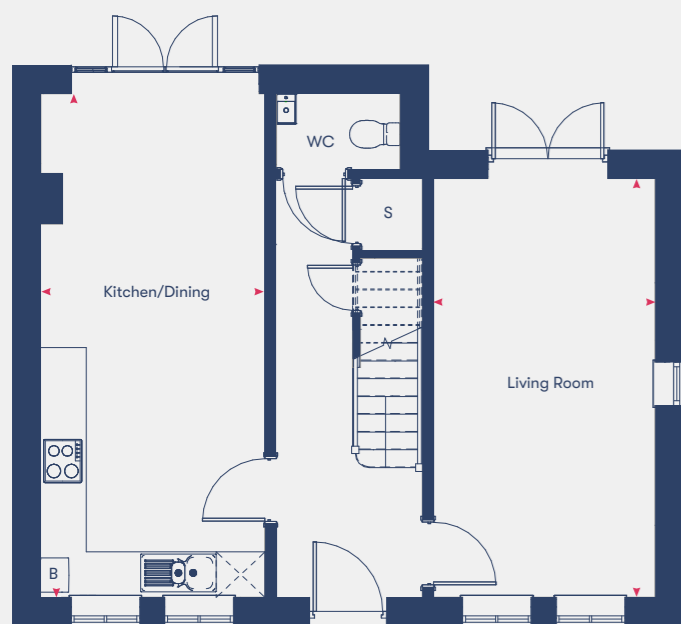


We support the development of mixed tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of all homes may change subject to demand. The site plan is drawn to show the relative position of individual properties, not to scale. This two-dimensional drawing will not show land contours, gradients, boundary treatments, hard & soft landscaping, or local authority street lighting. Footpaths and roads are subject to change. Any illustrated numbered car parking spaces will be confirmed in your conveyance plans.

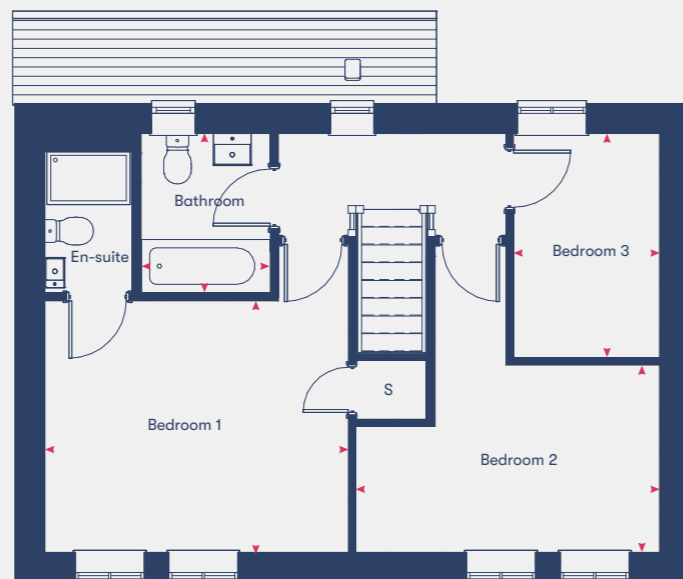
## The Ouse

# 3 bedroom houses

Plot 1



Ground Floor



First Floor

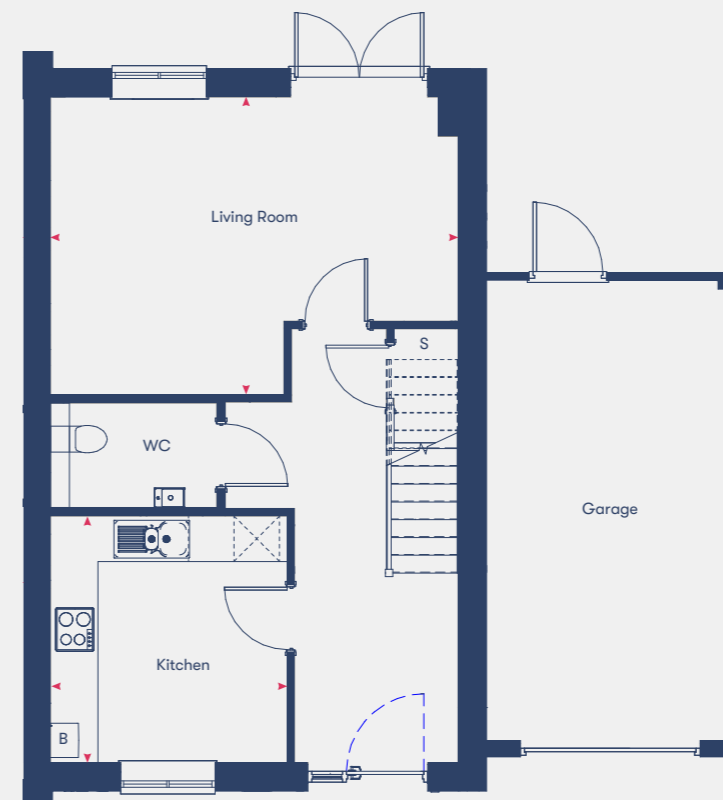
Kitchen/Dining	6.71m x 3.01m
Living Room	5.58m x 2.97m
Bedroom 1	3.36m x 4.05m
En-Suite	2.15m x 1.20m
Bedroom 2	2.51m x 4.05m
Bedroom 3	3m x 1.96m
Bathroom	2.15m x 1.2m
<b>95m<sup>2</sup></b>	

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 as 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.

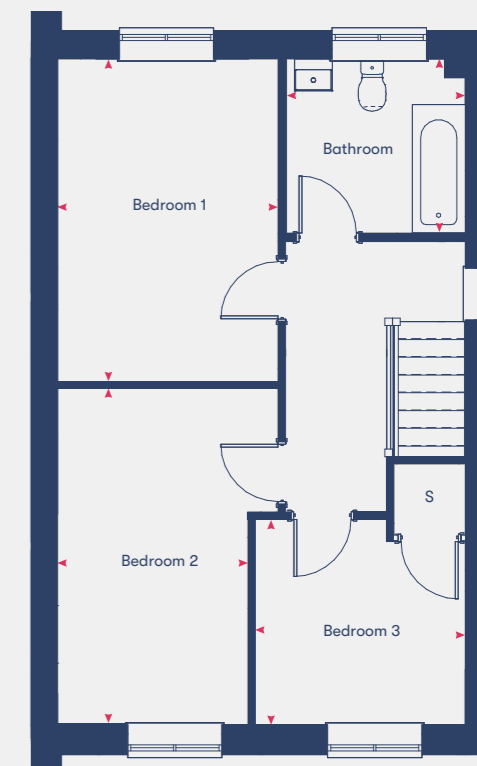
## The Fen

# 3 bedroom houses

Plots 2, 18



Ground Floor



First Floor

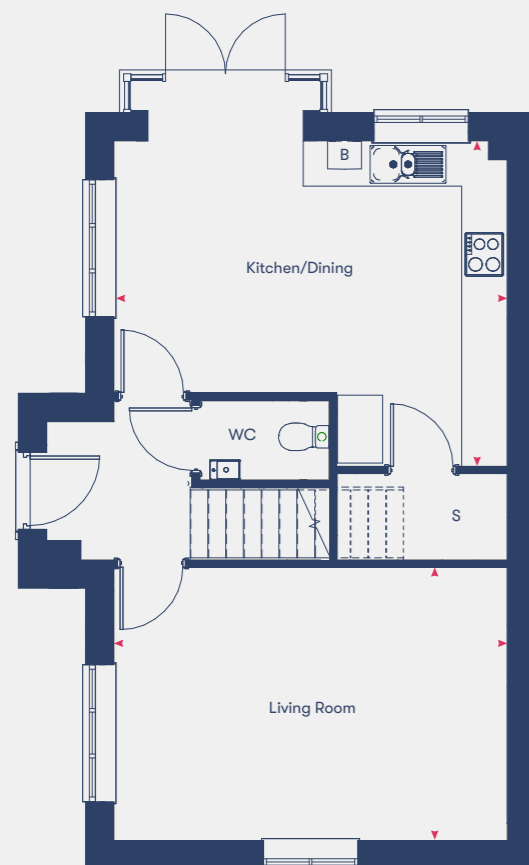
Kitchen/Dining	3.29m x 3.16m
Living Room	3.97m x 5.43m
Bedroom 1	4.30m x 2.95m
Bedroom 2	4.47m x 2.95m
Bedroom 3	2.75m x 2.82m
Bathroom	2.35m x 2.41m
<b>94.7m<sup>2</sup></b>	

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## The Willow

# 3 bedroom houses

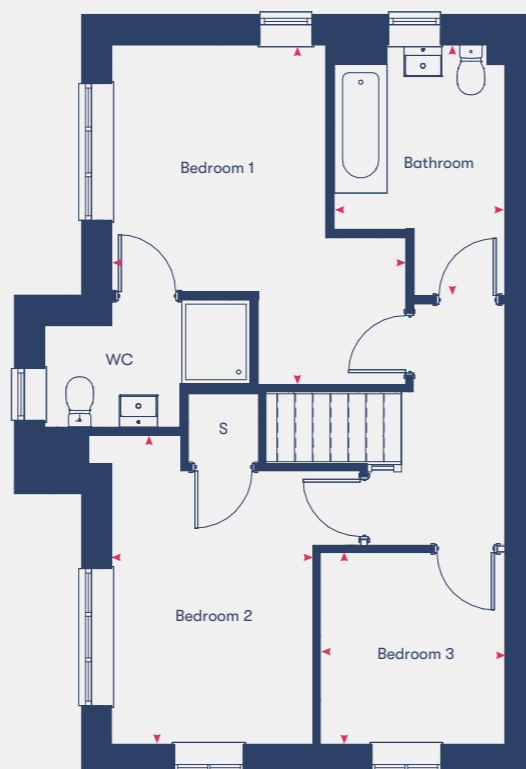
Plots 3, 19



Ground Floor

Kitchen/Dining	4.33m x 5.24m
Living Room	3.65m x 5.24m
Bedroom 1	3.36m x 3.92m
Bedroom 2	4.12m x 2.69m
Bedroom 3	2.57m x 2.47m
Bathroom	3.36m x 2.30m

**99m<sup>2</sup>**



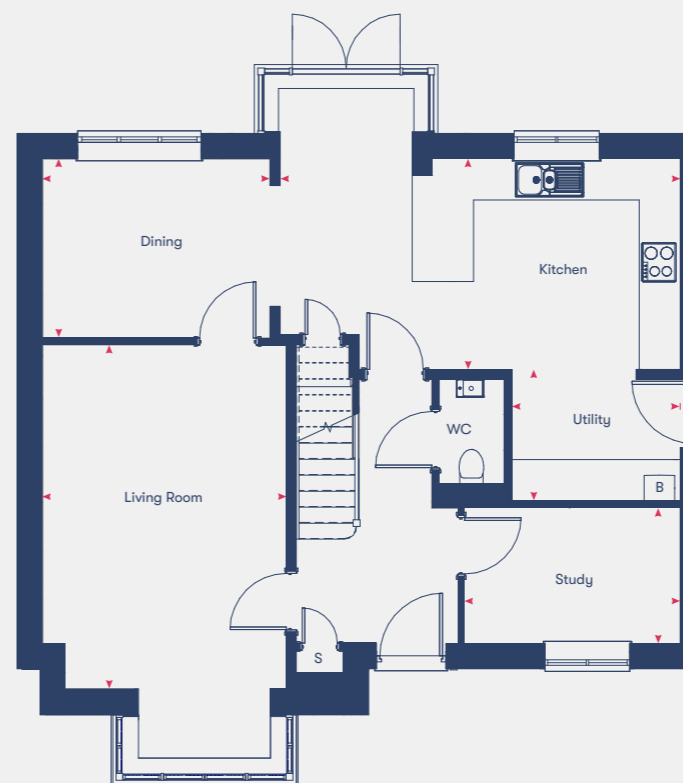
First Floor

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## The Heron

# 4 bedroom houses

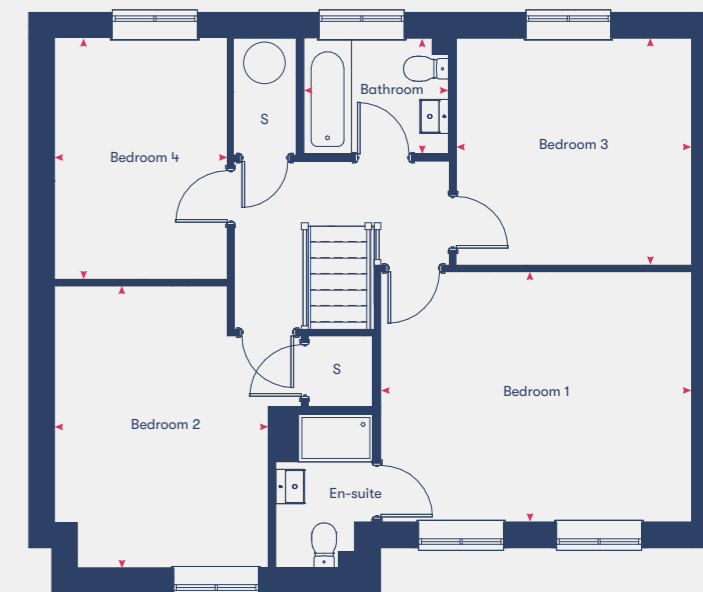
Plots 16, 17



Ground Floor

Kitchen	3.13m x 5.90m
Living Room	5.44m x 3.62m
Dining	2.66m x 3.38m
Study	2.02m x 3.09m
Utility	1.75m x 2.52m
Bedroom 1	3.71m x 4.60m
Bedroom 2	4.18m x 3.58m
Bedroom 3	3.37m x 3.49m
Bedroom 4	3.58m x 2.57m
Bathroom	1.75m x 2.18m

**142.5m<sup>2</sup>**



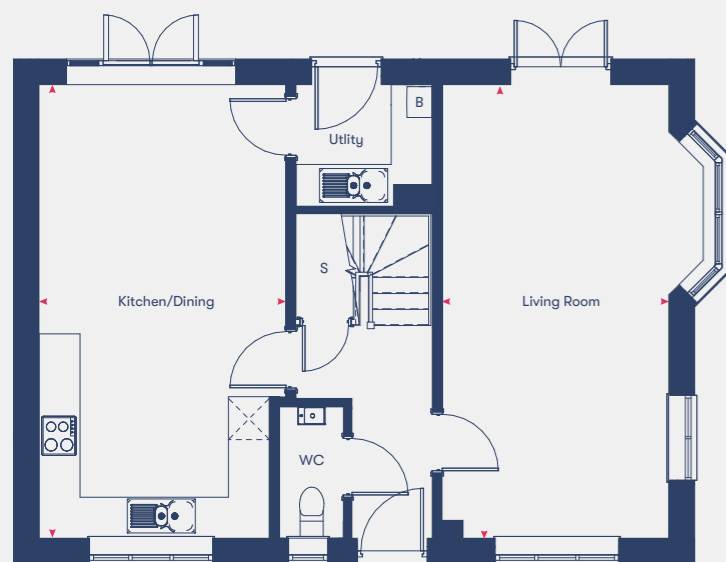
First Floor

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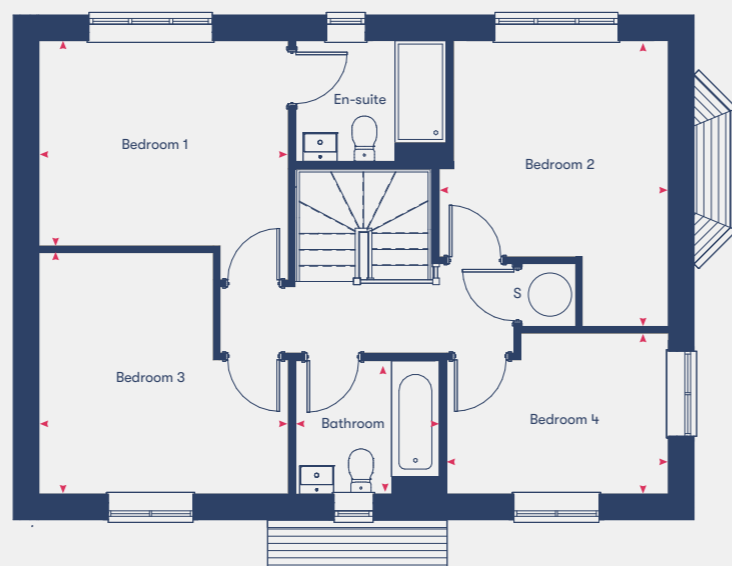
## The Kingfisher

# 4 bedroom houses

Plots 20



Ground Floor



First Floor

Kitchen/Dining	6.71m x 3.42m
Living Room	6.71m x 3.37m
Bedroom 1	3.55m x 3.70m
En-suite	1.82m x 2.25m
Bedroom 2	4.23m x 3.19m
Bedroom 3	3.58m x 3.70m
Bedroom 4	2.40m x 3.29m
Bathroom	2.10m x 2.15m

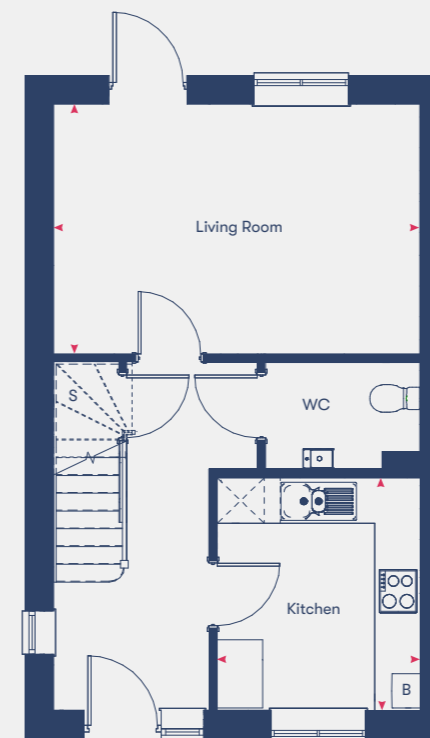
**123m<sup>2</sup>**

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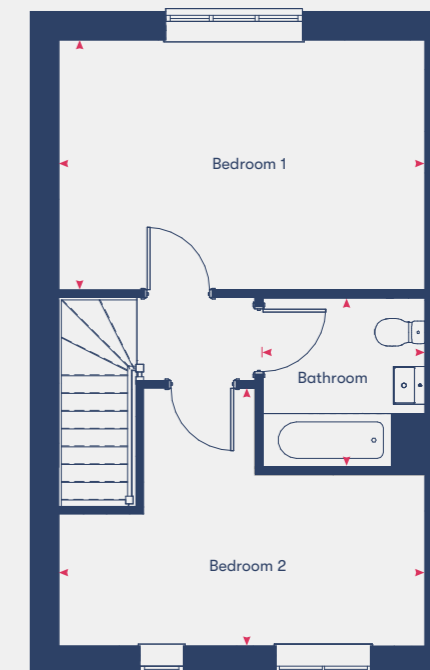
## The Brook

# 2 bedroom houses

Plots 21\*, 22



Ground Floor



First Floor

Kitchen/Dining	2.96m x 2.73m
Living Room	3.34m x 4.89m
Bedroom 1	3.34m x 4.89m
Bedroom 2	3.44m x 4.89m
Bathroom	2.27m x 2.19m

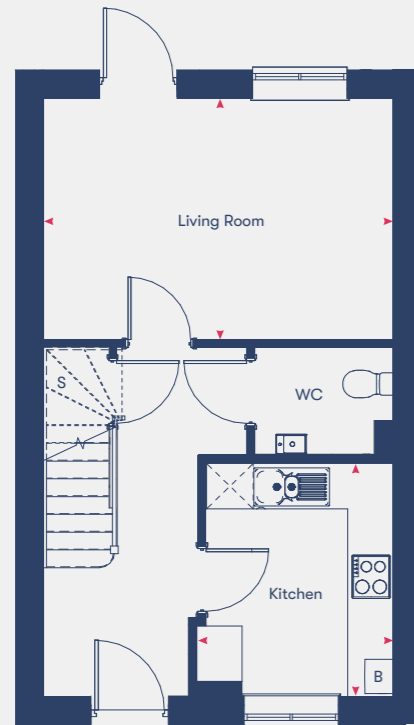
**77.5m<sup>2</sup>**

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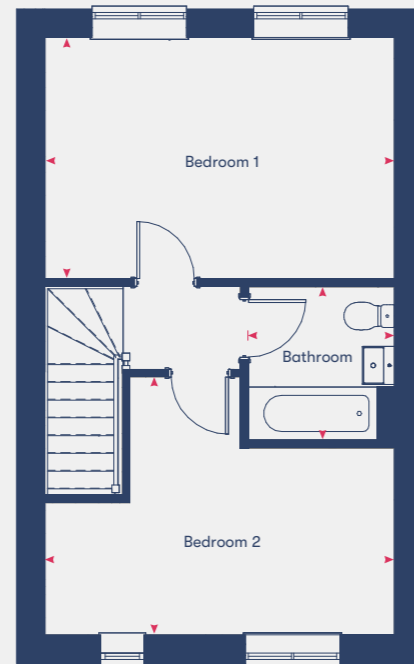
## The Reed

# 2 bedroom houses

Plot 23\*, 24, 25\* & 26



Ground Floor



First Floor

Living/Dining	3.22m x 4.66m
Kitchen	3.12m x 2.64m
Bedroom 1	3.22m x 4.66m
Bedroom 2	3.33m x 4.66m
Bathroom	2.07m x 1.97m
<b>72.9m<sup>2</sup></b>	

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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](http://www.homemadehomes.com)

A selection of developments from



Brooklands,  
Milton Keynes



Great Denham,  
Bedfordshire



Willow Grove,  
Wixams



# homemade

homes by accent

All information supplied is correct when published (December 2025) and is not intended to form part of any contract or warranty. Computer-generated images are an artist's impression and features such as landscaping, windows, brick, and other materials may vary, as may heating and electrical layouts. Any furniture and landscaping are shown for illustrative purposes only. Floor plans are intended to give a general indication of the proposed floor layout. You should not use dimensions for carpet sizes, appliance spaces, or furniture items. Information regarding schools, transport, and amenities should be considered general guidance only; we make every effort to ensure this information is current; however, you should not rely solely on the information presented. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Any site plan is drawn to show the relative position of individual properties, not to scale. This two-dimensional drawing will not show land contours, gradients, boundary treatments, landscaping, or local authority street lighting. Footpaths are subject to change. For a shared ownership home, you need to pay rent to us for the share you do not own. The monthly rent payment will be listed in each advert on our website. We will review your rent at times set out in your lease. Your rent is reviewed, usually once a year. Your rent will go up when it is reviewed. It will not go down. The monthly payment for service charges will be listed in each advert on our website and reviewed annually. We support the development of mixed-tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of these homes may change subject to demand.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR RENT.**

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