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Surfleet Green, Pinchbeck

Welcome to stylish, new Shared Ownership homes in Surfleet Green, Pinchbeck.



Welcome home to style
and space in the
perfect place.

Just perfect

Surfleet Green sits on the edge of the pretty village of Surfleet in Lincolnshire's charming South Holland district. Here, you're surrounded by glorious, sweeping countryside with the River Glen winding by. And yet you're less than a 15-minute drive from the market town of Spalding, a 20-minute drive from historic Boston and a 40-minute drive from cosmopolitan Peterborough.

This brand-new community offers 10 two-bedroom and 12 three-bedroom houses for sale on a more affordable shared ownership basis (see page 8 for details). Thoughtfully designed, they combine contemporary interior design with characterful architecture. Each boasts spacious, light-filled living spaces, stylish fitted kitchens, and energy-efficient specifications to help minimise bills. And they all come with a full flooring package, private gardens and off-street parking.

Spalding provides the everyday essentials and more with a great mix of independent and high-street stores, and plenty of restaurants, bars and cafés to choose from. It also offers entertainment for all tastes – from boating and bird watching to live bands and ballet.

With great travel links, Surfleet Green puts you in easy reach of Spalding, as well as other towns and cities across the region. Spalding train station is on the Lincoln to Peterborough line, which widens the destinations you can reach for work or play. From Peterborough, for example, it's less than an hour to London Kings Cross. The nearby A16 and A151 also make for an easy commute by car. You can be in Cambridge in less than an hour and a half, and on Norfolk's beautiful coastline in around an hour.



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Shared Ownership – an introduction

Unleash your dreams of home ownership 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 home ownership!

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](https://www.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 home ownership 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% and 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.

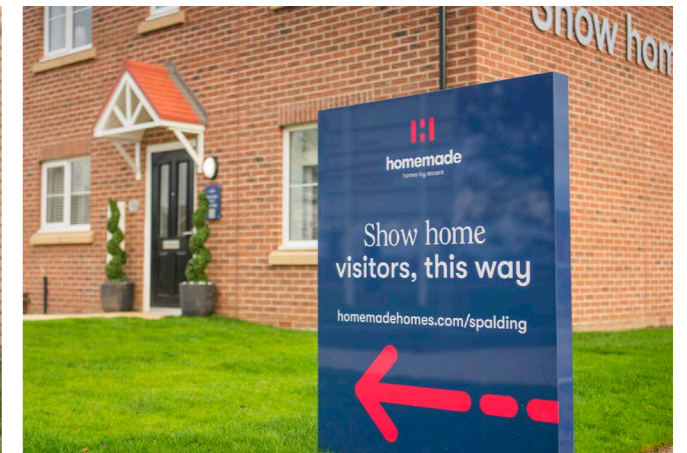
Let us look at an example purchase using Shared Ownership:

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.

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 placed in the South Lincolnshire countryside



Aerial view of Spalding Town Centre

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



Morrisons, Sainsbury's, Lidl and Aldi within a 17-minute drive



Good nurseries and primary schools within walking distance



Countryside trails by the river, through woodland and into nature reserves



Well-designed, energy-efficient homes with stylish details and high-quality finishes



A picturesque village with easy connections to nearby towns



Private gardens and parking and a full flooring package for every home



Five minutes' stroll to a pub and a wide variety of bars and eateries within a 15-minute drive



A 15-minute drive to Spalding, a 20-minute drive to Boston and a 40-minute drive to Peterborough



A golf club a 5-minute drive away and football, cricket, karate, yoga and more in Spalding

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

Settle into a village life near Spalding

Country living close to heritage towns with city links

Tucked away on the edge of the village, Surfleet Green gives you the chance to live a truly rural lifestyle. Somewhere to retreat to without losing touch with the city. It sits at the heart of the expansive Fens; an area crisscrossed with hiking trails and cycle paths and an abundance of nature reserves to explore and wildlife to discover.

In nearby Spalding, attractions include Ayscoughfee Hall, where you can stroll through the manicured gardens, picnic by the ornamental lake and admire the architecture. And Baytree Owl and Wildlife Centre, where you can meet magnificent birds of prey.



Spalding



Historic Boston

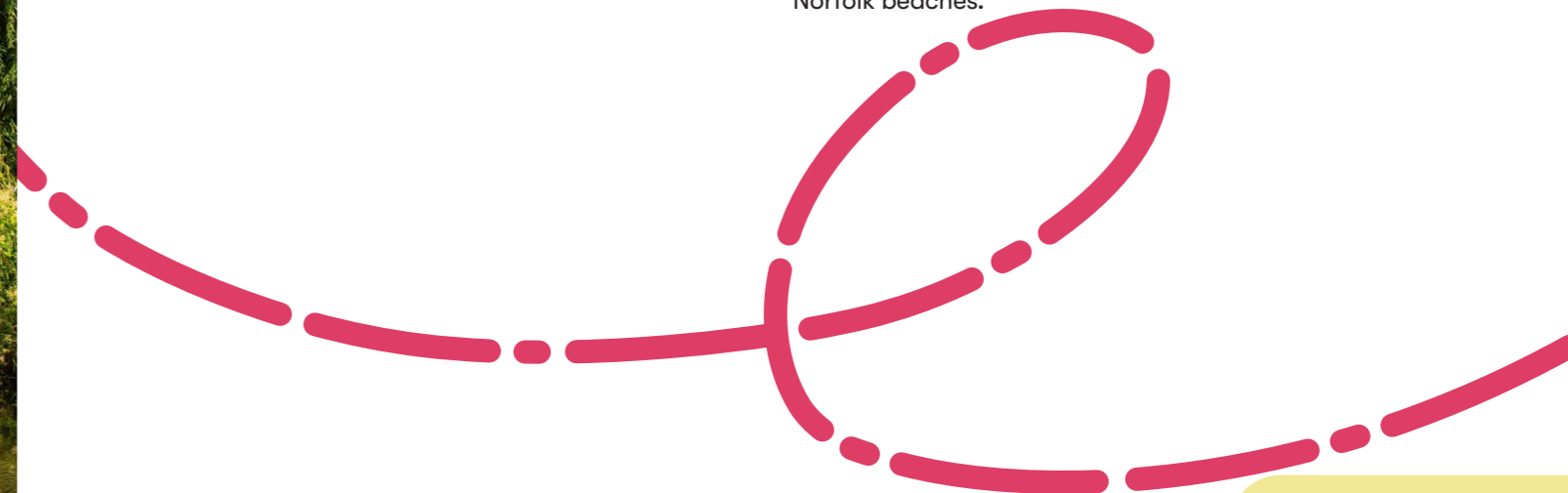


River Welland, Spalding

At The Springfields Outlet, on the Surfleet side of Spalding, you can take in the showcase gardens or catch a water taxi down the river. And then indulge in the designer discount stores or the cafés, bars and restaurants serving everything from afternoon tea to Sunday roasts. Spalding town centre also offers lots of options for getting together, from Vue Cinema to Rush Hour Escape Rooms and a knitting circle at the library.

For big-city entertainments, Peterborough is just 20 minutes by train from Spalding. There, you'll find fine-dining restaurants, quirky bars and underground nightclubs. You can swim alfresco at the lido, skate at Planet Ice and do everything from axe throwing to bouldering at Angle.

For a slower pace, you can head up to historic Boston or out to the breathtaking Norfolk beaches.



Sports

At Surfleet Green, you're just a 5-minute drive from Spalding Golf Club and a 6-minute walk from the indoor, heated Park Lane Pool. Spalding also offers lots of options for getting active, from the busy timetable at Castle Sports Centre to clubs for rugby, cricket, karate and more.

Spalding Golf Club

1.5 miles



Culture

The Sessions House in Spalding is a beautiful building hosting jazz nights, art exhibitions and immersive experiences. Spalding is also home to the South Holland Centre, a performing arts theatre with a programme including comedy shows, film screenings and live music.

The Sessions House

5.8 miles

Fun for all ages

Eat & drink

The Crown Inn is your cosy local, just a five-minute stroll from Surfleet Green. The Riverside Inn is also within walking distance and is popular for its waterside views, burgers and pizzas. And Spalding offers a great range of independent cafés, bars and restaurants offering cuisines from around the world.

The Crown Inn

0.2 miles



Life's essentials, close at hand

Great outdoors

At Surfleet Green you're surrounded by sweeping landscapes laced with waterways and dotted with lagoons, meadows and marshes teeming with wildlife and ready for adventure. At Moulton Marsh, you can join workshops, wildlife talks and guided walks, and children's activities for a range of ages.

Moulton Marsh

10 miles



Shopping

Nearby Spalding Farm Shop is full of carefully curated treats and there's a convenience store within a 3-minute drive. You can also be in Spalding town centre in less than 15 minutes. There, you'll find high-street names, independent stores, and the Springfield Outlet with more than fifty fashion and homeware shops.

Spalding Farm Shop

1.7 miles



Family

This is a lovely area for families, with lots of space to roam, things to see and do, and well-regarded schools. These include Surfleet Primary School and The Pinchbeck East C of E Primary Academy. And there's a selection of comprehensive and grammar schools in Spalding and Boston.

Surfleet Primary School

0.7 miles



Travel times are approximate. Sources: nationalrail.co.uk and google.com/maps



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Well connected

Laid back Fenland village life with easy routes to towns and cities

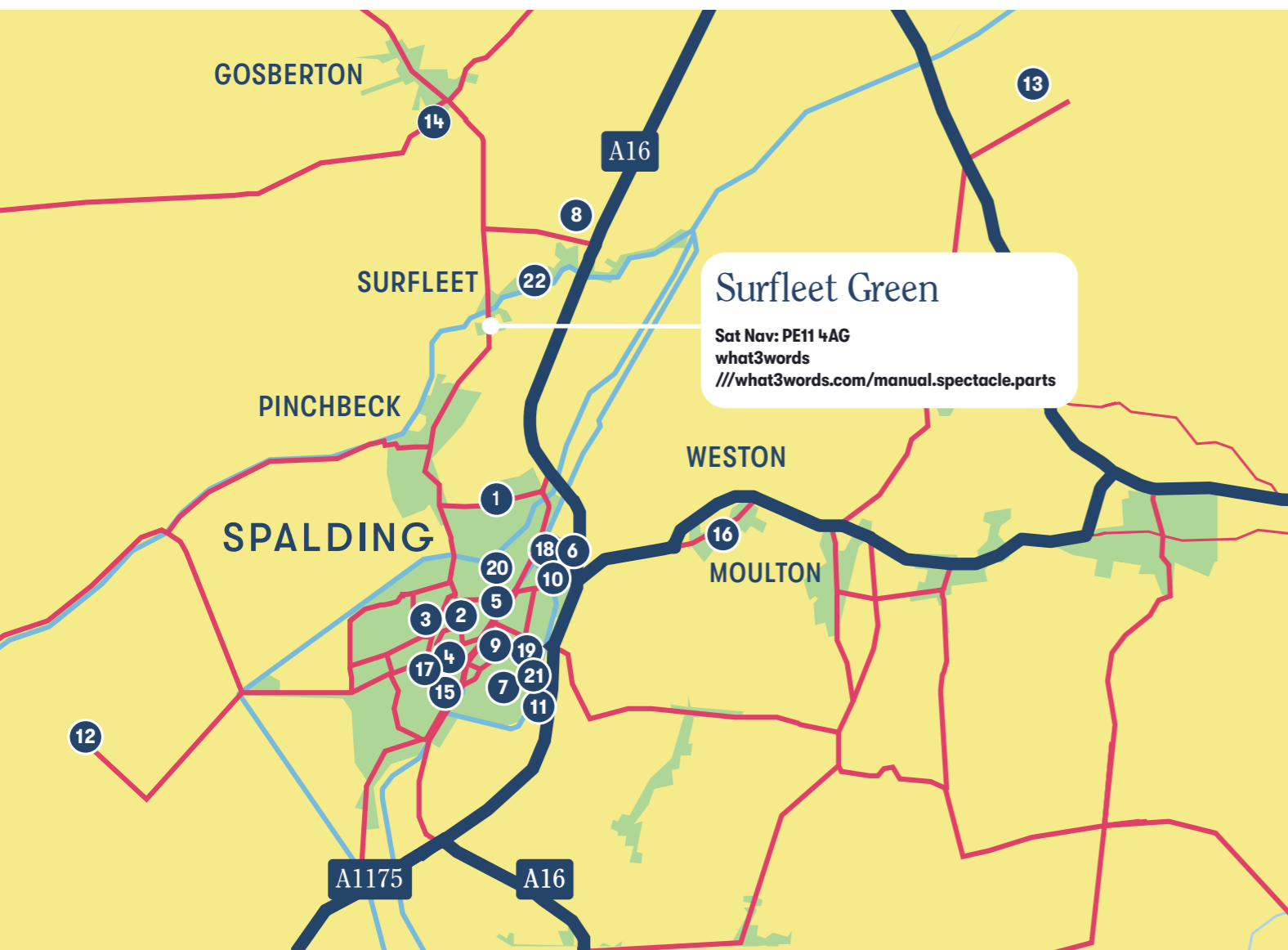
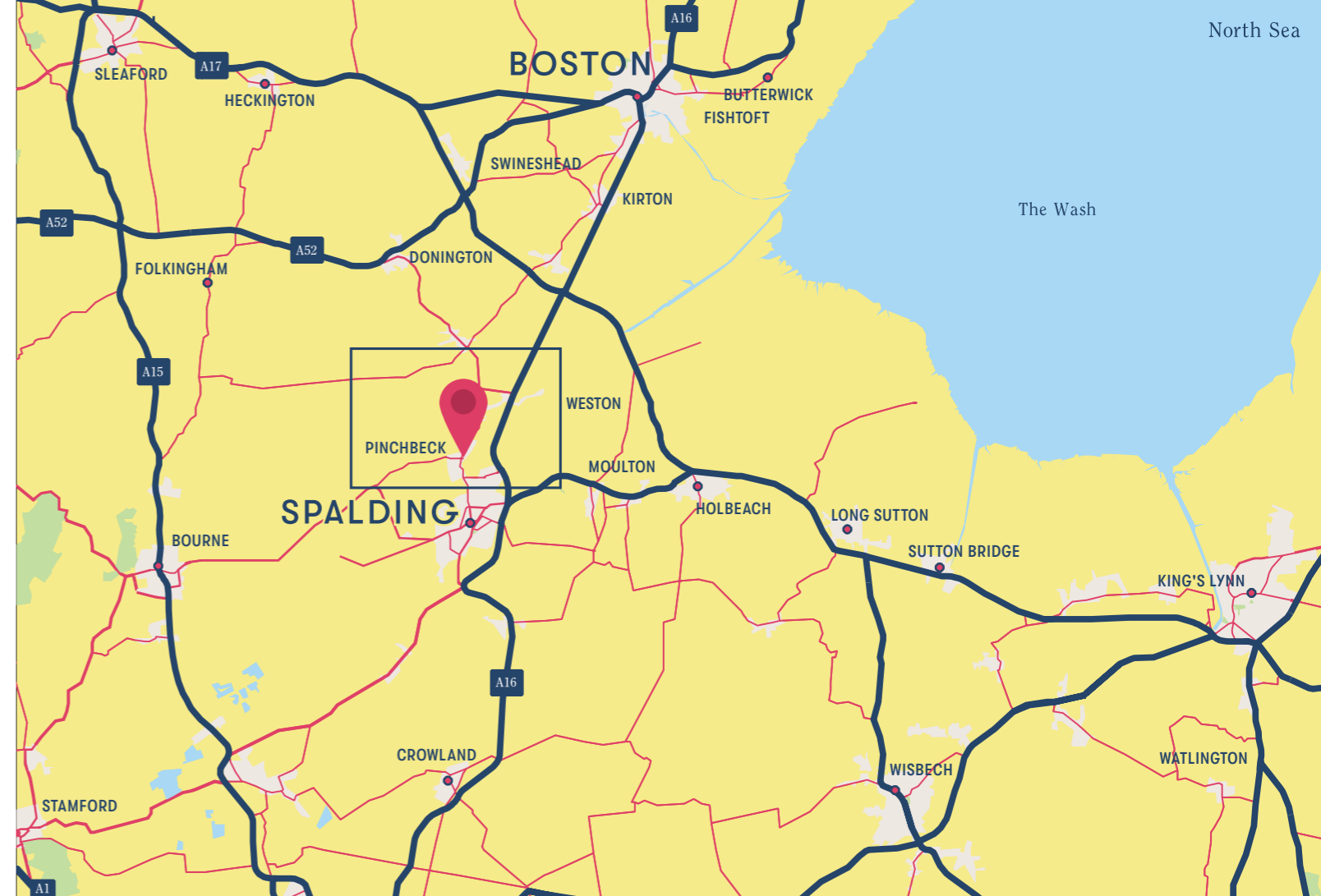
Surfleet Green puts open countryside and a village lifestyle right on your doorstep, and yet it also has excellent transport links. It sits close to the A16, which takes you south to Peterborough and north to Boston, and the A151, which takes you both inland and out to Norfolk.

There are bus stops a 4-minute walk away with routes to Spalding and Boston. And Spalding train station is a 16-minute drive, a 23-minute cycle or a 32-minute journey by bus. From there, it's only 20 minutes to Peterborough, where you can get direct trains to cities such as London, Cambridge, Norwich and York.

For foreign trips, it's around 1hr 45 minutes by car to London Stansted and East Midlands airports.

Places of interest

1. Morrisons
2. Sainsbury's
3. Lidl
4. Aldi
5. Iceland
6. Springfields Outlet Shopping & Leisure
7. Tesco Express
8. Spalding Farm Shop and Plant Centre
9. Everybody's Gym
10. Springfields Festival Gardens
11. Arnold's Meadow
12. Willow Tree Fen
13. Moulton Marsh
14. Knight Street Pharmacy
15. South Holland Centre
16. Baytree Owl and Wildlife Centre
17. The Sessions House
18. Adventure Land
19. Ayscoughfee Hall Museum and Gardens
20. Castle Sports Centre & Swimming Pool
21. Spalding Academy
22. Surfleet Primary School



By car from Surfleet Green

Spalding	15 minutes
Boston	20 minutes
Peterborough	40 minutes
King's Lynn	49 minutes
Lincoln	1hr
Cambridge	1hr 29 mins
Nottingham	1hr 37 mins
Leicester	1hr 43 mins
London Stansted Airport	1hr 49 mins
East Midlands Airport	1hr 50 mins
Milton Keynes	1hr 53 mins



By train from Spalding

Peterborough	20 minutes
Sleaford	21 minutes
Lincoln	52 minutes

By train from Peterborough

Doncaster	50 minutes
London Kings Cross	51 minutes
Cambridge	54 minutes
Leicester	54 minutes
Nottingham	1hr 6 mins

[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.]

Surfleet Green Development Layout

Shared Ownership

/// what3words.com/manual.spectacle.parts

2 Bed Houses
The Marshfield

3 Bed Houses
The Fenmere

Homes for rent

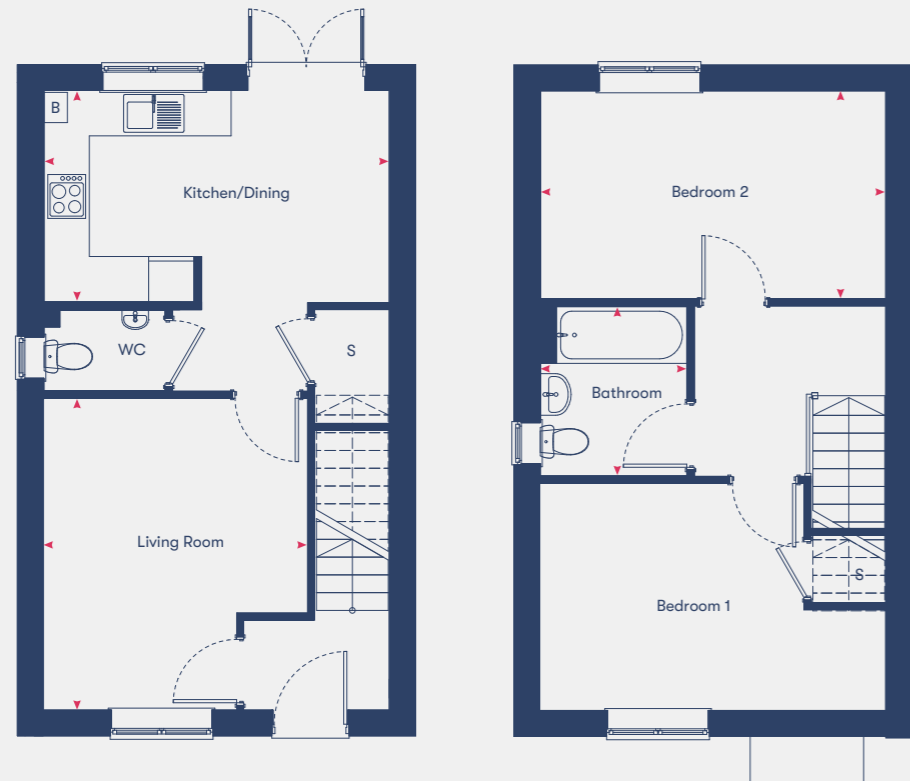


We support the development of mixed tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of all homes may change subject to demand. The site plan is drawn to show the relative position of individual properties, not to scale. This two-dimensional drawing 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 Marshfield

2 bedroom houses

Plots 1,2*,5,6*,7,8*,9,10*,11,12*



Ground Floor

First Floor

Kitchen/Dining	2.74m x 4.58m
Living Room	4.12m x 3.49m
Bedroom 1	3m x 4.57m
Bedroom 2	4.58m x 2.75m
Bathroom	2.23m x 1.93m
75m²	

*Plots marked with an asterisk are mirrored versions of the floor plan shown.

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 Fenmere

3 bedroom houses

Plots 3,4*,13,14*,15,16*,17,18*,19*,20,21*,22



Ground Floor

First Floor

Kitchen/Dining	2.99m x 5.25m
Living Room	3.45m x 4.17m
Bedroom 1	2.69m x 5.25m
Bedroom 2	3.06m x 3.07m
Bedroom 3	3.06m x 2.09m
Bathroom	2.25m x 1.94m
85m²	

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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

A selection of developments from



Bottisham Meadows, Cambridgeshire



Fantail View, Spalding



Whittlesey Green, Peterborough





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

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