



MILL VIEW

HAUXTON, CAMBRIDGESHIRE

RETIREMENT APARTMENTS
WITH CARE AND SUPPORT SERVICES

EXCLUSIVELY FOR THE OVER 55s



MILL VIEW

Exclusively for those aged over 55, Mill View has been designed to enable residents to continue to live independently in modern apartments with access to care and support services tailored to their individual needs.



Independent living in Cambridgeshire, on the edge of the countryside, in the village of Hauxton. These new apartments at Mill View are in a delightful location with easy access to many other amenities nearby.

AT HOME IN THE COUNTRYSIDE

Located on the banks of the river Cam, the historic village of Hauxton retains a rural charm and is surrounded by open countryside.

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.

HISTORIC MILL

It is believed there has been a mill on the present site at Hauxton since before Roman times, although it was in its heyday in the late 18th century when it also crushed rapeseed for oil. A new mill was built

in 1851, after a fire, and ground corn until the mid 1970s when Turner and Son ceased trading. It's the only example of a 19th Century watermill in Cambridgeshire.

PEACEFUL LIFE

There is a strong sense of community spirit in Hauxton Village and the peaceful life here naturally centres around the village hall, primary school and local church – St. Edmunds is one of the oldest in the county with many interesting Norman features. There are shops and amenities in Great Shelford (approx. 3 miles) and further afield Cambridge offers a host of entertainment, leisure and shopping options.



TRAVEL INFORMATION

- **Hauxton Village**
0.7 miles
- **M11 motorway - Junction 11**
0.8 miles
- **Shelford Train Station**
2.5 miles
Direct trains to London Liverpool Street approx. 1hrs 20 mins.
- **Addenbrooke's Hospital**
3.5 miles
- **Grafton Shopping Centre**
4.6 miles
Over 60 stores, including Boots, Debenhams, H&M and Next, alongside cafes, restaurants and an 8-screen VUE cinema.
- **Gog Magog Golf Club**
5.2 miles
- **Duxford Imperial War Museum**
6.6 miles
- **Cambridge**
4.7 miles
- **Newmarket Racecourse**
21.6 miles

NOTE: All times and distances are approximate. Sources: Google Maps, National Rail and visitcambridge.org

Mill View at Hauxton Meadows offers one and two bedroom apartments, in a purpose-built, self-contained building, with access to care and support services.



MILL VIEW





Moving to Mill View has many benefits, not least the care and support on offer should ever you need it - giving you the lifestyle freedom to enjoy retirement exactly as you choose.

RETIREMENT LIVING **WITH FLEXIBLE SERVICES**

You may be thinking of moving home because of life changes or to downsize. Retirement living for the over 55s at Mill View with access to care and support services help you to live independently in your own home.

Mill View provides the security and privacy of your own home, plus the benefits of a range of onsite facilities and the reassurance of 24-hour emergency response. Your care and support can be tailor-made to suit your needs and adapted in the future if needed.

A MODERN HOME DESIGNED TO HELP YOU MAINTAIN YOUR INDEPENDENCE

All apartments have been carefully planned and considered to create modern and attractive living spaces for a comfortable and enjoyable lifestyle.

CARE AND SUPPORT IS AVAILABLE

A 24-hour emergency response service is available, so both you and your loved ones can have peace of mind that help will be there when it is needed.

CORE CARE CHARGE

In order to facilitate the extra care offering, residents are required to pay our on-site care provider £16.68 per week.*

*Cost per apartment not per person.





MILLVIEW



Whilst you can enjoy your own privacy and space, it's easy to socialise at Mill View. Our facilities make for a relaxed, friendly community environment with a range of on-site facilities.

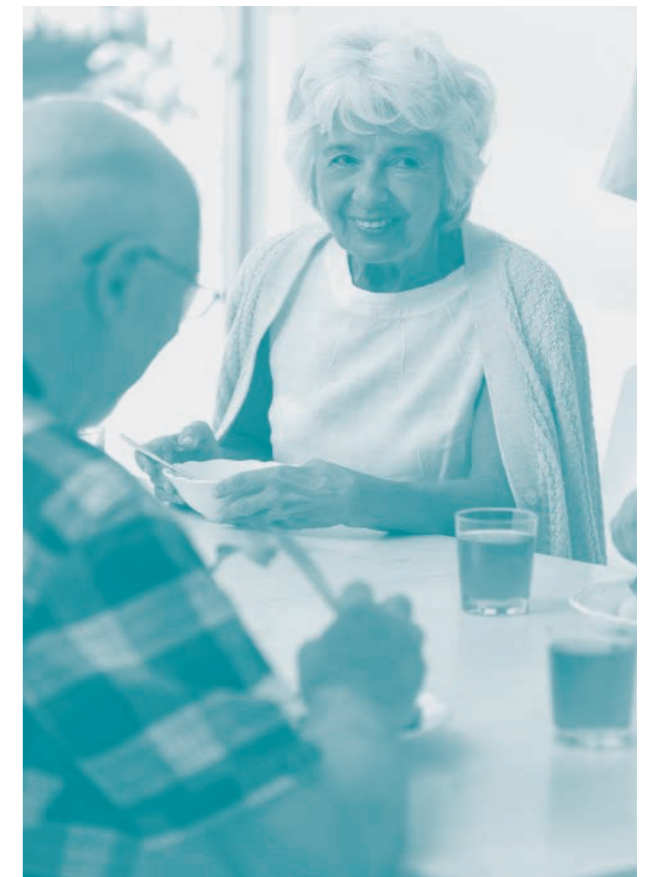
A FRIENDLY COMMUNITY

Mill View is designed to help you remain living as independently as possible. All apartments include private balconies or terraces and are set in a quiet location with beautifully landscaped communal gardens. A range of on-site services and facilities will give plenty of opportunities to make friends and become part of the Mill View community.

FACILITIES AND SERVICES PLANNED INCLUDE:

- Shop*
- Hair salon*
- Communal laundry facility
- Communal lounge areas
- Roof garden café with terrace*
- Landscaped communal gardens
- Guest room available for booking**
- Mobility scooter storage
- Wi-Fi in all communal areas
- Caretaker and Extra Care Scheme Manager

*Subject to 3rd party business occupancy
**Fees apply





There will be a wide range of amenities and facilities on site at Mill View, all helping to make your daily life more comfortable.

SHOP*

Subject to third party occupancy there will be a shop on site. Please speak to a sales advisor for more details.

HAIR SALON*

Our professional hair and beauty salon is conveniently placed on the ground floor right by the entrance at Mill View so you can always look and feel your best without even having to leave the building.

LAUNDRY

There are washing facilities in your apartment. However there is a fully equipped laundry room on the first floor with a washing machine, tumble dryer and ironing board. A good place to catch up with like-minded friends while attending to necessary chores.

LOUNGE

For a chance to get out for a wander and meet up with friends and family there are comfortable glass-fronted lounges on the first and second floor in a spectacular atrium setting – perfect to take in a different perspective.

ROOF GARDEN

The residents' roof garden terrace will offer a quiet oasis at the top of the building with the opportunity to enjoy the seasons by admiring the colourful planting and wildlife right on your doorstep (or rooftop).

ROOFTOP CAFÉ & TERRACE*

A perfect place to meet up with neighbours, friends and family for coffee and a snack while enjoying views of the countryside and beyond from the highpoint of the building.

GARDENS

As well as being located close to beautiful countryside there will be attractive gardens and landscaping on site at Mill View, designed to be pleasing to the eye whether at close quarters from a stroll round the grounds or from the comfort of your own home.

GUEST SUITE**

There is an attractive, self-contained 'guest suite' on the first floor should you want a friend or relative to visit for a short stay.

*Subject to 3rd party business occupancy
**Fees apply



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

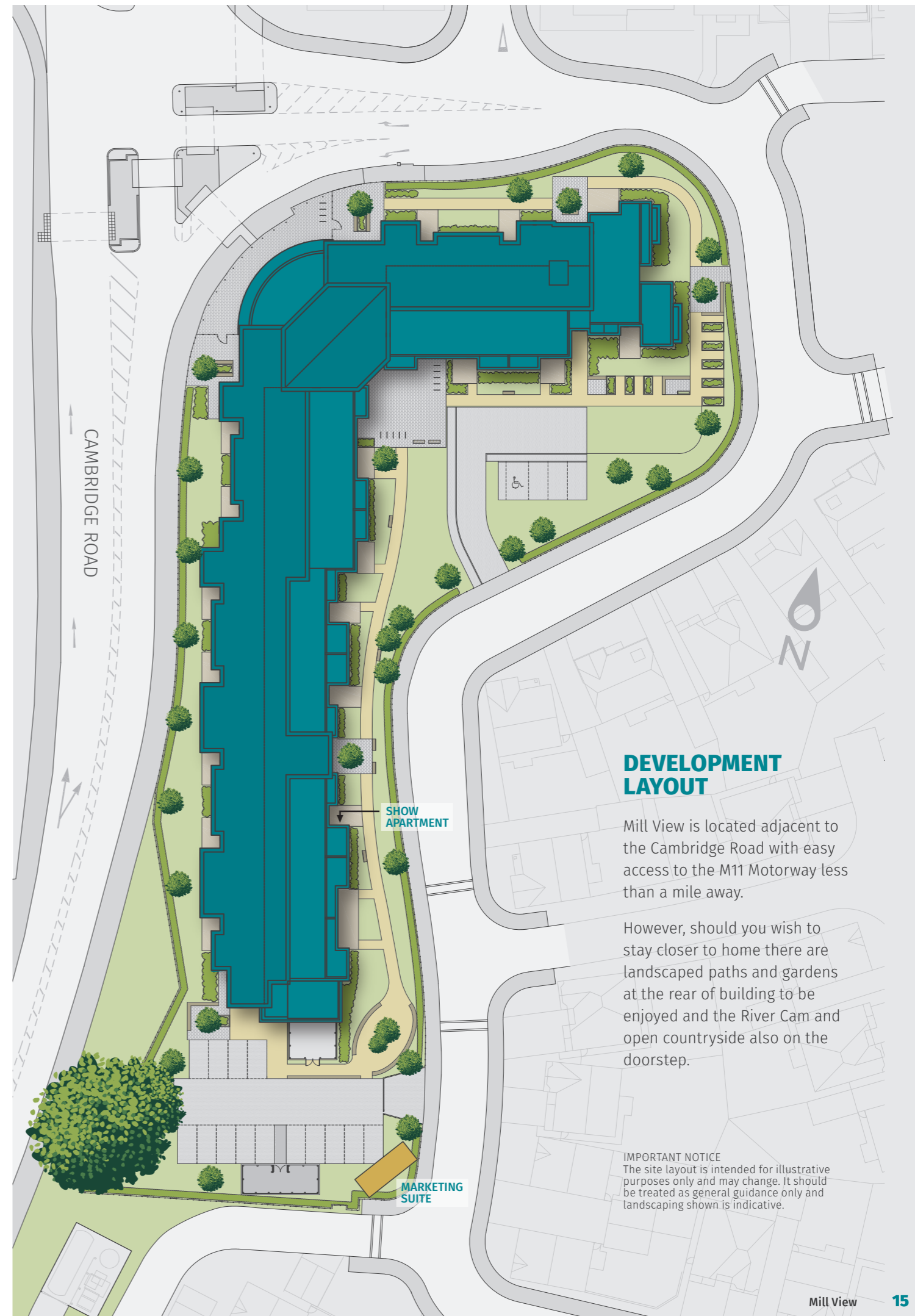
A BUILDING WITH **FACILITIES ON SITE**

At the heart of the building is a spectacular atrium with the main reception areas, hair salon, shop, laundry room and mobility scooter store. There are further communal facilities on the upper floors including lounge areas and a rooftop café*.

Take a look at the following pages which show plans of individual apartments and their location within the building. There are a number of dwelling types across the development from which to choose.



*Subject to 3rd party business occupancy



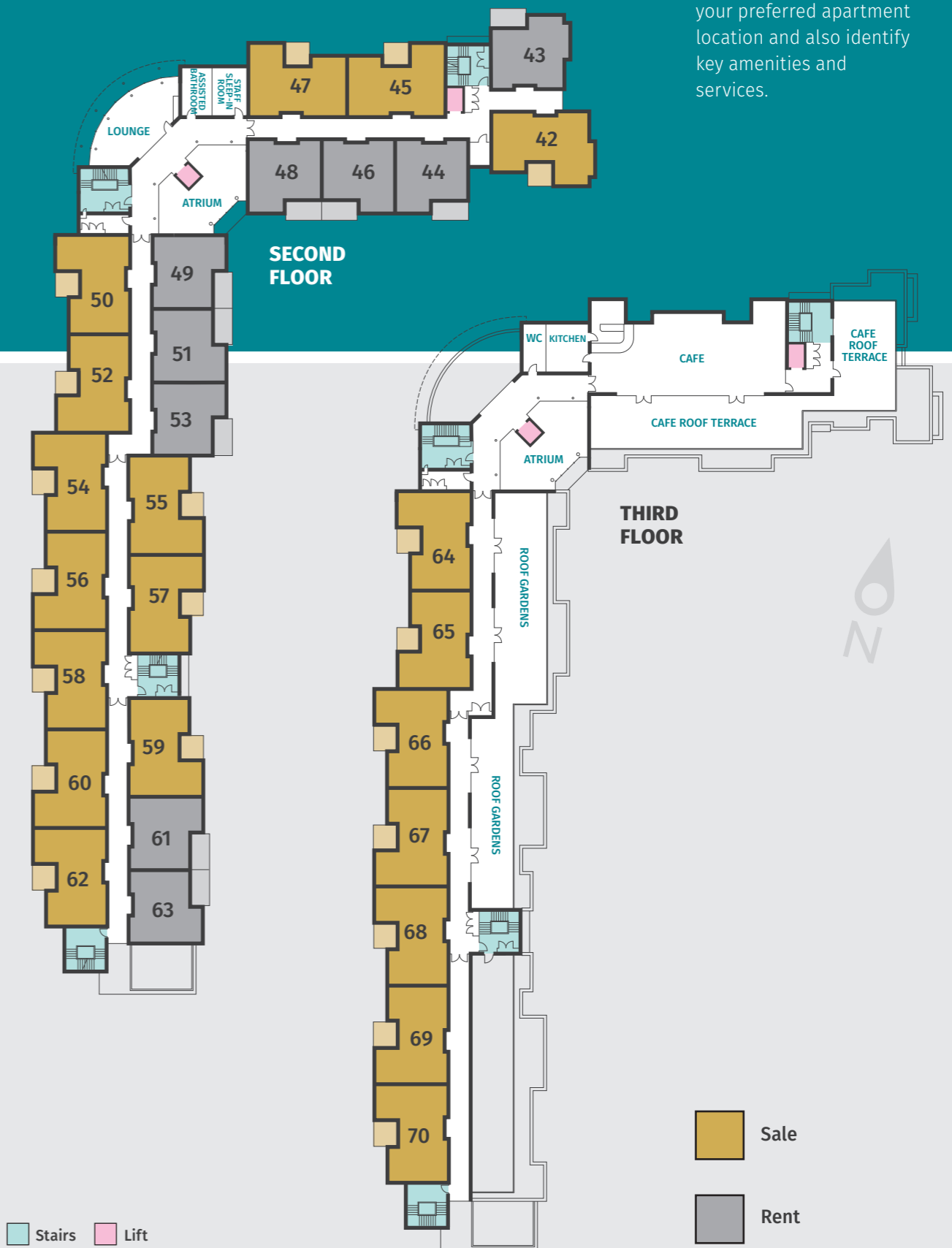
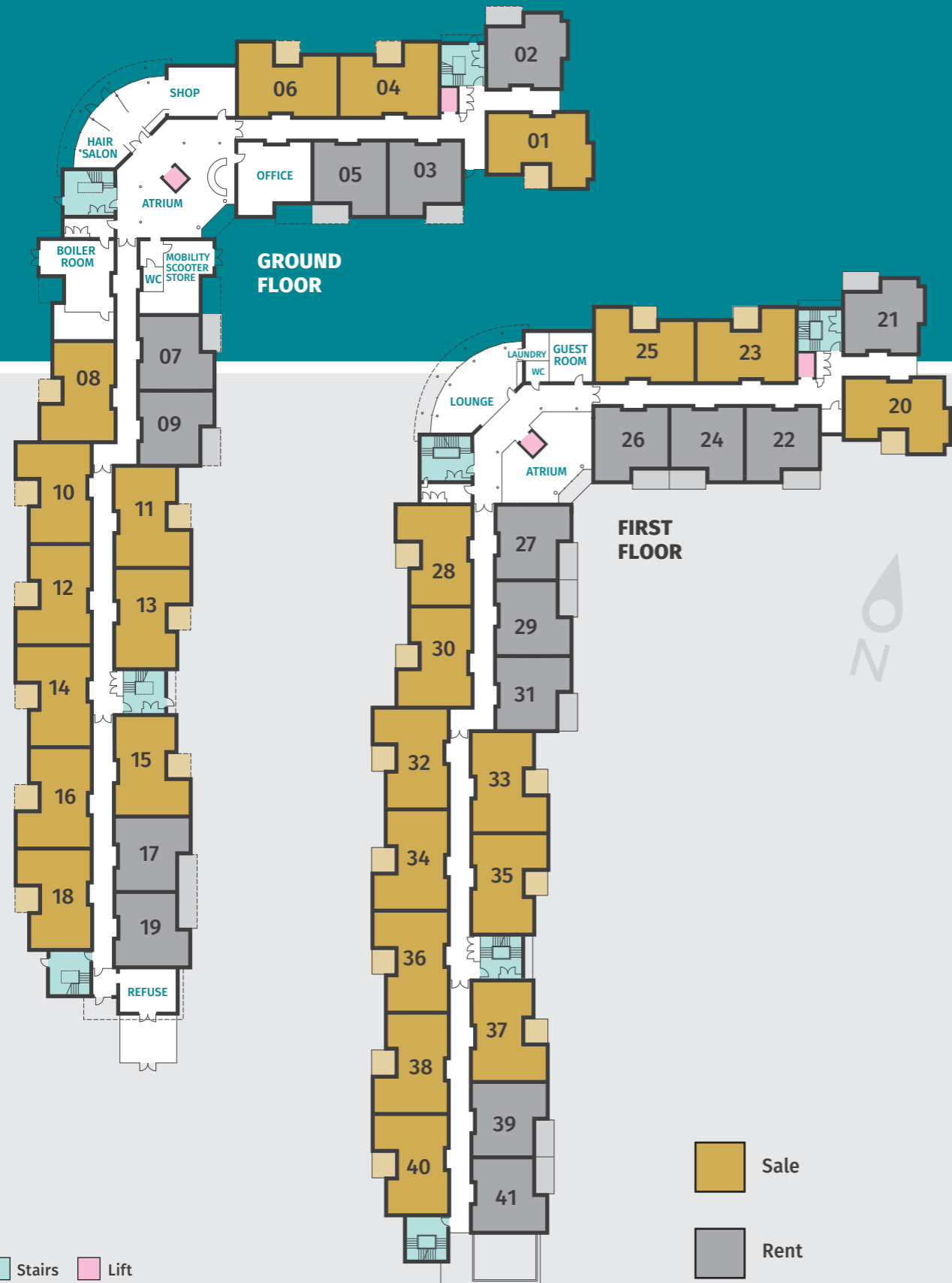
DEVELOPMENT LAYOUT

Mill View is located adjacent to the Cambridge Road with easy access to the M11 Motorway less than a mile away.

However, should you wish to stay closer to home there are landscaped paths and gardens at the rear of building to be enjoyed and the River Cam and open countryside also on the doorstep.

IMPORTANT NOTICE
The site layout is intended for illustrative purposes only and may change. It should be treated as general guidance only and landscaping shown is indicative.

APARTMENT LOCATOR



The apartments at Mill View are set out across four floors. Use these locator plans to select your preferred apartment location and also identify key amenities and services.

There are a number of different apartment types available for sale at Mill View, all carefully considered to make the best use of space. Pages 19-21 show detailed plans of these apartment types together with indicative room dimensions.

For rental information see pages 26-27.



THE CAM (SALE) 2 BEDROOM APARTMENT

GROUND FLOOR Plot: 1
FIRST FLOOR Plot: 20
SECOND FLOOR Plot: 42



LIVING ROOM
 4.82m max x 4.40m (15'10" max x 14'5")

KITCHEN
 3.09m x 2.70m (10'2" x 8'10")

BEDROOM 1
 3.89m x 3.54m (12'9" x 11'7")

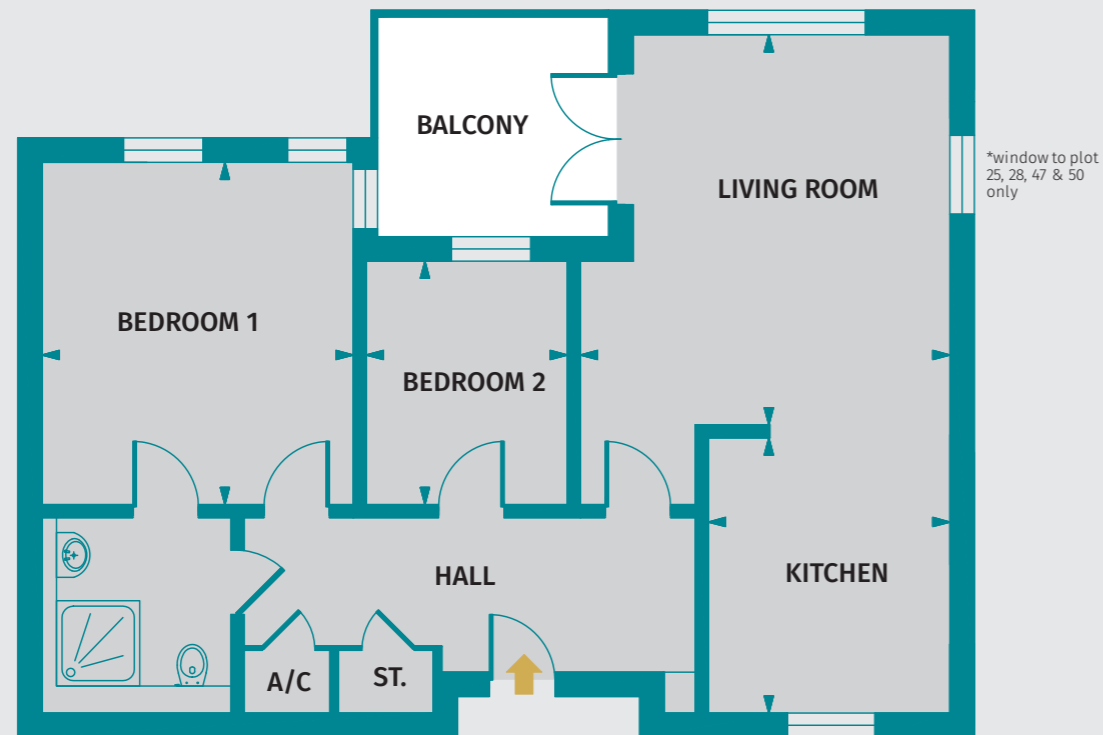
BEDROOM 2
 2.77m x 2.42m (9'1" x 7'11")

THE MILL (SALE)

2 BEDROOM APARTMENT

GROUND FLOOR Plots: 4, 6*, 8*, 10, 11, 12*, 13*, 14, 15, 16*, 18
FIRST FLOOR Plots: 23, 25*, 28, 30*, 32, 33, 34*, 35*, 36, 37, 38*, 40
SECOND FLOOR Plots: 45, 47*, 50, 52*, 54, 55, 56*, 57*, 58, 59, 60*, 62

*Handed plots, layouts will differ



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")

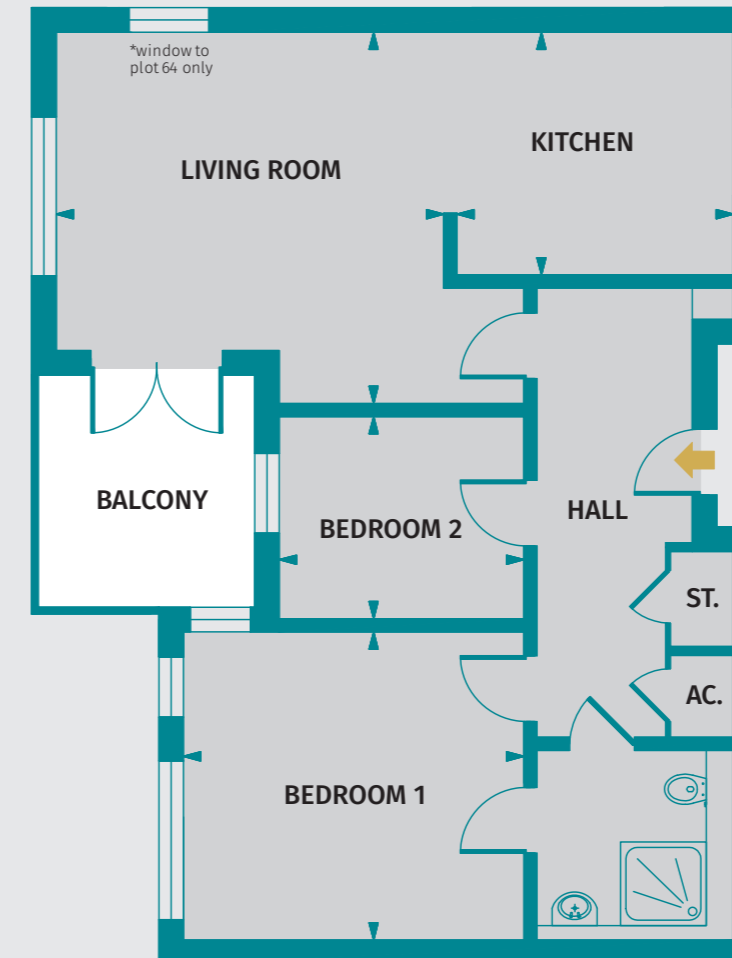
BEDROOM 2
2.78m x 2.42m (9'1" x 7'11")

THE EDMUND (SALE)

2 BEDROOM APARTMENT

THIRD FLOOR Plots: 64, 65*, 66, 67*, 68, 69*, 70

*Handed plots, layouts will differ



LIVING ROOM
4.39m x 4.16m_{max} (14'5" x 13'8"_{max})

KITCHEN
3.14m x 2.72m (10'4" x 8'11")

BEDROOM 1
3.90m x 3.47m (12'10" x 11'4")

BEDROOM 2
2.77m x 2.42m (9'1" x 7'11")

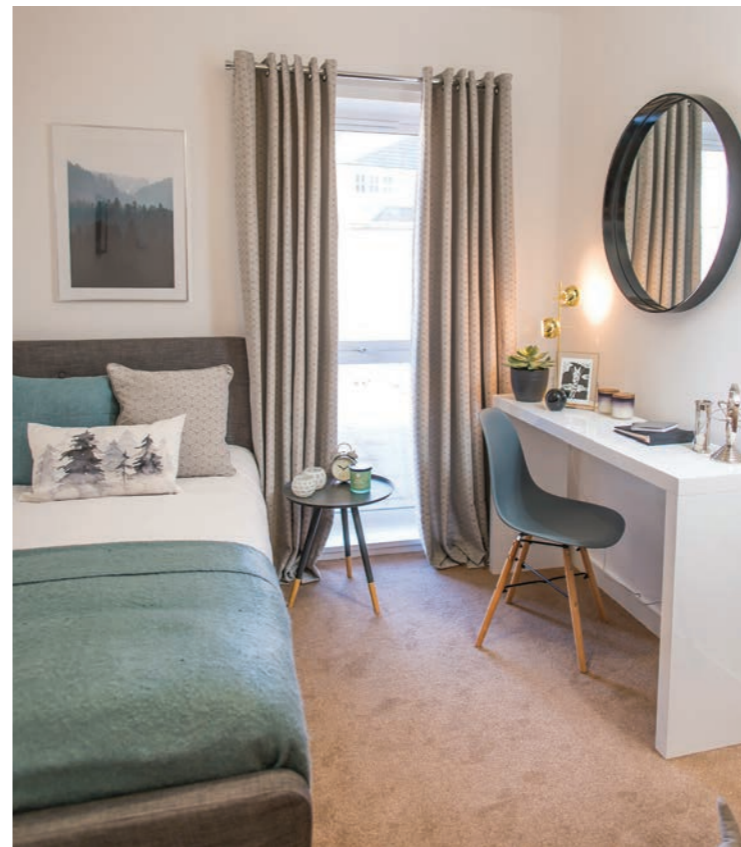


Designed, finished and equipped to a very high standard with high quality kitchens, bathrooms and carpets.

A REFINED SPECIFICATION

A typical two-bedroom sale apartment specification includes:

- Fitted Elise gloss white kitchen with built-in Zanussi single oven, hob and extractor hood
- Zanussi appliances - integrated dishwasher, fridge-freezer and washer/dryer.
- Wood effect flooring to kitchen/lounge/living and hallway
- Open plan lounge/living area with balcony or terrace
- Bathroom with walk-in thermostatic shower, slow-closing toilet seat and concealed cistern plus grey Lakestone tiles to all walls and floors
- Master bedroom is fully carpeted with second door leading to bathroom
- Central Heating throughout
- Double-glazing throughout
- Broadband/TV/satellite/radio/telephone points*



NOTE: Specification subject to change and may vary for rented properties
*Instruction to third party required



One of the key benefits of moving to Mill View is the range of services provided.

THE ESSENTIAL INFORMATION

SERVICE CHARGE

The building, communal areas, grounds, gardens, facilities and services are maintained to the very highest standards and the cost of providing these is recovered through a service charge.

WHAT THE SERVICE CHARGE COVERS:

- Reception and administration services
- 24 hour on-site emergency call monitoring and response
- Cleaning, heating and lighting for all communal areas
- Building insurance (including your apartment and its fixtures such as fitted kitchen and bathroom) but excluding your contents and personal effects
- Communal annual water rates and sewerage costs are included in the service charge.
- Maintenance and repair of the building structure including the exterior of your apartment, communal windows and exterior doors.

- Management and maintenance of gardens and grounds
- All mandatory and required inspection testing and maintenance contracts e.g. lifts, fire, smoke alarms etc.

YOUR OWN COSTS

You are responsible for all ongoing living costs and tailored care packages if required. These can include Council Tax, electricity, telephone, broadband, contents insurance and any ongoing maintenance and upkeep relating to the interior of your apartment and fixtures and fittings therein.

Each apartment is connected to a communal hot water heating system that will supply hot water to your apartment. You will then be billed directly for your water usage.

NOTE: Details of Service Charge are subject to change and may vary for rented properties



MILL VIEW

BUYING A HOME AT MILL VIEW

The three main criteria for purchasing are as follows:

- Occupants must be aged 55 or over
- Your annual household income can be no more than £80,000
- You will need to sell any existing property owned before purchasing a home at Mill View.

You can buy a share in your home (50% or 75%) with the remaining share owned by bpha. There is no rent to pay on a 75% purchase. In the future, you can simply sell your share for its value at the time of sale (current market valuation required) or purchase further shares in your home (up to 75%).

EXAMPLE - 50% SHARE

Full property value	£365,000*
50% share.....	£182,500
Monthly Rent.....	£418.23
Monthly service charge.....	£464*

EXAMPLE - 75% SHARE

Full property value	£365,000*
75% share	£273,750
Monthly Rent.....	£0 (no rent payable)
Monthly service charge.....	£464*

HOW TO APPLY

Speak to Janet Bennett, our friendly sales advisor who will help you through the step by step application process.

Tel: **01234 986169**

Email: **sales@domovohomes.co.uk**

Web: **www.mill-view.co.uk**

* Prices are subject to change, example only



MILL VIEW

RENTING A HOME AT MILL VIEW

When an enquiry is made the Housing and Support Manager will contact you and conduct an initial assessment over the telephone to ascertain whether you meet the basic application criteria.

The following checks will be completed before a decision can be made regarding your application:

- Whether you have a current care package 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 by the Housing and Support Manager and an assessment will be carried out by the Care Provider.

Once the assessments are completed, suitability can be determined by the Panel (which consists of the Housing and Support Manager, as representative from the Care Team, and a representative from Care Management/Older People’s Team).

Once a decision by the panel is made, an offer if appropriate, will be given and the Housing and Support Manager will make arrangements with you to agree a move-in date (which includes the signing of the tenancy).

HOW TO APPLY

Speak to one of our friendly customer service advisors who will help you through the step by step application process.

Tel: **0330 100 0272**

Email: **sales@domovohomes.co.uk**

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RENT
Monthly rent charges £622.68
Monthly service charge £416.01

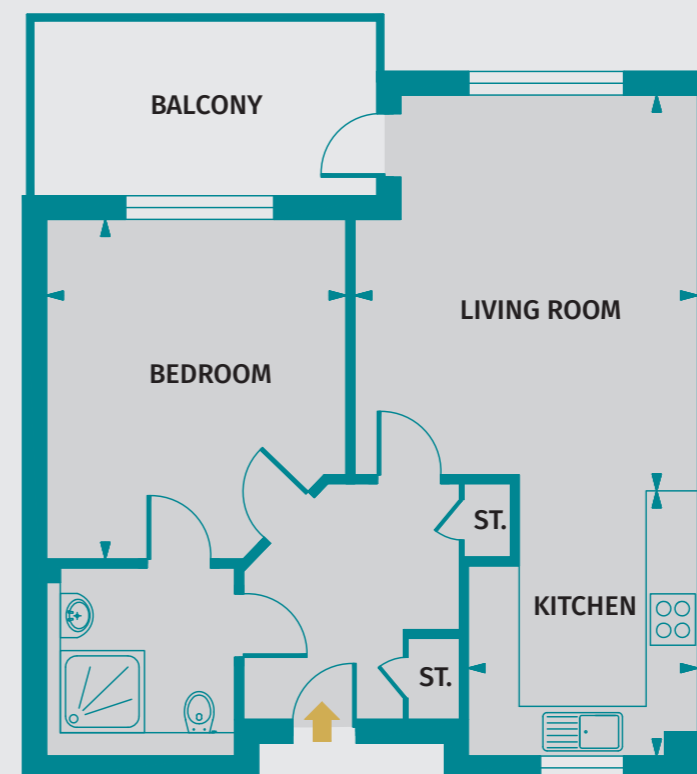
THE FOXTON (RENT) 1 BEDROOM APARTMENT

GROUND FLOOR Plots 2, 3, 5*, 7, 9*, 17*, 19

FIRST FLOOR Plots 21, 22, 24*, 26, 27*, 29, 31*, 39*, 41

SECOND FLOOR Plots 43, 44, 46*, 48, 49*, 51, 53*, 61*, 63

*Handed plots, layouts will differ



LIVING ROOM
4.70m x 4.00m (15'5" x 13'1")

BEDROOM
4.20m x 3.50m (13'9" x 11'6")

KITCHEN
3.30m x 2.70m (10'10" x 8'10")



bpha is a non-profit making housing association that manages more than 18,000 homes.

THE CHOICE FOR **BETTER LIVING**

ABOUT BPHA

bpha Limited is a Registered Society under the Co-Operative and Community Societies Act 2014 (26751R) and is also registered with the Homes and Communities Agency (LH 3887).

We are a leading provider and developer of residential care and shared ownership properties – operating in the Home Counties between Oxford and Cambridge.

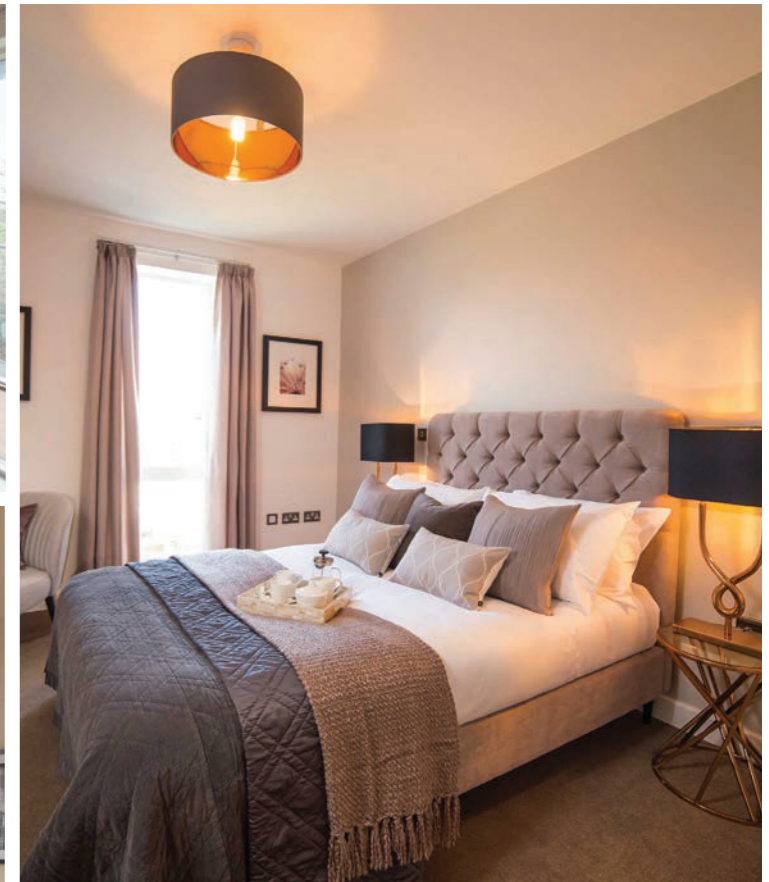
We work together with communities – to improve opportunities, independence and quality of life for our residents, and to benefit the wider community. We bring people together, and run and support a wide range of community activities.

All the money we make is used to invest in existing homes, to enable us to build new homes, and to deliver new and improved services.

OTHER BPHA SHARED OWNERSHIP DEVELOPMENTS INCLUDE:

- Centurion House in Bicester
- Eywood House in St Albans
- Florence Court in Wiltshire
- Mayott House in Abingdon
- Moorside Place in Kidlington
- Oxlip House in Bury St Edmunds
- Shotover View in Oxford
- Warburton House in Cambridge

NOTE: Images on opposite page show Warburton House

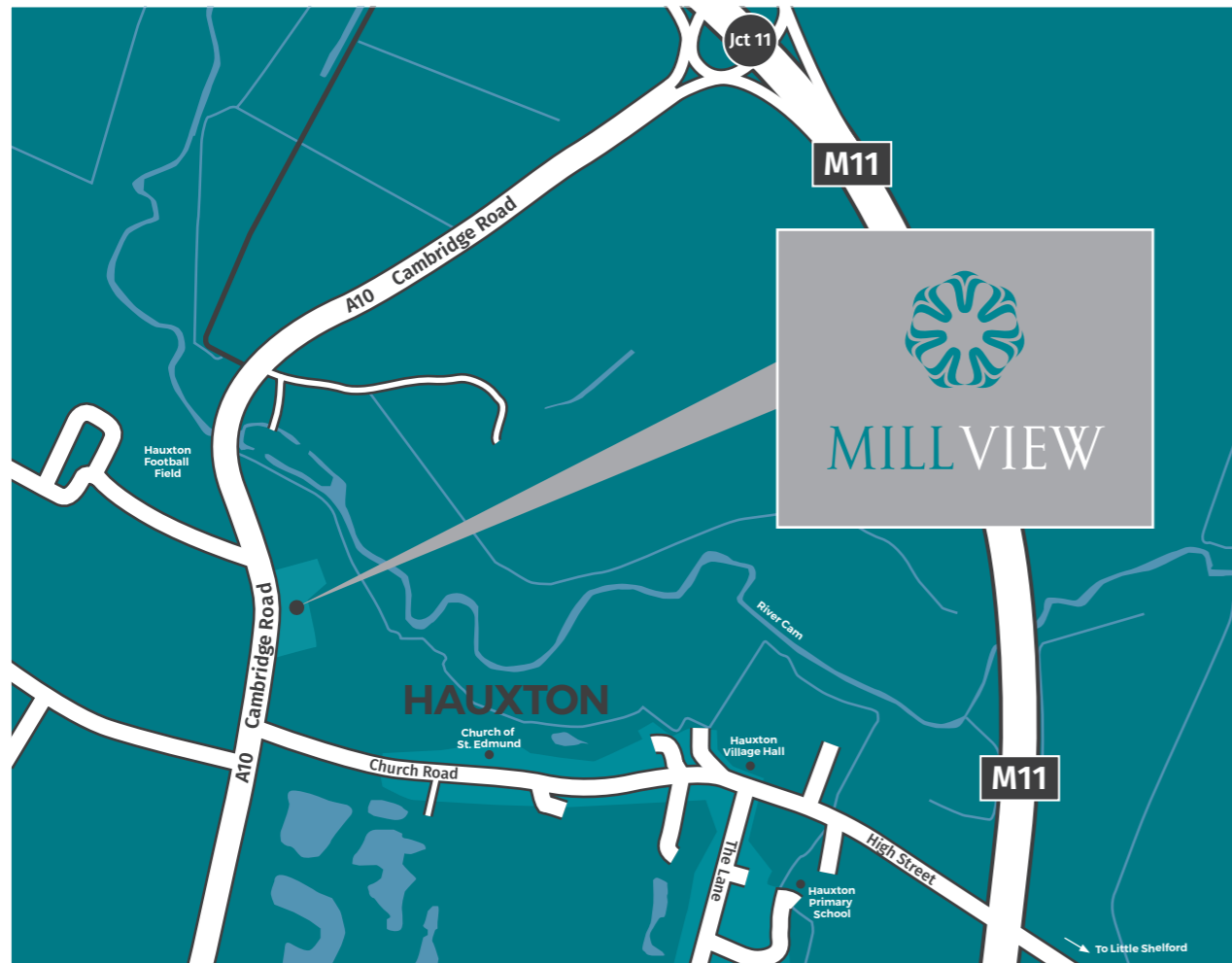




Mill View is in a delightful location surrounded by open countryside yet just a few minutes from the M11 (jct 11) and with easy access to many other amenities.

HOW TO FIND US

Mill View ~ St Edmunds Way, Hauxton, Cambridge CB22 5GA



DISCLAIMER:
Although every care has been taken to ensure the accuracy of the information provided within this brochure, the contents do not form part of, or constitute any representation, warranty or contractual agreement. These particulars have been prepared for the convenience of interested parties, and the information provided is intended as a preliminary guide only. The images used within this brochure are provided for illustrative purposes only and may not reflect the actual size, layout or external finishes of the completed units.

Get full details of our one and two bedroom apartments,
facilities and flexible services at Mill View.

Contact Janet Bennett for further information.

Tel: **01234 986169**

Email: **sales@domovohomes.co.uk**

Web: **www.mill-view.co.uk**

Sole selling Agent:



www.domovohomes.co.uk

BPHA LIMITED
BEDFORD HEIGHTS, MANTON LANE
BEDFORD MK41 7BJ
WWW.BPHA.ORG.UK

A Development by:

