



HOUGHTON REGIS

Linnmere

SHARED OWNERSHIP

settle.

A place to put down roots

LINMERE

A stylish collection of 1 & 2 bedroom apartments, 2 bedroom coach house and 2 & 3 bedroom houses.

A beautiful new locality with brand new school, community facilities, shops and open spaces.



Life at Linnmere

A vibrant new community, designed to blend harmoniously with the natural surroundings, offering a haven where people of all ages can find joy and fulfillment.



Here, the great outdoors isn't just an escape; it's a lifestyle, a place to connect with nature and each other. Within this exciting new community, residents will find a selection of shops, a childrens' adventure playground, and a café, as well as a new school and leisure facilities for all to enjoy.

At the heart of the development is the Farmstead and everyone is welcome! It houses a community hall, where you can hold celebrations, attend classes or have business meetings in a comfortable and welcoming setting. There are plenty of safe foot paths and bridleways leading onto rolling countryside, nature reserves, and country pubs close by.

Linnmere isn't just a place to live; it's a place to thrive, in a community that values health, happiness, and the well-being of all.





Computer generated image of Settle at Linmere.

The Town House

3 BEDROOMS

This 3-bedroom family home spans three floors, offering ample living space. The ground floor features an open-plan kitchen and dining area, alongside a spacious lounge with garden access. The first floor hosts two bedrooms and a modern family bathroom. The entire second floor is dedicated to the main bedroom with a dressing area, providing a private retreat.

The Cottages

2 & 3 BEDROOMS

These cottages present an open-plan kitchen and dining space, a spacious lounge with French doors opening to the garden, and a contemporary family bathroom. Crafted to a high standard, these homes are tailored for a modern lifestyle.



Computer generated image of Settle at Linmere.



Computer generated image of Settle at Linmere.

The Coach House

2 BEDROOMS

The coach house features a spacious open-plan layout encompassing the kitchen, dining, and living areas, complemented by a modern bathroom and a car port. It includes integrated kitchen appliances and offers two generously sized double bedrooms.

The Apartments

1 & 2 BEDROOMS

Spacious 1 & 2 bedroom apartments, each with a private balcony. The bright, airy open-plan kitchen, lounge, and dining area, featuring doors to the balcony, create the ideal space for hosting and entertaining.



Computer generated image of Settle at Linmere.



Relax & Play

ENJOY IT ALL

Living at Linnere, allows residents to explore nature within the neighbourhood, the perfect setting for leisurely strolls, energetic jogs and bike rides, or peaceful moments of reflection.

settle in to your new surroundings

The area surrounding Linmere is a haven for those who cherish the outdoors and lead an active lifestyle, boasting vast expanses of untouched countryside, numerous parks, and top-notch sports facilities.

Houghton Regis is a charming market town and civil parish in the central Bedfordshire district, neighbouring the developing community of Linmere.

Just a stone's throw away, The Village Green has more than seven acres of accessible public space, establishing itself as a hub for recreational pursuits, community gatherings, and sports events. A play area offers exciting play equipment and a basketball court. In addition, Houghton Hall Park, just a 5-minute drive from home provides 42 acres of meticulously maintained parklands and enchanting woodlands to explore.

The Houghton Regis Leisure Centre is conveniently located within a short walking distance, boasting modern facilities that include a gym, spinning and workout studios, a swimming pool, and courts for badminton and squash.

Golf enthusiasts will find themselves spoilt for choice with three golf clubs in close proximity. Among these, the Dunstable Downs Golf Club is notably perched on the fringe of the scenic Chiltern Hills, along with the Tilsforth Golf Club, both accessible within a 15-minute drive.

Dunstable town is just a 10 minute drive away, here you can enjoy the town's rich cultural and historical tapestry along with, it's vibrant dining scene. It boasts an eclectic mix of restaurants to satisfy any palate, complemented by a selection of pubs, bars and quaint cafés.



Full of discovery and charm

Located centrally in Bedfordshire, Linnmere offers easy access to shopping, historical exploration, and cultural experiences.

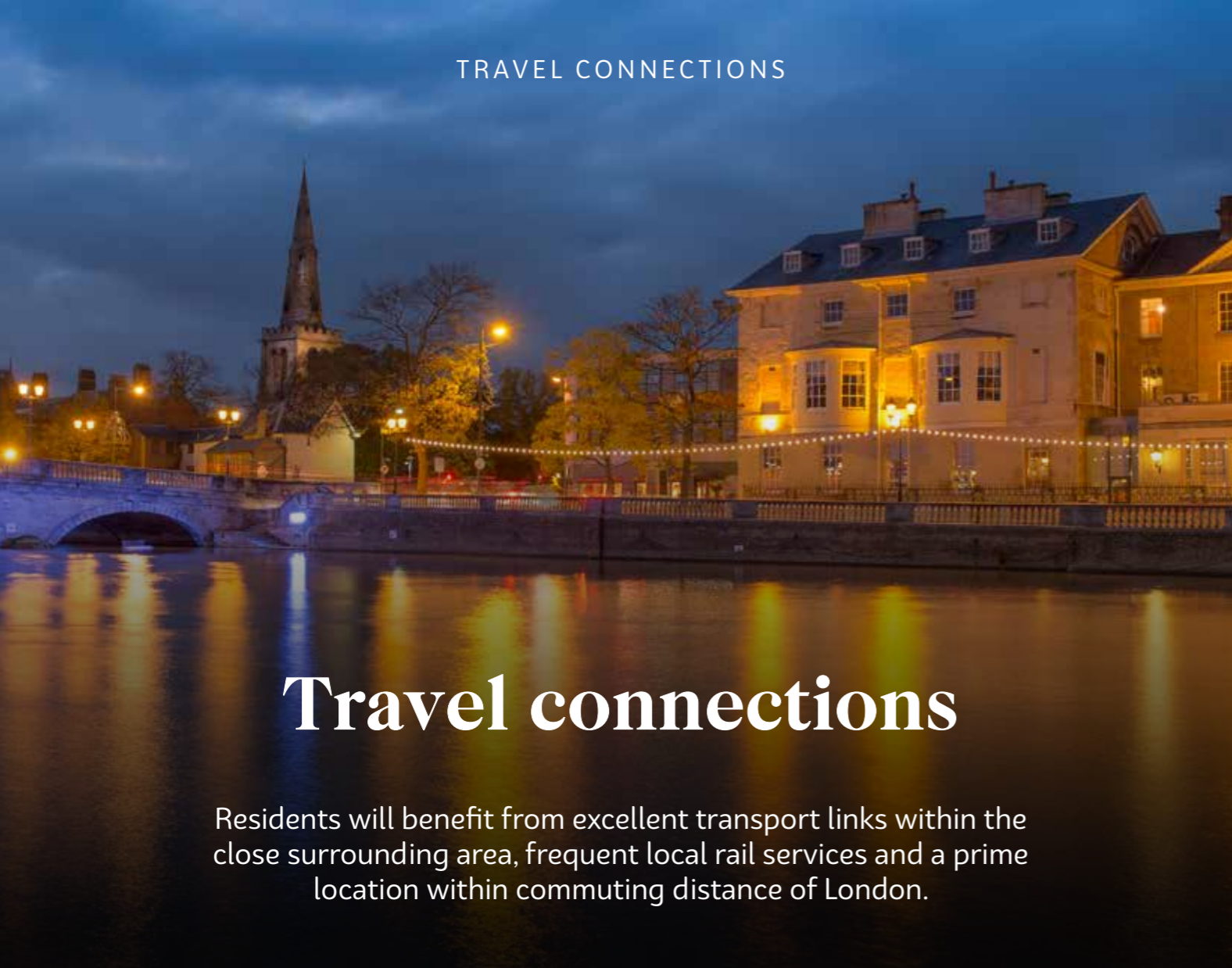
Just under a 20 minutes drive away is Luton town centre, offering a diverse shopping experience with the bustling Luton Mall housing high street brands, independent shops, and eateries, complemented by outdoor markets offering fresh produce and unique finds.

To the north of Linnmere, Bedford on the River Great Ouse has it all, a rich cultural heritage, set against the backdrop of Bedfordshire's serene landscapes. Here you can have scenic riverside walks and boat trips that provide a

tranquil escape. The Higgins Bedford, set in a Victorian brewery, houses local history, art collections, and temporary exhibitions for all to enjoy.

Just a 20 minute car journey away is Whipsnade Zoo, one of Europe's largest wildlife conservation parks. It offers an immersive experience with over 3,500 animals across expansive, beautiful enclosures and interactive exhibits, great for a fun day out.





Travel connections

Residents will benefit from excellent transport links within the close surrounding area, frequent local rail services and a prime location within commuting distance of London.

For rail commuters, the nearby Leagrave station provides regular services to London St Pancras International, with journeys taking as little as 40 minutes, facilitating seamless access to the capital.

Road users benefit from Linmere's proximity to the M1 motorway, enabling straightforward drives to London to the south and Leeds to the north. The A5 road runs close to Linmere, offering direct routes to Milton Keynes and towards the Midlands, making Linmere a well-connected hub for both local and long-distance trips.

Linmere boasts unparalleled access to major airports; London Luton Airport is just a short drive away, while Heathrow, Stansted, and Birmingham airports are easily reachable, offering global connectivity within just over an hour's drive.



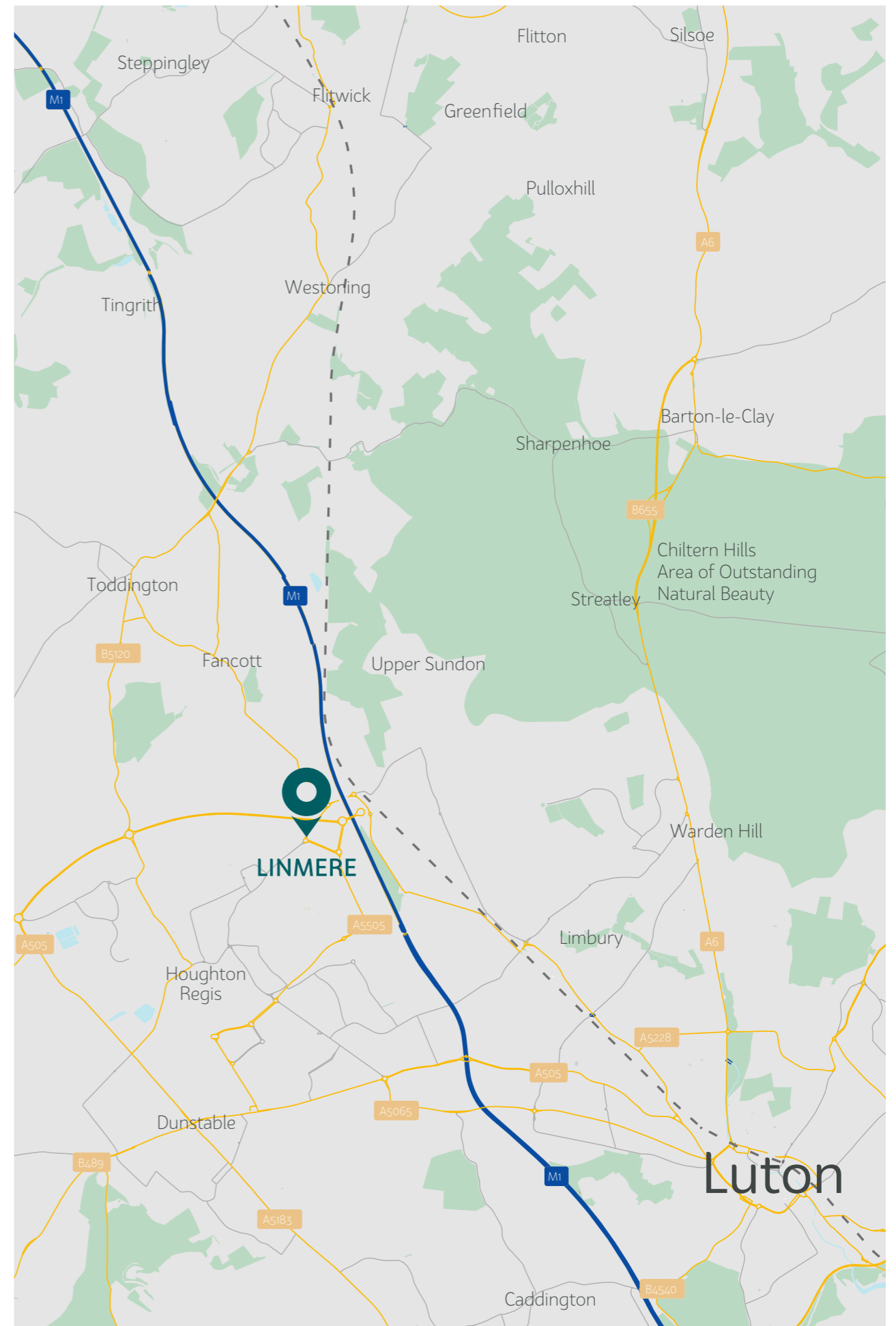
By train from Leagrave

Luton	4 mins
Bedford	20mins
St Albans	20mins
London St Pancras International	39mins



By car Linmere

Dunstable	10mins
Luton	15mins
Milton Keynes	27mins
London	1hr 19mins



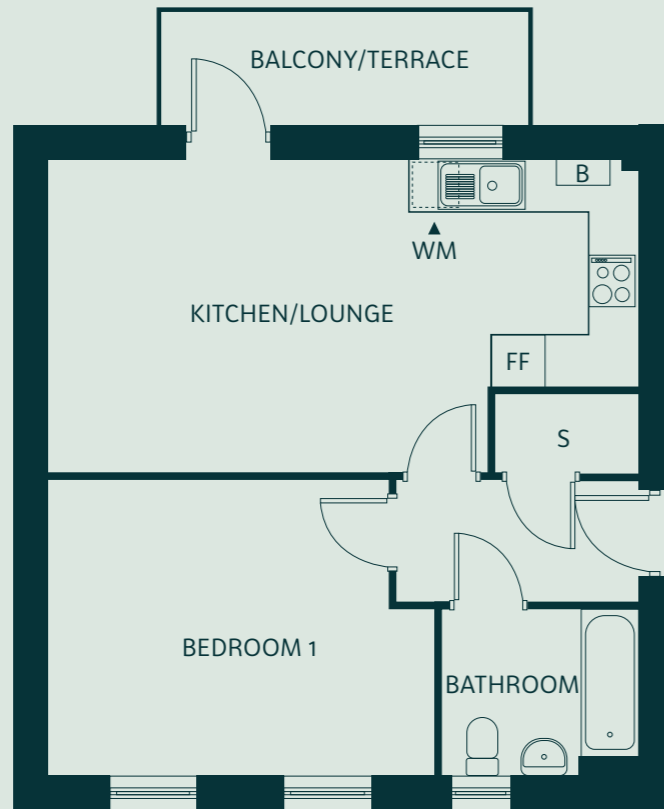
KEY

- 1 and 2 bed apartments
- 2 bed coach house
- 2 bed house
- 3 bed house
- 3 bed house with three floors
- Private housing
- Affordable rent
- Bicycle and bin store



1 Bedroom Apartment

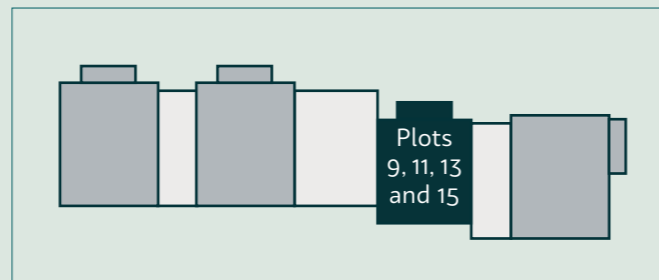
Plots 9, 11, 13 and 15



*Handed version of plan shown. B – Boiler S – Storage

KITCHEN/LOUNGE	4.17m x 3.75m	13' 8" x 12' 2"
BEDROOM	4.44m x 3.50m	14' 7" x 11' 5"
BATHROOM	2.32m x 2.03m	7' 7" x 6' 7"
TOTAL AREA	49.6 Sq M	533.8 Sq Ft

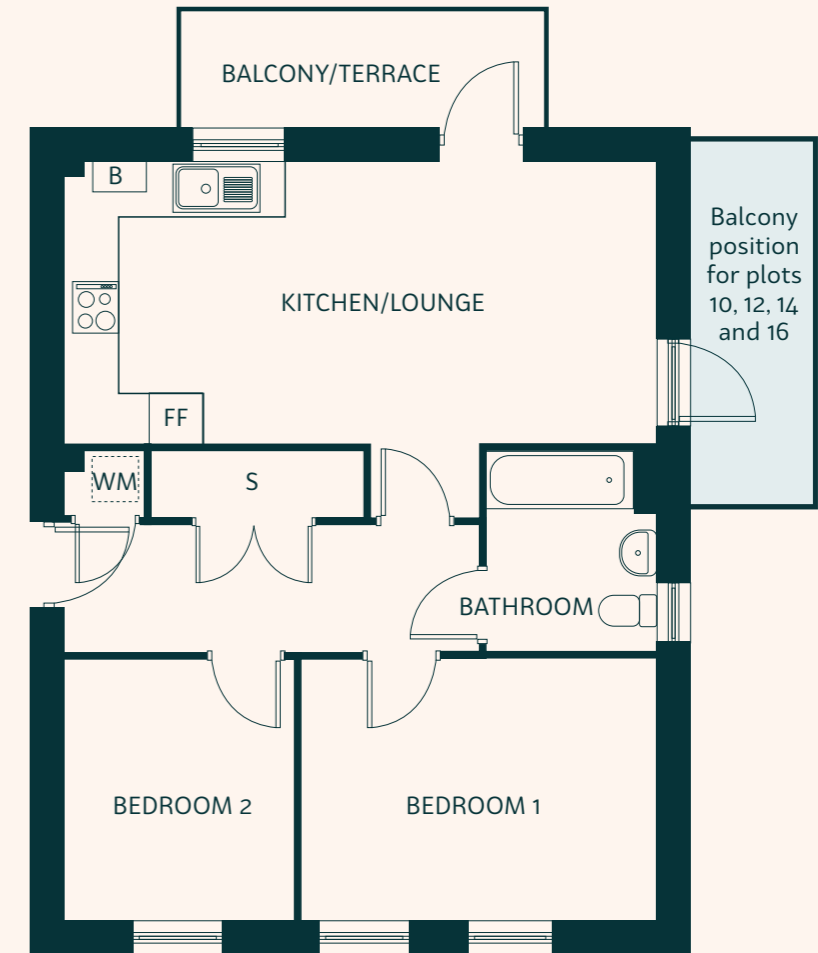
Plot Locator



Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

2 Bedroom Apartment

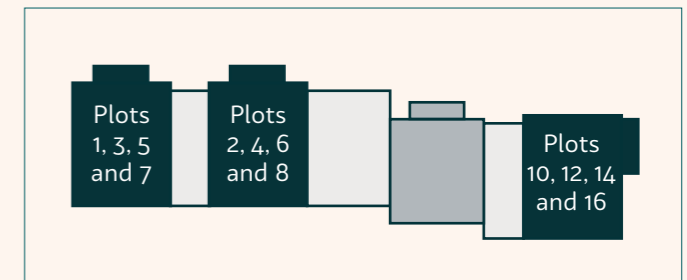
Plots 1*, 2, 3*, 4, 5*, 6, 7*, 8, 10, 12, 14 and 16



*Handed version of plan shown. B – Boiler S – Storage

KITCHEN/LOUNGE	6.89m x 3.33m	22' 7" x 10' 11"
BEDROOM 1	4.13m x 3.08m	13' 7" x 10' 1"
BEDROOM 2	2.62m x 3.08m	8' 8" x 10' 1"
BATHROOM	2.03m x 2.32m	6' 7" x 7' 7"
TOTAL AREA	70.0 Sq M	754.4 Sq Ft

Plot Locator



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2 Bedroom Coach House

Plots 17, 33, 70, 90 and 191



Ground Floor

First Floor

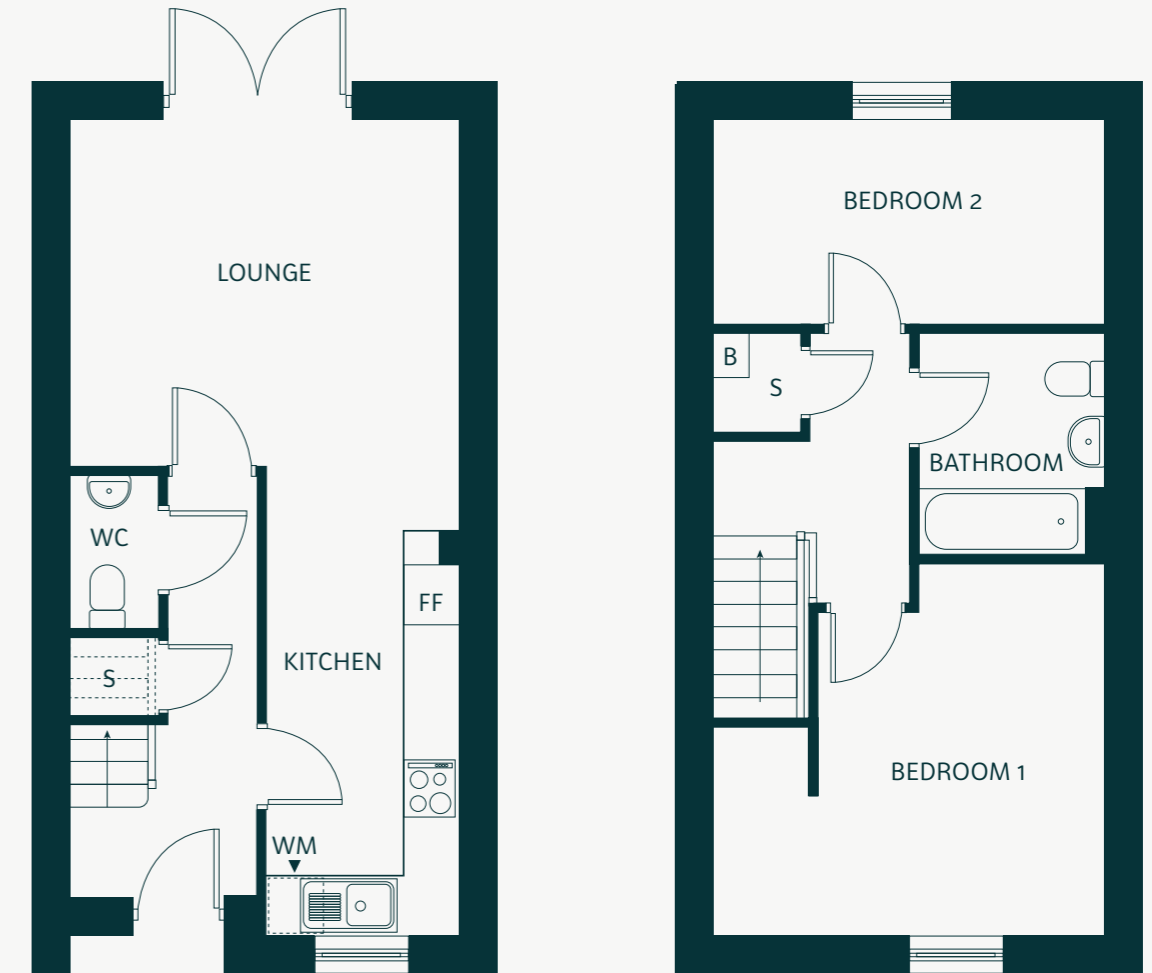
B – Boiler S – Storage

KITCHEN/LOUNGE	4.83m x 5.92m	15' 10" x 19' 5"
BEDROOM 1	3.34m x 3.83m	11' 0" x 12' 7"
BEDROOM 2	2.80m x 2.69m	9' 2" x 8' 10"
BATHROOM	2.33m x 2.03m	7' 7" x 6' 7"
TOTAL AREA	69.4 Sq M	747.0 Sq Ft

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2 Bedroom Cottage

Plots 28-32, 81, 109-112, 116-120, 165-167, 185-190, 82* and 83*



Ground Floor

First Floor

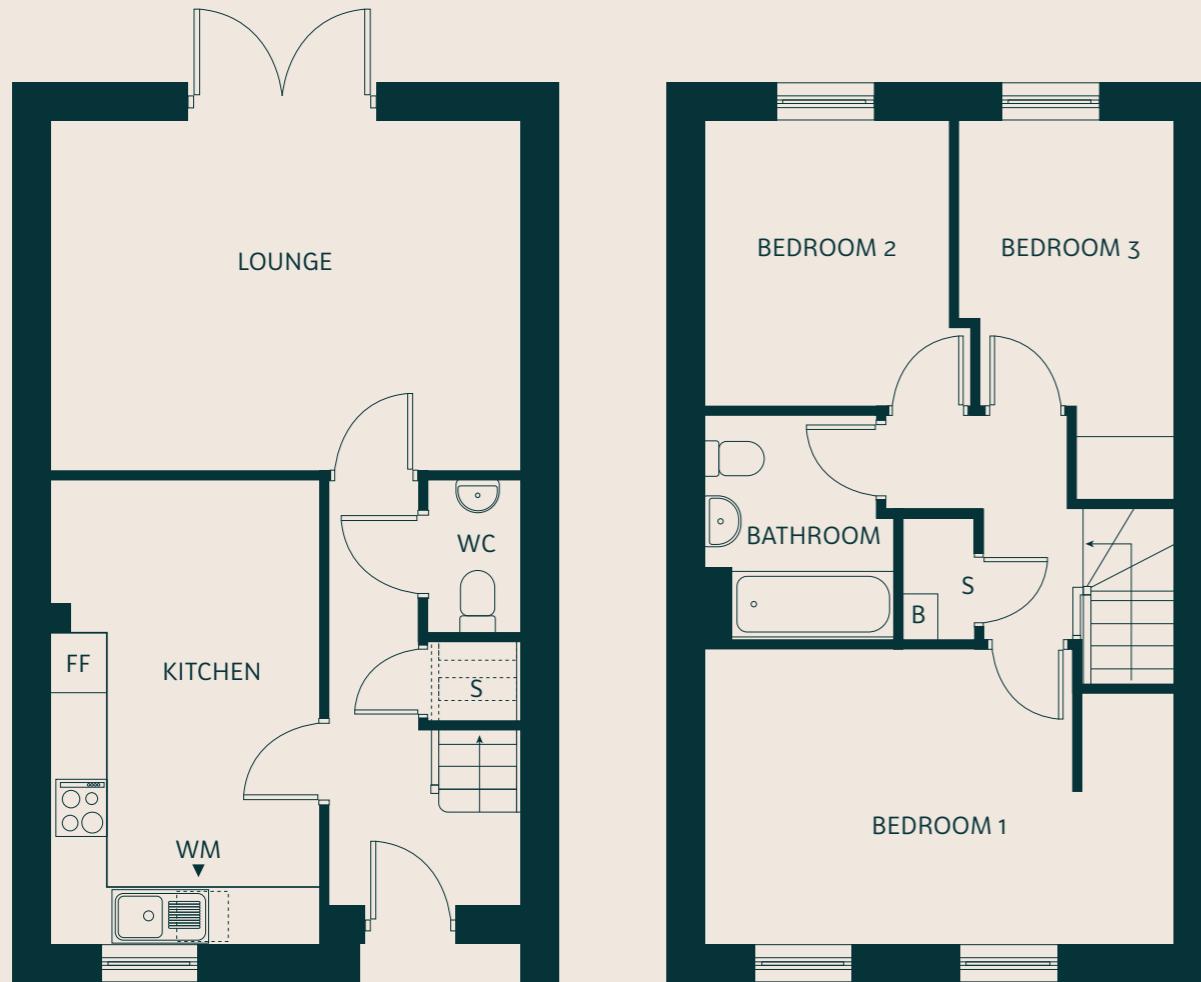
*Handed version of plan shown. B – Boiler S – Storage

LOUNGE	4.12m x 3.62m	13' 6" x 11' 1"
KITCHEN	2.07m x 3.94m	6' 8" x 12' 11"
BEDROOM 1	4.12m x 3.90m	13' 6" x 12' 10"
BEDROOM 2	4.12m x 2.15m	13' 6" x 7' 1"
BATHROOM	2.03m x 2.32m	6' 7" x 7' 7"
TOTAL AREA	69.7 Sq M	750.2 Sq Ft

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3 Bedroom Cottage

Plots 21-26, 108 and 107*



Ground Floor

First Floor

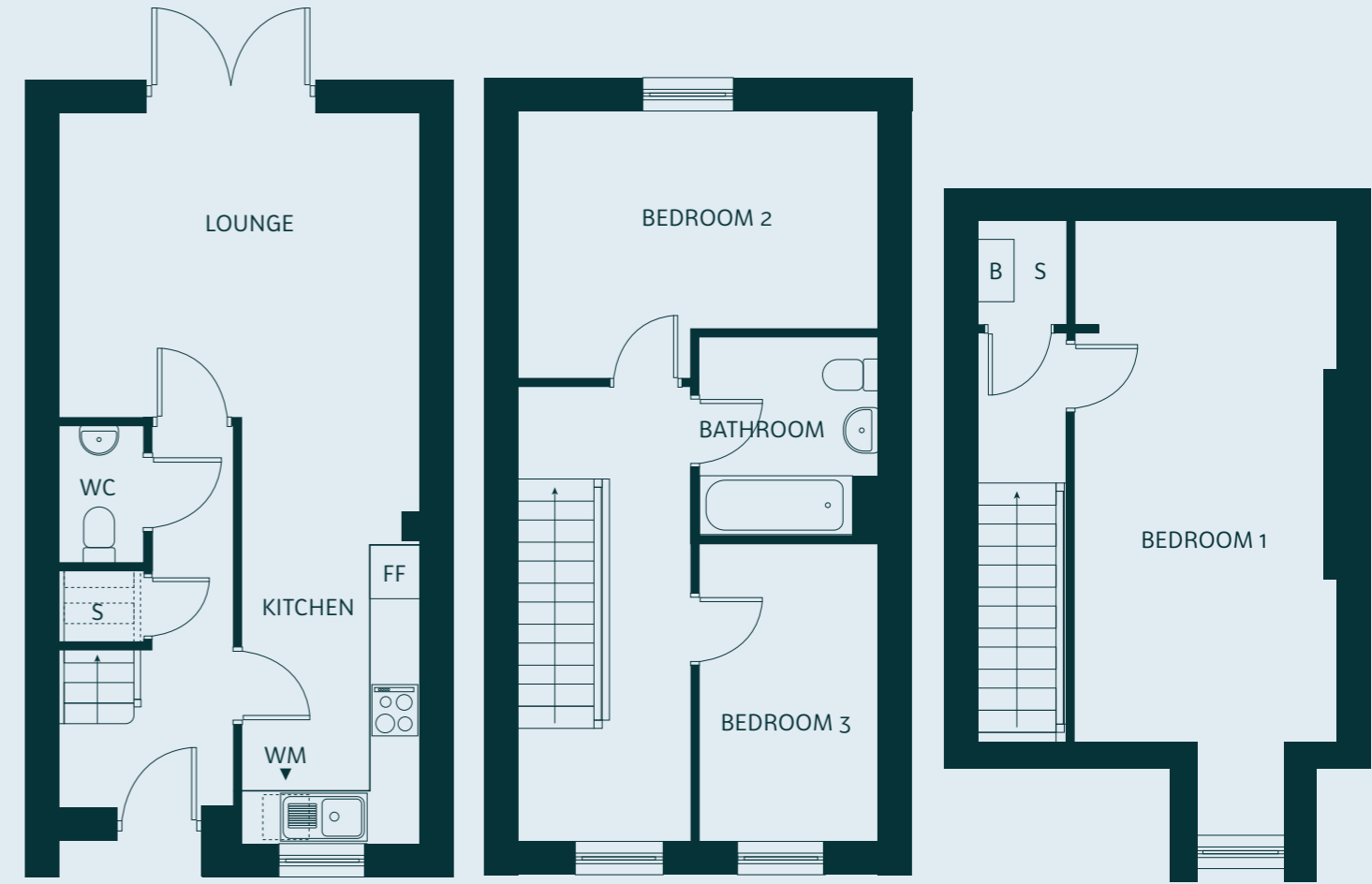
*Handed version of plan shown. B – Boiler S – Storage

LOUNGE	4.91m x 3.60m	16' 1" x 11' 10"
KITCHEN	2.82m x 4.93m	9' 3" x 16' 2"
BEDROOM 1	4.91m x 3.09m	16' 1" x 10' 2"
BEDROOM 2	2.57m x 3.00m	8' 5" x 9' 10"
BEDROOM 3	2.25m x 3.95m	7' 5" x 13' 0"
BATHROOM	2.32m x 2.03m	7' 7" x 6' 7"
TOTAL AREA	83.8 Sq M	902.0 Sq Ft

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3 Bedroom Town House

Plots 18-20, 39-41, 42-25, 121-124, 127, 152-155, 159-163, 194-198 and 126*



Ground Floor

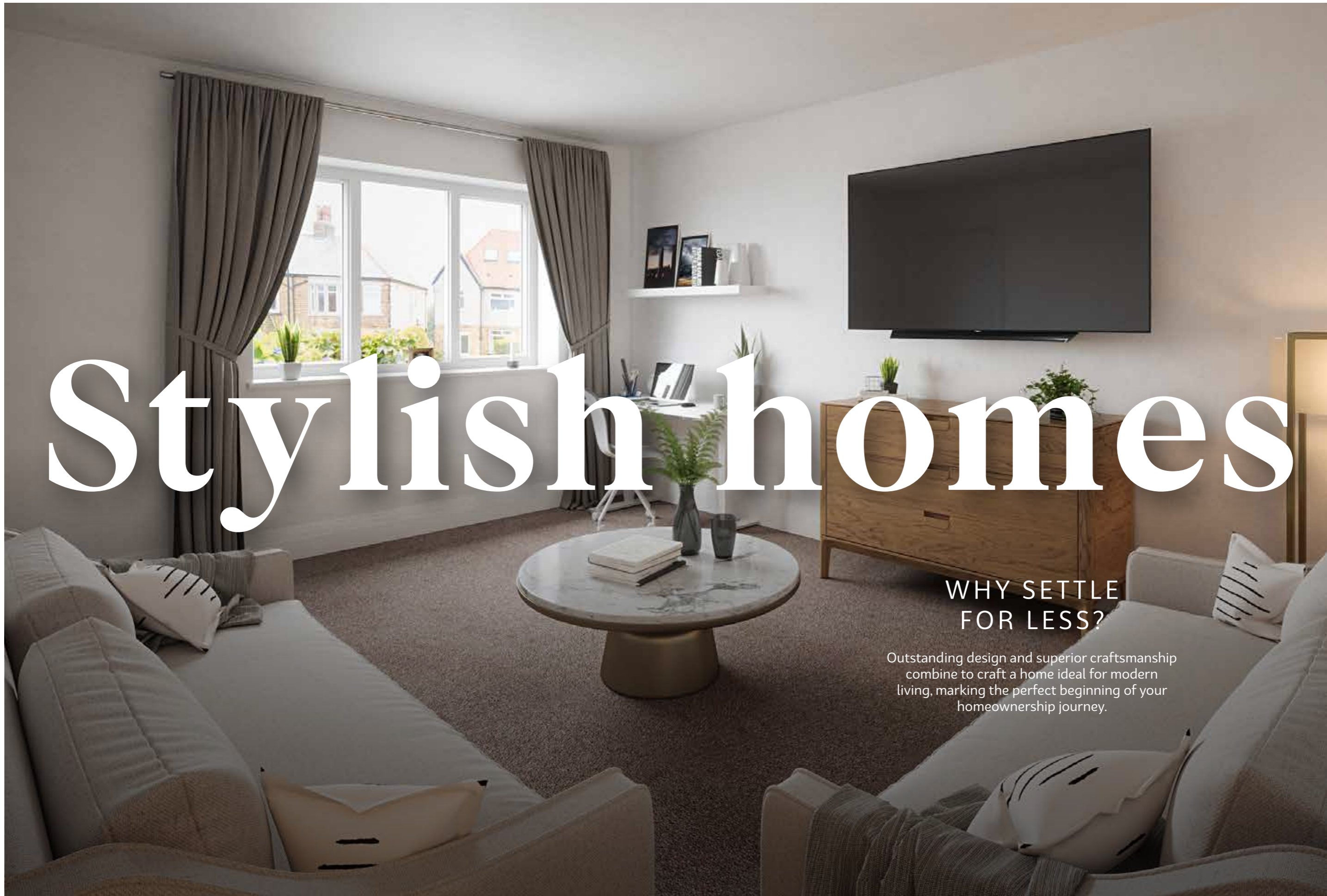
First Floor

Second Floor

*Handed version of plan shown. B – Boiler S – Storage

LOUNGE	4.23m x 3.64m	13' 11" x 11' 11"
KITCHEN	2.17m x 4.97m	7' 2" x 16' 3"
BEDROOM 1	4.75m x 3.13m	15' 7" x 10' 3"
BEDROOM 2	4.23m x 2.59m	13' 11" x 8' 6"
BEDROOM 3	2.15m x 3.53m	7' 1" x 11' 7"
BATHROOM	2.15m x 2.32m	7' 1" x 7' 7"
TOTAL AREA	99.3 Sq M	1068.8 Sq Ft

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Stylish homes

WHY SETTLE
FOR LESS?

Outstanding design and superior craftsmanship combine to craft a home ideal for modern living, marking the perfect beginning of your homeownership journey.



Computer generated images may not reflect specifications at settle at Linmere

Designed for comfort and convenience

Every home is made from high-quality, natural materials and designed to have its own distinct character and style, from industrial chic to traditional architecture. Linmere homes are built to last a lifetime, adhering to a strict design and sustainability code to ensure quality. Set in tree-lined neighbourhoods, and surrounded by green open spaces, the mixed properties ranging from apartments to family houses, offer a range of achievable housing options for families of all sizes. The sleek kitchens have a range of integrated appliances, and the bathrooms are contemporary and elegant. House types come with a garden and apartments with a balcony. Plenty of street and resident parking spaces, plus communal green spaces to enjoy.

KITCHEN

- Stylish fitted kitchen, with complementary worktops, upstands and cooker splashback
- Soft close doors and drawers
- Pull out recycling bin
- Lighting to underside of wall cabinetry
- Stainless steel single bowl sink and chrome mixer tap
- Four ring gas hob, hot-air electric oven and extractor hood with three speeds or chimney hood
- Integrated fridge/freezer, and combined washer/dryer machine
- Utility room or extra space allowed in hall cupboard

BATHROOM

- Contemporary white bathroom suite, in Roca 'Laura' range, including pedestal sink and WC

- Chrome towel rail to main bathroom
- Ceramic wall tiling, full height around bath and half height behind hand basin
- Kaldewei Eurowa 1700 x 700 Bath, with anti-slip feature, and Roca super-thick bath panels, plus curved glass bath screen
- Vado mixer tap in chrome, and thermostatic bath/shower mixer
- Shaver sockets to all bathrooms
- Slatted shelving to separate airing cupboard in applicable plots

FURNISHINGS

- White satin painted finish to skirtings, architraves and door frames
- 'Crown' pure brilliant white emulsion to walls, ceilings and coving
- Non-slip vinyl flooring to kitchens, bathrooms and cloakrooms
- Coat hooks near entrance
- Elegant French windows to applicable plots

GENERAL

- Hot water provided by Ideal Standard 'Logic' Combination Boiler, or immersion heater backup
- Thermostatic radiator valves to all rooms excluding hallways
- Television point to the lounge
- Outside water tap. Lockable tap to apartment blocks only
- Steel framed canopy steel doors to carports of applicable plots
- Rear gardens or balconies to applicable plots
- Garden Sheds and water butts to applicable plots



Why buy from settle?

As the name suggests, we want to help you settle in a new community – by delivering new homes that meet local needs, and creating diverse new neighbourhoods that let you live the life you choose.

At Settle we are proud providers of high-quality, affordable homes across Hertfordshire, Bedfordshire and Cambridgeshire. We provide a variety of tenures to suit everyone's needs, including offering affordable rent and shared ownership options.

What is Shared Ownership?

Shared ownership is a great way to get your foot on the housing ladder if you're unable to purchase a home on the open market.

The Government backed scheme allows you to purchase between 40-75%* of a home available for shared ownership and you'll usually pay a mortgage on the part you own.

You'll then pay a subsidised rent of 2.75% on the remaining share of your home. This figure is reviewed annually in line with the Retail Price Index (RPI)

The deposit required for a shared ownership mortgage is a lot lower than if you were purchasing the property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property and can be as little as 5%.

Am I eligible?

You'll need to meet the following criteria to qualify for shared ownership:

- + Have a household income of less than £80,000
- + Unable to buy a home on the open market that satisfies your housing need
- + You can pay for the mortgage deposit, legal, surveying and mortgage fee and stamp duty (if applicable).

You won't be able to buy a shared ownership property if:

- You already own a home in the UK, or abroad, that you are unable or willing to sell
- You have any outstanding credit issues (i.e. unsatisfied defaults or County Court judgements)
- You have had a home repossessed within 6 years prior to the application or any mortgage arrears in the past 3 years.

Priority is given to buyers who are in, or have been in, eligible roles within the Ministry of Defence, current council or housing association tenants, and those who live or work in Central Bedfordshire. However, applications are welcome from all interested parties.

*lower share percentages may be available – please speak to a member of the sales team for more information.

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage positions. Kitchen and bathroom layouts are indicative only, these details do not form part of any contract. The specification outlined in this brochure is subject to the construction stage and may change, please consult your sales advisor for further plot specific details. Correct at time of print.



LINMERE, HOUGHTON REGIS, BEDFORDSHIRE

settlements.co.uk/Linmere

settle.