



**homemade**  
homes by accent

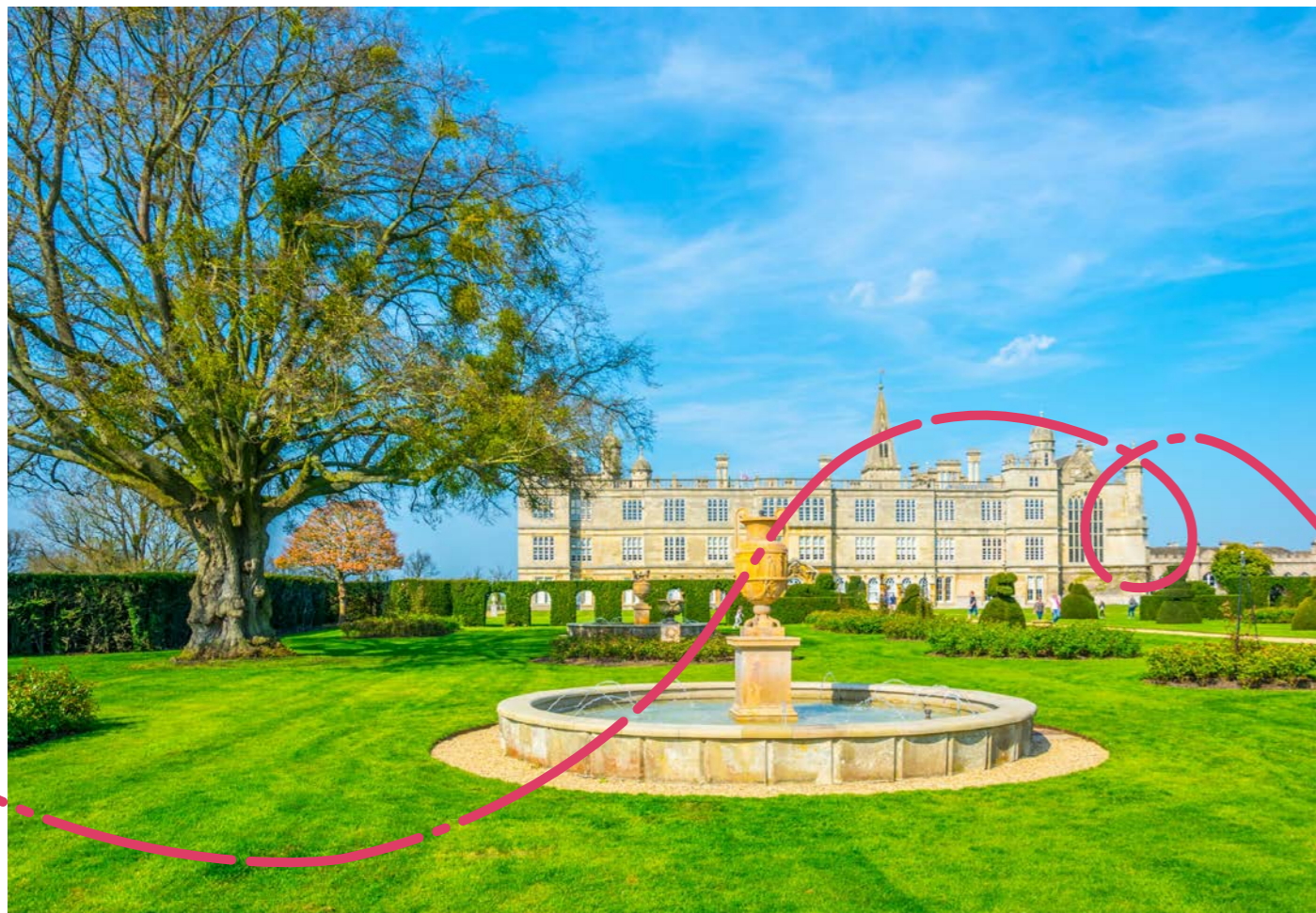


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# Trinity Fields

CROWLAND

A stylish collection of shared ownership homes for sale



## A heavenly place to put down roots

Enjoy a laid-back, outdoor lifestyle with easy access to the city

Trinity Fields gives you a sublime opportunity to enjoy a more rural lifestyle, while keeping town and city close at hand. Set on the edge of the small, ancient town of Crowland, next to open countryside, it's just a 10-minute walk to the town centre. And you can be in Peterborough, Spalding or Market Deeping in around a 20-minute drive.

We have 21 stylish houses available to buy at Trinity Fields on shared ownership basis, which makes buying your own home more affordable (see page 26 for details). Whether you're buying alone, as a couple or as a small or growing family, we have options suit, including three two-bed, 15 three-bed and three four-bed houses. Layouts are spacious and flexible, the architecture's designed to complement local, traditional properties, and neutral finishes provide a blank canvas for you to make your mark.

Crowland boasts lots of handy amenities that are all easy to reach on foot from Trinity Fields – from independent pubs, cafés and shops to a range of health, sports and educational facilities. These welcoming homes are also conveniently close to the A16, which runs between Peterborough and Spalding. The A1 is just a 20-minute drive away for journeys north and south, and Cambridge, King's Lynn and Ely are all within an hour's drive. With Peterborough train station less than 20 minutes away, trips to London and other cities are straightforward too.

Crowland Abbey



River Welland, Spalding



A home of your own  
shaped around you



# Get settled with shared ownership

The affordable way to buy the home you've dreamed of

Everyone should have the opportunity to find a home they love, and shared ownership could be the answer for you. It's a great way to get on the property ladder and offers a real alternative to renting.

Homes at Trinity Fields are available to buy using the government's shared ownership scheme. It's another way to buy your home where you buy a percentage and pay rent on the rest. Homemade Homes own part of it - but you're living there, you decorate it, and you decide when to sell. Buying a percentage means you'll need a smaller deposit and a smaller mortgage. You can start by buying a share of between 25% to 75%. Once you've moved in, you can carry on buying more shares - if you choose to and can afford it - until you own your home 100%.

We offer an extensive range of shared ownership homes across the country, and have helped families, couples and people buying alone to find the right home for them. From apartments to detached houses, from Surrey to Yorkshire, we can help you find what you're looking for.

Visit [homemadehomes.com/information/](https://homemadehomes.com/information/) or speak to our sales team to find out more about shared ownership.



## Perfectly positioned in the Lincolnshire countryside

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



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



A historic town centre with a range of independent shops and handy amenities



Private gardens and parking for each home



A 2-minute drive to a convenience store and a 13-minute drive to a Tesco Superstore



One primary school and two pre-schools – all with good or outstanding Ofsted ratings



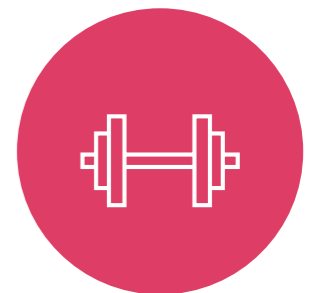
Countryside walks along the river's edge, across meadows and through nature reserves



Friendly local pubs, a popular Italian restaurant and highly rated cafés



A 20-minute drive to Peterborough and Spalding and an hour to Cambridge



Several sports facilities in town and within easy reach in Peterborough and Spalding

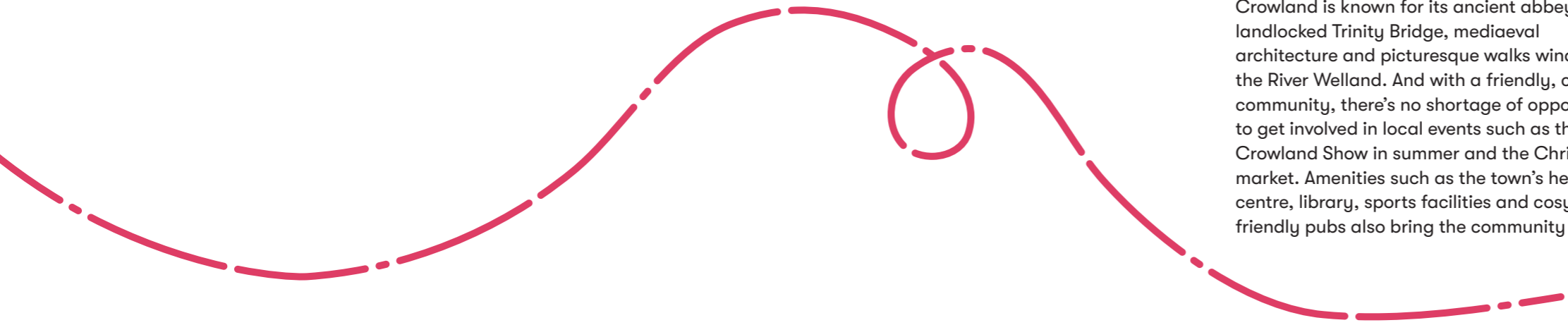
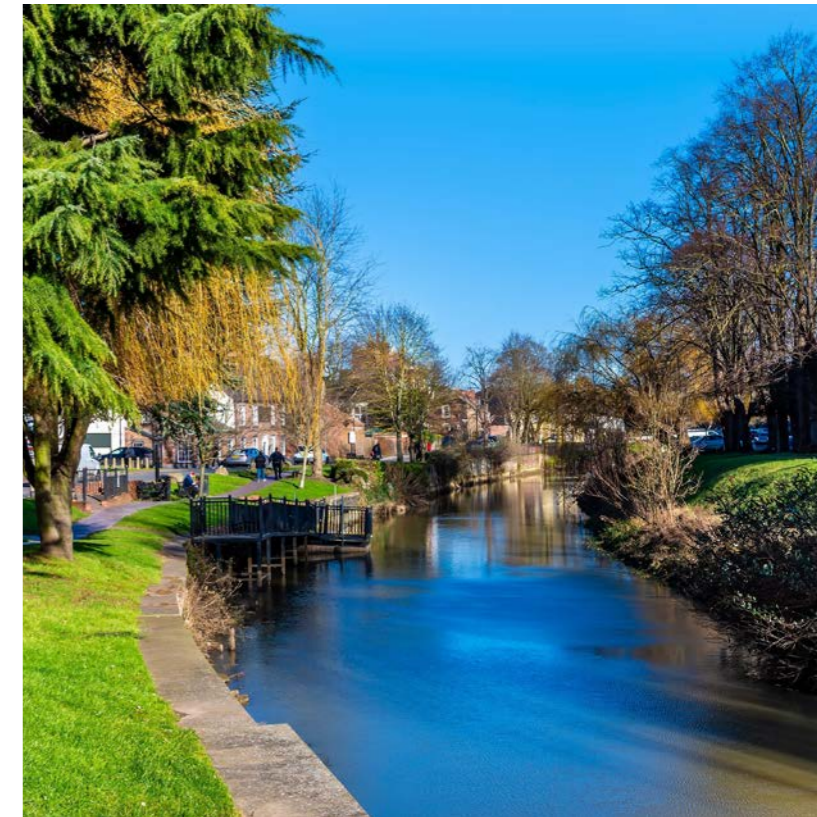
Travel times are approximate. Source, nationalrail.co.uk and google.com/maps

# Live a quiet life in Crowland

An ideal place to retreat to and commute from

A charming market town, Crowland sits on the edge of the sweeping Fens in Lincolnshire's South Holland district – an area famed for its glorious fields of tulips and daffodils. It offers a peaceful lifestyle anchored in rural tradition, with both wide open countryside and convenient amenities right on your doorstep.

Crowland is known for its ancient abbey, landlocked Trinity Bridge, mediaeval architecture and picturesque walks winding by the River Welland. And with a friendly, close-knit community, there's no shortage of opportunities to get involved in local events such as the Crowland Show in summer and the Christmas market. Amenities such as the town's health centre, library, sports facilities and cosy family-friendly pubs also bring the community together.



Images from left to right:  
Old fashioned road sign in Crowland,  
Peterborough Cathedral  
Crowland Trinity Bridge  
River Welland, Spalding



Another great advantage of living in Crowland is the easy access it offers to other nearby towns, villages and cities – particularly Spalding and Peterborough. In Spalding, you can take a water taxi down the river, see a wide variety of acts at the South Holland Centre, enjoy a round of Dino Golf and more.

The cosmopolitan cathedral city of Peterborough, meanwhile, offers a wider choice of shops and entertainments. You can swim al fresco in the lido, skate at Planet Ice, enjoy events ranging from music to motorsport at The East of England Arena, party at underground nightclubs and shop at upscale boutiques.

Within around an hour's drive are a host of other much-loved areas and entertainments to explore. Including Fenland Aqua Park, Burghley House, the Sandringham Estate, Cambridge and the Norfolk coast.

# All you need, close at hand



## Sports

Crowland Leisure and Wellbeing Centre runs a range of sessions throughout the week, including HiiT, trampolining, badminton and taekwondo. Crowland also boasts playing fields, a skate park and clubs for football, cricket, tennis, angling and dance.

Crowland Leisure and Wellbeing Centre – 0.8 miles



## Great outdoors

With open countryside and a host of paths, tracks and activities on your doorstep, it's easy to get outdoors from Trinity Fields. You can paddleboard on the river, picnic at Crowland wildlife pond, go bird spotting at Deeping Lakes, and ride ponies at nearby Eye Green.

Deeping Lakes – 4.5 miles

## Culture

Crowland Abbey is a magnificent monastic church that welcomes visitors and hosts a variety of special services and events. In nearby Spalding, grade-I-listed Ayscoughfee Hall Museum and Gardens dates from the mid-15th century and gives a fascinating glimpse into Spalding's past.



Crowland Abbey – 0.7 miles

## Shopping

Local shops include Crowland Food Store, Trinity Bakery, Crowland Butchers, Bridge Hardware Crowland Pharmacy, Emma Jane Handmade gift shop, Wardell Furniture Co and more. There's a Tesco Superstore a 13-minute drive away, and you can be at Peterborough's Queensgate Shopping Centre, with more than 100 stores, in 18 minutes.



Crowland Food Store – 0.5 miles



## Eat & drink

Local favourites for foodies include Giuliano's independent, family-run Italian restaurant, and The Old Paper Shop – a highly rated coffee lounge selling freshly baked cakes and other treats. Crowland is also home to welcoming, dog-friendly pubs like Ye Olde Abbey and George and Angel.

Giuliano's – 0.6 miles



## Family

South View Primary School and Abbey 345 Pre-school are just a 3-minute drive from Trinity Fields and both have a good Ofsted rating. Enya's Early Years Education and Forest School is a similar distance and has an outstanding Ofsted rating. And there's a choice of good secondary schools within a 15-minute drive.

South View Primary School – 0.8 miles

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



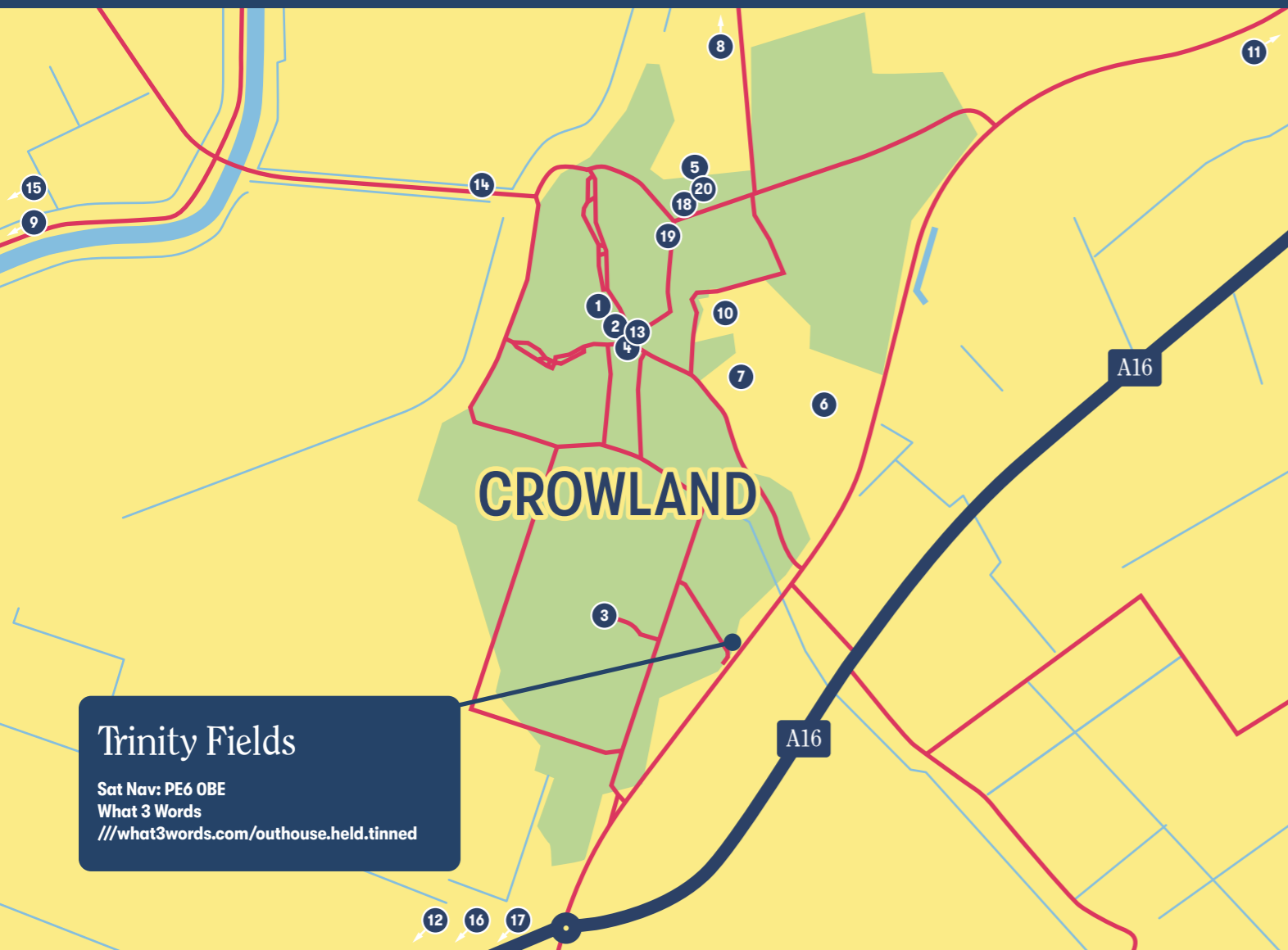
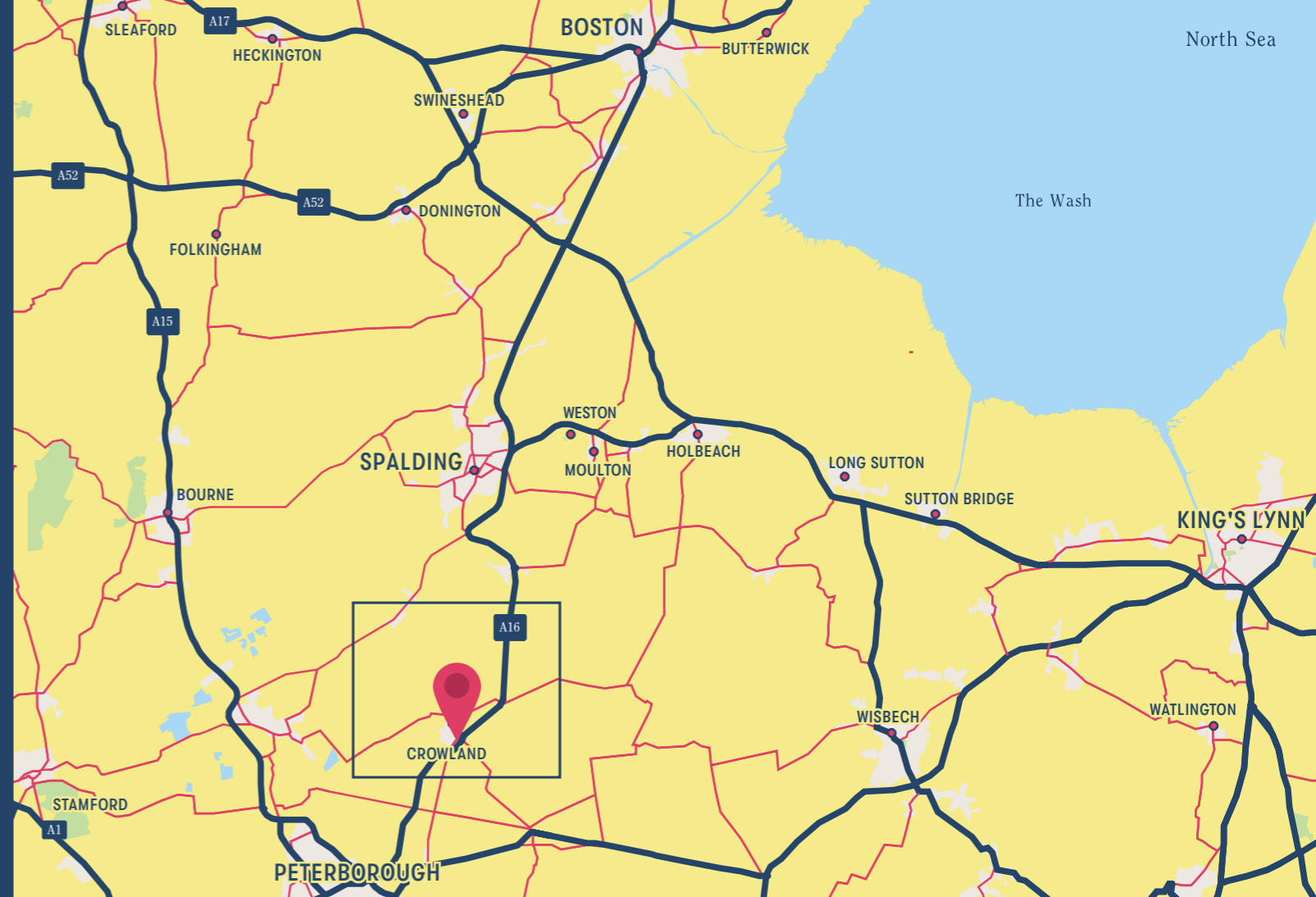


# Stay connected

Live close to open countryside with easy access to towns and cities

Trinity Fields is perfectly placed on the edge of Crowland, next to sweeping fields and yet with fast access to the A16 for fast journeys to Peterborough, Spalding and beyond. There's a bus stop a 2-minute walk away, with routes into town and out to surrounding towns and cities. And Peterborough train station, less than 10 miles away, offers fast, direct lines to many towns and cities, including London, Cambridge, Norwich and York. For foreign getaways, it's just over a 1.5-hour drive to London Luton, London Stansted and East Midlands airports.

- |  |  |
|--|--|
| 1. Crowland Butchers                     | 11. Dino Golf                                      |
| 2. Crowland Food Store                   | 12. Peterborough lido                              |
| 3. Emma Jane Handmade gift shop          | 13. Trinity Bridge                                 |
| 4. Trinity Bakery                        | 14. Crowland wildlife pond                         |
| 5. Crowland Leisure and Wellbeing Centre | 15. Deeping Lakes                                  |
| 6. Crowland skate park                   | 16. Fenland Aqua Park                              |
| 7. Snowden Pavilion and Sports Field     | 17. King's Dyke Nature Reserve                     |
| 8. Ayscoughfee Hall Museum & Gardens     | 18. Abbey 345 Pre-school                           |
| 9. Burghley House                        | 19. Enya's Early Years Education and Forest School |
| 10. Crowland Abbey                       | 20. South View Primary School                      |



## Trinity Fields

Sat Nav: PE6 OBE  
 What 3 Words  
[///what3words.com/outhouse.held.tinned](http://what3words.com/outhouse.held.tinned)



### By car from Crowland

Peterborough train station	19 minutes
Market Deeping	19 minutes
Peterborough	20 minutes
Spalding	20 minutes
King's Lynn	53 minutes
Boston	54 minutes
Ely	57 minutes
Cambridge	1hr 5 mins
London Luton Airport	1hr 35 mins
London Stansted Airport	1hr 35 mins
East Midlands Airport	1hr 35 mins



### By train from Peterborough

Doncaster	50 minutes
London Kings Cross	51 minutes
Cambridge	54 minutes
Leicester	54 minutes
Nottingham	1hr 6 mins
Bury St Edmunds	1hr 9 mins
York	1hr 14 mins
Stansted Airport	1hr 25 mins
Norwich	1hr 29 mins

### By train from Spalding

Sleaford	23 mins
Lincoln	54 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.]

# Trinity Fields

## Development Layout

Shared Ownership  
2 Bed Houses

Orchid

Shared Ownership  
3 Bed Houses

Dahlia

Tulip

Azelia

Daffodil

Shared Ownership  
4 Bed Houses

Allium

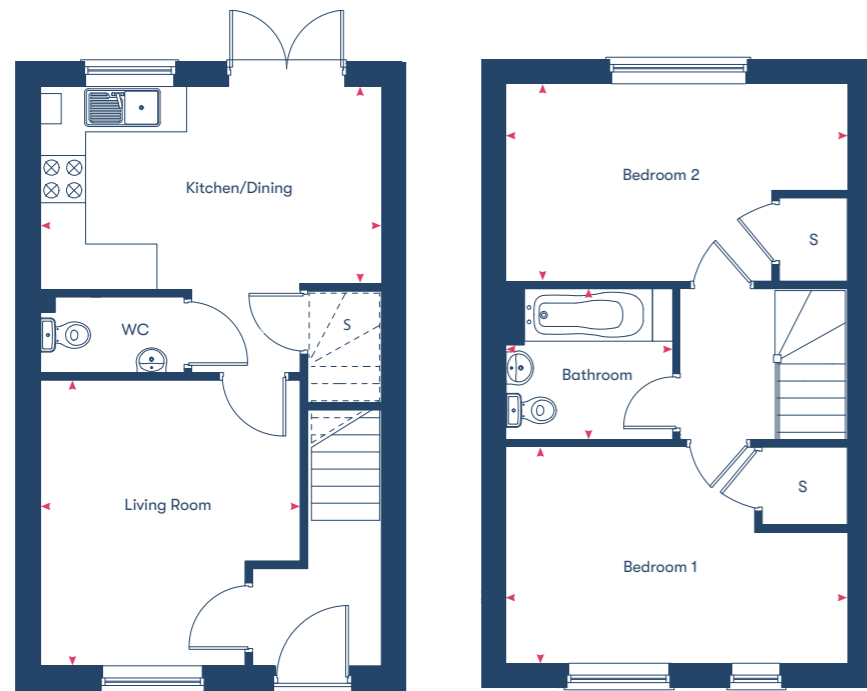
Homes for Rent



## Orchid

# 2 bedroom houses

Plots 17, 18\*, 19



Ground Floor

First Floor

Kitchen/Dining	2.72m x 4.56m
Living Room	3.81m x 3.47m
Bedroom 1	2.89m x 4.56m
Bedroom 2	2.64m x 4.56m
Bathroom	2.02m x 2.24m
<b>89m<sup>2</sup></b>	

\*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.

## Dahlia

# 3 bedroom houses

Plots 6\*, 10, 11\*, 12



Ground Floor

First Floor

Kitchen/Dining	3.25m x 5.45m
Living Room	4.83m x 3.22m
Bedroom 1	2.51m x 4.26m
Bedroom 2	3.60m x 2.72m
Bedroom 3	2.64m x 2.64m
Bathroom	1.86m x 3.18m
<b>82.5m<sup>2</sup></b>	

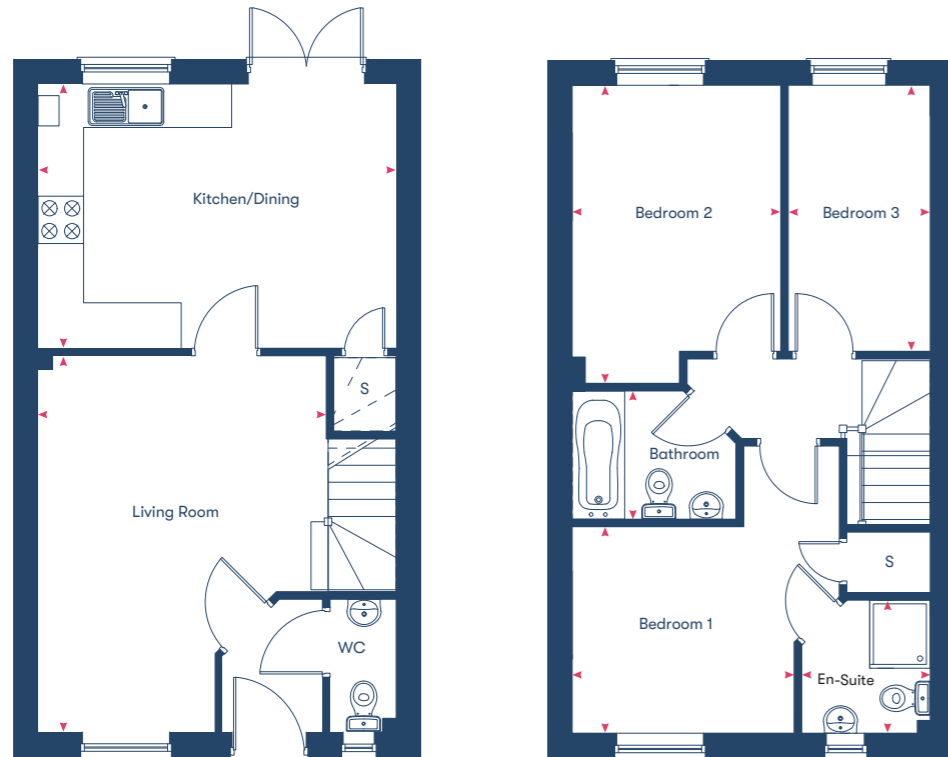
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# Tulip

## 3 bedroom houses

Plots 27, 28\*, 29, 37\*, 38, 39\*, 40



Ground Floor

First Floor

Kitchen/Dining	3.53m x 4.78m
Living Room	5.01m x 3.84m
Bedroom 1	2.77m x 3.57m
En-suite	1.79m x 1.73m
Bedroom 2	3.98m x 2.79m
Bedroom 3	3.55m x 1.91m
Bathroom	1.72m x 2.27m

**82.5m<sup>2</sup>**

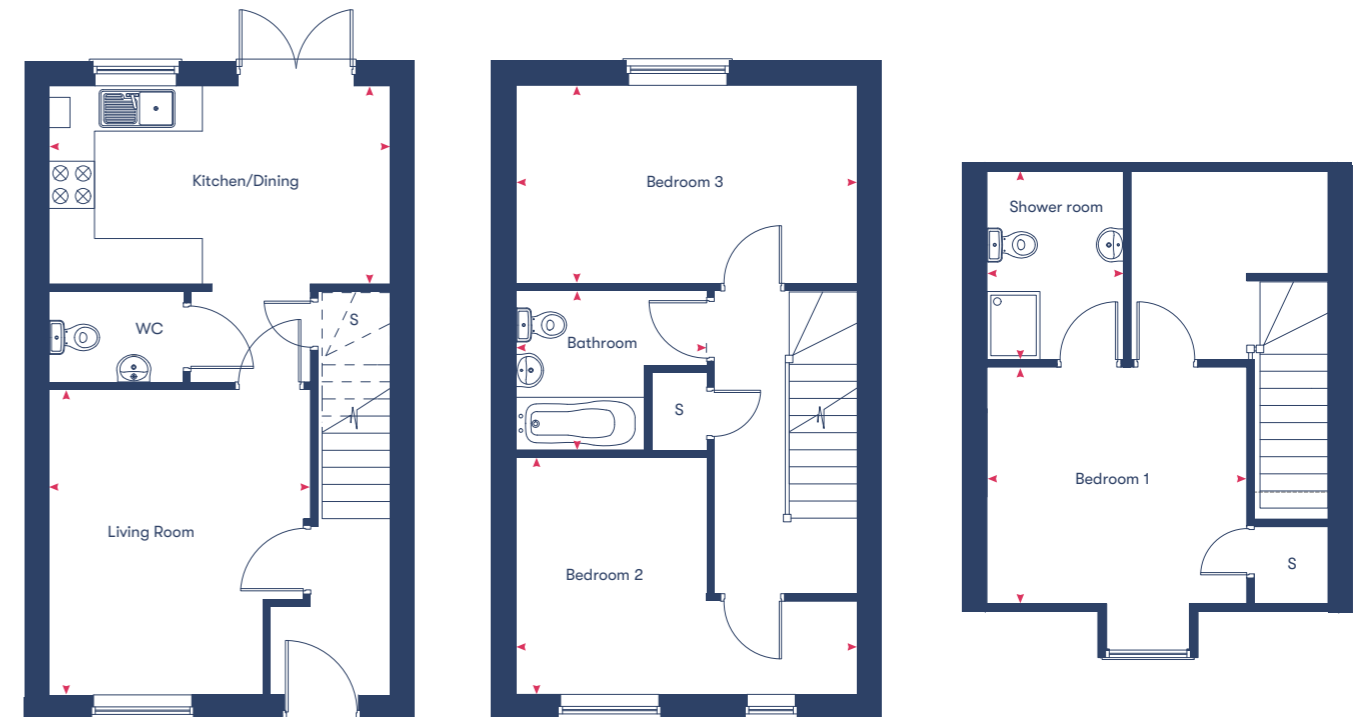
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# Azelia

## 3 bedroom houses

Plots 31\*, 32



Ground Floor

First Floor

Kitchen/Dining	2.66m x 4.56m
Living Room	4.07m x 3.39m
Bedroom 1	3.15m x 3.47m
Shower Room	2.52m x 1.85m
Bedroom 2	3.17m x 4.56m
Bedroom 3	2.65m x 4.56m
Bathroom	2.13m x 1.73m

**100.7m<sup>2</sup>**

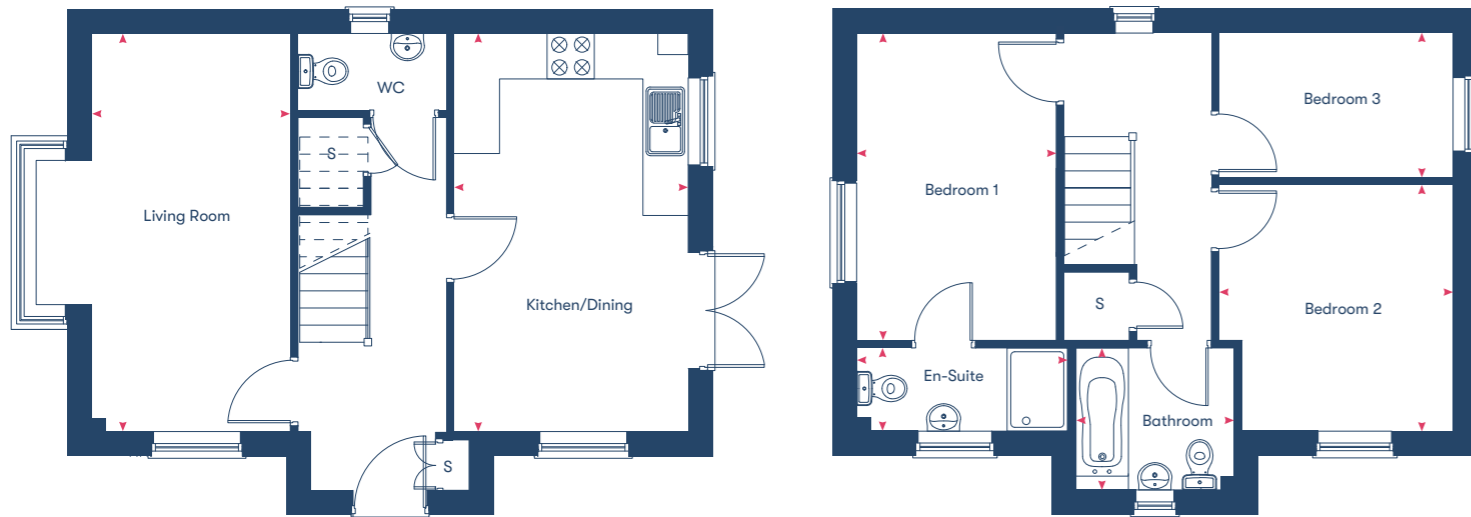
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# Daffodil

## 3 bedroom houses

Plots 1, 41



Ground Floor

First Floor

Kitchen/Dining	5.13m x 3.13m
Living Room	5.13m x 2.66m
Bedroom 1	4.10m x 2.67m
En-suite	1.1m x 2.67m
Bedroom 2	3.29m x 2.82m
Bedroom 3	1.95m x 3.13m
Bathroom	1.87m x 2.13m

**89.3m<sup>2</sup>**

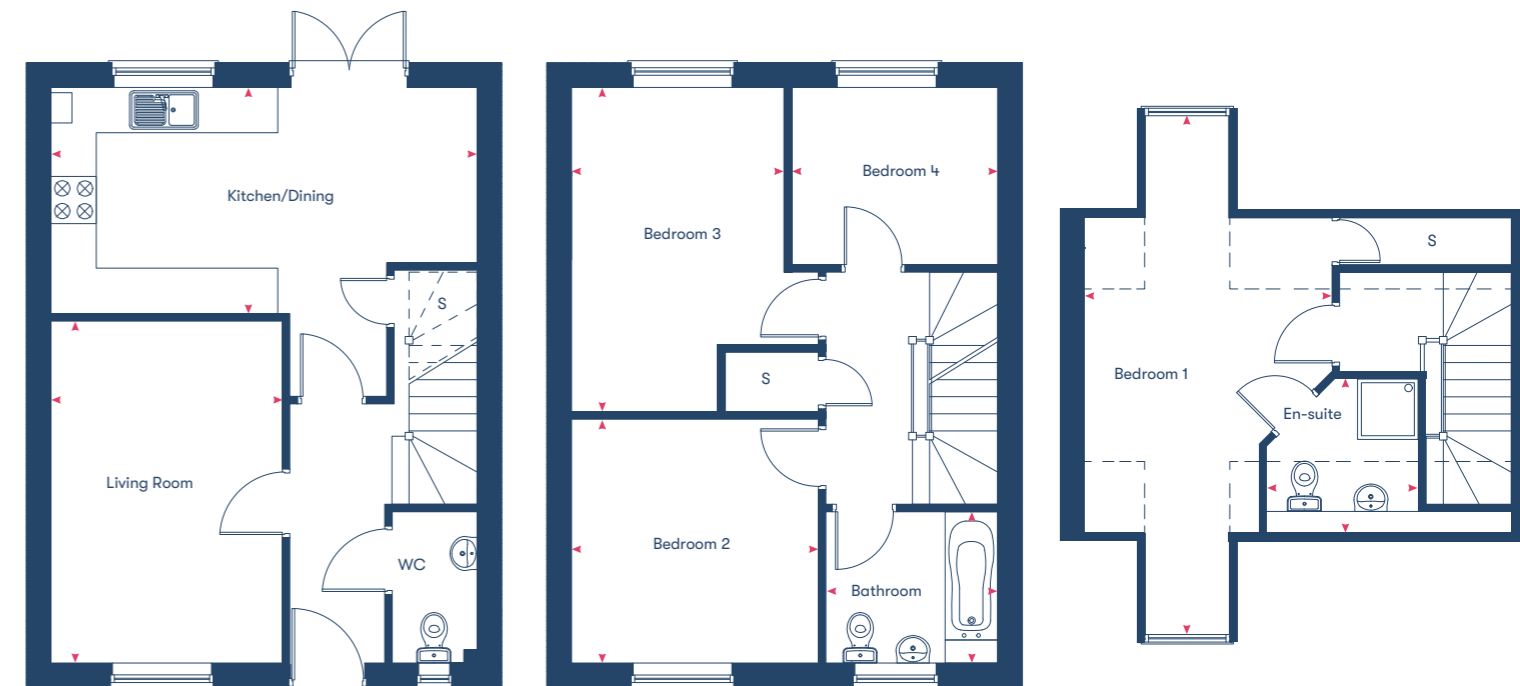
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# Allium

## 4 bedroom houses

Plots 25, 26, 30\*



Ground Floor

First Floor

Second Floor

Kitchen/Dining	3.30m x 5.68m
Living Room	4.56m x 3.09m
Bedroom 1	4.19m x 3.30m
En-suite	2.04m x 2.01m
Bedroom 2	3.26m x 3.30m
Bedroom 3	4.32m x 2.85m
Bedroom 4	2.38m x 2.76m
Bathroom	2.03m x 2.31m

**118m<sup>2</sup>**

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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  **homemade**  
homes by accent



Brooklands,  
Milton Keynes



Great Denham,  
Bedfordshire



Willow Grove,  
Wixams





# homemade

homes by accent

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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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**T 0345 678 0552**

**W [homemadehomes.com](https://www.homemadehomes.com)**

**E [info@homemadehomes.com](mailto:info@homemadehomes.com)**