

settle.



H O U G H T O N R E G I S



H O U G H T O N R E G I S G A T E



READY TO FIND YOUR NEW HOME?

Houghton Regis Gate is a contemporary new development offering a range of one-, two-, three-, and four-bedroom homes, available through shared ownership.

Whether you're taking your first step onto the property ladder or seeking a spacious home for your growing family, Houghton Regis Gate has a place just for you. Built to the highest specifications, these homes blend modern conveniences with the local charm of the surrounding rural area. If you're after comfort and convenience, Houghton Regis Gate is where you'll find your perfect home.

ASPIRE TO MODERN LIVING WITH YOUR OWN SPACE IN HOUGHTON REGIS

Step into homeownership at Houghton Regis Gate, where modern living meets community charm. With a population of around 17,000, this thriving town offers everything you need - whether it's the convenience of a major supermarket, a shopping centre, or a variety of local shops just minutes away.

Thriving community

Imagine enjoying a meal at The White Lion, your new favourite local pub, or taking a scenic walk through the countryside. Houghton Regis caters to your active lifestyle, offering a skate park, sports fields, children's play areas, and much more. This development is designed to create a sense of community, making it easy to build connections with your neighbours and enjoying a fulfilling lifestyle.

Steeped in history and set for future growth, this town is the perfect place to invest in your future. Embrace the blend of history and modernity, with easy access to nearby towns, parks, and amenities. Your new life is waiting.



HOUGHTON-HALL-PARK



HOUGHTON-HALL-PARK



RUGBY CLUB



THE WHITE LION



GOLF-COURSE

EVERYTHING YOU NEED IN A HOME

A choice one-, two-, three-, and four-bedroom homes, designed with modern living in mind. Each home features spacious living areas and high specification fittings.

Enjoy the views

With large windows flooding the rooms with natural light, every home at Houghton Regis Gate is designed to make the most of its picturesque setting.

The kitchens are equipped with Symphony New York Range units, complemented by Dark Ash laminate worktops and Karndean Palio wood flooring. Appliances include a Lamona double oven, Zanussi gas hob, and an Indesit integrated fridge freezer.

Bathrooms feature Ideal Standard fittings, recessed LED lighting, and sleek Johnson Tiles. With allocated parking, bike storage, and thoughtfully designed interiors, Houghton Regis Gate offers a perfect blend of style and convenience for contemporary modern living.

MORE THAN JUST A HOME

Houghton Regis Gate is more than bricks and mortar - it's where you'll build your future. With shared ownership, you can start your journey to homeownership without needing a huge deposit.

Shared ownership works on a part-buy, part-rent basis, making it more affordable to get on the property ladder. You only need a deposit for the share you're buying, making it easier than you might think to own a home.



HOUGHTON HALL PARK



DUNSTABLE DOWNS GOLF CLUB

Great life stories

Houghton Regis Gate is where your life story unfolds. Whether you're starting a family, pursuing your career, or enjoying your golden years, this development is designed to support your aspirations and provide an outlook for a lifetime of memories.



ROOM CAFÉ BISTRO



MORRISONS

START YOUR JOURNEY WITH SHARED OWNERSHIP

Shared ownership might be the perfect solution if you've been struggling to find a home within your budget.

It's not just for first-time buyers - if you're moving due to a change in circumstances, like a relationship breakdown, you might also be eligible.

With shared ownership, your home is your own space to personalise - decorate, bring your pet and make it truly yours. Our friendly team is here to help you explore your options and find your happy place.



CHEQUERS



WHIPSNADE ZOO

STRESS-FREE ACCESS TO TOWN, CITY, OR COUNTRYSIDE

Houghton Regis is ideally situated for commuting and exploring, with quick access to major roads and transport links like Thameslink.

The nearby motorway makes it easy to reach Luton, London, or even venture further afield. Plus, with Luton Airport a 20-minute drive away and Luton Train Station just 22 minutes away, travel is made simple.

Whether you're heading into the city or escaping to the countryside, Gate is a great base to start from.



THE RED LION, STUDHAM



HOUGHTON HALL PARK

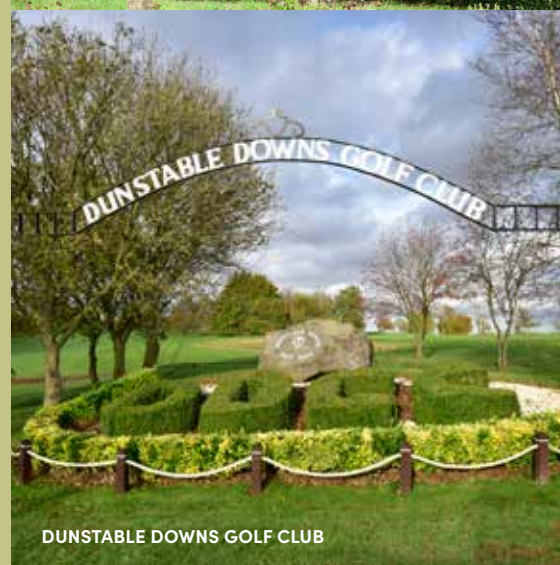
WHAT'S NEARBY?

Choosing a home at Houghton Regis Gate places everything you need within easy reach. Enjoy local dining at The White Lion or Chequers. For shopping and entertainment, Milton Keynes is just 25 minutes away, featuring Centre MK's shops and cafes, Xscape's activities like Snozone, iFly, and Gulliver's Land for families.

Amongst the rural

Explore charming nearby villages such as Eaton Bray, Totternhoe, and Studham, each offering scenic countryside walks and local pubs. Houghton Regis Gate is surrounded by green spaces and natural beauty, providing a peaceful retreat from the hustle and bustle of city life. Nature enthusiasts will love Dunstable Downs for its panoramic views and outdoor activities, while Whipsnade Zoo is perfect for family days out.

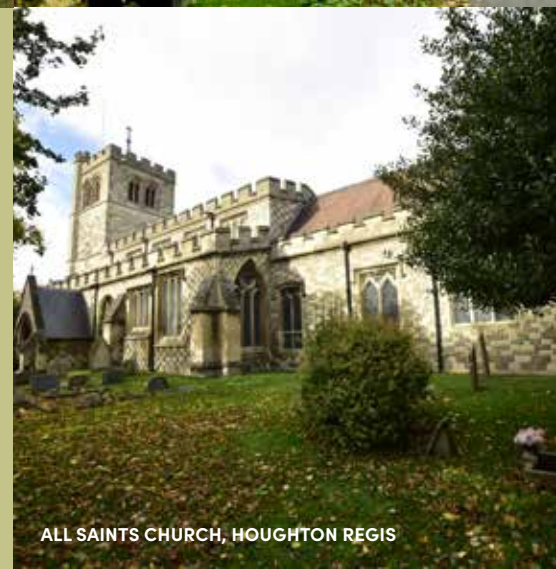
Sports fans can enjoy Dunstable Rugby Club just around the corner, as well as Tilsworth Golf Centre and Dunstable Downs Golf Club.



DUNSTABLE DOWNS GOLF CLUB



STUDHAM VILLAGE



ALL SAINTS CHURCH, HOUGHTON REGIS

EASY ESCAPES – BY CAR, TRAIN, OR PLANE

With excellent transport links, getting where you need to go from Houghton Regis is easy. Luton Train Station is just 22 minutes away, connecting you to London St Pancras via Thameslink.

For air travel, Luton Airport is only a 20-minute drive, offering convenient access to destinations both near and far. Whether it's for work or leisure, you're well-connected.



**By train
(From Luton)**

St Albans
14 minutes

Bedford
20 minutes

**London
St Pancras**
35 minutes

**Gatwick
Airport**
90 minutes



**Houghton
Regis Leisure
Centre**
5 minutes

**Luton
Airport**
20 minutes

**Milton
Keynes**
25 minutes

Watford
35 minutes

Journey times from Luton Train Station



By bus

Houghton Regis is well-served by frequent buses, with direct routes to Luton town centre (every 10–20 minutes), Dunstable (every 15–30 minutes), and Milton Keynes (every 30–60 minutes).



By plane

With domestic and international flights available from London Luton Airport, your next adventure is always within reach. Just a short 20-minute drive away, the airport's proximity makes early-morning departures or late-night arrivals hassle-free.





APARTMENTS

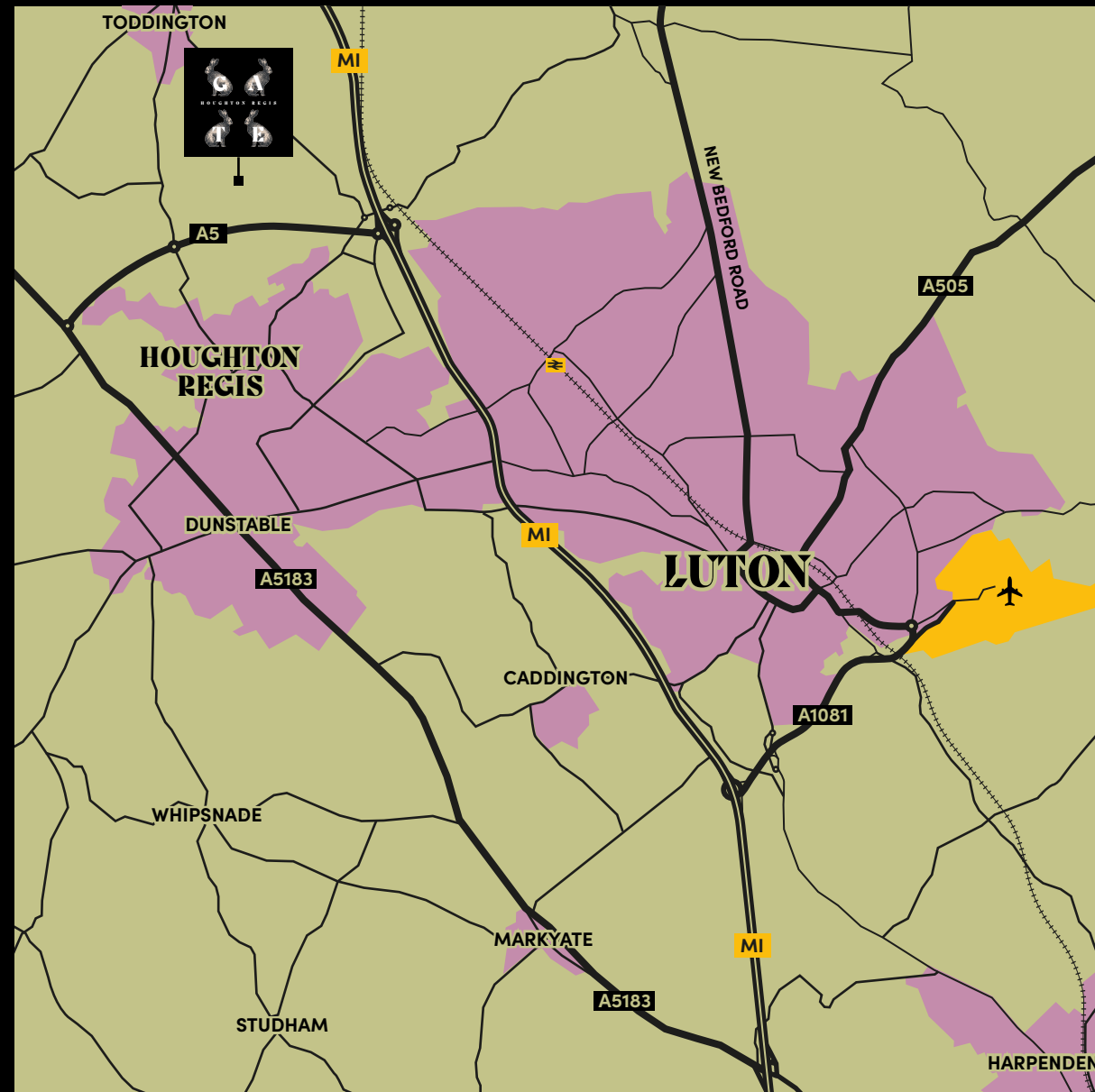


3 BED HOUSE



2 BED HOUSE





Map not to scale.



DEVELOPMENT PLAN & LOCATION

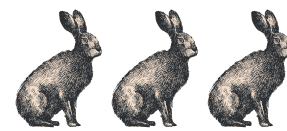


FLOORPLANS

Designed for easy living, these modern homes at Houghton Regis Gate offer a variety of options to suit your needs.

Choose from a range of layouts, including three- and four-bedroom detached houses, two- and three-bedroom semi-detached houses, one- and two-bedroom apartments, one- and two-bedroom maisonettes, and one-bedroom duplexes.

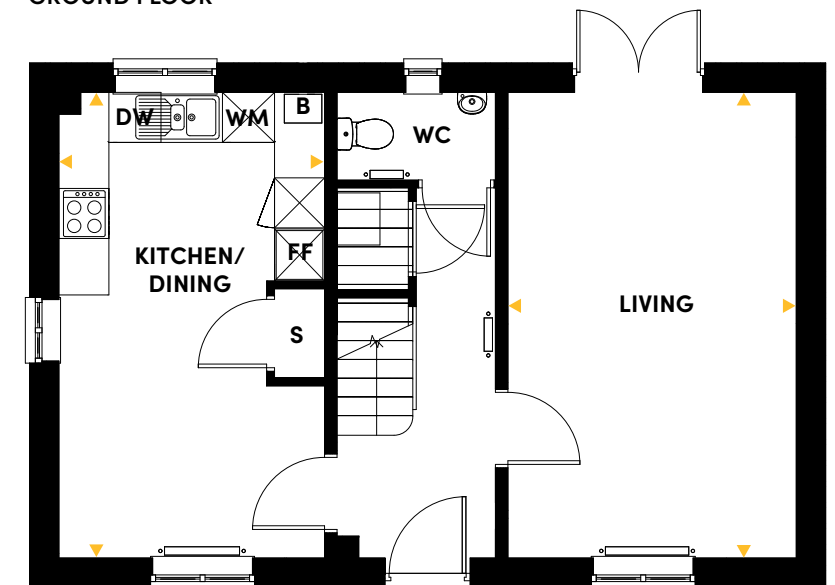
Each home features fully fitted kitchens, spacious living areas, and large windows that flood the rooms with natural light, showing off the beautiful surroundings.



3-BED

PLOTS 1 & 3

GROUND FLOOR



KITCHEN/ DINING
5.63m x 3.23m

LIVING
5.63m x 3.51m

BEDROOM 1
3.30m x 4.32m

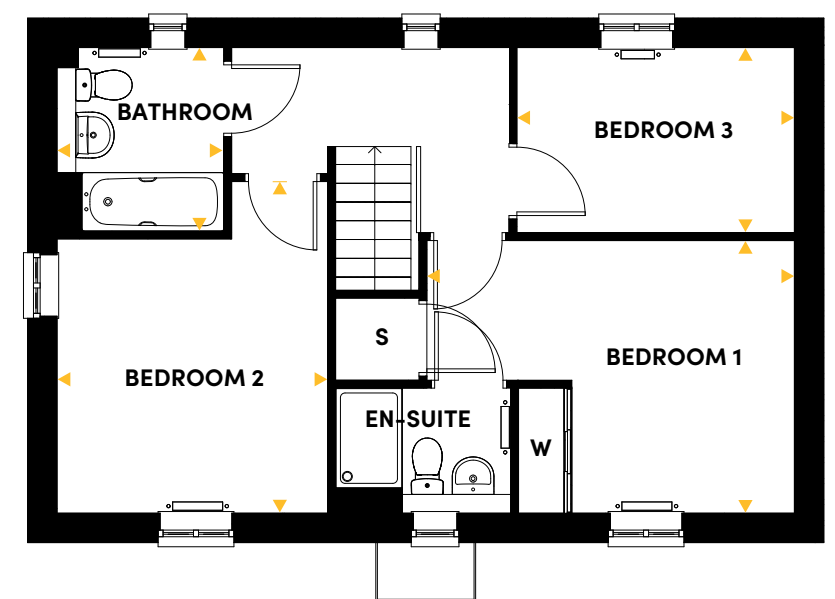
EN-SUITE
1.54m x 2.13m

BEDROOM 2
4.02m x 3.28m

BEDROOM 3
2.25m x 3.37m

BATHROOM
2.24m x 2.04m

FIRST FLOOR



B = Boiler S = Storage
WM = Washing Machine
DW = Dishwasher
FF = Fridge/Freezer
W = Wardrobe

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.

**TOTAL
AREA**
99.6 Sq M



3-BED

PLOT 2

KITCHEN/ DINING
4.70m x 3.77m

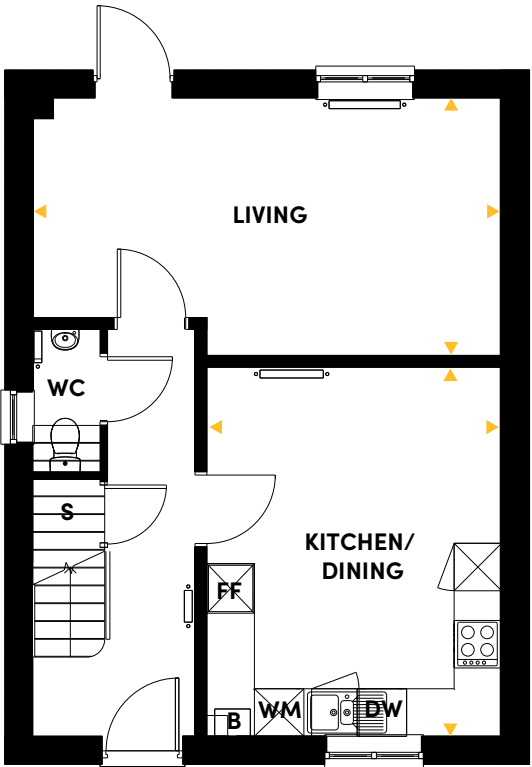
LIVING
3.30m x 5.97m

BEDROOM 1
3.48m x 3.67m

BEDROOM 2
4.55m x 2.66m

BEDROOM 3
3.26m x 3.24m

BATHROOM
2.04m x 2.24m

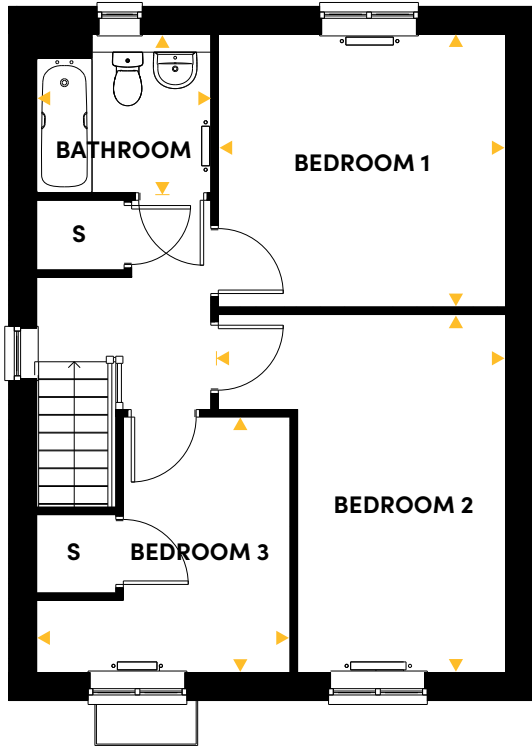


GROUND FLOOR

B = Boiler S = Storage
WM = Washing Machine
DW = Dishwasher
FF = Fridge/Freezer

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TOTAL
AREA
95.6 Sq M



FIRST FLOOR



3-BED

PLOTS 4 & 5*

KITCHEN/ DINING
4.70m x 3.77m

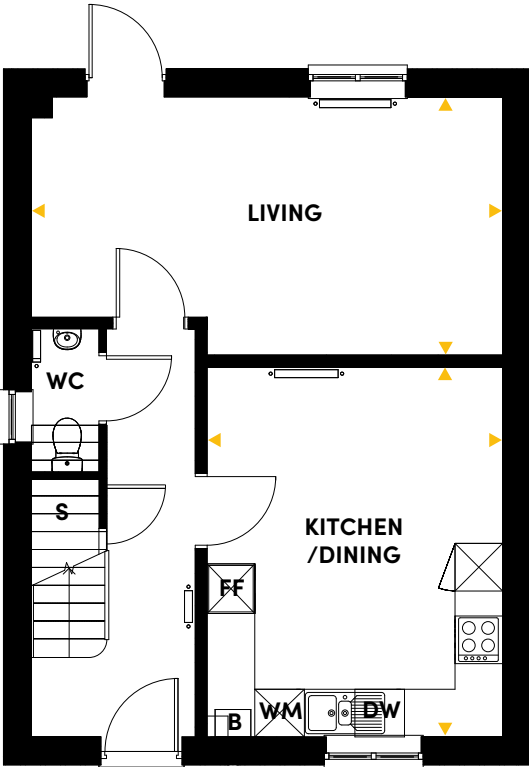
LIVING
3.30m x 5.98m

BEDROOM 1
3.49m x 3.68m

BEDROOM 2
4.52m x 2.68m

BEDROOM 3
3.26m x 3.24m

BATHROOM
2.04m x 2.24m

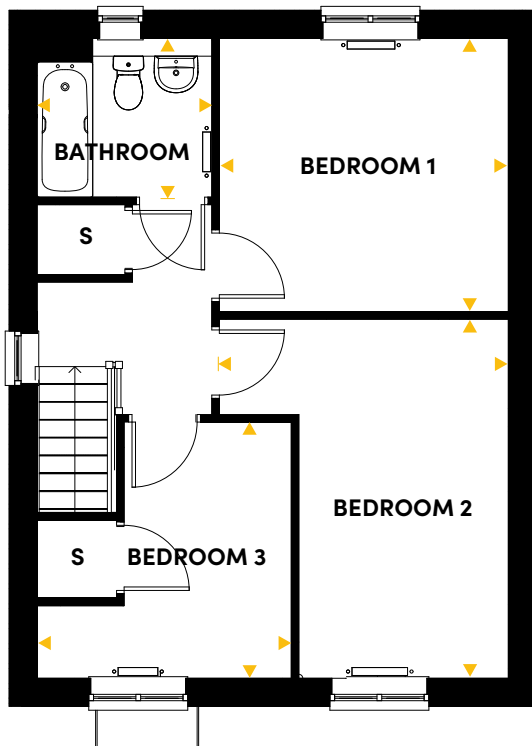


GROUND FLOOR

B = Boiler S = Storage
WM = Washing Machine
DW = Dishwasher
FF = Fridge/Freezer

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TOTAL
AREA
95.6 Sq M



FIRST FLOOR



3-BED

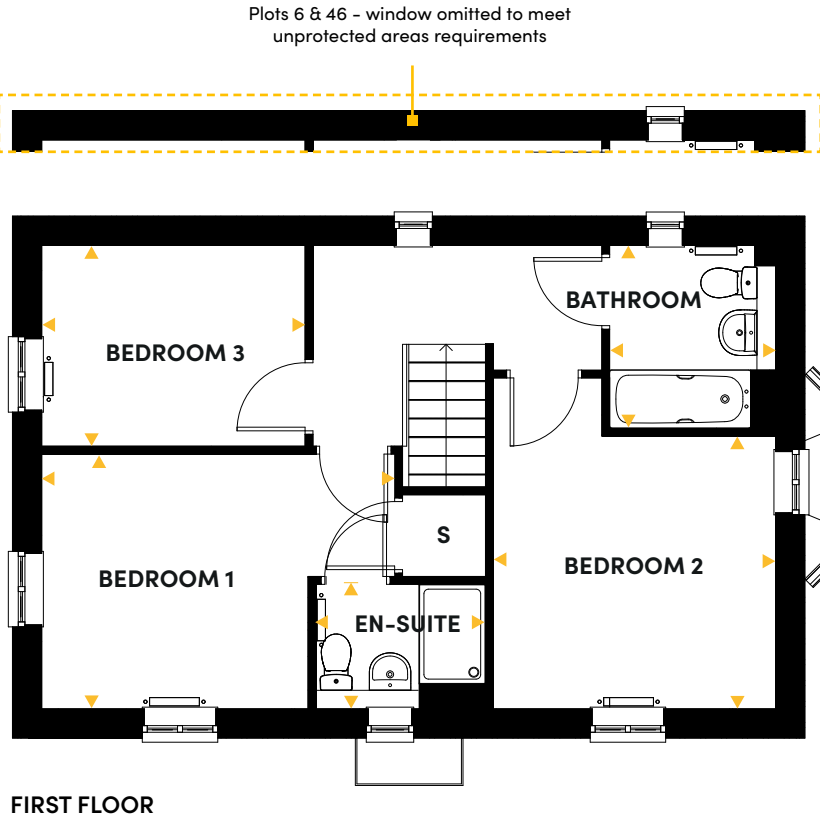
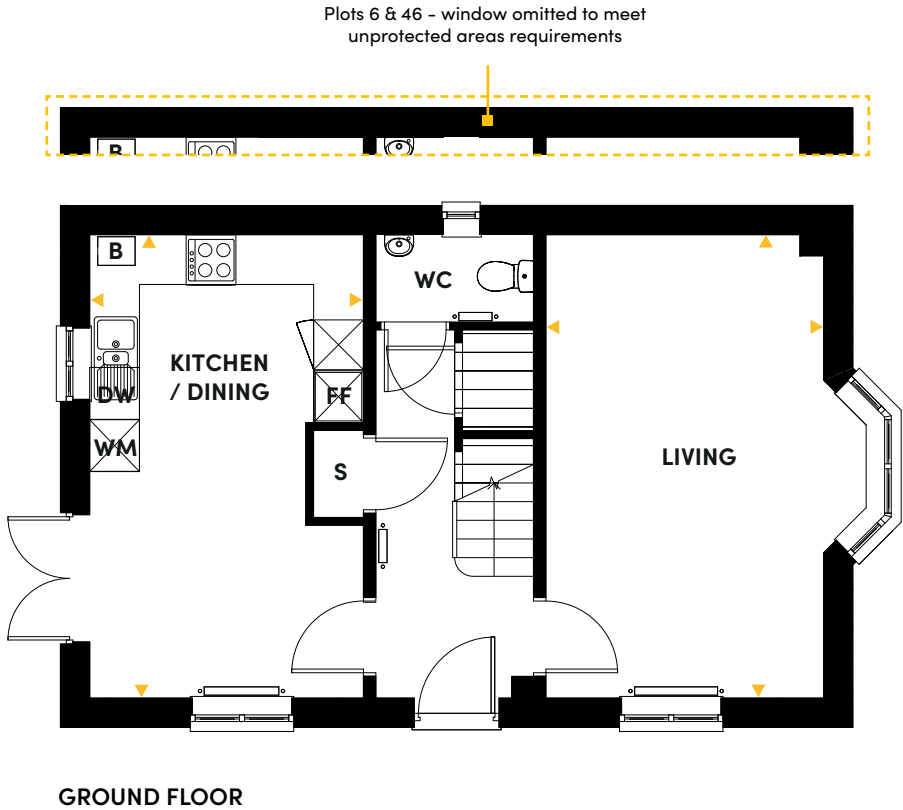
PLOT 6

- KITCHEN/DINING
5.63m x 3.35m
- LIVING
5.63m x 3.40m
- BEDROOM 1
3.11m x 4.29m
- EN-SUITE
1.54m x 2.07m
- BEDROOM 2
4.03m x 3.44m
- BEDROOM 3
2.46m x 3.21m
- BATHROOM
2.24m x 2.04m

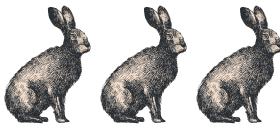
B = Boiler S = Storage
WM = Washing Machine
DW = Dishwasher
FF = Fridge/Freezer

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TOTAL
AREA
99.6 Sq M



FIRST FLOOR



3-BED

PLOTS 7 & 8*

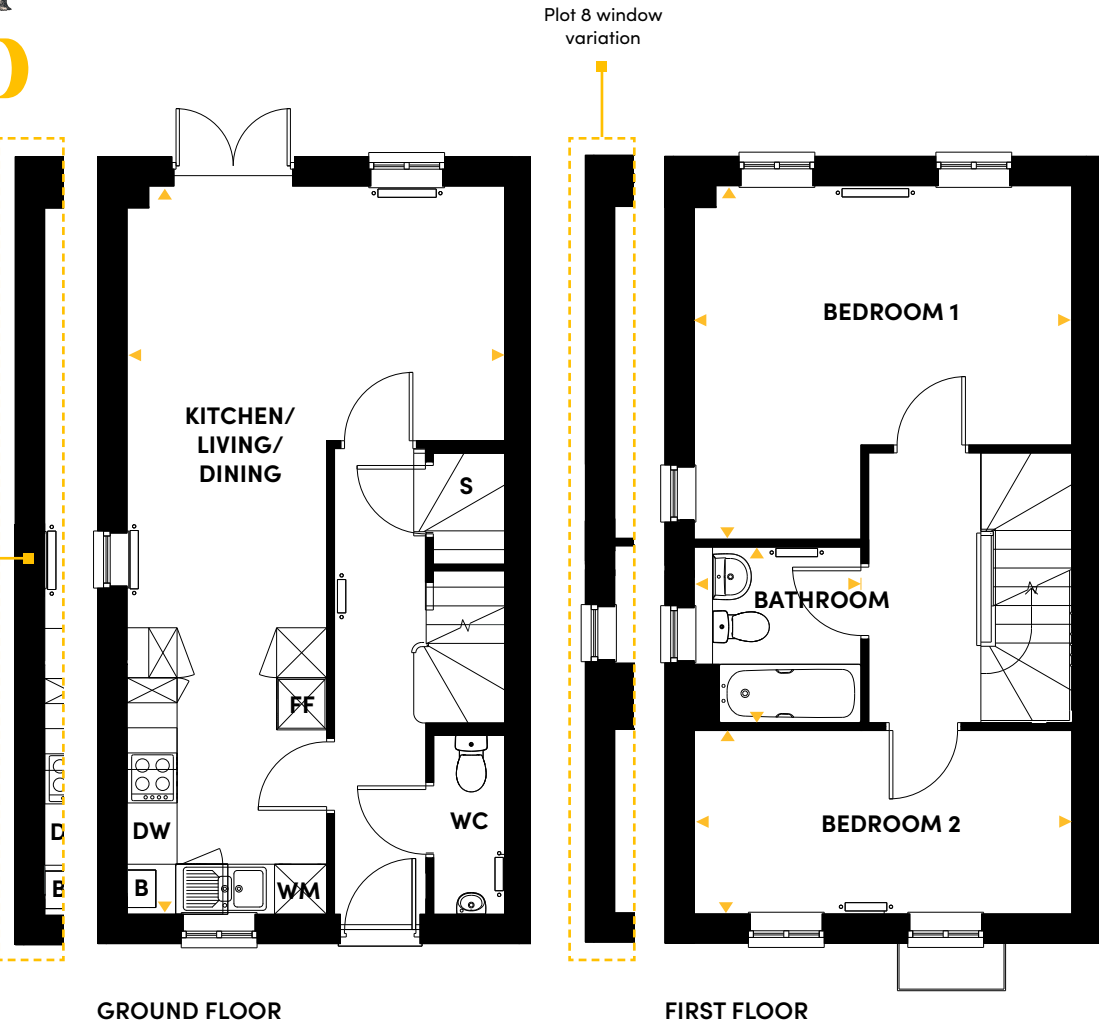
Plots 7 - window omitted to meet unprotected areas requirements

- KITCHEN / LIVING/ DINING
8.78m x 4.58m
- BEDROOM 1
4.28m x 4.58m
- BEDROOM 2
2.24m x 4.58m
- BATHROOM
2.13m x 2.04m
- BEDROOM 3
3.49m x 3.38m
- EN-SUITE
1.53m x 2.33m

B = Boiler S = Storage
WM = Washing Machine
DW = Dishwasher
FF = Fridge/Freezer

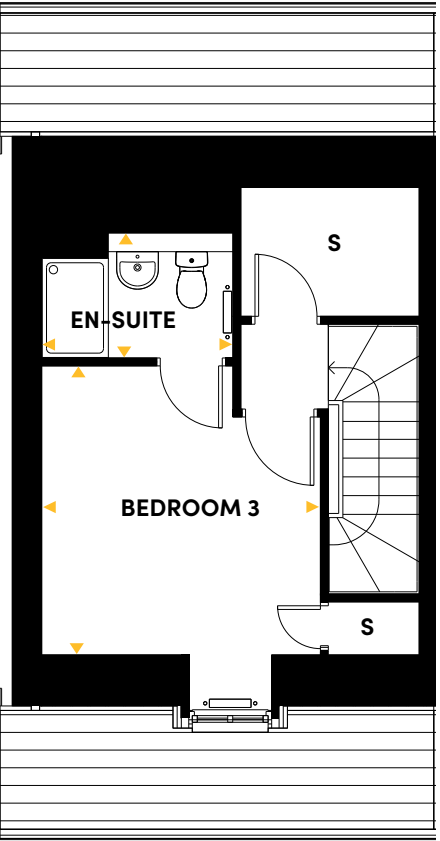
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TOTAL
AREA
103.3 Sq M



GROUND FLOOR

FIRST FLOOR



SECOND FLOOR



2-BED

PLOTS 9, 10*, 33, 34*, 37, 38*, 47, 48*, 49, 50*, 75, 76*, 77*, 84, 85*, 86, 87*, 88, 89*, 91, 92*, 96, 97*, 101, 102*, 103*, 116, 117*, 118 & 119*

KITCHEN/ LIVING/ DINING
8.10m x 5.14m

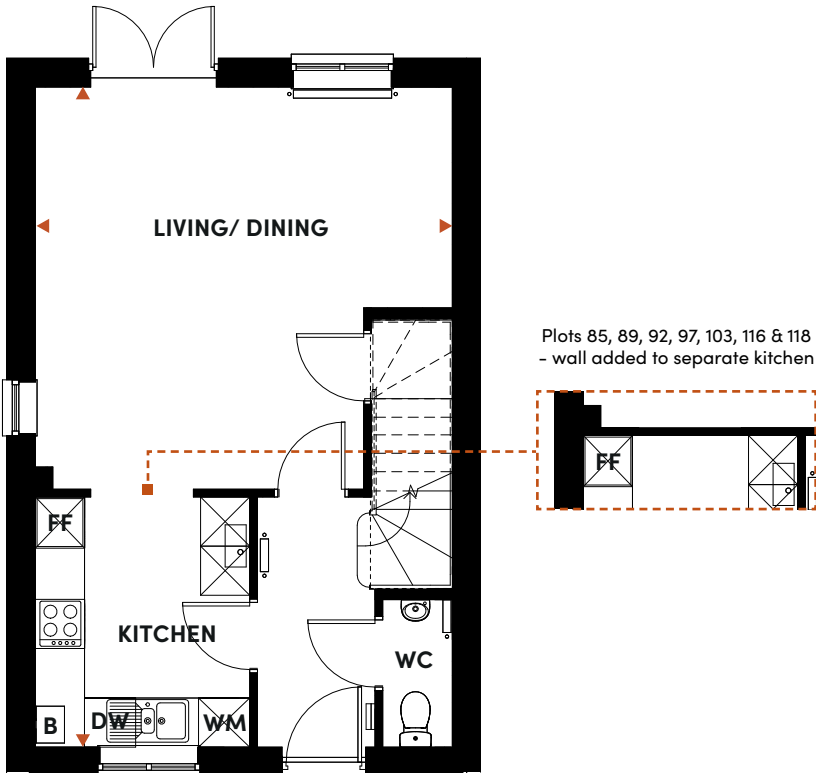
BEDROOM 1
2.79m x 5.14m

BEDROOM 2
2.95m x 5.14m

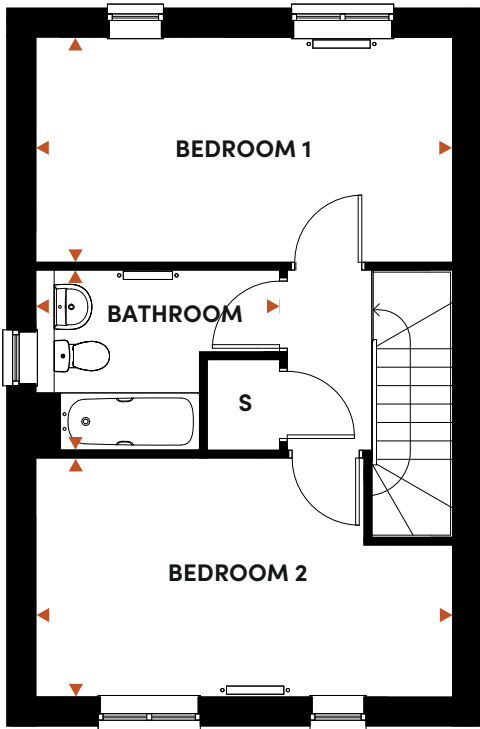
BATHROOM
2.23m x 3.02m

B = Boiler S = Storage
WM = Washing Machine
DW = Dishwasher
FF = Fridge/Freezer

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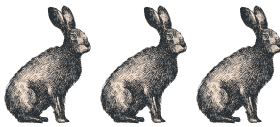


GROUND FLOOR



FIRST FLOOR

TOTAL AREA
82 Sq M



3-BED

PLOTS 11*, 41, 99 & 100

KITCHEN/ DINING
5.63m x 3.35m

LIVING
5..63m x 3.39m

BEDROOM 1
3.11m x 3.93m

EN-SUITE
1..54m x 2.07m

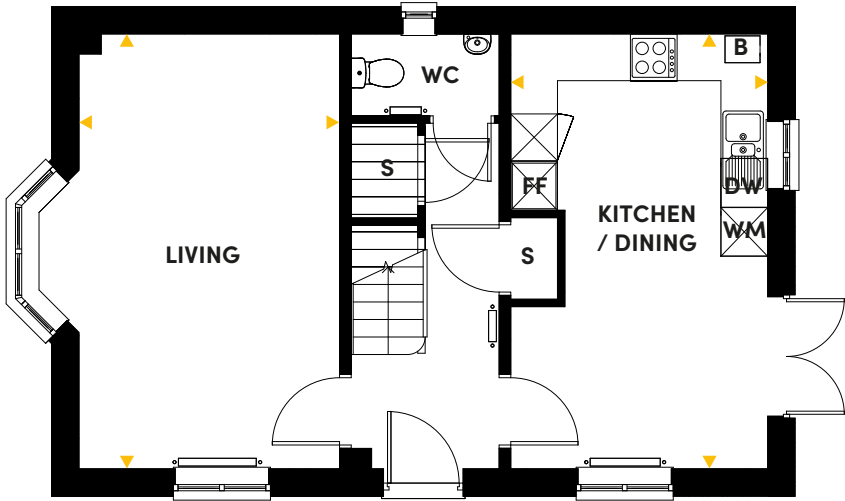
BEDROOM 2
4.03m x 3.44m

BEDROOM 3
2.46m x 3.21m

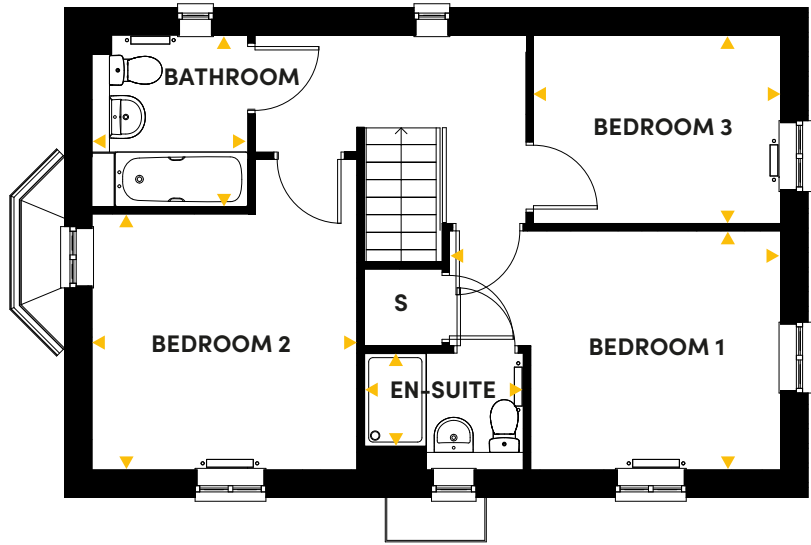
BATHROOM
2.24m x 2.04m

B = Boiler S = Storage
WM = Washing Machine
DW = Dishwasher
FF = Fridge/Freezer

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GROUND FLOOR



FIRST FLOOR

TOTAL AREA
99.6 Sq M



1-BED

PLOT 16

KITCHEN/ LIVING/ DINING
6.30m x 4.59m

BEDROOM
4.20m x 3.26m

BATHROOM
2.04m x 2.24m

B = Boiler S = Storage
WM = Washing Machine
FF = Fridge/Freezer

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TOTAL
AREA
51 Sq M



1-BED

PLOT 17

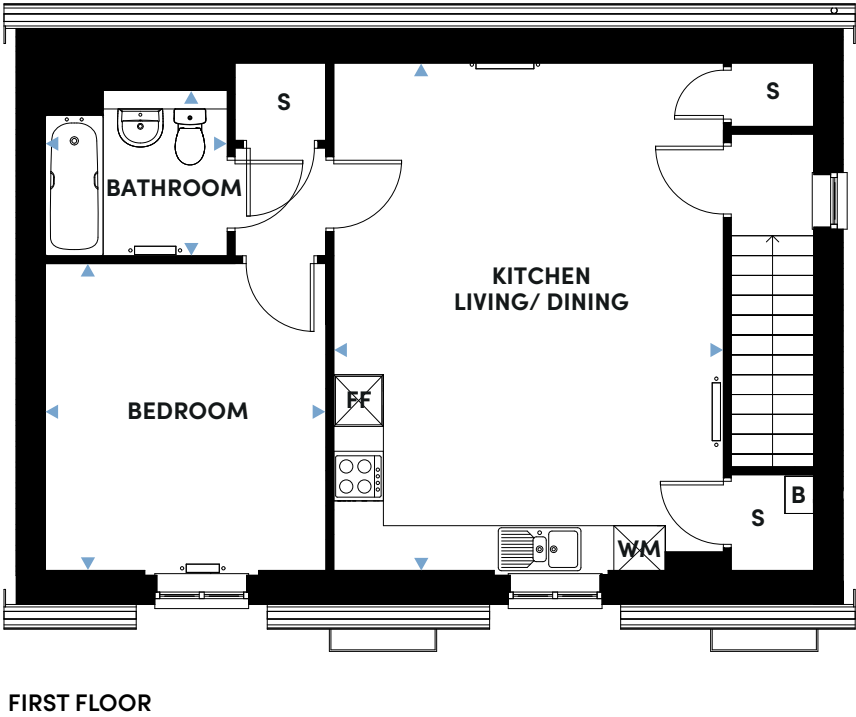
KITCHEN/ LIVING/ DINING
6.31m x 4.74m

BEDROOM
3.81m x 3.44m

BATHROOM
2.03m x 2.24m

B = Boiler S = Storage
WM = Washing Machine
FF = Fridge/Freezer

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TOTAL
AREA
58.4 Sq M



2-BED

PLOTS 18 & 35

KITCHEN/ LIVING/ DINING
6.20m x 4.02m

BEDROOM 1
4.80m x 3.24m

EN-SUITE
2.13m x 1.54m

BEDROOM 2
3.27m x 4.82m

BATHROOM
2.24m x 2.03m

B = Boiler S = Storage
WM = Washing Machine
DW = Dishwasher
FF = Fridge/Freezer

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GROUND FLOOR

ENTRANCE TO
PLOT 19/36

TOTAL
AREA
70.6 Sq M



2-BED

PLOTS 19 & 36

KITCHEN/ LIVING/ DINING
6.19m x 4.28m

BEDROOM 1
3.27m x 4.28m

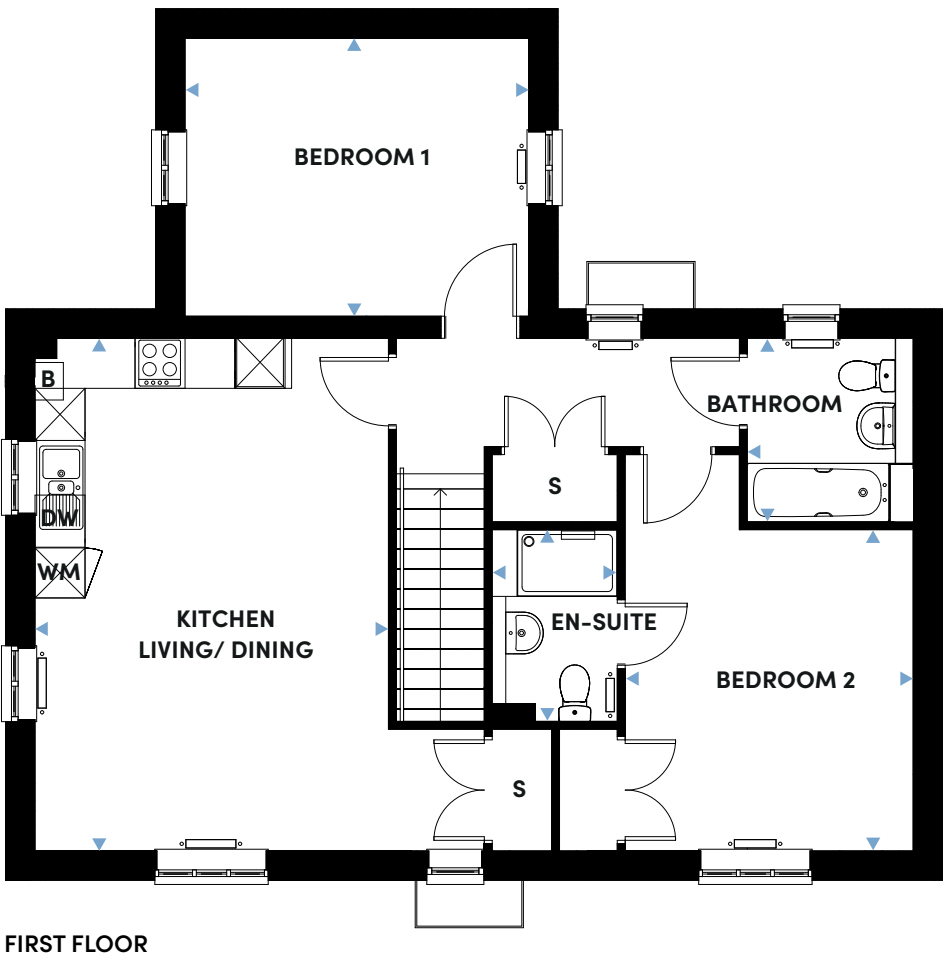
EN-SUITE
2.32m x 1.53m

BEDROOM 2
4.79m x 3.49m

BATHROOM
2.24m x 2.03m

B = Boiler S = Storage
WM = Washing Machine
DW = Dishwasher
FF = Fridge/Freezer

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FIRST FLOOR

TOTAL
AREA
82.1 Sq M



1-BED

PLOTS 29 & 30*

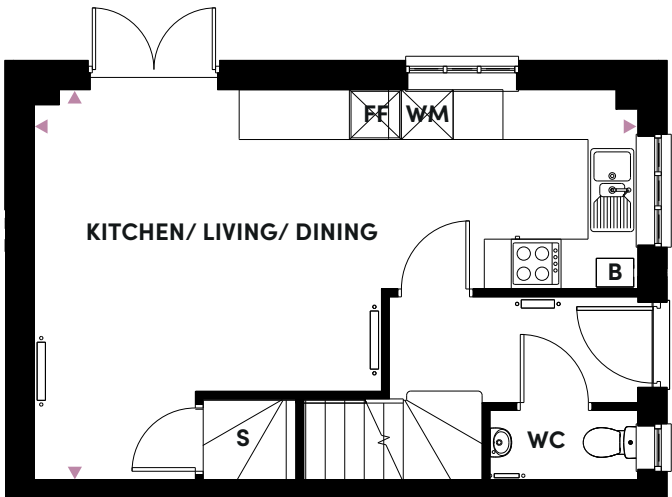
KITCHEN/ LIVING/ DINING
4.74m x 7.32m

BEDROOM
4.73m x 3.16m

BATHROOM
2.20m x 2.03m

B = Boiler S = Storage
WM = Washing Machine
FF = Fridge/Freezer

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GROUND FLOOR



FIRST FLOOR

TOTAL
AREA
60.8 Sq M



1-BED

PLOTS 31* & 32

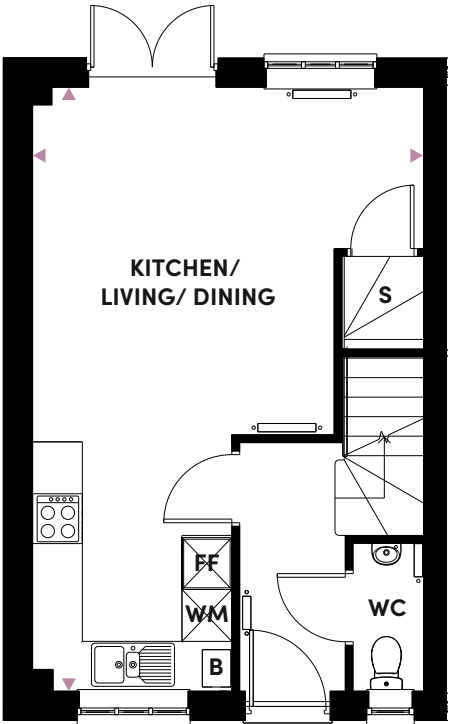
KITCHEN/ LIVING/ DINING
7.32m x 4.76m

BEDROOM
3.26m x 4.73m

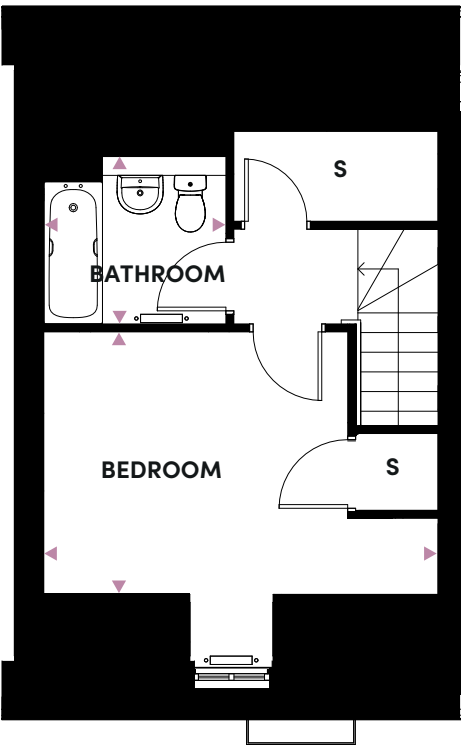
BATHROOM
2.03m x 2.19m

B = Boiler S = Storage
WM = Washing Machine
FF = Fridge/Freezer

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GROUND FLOOR



FIRST FLOOR

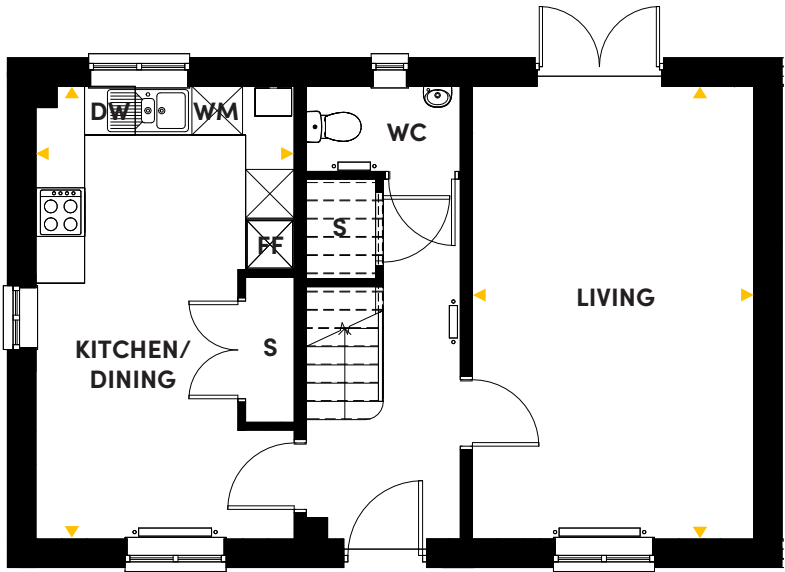
TOTAL
AREA
60.8 Sq M



3-BED

PLOTS 42, 43*, 44 & 45*

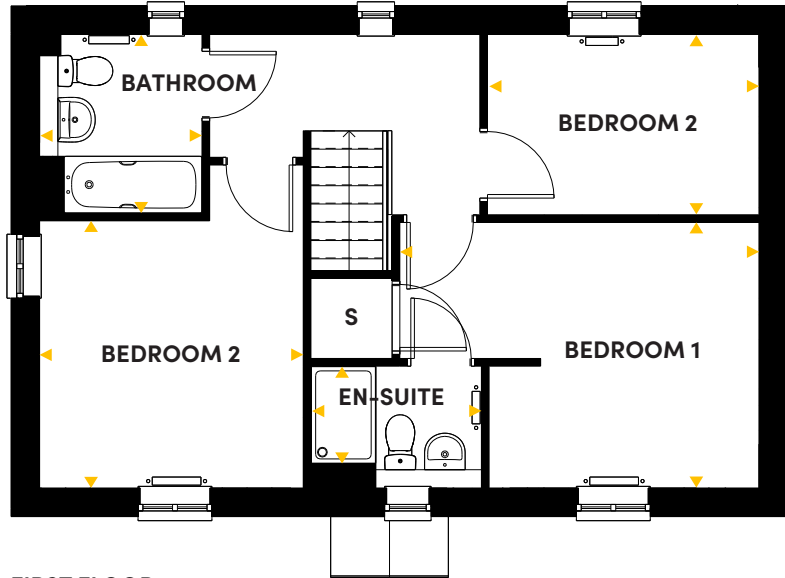
- KITCHEN/DINING
5.63m x 3.23m
- LIVING
5.63m x 3.52m
- BEDROOM 1
3.31m x 4.46m
- EN-SUITE
1.27m x 2.13m
- BEDROOM 2
4.02m x 3.28m
- BEDROOM 3
2.26m x 3.38m
- BATHROOM
2.24m x 2.04m



GROUND FLOOR

B = Boiler S = Storage
WM = Washing Machine
DW = Dishwasher
FF = Fridge/Freezer

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FIRST FLOOR

TOTAL AREA
99.6 Sq M



3-BED

PLOTS 46 & 51

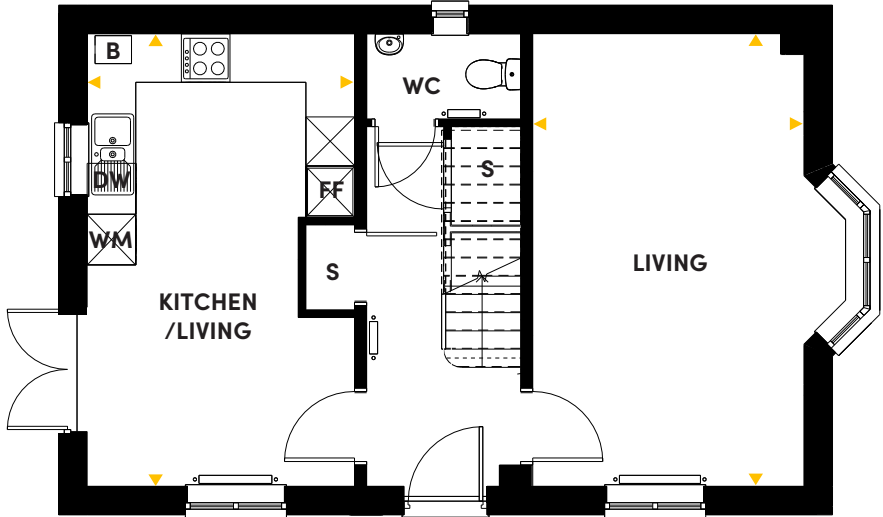
- KITCHEN/DINING
5.63m x 3.35m
- LIVING
5.63m x 3.40m
- BEDROOM 1
3.11m x 4.29m
- EN-SUITE
1.54m x 2.07m
- BEDROOM 2
4.03m x 3.21m
- BEDROOM 3
2.46m x 3.21m
- BATHROOM
2.24m x 2.04m



GROUND FLOOR

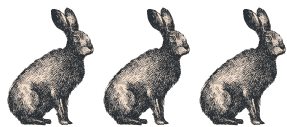
B = Boiler S = Storage
WM = Washing Machine
DW = Dishwasher
FF = Fridge/Freezer

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FIRST FLOOR

TOTAL AREA
99.6 Sq M



3-BED

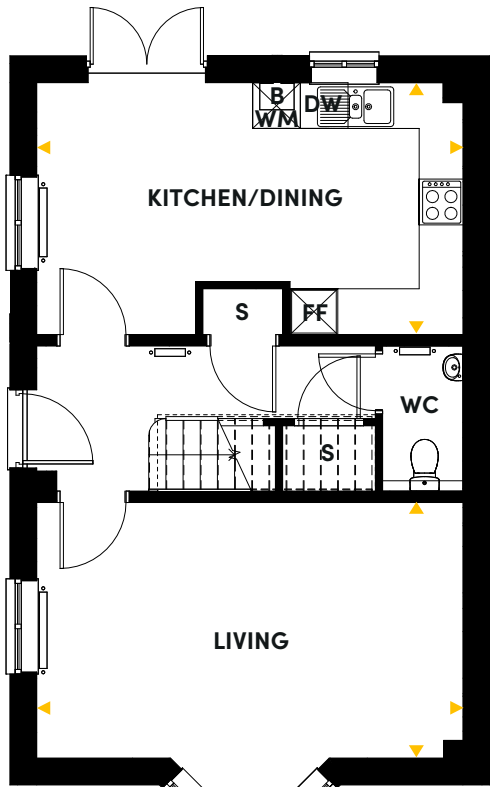
PLOT 82

- KITCHEN/DINING**
3.35m x 5.63m
- LIVING**
3.39m x 5.63m
- BEDROOM 1**
3.35m x 3.11m
- EN-SUITE**
2.07m x 1.54m
- BEDROOM 2**
3.44m x 3.30m
- BEDROOM 3**
3.35m x 2.46m
- BATHROOM**
2.04m x 2.27m

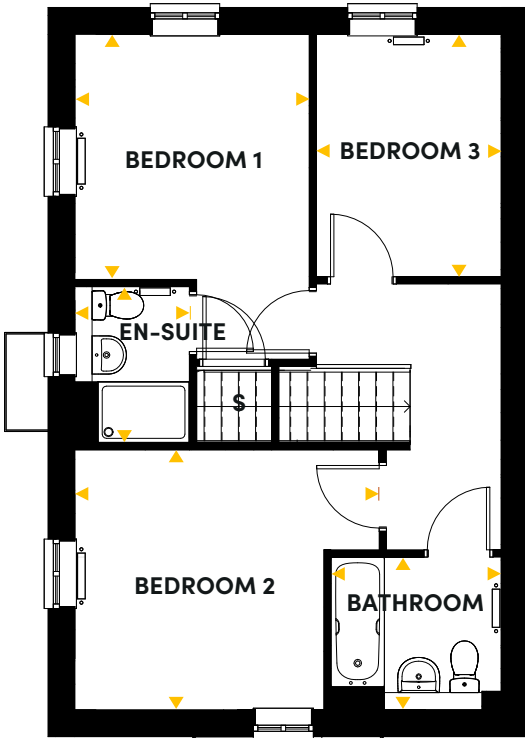
B = Boiler S = Storage
WM = Washing Machine
DW = Dishwasher
FF = Fridge/Freezer

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TOTAL
AREA
99.6 Sq M



GROUND FLOOR



FIRST FLOOR



3-BED

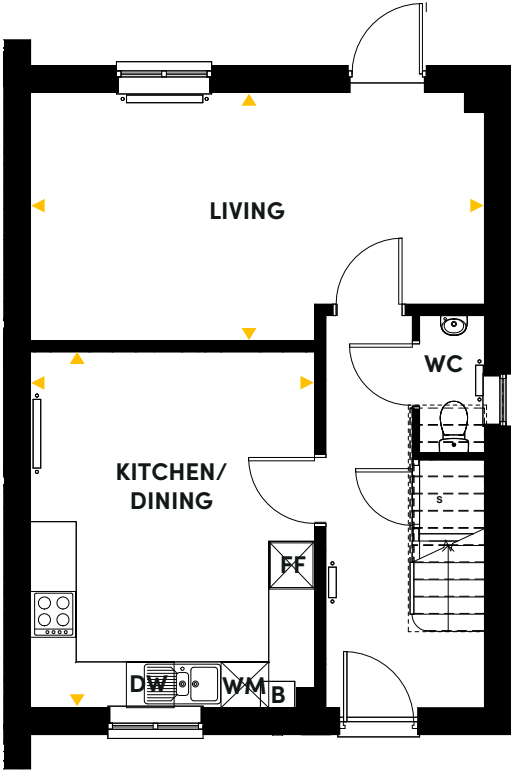
PLOT 83

- KITCHEN/DINING**
4.70m x 3.77m
- LIVING**
3.30m x 6m
- BEDROOM 1**
3.31m x 3.69m
- BEDROOM 2**
4.40m x 3.69m
- BEDROOM 3**
3.25m x 3.24m
- BATHROOM**
2.04m x 2.24m

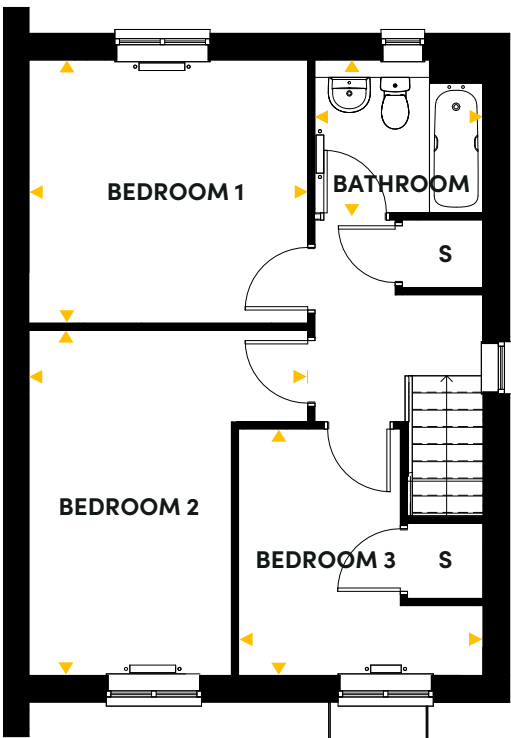
B = Boiler S = Storage
WM = Washing Machine
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FF = Fridge/Freezer

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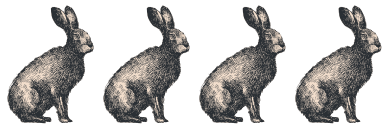
TOTAL
AREA
99.6 Sq M



GROUND FLOOR



FIRST FLOOR



4-BED

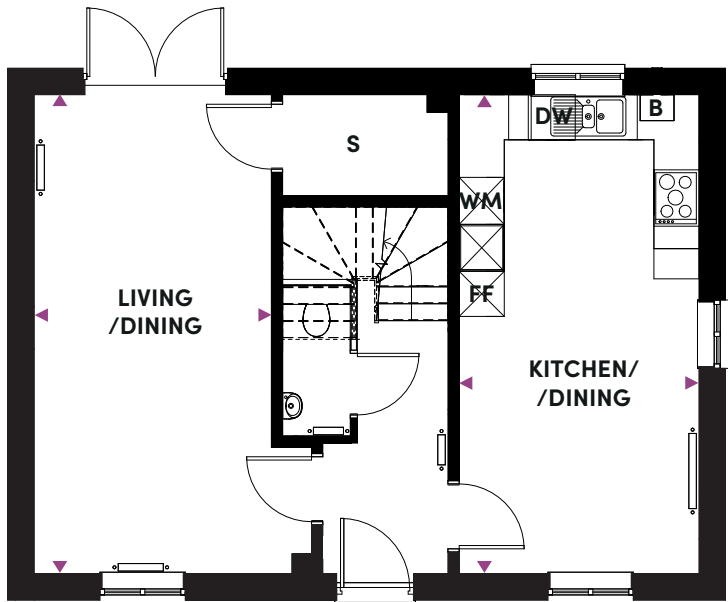
PLOTS 90 & 98

- LIVING**
6.42m x 3.20m
- KITCHEN/DINING**
6.42m x 3.24m
- BEDROOM 1**
3.87m x 3.25m
- EN-SUITE**
1.44m x 2.23m
- BEDROOM 2**
3.88m x 3.06m
- BEDROOM 3**
2.00m x 3.25m
- BEDROOM 4**
2.48m x 3.28m
- BATHROOM**
2.05m x 2.23m

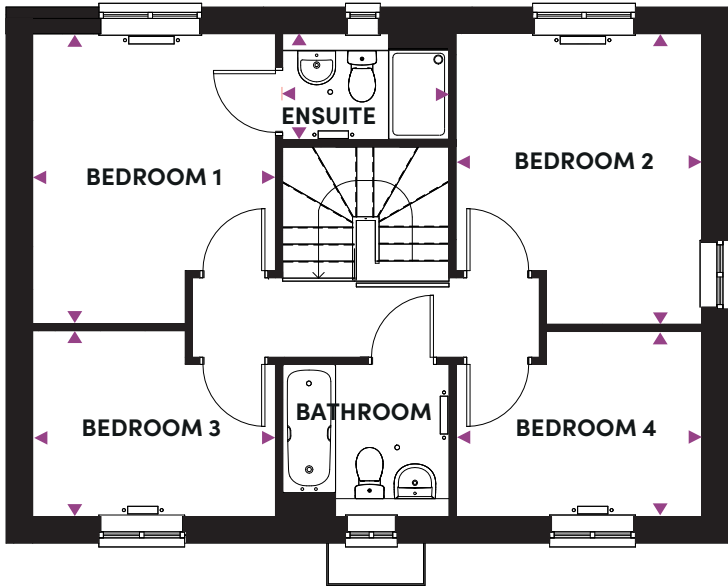
B = Boiler S = Storage
WM = Washing Machine
DW = Dishwasher
FF = Fridge/Freezer

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.

TOTAL
AREA
112.6 Sq M



GROUND FLOOR



FIRST FLOOR



4-BED

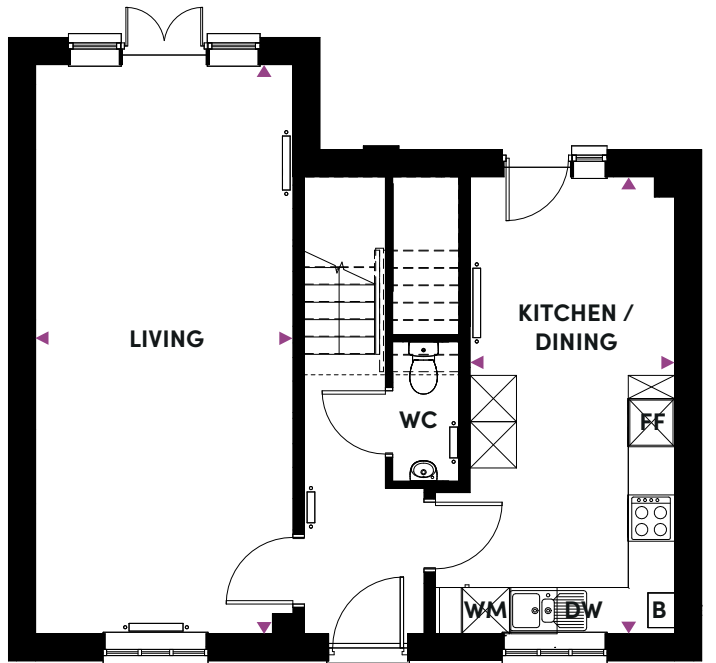
PLOT 93

- LIVING**
7.42m x 3.38m
- KITCHEN/ DINING**
5.97m x 3.15m
- BEDROOM 1**
4.26m x 3.54m
- EN-SUITE**
1.54m x 2.74m
- BEDROOM 2**
4.29m x 2.74m
- BEDROOM 3**
4.29m x 3.43m
- BEDROOM 4**
3.20m x 2.35m
- BATHROOM**
3.20m x 2.35m
- STUDY**
2.71m x 2.28m

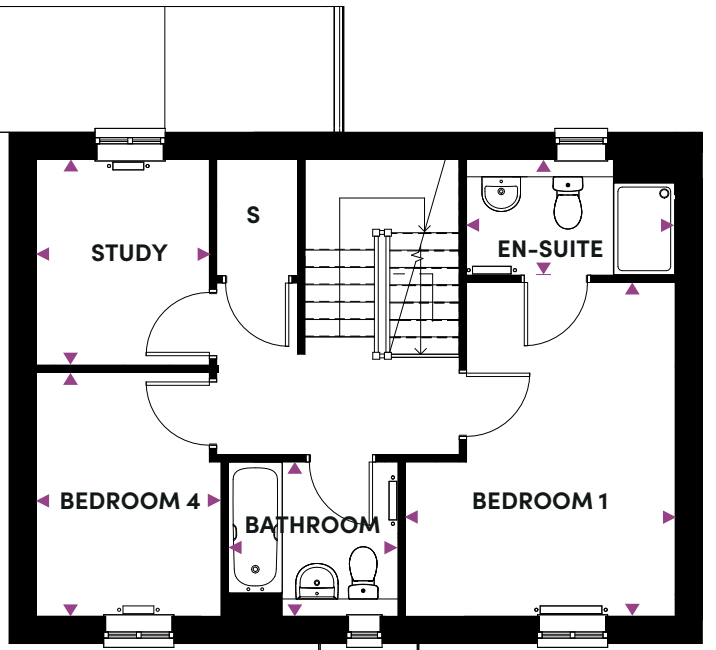
B = Boiler S = Storage
WM = Washing Machine
DW = Dishwasher
FF = Fridge/Freezer

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TOTAL
AREA
135 Sq M



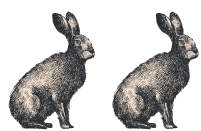
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



2-BED

PLOTS 20, 23 & 26

KITCHEN/ LIVING/ DINING
7.21m x 3.78m

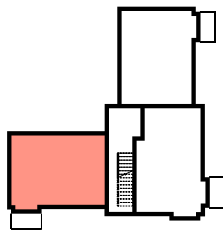
BEDROOM 1
4.35m x 2.79m

BEDROOM 2
3.51m x 2.19m

BATHROOM
2.04m x 2.34m

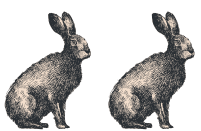
B = Boiler S = Storage
WM = Washing Machine
DW = Dishwasher
FF = Fridge/Freezer

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.



GROUND,
FIRST & SECOND
FLOORS

TOTAL
AREA
65.8 Sq M



2-BED

PLOTS 21, 24 & 27

KITCHEN/ LIVING/ DINING
4.52m x 6.71m

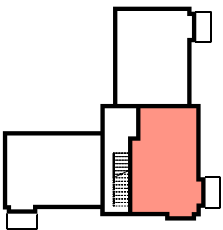
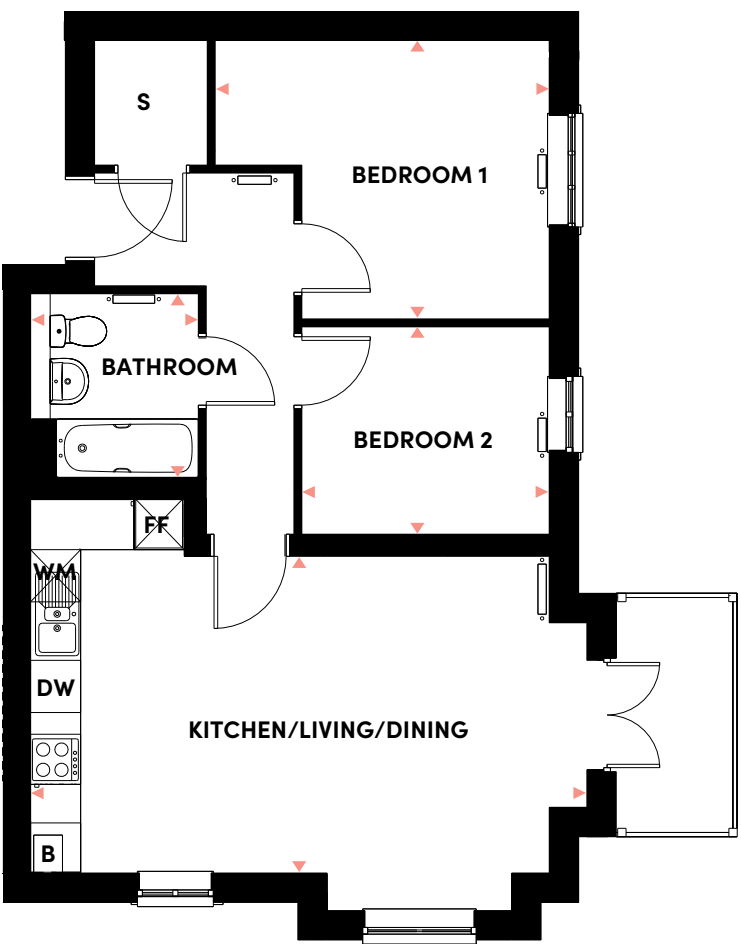
BEDROOM 1
3.37m x 4.04m

BEDROOM 2
2.52m x 3m

BATHROOM
2.25m x 2.05m

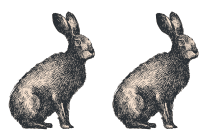
B = Boiler S = Storage
WM = Washing Machine
DW = Dishwasher
FF = Fridge/Freezer

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.



GROUND,
FIRST & SECOND
FLOORS

TOTAL
AREA
65.8 Sq M



2-BED

PLOTS 22, 25 & 28

KITCHEN/ LIVING/ DINING
7.21m x 3.78m

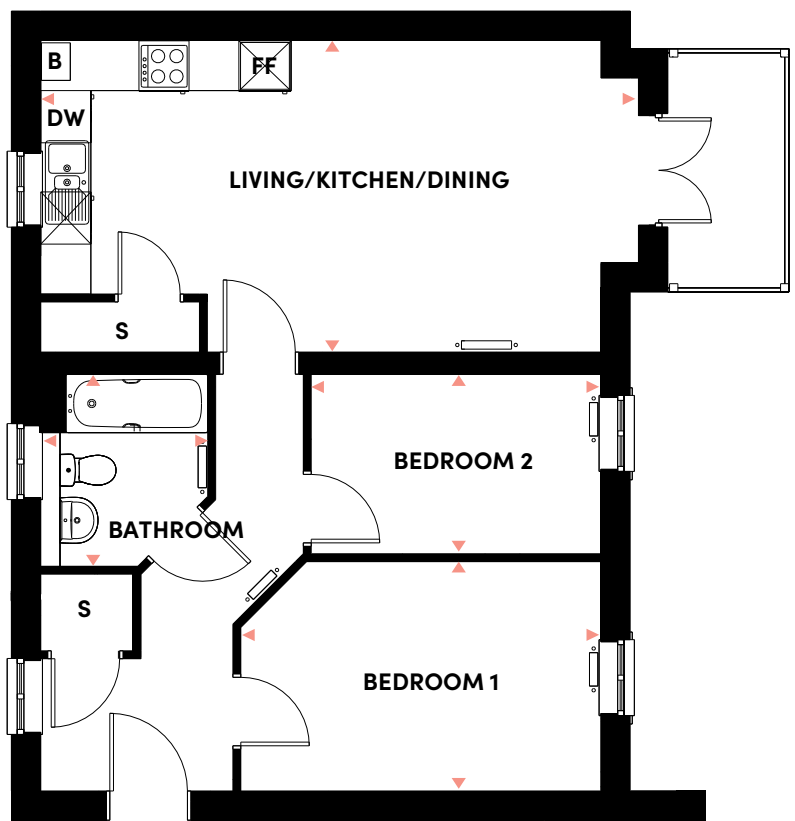
BEDROOM 1
4.35m x 2.79m

BEDROOM 1
3.51m x 2.19m

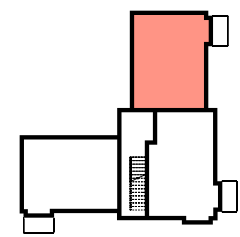
BATHROOM
2.04m x 2.34m

B = Boiler S = Storage
WM = Washing Machine
DW = Dishwasher
FF = Fridge/Freezer

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.



TOTAL
AREA
65.8 Sq M



GROUND,
FIRST & SECOND
FLOORS

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%.

OUR SHARED OWNERSHIP ALLOCATION POLICY

Demand for our shared ownership homes far exceeds supply. Therefore, it is essential that we have a transparent process for allocating and offering these homes to eligible customers. In line with regulatory guidance, we allocate our shared ownership homes on a **first-come, first-served** basis.

For full details on our policy, please visit our website: [Settle Sales Allocation Guide 2024](#)

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. Live, work or have a close family connection to Central Bedfordshire to purchase a shared ownership home at Houghton Regis Gate.

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





SPECIFICATION

KITCHEN AND LIVING AREA

- Fully-fitted kitchen – Symphony New York Range
- Fitted worktops and upstands
- Integrated double electric oven, gas hob, and fridge freezer
- Integrated dishwasher to 2, 3 and 4 bed properties only
- LED downlights
- Luxury wood flooring
- Integrated washer-dryer to maisonettes, duplexes and apartments only
- Integrated washing machine to houses

BATHROOM

- Tiled bathroom floor and walls surrounding bath and shower
- Heated towel rail
- LED downlights
- Bath and shower

ELECTRICAL

- Extractor fan in kitchen
- TV points in living areas
- Mains-operated smoke detectors with battery backup

EXTERNAL

- Turfed garden
- Landscaped communal gardens
- Allocated car parking



Indicative image for illustration only.

Get to know Settle Homes

We're committed to providing affordable, high-quality homes in desirable locations. Our 2030 vision is that every household has a safe, comfortable, and affordable home.

OUR CORE VALUES INCLUDE:

Collaborative

Working closely with you to deliver the best service and outcomes

Kind

Caring about your experience and the communities we support

Trusted

Earning your trust by consistently doing the right thing

Inclusive

Creating welcoming environments where everyone is valued

Committed

Fulfilling our promises to make your home-buying journey smooth

Proud

Providing high-quality homes and meeting your housing needs

Houghton Regis
Bedfordshire LU5 6UA

SETTLESALES.CO.UK/GATE

settle.