

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.



## 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.



## 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.



# 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.

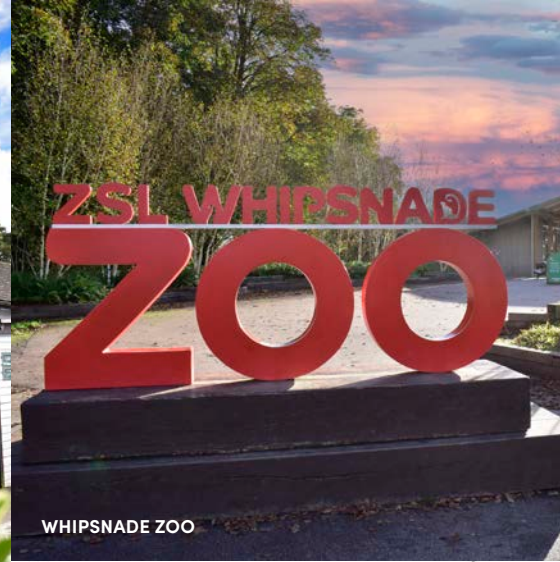
## Amongst the rural

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.



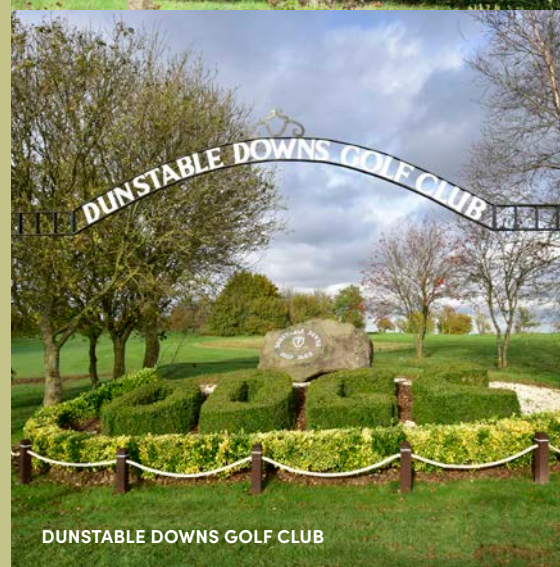
CHEQUERS



WHIPSNADE ZOO



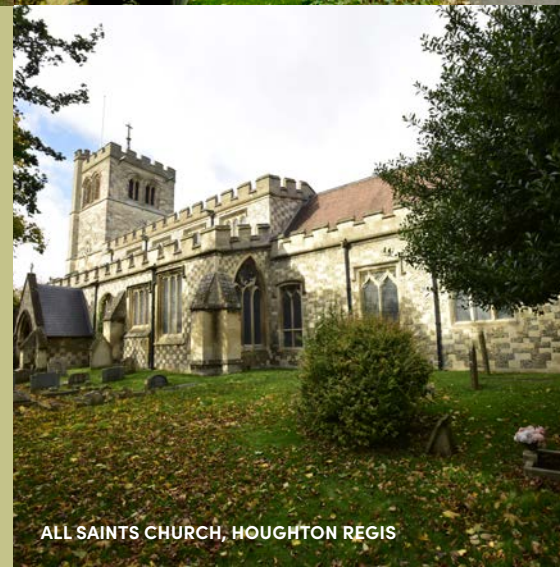
THE RED LION, STUDHAM



DUNSTABLE DOWNS GOLF CLUB



STUDHAM VILLAGE



ALL SAINTS CHURCH, HOUGHTON REGIS

# 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.



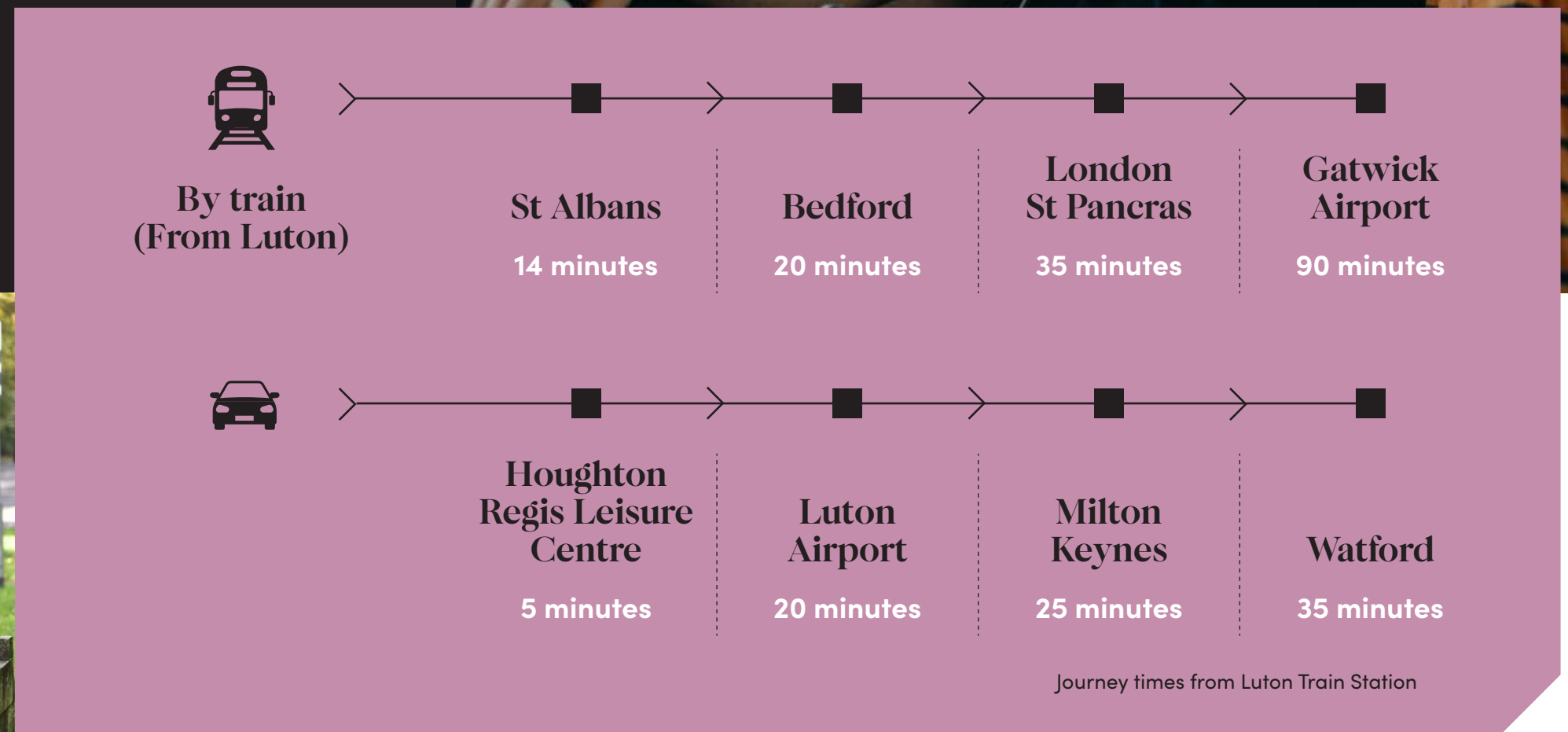
HOUGHTON HALL PARK



# 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 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.







G A  
HOUGHTON REGIS  
T E









# APARTMENTS





# 3 BED HOUSE

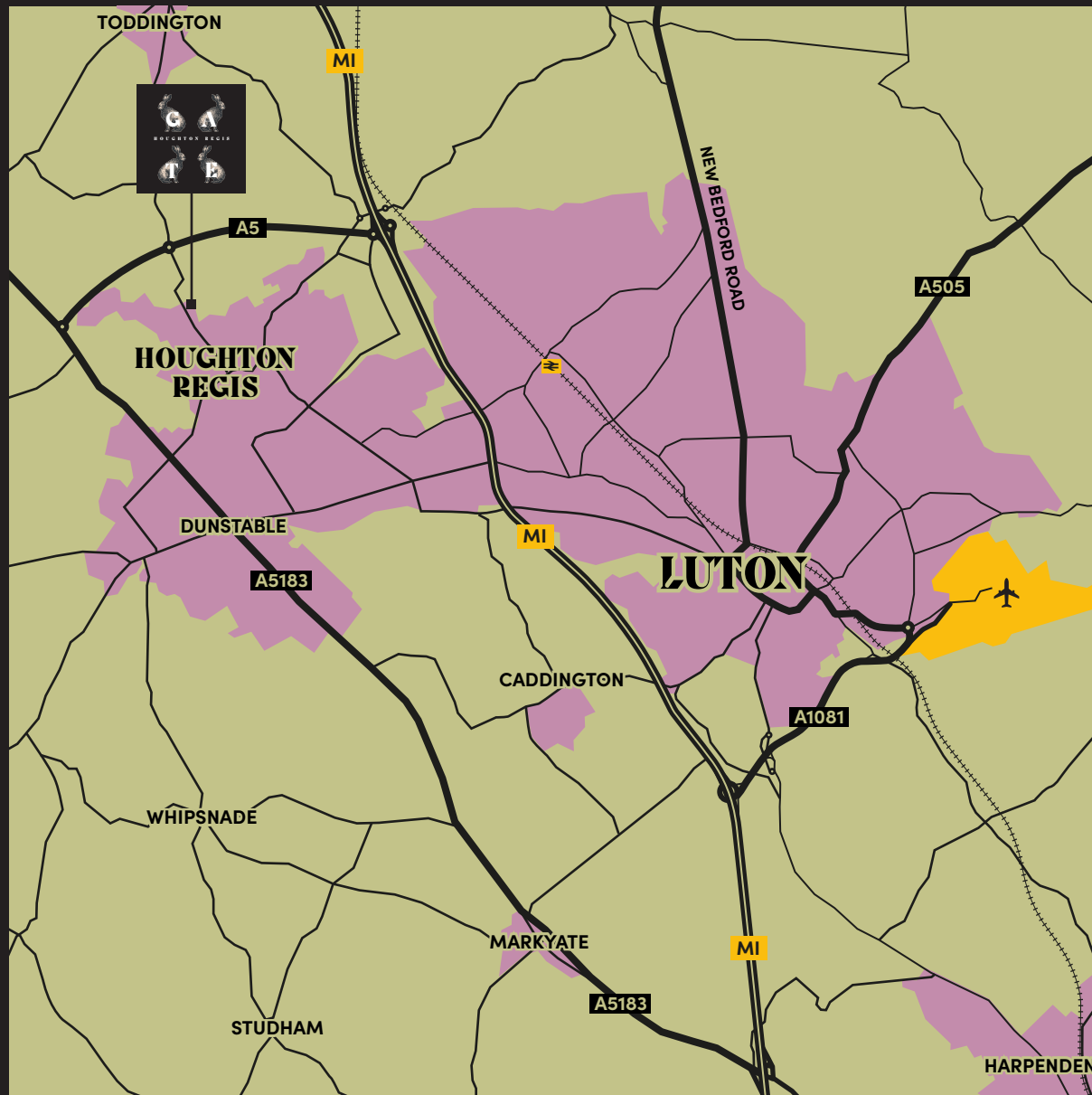




# 2 BED HOUSE







Map not to scale.



# DEVELOPMENT PLAN & LOCATION



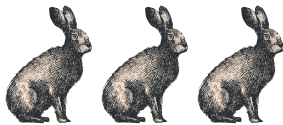


# FLOORPLANS

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

**KITCHEN/ DINING**  
5.57m x 3.18m

**LIVING**  
5.56m x 3.42m

**BEDROOM 1**  
3.25m x 4.4m

**EN-SUITE**  
1.50m x 2.1m

**BEDROOM 2**  
4m x 3.22m

**BEDROOM 3**  
2.23m x 3.31m

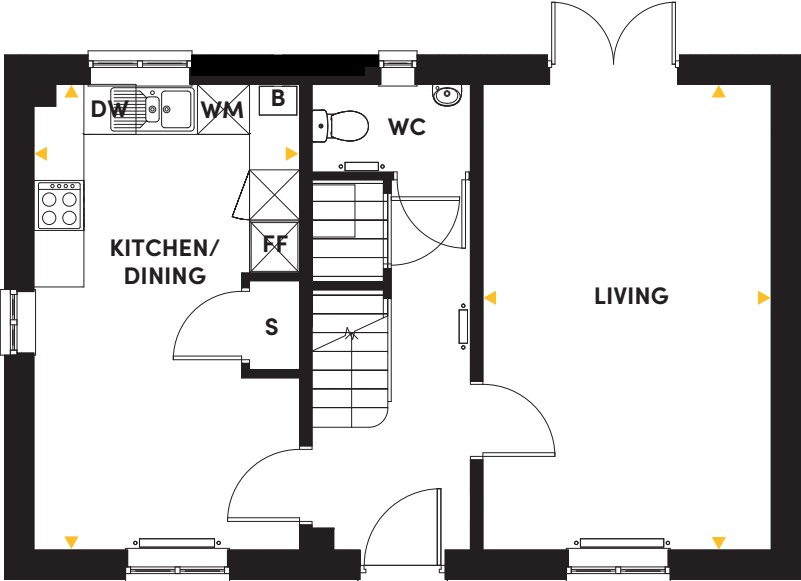
**BATHROOM**  
2.19m x 1.99m

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

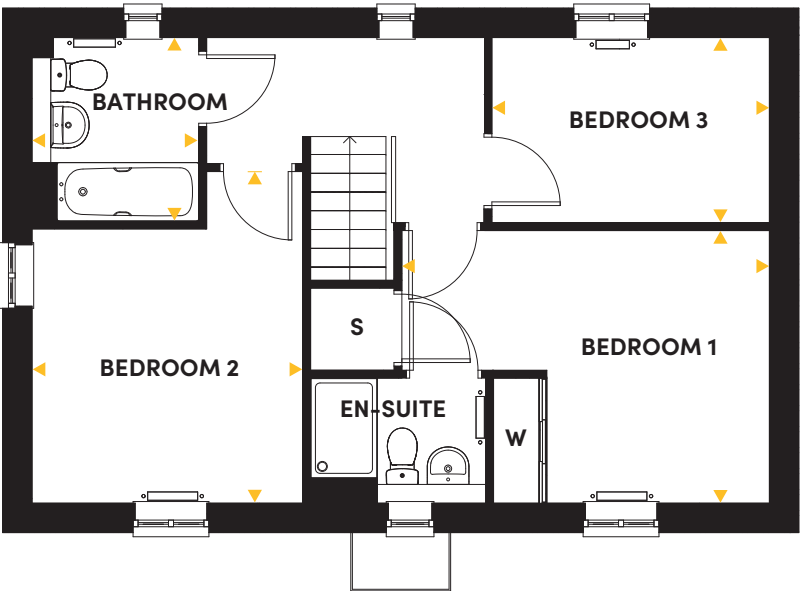
Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

TOTAL  
AREA  
97.8 Sq M

GROUND FLOOR



FIRST FLOOR







3-BED

PLOT 2

KITCHEN/ DINING  
4.70m x 3.77m

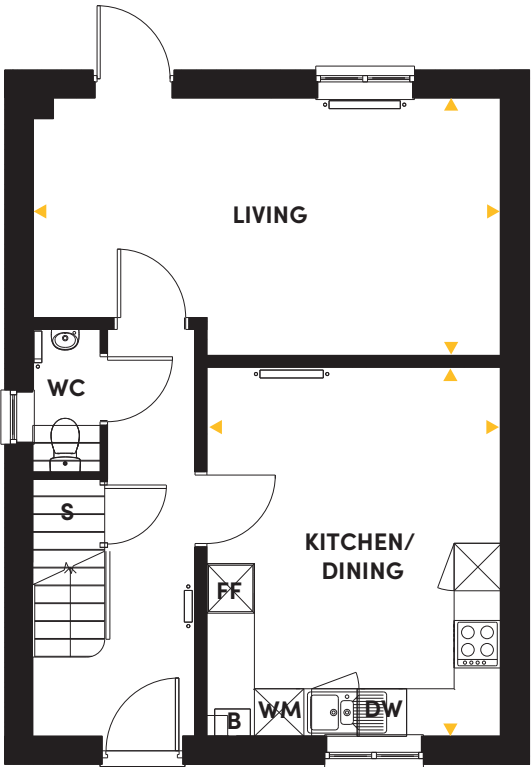
LIVING  
3.30m x 5.97m

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

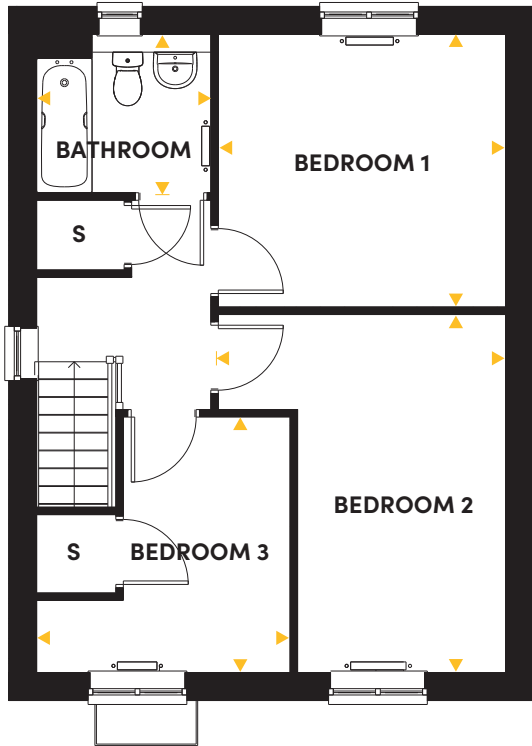


GROUND FLOOR

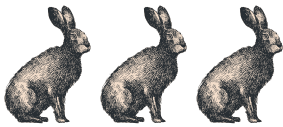
B = Boiler S = Storage  
WM = Washing Machine  
DW = Dishwasher  
FF = Fridge/Freezer

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  
95.6 Sq M



FIRST FLOOR



3-BED

PLOTS 4 & 5\*

KITCHEN/ DINING  
4.70m x 3.77m

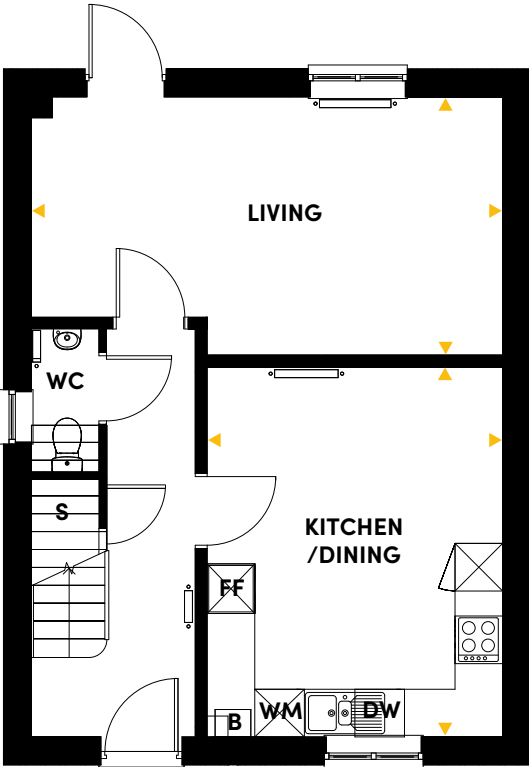
LIVING  
3.30m x 5.98m

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

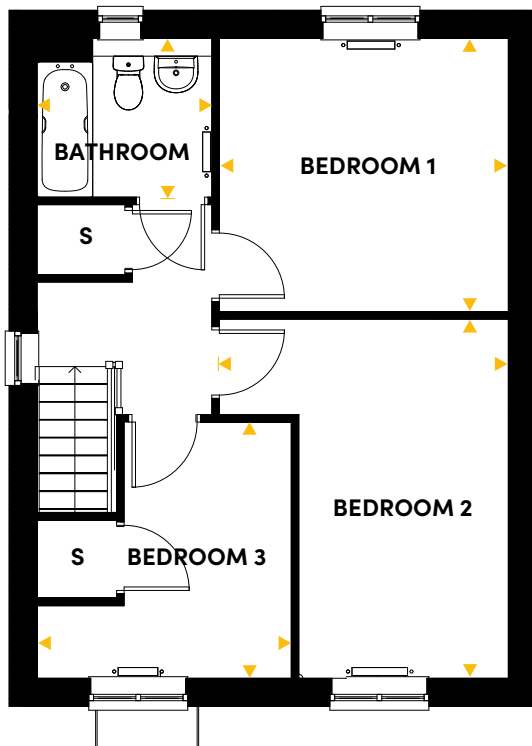


GROUND FLOOR

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

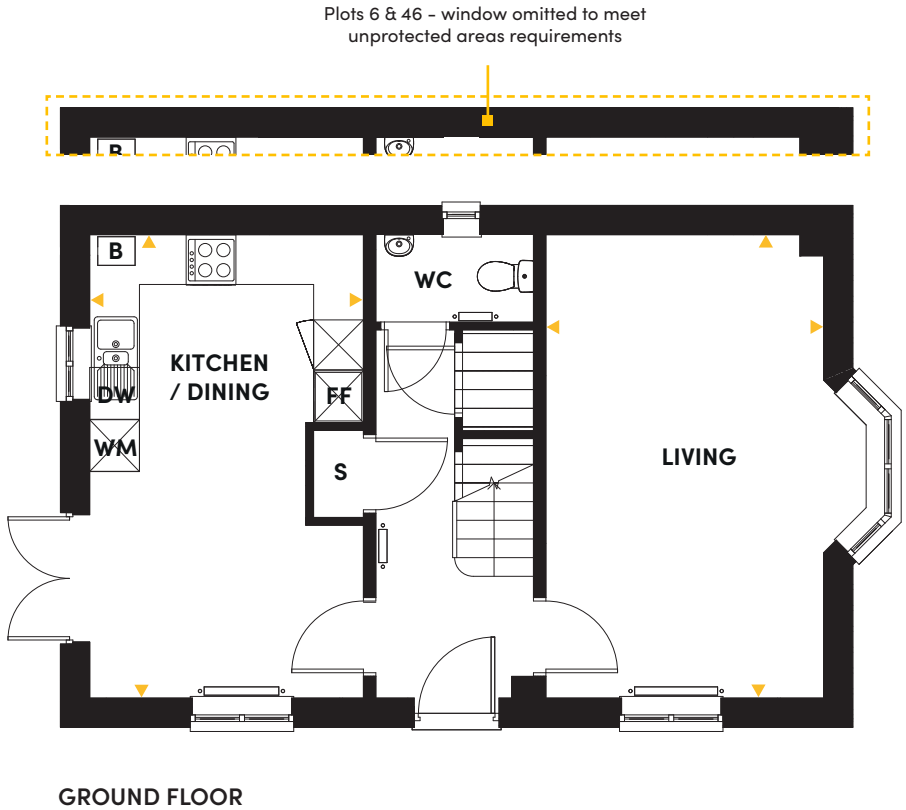
PLOT 6

- 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

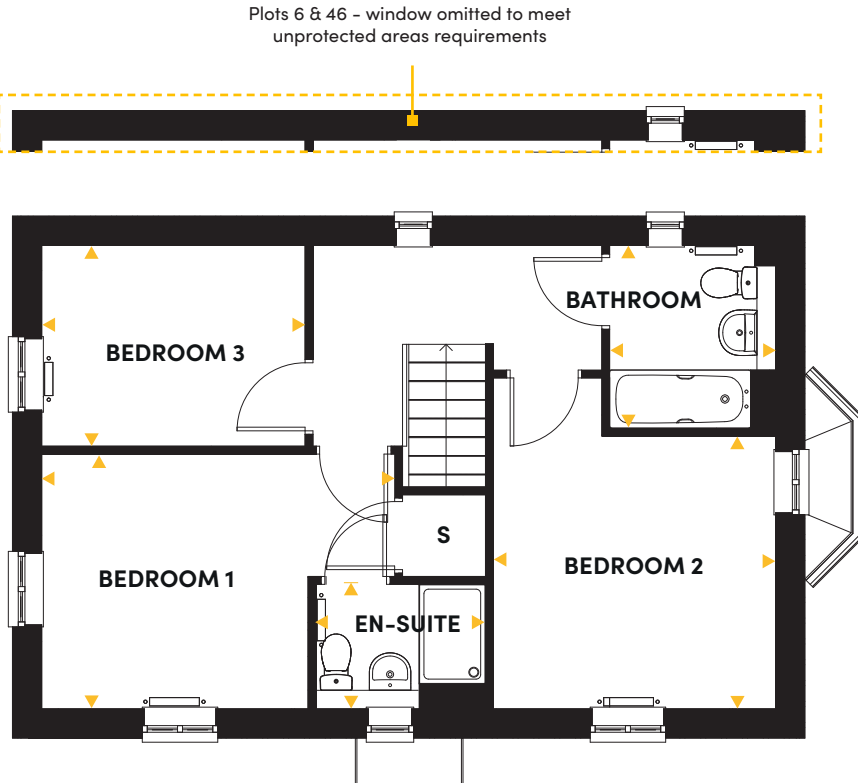
B = Boiler S = Storage  
WM = Washing Machine  
DW = Dishwasher  
FF = Fridge/Freezer

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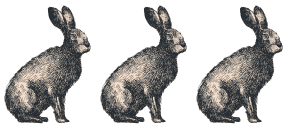
TOTAL  
AREA  
99.6 Sq M



GROUND FLOOR



FIRST FLOOR



3-BED

PLOTS 7 & 8\*

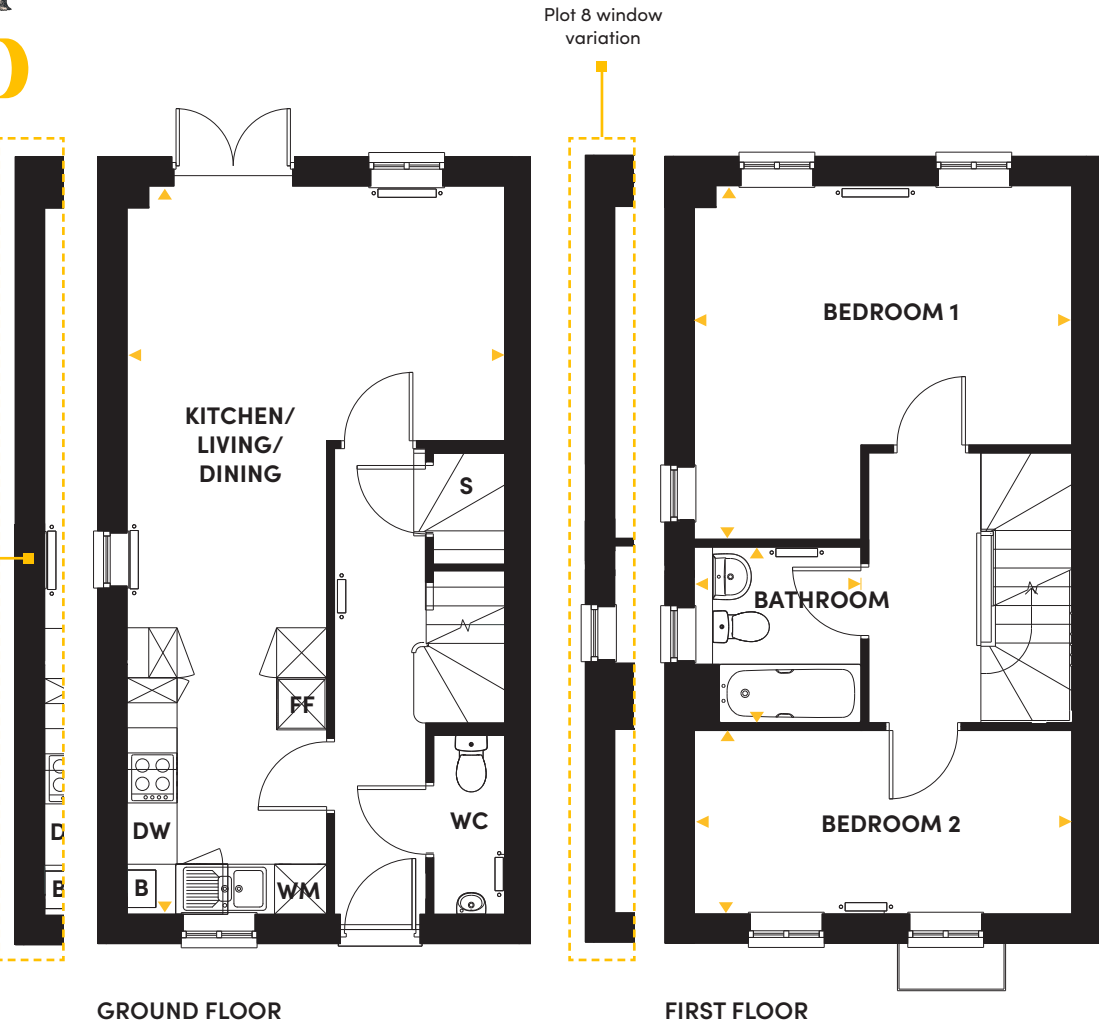
Plots 7 - window omitted to meet unprotected areas requirements

- KITCHEN / LIVING/ DINING  
8.71m x 4.52m
- BEDROOM 1  
4.23m x 4.51m
- BEDROOM 2  
2.18m x 4.51m
- BATHROOM  
2m x 1.99m
- BEDROOM 3  
3.44m x 3.35m
- EN-SUITE  
1.51m x 2.28m

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

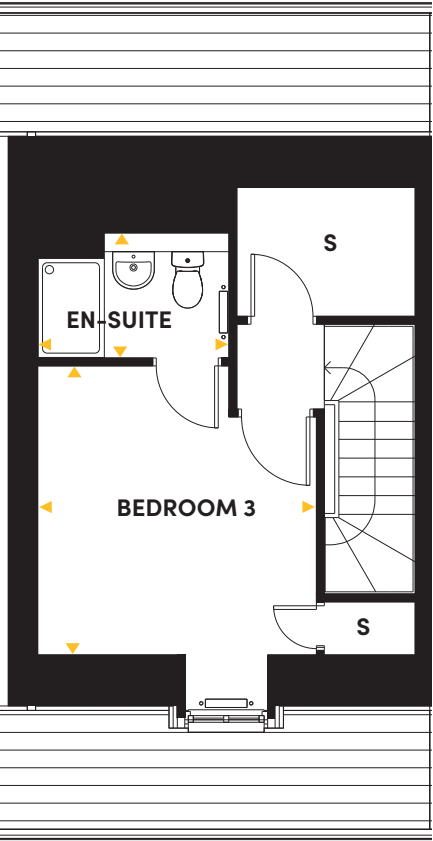
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TOTAL  
AREA  
97.8 Sq M



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  
8.29m x 5.08m

BEDROOM 1  
2.88m x 5.08m

BEDROOM 2  
2.78m x 5.08m

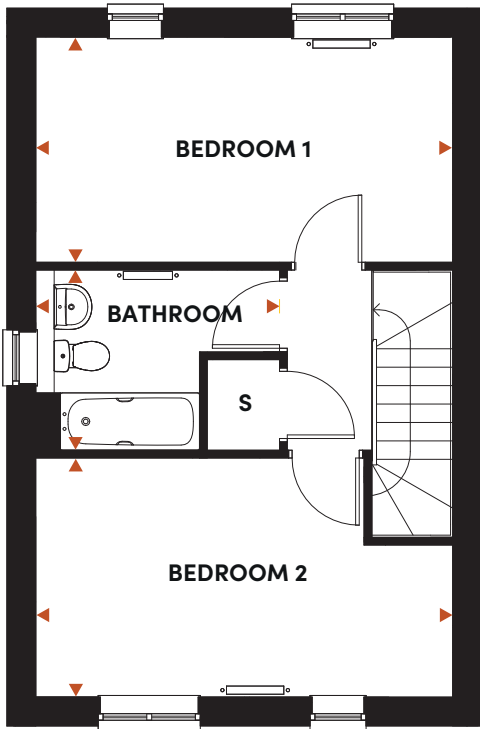
BATHROOM  
2.2m x 2.99m

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

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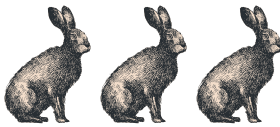


GROUND FLOOR



FIRST FLOOR

TOTAL  
AREA  
84.2 Sq M



3-BED

PLOTS 11\*, 41, 99 & 100

KITCHEN/ DINING  
5.57m x 3.29m

LIVING  
5.57m x 3.25m

BEDROOM 1  
3.06m x 4.25m

EN-SUITE  
1.47m x 2.04m

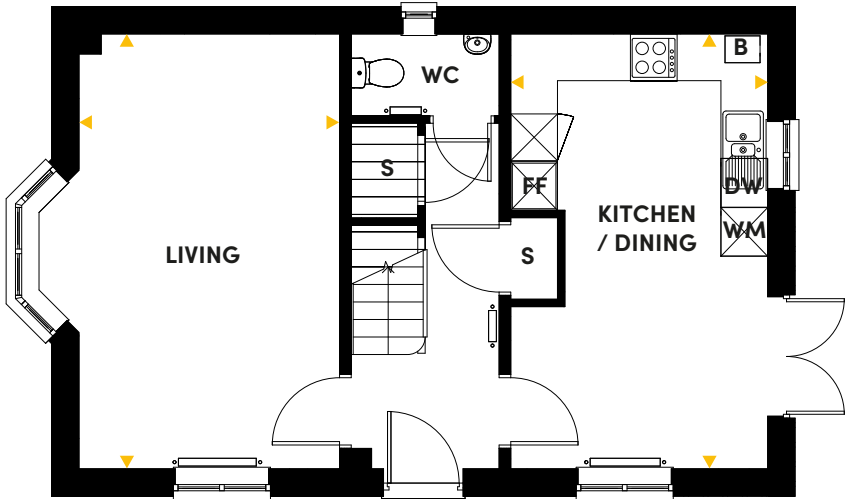
BEDROOM 2  
3.97m x 3.38m

BEDROOM 3  
2.42m x 3.18m

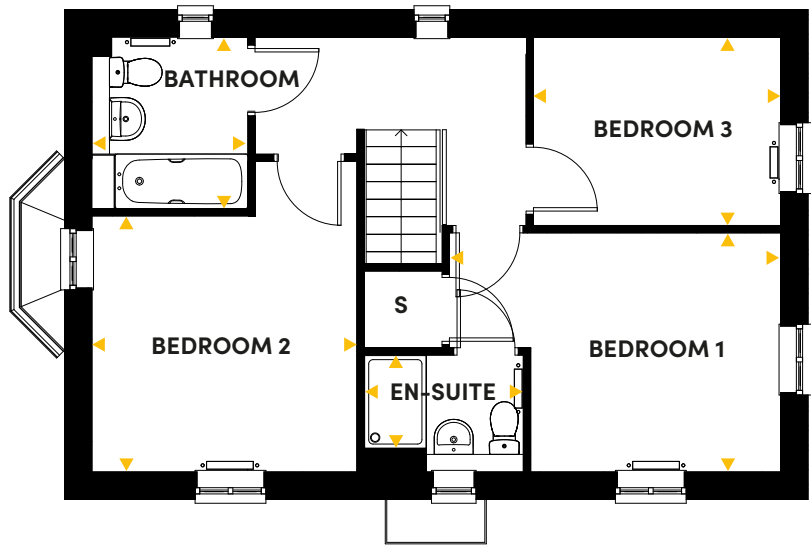
BATHROOM  
2.18m x 2m

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

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GROUND FLOOR



FIRST FLOOR

TOTAL  
AREA  
98.3 Sq M





1-BED

PLOT 16

KITCHEN/ LIVING/ DINING  
6.22m x 4.50m

BEDROOM  
4.15m x 3.21m

BATHROOM  
1.98m x 2.19m

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

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GROUND FLOOR

ENTRANCE TO PLOT 16

ENTRANCE TO PLOT 17

TOTAL  
AREA  
50.4 Sq M



1-BED

PLOT 17

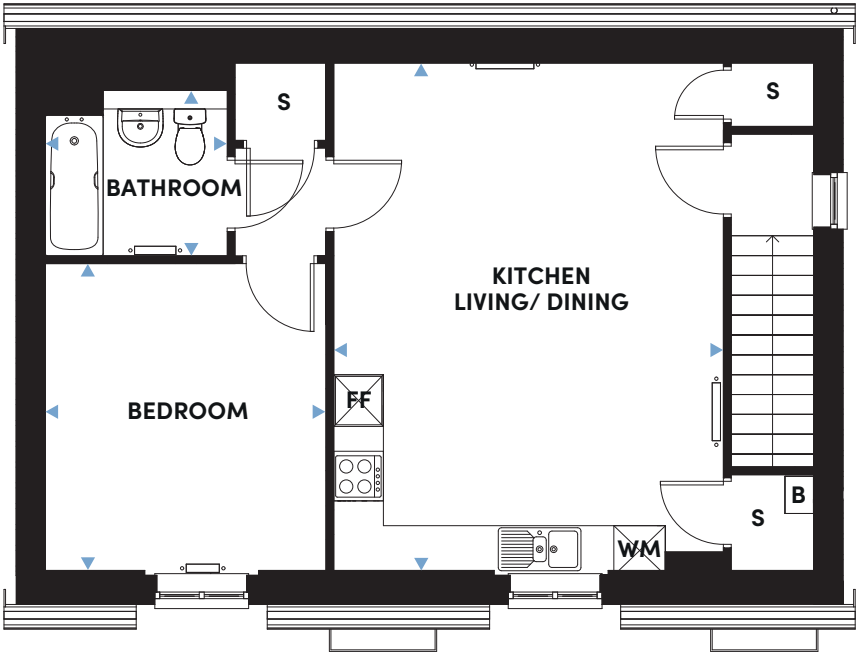
KITCHEN/ LIVING/ DINING  
6.22m x 4.7m

BEDROOM  
3.73m x 3.4m

BATHROOM  
2.19m x 2.39m

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

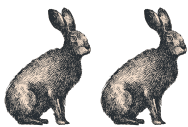
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FIRST FLOOR

TOTAL  
AREA  
57.7 Sq M





2-BED

PLOTS 18 & 35

KITCHEN/ LIVING/ DINING  
6.14m x 3.96m

BEDROOM 1  
4.1m x 3.31m

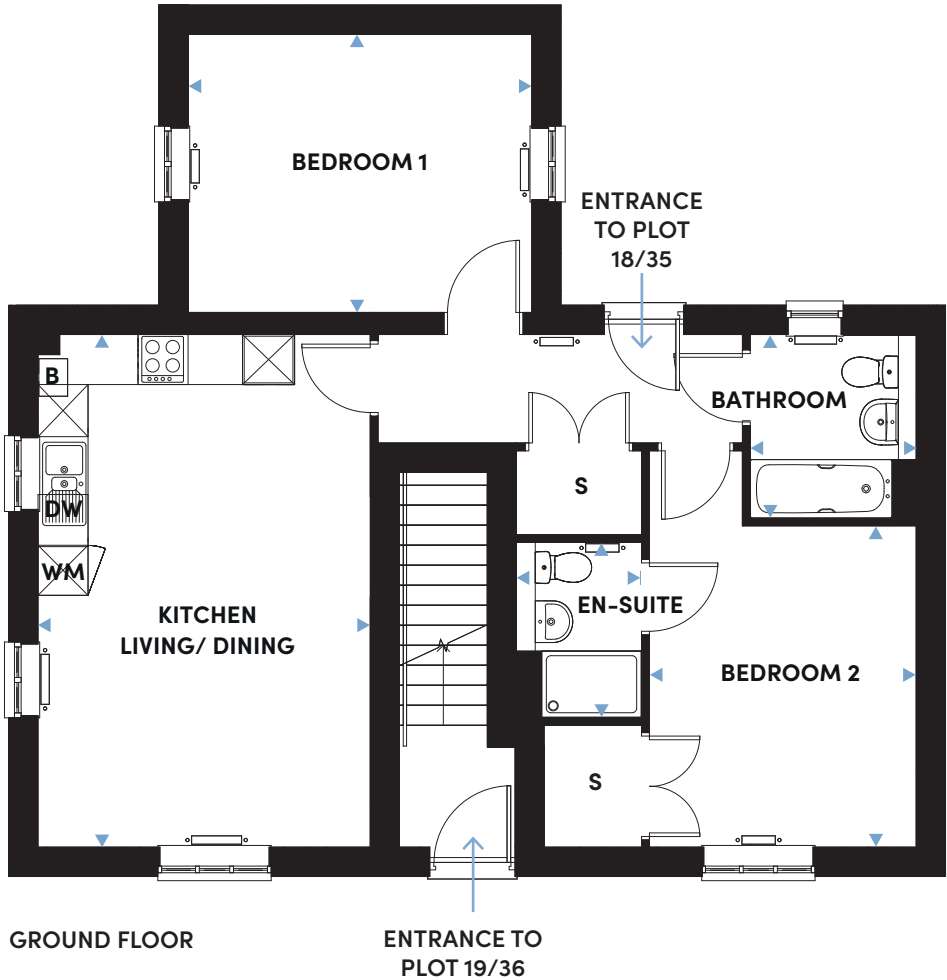
EN-SUITE  
2.1m x 1.48m

BEDROOM 2  
3.19m x 3.86m

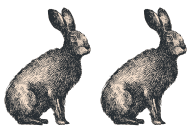
BATHROOM  
2.16m x 1.96m

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

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TOTAL  
AREA  
71.4 Sq M



2-BED

PLOTS 19 & 36

KITCHEN/ LIVING/ DINING  
6.15m x 4.23m

BEDROOM 1  
3.42m x 4.75m

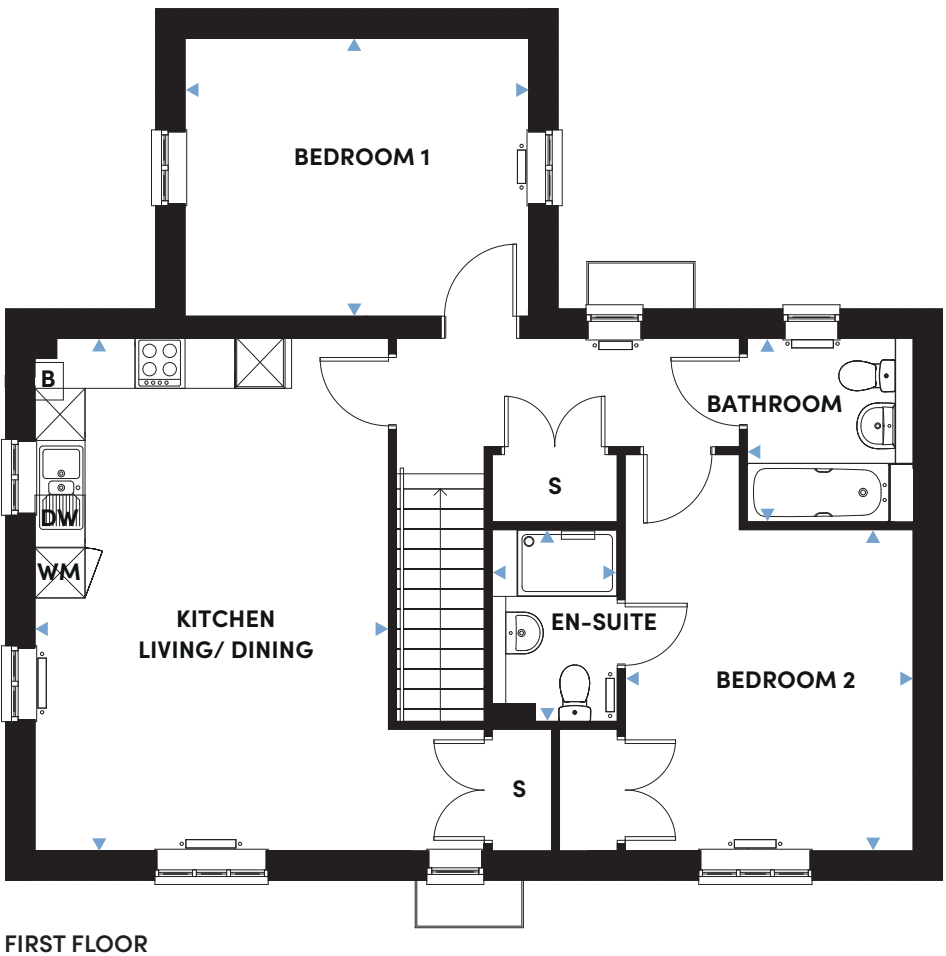
EN-SUITE  
2.28m x 1.5m

BEDROOM 2  
4.1m x 3.32m

BATHROOM  
2.19m x 1.97m

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

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TOTAL  
AREA  
84.4 Sq M





1-BED

PLOTS 29 & 30\*

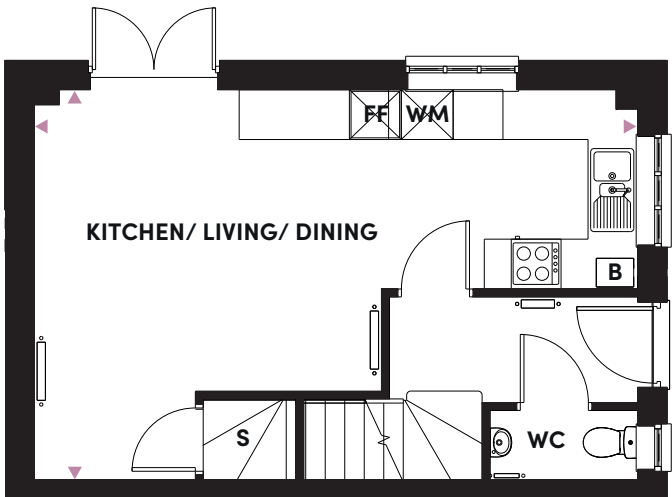
KITCHEN/ LIVING/ DINING  
7.32m x 4.67m

BEDROOM  
3.12m x 4.67m

BATHROOM  
2.17m x 2.01m

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  
7.26m x 4.69m

BEDROOM  
3.13m x 4.67m

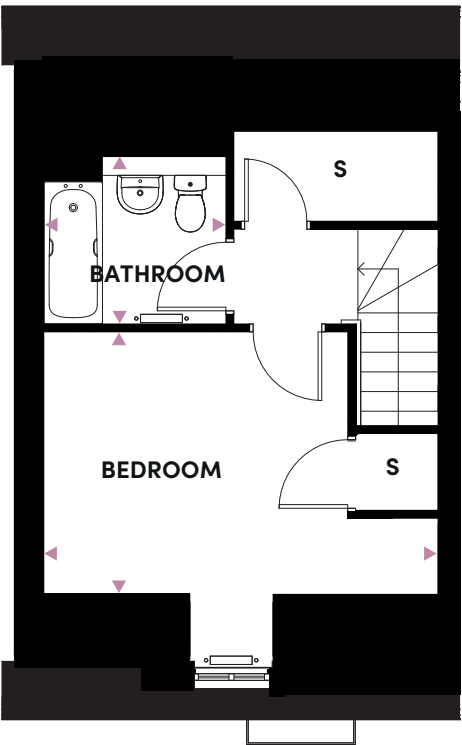
BATHROOM  
2m x 2.16m

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

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GROUND FLOOR



FIRST FLOOR

TOTAL  
AREA  
60.8 Sq M

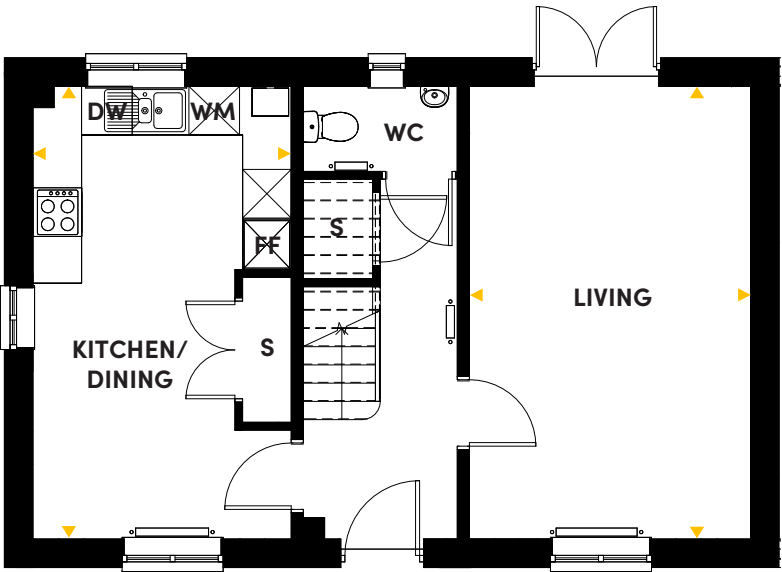




3-BED

PLOTS 42, 43\*, 44 & 45\*

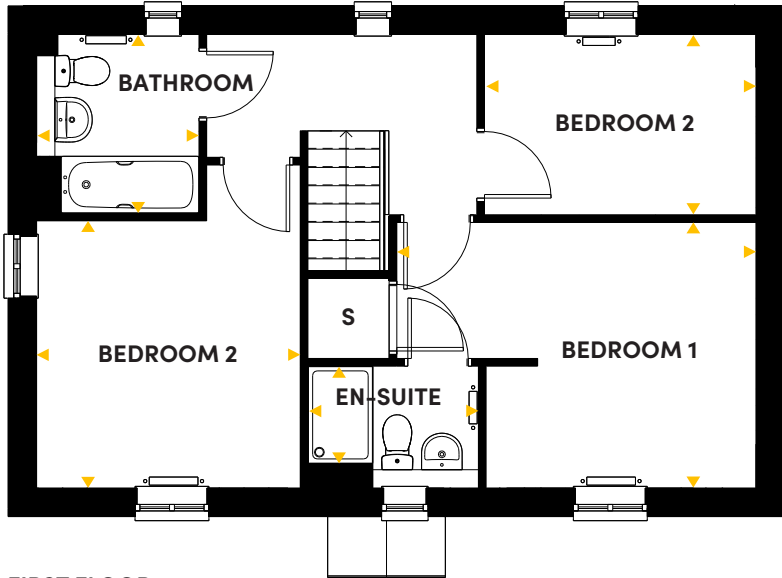
- KITCHEN/DINING  
5.56m x 3.2m
- LIVING  
5.56m x 3.47m
- BEDROOM 1  
3.25m x 4.43m
- EN-SUITE  
1.52m x 2.1m
- BEDROOM 2  
3.95m x 3.22m
- BEDROOM 3  
2.21m x 3.34m
- BATHROOM  
2.19m x 2m



GROUND FLOOR

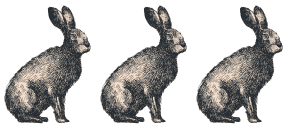
B = Boiler S = Storage  
WM = Washing Machine  
DW = Dishwasher  
FF = Fridge/Freezer

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FIRST FLOOR

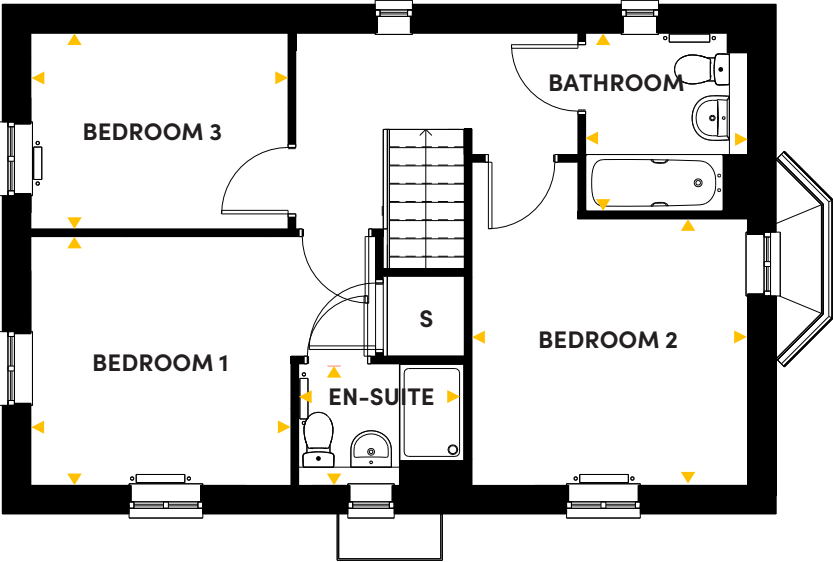
TOTAL AREA  
98.4 Sq M



3-BED

PLOTS 46 & 51

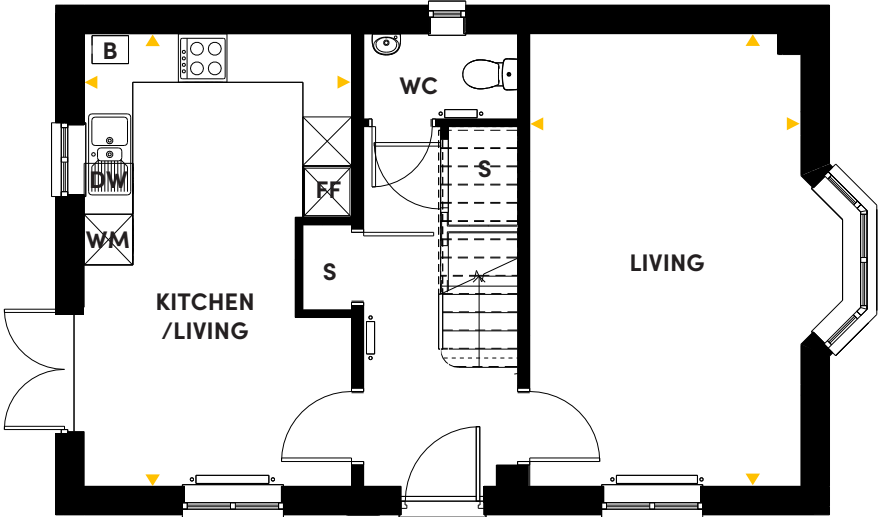
- KITCHEN/DINING  
5.57m x 3.27m
- LIVING  
5.60m x 3.33m
- BEDROOM 1  
3.07m x 4.27m
- EN-SUITE  
1.48m x 2.04m
- BEDROOM 2  
3.98m x 3.38m
- BEDROOM 3  
2.41m x 3.16m
- BATHROOM  
2.18m x 2m



GROUND FLOOR

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

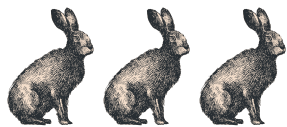
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FIRST FLOOR

TOTAL AREA  
97.8 Sq M





3-BED

PLOT 82

**KITCHEN/DINING**  
3.29m x 5.57m

**LIVING**  
3.33m x 5.57m

**BEDROOM 1**  
3.22m x 3.05m

**EN-SUITE**  
1.28m x 1.5m

**BEDROOM 2**  
3.96m x 3.39m

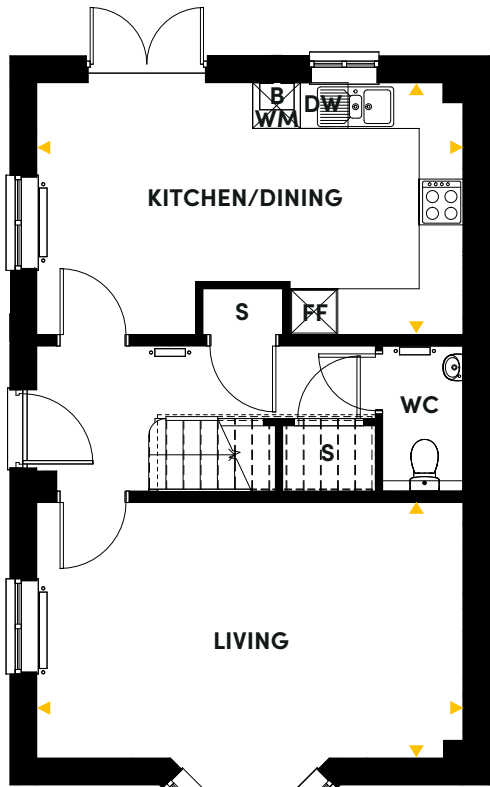
**BEDROOM 3**  
3.18m x 2.43m

**BATHROOM**  
2m x 2.22m

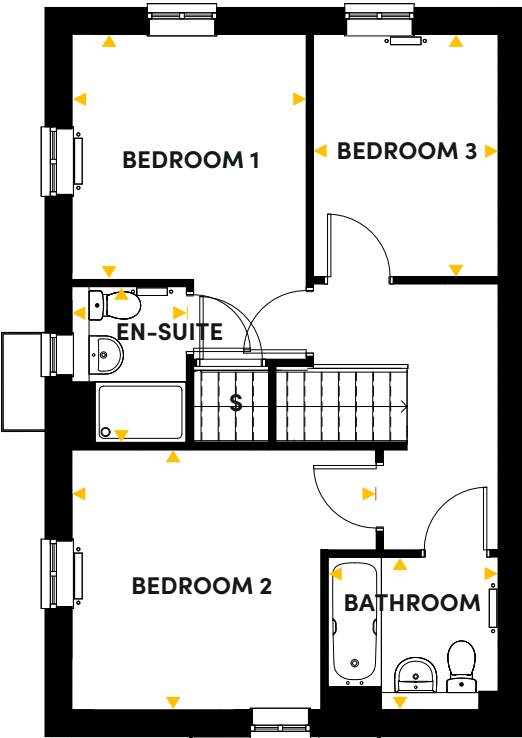
B = Boiler S = Storage  
WM = Washing Machine  
DW = Dishwasher  
FF = Fridge/Freezer

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  
98.6 Sq M



GROUND FLOOR



FIRST FLOOR



3-BED

PLOT 83

**KITCHEN/DINING**  
4.65m x 3.73m

**LIVING**  
3.23m x 5.96m

**BEDROOM 1**  
3.41m x 3.66m

**BEDROOM 2**  
4.52m x 3.66m

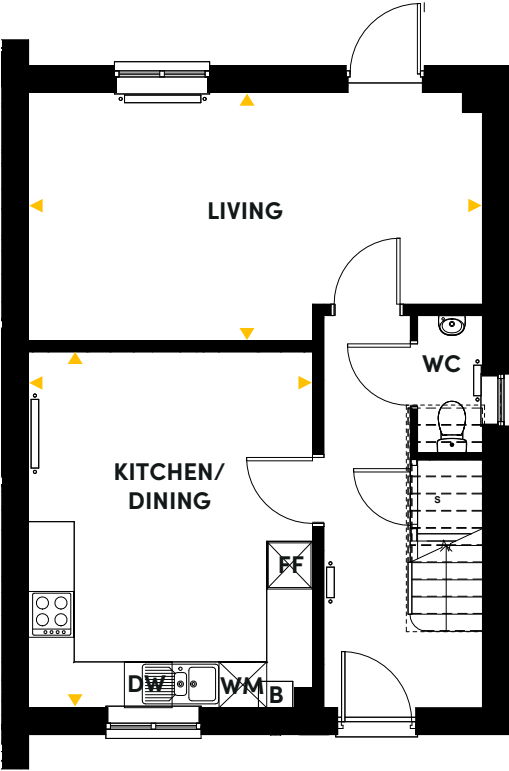
**BEDROOM 3**  
3.22m x 3.2m

**BATHROOM**  
2.01m x 2.2m

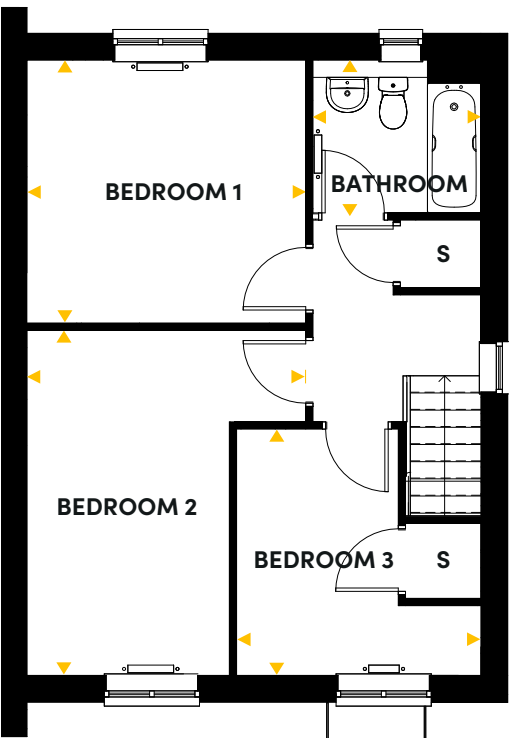
B = Boiler S = Storage  
WM = Washing Machine  
DW = Dishwasher  
FF = Fridge/Freezer

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TOTAL  
AREA  
98.6 Sq M

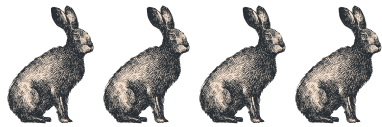


GROUND FLOOR



FIRST FLOOR





4-BED

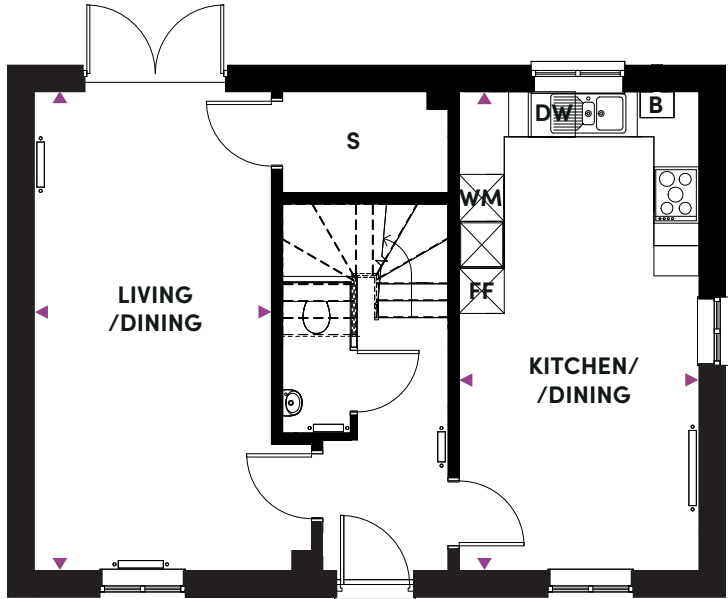
PLOTS 90 & 98

- LIVING**  
6.35m x 3.14m
- KITCHEN/DINING**  
6.35m x 3.18m
- BEDROOM 1**  
3.80m x 3.20m
- EN-SUITE**  
1.38m x 2.24m
- BEDROOM 2**  
3.84m x 3.25m
- BEDROOM 3**  
2.48m x 3.19m
- BEDROOM 4**  
2.43m x 3.26m
- BATHROOM**  
2.04m x 2.20m

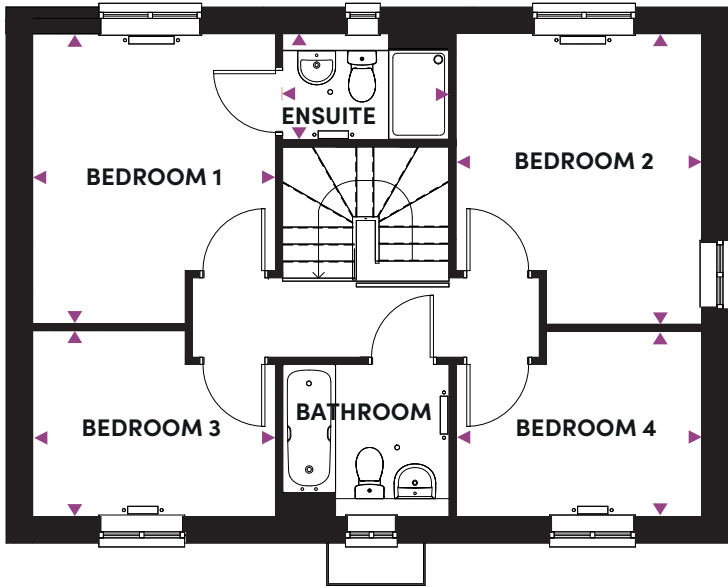
B = Boiler S = Storage  
WM = Washing Machine  
DW = Dishwasher  
FF = Fridge/Freezer

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  
112.3 Sq M



GROUND FLOOR



FIRST FLOOR



4-BED

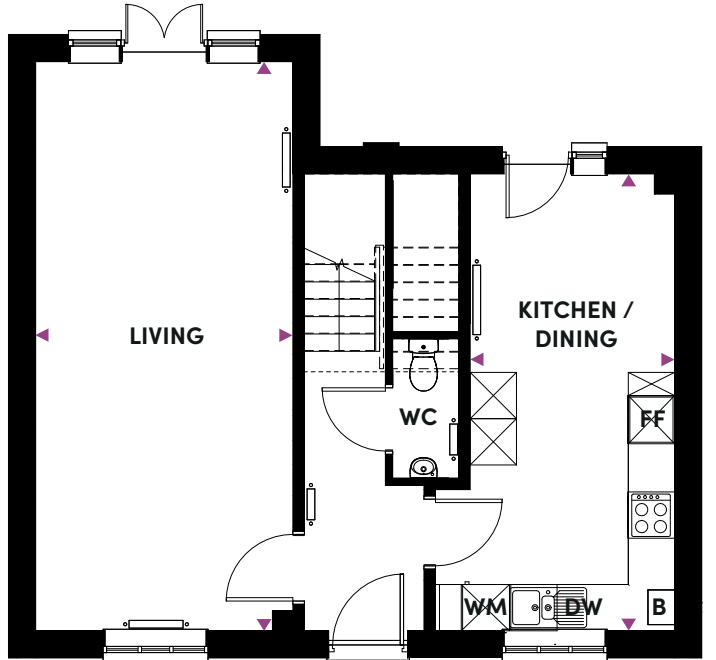
PLOT 93

- LIVING**  
7.37m x 3.31m
- KITCHEN/ DINING**  
5.91m x 2.64m
- BEDROOM 1**  
4.31m x 3.44m
- EN-SUITE**  
1.51m x 2.64m
- BEDROOM 2**  
4.26m x 3.37m
- BEDROOM 3**  
4.26m x 2.69m
- BEDROOM 4**  
3.12m x 2.42m
- BATHROOM**  
2.20m x 1.99m
- STUDY**  
2.67m x 2.26m

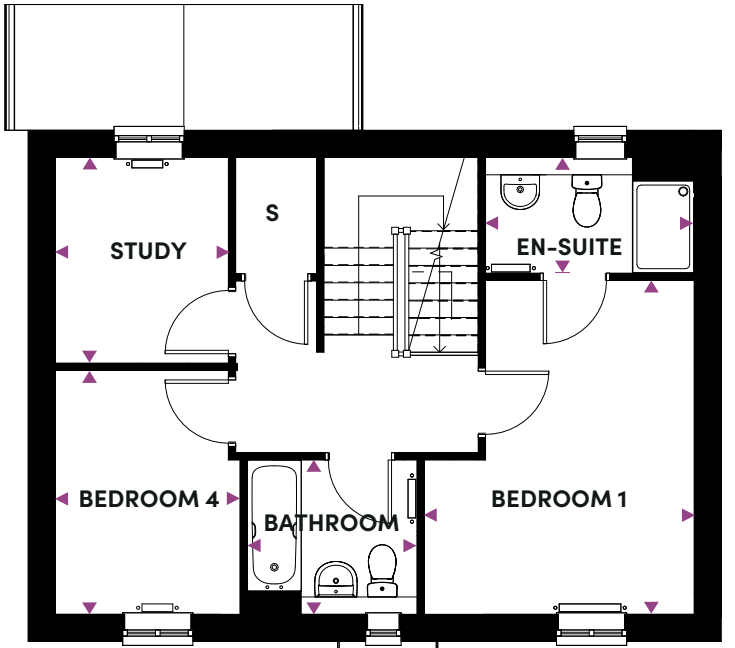
B = Boiler S = Storage  
WM = Washing Machine  
DW = Dishwasher  
FF = Fridge/Freezer

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.

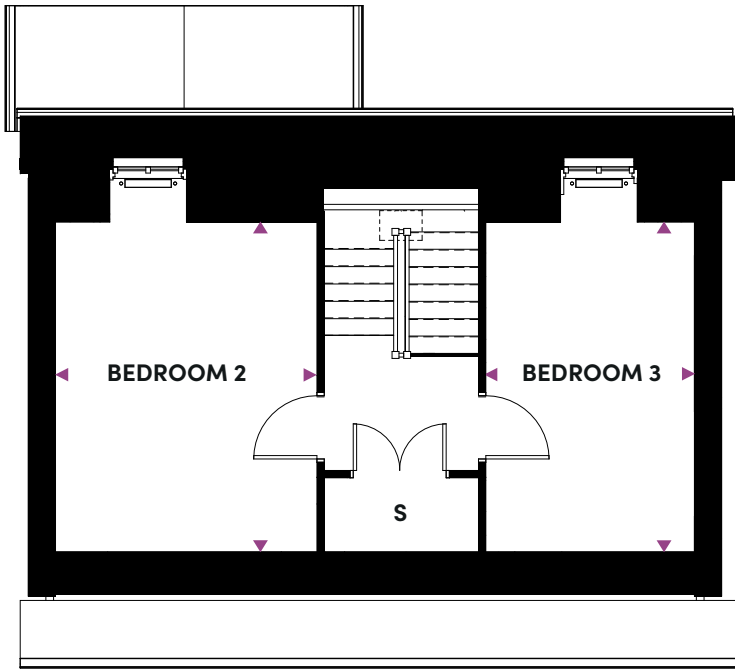
TOTAL  
AREA  
137.8 Sq M



GROUND FLOOR

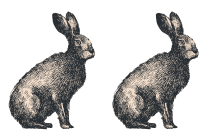


FIRST FLOOR



SECOND FLOOR





2-BED

PLOTS 20, 23 & 26

KITCHEN/ LIVING/ DINING  
7.14m x 3.7m

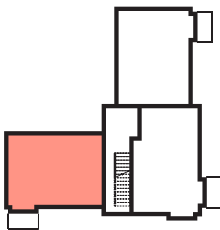
BEDROOM 1  
4.34m x 2.75m

BEDROOM 2  
3.47m x 2.16m

BATHROOM  
1.99m x 2.29m

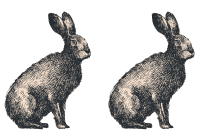
B = Boiler S = Storage  
WM = Washing Machine  
DW = Dishwasher  
FF = Fridge/Freezer

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  
3.78m x 6.67m

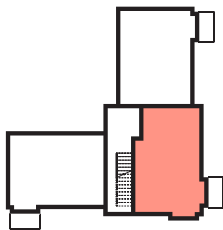
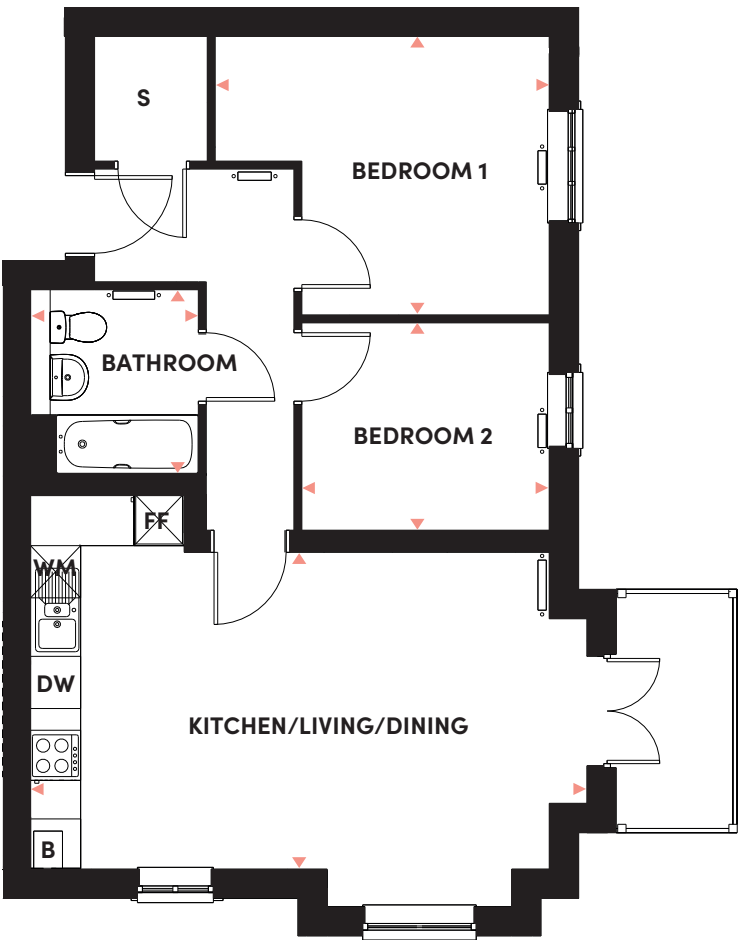
BEDROOM 1  
3.33m x 3.95m

BEDROOM 2  
2.49m x 2.96m

BATHROOM  
2.16m x 1.99m

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

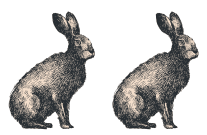
Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



GROUND,  
FIRST & SECOND  
FLOORS

TOTAL  
AREA  
65.8 Sq M





# 2-BED

PLOTS 22, 25 & 28

**KITCHEN/ LIVING/ DINING**  
7.17m x 3.72m

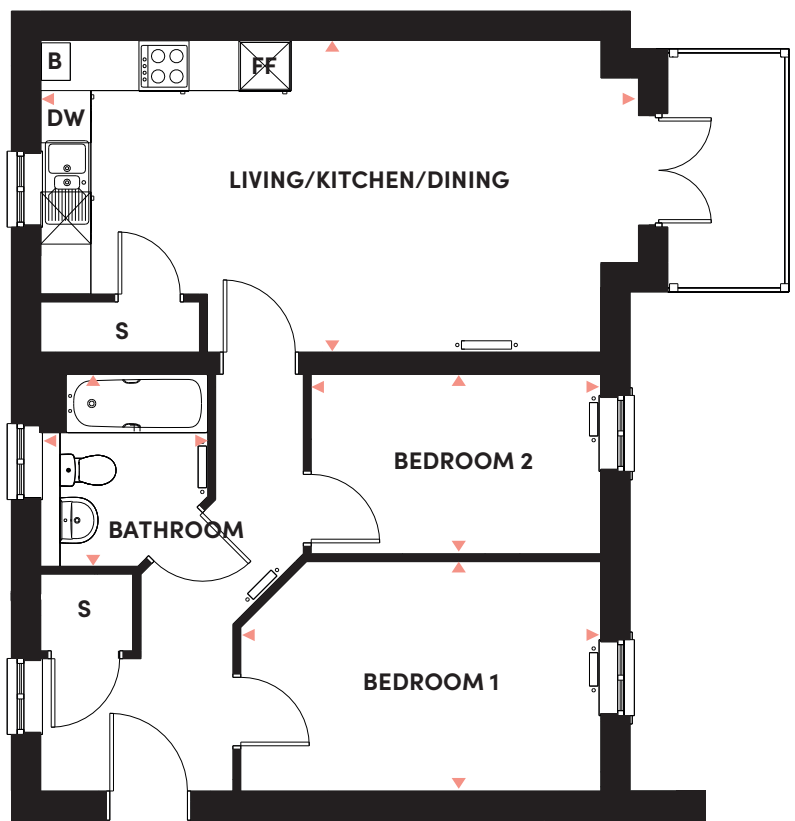
**BEDROOM 1**  
4.33m x 2.73m

**BEDROOM 1**  
3.48m x 2.15m

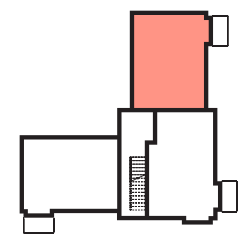
**BATHROOM**  
2.00m x 2.28m

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

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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.**