



homemade

homes by accent



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Monks Meadow, Spalding

*Welcome to stylish, new shared ownership
homes in Monks Meadow, Spalding.*

A smiling couple, a man with long hair and a beard in a white polo shirt, and a woman with curly hair in a denim jacket, stand in front of a brick house. A thick pink line with a circular loop at the top left and a horizontal bar at the bottom right is overlaid on the image.

Welcome home to style and space in the perfect place.

Just perfect.

Sitting on the edge of the ancient market town of Spalding, Monks Meadow is at the heart of Lincolnshire's South Holland district. An area known for its vibrant fields of tulips and daffodils, and expansive fenlands. These characterful properties are just a five-minute drive from the town centre, and yet have sweeping, wide open fields right on the doorstep.

We have 30 brand new homes for sale at Monks Meadow on a shared ownership basis. Including 4 four-bed houses, 22 three-bed houses and 4 two-bed houses. So, there's a place for you here, whether you're buying as a family, as a couple or alone.

Each house has a private garden and parking. And with neutral finishes and flexible layouts, you can start settling in and adding your stamp straight away.

Spalding has a great mix of independent and high-street shops and plenty of restaurants, bars and cafés to choose from, whatever the occasion. And there's a wide mix of entertainment – from live music and comedy nights to bird spotting and boating.

With excellent transport links nearby, you're also within easy reach of several cities. You can be in Peterborough within around a 35-minute drive and, from there, it's less than an hour by train to London Kings Cross. Cambridge is only around an hour and 15 minutes away. And Norfolk's sprawling countryside, epic coastline and tranquil nature reserves are also within an hour's drive.



Computer generated image



Shared Ownership – an introduction

Unleash your dreams of homeownership with the Shared Ownership scheme!



This initiative, backed by the Government, is your golden ticket to climb the property ladder. It is a game-changer, a door-opener to that next step in home buying that might have seemed like a distant dream. No longer is that dream home out of reach. With Shared Ownership, it is right there at your fingertips!

Imagine stepping into a home that has been tailored to your budget, where you own a share - anywhere from 10% to 75%. You are not a tenant; you are a part-owner, paying rent only on the share you do not yet own.

Whether you are leveraging a mortgage or using your savings, you are not stuck at your initial share. In most cases you can keep buying more, bit by bit, until you own 100% of your dream home.

But what if life takes a new turn? No worries! You can sell your share anytime, taking any equity you have built right along with you. It is flexible, it is feasible, it is the future of homeownership!

Did you know?

The combined monthly cost of rent and your mortgage payment is often cheaper than privately renting a similar home or buying outright. Visit homemadehomes.com/calculator to get an estimate of what your monthly costs could look like.

What are the benefits of Shared Ownership?



Unshakeable security

Say goodbye to the uncertainty of private rentals. With Shared Ownership, your home is your castle, offering long-term peace of mind. No more intrusive inspections or sudden notices to vacate. Your home, your rules!



Ride the property wave

As a Shared Ownership homeowner, you are not just living in your home; you are investing in it. If property values rise, so does the value of your share. When it is time to sell, you will reap the benefits of any increase in your share value.



Unleash your creativity

This is not just a house; it is your canvas. Paint the walls, hang your favourite art, or transform the garden into a personal oasis. Dreaming of a loft conversion or a new extension? Just check in with us and let us make it happen!



Lower deposits, higher dreams

Forget about hefty deposits based on the full market value. With Shared Ownership, your deposit is calculated on your share of the home. It is a game-changer, making homeownership more accessible than ever before.

	Traditional Home Purchase	Buying 25% share with Shared Ownership	Buying 40% share with Shared Ownership
Full Market Value	£250,000	£250,000	£250,000
Share Value	N/A	£62,500	£100,000
5% Deposit	£12,500	£3,125	£5,000

*The exact percentage will be determined by eligibility, affordability, and development specific criteria.
*Some Shared Ownership homes limit the maximum share you can purchase; we will let you know if this applies to your home.
The deposit percentage amount will depend on your individual eligibility with mortgage lenders. Five percent is considered a minimum and you may benefit from lower mortgage rates if you have a higher deposit available.

How Shared Ownership works

Shared Ownership is an alternative approach to home ownership. It is a great detour for those who find the conventional path of deposit and mortgage payments a bit out of reach.

Now, do not let the term ‘Shared Ownership’ mislead you – it is not about living with others (unless you choose). You own a chunk of your home, anywhere between 10% to 75%. You get to call the home ‘yours’, while you pay a rent on the remaining share.

Many of our customers, leverage a mortgage to acquire their share, while the rest of the property stays on a ‘rent-light’ basis. It is a fantastic way to enjoy the buzz of ownership without feeling the pinch in your pocket.

Let us look at an example purchase using Shared Ownership:

Full Market Value	£250,000
Share Percentage	40%
Share Value	£100,000
Deposit #	(from) £5,000
Mortgage Amount	£95,000
Monthly Mortgage Payment	£539.40
Monthly Rent	£343.75
Monthly Service Charge Payment	£30.00

You will only need a deposit for the share you are acquiring, which will be around 5% or 10% of the share’s cost. This means you can stow away your worries about hefty deposits – it can be significantly less than when you are purchasing a property in the open market. Want a better visual? Turn to page 4 for an illustration.

Every home under Shared Ownership is offered on a leasehold basis – but do not let this term daunt you. Imagine your lease as a protective armour, much like a tenancy agreement. It safeguards you and us, outlining each of our duties and obligations clearly. Moreover, it seals your rights and responsibilities in legal ink and chalks out the term’s duration (typically at least 99 years from kick-off!). And do not fret about getting lost in the details – our website shines a spotlight on each property’s lease duration.

The mortgage interest rate used in the calculation is 5.5% on a term of 30 years. The service charge is estimated and will vary depending on the services offered.
The deposit percentage amount will depend on your individual eligibility with mortgage lenders. Five percent is considered a minimum and you may benefit from lower mortgage rates if you have a higher deposit available. Always seek independent mortgage advice.
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR RENT



Buying more shares later

Shared Ownership is not a static journey; it is your escalator to incrementally owning more of your home. You can choose to increase the share you own, thereby pumping up your equity and decreasing the rent on the remaining portion. This process is known as ‘staircasing’. In most scenarios, you can stride towards 100% ownership, making rent a thing of the past. However, there might be some properties that set the limit at 75% or 80% ownership – rest assured, we will keep you in the loop if there is a cap on acquiring additional shares in your chosen property.

Perfectly placed in the South Lincolnshire countryside

Monks Meadow puts all of life's must-haves within a walk, cycle or quick drive



A 5-minute drive to Aldi, a 6-minute drive to Lidl and a 7-minute drive to Sainsbury's



Good nurseries and schools for all ages within a 7-minute drive



Countryside walks by the river, through meadows and across nature reserves



Thoughtfully designed homes with smart design touches and high-quality finishes



A welcoming town centre with a mix of high-street and independent stores



Private gardens and parking for every home



A wide variety of restaurants, pubs, cafes and bars within a 6-minute drive



A 5-minute drive to Spalding town centre and a 35-minute drive to Peterborough



Clubs and classes for swimming, football, cricket, pilates and more in Spalding

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

Keep town and country close at hand

Make time for the good life in Spalding

Nestled on Spalding's outskirts, Monks Meadow gives the opportunity to live a laid-back rural lifestyle while keeping all the handy amenities of town close by. Laced with hiking trails, cycle paths and waterways, it's an area for outdoor adventuring and exploring – from peaceful strolls along the water's edge to high-octane biking in the woods.

In Spalding itself is Ayscough Hall, where you can admire the architecture, wander through the manicured gardens and picnic by the ornamental lake. At the Springfields Outlet, you can get inspired by the creative gardens, let the kids run free at Adventure Land or take a trip down the river in a water taxi. Just outside town is Baytree Owl and Wildlife Centre, where you can watch magnificent birds of prey in flight.



Peterborough Town Hall



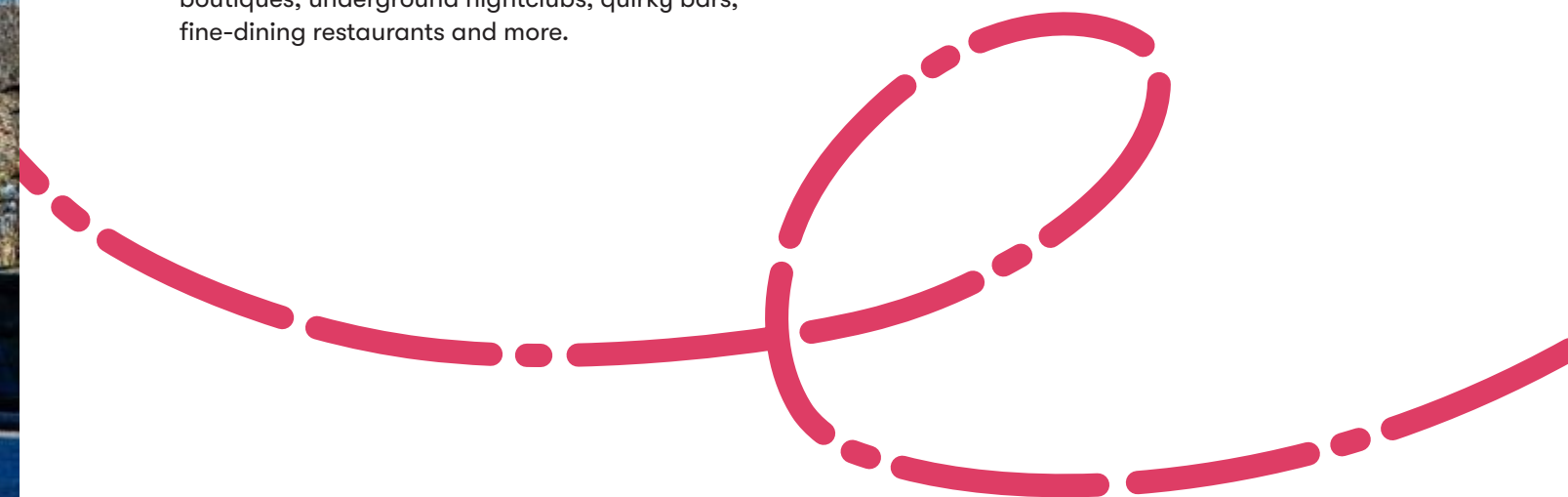
St. Botolph's Church, Boston

Church Street bridge over the River Welland, Spalding



Spalding also offers a great mix of bars and restaurants, and entertainments ranging from Vue Cinema to Rush Hour Escape Rooms to a knitting circle at the library. For even more choice, Peterborough is around a 35-minute drive away. Combining a strong heritage with a modern, cosmopolitan feel, it offers upscale boutiques, underground nightclubs, quirky bars, fine-dining restaurants and more.

For a more relaxed pace, the historic market town of Boston is also around half an hour's drive away and offers everything from a medieval theatre to a bowling alley and climbing centre.



Sports

Spalding boasts several gyms, classes and sports clubs – from rugby and cricket to karate and yoga. Castle Sports Centre offers something for everyone, with two pools, a well-equipped gym, a varied class timetable and courts for basketball, badminton and more.

Castle Sports Centre & Swimming Pool

2.3miles



Culture

South Holland Centre is Spalding’s performing arts theatre providing an eclectic programme spanning plays, film screenings, live music, comedy and children’s shows. While Ayscoughfee Hall dates from the mid-15th Century and gives a fascinating glimpse into Spalding’s past.

South Holland Centre

1.9miles



Eat & drink

Spalding offers a great range of independent restaurants and cafés. From Italian classics at Amici to Japanese cuisine at Katana, Nepalese specialities at Ghurka Oven, fish dishes at Turner’s and Spanish tapas at Sergi’s, there are options to suit all tastes.

Ghurka Oven

1.5miles

Entertainment for all ages

Everything you need, on the doorstep

Great outdoors

Monks Meadow sits right on the edge of open countryside – a rich landscape of rivers, lagoons and marshes teeming with wildlife and waiting to be explored. At local nature reserve, Willow Tree Fen, you can spot otters, skylarks and lapwings. Nearby Vernatt's Drain is a great trail for running or walking.

Willow Tree Fen

3.6miles



Shopping

In Spalding's town centre, independent stores sit alongside well-known names, and a twice-weekly market offers everything from fresh produce to home interiors. On the other side of town, sits Springfields Outlet, with more than fifty high-street fashion and homeware stores, including M&S and Next outlets.

Springfields Outlet Shopping & Leisure

2.7miles



Family

Spalding's a family-friendly town with lots to see and do and great amenities. This includes Monkshouse Primary School, just an 8-minute walk from Monks Meadow, as well as BeBright Pre School, Spalding Grammar School and Spalding High School (which has an outstanding Ofsted rating).

Monkshouse Primary School

0.3miles

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





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Stay connected

Settle by fields and fenland with easy access to towns and cities

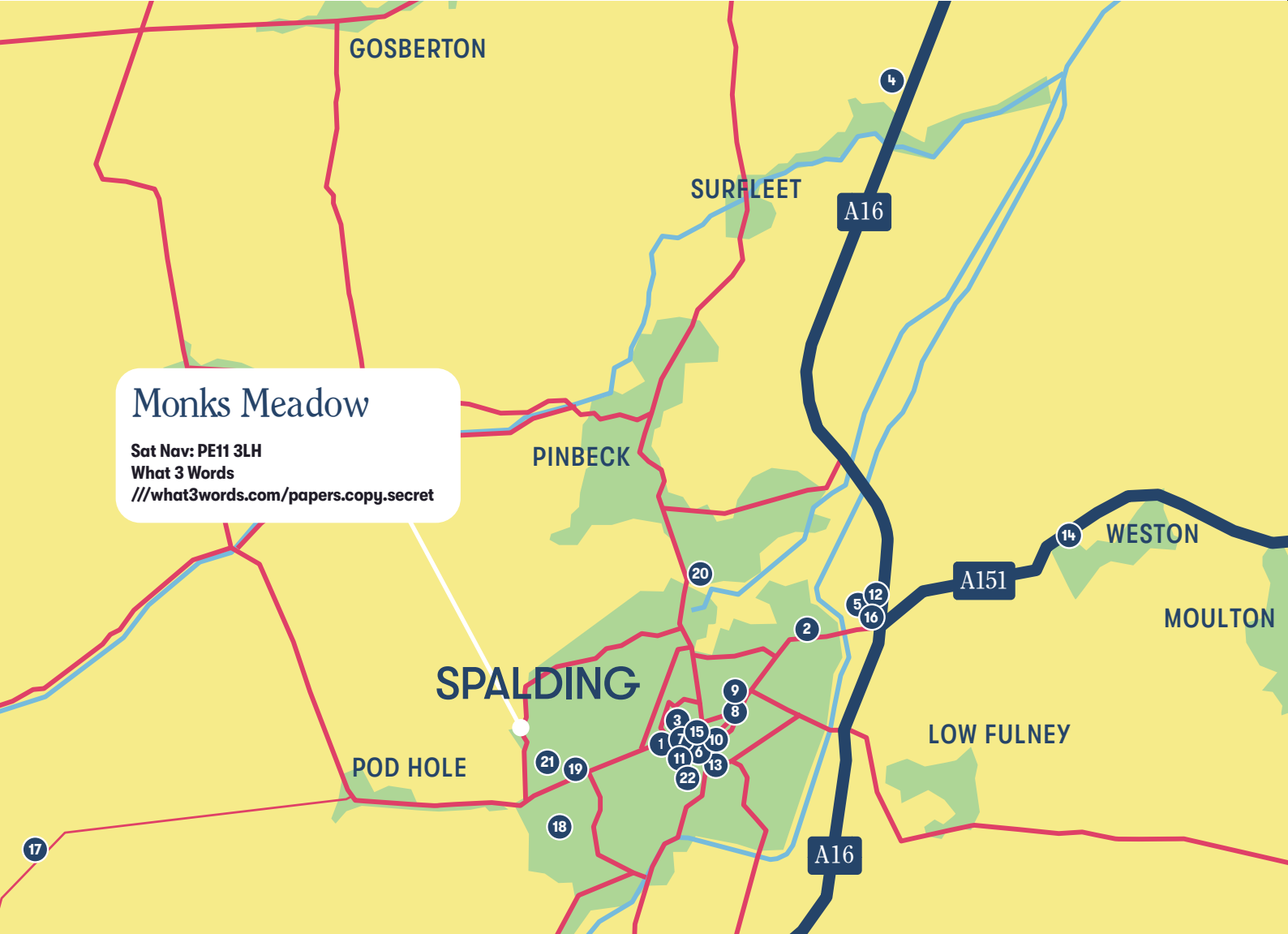
Monks Meadow sits right by open countryside, but has excellent travel links for commuting, local amenities, day trips and holidays. It's set just above the A16, which takes you south to Peterborough and north to Boston, and the A1175, which heads inland.

There's a bus stop around a five-minute walk from Monks Meadow, with routes running into Spalding and out to nearby villages. Spalding train station is just a 6-minute drive or 7-minute cycle away. From there, it's only 20 minutes to Peterborough, where you can get direct trains to many towns and cities, including London, Cambridge, Norwich and York.

To travel further afield, it's less than 1hr 45 minutes by car to Luton, London Stansted, East Midlands and Doncaster Sheffield airports.

Places of interest

1. Aldi
2. Lidl
3. Sainsbury's
4. Spalding Farm Shop and Plant Centre
5. Springfields Outlet Shopping & Leisure
6. Amici
7. Gurkha Oven
8. Katana
9. Castle Sports Centre and Swimming Pool
10. South Holland Centre
11. Spalding Library
12. Adventure Land
13. Ayscough Hall Museum & Gardens
14. Baytree Owl and Wildlife Centre
15. Rush Hour Escape Rooms
16. Springfields Festival Gardens
17. Willow Tree Fen
18. BeBright Pre School
19. Fenhouse Dental Practice
20. Johnson Community Hospital
21. Monkshouse Primary School
22. Spalding Grammar School



By car from Monks Meadow

Spalding	7 minutes
Boston	31 minutes
Peterborough	35 minutes
King's Lynn	51 minutes
Lincoln	1hr 6 mins
Cambridge	1hr 15 mins
Leicester	1hr 25 mins
Nottingham	1hr 31 mins
Milton Keynes	1hr 34 mins
London Stansted Airport	1hr 35 mins
East Midlands Airport	1hr 35 mins
Luton Airport	1hr 40 mins
Doncaster Sheffield Airport	1hr 40 mins
Birmingham	2hrs



By train from Spalding

Peterborough	20 mins
Sleaford	23 mins
Lincoln	54 minutes

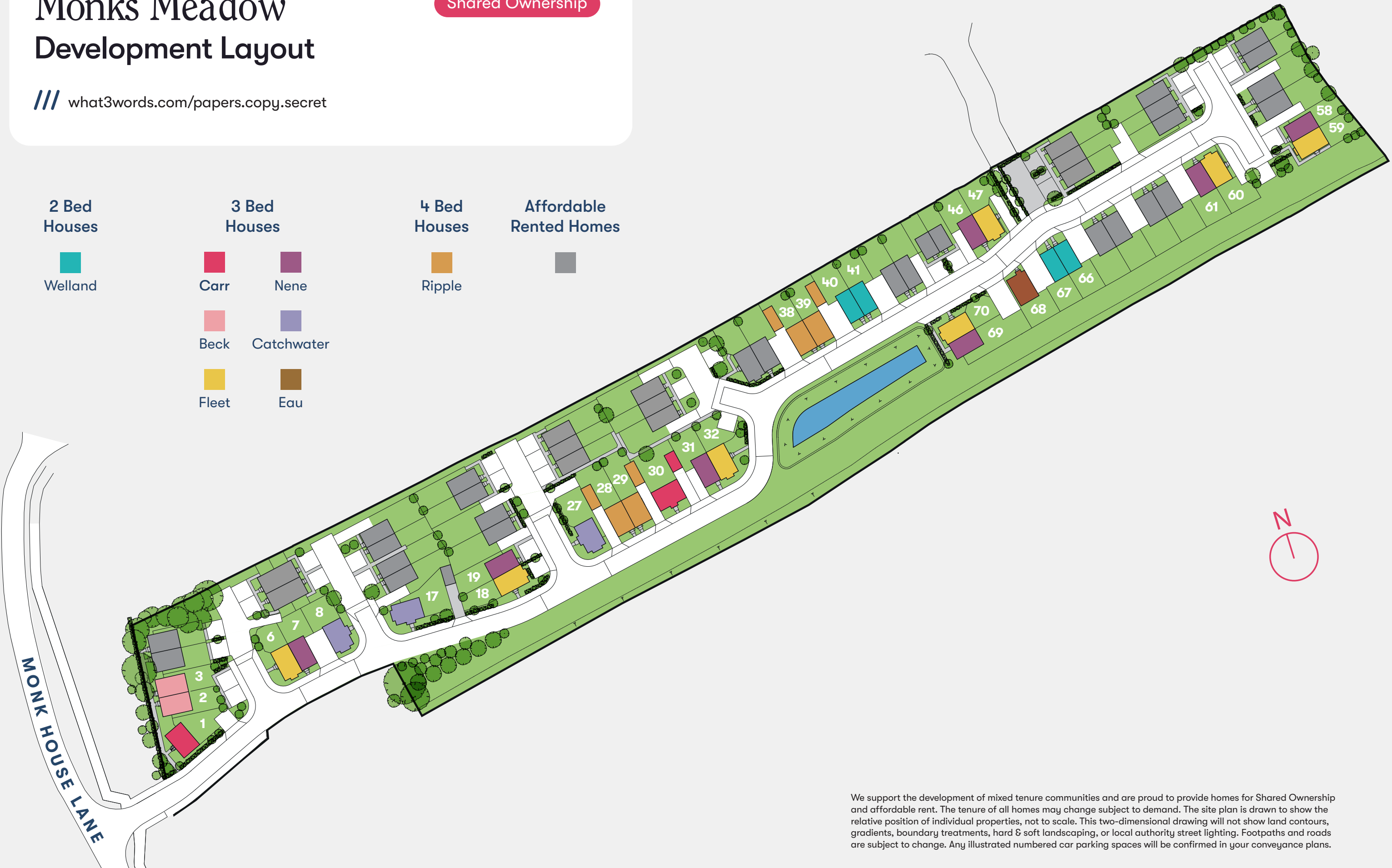
By train from Peterborough

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

Monks Meadow Development Layout

Shared Ownership

/// what3words.com/papers.copy.secret

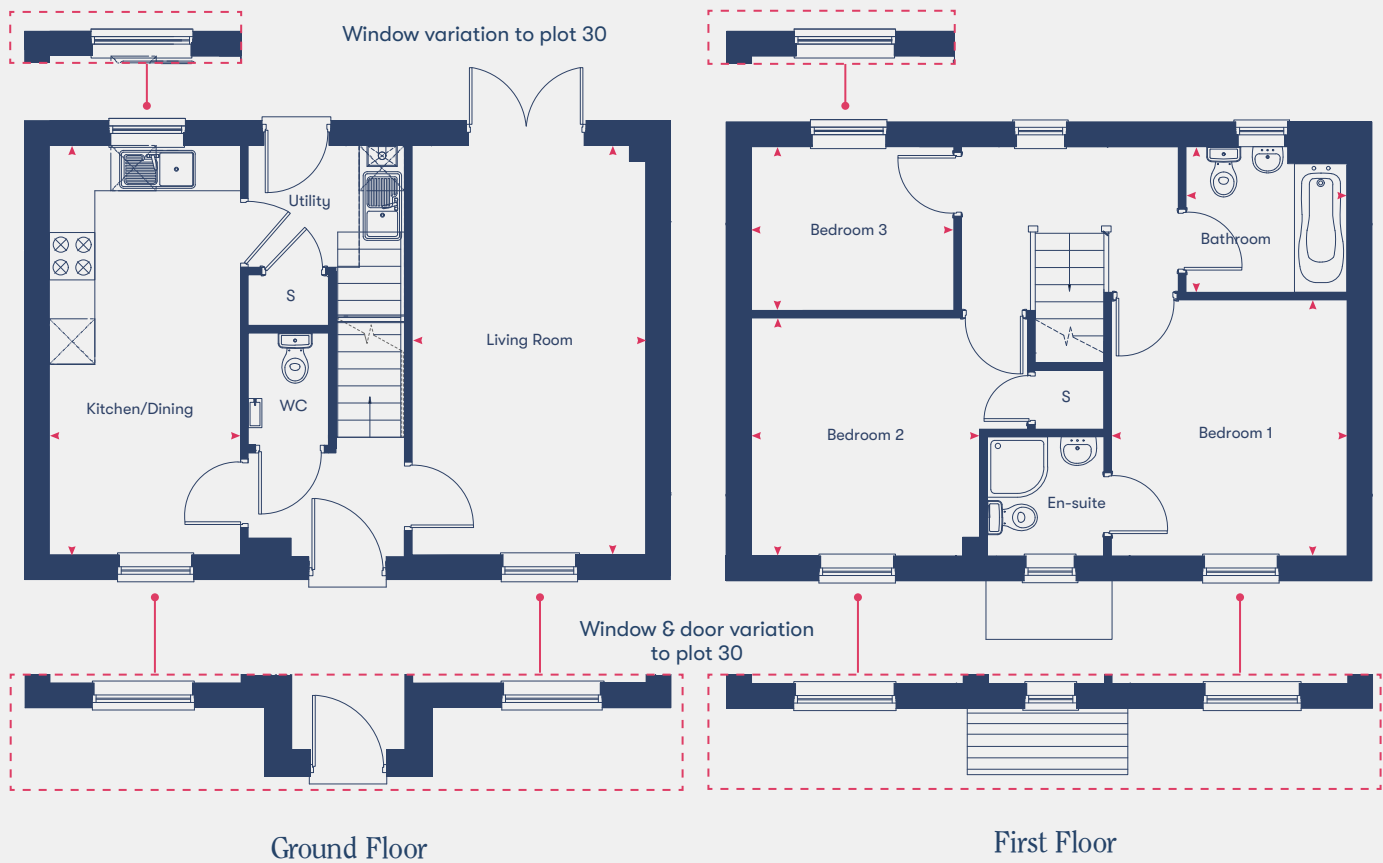


We support the development of mixed tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of all homes may change subject to demand. The site plan is drawn to show the relative position of individual properties, not to scale. This two-dimensional drawing will not show land contours, gradients, boundary treatments, hard & soft landscaping, or local authority street lighting. Footpaths and roads are subject to change. Any illustrated numbered car parking spaces will be confirmed in your conveyance plans.

Carr

3 bedroom houses

Plots 1 & 30



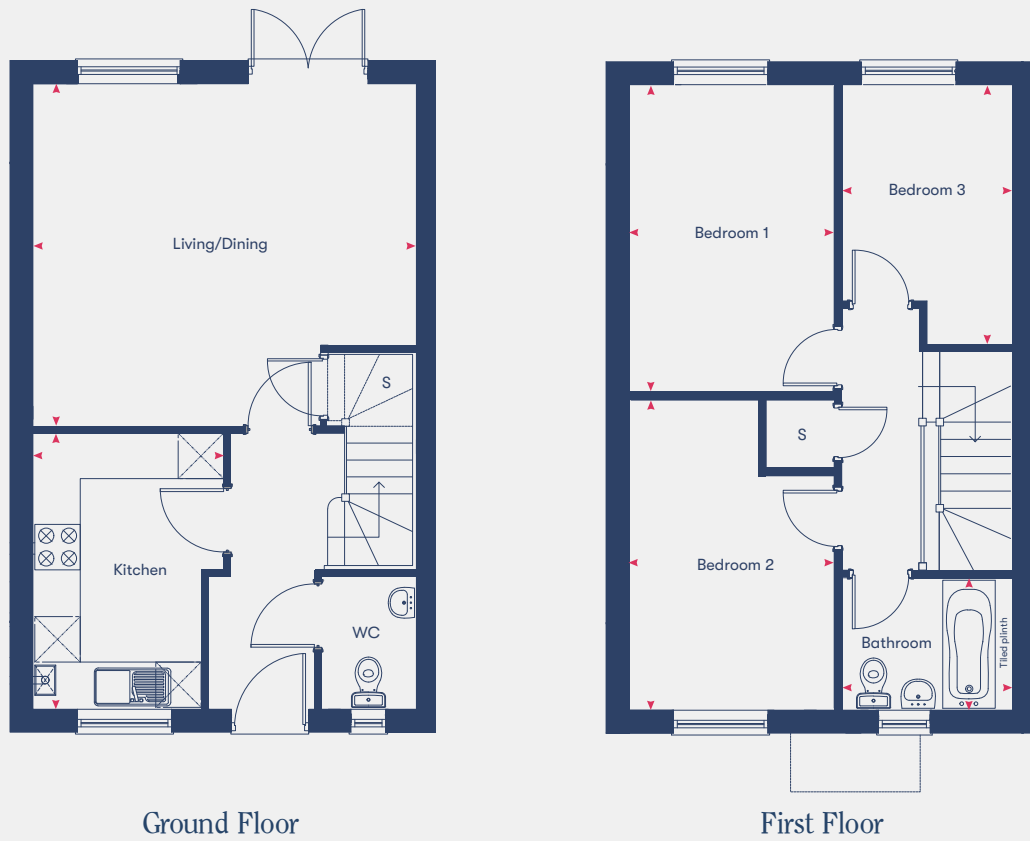
Kitchen/Dining	5.46m	x	2.56m
Living Room	5.46m	x	3.12m
Bedroom 1	3.42m	x	3.15m
Bedroom 2	3.18m	x	3.06m
Bedroom 3	2.20m	x	2.72m
Bathroom	1.96m	x	2.17m
86.6m ²			

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.

Beck

3 bedroom houses

Plots 2* & 3



Kitchen	3.66m	x	2.53m
Living/Dining	4.53m	x	5.07m
Bedroom 1	4m	x	2.77m
Bedroom 2	3.30m	x	2.77m
Bedroom 3	3.44m	x	2.22m
Bathroom	1.76m	x	2.22m
83.1m ²			

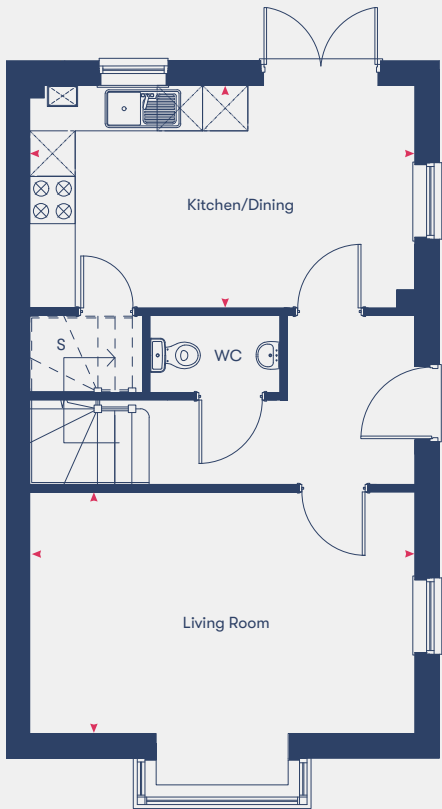
*Plots marked with an asterisk are mirrored versions of the floor plan shown.

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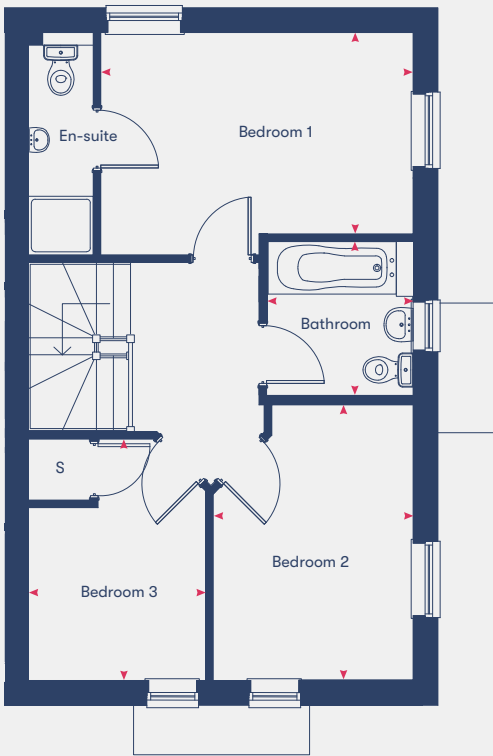
Fleet

3 bedroom houses

Plots 6*, 18*, 32, 47, 59, 60* & 70*



Ground Floor



First Floor

Kitchen/Dining	2.98m	x	5.14m
Living Room	3.24m	x	5.14m
Bedroom 1	4.13m	x	2.70m
Bedroom 2	3.68m	x	2.68m
Bedroom 3	2.38m	x	3.23m
Bathroom	2.15m	x	2.05m
83.9m ²			

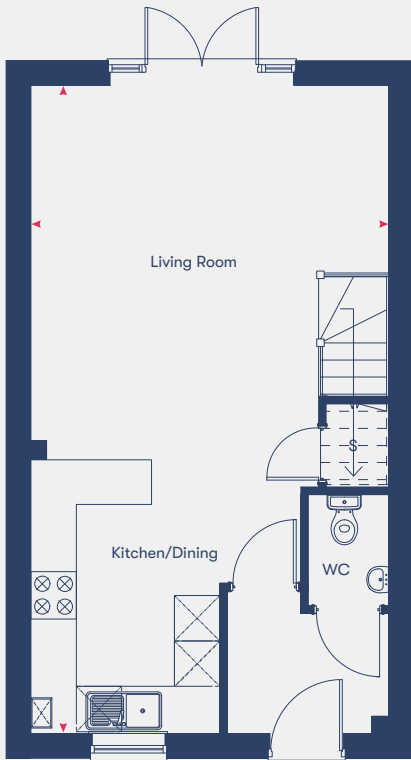
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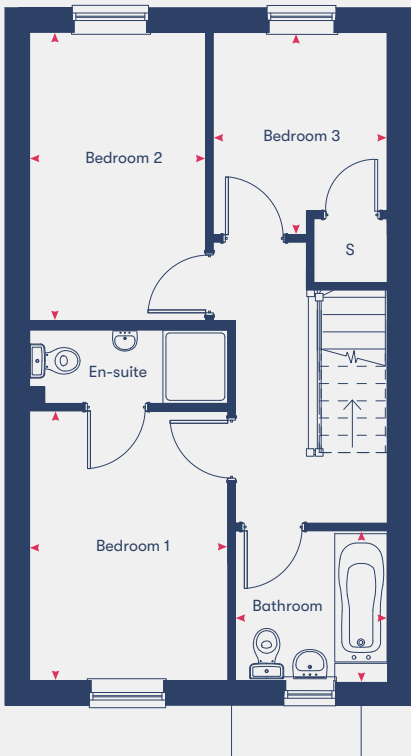
Nene

3 bedroom houses

Plots 7*, 19*, 31, 46, 58, 61* & 69*



Ground Floor



First Floor

Kitchen/Living/Dining	8.62m	x	4.78m
Bedroom 1	3.60m	x	2.66m
Bedroom 2	3.84m	x	2.36m
Bedroom 3	2.71m	x	2.34m
Bathroom	2.05m	x	2.05m
77.9m ²			

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Catchwater

3 bedroom houses

Plots 8, 17 & 27*



Ground Floor

First Floor

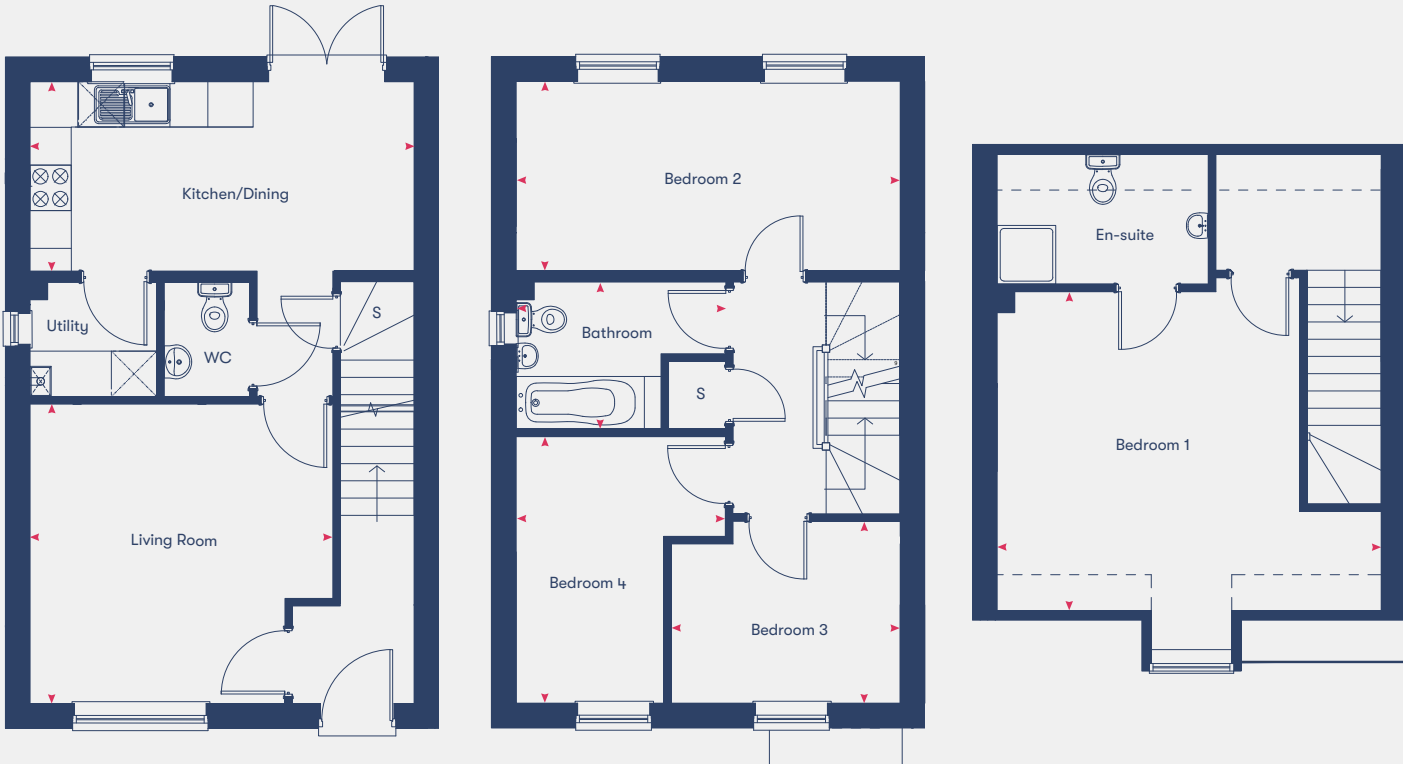
Kitchen/Dining	3.07m	x	5.43m
Living Room	5.34m	x	2.75m
Bedroom 1	2.75m	x	4.33m
Bedroom 2	3.34m	x	3.02m
Bedroom 3	1.93m	x	3.02m
Bathroom	2.44m	x	3.07m
89.3m²			

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Ripple

4 bedroom houses

Plots 28, 29*, 38 & 39*



Ground Floor

First Floor

Second Floor

Kitchen/Dining	2.55m	x	5.12m
Living Room	3.99m	x	4.04m
Bedroom 1	5.12m	x	4.25m
Bedroom 2	2.58m	x	5.12m
Bedroom 3	2.44m	x	3.07m
Bedroom 4	3.56m	x	2.80m
Bathroom	1.98m	x	2.80m
124.6m²			

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Welland

2 bedroom houses

Plots 40, 41*, 66 & 67*



Kitchen/Dining	3.02m	x	4.11m
Living Room	4.37m	x	3.10m
Bedroom 1	3.38m	x	4.10m
Bedroom 2	2.91m	x	4.11m
Bathroom	2.17m	x	1.95m
68.61m ²			

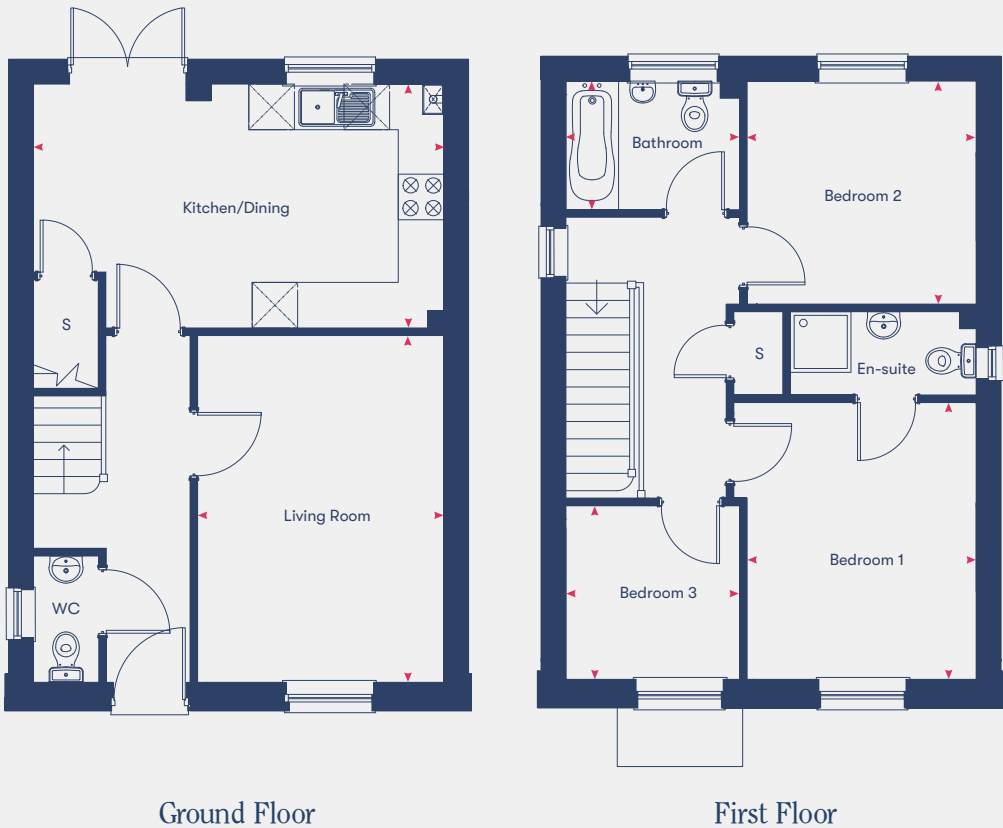
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Eau

3 bedroom houses

Plot 68



Kitchen/Dining	3.25m	x	5.46m
Living Room	4.61m	x	3.28m
Bedroom 1	3.68m	x	3.30m
Bedroom 2	2.97m	x	3.06m
Bedroom 3	2.32m	x	2.33m
Bathroom	2.32m	x	2.33m
86.8m ²			

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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

A selection of developments from



Brooklands,
Milton Keynes



Great Denham,
Bedfordshire




Willow Grove,
Wixams





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