



# Alconbury Weald

A collection of two and three bedroom homes,  
available with Shared Ownership

# MAKE YOURSELF AT HOME

Welcome to the Alconbury Weald development, which offers an exciting new collection of homes available with Shared Ownership, located just outside the charming village of Alconbury.



## COMMUNITY

The Pavillion is Alconbury Weald's community centre, offering a range of activities centred around health & wellbeing. Activities include yoga, pilates, tai chi, mum and tots' fitness, and social meet ups. For children, there is Brownies/Guides, dance classes in ballet and modern jazz, and a youth club.

The cricket pitch itself is overlooked by the pavilion, and provides regular training sessions for players of all ages.



## ACTIVITIES

The Club serves as the central hub for residential and commercial community, offering rental space for meetings and events.

For a cosy afternoon out with the kids, there is a library and café to enjoy. There is also a popular gym, offering several packages including bespoke personal training.

One regular space booking is from Spotlight Theatre, a community based performing arts group for young people.

## FOOD & DRINK

Alconbury Weald is home to a Co-Op shop for all your grocery needs. The Bohemia Cafe & Bistro is a popular eatery, set in the comfortable and stylish setting of the historic Watch Office. The Bohemia serves fresh ground coffee, alongside quality breakfast, brunch and lunch dishes. In the evening it transforms into a modern restaurant and bar, serving a world tapas menu that blends many cuisines.

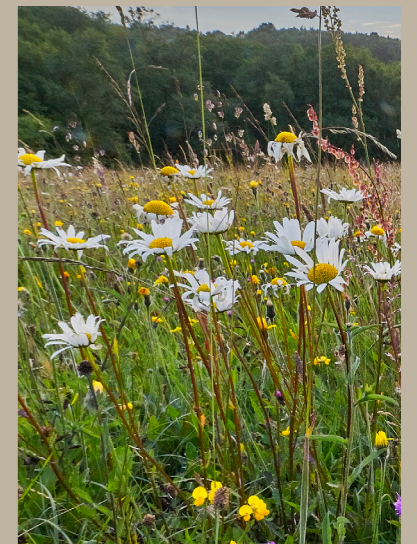
The school plaza also features a selection of weekly food trucks to try out.



## NATURE

There are several parks throughout the development, along with a skate park, with private lessons available. There is also a Multi Use Games Area, with an all weather sports court facility for basketball, netball, and tennis.

Whether you want to stroll through the allotments, access the exercise areas at Swynford Park, or walk alongside the ponds and wildflowers, there are aesthetic and peaceful environments at every turn, with woodland walks and cycle routes to guide you.



## EDUCATION

Alconbury Weald is the perfect place for families to live and grow, supported by the excellent education facilities.

Ermine Street Church Academy is the first Primary School in the area, with two more planned for the future. There are two secondary schools, one of which provides inclusive education for students with special educational needs, aged 3-19.

There will also be a specialist centre for 19-25 year olds with learning difficulties, including medical needs.



## TRANSPORT

Alconbury Weald's well thought-out location provides optimal access across the UK, providing direct access to the A14 and A1, which connect to the national road network.

The AW1 and 904 bus services connects Alconbury Weald with Cambridge, St Ives and Huntingdon, planned around onward journeys and connecting trains.

Huntingdon Train Station is a ten minute drive from the development, and provides direct access to London, Cambridgeshire, and Peterborough.

# 2 BEDROOM HOUSES PLOTS 25 & 26

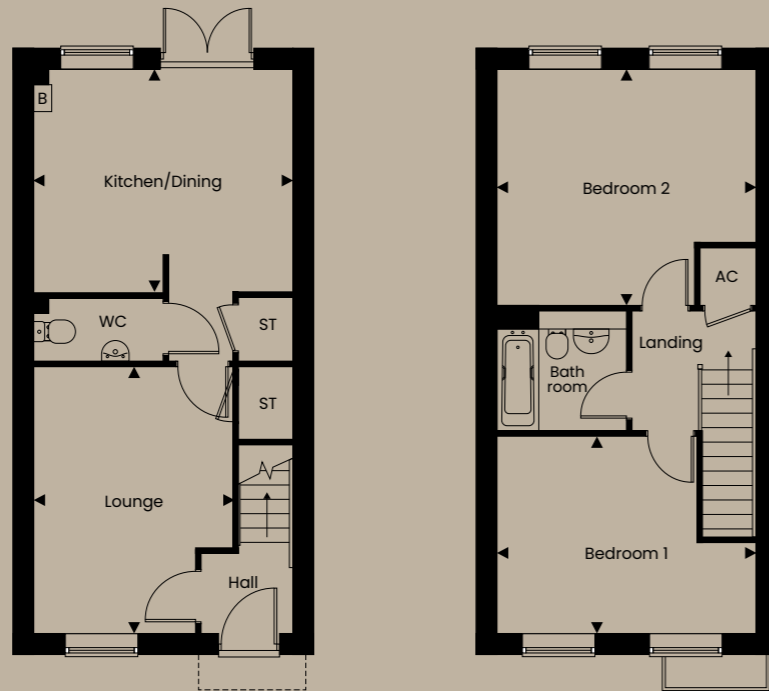
## DIMENSIONS

Lounge  
4.45m x 3.60m 14'07" x 11'09"

Kitchen/dining:  
4.85m x 4.30m 15'10" x 14'01"

Bedroom 1  
4.30m x 3.27m 14'01" x 10'08"

Bedroom 2  
4.30m x 3.94m 14'01" x 12'11"



Plan shown is indicative and represents plots 25 & 26.

# 3 BEDROOM HOUSES PLOTS 24 & 27

## DIMENSIONS

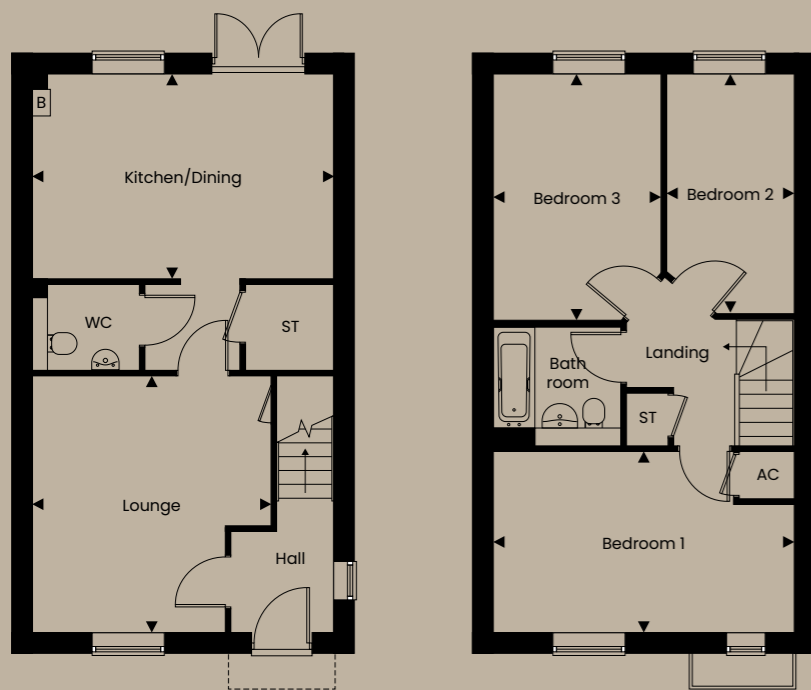
Lounge  
4.33m x 4.04m 14'02" x 13'03"

Kitchen/dining:  
5.05m x 3.55m 16'06" x 11'07"

Bedroom 1  
5.05m x 3.04m 16'06" x 9'11"

Bedroom 2  
4.16m x 2.84m 13'07" x 9'03"

Bedroom 3  
4.02m x 2.12m 13'02" x 6'11"



Plan shown is indicative and represents plot 24. Plot 27 has some layout changes including cupboards and windows.

# SITE PLAN

-  SHARED OWNERSHIP  
PLOTS - 25 & 26  
2 Bedroom House
-  SHARED OWNERSHIP  
PLOTS - 24 & 27  
3 Bedroom House
-  BPHA AFFORDABLE RENT  
PLOTS - 21 - 23  
2 Bedroom House
-  DEVELOPER PRIVATE RENT



Disclaimer: All dimensions based on maximum measurement taken. Please contact us to request individual floorplans. Window positions may differ from those shown from plot to plot, please consult with the sales advisor. 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.



# THE OPTION YOU NEVER KNEW EXISTED



Shared Ownership enables you to buy an initial share of a property and pay a subsidised rent on the rest, meaning you can get into home ownership in manageable stages and don't take on more of a financial commitment than you can afford.

Initial shares from 25% to 75%\* of our properties are available, you will pay a subsidised rent on the remaining share. In the future you can purchase further shares in your home\*\*, or sell your share and move on.

- BUY A SHARE OF THE PROPERTY BETWEEN 25 - 75%
- PAY RENT ON THE SHARE YOU DON'T OWN

Example based on a 35% share of a three bedroom terraced house\*\*\*

- 35% share £127,750
- Monthly rent £543.70
- Monthly service charge TBC

## DESIGNED WITH YOU IN MIND

### Kitchen

- Woodbury white cupboards
- Colmar Oak worktop with upstand
- Built in Oven, induction hob & chimney hood
- Integrated Fridge Freezer, Dishwasher and Washer Dryer
- Glass splashback
- Vinyl flooring

### Bathroom

- Wall tiles to wet areas
- Vinyl flooring
- Glass shower screen
- Towel rail

### General

- Carpets provided
- 1 x car parking space for 2 bed homes
- 2 x car parking space for 3 bed homes
- Private garden with turf
- NHBC Warranty
- Roller blinds provided to selected windows
- Fitted Wardrobe to main bedroom

## YOUR PERFECT HOME



When Josie and Josh Drury discovered they were expecting a baby, they decided they had outgrown their small 2 bedroom rental, and wanted to put down roots and get on the property ladder.

The couple purchased a 35% share of a spacious 3 bedroom house, and their monthly payments (rent, mortgage, and service charge) are now around £200 less than the rent they paid on their smaller rental home.

Josie said that the process was quick, simple, and easy, and the couple were able to move into their new home just in time for the arrival of baby Annabelle.

“ It has always been our dream to own our home. We are not big earners, so to be on the property ladder is so lovely. ”



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01234 674070  
[www.domovohomes.co.uk](http://www.domovohomes.co.uk)  
[sales@domovohomes.co.uk](mailto:sales@domovohomes.co.uk)



Sales and Marketing brand  
[domovohomes.co.uk](http://domovohomes.co.uk)



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