



The Lanes

AT THORN FIELDS

**A collection of 2, 3 & 4 bedroom
homes available through
Shared Ownership.**

Thorn Road, Houghton Regis, Bedfordshire



This is The Lanes at Thorn Fields

The Lanes at Thorn Fields is a collection of new 2, 3 & 4 bedroom homes in Bidwell West, on the edge of Houghton Regis, set to become a lively, welcoming community.



Your new surroundings

The Lanes is a pleasant walk away from the centre of the small, ancient market town of Houghton Regis with its shops, including a local supermarket, cafés, bars and pubs.

Houghton Hall Park, in the green heart of Houghton Regis, is a hidden gem. Here, you can run, walk, cycle, picnic and simply be outside in nature. The park's cosy café is the perfect spot to make new friends.

With the countryside on your doorstep, you're also free to explore and enjoy your new healthy quality of life. When it comes to education for your family, Houghton Regis has a primary school and Houghton Regis Academy for children from 11 to 16. Nearby Luton offers educational opportunities for children and adults of all ages and is one of the main locations of the University of Bedfordshire.

A bright future for Bidwell

The Lanes at Thorn Fields is part of the visionary Bidwell West and Houghton Regis North development projects. Bidwell West will create up to 1850 homes, employment opportunities, a primary school, local centre and recreational and landscaped spaces. It will include a quarry wildlife site with a visitor centre and enhanced natural wildlife areas.

Houghton Regis North is intending to include over 5000 new homes, three primary schools, around 1 million square feet of retail, leisure and office space and community resources, including a doctors' surgery and community hall. There will also be community orchards, formal parkland, sports pitches and open space.



The King's Arms pub



Houghton Regis Primary school



Houghton Hall park



Dunstable Downs

Getting around

The Lanes is minutes away from Luton by either car or bus. This large, busy town has a wide range of shopping options, including The Mall with over 100 big name shops and a popular food court.

For entertainment, Dunstable, a market town has a theatre where you can enjoy music events, shows and pantomimes with the family. There is also Dunstable Downs, which is a popular spot and has a visitor centre – ideal for picnics and relaxing. If you're a lover of animals, Whipsnade Zoo is only 5 miles from The Lanes, a chance for you to learn and see different species.

A little further afield, Milton Keynes is just a 25-minute drive away. Alongside a great choice of shops, restaurants and nightlife, you can enjoy indoor skiing and snowboarding at Snozone and climbing at the Big Rock Hub.

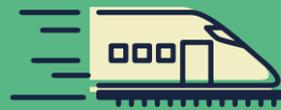
If you work in London or fancy a day or night out, The Lanes is 6 miles away from Leagrave train station and under 10 miles from Leighton Buzzard and Luton train stations. You can be at London St. Pancras International in under 40 minutes.

Distance from The Lanes at Thorn Fields



**Hillingdon Road
bus stop**

1 mile



**Leagrave
train station**

6 miles



**London Luton
Airport**

11.7 miles



**Houghton Hall
Park**

2.2 miles



M1

2.2 miles



**London St. Pancras
International train station**

39 minutes from
Leagrave station

Development layout



2 bedroom homes

- The Beauford**
Plots 193, 194, 195, 274, 298, 299, 562, 563, 564, 565, 566, 600, 601, 602 & 603

4 bedroom homes

- The Elliston**
Plots 49, 50, 64, 67, 79, 95, 96, 110, 138, 166, 169, 170, 175, 176, 177, 188, 216, 221, 267, 296 & 297

Key

- BS = Bin Store
- CS = Cycle Store
- MS = Marketing Suite
- P = Parking
- SH = Show Home
- V = Visitor Parking

3 bedroom homes

- The Ardale**
Plots 143, 185, 263, 268, 324, 545, 546, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 559, 560, 561, 567, 568, 570, 571, 573 & 614

- The Braxton**
Plots 47, 48, 51, 52, 53, 54, 60, 61, 62, 63, 65, 66, 68, 69, 80, 81, 91, 92, 93, 94, 97, 111, 112, 113, 114, 115, 116, 117, 139, 140, 141, 142, 144, 145, 146, 147, 148, 167, 168, 171, 172, 173, 174, 189, 190, 191, 192, 196, 197, 198, 217, 218, 219, 220, 264, 265, 267, 266, 271, 272, 273, 300, 301, 302, 303, 574, 575, 576, 577, 578, 579, 580, 581, 613, 624 & 625

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with a Sales Executive prior to reservation.



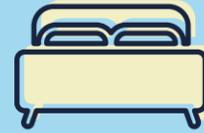
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The Beauford

Plots 193*, 194*, 195, 274, 298*, 299, 562*, 563, 564*, 565, 566*, 600, 601*, 602 & 603*

*Handed plot.



2 bedroom home



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Ground Floor	↔	↕	↔	↕
Living Room	3.67m	×	4.04m	12'0" × 13'2"
Kitchen/Dining Area	4.70m	×	2.87m	15'4" × 9'4"



First Floor	↔	↕	↔	↕
Bedroom 1	2.94m	×	3.57m	9'6" × 11'7"
Bedroom 2	4.70m	×	2.55m	15'4" × 8'3"

Gross Internal Area

79.6 sq m / 856.8 sq ft

B = Boiler **St** = Storage **W** = Wardrobe **WC** = Cloakroom
▲ = Entrance

**Window to plot 298 only.

†Windows to plots 274, 566, 600 & 603 only.

Layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

The Ardale

Plots 143, 185, 263*, 268, 324, 545*, 546, 548*, 549*, 550, 551*, 552, 553*, 554, 555, 556, 557*, 559, 560, 561, 567*, 568*, 570, 571, 573* & 614

*Handed plot.



3 bedroom home

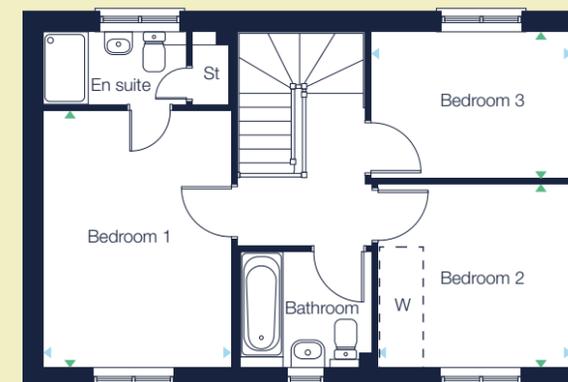


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Ground Floor

Living Room	3.01m x 5.41m	9'8" x 17'7"
Kitchen/Dining Area	3.18m (max) x 5.41m	10'4" (max) x 17'7"



First Floor

Bedroom 1	3.07m x 4.15m	10'0" x 13'6"
Bedroom 2	3.13m x 2.95m	10'2" x 9'6"
Bedroom 3	3.25m x 2.37m	10'6" x 7'7"

Gross Internal Area

92.7 sq m / 997.8 sq ft

B = Boiler **St** = Storage **W** = Wardrobe **WC** = Cloakroom
▲ = Entrance

**Window to plots 143, 185, 263, 268, 324, 545, 550, 554, 555, 557, 560, 567 & 570 only.

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The Braxton

Plots 47*, 48, 51*, 52, 53*, 54, 60*, 61, 62*, 63, 65*, 66, 68*, 69, 80*, 81, 91*, 92, 93*, 94, 97, 111*, 112, 113, 114*, 115*, 116, 117, 139*, 140, 141*, 142, 144*, 145, 146*, 147, 148*, 167*, 168, 171*, 172, 173*, 174, 189*, 190*, 191*, 192, 196*, 197, 198*, 217*, 218, 219*, 220, 264, 265*, 266, 271, 272*, 273, 300*, 301, 302*, 303, 574*, 575*, 576, 577*, 578, 579, 580*, 581, 613*, 624* & 625

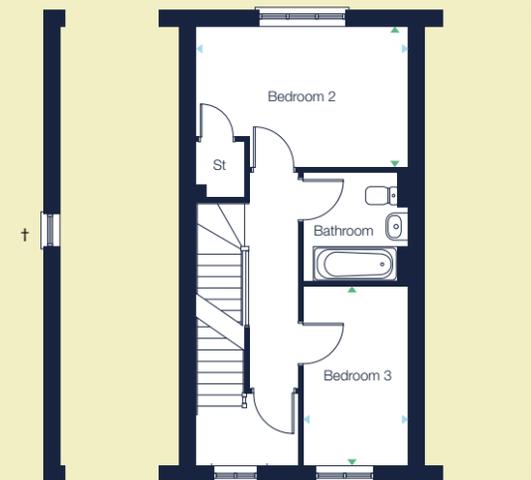
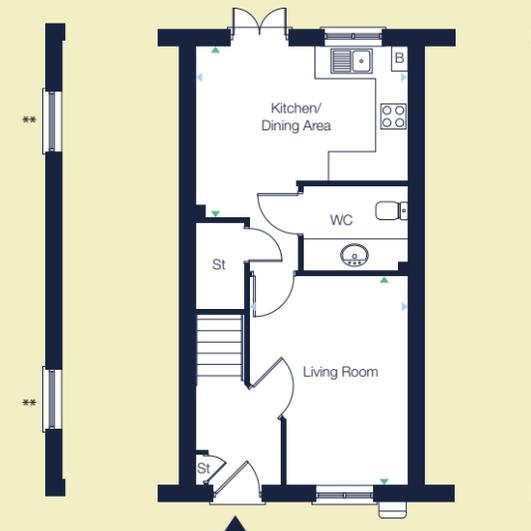
*Handed plot.



3 bedroom home



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Outer walls are for end of terrace plots only.

B = Boiler **St** = Storage **WC** = Cloakroom **▲** = Entrance
 ---- = Restricted Headroom

*Window to plots 47, 52, 61, 81, 92, 97, 113, 114, 173, 272, 574, 579 & 613 only. †Windows to plots 47, 52, 61, 81, 92, 97, 113, 114, 173, 190, 196, 272, 574, 579 & 613 only.

Ground Floor

Living Room 3.19m (max) x 4.19m 10'4" (max) x 13'7"

Kitchen/Dining Area 4.25m x 3.43m (max) 13'9" x 11'2" (max)

First Floor

Bedroom 2 4.25m x 2.82m 13'9" x 9'2"

Bedroom 3 2.11m x 3.59m 6'9" x 11'7"

Second Floor

Bedroom 1 2.76m x 6.64m 9'0" x 21'7"

Gross Internal Area

99.6 sq m / 1,072 sq ft

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The Elliston

Plots 49*, 50, 64*, 67*, 79, 95*, 96, 110*, 138*, 166*, 169, 170*, 175*, 176, 177, 188*, 216*, 221, 267*, 296* & 297

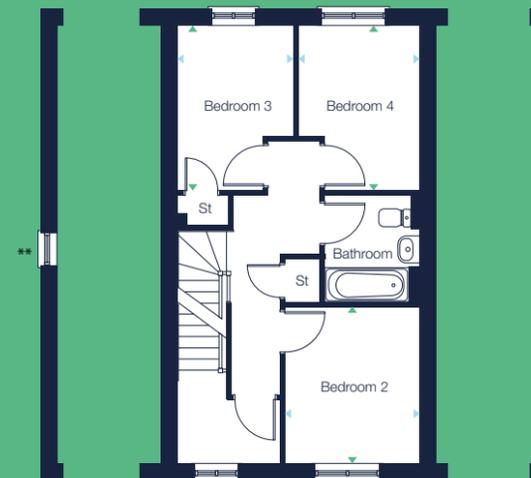
*Handed plot.



4 bedroom home



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B = Boiler **St** = Storage **WC** = Cloakroom **▲** = Entrance
 ---- = Restricted Headroom **[]** = Roof Window

**Window to plots 67, 79, 95, 110, 138, 166, 169, 177, 188, 216, 221 & 296 only.

Ground Floor

Living Room	3.81m (max) × 4.26m	12'5" × 13'9" (max)
Kitchen/Dining Area	4.89m × 2.90m	16'0" × 9'5"

First Floor

Bedroom 2	2.73m × 3.15m	8'9" × 10'3"
Bedroom 3	2.34m × 3.31m	7'6" × 10'8"
Bedroom 4	2.45m × 3.31m	8'0" × 10'8"

Second Floor

Bedroom 1	3.89m × 6.64m	12'7" × 21'7"
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Gross Internal Area

114 sq m / 1,227 sq ft

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Specification like no other

Internal finishes

- White acrylic to all woodwork
- Smooth plaster finish to ceilings
- Cormar Apollo Plus carpet to living areas and bedrooms
- 4-panel white internal doors
- Griptex vinyl to kitchen and wet areas

Security

- Multi-point locking mechanism to front door
- Smoke detectors
- Carbon Monoxide alarm

Kitchen

- Inline Urban kitchen units by Symphony
- Integrated Zanussi appliances including single or double oven, gas hob and fridge/freezer
- Cooker hood and chrome ironmongery
- Ceiling mounted batten holder with 4 track spotlight

Bathroom

- Contemporary white sanitaryware
- Soft close seat
- Over bath shower
- Modern frameless bath screen
- Shower to en suite
- Shaver point
- Porcelenosa Range wall tiles
- Ceiling mounted light fitting

Telecommunications

- TV sockets provided to living area and the master bedroom
- Sky plug and play
- Telephone sockets to living room

External finishes

- Turfed rear garden

Warranty

- 10-year NHBC Guarantee

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact a Sales Executive for further information.



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Shared Ownership



Shared Ownership is a Government-backed scheme for buyers who are unable to afford a suitable home at the full market price.*

How does it work?

You initially purchase between 25–75% of the home's market value. You then pay subsidised rent on the remainder calculated at 2.75% per annum.

Am I eligible?

To be considered eligible for the Shared Ownership scheme your yearly income must be below £80,000. For London the limit is £90,000.

Those who already own a home are not eligible for the scheme. You would need to sell your current home to be considered.

Will I need to pay a deposit?

In terms of a deposit you will need 5% of the percentage of the home you're purchasing.

If the property's market value is £200,000 and you're buying 35% then your proportion will be £70,000. This means you'll need a deposit of £3,500 alongside a mortgage of £66,500.



Pay rent on the remaining share

75%

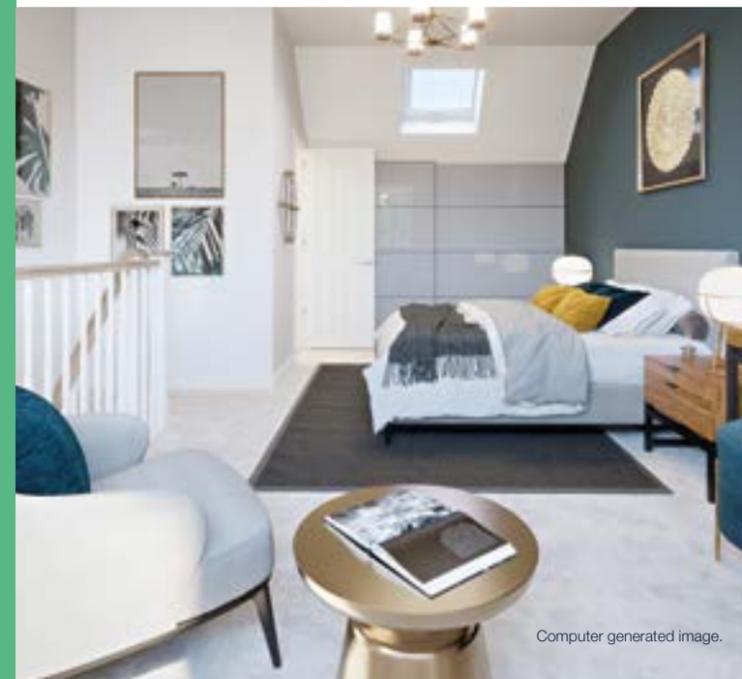
50%

25%

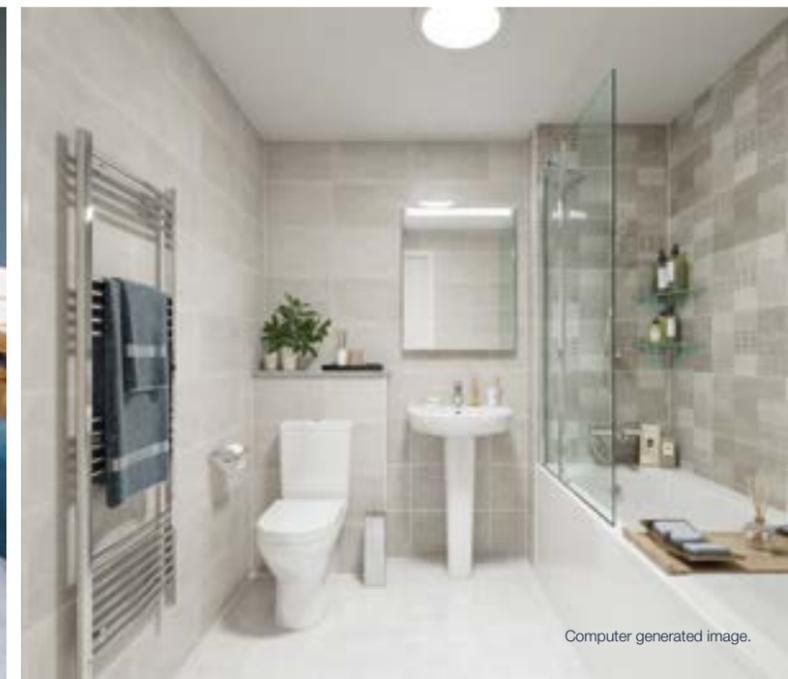
Buy 25 to 75% of a property



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*Shared Ownership – Terms and conditions apply. This scheme is subject to qualifying criteria and status. Minimum and maximum share values will apply and rent is payable on the unsold share. Only available on selected properties. It is not offered with any other promotion unless by special arrangement by us. Please speak to our Sales Team for further details.



About us

160+

BUILDING HISTORY

Formed 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations. Together with Catalyst Housing who joined the Group in 2022, we are responsible for more than 104,000 homes across London and the Home Counties.



SOCIAL IMPACT

In line with our social purpose, Peabody re-invests its surplus to provide more homes and services. We deliver services to 220,000 residents, supporting customers and the wider communities in which we work. We focus on those who need our help the most, working with people and communities to build resilience and promote wellbeing. We invest around £11m each year through our Community Foundation, to support people to be healthier, wealthier and happier.



QUALITY DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality, innovative design. We work with industry experts and continually monitor quality throughout the design, procurement and development process. We aim to make a positive impact on climate change for our residents, communities and the environment, with an ambition to achieve net zero carbon in our new and existing homes by 2050.

£

STRONG GROWTH

With a growing pipeline, Peabody continues to invest in building quality new homes with high design standards. We create homes in great locations which are safe, easy to maintain and long-lasting. Peabody delivers long-term returns on investment. With an asset base of £8.3bn, Peabody is well placed to build thousands more top quality, well-maintained homes each year.



CUSTOMER FOCUS

Over 90% of customers said they would recommend Peabody. Our customers' feedback helps shape the design of our homes and community services based on the needs of each neighbourhood. We value our customers and listen to what they have to tell us. Peabody are proud to have achieved 'Gold' in the independent customer satisfaction awards three times in a row and strive for excellence in all that we do.



AWARD WINNING

In recent years, Peabody has been recognised and awarded more than 60 prestigious awards, including the Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the Evening Standard New Homes Awards. We also work with award winning partners who share our values, high design standards and focus on great customer experience.



Thorn Road, Houghton Regis, Bedfordshire

01582 788912 | peabodynewhomes.co.uk