

Shared Ownership at **WIXAMS** Bedford



Backed by
HM Government

Wixams Development

Built by Lindum and offered for Shared Ownership sale through bpha, we have a selection of three and four bedroom houses available to purchase on the Wixams development in Bedford.

Location

The village of Wixams is situated 3 miles south of Bedford and is based upon the site of the former Elstow Storage Depot. The area will boast some 300 acres of sports pitches, parklands and green open space.

A new transport network puts bus stops within easy reach, and a new railway station is planned offering quick links to London and nearby towns and cities. An extensive network of cycleways and paths make getting around a breeze.

Beyond the town boundaries, the re-aligned A6 and the A421 Bedford southern bypass provide quick links from Wixams to the region's major commuter routes, including the M1 and A1, while those travelling further afield will appreciate that Luton Airport is just a 30-minute drive away.

How does the scheme work

If outright purchase is not an option for you, Shared Ownership offers an alternative to renting. You can buy an initial share in a new home that you can afford, helping you into home ownership in manageable stages.

bpha will offer an initial share of between 25%-75% of the property. You pay a subsidised rent on the remaining share that bpha still own. The combined monthly cost of mortgage and rent can often be less than if you were purchasing the property outright.

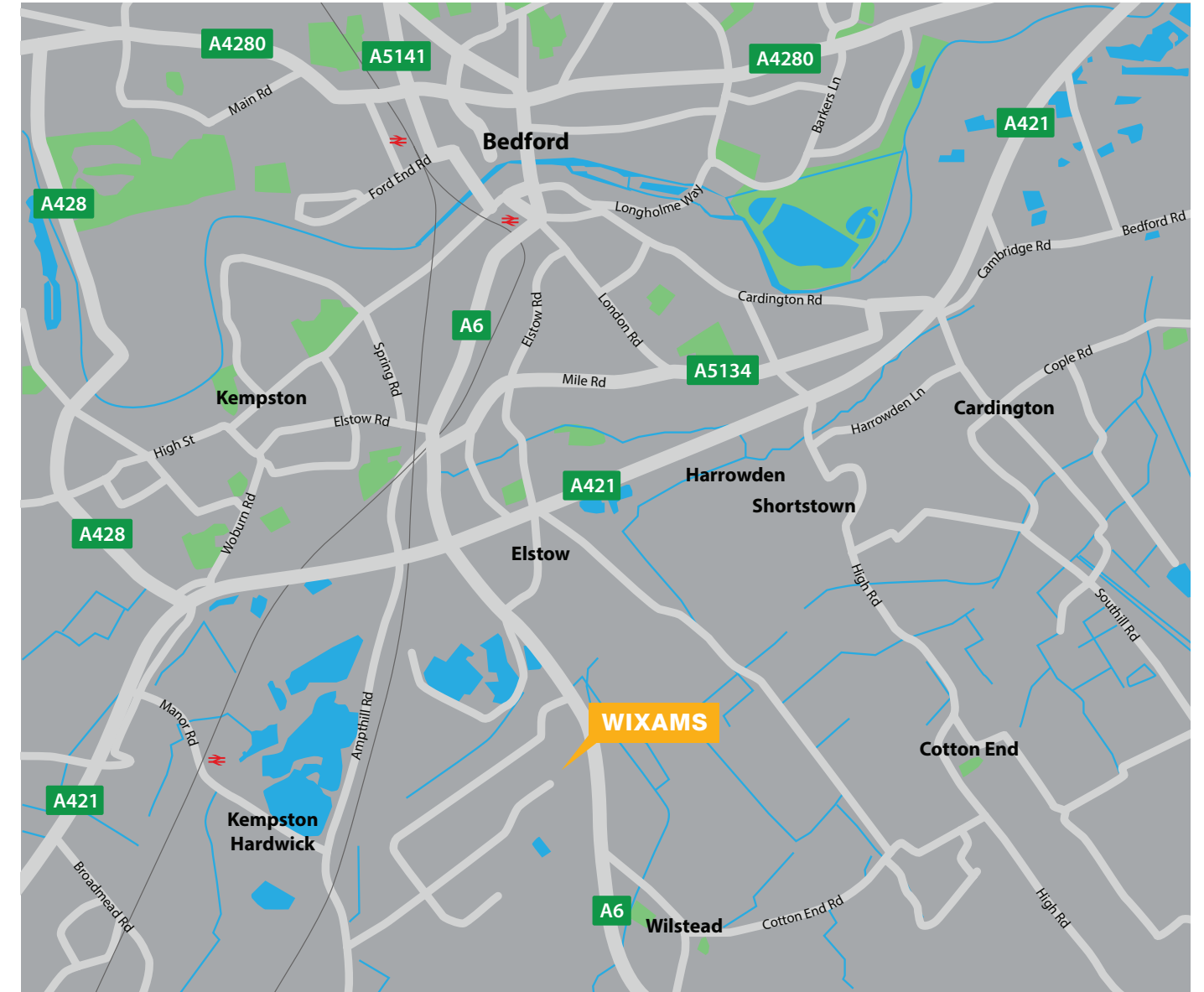
In the future you can simply sell your share for its value at the time or alternatively you can purchase further shares in your home, this is known as Staircasing.

Example

Property Value	£280,000*
25% Share	£70,000*
Monthly rent	£481.25*

* Subject to change - guide only.

** Properties may be subject to a monthly service charge.





Specification

Kitchen Specification

- Premiere 'Keld Cream' kitchen cupboards
- Premiere 'Woodmix block' laminate worktop
- Wood effect vinyl flooring
- Integrated single oven, hob & cooker hood
- Fridge freezer, washing machine and dishwasher provided

Bathroom Specification

- Wood effect vinyl flooring
- Zenith 'beige' tiles to bath area & wash hand basin
- Bristan thermostatic shower over bath
- Pegler lever taps

General Specification

- Off road parking
- Gas to radiator heating
- Vaillant Eco Boiler
- Private garden with shed
- Compost bin, water butt and rotary dryer provided
- NHBC warranty

**bpha reserves the right to change the specification and design at any time.*

Site Plan

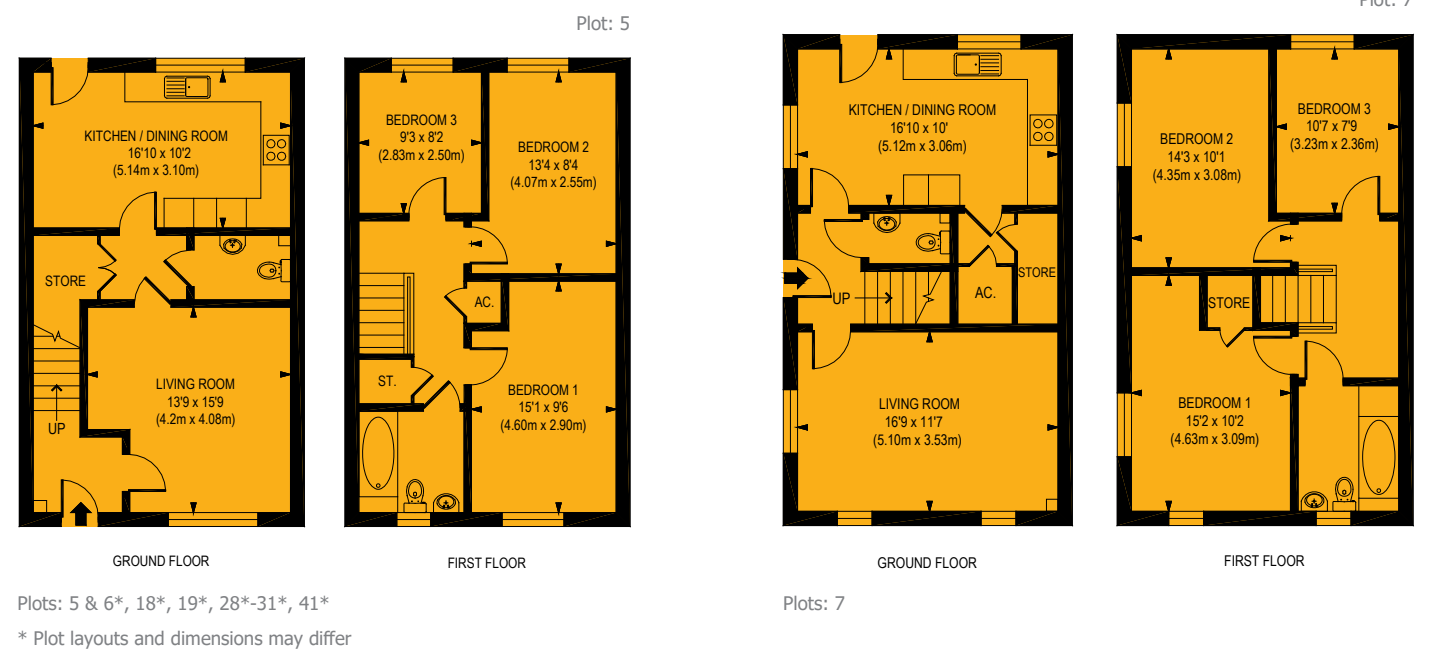
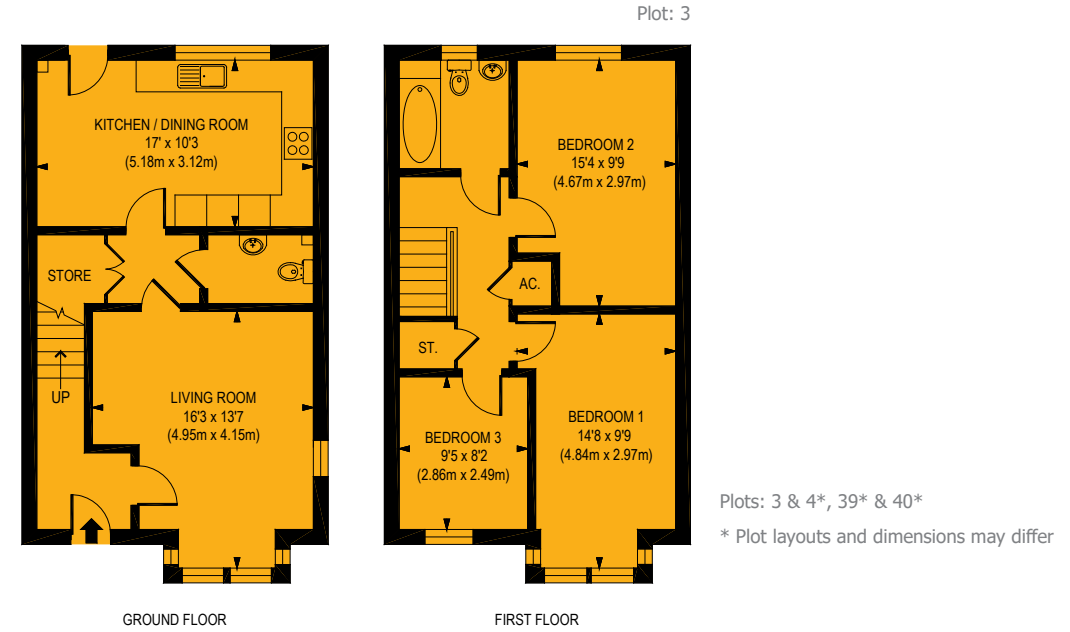


-  SHARED OWNERSHIP
3 Bedroom Houses
PLOTS 3-7, 18-19, 28-31, 39-43
-  SHARED OWNERSHIP
4 Bedroom Houses
PLOTS 1 & 2
-  BPHA AFFORDABLE RENT



Floor Plans

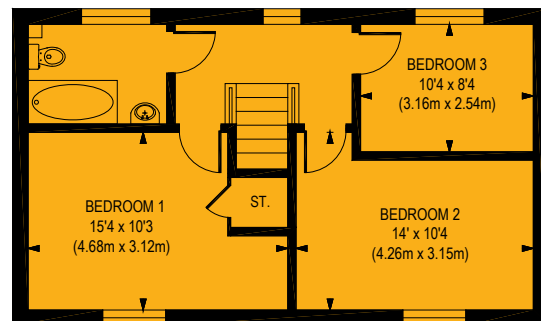
3 Bedroom Houses



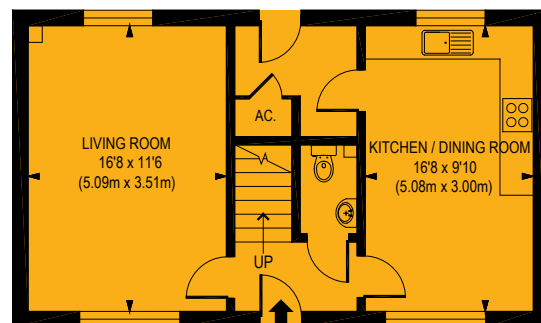
Floor Plans

3 Bedroom House

Plot: 42



FIRST FLOOR



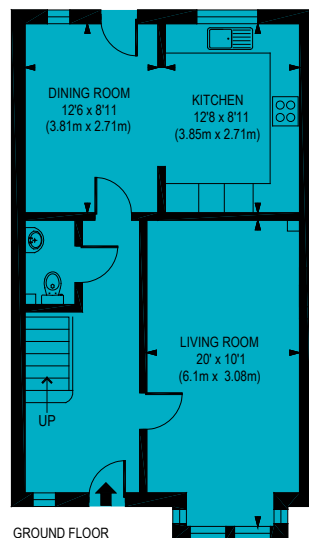
GROUND FLOOR

Plots: 42 & 43*

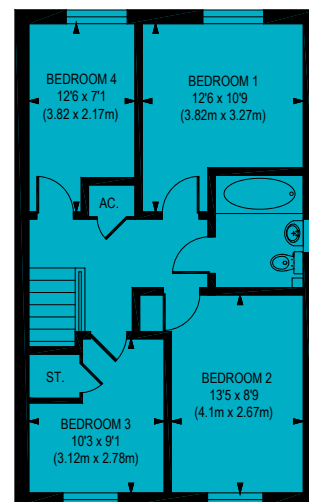
* Plot layouts and dimensions may differ

4 Bedroom House

Plot: 1



GROUND FLOOR



FIRST FLOOR

Plots: 1 & 2*

* Plot layouts and dimensions may differ





bpha is a non-profit making housing association that manages more than 18,000 homes.

bpha Limited is a Registered Society under the Co-Operative and Community Societies Act 2014 (26751R) and is also registered with the Homes and Communities Agency (LH 3887).

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