



# The Printworks

BREWERS HILL ROAD, DUNSTABLE



A collection of  
2 & 3 bedroom homes  
available through  
Shared Ownership\*

Brewers Hill Road, Dunstable



Computer generated image.

# This is The Printworks

Looking for a new home in a friendly development, tucked away but with easy access to the best of English market town living, the countryside and the city?

The Printworks, Brewers Hill Road, Dunstable, is an open, welcoming space where families and individuals feel at home and a vibrant community is set to grow.

Inspiration from Dunstable's past as a stage coaching town and centre for straw plaiting is an essential element in the design of the two and three bedroom homes at The Printworks.

The charming brick detailing of the building frontages echoes the hand-crafted weaving patterns used in straw plaiting. The Bauhaus house type incorporates an archway feature inspired by traditional coaching inns.

These sensitively designed homes are situated around an internal street that acts as the heart of The Printworks and is easily accessed on foot or by bicycle.

At The Printworks, you also have plenty of green space on your doorstep. All homes have private back gardens with trees. A communal garden offers space for your children to play. Another richly-planted community garden and a large area set aside for wildlife offer exciting biodiversity.

Your new home at The Printworks is in an area rich in history and traditional craftsmanship.



# Your new surroundings

## Entertainment and leisure

Today, Dunstable is a surprisingly lively town.

Apart from The Sugar Loaf and Saracen's Head pubs, you have The Gary Cooper, named after the American actor who was a pupil at Dunstable Grammar between 1910–1913.

The dramatic arts are popular in Dunstable, home to the 780-seat Grove Theatre where you can watch a variety of things like comedy shows, the annual pantomime, Rapunzel and The Wizard of Oz. With a plethora of live music to enjoy, you can sing your heart out and dance the night away to Michael Jackson, George Michael and ABBA (to name a few) tribute acts. There's something for everyone to watch and enjoy. Grove Theatre also offers a cinema showcasing the latest films. Pop along to Go Bowling for the most popular ten-pin bowling & family entertainment in Bedfordshire. There's also The Little Theatre and a number of amateur dramatics societies.

There is a wide range of dining out options in Dunstable, from contemporary French cuisine at highly rated Chez Jerome to the tea rooms at historic Priory House with its splendid views. When it comes to sport and leisure, the newly refurbished Dunstable Centre offers a gym, swimming pools, indoor sports facilities and a huge number of workout classes.

Nearby Dunstable Downs, part of the rolling Chiltern Hills and an Area of Outstanding Natural Beauty is a popular site for kite flying, paragliding and hang gliding. Whipsnade Zoo, the UK's biggest, is a few minutes' drive from Dunstable. You can also discover the remarkable Whipsnade Tree Cathedral, planted to help commemorate the fallen infantrymen of World War I.

Icknield Way Trail for walkers, horse riders and off-road cyclists passes through Dunstable.

And, of course, bustling Luton is only five miles away. Milton Keynes, with attractions like the Snozone and great shopping is just 15 miles away.



## Education

From the Beehive Children's Centre to nearby Beecroft Academy to the Dunstable campus of popular Central Bedfordshire College, you and your family have plenty of options for a sound education.



## Shopping

The Quadrant Shopping Centre in the middle of the town is home to major high street names. There's also a Costa Coffee, which is a popular meeting place.

White Lion Retail park serves Dunstable as well as Luton and Houghton Regis. You'll find major names including TK Maxx, Next and Decathlon as well as a Sainsbury's supermarket. When you need a break from shopping, choose from Pizza Hut, MacDonald's, Costa Coffee or KFC.

Dunstable's traditional open-air market is held on Saturday every week. Every third Saturday, between April and December, you can pick up healthy, local food at Dunstable farmers' market.



# Great location, excellent connections

It's just 15 minutes' walk from The Printworks to Dunstable town centre and a few minutes by bus.

From Dunstable to Luton by bus takes around 30 minutes and there are plenty of connections. You can also take the Luton-Dunstable Busway, a guided busway system built on the route of a disused railway track. This will get you from Dunstable to Luton in just 15 minutes.

Once you're in Luton, you have a choice of Central Luton, Airport Parkway and Leagrave train stations. It takes under an hour from Luton station to London

St. Pancras International, a comfortable commute and perfect for a day or night out in town. You can even take a train directly to funky Brighton on the South Coast.

If you prefer to travel by car, the A5 runs through Dunstable and becomes the M1 again a few miles north of the town. You can take the A5/M1 to central London or connect with the M25.



# Top connections

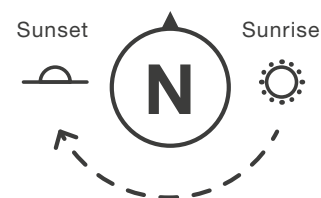
-  Guided busway
-  Luton Airport
-  Luton station

<div>39 min</div> <div>London St Pancras International</div> <div>by train</div>	<div>25 min</div> <div>Milton Keynes</div> <div>by road</div>	<div>2hrs</div> <div>Brighton</div> <div>by train</div>
<div>3.9 miles</div> <div>Whipsnade Zoo</div> <div>by road</div>	<div>1.3 miles</div> <div>Houghton Hall Park</div> <div>by road</div>	<div>0.9 miles</div> <div>Grove House Gardens</div> <div>by road</div>

Distances and times taken from google.co.uk/maps. Journey times taken from nationalrail.co.uk.







## Key

- BS – Bin Store
- CS – Cycle Store
- P – Parking
- V – Visitor Parking



# Development layout

The development features a collection of 2 & 3 bedroom homes available with Shared Ownership\* located in Dunstable.

## 2 bedroom homes

**The Vellum** – plots 16, 17, 18, 19, 20, 21, 22, 25<sup>†</sup>, 26<sup>†</sup> & 27<sup>†</sup>

## 3 bedroom homes

**The Bauhaus** – plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 13<sup>†</sup>, 14 & 15

**The Etch** – plots 10, 11, 12, 28, 29, 30<sup>†</sup>, 33, 34<sup>†</sup>, 35, 36<sup>†</sup>, 37 & 38<sup>†</sup>

**The Harmony** – plots 23<sup>†</sup>, 24, 31<sup>†</sup> & 32

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. †Handed plot.



Computer generated image.



Plots 16, 17, 18, 19, 20, 21, 22, 25†, 26† & 27†

Key: B – Boiler BS – Bin Store C – Canopy CS – Cycle Store F/F – Fridge Freezer St – Store W – Wardrobe WC – Cloakroom

**The Vellum**  
Two bedroom house  
Gross Internal Area | 71.5 sq m / 769 sq ft

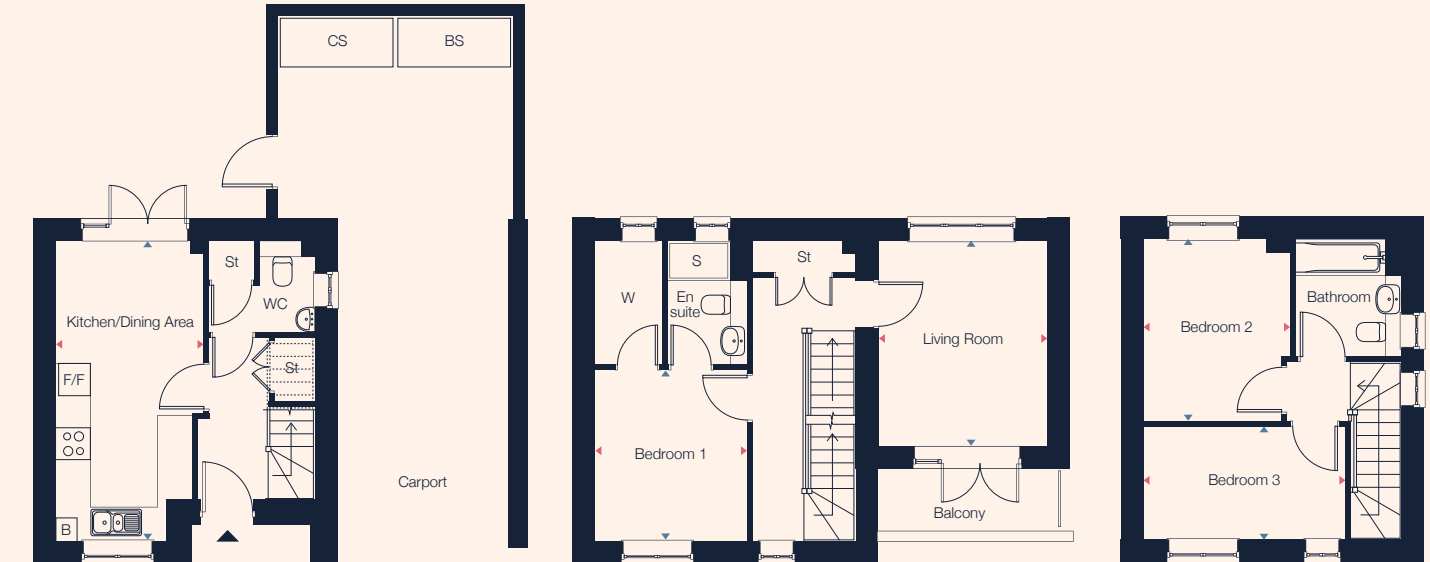
Kitchen/Living/Dining Area	7.36m x 4.93m / 24'4" x 16'2"
Bedroom 1	3.00m x 4.21m / 9'10" x 13'10"
Bedroom 2	3.36m x 2.82m / 11'0" x 9'3"

Layouts provide approximate measurements only. Dimensions are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Gross internal layouts may differ depending on house types. External layouts differ between plots including placement of bin stores, cycle stores and canopies. Please speak to a Sales Executive who will be able to provide plans showing the exterior for each specific plot. 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. †Handed plot. ††Window to plot 16 only.





Computer generated image.



Ground Floor First Floor Second Floor

Plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 13†, 14 & 15

Key: B – Boiler BS – Bin Store CS – Cycle Store F/F – Fridge Freezer St – Store S – Shower W – Wardrobe WC – Cloakroom

The Bauhaus  
Three bedroom house  
Gross Internal Area | 95.4 sq m / 1,026 sq ft

Kitchen/Dining Area	5.68m x 2.79m / 18'8" x 9'2"	Bedroom 1	3.23m x 2.84m / 10'7" x 9'4"
Living Room	3.88m x 3.22m / 12'9" x 10'7"	Bedroom 2	3.42m x 2.78m / 11'3" x 9'2"
		Bedroom 3	2.15m x 3.84m / 7'1" x 12'7"

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Ground Floor

First Floor

Second Floor

**Plots 10, 11, 12, 28, 29, 30†, 33, 34†, 35, 36†, 37 & 38†**

Key: B – Boiler BS – Bin Store CS – Cycle Store F/F – Fridge Freezer St – Store S – Shower W – Wardrobe WC – Cloakroom

**The Etch**  
Three bedroom house  
Gross Internal Area | 106.8 sq m / 1,149 sq ft

Kitchen/Dining Area	5.50m x 4.44m / 18'1" x 14'7"	Bedroom 1	3.00m x 4.61m / 9'10" x 15'2"
Living Room	3.30m x 3.26m / 10'10" x 10'8"	Bedroom 2	2.65m x 3.39m / 8'8" x 11'1"
Study	2.01m x 2.13m / 6'7" x 7'0"	Bedroom 3	3.60m x 2.25m / 11'10" x 7'5"

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Computer generated image.

Ground Floor

First Floor

Second Floor

**Plots 23†, 24, 31† & 32**

Key: B – Boiler BS – Bin Store CS – Cycle Store F/F – Fridge Freezer St – Store S – Shower W – Wardrobe WC – Cloakroom

**The Harmony**

Three bedroom house

Gross Internal Area | 114.9 sq m / 1,236 sq ft

Kitchen/Dining Area	5.70m x 5.30m / 18'8" x 17'3"	Bedroom 1	4.57m x 3.00m / 15'0" x 9'10"
Living Room	3.70m x 3.84m / 12'2" x 12'7"	Bedroom 2	3.60m x 2.70m / 11'10" x 8'10"
Study	2.01m x 2.25m / 6'7" x 7'5"	Bedroom 3	3.56m x 2.33m / 11'8" x 7'8"

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2 & 3 Bedroom homes

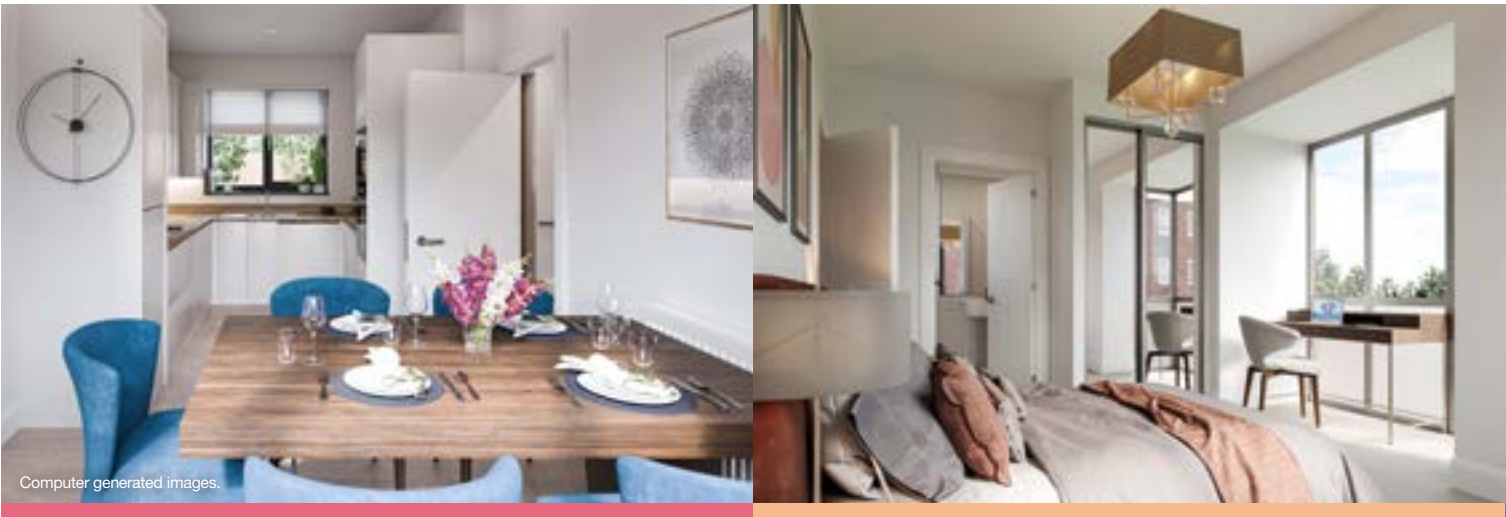
17



It's all in  
**the detail**



Internal image of a typical Catalyst home.



Computer generated images.

## Kitchen

- Laminate worktops with matching upstands
- Glass splashback behind full width of hob to underside of cooker hood
- Single oven for 2 bed houses
- Double oven for 3 bed houses
- Symphony – Inline Trend Gloss range
- Zanussi Gas Hob
- Zanussi freestanding washing machine
- Zanussi stainless steel chimney hood
- Integrated full-size Zanussi dishwasher
- Integrated fridge freezer

## Bathrooms

- Full-height wall tiles
- Heated towel rail

## Finishes

- Kahrs Linnea wood flooring throughout ground floor including kitchen, dining, living room and hall
- Minoli tiling in kitchen (Bauhaus and Etch)
- Carpet to all bedrooms
- Kahrs flooring to first floor living rooms
- Fitted wardrobes to main bedrooms (except plots 9 & 15)

Finishes are plot specific, please speak to a member of our Sales Team for more information.

## Electrical

- Optical smoke alarm
- Shaver socket
- Combined heat and Carbon Monoxide alarm

## External

- All plots come with parking for 2 cars
- Turfed rear garden

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.



# Shared Ownership

How it can work for you



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

### How does it work?

You initially purchase between 25% to 75% of the home's market value. You then pay subsidised rent on the remainder.

### 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%

Buy 25% to 75% of a property

25%



\*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

We are one of the UK's leading housing associations – a member of the G15 group, with over 34,000 homes in London and the South East.

Homes people love.

The UK has a housing problem. This affects every one of us, because housing is the foundation of the society we live in.

Catalyst New Homes is part of the solution. We're here to make a purposeful difference, providing housing solutions and opportunities for those who can't afford a home without our help. We offer a wide range of homes, for rent, part ownership or purchase. And by doing so, we build more than homes – we build communities.

We also work hard to be a great employer, to deliver outstanding customer service and to be a high-performance business. We are absolutely committed to our social purpose, in every part of our organisation. And we always seek to do better. We provide a wide range of affordable housing options in London and the South East.

SOME OF OUR OTHER DEVELOPMENTS INCLUDE:



Midsummer Vale  
Stevenage



Kite Meadows  
Princes Risborough



Newman Place  
Oxford

Catalyst New Homes reserves the right to change specifications, designs, floorplans and siteplans at any time. Computer generated images are indicative only and can be subject to change. Variations to the external design and landscaping may occur. Please check with a member of our Sales Team before reservation. All lifestyle and location imagery used within this brochure is indicative only. Please ask a Sales Executive for up-to-date information when reserving your new home. Information is correct at the time of going to print. October 2020.



Homes people love



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