



Woollards Lane, Great Shelford, Cambridge, CB22 5LZ



## Woollards Lane

Great Shelford, Cambridge,  
CB22 5LZ

- RENT TO HOME\*
- Minimum 12 Month Tenancy
- Unfurnished
- Available from Mid May
- Electric Room Heaters
- EPC: D
- Council Tax Band: B
- Allocated Parking

The Cambridge Building Society's unique Rent to Home scheme gives First Time Buyers the chance to live in a well-presented 2 bedroom apartment and get up to 70% of the rent back (around £34,020) for a deposit to buy their own property. The apartment is located in the heart of this popular and well served village with main line train station. The accommodation comprises entrance hall, living room, kitchen, 2 bedrooms and bathroom. Allocated parking within a carport. Unfurnished. Available from mid May. EPC: D and Council Tax Band: B.



**£1,350 PCM**





## LOCATION

Great Shelford is a sought-after village located approximately four miles south of Cambridge, offering excellent transport links and a wide range of amenities. Its railway station provides direct services to Cambridge and London, making it ideal for commuters. The village also features a variety of shops, cafés, restaurants and recreational facilities, contributing to a high quality of life for residents.



## ENTRANCE HALLWAY

entry phone, 2 built in storage cupboards (1 housing hot water cylinder) and doors to living room, bedrooms and bathroom.

## LIVING ROOM

double glazed sash window to front aspect, double glazed patio doors to side aspect opening onto Juliet balcony and door to:

## KITCHEN

fitted with base and wall units, work tops, sink with double glazed window to side aspect above and integrated appliances including oven, electric hob with extractor hood above, fridge freezer and washing machine.

## BEDROOM 1

built in double wardrobes, double glazed sash window to front aspect and Velux skylight.

## BEDROOM 2

built in wardrobe and 2 double glazed windows to side aspect.

## BATHROOM

shower over bath, wc, wash basin, heated towel rail and Velux skylight.

## PARKING

allocated parking space within carport.

## LETTING AGENT NOTES

For full information on the Rent To Home Scheme please refer to the Terms and Conditions on our Website and for more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £0

Deposit - £1350





### Rent to Home Full details

#### Your journey from Rent to Home

Rent to Home has been designed to support First Time Buyers get a step on the property ladder, specifically those who can afford to rent, but are unable to save a deposit to purchase a home.

If you're successful, you'll be able to rent a newly refurbished property from us under the Rent to Home scheme for up to three years. During this time, if you're ready to purchase your own home, 70% of the rent paid will be returned to you to help with your deposit.

The return of 70% relies on you taking a mortgage with The Cambridge and vacating the rental property within three years from moving in.

To demonstrate our commitment to helping those in our heartland and our many loyal members, the scheme has a series of criteria – read on to find out more:

#### Applicant, criteria, and ballot requirements

To ensure we're helping those who really need our help, the Rent to Home scheme comes with its own set of criteria.

- **You must be a First Time Buyer** - *You'll need to fit HM Treasury's definition of a First Time Buyer. A first-time buyer is someone who has never owned freehold or leasehold interest in a dwelling before and who is purchasing their only or main residence. Residential property, land and interests in property and land anywhere in the world is considered when determining whether someone is a first-time buyer. Where there are joint purchasers, all purchasers would need to be first-time buyers*
- **You must have a connection to our heartland** – *You must live, work, or have a close relative living within a 15-mile radius of our branch and store network*
- **You'll need to become a member of The Cambridge** – *Upon your application being successfully drawn you'll need to become a voting member of The Cambridge – to do this you'll need to open a savings account with £100*
- **You must have a modest income** - *We have a cap on the salary requirements of applicants for the Rent to Home scheme to make sure rental payments are affordable for applicants and we're helping those with lower salaries. The cap is a minimum income of £40,500 for sole and joint applicants, and a maximum income of £60,000 for sole applicants and £80,000 combined income for joint applicants*

#### Rental amounts and values returned to support with your deposit

##### Rental amounts

The rent for our Great Shelford properties will be £1,350 per month per property. This rent will be due in accordance with the Tenancy Agreement.

A Rental Security Deposit of £1,350 will be payable to our Lettings Agent upon signing the Tenancy Agreement.

To be eligible for the rental return you'll need to stay in the rental property between 1 and 3 years and comply with the terms of the Tenancy Agreement. If during this time, you're in a position to purchase, your Cambridge Relationship Manager will be on hand to support you through getting a mortgage and purchasing your first home. If you stay in the rental property for over 3 years; you will no longer be eligible for the rental return.

During the annual cycle of the tenancy agreement the rental value will be reviewed. We will always aim to keep the rental value at market rate rent.

##### Values to be returned

70% of the rent will be returned to support you with the deposit for your first home if you take a mortgage out with The Cambridge and you vacate the rental property within 3 years of the Tenancy Agreement commencing.

An example of how this may be calculated for someone renting for the maximum time is:



The lucky applicant rents our rental home at the market rate of £1,350 per month.



They rent the property for up to three years, and we keep a percentage of their rent payments safe.



Prior to three years, they vacate the rental property, and we return £34,020 to use towards the deposit for their mortgage with The Cambridge.

If you take a mortgage out with another lender due to The Cambridge being unable to support you, 50% of the rent will be returned to support with the deposit for your first home on the condition that you vacate the rental property within 3 years of the Tenancy Agreement commencing. You will not be eligible for a rental return if you remain in the rental property for over 3 years.

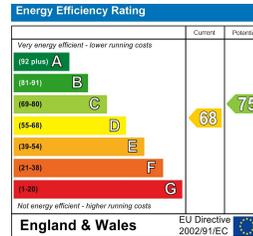
If you do not purchase a home within 3 years of renting the property or you fail to vacate within 3 years of the Tenancy Agreement commencing none of the monies will be returned.

## Key dates

The Rent to Home scheme opens for applications on Wednesday 11<sup>th</sup> 2026 and will close on Friday 17<sup>th</sup> April 2026 or earlier if 50 applications are received during this time.

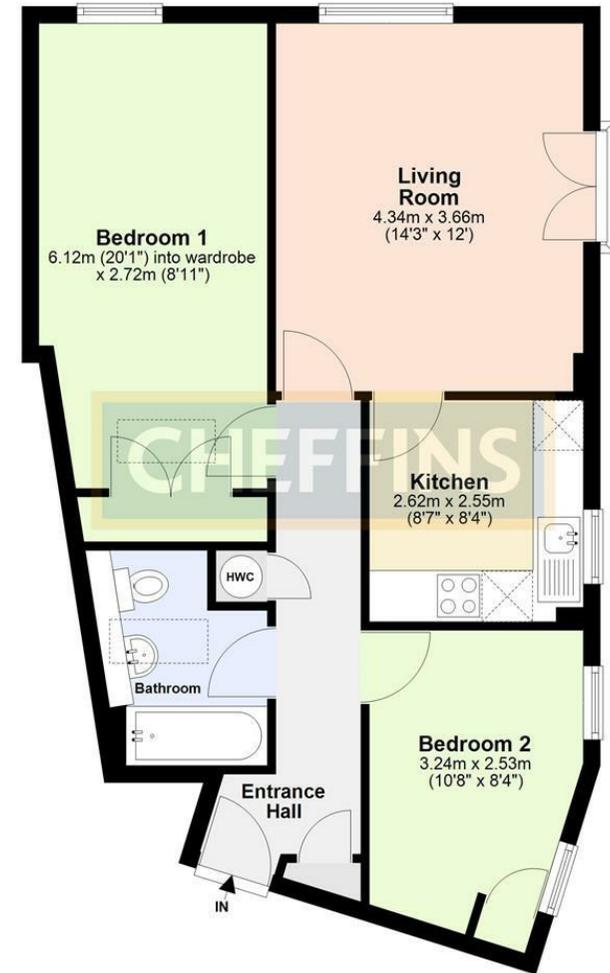
Here is a timeline outlining the key milestones:

- **11<sup>th</sup> March 2026** – Our Rent to Home scheme opens for new applications.
- **11<sup>th</sup> April 2026** – We're holding a viewing day on 11<sup>th</sup> April to allow applicants to view the available properties and ensure they are suitable for your needs.
- **17<sup>th</sup> April 2026** – Applications will close at 5pm on Friday 17<sup>th</sup> April 2026. Should the scheme receive 50 applications prior to Friday 17<sup>th</sup> April 2026 it will close sooner.
- **29<sup>th</sup> April 2026** – on Wednesday 29<sup>th</sup> April 2026 the ballot will be held and the successful applicants for each of the properties will have been contacted.
- **Within three months of the draw** – the property is ready for you to move in to immediately, but we know things can take time to sort through when you move house. So you will have up to three months to move in following the ballot draw.
- **Six months on** – six months on from moving into the rental property you will be given the opportunity to sit down with your personal Relationship Manager and experience a mock mortgage interview. The purpose is to support and help you in understanding the requirements of a mortgage.
- **One to three years on** – when you're ready to purchase your first home, your personal Relationship Manager will be there to support you with your mortgage application and the final steps of moving from Rent to Home.



## First Floor

Approx. 60.7 sq. metres (653.8 sq. feet)



Total area: approx. 60.7 sq. metres (653.8 sq. feet)

## Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.