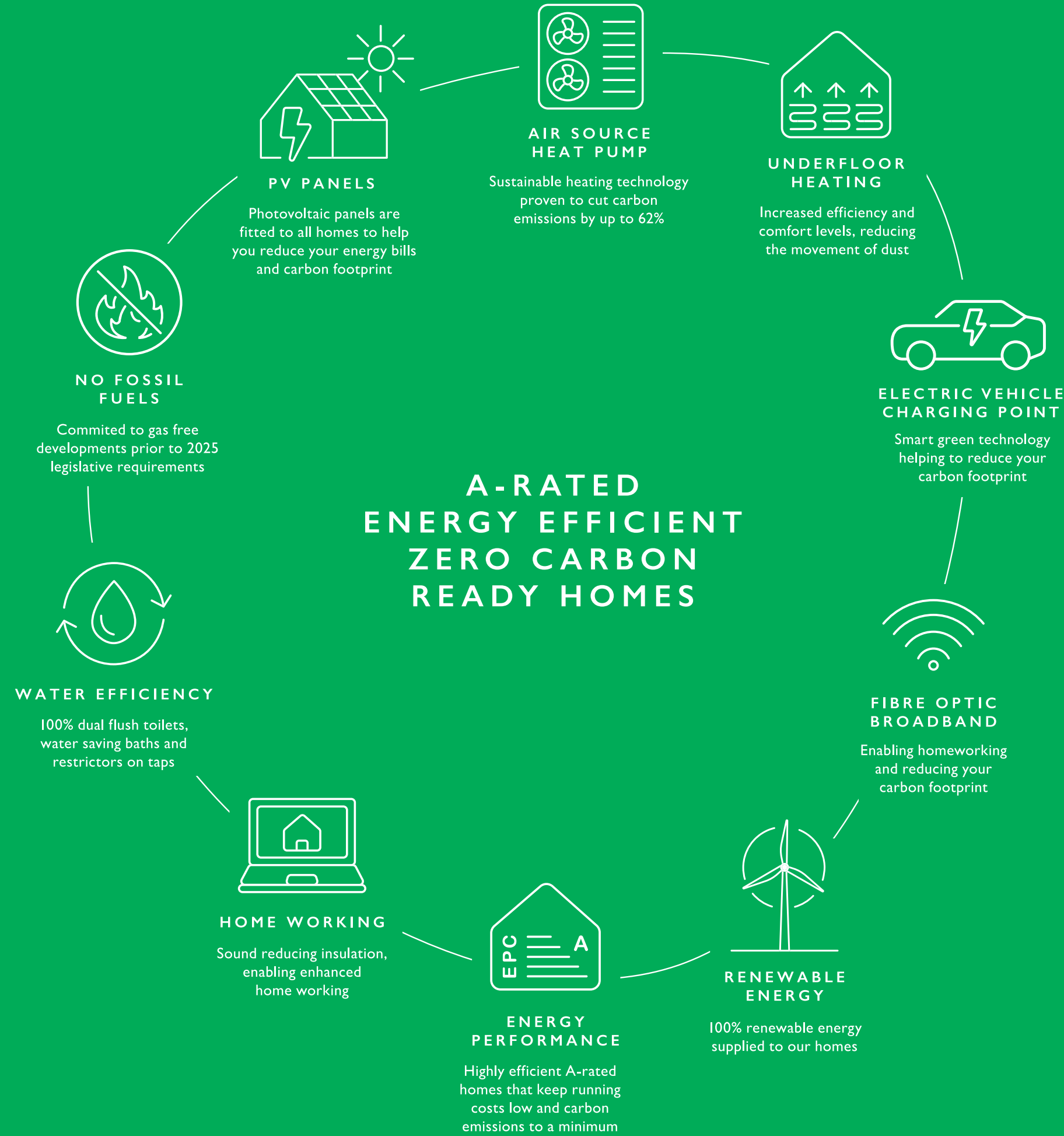


ECO REDEFINED

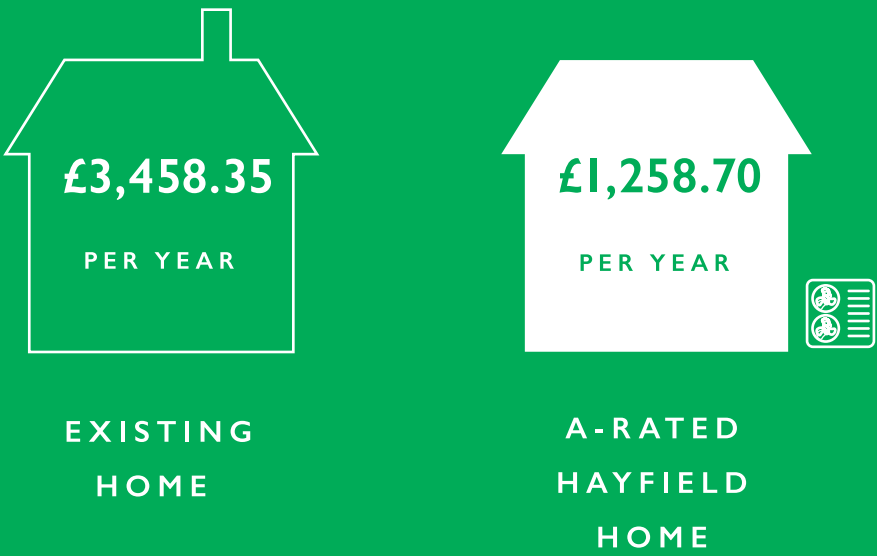
Committed to sustainable living

Our A-rated Zero Carbon Ready Homes have been thoughtfully designed to include initiatives that leave a lasting legacy for future generations, while delivering sustainable communities and places that enhance your wellbeing.

Our homes are powered and heated by electricity only. We do not use fossil fuels. This, combined with other low carbon technologies we install as standard, and the high thermal efficiency of our homes, means a Hayfield home has the potential to not add any carbon dioxide to the atmosphere during its use by a homeowner.



TYPICAL ENERGY COSTS



TYPICAL CARBON EMISSIONS



Source - data from the Home Builders Federation (HBF) "Watt a Save" report.
Our homes only have a carbon emissions score due to the supply from the National Grid, which is not decarbonised.

ECO REDEFINED

Not all
homes are
created equal

Our homes are more than just bricks and mortar. Every detail has been carefully considered to create homes that achieve the gold standard of efficiency, meaning residents can save on energy costs and live a more sustainable lifestyle whilst not comprising on luxury.

THE HAYFIELD DIFFERENCE

An EPC A-rated Hayfield home is 64% cheaper to run than an existing home.

CARBON EMISSIONS

To have the best chance of avoiding a 2°C rise in global temperatures, the average global carbon footprint per year needs to drop to under 2 tonnes by 2050. We introduced our Zero Carbon Ready specification in 2021– four years in advance of the 2025 Future Homes Standard legislation.

The average A-rated Hayfield home emits 0.38 tonnes of carbon per year, which is 3.94 tonnes less than an existing home. That's the same amount of carbon emissions produced by a return flight from Manchester to Honolulu, Hawaii or driving around the world three times!



LOCATION


On your
doorstep


Hayfield Lodge provides residents with the distinct advantage of location.


For travel by rail, Cambridge train station is just over 12 miles away providing services to London's Kings Cross, Liverpool Street, St Pancras and Kings Cross in around an hour. There are also services to London Stansted Airport in just over 30 minutes.


There are two buses running through Over; with the 1A service going between Bar Hill and St Ives, or the 5A route between Swavesey and St Ives, stopping at Over and Willingham.


For excursions by car, the A14 can be reached in 9 minutes, leading to the M11 motorway in the south or towards the A1 and A1(M).



PLACES OF WORSHIP



DRINKS / DINING



PARKS / RECREATION



HEALTHCARE


VETS


SCHOOLS


TOWN / CITY CENTRES


SHOPS


TRAIN STATION

- UNDER 5 MILES
- Over Community Centre – 500 yards
 - Over Pharmacy – 700 yards
 - St Mary's Church – 0.6 miles
 - Over convenience store – 0.7 miles
 - Swavesey Primary School – 1.5 miles
 - Swavesey Village College – 1.8 miles
 - Willingham Primary School – 2.5 miles
 - The Village Dental Practice – 3.2 miles
 - RSPB Fen Drayton Lakes – 3.7 miles

- UNDER 10 MILES
- Tesco Extra – 5 miles
 - Cambridgeshire Golf Club – 5.5 miles
 - Girton Golf Club – 8 miles
 - Waitrose – 9 miles
 - Medivet St Ives – 9.5 miles
 - Spire Cambridge Lea Hospital (private) – 9.6 miles
 - Morrisons – 10 miles

- UNDER 15 MILES
- St Ives town centre – 10.3 miles
 - Cambridge centre – 11.5 miles
 - The Perse Upper School – 12.6 miles
 - Hinchingbrooke Hospital – 13 miles



N.B. Times and distances taken from Google Maps and correct at time of publication

Arrangement of homes

THE STANTON

2 bedroom bungalow
Homes 6 & 7

THE LULSLEY

2 bedroom house
Homes 8, 9, 18, 35 & 36

THE HAWFORD

3 bedroom house
Homes 10, 34 & 40

THE DASSET

3 bedroom house
Home 4

THE HENLEY

4 bedroom house
Home 3, 27, 42 & 44

THE HARCOURT

4 bedroom house
Homes 43

THE HALLOW

4 bedroom house
Homes 41

THE BOURTON

5 bedroom house
Homes 1 & 33

THE CAMPTON

5 bedroom house
Homes 29 & 31

THE HANWELL

5 bedroom house
Homes 2, 5, 28, 30 & 32

Homes 11-17, 19-26 & 37-39 are affordable housing.

Computer Generated Image.
This is an indicative plan, please speak to a Sales
Development Manager for more information.



The Henley

4 BEDROOM HOUSE

Homes 3, 27, 42 & 44

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide and may vary. Ask a Sales Development Manager for further details on specific homes. Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Images are artists impressions and may vary. Cupboards in some properties may vary.

FIRST FLOOR



*Bay and additional windows to homes 3 and 44 only

Principal Bedroom	4.68m x 4.91m	15'4" x 16'1"
Bedroom 2	4.24m x 3.13m	13'11" x 10'3"
Bedroom 3	3.74m x 3.53m	12'3" x 11'7"
Bedroom 4	3.13m x 2.59m	10'3" x 8'6"

GROUND FLOOR



*Bay and additional windows to homes 3 and 44 only

Sitting Room	4.86m x 3.05m	15'11" x 10'0"
Kitchen/Dining/Family Room	4.70m x 7.83m	15'5" x 25'8"
Study	2.30m x 2.53m	7'7" x 8'4"



The Bourton

5 BEDROOM HOUSE

Homes 1 & 33

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FIRST FLOOR



*Bay and additional windows to home 1 only

Principal Bedroom	4.32m x 3.57m	14'2" x 11'8"
Bedroom 2	3.48m x 3.51m	11'5" x 11'6"
Bedroom 3	3.11m x 3.10m	10'2" x 10'2"
Bedroom 4	3.25m x 3.51m	10'8" x 11'6"
Bedroom 5	2.30m x 3.51m	7'6" x 11'6"

GROUND FLOOR



*Bay and additional windows to home 1 only

Sitting Room	4.60m x 3.57m	15'1" x 11'8"
Kitchen/Breakfast Room	3.35m x 6.70m	11'0" x 21'11"
Family area	3.94m x 3.00m	12'11" x 9'10"
Dining Room	2.84m x 3.56m	9'3" x 11'8"
Study	3.02m x 2.48m	9'11" x 8'2"



The Campton

5 BEDROOM HOUSE

Homes 29 & 31

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FIRST FLOOR



Principal Bedroom	3.94m x 3.73m	12'11" x 12'3"
Bedroom 2	2.76m x 4.05m	9'0" x 13'3"
Bedroom 3	3.33m x 3.79m	10'11" x 12'5"
Bedroom 4	2.73m x 4.04m	8'11" x 13'3"
Bedroom 5	3.36m x 2.82m	11'0" x 9'3"

GROUND FLOOR



Sitting Room	4.50m x 3.90m	14'9" x 12'9"
Kitchen/Family Room	4.65m x 9.02m	15'3" x 29'6"
Dining Room	2.70m x 3.90m	8'10" x 12'9"
Study	2.10m x 2.79m	6'11" x 9'1"



Computer Generated Image.

The Hanwell

5 BEDROOM HOUSE

Homes 2, 5, 28, 30 & 32

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide and may vary. Ask a Sales Development Manager for further details on specific homes. Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Images are artists impressions and may vary. Cupboards in some properties may vary.

FIRST FLOOR



*Bay and additional windows to homes 2, 28 & 30 only

Principal Bedroom	4.15m x 5.58m	13'7" x 18'3"
Bedroom 2	4.37m x 3.22m	14'4" x 10'7"
Bedroom 3	4.30m x 2.80m	14'1" x 9'2"
Bedroom 4	3.06m x 2.80m	10'0" x 9'2"
Bedroom 5	1.89m x 3.41m	6'2" x 11'2"

GROUND FLOOR



*Bay and additional windows to homes 2, 28 & 30 only

Sitting Room	4.70m x 3.90m	15'5" x 12'9"
Kitchen/Family Room	7.15m x 5.58m	23'5" x 18'3"
Dining Room	2.64m x 3.90m	8'8" x 12'9"
Study	2.66m x 3.90m	8'9" x 12'9"



Specifications are a guideline only and we reserve the right to change the specification at any time without prior notice. The specification to bungalows may vary from that listed, speak to a Sales Development Manager for further information.

SPECIFICATION

Kitchen

All kitchens are manufactured to the highest quality and uniquely designed for each home. The kitchens and utility rooms are equipped with a range of increased height wall cabinets. An excellent range of colours and handles will be available to customise your home (subject to build stage).

The Stanton, Dassett, Henley, Hallow, Harcourt, Bourton, Hanwell and Campton house designs all feature quartz worktops with a full height splashback to hob and upstand to compliment the worktop. Matching quartz worktops and upstands to utilities.

The Lulsley and Hawford homes will all have premium laminate worktops with matching upstands, and a glass splashback to hob. Matching laminate worktops and upstands to utilities where applicable.

Fully integrated luxury Siemens appliances to all homes, including multifunctional oven, induction hob, fridge freezer and dishwasher. (Integrated washer/dryer to be installed if a home has no utility).

SPECIFICATION

Kitchen

The Stanton, Dassett, Henley, Hallow, Harcourt, Bourton, Hanwell and Campton homes will be fitted with an additional oven with microwave function.

The Hallow, Hanwell and Campton home will have a luxury vented induction hob fitted.

Minoli ceramic floor tiling to the kitchen/dining, utility, cloakroom, hall and store under stairs of the Bourton, Hanwell and Campton homes. Karndean luxury flooring to the kitchen/dining, utility, cloakroom, hall and store under stairs to all other homes.

Bi-fold doors to the kitchen/family/garden room fitted to the Dassett, Hallow, Henley, Harcourt, Bourton, Hanwell and Campton homes. French doors to all other homes.



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SPECIFICATION

Bathroom & en suites

Contemporary white Laufen bathroom suites including vanity units, chrome fittings including feature rain shower head and heated chrome towel rails to the Stanton, Dassett, Henley, Hallow, Harcourt, Bourton, Hanwell and Campton homes.

Contemporary white ROCA bathroom suites including vanity units, chrome brassware fittings including feature rain shower head and chrome towel rails to the Lulsley and Hawford homes.

Shaver socket to be provided to bathrooms and en suites.

Minoli ceramic floor and wall tiling to the Bourton, Hanwell and Campton homes.

Minoli ceramic wall tiling and Karndean luxury vinyl flooring to Lulsley, Hawford, Stanton, Dassett, Henley, Hallow and Harcourt homes.

A variety of mirrored walls and wall mounted mirrored vanity units to bathrooms and principal en suites of all homes (please refer to the Sales Development Managers' working drawings).

SPECIFICATION

Internal features

Fitted wardrobes to principal bedroom of the Stanton, Dassett, Henley, Hallow, Harcourt, Bourton, Hanwell and Campton house designs.

Built in wardrobes to the principal bedroom to the Lulsley & Hawford homes.

Improved sound performance construction to the dedicated study or smallest bedroom.

Glazed internal doors to ground floor rooms, where applicable.

Contemporary style matt black ironmongery to all internal doors.

Plinth blocks to hall, stairs and landing.

Underfloor heating to the ground floor and conventional radiators to the first floor to all homes, including smart thermostats (please refer to Sales Development Managers' working drawings).

All homes will be heated by an eco-friendly Air Source Heat Pump.

Double glazed UPVC windows with multi-point locking systems to all homes.

Feature paint to all woodwork in hallway, stairs and landing.



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SPECIFICATION

Electrical & multimedia

Contemporary style matt black switches and sockets throughout each home.

A mixture of downlights and pendant lighting throughout the home. (Please refer to Sales Development Managers' working drawings).

LED feature lighting to kitchen plinths and wall cabinets.

Selected rooms wired for Sky & Freeview TV distribution.

OFNL fibre broadband provision.

SPECIFICATION

External features

- Ring doorbell to all homes
- Smart electric vehicle fast-charging point to all homes
- Photovoltaic panels to all homes
- Feature planting to the front gardens and turf to the rear gardens.
- Power to garages where possible.
- Closeboard fencing and respective access gate to each home.



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