

RUTHERFORD

FIELDS



THE REDEVELOPMENT OF
RAF STANBRIDGE

A COLLECTION OF 1 & 2 BEDROOM APARTMENTS
AND 2, 3 & 4 BEDROOM HOUSES



Catalyst

WELCOME TO

RUTHERFORD
FIELDS



HISTORY IN THE MAKING

Rutherford Fields has a big story to tell and that is because it used to be home to one of the country's most closely guarded secrets; RAF Stanbridge.

Originally called RAF Leighton Buzzard, this picturesque site nestled in the heart of the Bedfordshire countryside played a key role as a global communications centre throughout WWII and crucially during D-Day and the Battle of Britain.

With a range of desirable properties available on a Shared Ownership or Private Sales basis, there are homes to suit every lifestyle. Whether you're a first time buyer, a family that needs more space or a couple whose children have flown the nest, Rutherford Fields offers everything from one and two-bedroom apartments to homes with two, three and four bedrooms.



Computer generated image



RUTHERFORD FIELDS

SITE PLAN

Key

- Show Home
- Marketing Suite
- Apartments 1 - 4
- Apartments 44 - 48
- Apartments 113 - 118



THE SMALL BASE WITH A BIG SECRET

Today, the village of Stanbridge enjoys the peace and tranquillity of rural living, but the fascinating history of Rutherford Fields uncovers an era filled with top secrets and covert communication.

To anyone passing, this small and unassuming RAF base was like any other, but when its true identity was finally revealed, it was named as one of the most important logistical locations in the world.





WHERE THE WORLD WAS CONNECTED

Established in 1936, the original RAF Leighton Buzzard base was created to be the main Central Exchange and Wireless Telegraph station for the RAF's telephone and telegraph network.

YOU HEARD IT HERE FIRST

The Rutherford Fields site was chosen for its excellent wireless reception, proximity to the existing GPO trunk telephone network and it was during WWII that it handled the whole of the national landline teleprinter communications and the private speech telephone system.

It was described in 1942 as the largest telephone exchange in the world and after it was renamed RAF Stanbridge following the war, the station continued to be the hub of the RAF's communication network.

By 1959 the RAF's Central Signals Centre was dealing with over 10,000 messages a day, of which, 5,500 were domestic and 4,500 international.



BUILDING ON HISTORY



RAF Stanbridge, 1943 © IWM



RAF troops, Leighton Buzzard, 1943 © IWM

RUTHERFORD FIELDS

Hz

1939

1959

1987

2011

2012

2014

RAF Leighton Buzzard operational as Central Exchange and Wireless Telegraph Station during WWII.

Renamed RAF Stanbridge after the war, the site became the RAF's Central Signals Centre.

Main building rebuilt as the station became the RAF Supply Control Centre and the Joint Services Air Trooping Centre.

Supply Control Centre work contracted out to Boeing Defence UK.

RAF Stanbridge closes.

Planning permission received for the Rutherford Fields development.

THE HEIGHT OF GOOD LIVING

A VILLAGE TO CALL HOME

Nestled inside the south-east corner of Bedfordshire, Stanbridge captures all of the charm and tradition of a quaint English village. Only 1.6 miles from Rutherford Fields, this peaceful setting has a range of local amenities, including an inviting cosy country pub.

If you are looking to explore beyond the country lanes, the lively market town of Leighton Buzzard provides an exciting selection of shops, bars and restaurants. Dating back to 1086, the general market is held on both Tuesday and Saturdays, with a Farmers Market open on the third Saturday of every month and the Craft Market on the fourth Saturday.

THINKING ABOUT THE FUTURE?

If the local schools are the top of your priority list, Stanbridge is within close proximity to a range of Ofsted outstanding rated primary and secondary schools, including Cedars Upper School and Saint George's Lower School in Leighton Buzzard.



SPREAD YOUR WINGS

Rutherford Fields may have been one of the RAF's most important bases, but you needn't worry, as you won't need a pilot's licence to get out and about. With the A505 passing to the south of the development, it's easy to take a road trip anywhere you choose – whether up to nearby Milton Keynes (a little over 20 minutes away) or across to the M1 and beyond.

If you prefer to travel by train, Leighton Buzzard station offers regular direct commuter links into London Euston, and there are up to five trains an hour into Milton Keynes, a journey that only takes ten minutes. When plans take you further afield, London Luton Airport can be reached in 30 minutes and London Heathrow in just over an hour away.



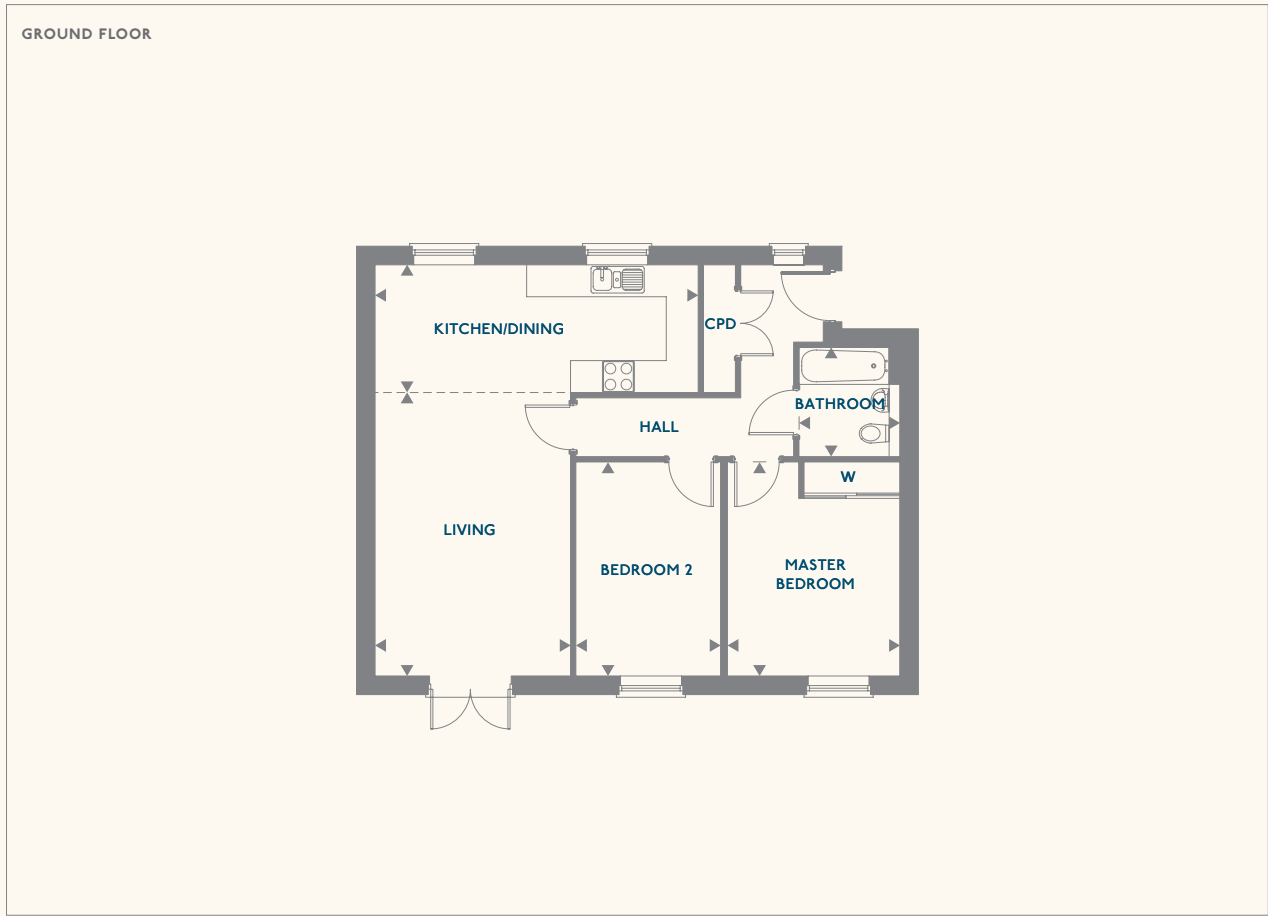
© IWM

THE APARTMENTS

RUTHERFORD
FIELDS

PLOT NUMBER:
1, 2, 3, & 4

**2 BEDROOM
APARTMENTS**



GROUND FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Dining	6.07m x 2.40m	19'11" x 7'10"
Living Room	3.67m x 5.32m	12'1" x 17'6"
Master Bedroom	3.24m x 4.00m	10'8" x 13'2"
Bedroom 2	2.72m x 4.02m	8'11" x 13'2"
Bathroom	2.05m x 1.89m	6'9" x 6'3"
Gross internal floor area - 796.24 sq ft		

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PLOT NUMBER:
44, 45, 46 & 47

**2 BEDROOM
APARTMENTS**



FIRST FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Dining	6.08m x 2.40m	19'11" x 7'10"
Living Room	3.78m x 5.33m	12'1" x 17'6"
Master Bedroom	3.24m x 4.01m	10'8" x 13'2"
Bedroom 2	2.72m x 4.02m	8'11" x 13'2"
Bathroom	2.05m x 1.90m	6'9" x 6'3"
Gross internal floor area - 796.24 sq ft		

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PLOT NUMBER:
114 & 117*

**1 BEDROOM
APARTMENTS**



GROUND FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Dining/Living	4.27m x 6.20m	14'0" x 20'4"
Bedroom	3.73m x 3.97m	12'3" x 13'0"
Bathroom	1.97m x 2.12m	6'6" x 7'0"
Gross internal floor area - 541.20 sq ft		
*Plot is handed		

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PLOT NUMBER:
113, 115*, 116 & 118*

**2 BEDROOM
APARTMENTS**

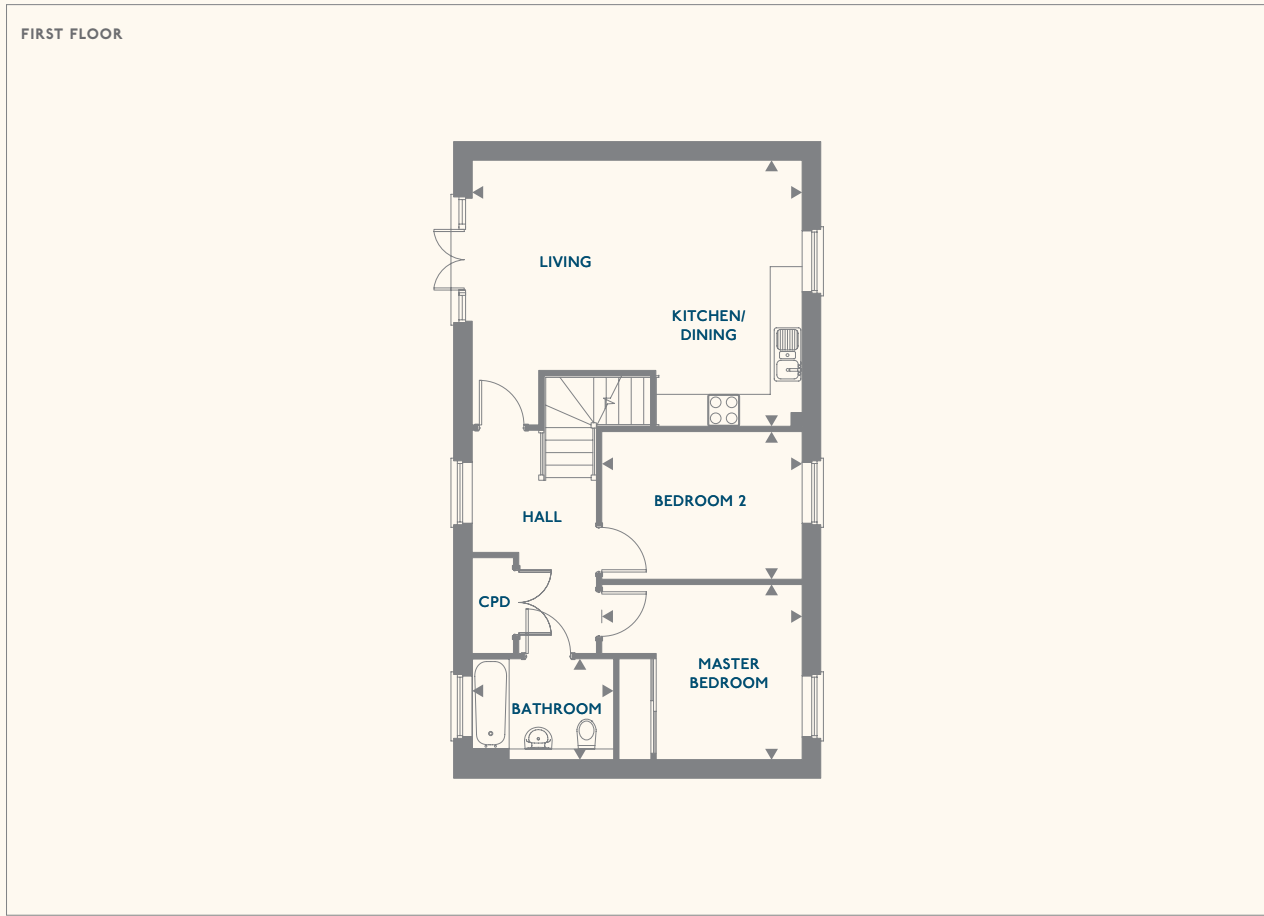
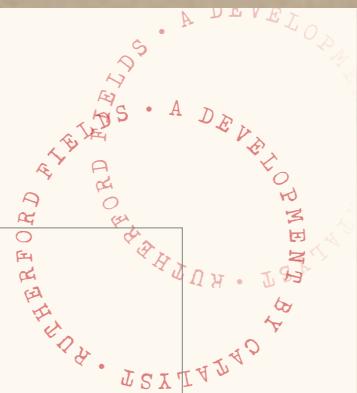


FIRST FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Dining	3.26m x 6.31m	10'9" x 20'9"
Living Room	3.45m x 3.81m	11'4" x 12'6"
Master Bedroom	3.35m x 4.14m	11'0" x 13'7"
Bedroom 2	3.35m x 2.72m	11'0" x 8'11"
Bathroom	2.10m x 2.13m	6'11" x 7'0"
Gross internal floor area - 786.19 sq ft		
*Plot is handed		

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PLOT NUMBER:
48

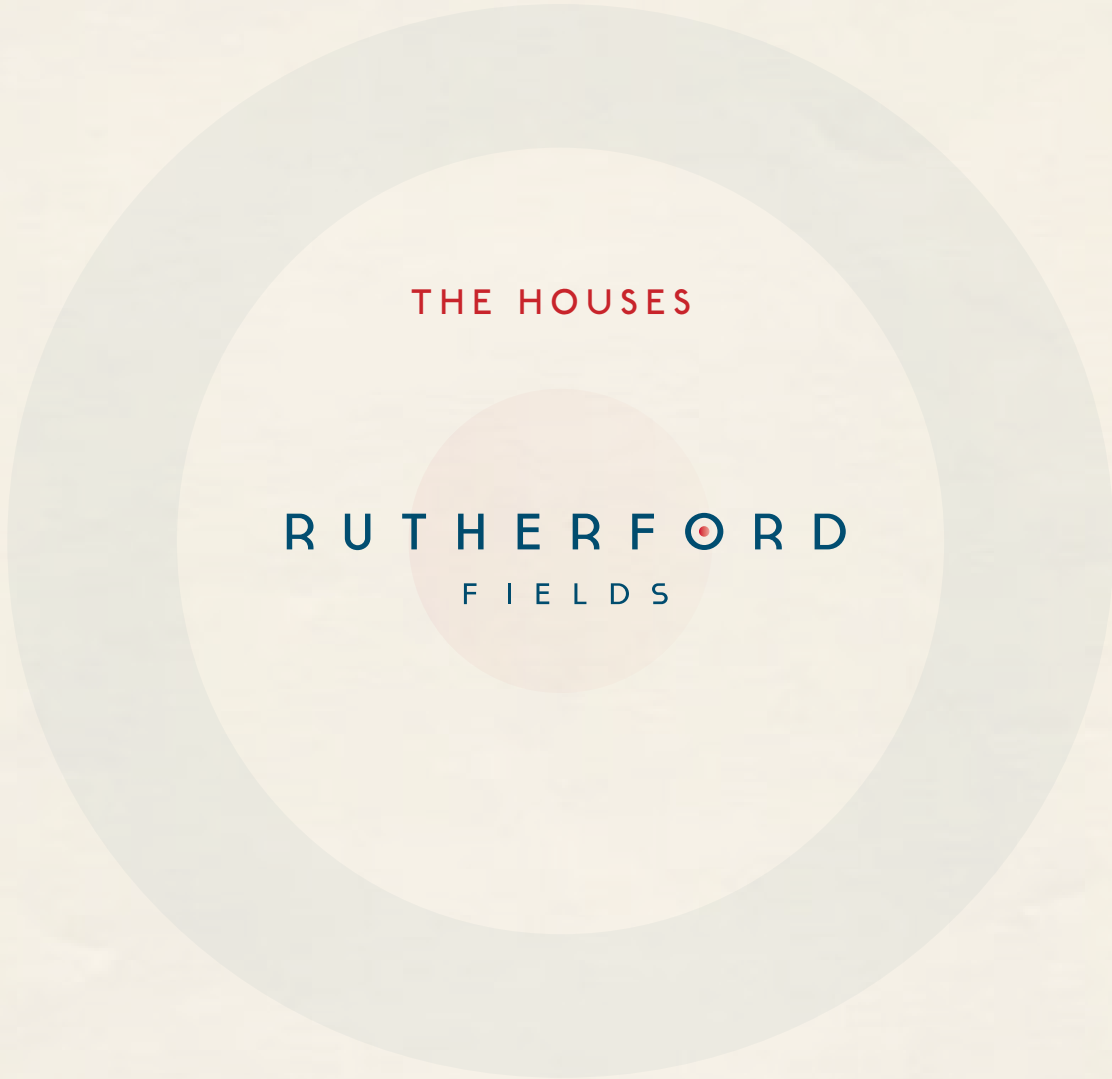
2 BEDROOM
APARTMENT



FIRST FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Dining/Living	6.20m x 5.00m	20'4" x 16'5"
Master Bedroom	3.29m x 3.76m	10'10" x 12'4"
Bedroom 2	2.27m x 3.76m	9'1" x 12'4"
Bathroom	2.65m x 1.89m	8'9" x 6'3"

Gross internal floor area - 751.82 sq ft

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TYPE: PLOT NUMBERS:
A 9, 10, 19, 20, 24 – 26, 29 – 36,
53, 54, 57, 58, 63, 64, 72, 73,
119 – 122, 150 & 151

2 BEDROOM
HOUSE



GROUND FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Living/Dining	7.33m x 4.19m	24'1" x 13'9"
FIRST FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	4.19m x 3.39m	13'9" x 11'2"
Bedroom 2	4.19m x 2.85m	13'9" x 9'4"
Bathroom	1.97m x 2.14m	6'6" x 7'0"
Gross internal floor area - 778.8 sq ft		

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TYPE: PLOT NUMBERS:
B 27, 28, 39, 40, 68 – 71,
160 & 161

3 BEDROOM
HOUSE

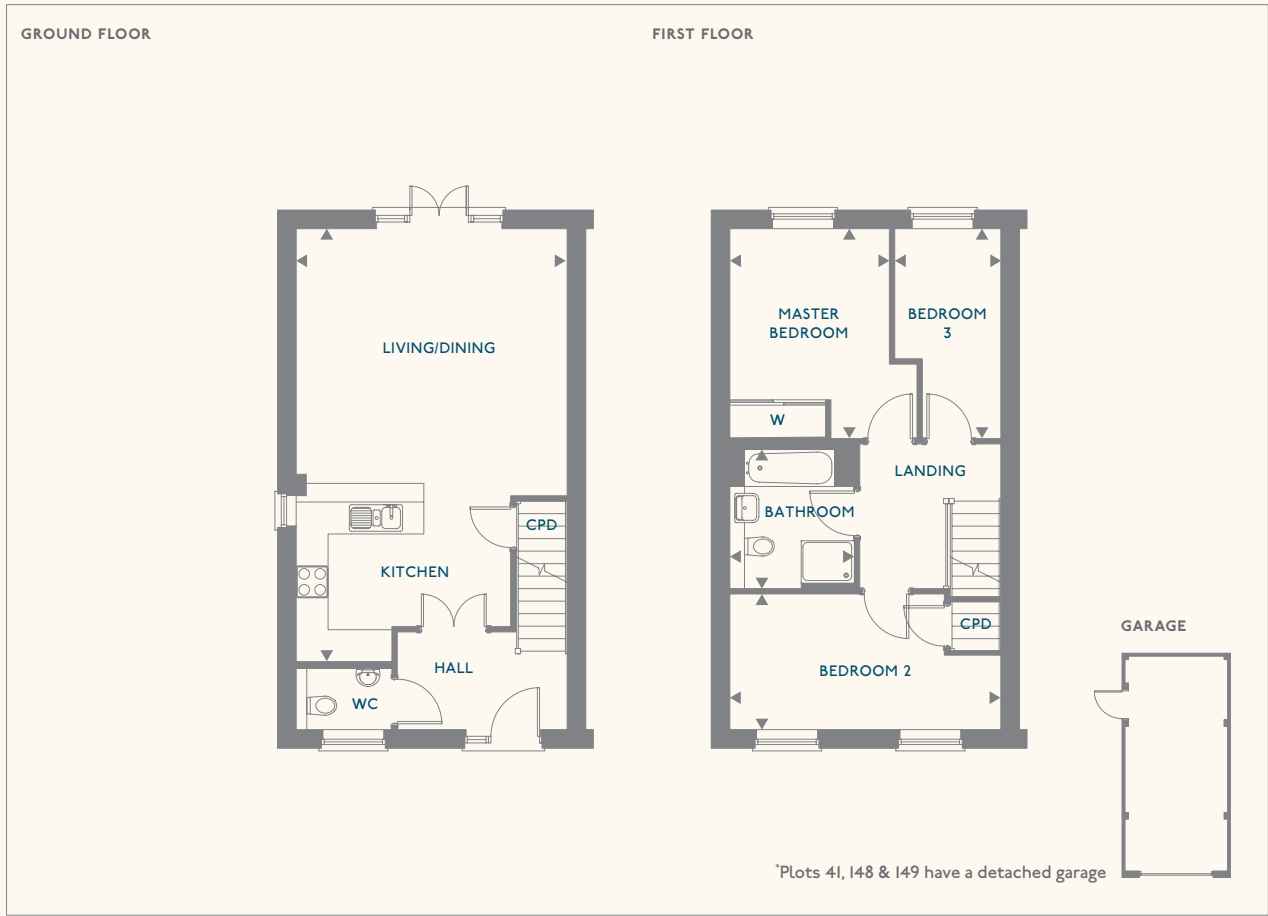


GROUND FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Living/ Dining	5.09m x 8.13m	16'9" x 26'8"
FIRST FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	3.51m x 3.94m	11'7" x 12'11"
Bedroom 2	2.55m x 5.09m	8'4" x 16'9"
Bedroom 3	1.99m x 3.94m	6'7" x 12'11"
Bathroom	2.34m x 2.61m	7'8" x 8'7"
Gross internal floor area - 1032 sq ft		

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TYPE: **B** PLOT NUMBERS:
5 – 8, 15 – 18, 21, 37, 38, 41, 49,
50 – 52, 59, 60 – 62, 65, 66, 123,
124, 136 – 149, 152 – 157

2 BEDROOM
HOUSE



GROUND FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Living/Dining	7.33m x 4.19m	24'1" x 13'9"
FIRST FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	4.19m x 3.39m	13'9" x 11'2"
Bedroom 2	4.19m x 2.85m	13'9" x 9'4"
Bathroom	1.97m x 2.14m	6'6" x 7'0"
Gross internal floor area - 778.8 sq ft		

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TYPE: **C** PLOT NUMBERS:
55 & 56

3 BEDROOM
HOUSE



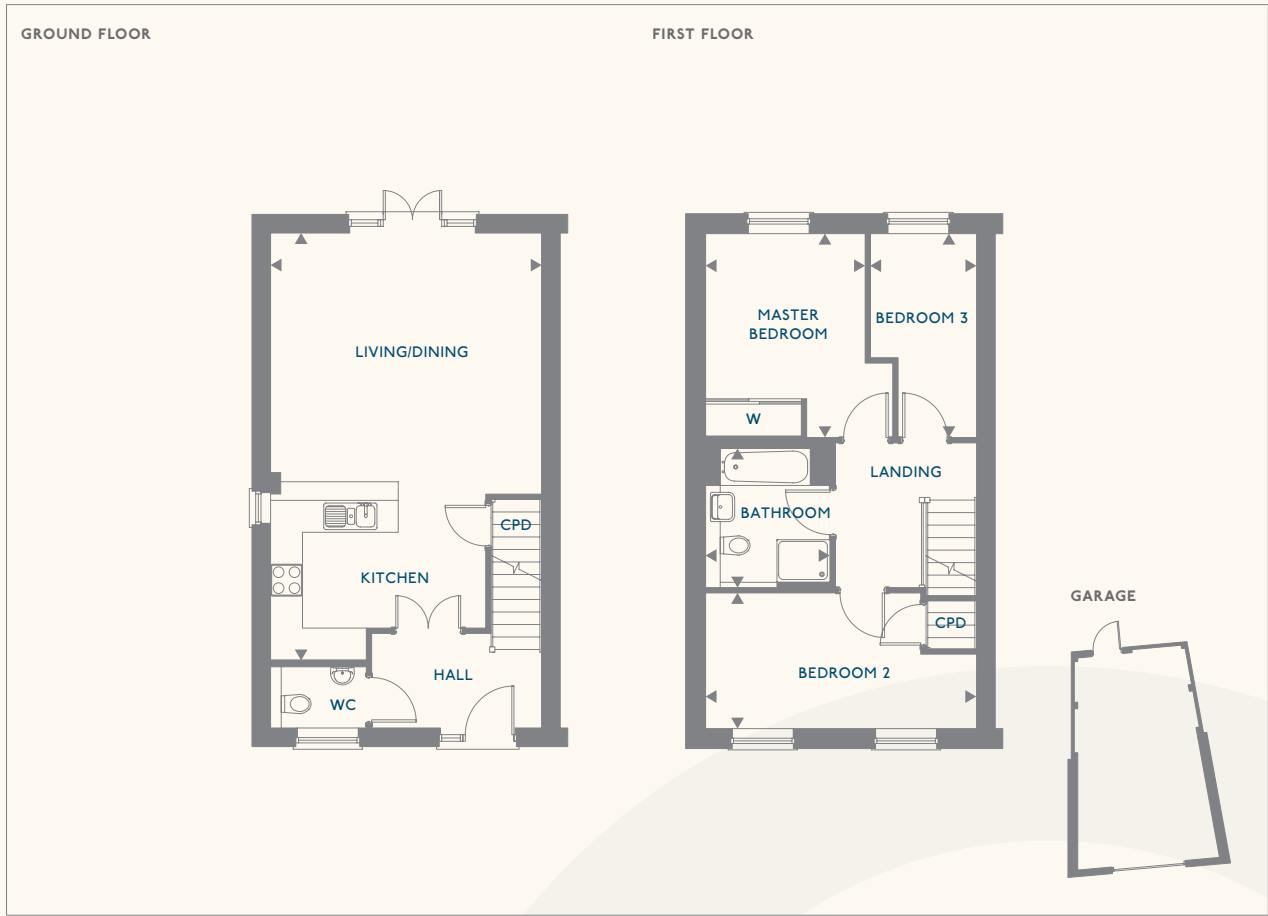
GROUND FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Living/Dining	8.02m x 5.09m	26'4" x 16'9"
FIRST FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	3.51m x 3.83m	11'7" x 12'7"
Bedroom 2	2.55m x 5.09m	8'4" x 16'9"
Bedroom 3	1.99m x 3.83m	6'7" x 12'7"
Bathroom	2.24m x 2.61m	7'8" x 8'7"
Gross internal floor area - 1020.04 sq ft		

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TYPE: C

PLOT NUMBERS: 130 & 131

3 BEDROOM HOUSE



GROUND FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Living/Dining	8.02m x 5.09m	26'4" x 16'9"

FIRST FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	3.51m x 3.83m	11'7" x 12'7"
Bedroom 2	2.55m x 5.09m	8'4" x 16'9"
Bedroom 3	1.99m x 3.83m	6'7" x 12'7"
Bathroom	2.24m x 2.61m	7'8" x 8'7"

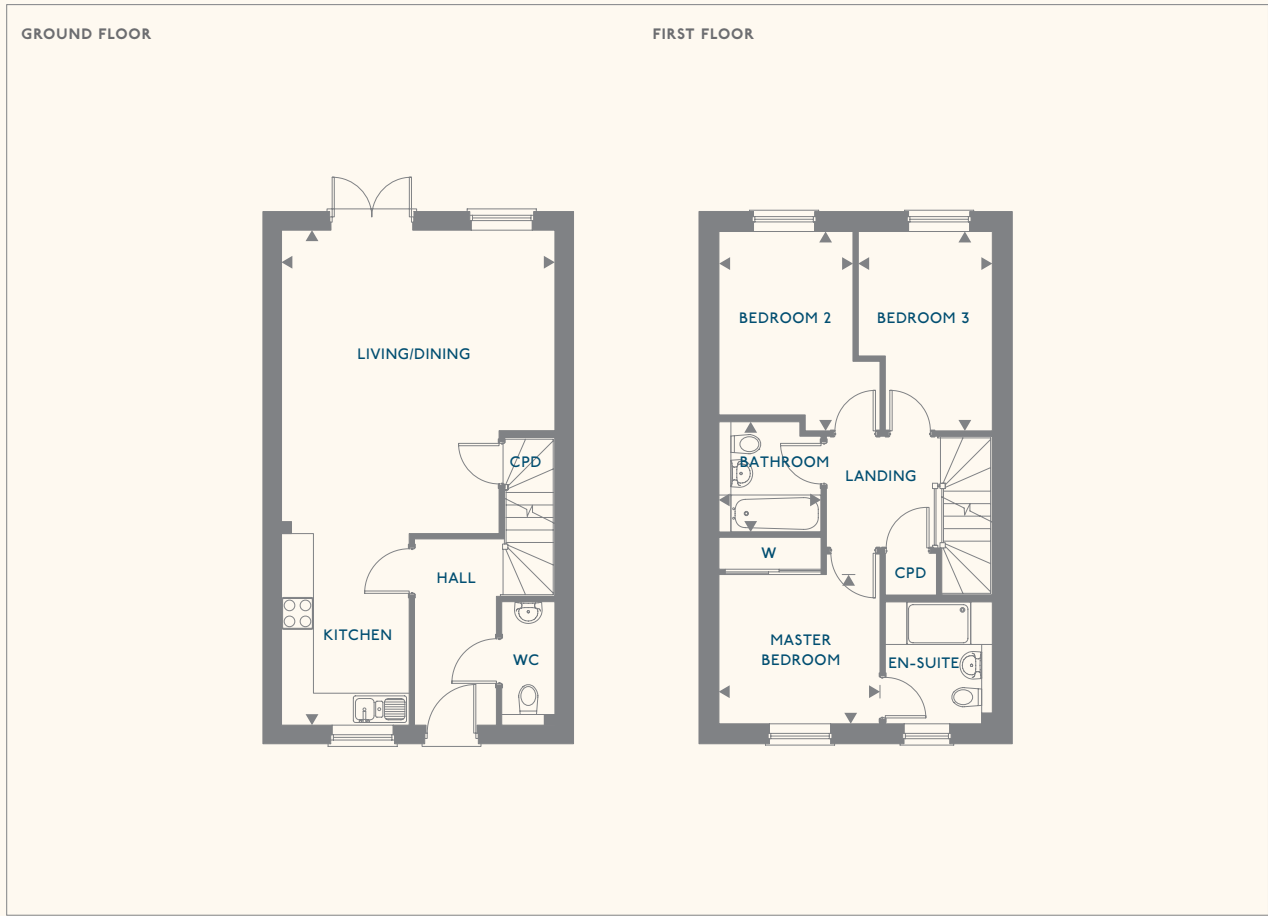
Gross internal floor area - 1020.04 sq ft

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TYPE: D

PLOT NUMBER: 13

3 BEDROOM HOUSE



GROUND FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Living/Dining	9.30m x 5.15m	30'6" x 16'11"
Kitchen (narrows to)	2.04m x 9.30m	6'8" x 30'6"

FIRST FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	3.02m x 2.80m	9'11" x 9'2"
Bedroom 2	3.02m x 3.78m	9'11" x 12'5"
Bedroom 3	3.79m x 2.52m	12'5" x 8'3"
Bathroom	1.92m x 2.07m	6'4" x 6'10"

Gross internal floor area - 1028.87 sq ft

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TYPE: **D** PLOT NUMBERS: 14, 127, 128, 134 & 135

3 BEDROOM HOUSE

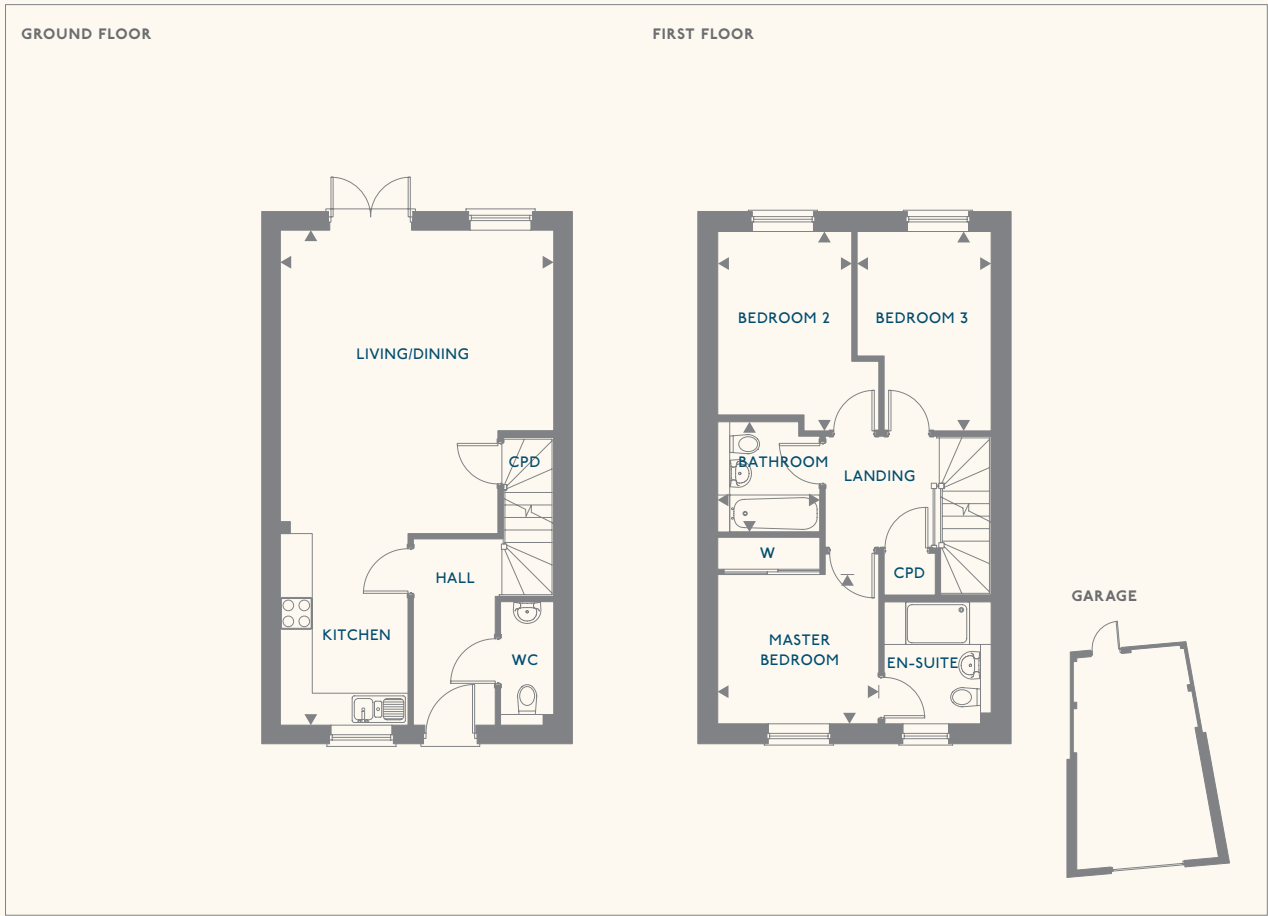


GROUND FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Living/Dining	9.30m x 5.15m	30'6" x 16'11"
Kitchen (narrows to)	2.04m x 9.30m	6'8" x 30'6"
FIRST FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	3.02m x 2.80m	9'11" x 9'2"
Bedroom 2	3.02m x 3.78m	9'11" x 12'5"
Bedroom 3	3.79m x 2.52m	12'5" x 8'3"
Bathroom	1.92m x 2.07m	6'4" x 6'10"
Gross internal floor area - 1028.87 sq ft		

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TYPE: **D** PLOT NUMBERS: 129, 132 & 133

3 BEDROOM HOUSE



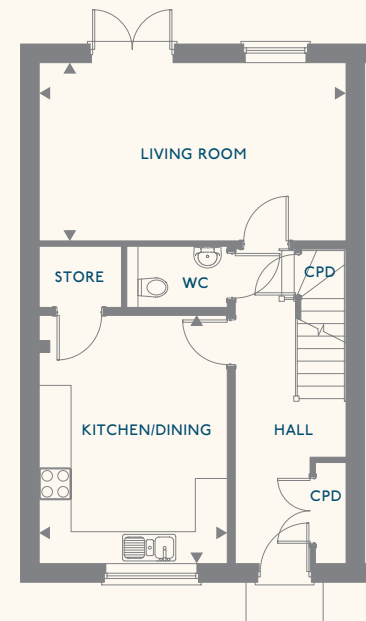
GROUND FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Living/Dining	9.30m x 5.15m	30'6" x 16'11"
Kitchen (narrows to)	2.04m x 9.30m	6'8" x 30'6"
FIRST FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	3.02m x 2.80m	9'11" x 9'2"
Bedroom 2	3.02m x 3.78m	9'11" x 12'5"
Bedroom 3	3.79m x 2.52m	12'5" x 8'3"
Bathroom	1.92m x 2.07m	6'4" x 6'10"
Gross internal floor area - 1028.87 sq ft		

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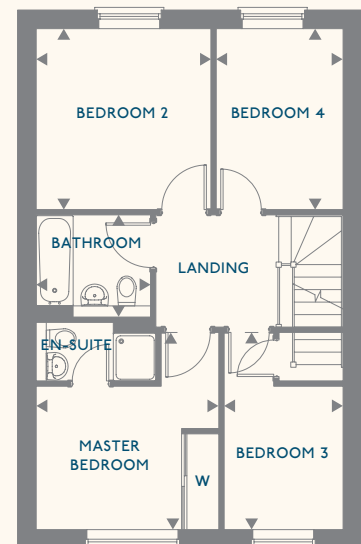
TYPE: **E** PLOT NUMBERS:
11, 12, 42 & 43

4 BEDROOM
HOUSE

GROUND FLOOR



FIRST FLOOR



*Plot 11 & 12 garages are attached
*Plot 42 & 43 garages are detached

GROUND FLOOR

KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Dining	3.83m x 4.86m	11'7" x 15'4"
Living Room	3.35m x 5.77m	11'0" x 18'11"

FIRST FLOOR

KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	3.43m x 3.70m	11'3" x 12'2"
Bedroom 2	3.28m x 3.40m	10'9" x 11'2"
Bedroom 3	2.23m x 3.70m	7'4" x 12'2"
Bedroom 4	2.38m x 3.36m	7'10" x 11'2"
Bathroom	1.92m x 2.15m	6'4" x 7'1"

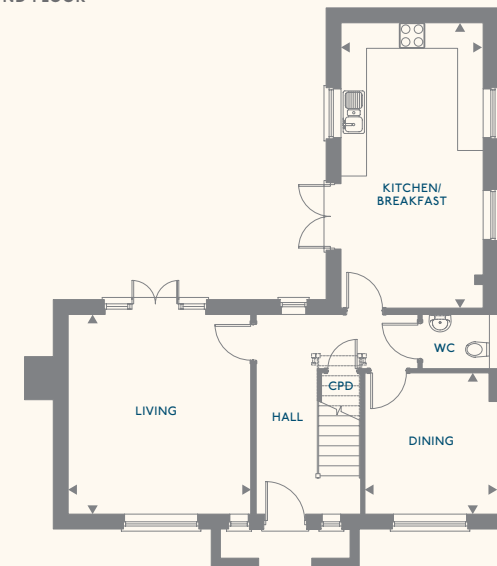
Gross internal floor area - 1168.97 sq ft

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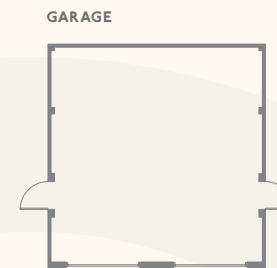
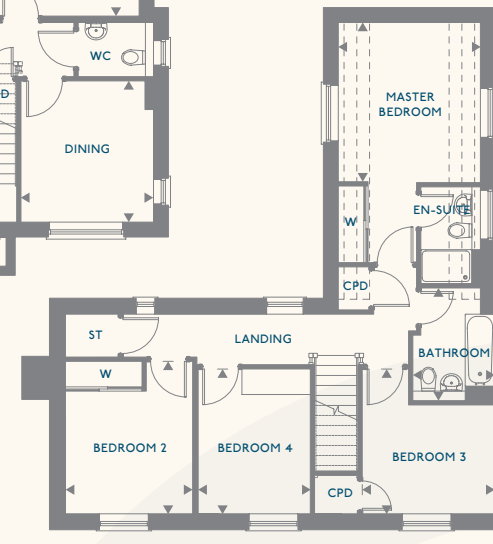
TYPE: **F** PLOT NUMBER:
67

4 BEDROOM
HOUSE

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Breakfast	3.34m x 6.70m	10'11" x 22'0"
Living Room	4.71m x 4.29m	15'6" x 14'1"
Dining Room	3.15m x 3.31m	10'4" x 10'11"

FIRST FLOOR

KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	3.34m x 3.76m	10'11" x 12'4"
Bedroom 2	2.99m x 3.58m	9'10" x 11'9"
Bedroom 3	3.15m x 3.43m	10'4" x 11'3"
Bedroom 4	2.67m x 3.42m	8'9" x 11'2"
Bathroom	1.96m x 2.15m	6'5" x 7'1"

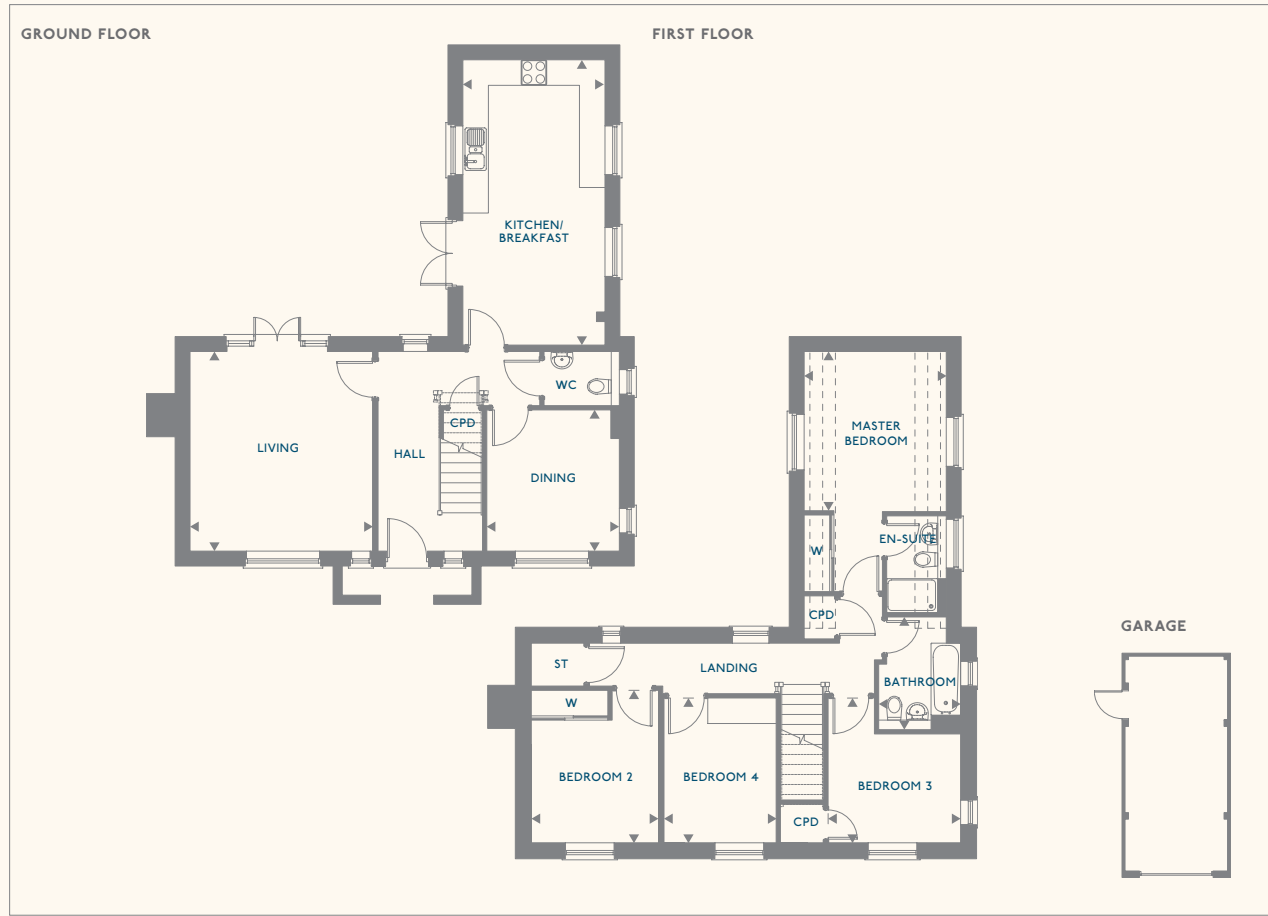
Gross internal floor area - 1510.91 sq ft

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TYPE: PLOT NUMBERS:

F164 & 171

4 BEDROOM HOUSE



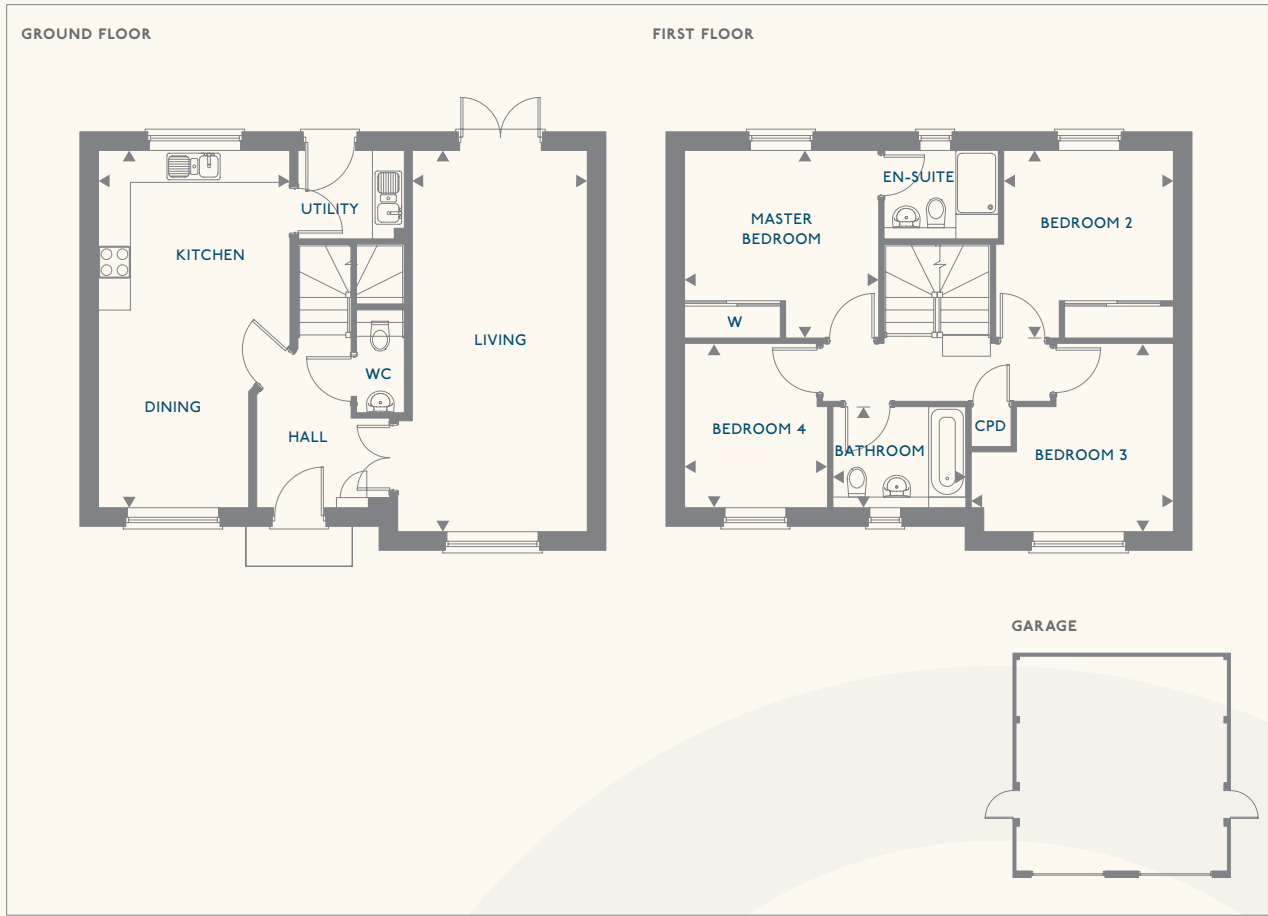
GROUND FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Breakfast	3.34m x 6.70m	10'11" x 22'0"
Living Room	4.71m x 4.29m	15'6" x 14'1"
Dining Room	3.15m x 3.31m	10'4" x 10'11"
FIRST FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	3.34m x 3.76m	10'11" x 12'4"
Bedroom 2	2.99m x 3.58m	9'10" x 11'9"
Bedroom 3	3.15m x 3.43m	10'4" x 11'3"
Bedroom 4	2.67m x 3.42m	8'9" x 11'2"
Bathroom	1.96m x 2.15m	6'5" x 7'1"
Gross internal floor area - 1510.91 sq ft		

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TYPE: PLOT NUMBERS:

G162, 163, 172 & 173

4 BEDROOM HOUSE



GROUND FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Dining	3.60m x 6.71m	11'10" x 22'0"
Living Room	3.36m x 7.16m	11'8" x 23'6"
FIRST FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	3.65m x 3.52m	12'0" x 11'7"
Bedroom 2	3.34m x 3.52m	10'11" x 11'7"
Bedroom 3	3.80m x 3.53m	12'6" x 11'7"
Bedroom 4	2.49m x 3.08m	8'2" x 10'2"
Bathroom	2.50m x 1.90m	8'2" x 6'3"
Gross internal floor area - 1362.64 sq ft		

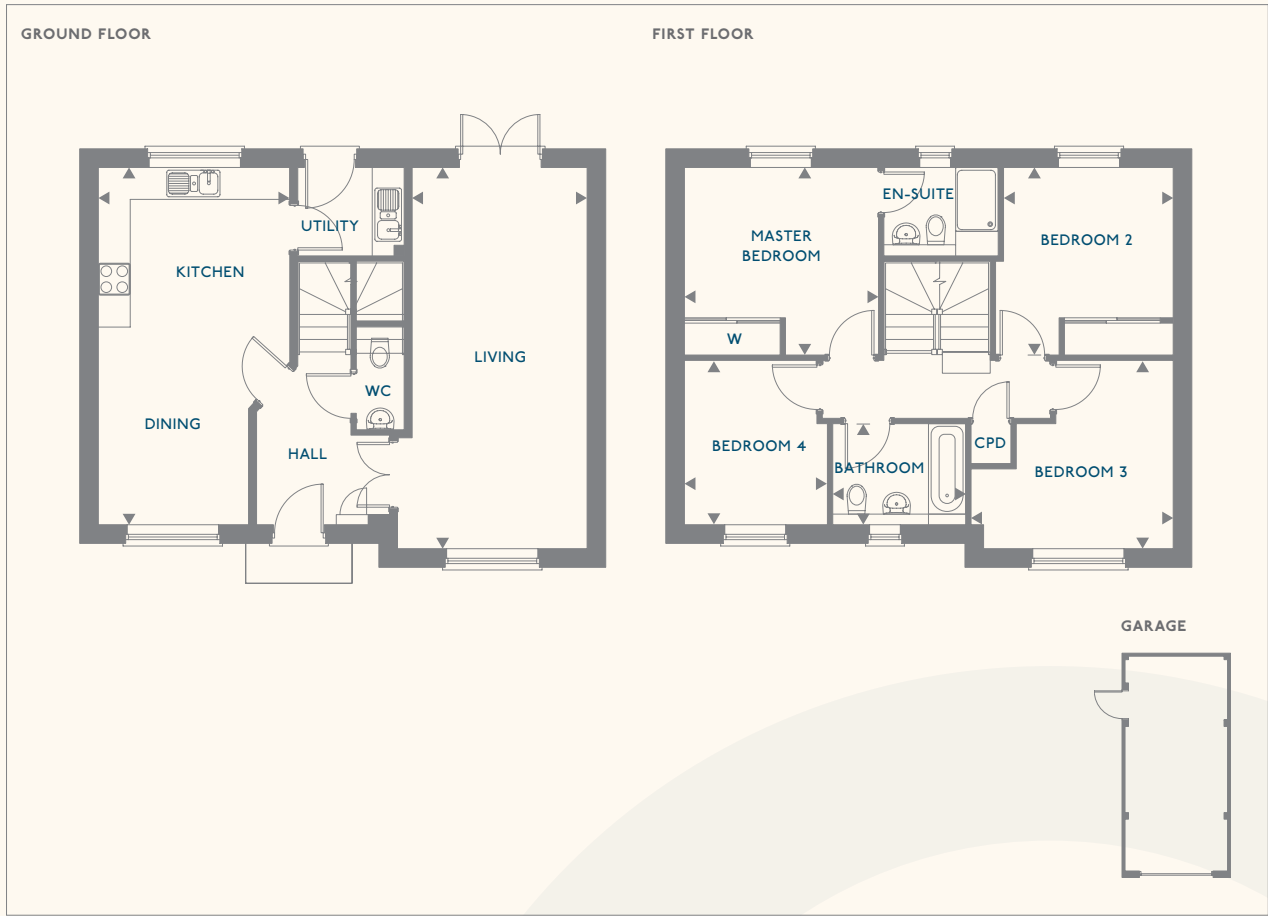
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TYPE:

PLOT NUMBERS:

G165 - 168

4 BEDROOM HOUSE



GROUND FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Dining	3.60m x 6.71m	11'10" x 22'0"
Living Room	3.36m x 7.16m	11'8" x 23'6"
FIRST FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	3.65m x 3.52m	12'0" x 11'7"
Bedroom 2	3.34m x 3.52m	10'11" x 11'7"
Bedroom 3	3.80m x 3.53m	12'6" x 11'7"
Bedroom 4	2.49m x 3.08m	8'2" x 10'2"
Bathroom	2.50m x 1.90m	8'2" x 6'3"
Gross internal floor area - 1362.64 sq ft		

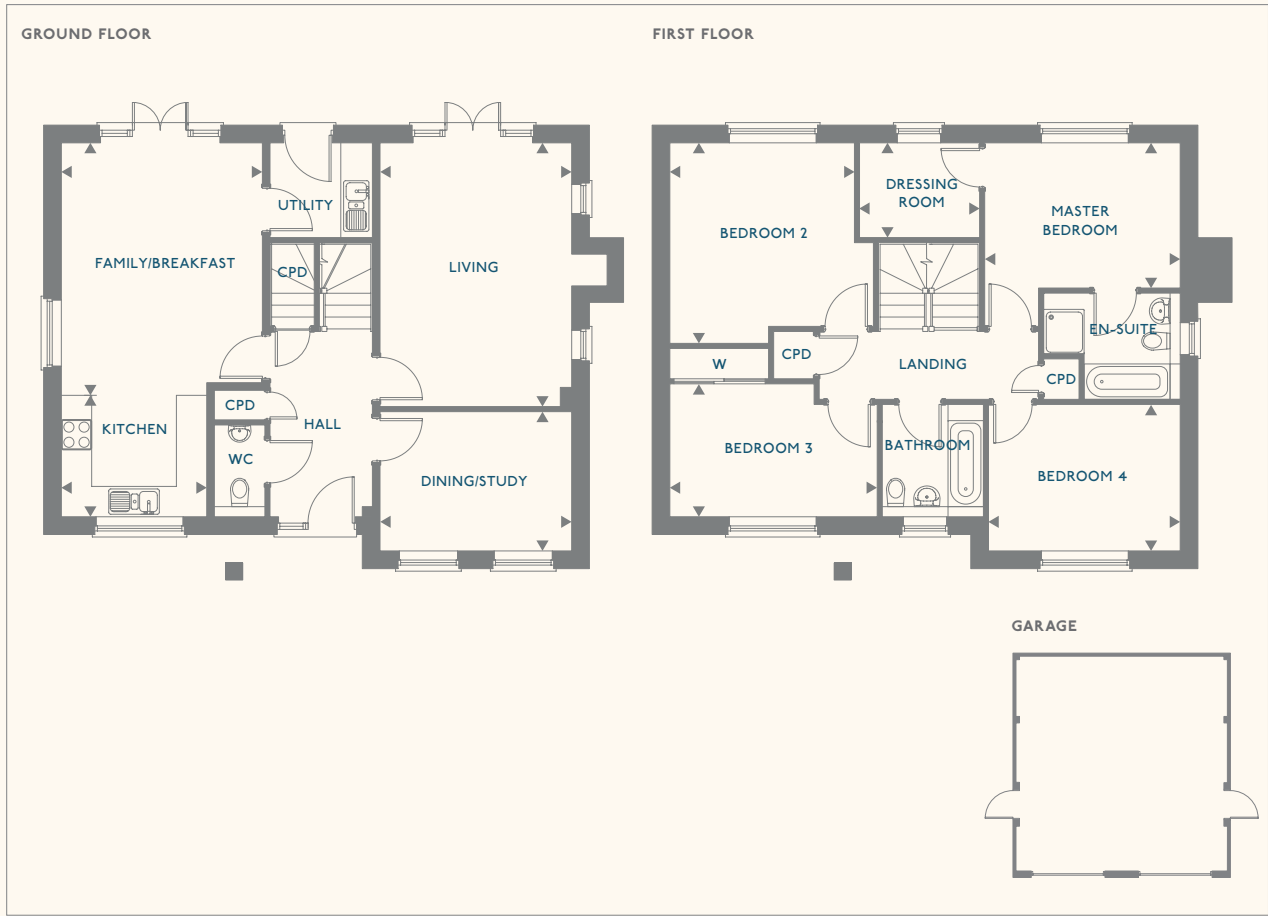
Floorplans shown for Rutherford Fields are for approximate measurements only. Exact layouts and sizes may vary. All measurements are taken from the widest point and dimensions are subject to minor variations. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. To improve legibility these plans have been sized to fit each page. As a result this plan may not be at the same scale as those on other pages.

TYPE:

PLOT NUMBERS:

H169, 170, 174 & 175

4 BEDROOM HOUSE



GROUND FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen	2.87m x 2.64m	9'5" x 8'8"
Family/Breakfast	3.97m x 4.74m	13'0" x 15'7"
Dining/Study	3.79m x 2.75m	12'5" x 9'0"
Living Room	5.21m x 3.79m	17'1" x 12'5"
FIRST FLOOR		
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	2.87m x 3.86m	9'5" x 12'8"
Dressing Room	2.37m x 1.87m	7'10" x 6'2"
Bedroom 2	3.96m x 4.02m	13'0" x 13'2"
Bedroom 3	2.62m x 4.10m	8'7" x 13'5"
Bedroom 4	3.79m x 2.89m	12'5" x 9'6"
Bathroom	2.00m x 2.22m	6'7" x 7'3"
Gross internal floor area - 1659.62 sq ft		

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SILVER SPECIFICATION

HOUSE TYPES: D, E, F, G & H

KITCHEN

- Contemporary kitchen units with elegant chrome handles
- Silestone worktop with matching upstands
- Stainless steel bowl and half sink with Talis chrome mixer tap
- Brushed steel double oven, 5 ring gas hob and extractor hood
- Stainless steel splashback to hob
- Integrated washing machine
- Integrated Dishwasher
- Integrated fridge freezer
- Low voltage LED downlights
- LED under unit lighting
- Wooden flooring

LIVING AREAS

- White finish to all walls
- White internal doors
- Chrome internal door furniture
- Wooden flooring

BATHROOMS

- Stylish white sanitary ware with chrome fittings
- Thermostatic wall mounted shower over bath
- Heated towel rail
- Glass screen to bath
- Shaver socket
- Minoli tiles



BRONZE SPECIFICATION

APARTMENTS: 1-4, 44-48, 113-118
HOUSE TYPES: A, B & C

KITCHEN

- Contemporary kitchen units with elegant chrome handles
- Laminate worktop with matching upstands
- Stainless steel bowl and half sink with Hansgrohe mixer tap
- Stainless steel double oven, 5 ring gas hob and extractor hood
- Stainless steel splashback to hob
- Integrated washing machine
- Integrated fridge freezer
- Low voltage LED downlights
- LED under unit lighting
- Wooden flooring

LIVING AREAS

- White finish to all walls
- White internal doors
- Chrome internal door furniture
- Wooden flooring

BATHROOMS

- Stylish white sanitary ware with chrome fittings
- Thermostatic wall mounted shower over bath
- Heated towel rail
- Glass screen to bath
- Shaver socket
- Minoli tiles

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ABOUT CATALYST

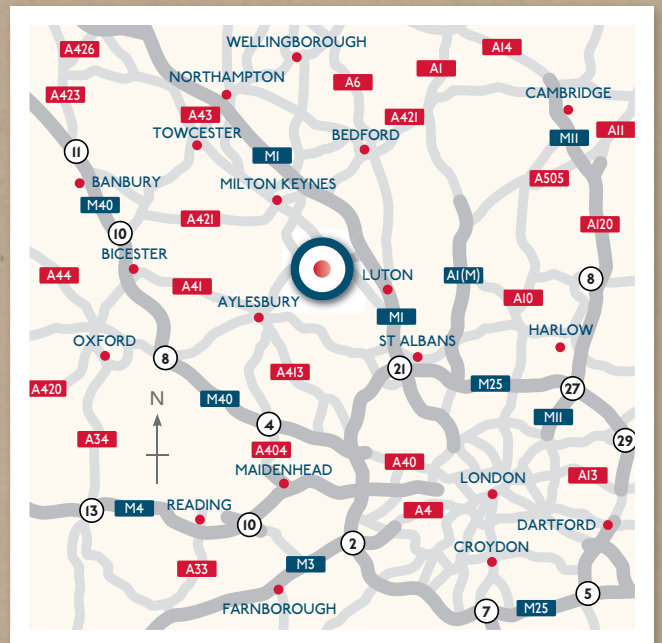
Catalyst have been at the forefront of housing for more than 80 years and provide more than 21,000 homes in London and the South East, through a wide range of rental and homeownership opportunities.

We are one of the leading housing associations in London and the South East and aim to be a catalyst for change and improvement wherever we work, pursuing better homes, better service and a better future for our customers.



RUTHERFORD

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