

Longhurst Group  
at Waterbeach  
By Stonebond  
Homes



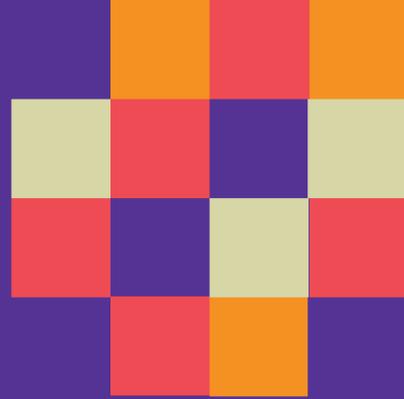
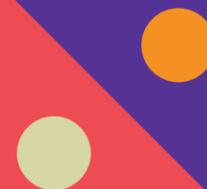
# There's no place like home

## Putting customers first

Building homes is what Longhurst Group does, and we do it exceptionally well across the Midlands and beyond. Over a number of years, we've seen what people really like about the homes we build and we build on that experience.

So you know that behind the kerb appeal, there's a structure that meets the highest professional standards. You know that every detail has been checked and inspected. That's experience!

Finally, **location, location, location**. You will see, we try to find the very best spot for every taste, as we believe in quality homes, in quality places.





## Home is a place for everything

Your home should fit around your life. So whether you're a budding chef, artist or just like to relax, you'll find room for whatever you're passionate about.

### Home is for making memories

Your home is your haven. From the minute you unlock your front door, a new chapter in your life begins.

### Home is where your family grows

From baby to young adult, having a space in which your family can grow together is so important. That's why we build more than just homes.

### Home is a warm place

Whether you're curling up on the sofa or having a family meal, your home will keep you warm and content all year round.

### Homes built to last

There's no feeling like stepping into your new home. Whatever your plans are for tomorrow, we build our homes with a long and happy future in mind.



# Home is where love resides

Located in an area which allows you to discover the beauty of England's countryside, where amazing architecture blends effortlessly with luscious landscapes. Whether walking or cycling is your thing, this is a place you just have to explore. Waterbeach - inspired by the former barracks and airfields it sits upon – is a development built for the future.

Also boasting a rich heritage, the area has one of the most prestigious universities in the country, and the River Cam winds its way through the county which is a captivating destination for all.

## Local wildlife

With ecology at its heart, Waterbeach has a 23-acre lake, wetlands and allotments. Dedicated pathways have been created to allow you to enjoy wildlife in its natural habitats.

## Commuter links

Blessed with transport links, Waterbeach has been designed with sustainability in mind. Whether walking, cycling, or the sustainable travel hub, you're connected to it all.

## Attractions

The local sports hall and studio has everything from football to yoga, while there's an annual summer event to showcase work from artists of all abilities as well as pop-up food festivals. Waterbeach has something for everyone.

## Education

Setting up home in the Waterbeach community will present lots of opportunities for young minds to grow, with three new primary schools planned for the site, as well as a secondary school.



# Waterbeach by Stonebond Homes

## Development Plan



### Block A

-  **The Dakota**  
2 bedroom apartment
- The Oxford**  
2 bedroom apartment
- The Warwick**  
2 bedroom apartment

### Block D

-  **The Hampden**  
1 bedroom apartment
- The Wellington**  
2 bedroom apartment
- The Beaufort**  
2 bedroom apartment
- The Halifax**  
2 bedroom apartment
-  **The Swift**  
3 bedroom home
-  **The York**  
3 bedroom home



## The York



## The Swift



Kitchen/Dining room	Lounge	Bedroom 1	Bedroom 2	Bedroom 3
3.95m x 5.99m	4.10m x 3.67m	4.10m x 3.16m	4.10m x 2.73m	4.10m x 2.22m
15'7" x 9'4"	13'6" x 12'2"	13'6" x 10'5"	13'6" x 9'0"	13'6" x 7'4"

All dimensions are maximum sizes

Kitchen/Lounge/Dining room	Bedroom 1	Bedroom 2	Bedroom 3
7.23m x 5.52m	4.55m x 3.67m	3.22m x 3.79m	4.26m x 2.43m
23'8" x 18'1"	14'11" x 12'0"	10'6" x 12'5"	13'11" x 7'11"

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# The Apartments at Waterbeach



BLOCK A  
FIRST FLOOR



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BLOCK A  
SECOND FLOOR



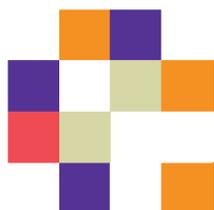
- The Warwick
- The Oxford

BLOCK D  
FIRST FLOOR

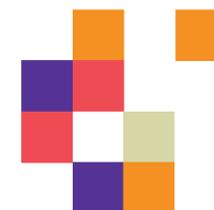


- The Beaufort
- The Halifax
- The Wellington

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BLOCK D  
THIRD FLOOR

 The Hampden



## The Dakota



Ground Floor

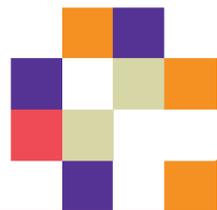
**Kitchen/Lounge/  
Dining room**  
6.60m x 3.35m  
21'7" x 15'0"

**Bedroom 1**  
6.21m x 2.79m  
20'3" x 9'0"

**Bedroom 2**  
4.36m x 2.72m  
14'3" x 8'11"

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maximum sizes**

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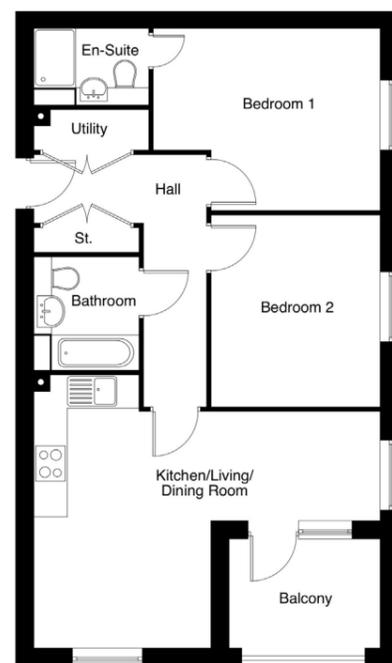


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## The Oxford



Second Floor

### Kitchen/Lounge/ Dining room

6.69m x 5.27m  
22'0" x 17'3"

### Bedroom 1

4.39m x 3.55m  
14'4" x 12'2"

### Bedroom 2

3.25m x 3.69m  
14'6" x 11'8"

**All dimensions are  
maximum sizes**

## The Warwick



Second Floor

### Kitchen/Lounge/ Dining room

6.60m x 5.55m  
22'9" x 18'4"

### Bedroom 1

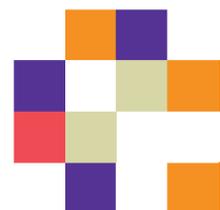
4.30m x 2.99m  
14'1" x 12'1"

### Bedroom 2

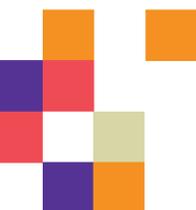
3.09m x 3.77m  
10'1" x 12'4"

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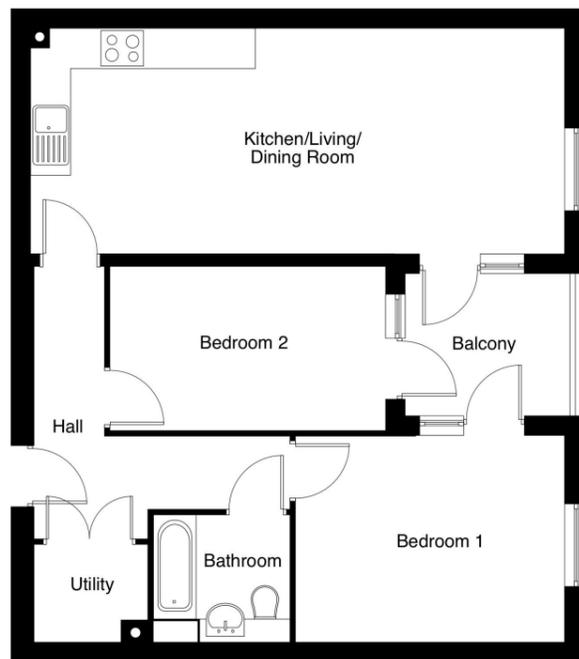


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## The Halifax



Ground Floor

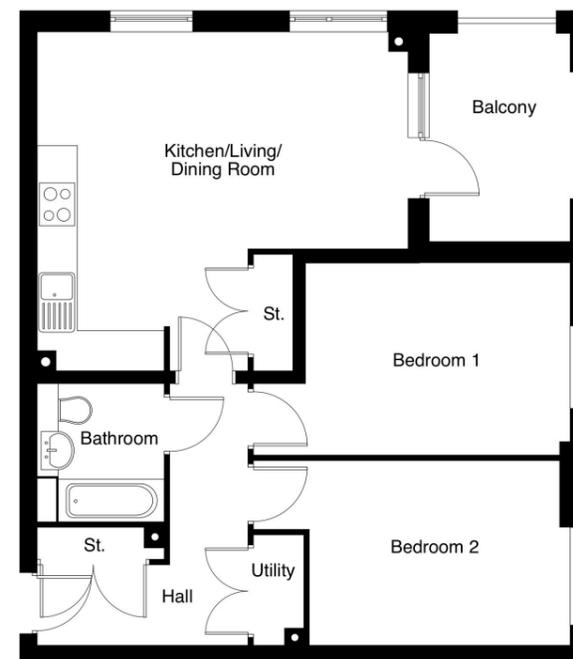
**Kitchen/Lounge/  
Dining room**  
8.54m x 3.53m  
28'8" x 11'8"

**Bedroom 1**  
4.29m x 3.28m  
14'2" x 10'10"

**Bedroom 2**  
4.36m x 2.65m  
14'5" x 7'4"

**All dimensions are  
maximum sizes**

## The Beaufort



Ground Floor

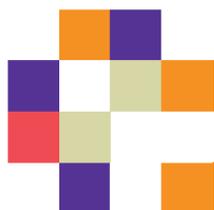
**Kitchen/Lounge/  
Dining room**  
5.95m x 5.39m  
19'8" x 17'10"

**Bedroom 1**  
3.06m x 5.04m  
10'0" x 16'6"

**Bedroom 2**  
5.04m x 2.99m  
16'6" x 9'11"

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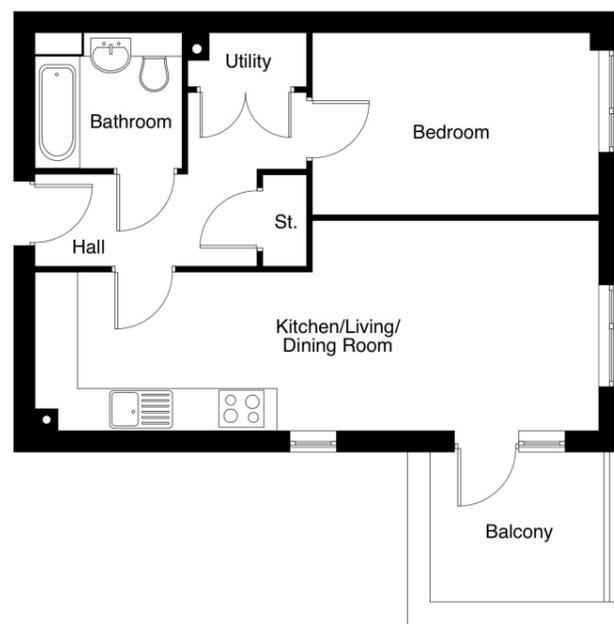


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## The Hampden



Third Floor

### Kitchen/Lounge/ Dining room

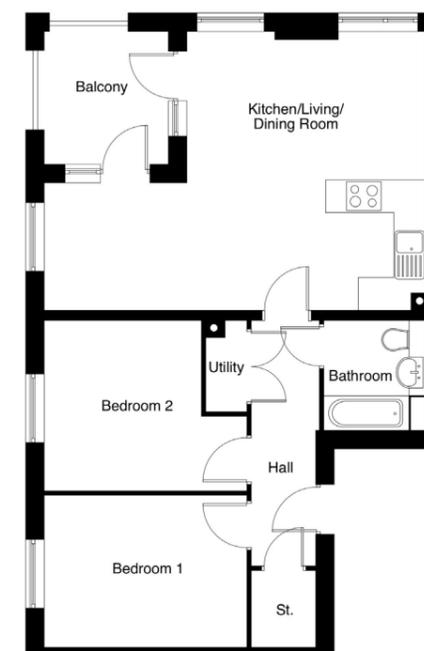
8.52m x 3.18m  
27'11" x 10'5"

### Bedroom 1

4.34m x 2.75m  
14'4" x 9'1"

All dimensions are  
maximum sizes

## The Wellington



First Floor

### Kitchen/Lounge/ Dining room

5.40m x 7.56m  
17'8" x 24'9"

### Bedroom 1

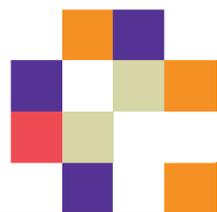
4.00m x 2.99m  
14'0" x 9'11"

### Bedroom 2

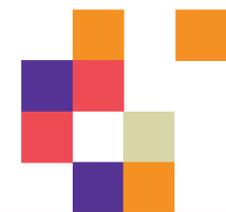
4.00m x 3.33m  
14'0" x 11'0"

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# Our commitment to you

## Before you move

- Our friendly sales team will provide you with support and guidance throughout the home buying process
- At pre-reservation stage you will be shown details of the appearance and location of your chosen new home, together with all relevant surrounding information
- The reservation agreement will set out the key terms of your home purchase, including the reservation period, purchase price and other important information
- We will go through the specification and layout of your home and details of any pre-contractual information to enable you to make an informed decision
- We will inform you of your main point of contact who will assist you with information during your reservation and after you have moved into your new home
- We will regularly communicate with you to keep you informed of the progress of your new home and your dedicated point of contact will respond to any queries you may have
- We want to make your move as enjoyable as possible and our welcoming and knowledgeable staff will be with you every step of the way to provide a service that is tailored to you and your needs.

## When/after you move in

- On the day you move a dedicated sales advisor will welcome you to your new home
- A detailed homecare booklet will be provided to help you settle in
- Shortly after you have moved in, we will make courtesy calls/visits to ensure you are happy with your new surroundings
- Your new home is covered by an NHBC or similar industry regulated 10-year insurance scheme covering the fabric and structural integrity of your new home.

We do value your comments and feedback so we can continually improve and enhance our service. If you have any comments you'd like to share with us, please contact 0345 601 9095 or [newhomessales@longhurst-group.org.uk](mailto:newhomessales@longhurst-group.org.uk)





**For sales enquiries**

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 [newhomessales@longhurst-group.org.uk](mailto:newhomessales@longhurst-group.org.uk)

 [longhurst-group.org.uk](http://longhurst-group.org.uk)

Further information relating to Longhurst Group can be accessed via our website: [longhurst-group.org.uk](http://longhurst-group.org.uk)

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