



Persona Homes

by Home Group

STIRLING CROSS

Mepal Road, Sutton,
Cambridgeshire,
CB6 2GL

*A collection of new 2 and 3-bedroom homes
set in the heart of Sutton-in-the-Isle.*



Discover

Stirling Cross

*Make yourself at home at Stirling Cross,
a new collection of 2 and 3-bedroom homes
in a rural setting in Cambridgeshire.*

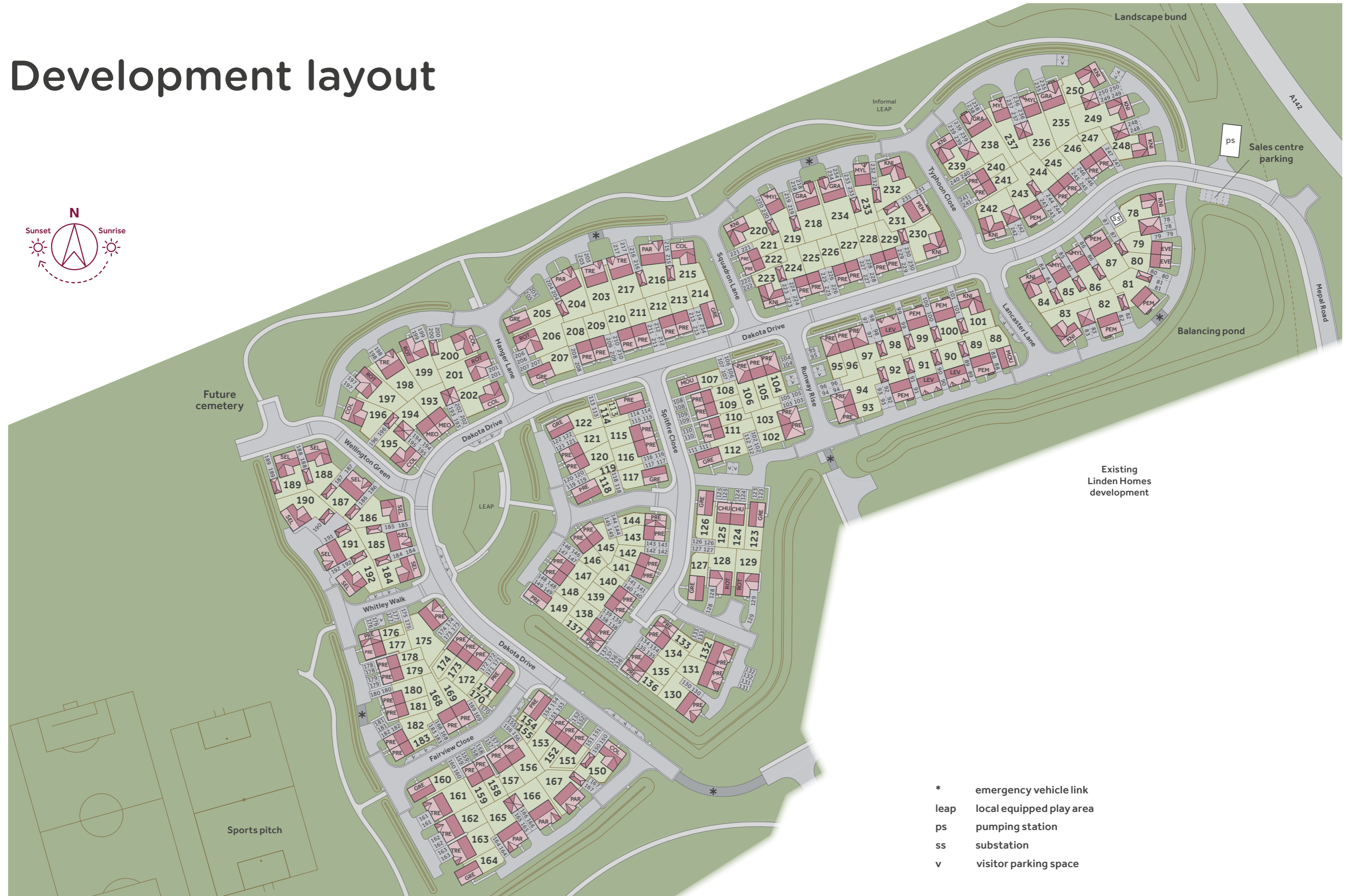
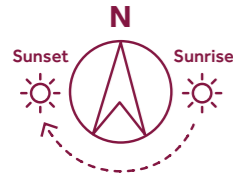
This welcoming new development set in the heart of Sutton-in-the-Isle offers a calmer pace of life with life's essentials within easy reach.

Our collection of homes are designed for modern living, with light-filled layouts and sociable spaces that work for you.

Available with shared ownership, Stirling Cross offers a more accessible way to own a quality new home in a village location that feels connected and comfortable and full of promise.



Development layout



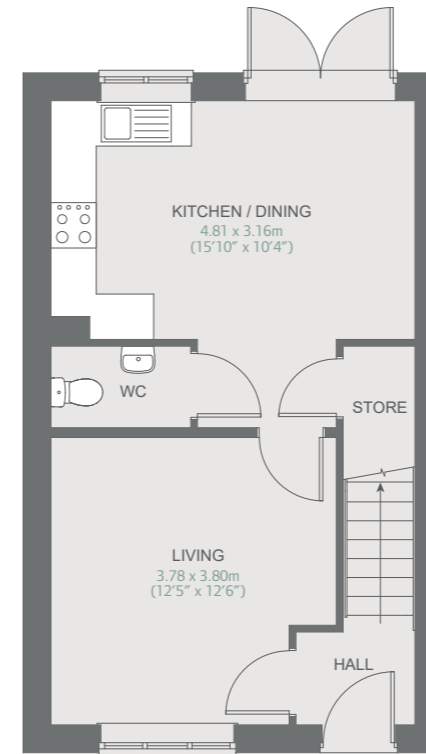
Existing Linden Homes development

- * emergency vehicle link
- leap local equipped play area
- ps pumping station
- ss substation
- v visitor parking space

Delph

2-bedroom house

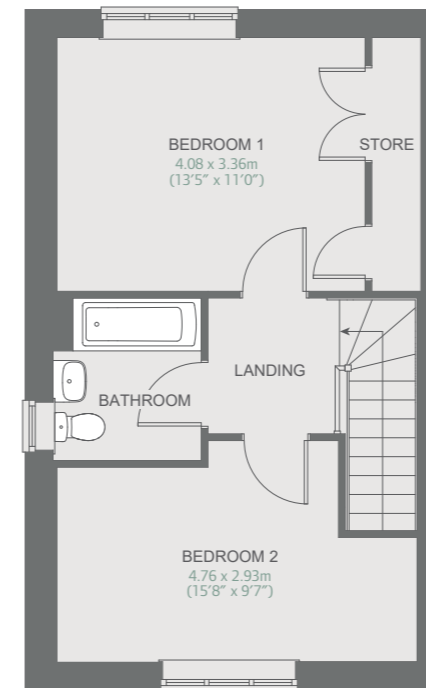
Contemporary two-bedroom living with a relaxed, modern feel.



Ground floor

Kitchen/dining 4.81m x 3.16m

Living room 3.80m x 3.78m



First floor

Bedroom 1 4.08m x 3.36m

Bedroom 2 4.76m x 2.93m

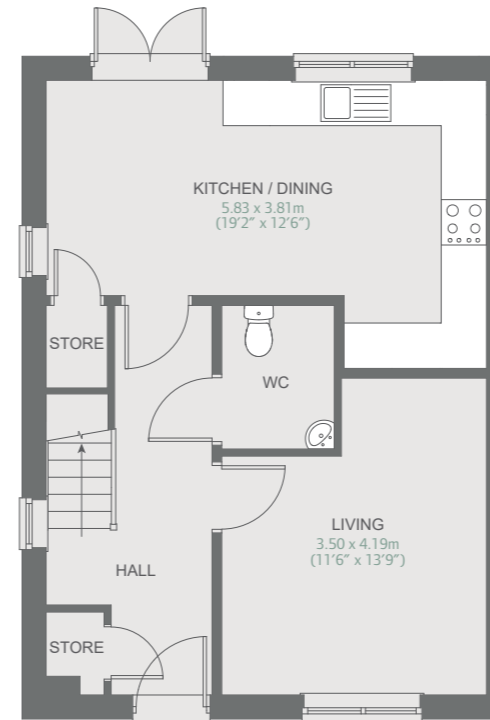
Total Area 79.65 sq m



Asher

3-bedroom house

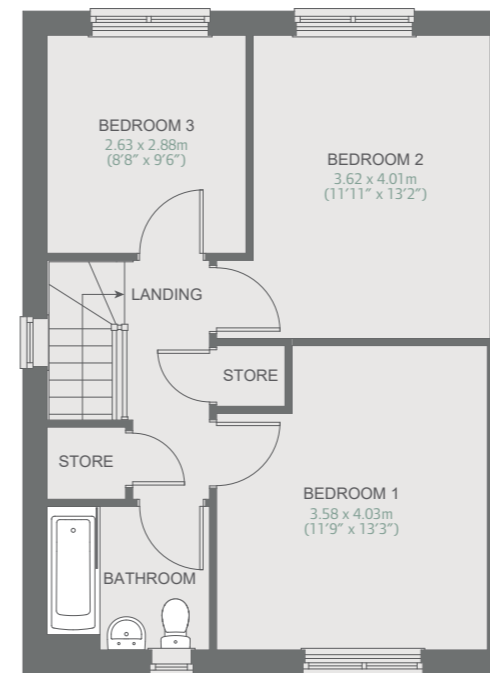
A modern family home, balancing comfort, space and style.



Ground floor

Kitchen/dining 5.83m x 3.8m

Living room 4.19m x 3.50m



First floor

Bedroom 1 4.03m x 3.58m

Bedroom 2 4.01m x 3.62m

Bedroom 3 2.88m x 2.63m

Total Area 94.73 sq m



It's all in the detail

Found the home you love? Now take a look at all the extras that come as standard!

From stylish kitchens to contemporary bathrooms and thoughtful finishing touches throughout, your Persona home is designed with everyday living in mind.

Kitchen

The heart of the home, designed to be functional and beautiful.

- Sleek, modern kitchen
- Quality worktops and upstands for a polished finish
- Integrated appliances including oven, hob and extractor fan
- Stainless steel sink with mixer tap
- Integrated fridge-freezer and washer/dryer



Bathrooms & en-suites

Relax and refresh in spaces built for comfort and style.

- Contemporary white sanitaryware with chrome fittings
- Thermostatic shower over the bath with glass shower screen
- Full-height tiling around bath and shower areas
- Heated chrome towel radiator
- Mirror



Finishing touches & more

Everything you need for modern living

- White emulsion walls and brilliant white ceilings throughout
- Stylish internal doors with chrome handles
- Double-glazed UPVC windows
- Turfed and fenced rear garden with patio area
- Flooring throughout



* Specifications are subject to change. Images are indicative only and may be of previous developments

Own your home with shared ownership

Getting the keys to your first new home could be easier than you think with this popular government-backed scheme. If you've found the Persona home that is right for you, take the first steps to owning it with shared ownership.

This part-rent, part-buy scheme is an opportunity for first-time buyers and those that do not currently own a home to get on the property ladder. It's an ideal stepping stone for aspiring homeowners who are unable to buy a home outright and would rather buy what they can afford, when they can afford it.

You start off buying a share in your new home on a leasehold basis and as time goes on, you can buy more shares when you can afford it; this process is called staircasing. The more shares you have in your home, the less rent you will pay until eventually you own your home outright and no longer pay rent to us.

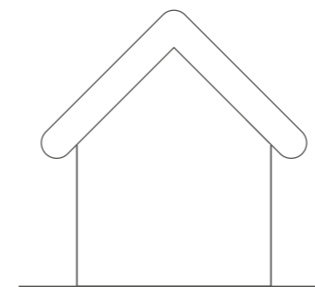
You qualify for shared ownership if:

- You don't currently own a home or have an interest in a home and can't afford to buy one outright
- You have at least a 5% mortgage deposit available for the percentage of the home you would like to buy
- Your combined household income is less than £80,000 or less than £90,000 in London
- You can afford the monthly mortgage, rent and service charge payments



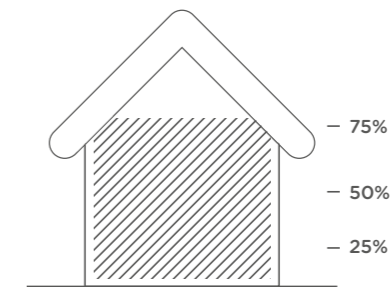
Our guide to buying with Shared ownership

With shared ownership you only buy between 25% and 75% of the value of your chosen home. You then pay a reduced rent on the remaining share of the home that you have not purchased. Depending on your personal financial circumstances, your mortgage deposit could be as low as 5% of the value of the share that you purchase - a lot less than it would be if you were buying a home outright!



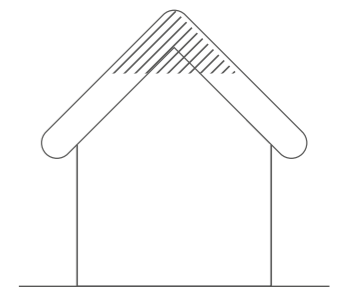
Step 1

Choose your property that qualifies for Shared Ownership



Step 2

Buy between 25% and 75% share of the property meaning less of a deposit up front



Step 3

Pay rent on the remaining share not owned by you

Steps to buying your Persona Home

We know buying a home is a big step, and we're here to guide you every step of the way. We also recommend seeking independent legal advice to make the process as smooth as possible.



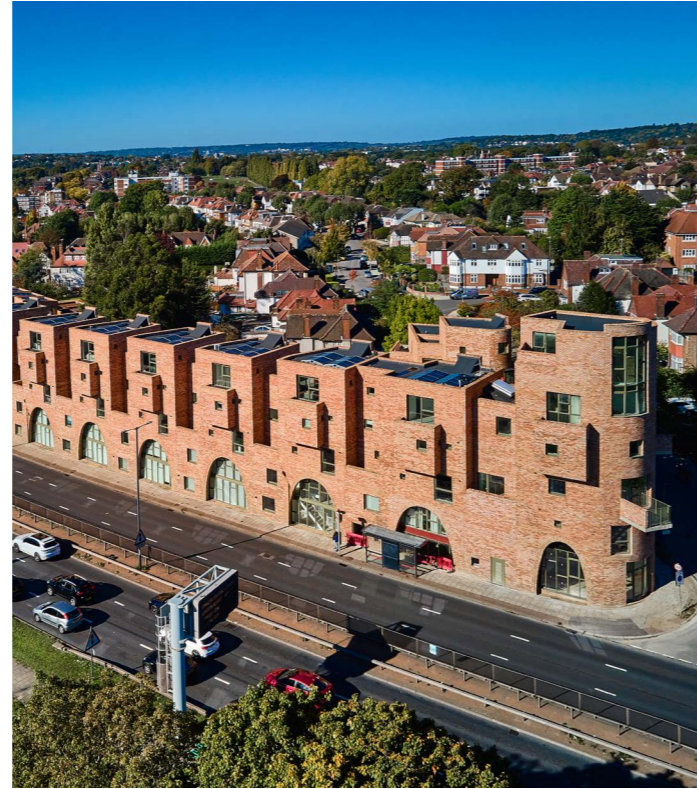
We're here to make the whole experience feel smooth, clear, and genuinely enjoyable with these eight simple steps.

- Step 1**  **Initial financial assessment**
Before anything else, we'll check your eligibility and complete an affordability assessment. This ensures your new home is the right financial fit for you.
- Step 2**  **Viewing your home or buying off plan**
Time to explore your future home! If your home is ready and safe to view, we'll arrange a visit so you can take a look around, ask questions, and make sure it's the perfect match for you.
- Step 3**  **Reserving your home**
Found the one? Secure your new home with a £500 reservation fee (deducted from your final purchase cost). We'll take the property off the market and hold it for an agreed period – so it's all yours.
At this stage, you will also need to choose your solicitor. It's important choosing a solicitor with experience in this type of sale. Need recommendations? We're happy to suggest some options to help.
- Step 4**  **Notification of sale and getting mortgage ready**
Once we've got your completed forms, mortgage information, and solicitor details, we'll issue a Memorandum of Sale.
- Step 5**  **Solicitor communications**
Your solicitor manages the paperwork and helps get everything ready to complete your purchase.
- Step 6**  **Exchange of contracts**
Once contracts are exchanged, the sale becomes legally binding, and you'll pay your deposit. If your home is already built, we'll confirm your completion (moving in) date. If you're buying off plan, contracts will be exchanged on notice, meaning you'll have a set timeframe to complete the purchase once your home is ready.
- Step 7**  **Home demonstration**
Before moving day, one of our Sales Executives will invite you for a home demonstration. This is your chance to see how everything works and ask any last-minute questions.
- Step 8**  **Completion day**
Congratulations, today's the day! Once your solicitor has completed the final steps, things like registering your lease and confirming any advance payments, they'll be ready to transfer the final balance to our solicitor. From there, we'll be all set to hand over the keys to your brand-new Persona home.
When you arrive, one of our Sales Executives will be waiting to welcome you in and walk you through your new space. Your next chapter starts here!

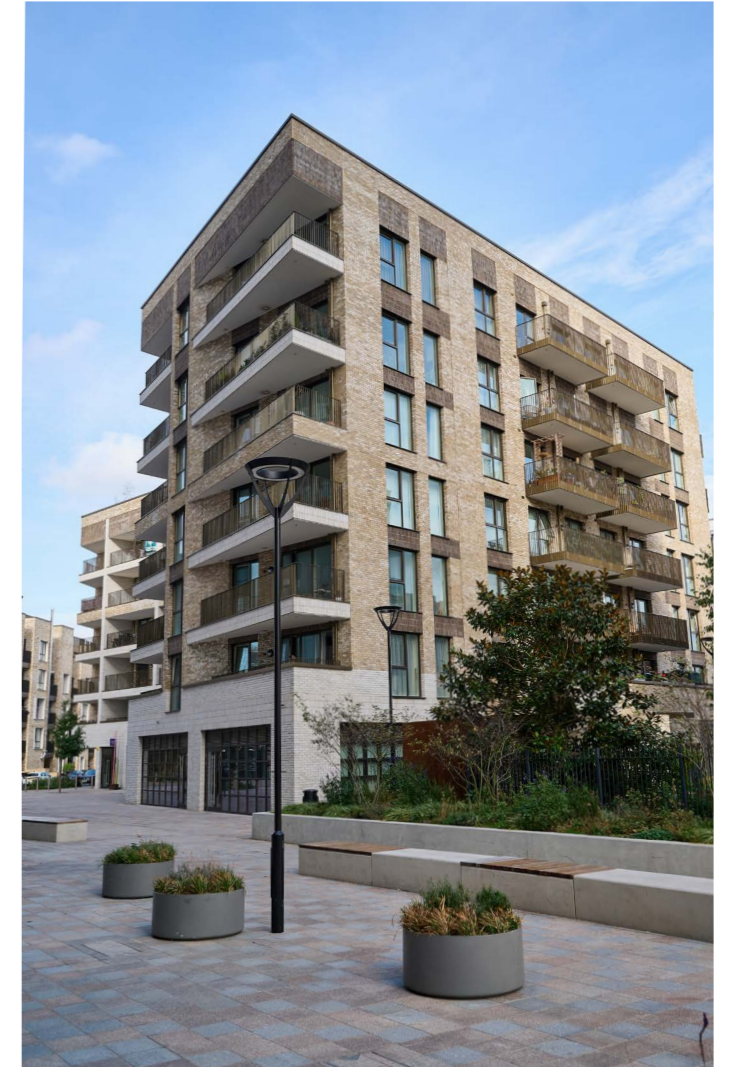
Who we are

Putting people before profit isn't just a promise – it's who we are.

While Persona Homes may be a new name to some, our roots run deep. As a not-for-profit extension of the well-established Home Group brand, we bring over 90 years of experience in housing. Guided by our parent company's values, we put customers first and reinvest our profits to support our core social mission. Whether we're building high-quality, affordable homes or delivering exceptional, personal service, we're here to make a real difference in people's lives.



Edgewood Mews, Finchley, London



Carlton Place, Brent, London



Watling Grange, Harrogate



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