



GREENSIDE
PLACE
STOTFOLD

A DEVELOPMENT BY

settle.



**GREENSIDE
PLACE**
STOTFOLD

*A thriving new
community*

- IN STOTFOLD -

A stylish collection of affordable
1, 2, 3 and 4 bedroom homes
nestled in a charming country town.

A DEVELOPMENT BY

settle.



**GREENSIDE
PLACE**
STOTFOLD

Nestled in the heart of the countryside, the new community at Greenside Place is the perfect place to put down roots. Every home is built to the highest standards, equipped with everything you need for a contemporary lifestyle. A range of beautiful homes available for Shared Ownership



A WONDERFUL PLACE TO MAKE YOUR HOME

Greenside Place enjoys a unique location. You will relish the open spaces of the countryside and the tranquillity of village life, yet with all the facilities you need available nearby. Even better, London is a short commute away.

The development occupies the old football pitch of Roker Park where you will be surrounded by natural open spaces and a lovely local village green and pub. It's ideal for having a quick kick-a-round before dinner or taking a relaxing walk across the neighbouring fields as the sun sets over the river Ivel.

The town offers everyday amenities right on your doorstep. There's a range of shops, including a local supermarket and convenience store, together with pubs, restaurants, takeaways and a doctors' surgery. Not to mention a brand new football stadium settle constructed in 2020.

Stotfold dates back to the Domesday Book and St Mary's Church is thought to have been built around 1150. This is a town with real character and beauty, a special place to call home.



Quality new homes available for shared ownership with deposits from just 5%



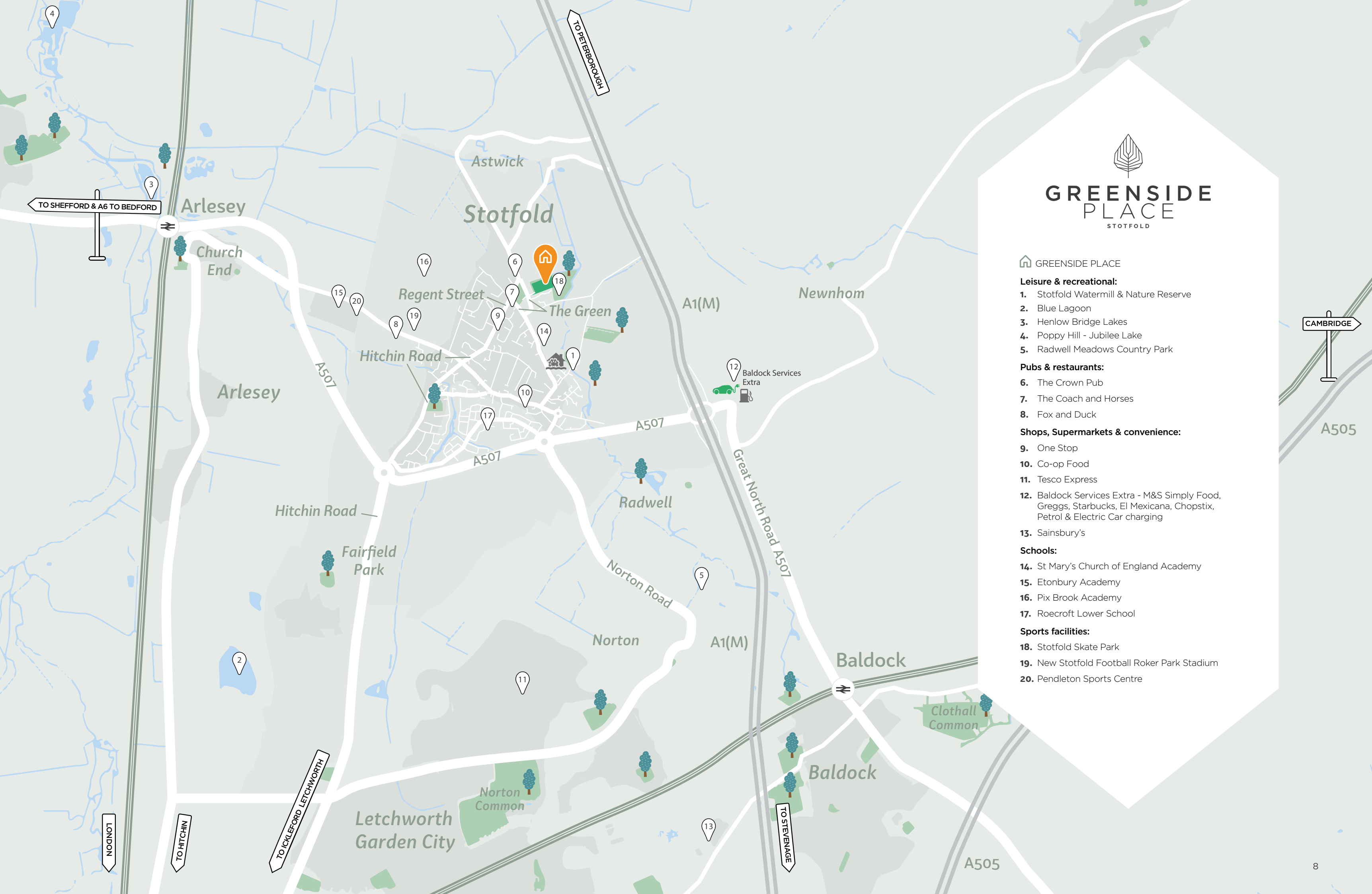
The River Ivel runs through the town and meanders across the surrounding countryside



London, King's Cross is just 40 minutes away by train from nearby Arlesey station



You'll have good schools, shops and other handy amenities within walking distance



GREENSIDE PLACE

STOTFOLD

GREENSIDE PLACE

Leisure & recreational:

- 1. Stotfold Watermill & Nature Reserve
- 2. Blue Lagoon
- 3. Henlow Bridge Lakes
- 4. Poppy Hill - Jubilee Lake
- 5. Radwell Meadows Country Park

Pubs & restaurants:

- 6. The Crown Pub
- 7. The Coach and Horses
- 8. Fox and Duck

Shops, Supermarkets & convenience:

- 9. One Stop
- 10. Co-op Food
- 11. Tesco Express
- 12. Baldock Services Extra - M&S Simply Food, Greggs, Starbucks, El Mexicana, Chopstix, Petrol & Electric Car charging
- 13. Sainsbury's

Schools:

- 14. St Mary's Church of England Academy
- 15. Etonbury Academy
- 16. Pix Brook Academy
- 17. Roecroft Lower School

Sports facilities:

- 18. Stotfold Skate Park
- 19. New Stotfold Football Roker Park Stadium
- 20. Pendleton Sports Centre

CAMBRIDGE

A505

LONDON

TO HITCHIN

TO LICKLEFORD LETCHWORTH

TO STEVENAGE

TO PETERBOROUGH

TO SHEFFORD & A6 TO BEDFORD



VILLAGE CHARM IN EVERY DIRECTION

This is an area full of delightful new places to explore. A great place to start is the town's working watermill, with a history that goes back a thousand years. Nowadays, the original shaft of the waterwheel remains, together with the millstones used to ground the corn and the old machinery for cleaning the grain and sifting the flour.

The town also has its own nature reserve, an eight acre meadow filled with plants, flowers and wildlife. It's a great place to watch the ducks and swans on the River Ivel. If you're lucky, you might even spot a kingfisher.

The Church of St Mary's is also worth a visit. The nave dates from 1150 and there are still remnants of the medieval stained glass.

From sailing on the Blue Lagoon to rambling through the fields, there's plenty of countryside to enjoy. Hitchen Lavender is a great day out for all the family and the farm also hosts barn dances, cinema nights and other events throughout the year

1. Stotfold Mill
2. The Green Stotfold
3. Hitchen Lavender Farm



SPACE TO PLAY & EXPLORE



Living at Greenside Place you'll have fresh countryside air to breathe and a full range of ways to keep fit and play sport. The town has its own football team and there's a thriving cricket club in nearby Letchworth.

Down the road in Fairfield Park there's a yoga centre and the Blue Lagoon Sailing Club offers dinghy sailing, paddle boarding and windsurfing. The lake is also popular with swimmers.

Talking of swimming, Hitchin Swimming Centre offers both indoor and outdoor heated pools, with fitness studios attached.

Pendleton Sports Centre, on the edge of the town, has a well equipped gym, football, badminton, cricket, basketball and more.



You could soon be walking, jogging or cycling through beautiful countryside. One of the local cycle paths is named after a famous local gold medal winner.



PLACE TO LIVE, GROW & LEARN

Greenside Place is a great place for families. From the local playground to the surrounding fields, there are so many places on your doorstep to have fun.

Children love the animals at Standalone Farm. They can get up close and personal with cows, sheep, chickens, ducks and even take part in the pony grooming.

The adventure play area at Howard Park and Gardens is another family favourite. Head for the interactive splash pad area or try out your skills in the Climbing Forest with its ropes and nets.

There are plenty of activities for rainy days too, including the local CreArtivity café and Little Rascals Indoor Centre in Hitchin.

You'll have a great choice of schools, including the nearby Roecroft Lower School which is rated 'Outstanding' by OFSTED.

1. Fairfield Park Park mini library

2. Royal Mail pillar box painted gold in recognition of gold medal winner Victoria Pendleton in London Olympics 2012



THE PERFECT PLACE TO RELAX & UNWIND

If you want to relax and soothe the soul why not treat yourself to a spa day. Situated in the stunning Fairfield Hall, The Bannatyne Spa Fairfield provides a beautiful setting for escaping the stresses and strains of everyday life or there's Champneys Henlow set in beautiful parklands just a little further away.

From the award winning cuisine of the Fox to the lively Crown and traditional beams of the Chequers, there's a wonderful choice of local pubs. There are some great restaurants and takeaways too.

You'll have a cinema nearby in Letchworth and bowling alley in Stevenage. Knebworth is also easy to get to. The magnificent house, gardens and park are a great day out in summer.

With a handy train station and close proximity to the A1, Stotfold is well connected by rail and road. Wherever you're headed, it's easy to get away for a weekend break.



1. The Fox and Duck public House, Arlesey
2. The Bannatyne Spa and Champneys Henlow are located nearby
3. Stotfold Mill
4. The Crown in Stotfold Town

With so many wonderful places in Stotfold and the surrounding area, you'll never be short of places to meet up with friends and family for a special day out.

YOUR PLACE TO CONNECT



8 MINS*
2.4 MILES BY CAR
ARLESEY STATION

On the East Coast Main Line, with regular services to London and Peterborough.



Source: www.google.com/maps/



18 MINS*
7.3 MILES BY CAR
HITCHIN

A charming market town, full of handy amenities and right on your doorstep.



39 MINS*
THAMESLINK
**LONDON, KING'S
CROSS ST PANCRAS /
EUROSTAR**

For connection to the London underground network and Eurostar services.

41 MINS*
23.7 MILES BY CAR
CAMBRIDGE

Full of historic architecture, with great restaurants and an intriguing choice of shops.



30 MINS*
15.9 MILES BY CAR
LUTON AIRPORT

48 MINS*
28.6 MILES BY CAR
STANSTEAD AIRPORT



31 MINS*
18.5 MILES BY CAR
BEDFORD

The historic county town with a castle, museums, theatre, restaurants and cafés.



Computer generated image

THE FINISHING TOUCHES

KITCHEN

- Handleless contemporary white kitchen
- Soft close kitchen doors and drawers
- Under cabinet lighting
- Laminate worktop with upstand
- Integrated oven
- 4 ring gas hob
- Cooker hood
- Glass splash back
- Integrated fridge freezer
- Integrated washer dryer
- Integrated dishwasher*
- Recessed spotlights
- Karndean wood effect flooring*
- Fitted wardrobe to main bedroom*

BATHROOM

- Recessed spotlights
- Contemporary white sanitary ware
- Mixer taps with shower above bath
- Shower screen
- Heated towel rail
- Full height tiling around the bath with half height to all other walls
- Ceramic Ashlar white wall and floor tiles*



EXTERNALS

- Shed to gardens
- Turf to gardens
- Car ports as per plans
- 1 or 2 parking spaces
- Garden tap
- Front and rear external lighting
- Outdoor electrical socket

GENERAL

- 80/20 wool mix carpet to separate lounge rooms, bedrooms, stairs and landing
- Karndean wood effect vinyl to hallways
- Internal white 5 vertical panel doors
- Carlisle brass Serrozetta ironmongery

- Landscaped communal areas
- Decorated throughout in white emulsion
- 10 year New build home warranty

*** APARTMENT SPECIFICATION**

- Slimline dishwasher to 2 bed apartments only
- Vinyl flooring throughout apartments excluding bedrooms
- No fitted wardrobes to bedrooms
- Communal TV aerial to apartment blocks
- Video door entry system

*Please ask Sales Team for plot specific details.

The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.

Specification varies between houses and apartments - please ask our sales advisors for plot specific detail.

Computer generated interior images

← RIVER IVEL AND SKATE PARK

Stadium Close

The Green

GREENSIDE PLACE STOTFOLD

- One Bedroom Maisonettes
- One Bedroom Apartments
- Two Bedroom Apartments
- Two Bedroom Apartments over garage
- Two Bedroom Houses
- Three Bedroom Houses
- Four Bedroom Houses
- Affordable Housing

CP = Car Port

A DEVELOPMENT BY
settle

N SITE PLAN

MILLCROFT HOUSE

ONE BEDROOM APARTMENTS



Attractive one bedroom apartments with ample natural light, open plan living areas and well equipped kitchen.



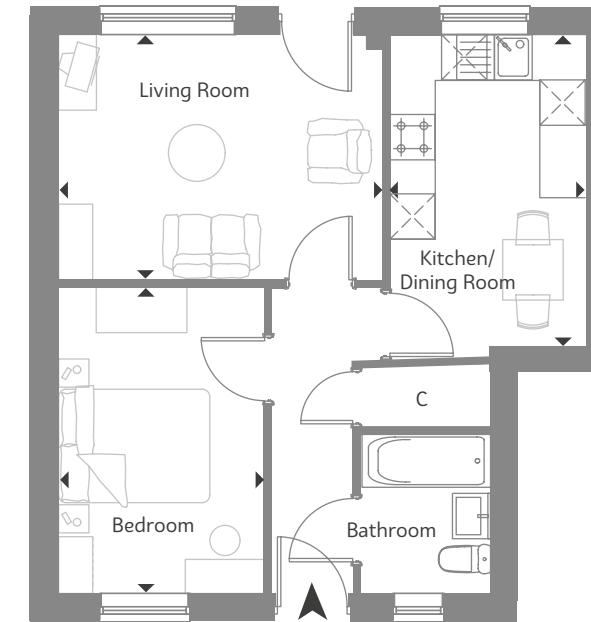
MILLCROFT HOUSE

ONE BEDROOM APARTMENTS

Plots 9 & 11* Ground Floor



GROUND FLOOR



FRONT ELEVATION

TOTAL AREA: 47 SQ M 506 SQ FT

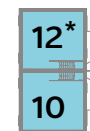
LIVING ROOM
4.32m x 3.28m 14' 2" x 10' 9"

KITCHEN / DINING ROOM
4.17m x 2.62m 13' 8" x 8' 7"

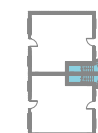
BEDROOM
4.08m x 2.76m 13' 5" x 9' 1"

* Plot 11 is handed from the plans drawn

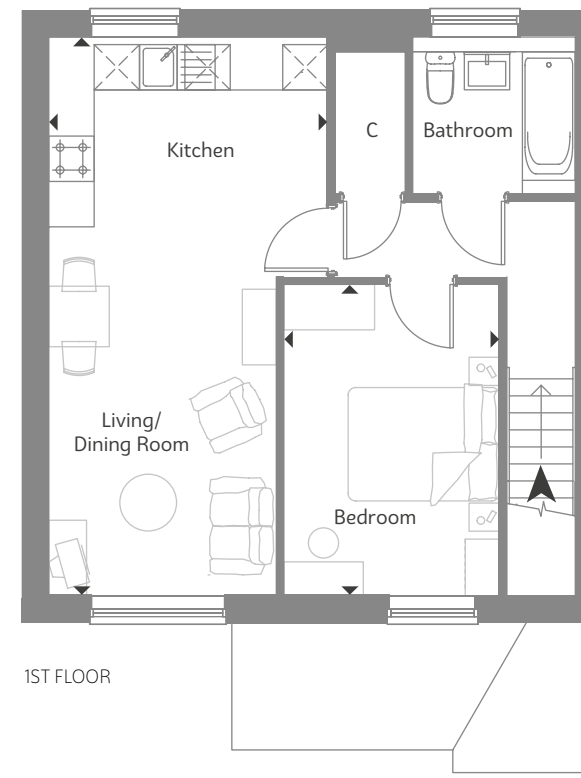
Plots 10 & 12* Ground & First Floor



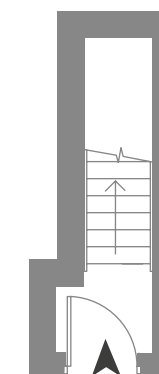
FIRST FLOOR



GROUND FLOOR



1ST FLOOR



GROUND FLOOR



FRONT ELEVATION

TOTAL AREA: 52 SQ M 560 SQ FT

LIVING / DINING / KITCHEN
7.44m x 3.73m 24' 5" x 12' 3"

BEDROOM
4.15m x 2.87m 13' 8" x 9' 5"

* Plot 12 is handed from the plans drawn

ROOK TREE HOUSE

ONE BEDROOM APARTMENTS



Offering a range of contemporary one bed apartments on the ground, first and second floors, in an exciting choice of layouts.



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ROOK TREE HOUSE ONE BEDROOM APARTMENTS



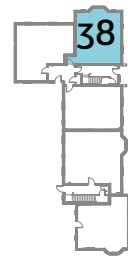
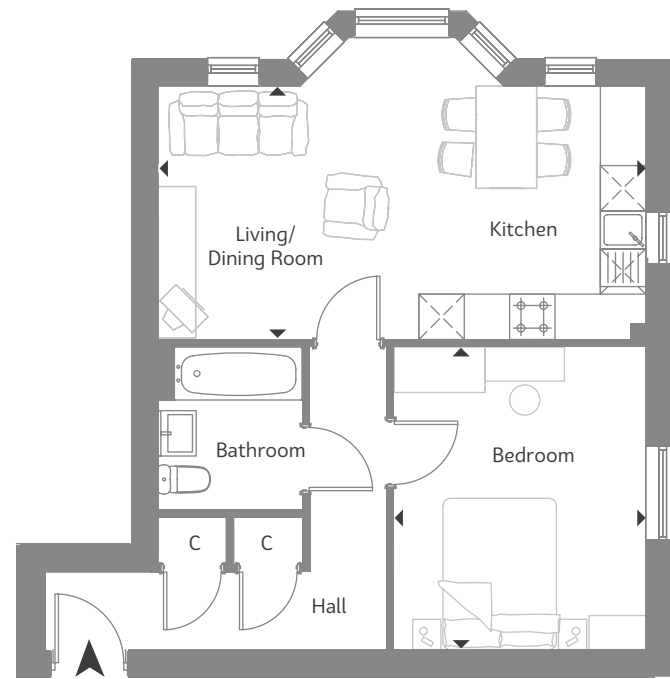
SIDE ELEVATION

Plot 38 Ground Floor

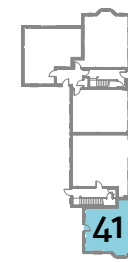
TOTAL AREA:
50 SQ M 538 SQ FT

LIVING / DINING / KITCHEN
6.50m x 3.39m 21' 4" x 11' 1"

BEDROOM
4.04m x 3.36m 13' 3" x 11' 0"



GROUND FLOOR



GROUND FLOOR

ROOK TREE HOUSE ONE BEDROOM APARTMENTS



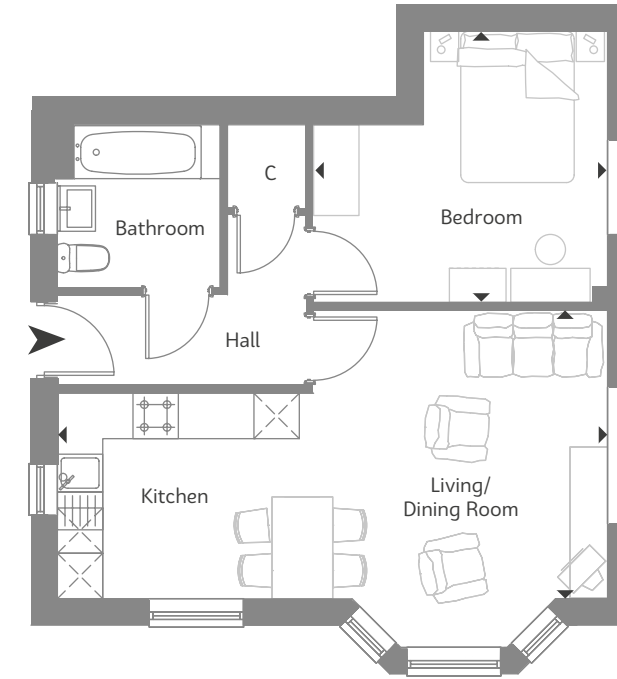
SIDE ELEVATION

Plot 41 Ground Floor

TOTAL AREA:
50 SQ M 538 SQ FT

LIVING / DINING / KITCHEN
7.33m x 3.86m 24' 1" x 12' 8"

BEDROOM
3.88m x 3.62m 12' 9" x 11' 11"



FRONT ELEVATION

Plot 49 Second Floor

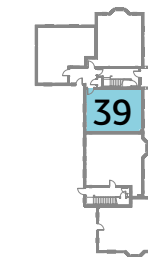
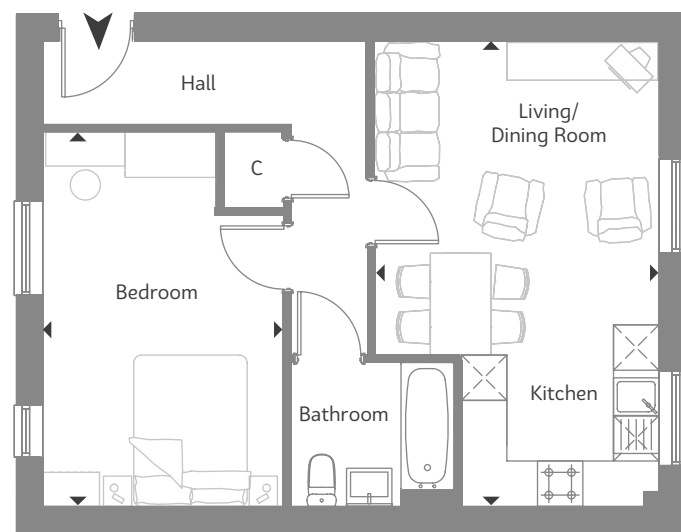
Plot 44 First Floor

Plot 39 Ground Floor

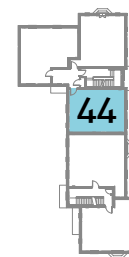
TOTAL AREA:
50 SQ M 538 SQ FT

LIVING / DINING / KITCHEN
6.20m x 3.80m 20' 4" x 12' 6"

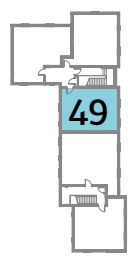
BEDROOM
4.99m x 3.33m 16' 4" x 10' 11"



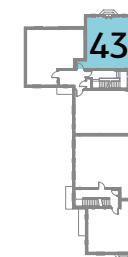
GROUND FLOOR



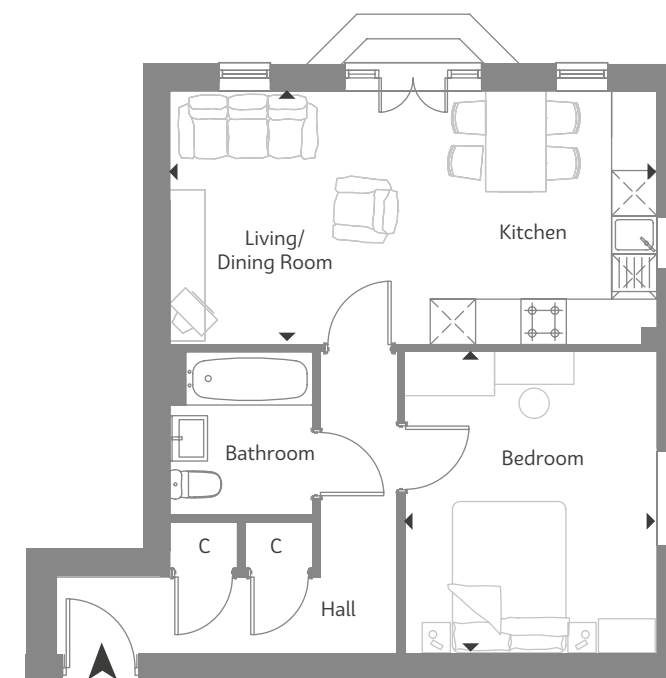
1ST FLOOR



2ND FLOOR



1ST FLOOR



SIDE ELEVATION

Plot 43 First Floor

TOTAL AREA:
50 SQ M 538 SQ FT

LIVING / DINING / KITCHEN
6.50m x 3.39m 21' 4" x 11' 1"

BEDROOM
4.04m x 3.36m 13' 3" x 11' 0"

ROOK TREE HOUSE ONE BEDROOM APARTMENTS



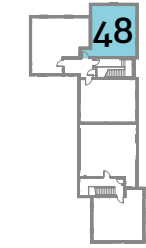
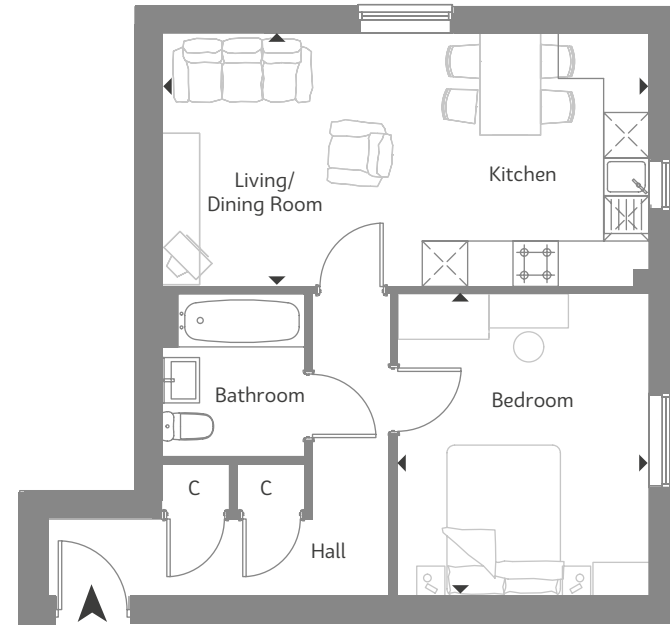
SIDE ELEVATION

Plot 48 Second Floor

TOTAL AREA:
50 SQ M 538 SQ FT

LIVING / DINING / KITCHEN
6.50m x 3.39m 21' 4" x 11' 1"

BEDROOM
4.04m x 3.36m 13' 3" x 11' 0"



SECOND FLOOR

Plot 46 First Floor Plot 51* Second Floor

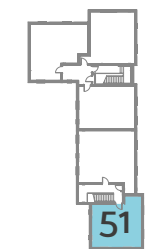
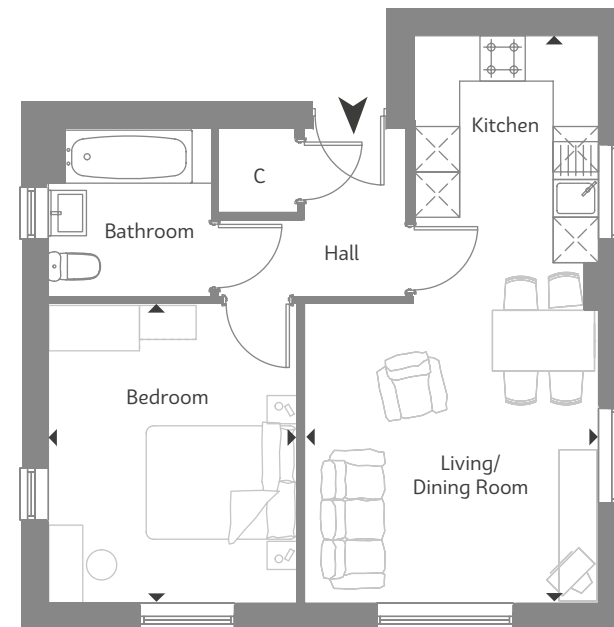


SIDE ELEVATION

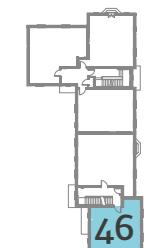
TOTAL AREA: 49 SQ M 527 SQ FT

LIVING / DINING / KITCHEN
7.55m x 3.93m 24' 9" x 12' 11"

BEDROOM
3.99m x 3.33m 13' 1" x 10' 11"



2ND FLOOR



1ST FLOOR

* Plot 51 has a smaller window than the plans drawn

ROOK TREE HOUSE ONE BEDROOM APARTMENTS



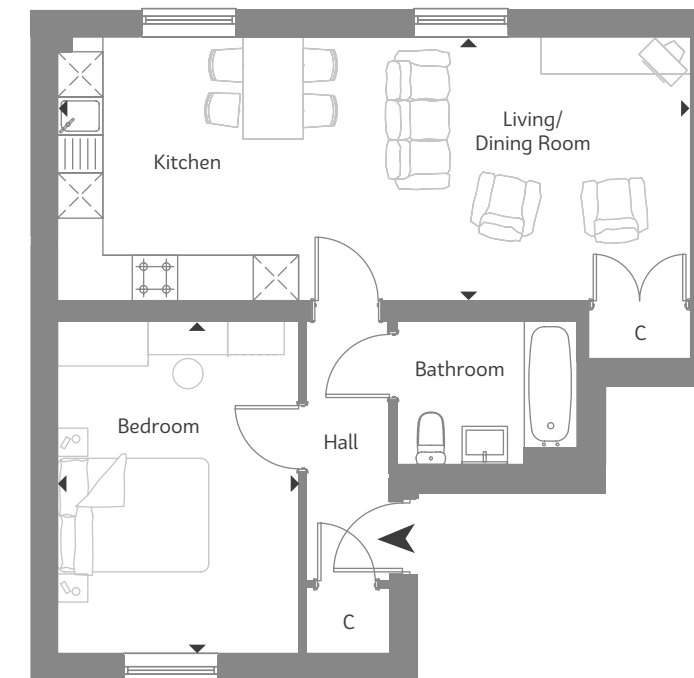
SIDE ELEVATION



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Plot 47 Second Floor Plot 42 First Floor Plot 37 Ground Floor

TOTAL AREA:
56 SQ M 603 SQ FT

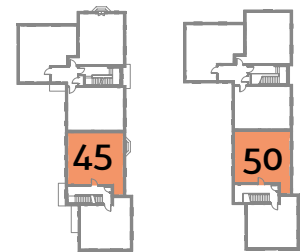
LIVING / DINING / KITCHEN
8.42m x 3.53m 27' 8" x 11' 7"

BEDROOM
4.45m x 3.23m 14' 7" x 10' 7"

ROOK TREE HOUSE TWO BEDROOM APARTMENTS



FRONT ELEVATION



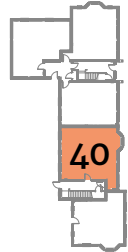
1ST FLOOR

2ND FLOOR

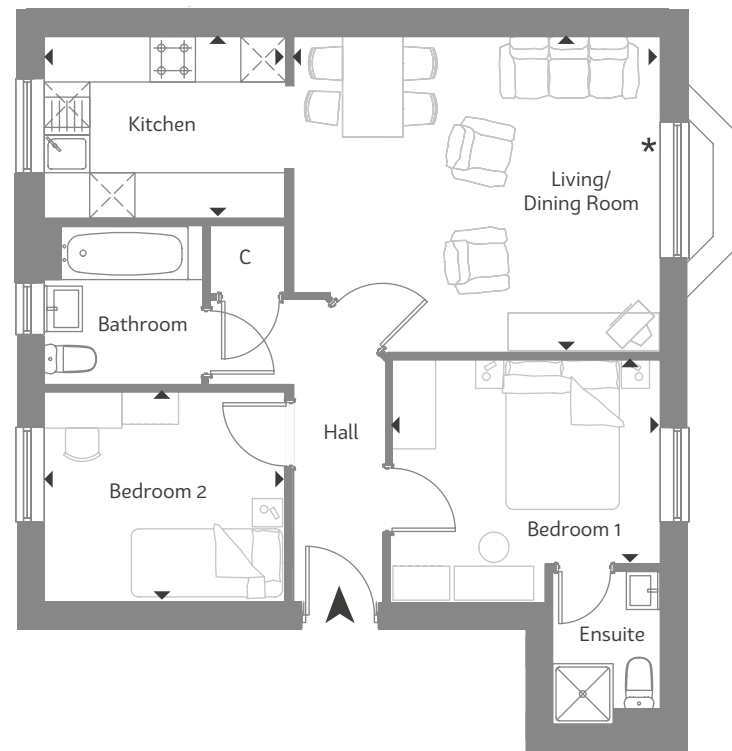
ROOK TREE HOUSE TWO BEDROOM APARTMENTS



FRONT ELEVATION



GROUND FLOOR



Plot **50*** Second Floor
Plot **45** First Floor

TOTAL AREA:
63 SQ M 678 SQ FT

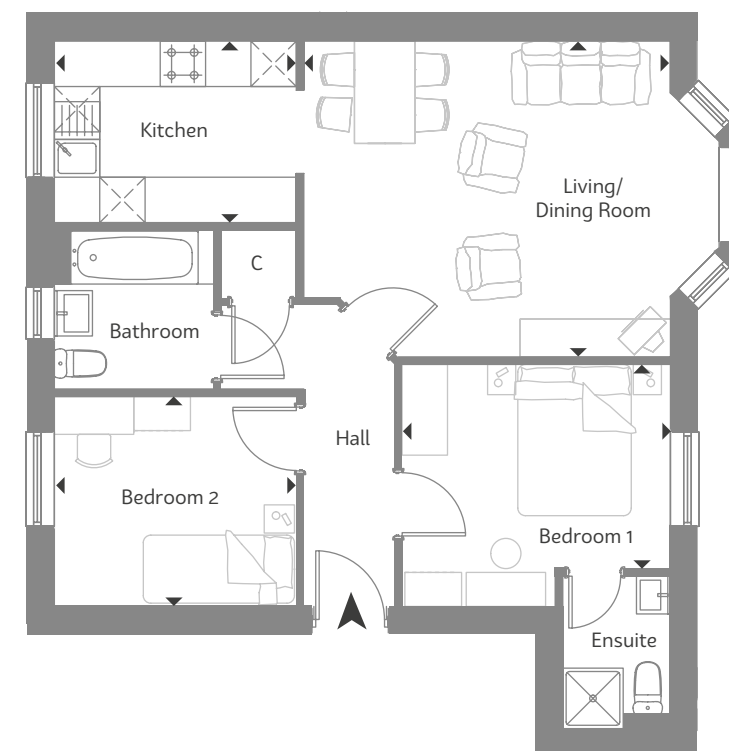
LIVING / DINING ROOM
4.89m x 4.21m 16' 0" x 13' 10"

KITCHEN
3.24m x 2.44m 10' 7" x 8' 0"

BEDROOM 1
3.59m x 2.72m 11' 9" x 8' 11"

BEDROOM 2
3.24m x 2.81m 10' 7" x 9' 3"

* Plot 50 has a smaller window than the plans drawn



Plot **40** Ground Floor

TOTAL AREA:
64 SQ M 689 SQ FT

LIVING / DINING ROOM
4.89m x 4.21m 16' 0" x 13' 10"

KITCHEN
3.24m x 2.44m 10' 7" x 8' 0"

BEDROOM 1
3.59m x 2.72m 11' 9" x 8' 11"

BEDROOM 2
3.24m x 2.81m 10' 7" x 9' 3"

THE CROFT

TWO BEDROOM APARTMENTS



Exceptional 2 bedroom apartments arranged over the ground and first floors, including master suite and family bathroom.



THE CROFT

TWO BEDROOM APARTMENTS

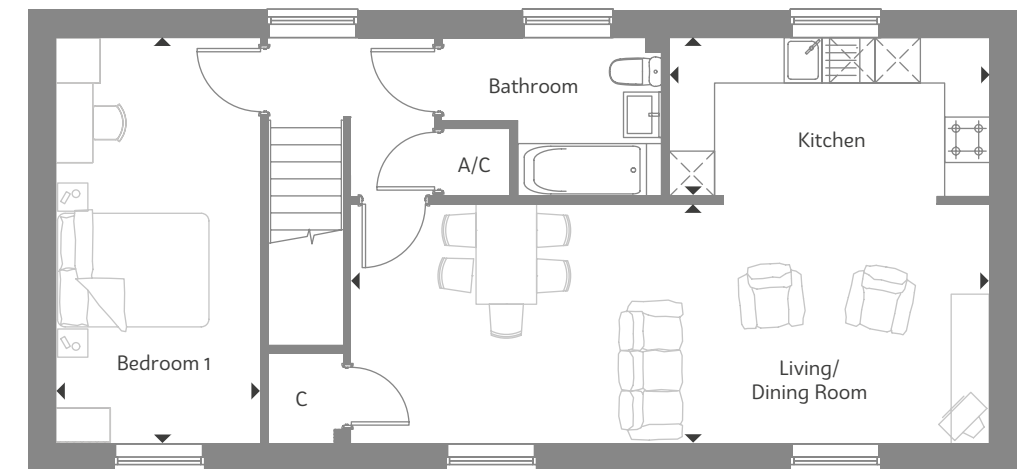


FRONT ELEVATION



FRONT ELEVATION

* 2 Parking spaces are allocated for plots 52 & 53 and the 3rd space is allocated to apartments 49 and 51 respectively.



FIRST FLOOR

Plots 52 & 53*

TOTAL AREA:
86 SQ M 925 SQ FT

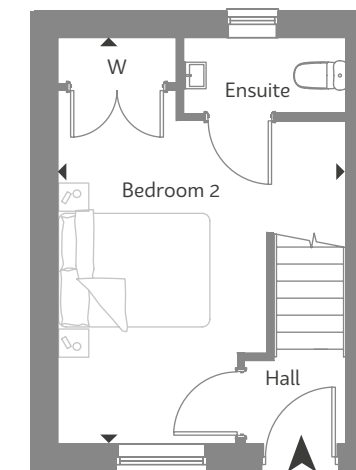
LIVING / DINING ROOM
8.48m x 3.20m 27' 010" x 10' 6"

KITCHEN
4.28m x 2.14m 14' 0" x 7' 0"

BEDROOM 1
5.41m x 2.74m 17' 9" x 9' 0"

BEDROOM 2
5.41m x 3.88m 17' 9" x 12' 9"

* Plot 53 is handed from the plans drawn



GROUND FLOOR

THE REGENT

TWO BEDROOM HOUSES



Beautifully designed homes with distinctive styling, 2 generously proportioned bedrooms and your own outside space.



THE REGENT

TWO BEDROOM HOUSES



FRONT ELEVATION



Plots 13 & 15*

TOTAL AREA:
78 SQ M 839 SQ FT

LIVING ROOM
5.21m x 3.14m 17' 1" x 10' 4"

KITCHEN / DINING ROOM
4.84m x 2.90m 15' 10" x 9' 6"

BEDROOM 1
4.51m x 3.02m 14' 9" x 9' 11"

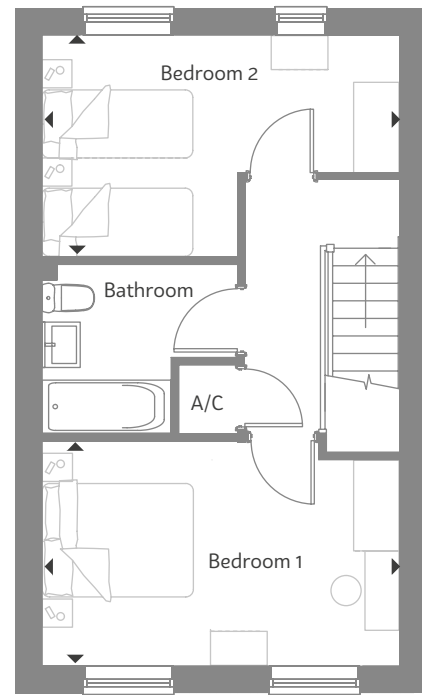
BEDROOM 2
5.21m x 2.75m 17' 1" x 9' 0"

* Plot 15 is handed from the plans drawn

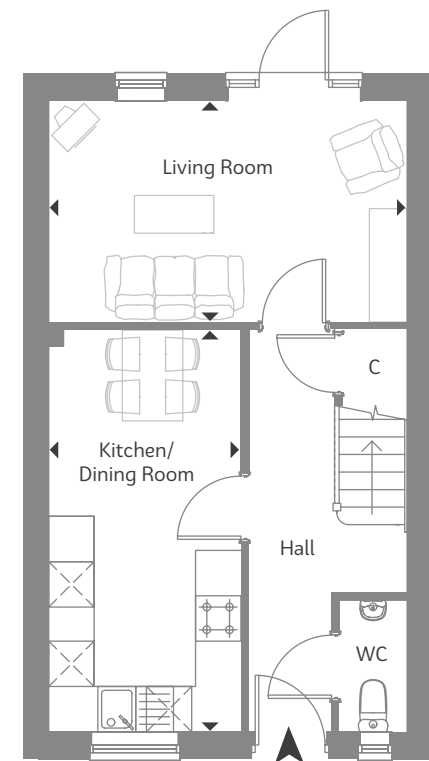
THE REGENT TWO BEDROOM HOUSES



FRONT ELEVATION



FIRST FLOOR



GROUND FLOOR

Plot 21

TOTAL AREA:
79 SQ M 850 SQ FT

LIVING ROOM
4.79m x 2.97m 15' 9" x 9' 9"

KITCHEN / DINING ROOM
5.35m x 2.58m 17' 7" x 8' 6"

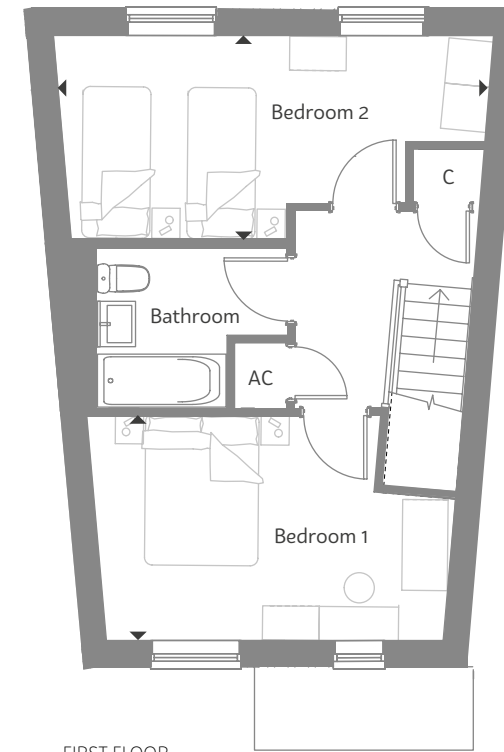
BEDROOM 1
4.79m x 3.02m 15' 9" x 9' 11"

BEDROOM 2
4.79m x 2.97m 15' 9" x 9' 9"

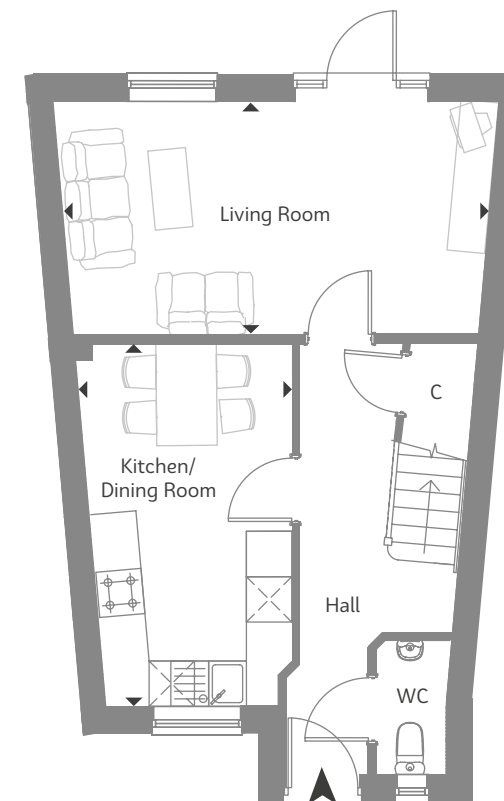
THE REGENT TWO BEDROOM HOUSES



FRONT ELEVATION



FIRST FLOOR



GROUND FLOOR

Plot 14

TOTAL AREA:
84 SQ M 904 SQ FT

LIVING ROOM
5.91m x 3.11m 19' 5" x 10' 3"

KITCHEN / DINING ROOM
4.84m x 2.89m 15' 10" x 9' 6"

BEDROOM 1
4.50m x 3.02m 14' 9" x 9' 11"

BEDROOM 2
5.91m x 2.75m 19' 5" x 9' 0"

THE MOWBRAY

THREE BEDROOM HOUSES



Computer generated image

Benefit from the extra space of 3 bedrooms, spacious living areas, fitted kitchen well appointed bathroom and outside space.

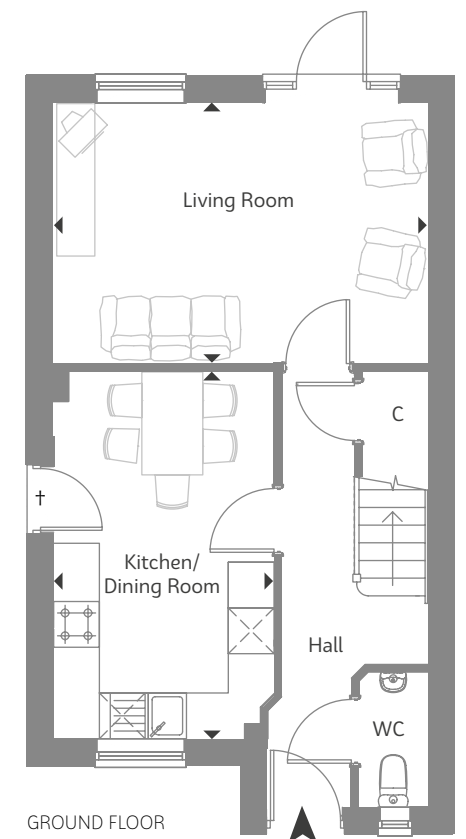
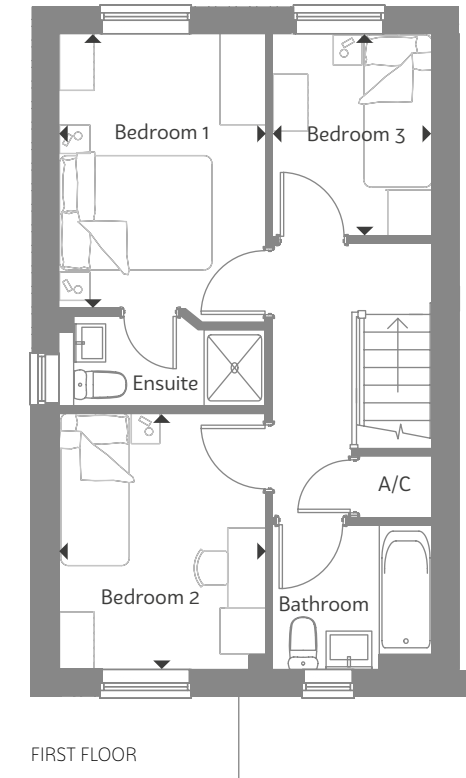


THE MOWBRAY

THREE BEDROOM HOUSES



FRONT ELEVATION



Plots 16, 17†, 18*, 20, 22*, 23, 24†, 25*, 54, 55*, 56 & 57*

TOTAL AREA:
83 SQ M 893 SQ FT

LIVING ROOM
4.96m x 3.46m 16' 3" x 11' 4"

KITCHEN / DINING ROOM
4.86m x 2.92m 15' 11" x 9' 7"

BEDROOM 1
3.65m x 2.74m 12' 0" x 9' 0"

BEDROOM 2
3.39m x 2.74m 11' 2" x 9' 0"

BEDROOM 3
2.70m x 2.14m 8' 10" x 7' 0"

* Plots 18, 22, 25, 55 & 57 are handed from the plans drawn

† Plots 17 & 24 do not have this outside door

THE IVEL

FOUR BEDROOM HOUSES



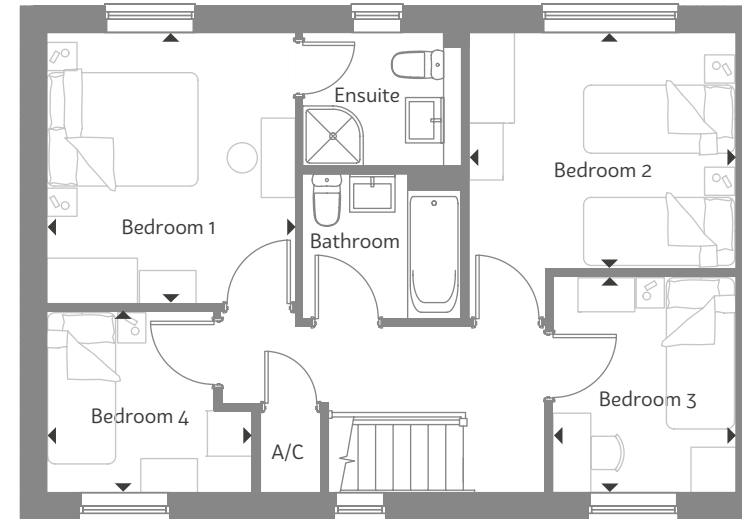
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With a stunning, 2 story feature window these 4 bedroom homes are filled with a sense of light and freedom. Your own outside space.



THE IVEL

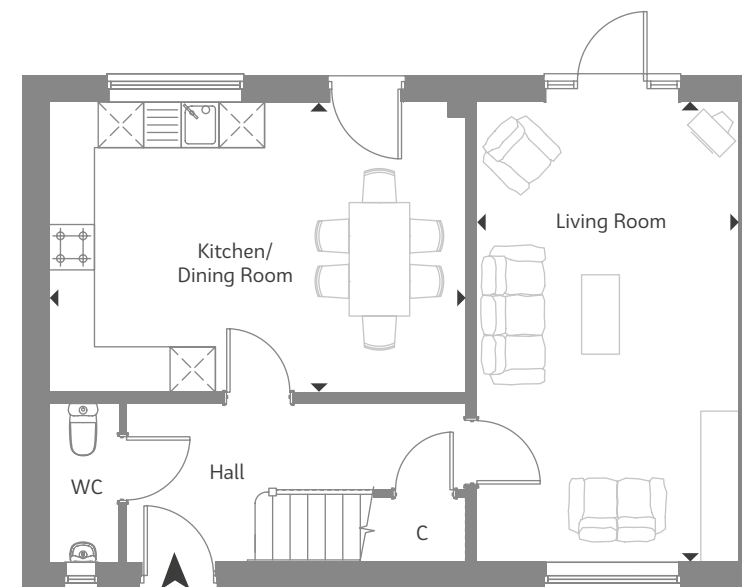
FOUR BEDROOM HOUSES



FIRST FLOOR



FRONT ELEVATION



GROUND FLOOR

Plots 19 & 58

TOTAL AREA:
110 SQ M 1,184 SQ FT

LIVING ROOM
6.13m x 3.51m 20' 1" x 11' 6"

KITCHEN / DINING ROOM
5.56m x 3.88m 18' 3" x 12' 9"

BEDROOM 1
3.62m x 3.32m 11' 11" x 10' 11"

BEDROOM 2
3.57m x 3.16m 11' 9" x 10' 4"

BEDROOM 3
2.90m x 2.46m 9' 6" x 8' 1"

BEDROOM 4
2.76m x 2.44m 9' 1" x 8' 0"



WHAT IS SHARED OWNERSHIP?

Shared ownership is a great way to get your foot on the housing ladder if you're unable to purchase a home on the open market.

This government backed scheme allows you to purchase between 40-75% of a home available for shared ownership, and you'll usually pay a mortgage on the part you own.

You'll then pay a subsidised rent of 2.75% on the remaining share of your home. This figure is reviewed annually in line with the Retail Price Index (RPI).

The deposit required for a shared ownership mortgage is a lot lower than if you were purchasing the property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property and can be as little as 5%.

We'll help you decide how much you can afford to purchase, to avoid being financially stretched.

Am I eligible?

You'll need to meet the following criteria to qualify:

- Have a household income of less than £80,000 per annum
- Unable to buy a home on the open market that satisfies your housing need
- You have sufficient savings for deposit and sales related costs such as stamp duty, legal fees and mortgage fees.

You won't be able to buy a shared ownership property if:

- You already own a home in the UK, or abroad, that you are unable or willing to sell
- You have any outstanding credit issues (i.e. unsatisfied defaults or County Court judgements)
- You have had a home repossessed within 6 years prior to the application or any mortgage arrears in the past three years.

All applicants must complete a financial assessment to ensure the property is affordable. All applicants must be registered with Help to Buy South.

What's the process?

1. Find your home
2. Register with www.helptobuyagent3.org.uk
3. Complete an initial affordability assessment: www.tmpmortgages.co.uk/apply-now/
4. Complete a settle application form
5. View our new homes or have an online/office appointment to reserve one of our new homes off plan.
6. If you meet all our criteria we'll make you an offer!
7. Pay your £500 reservation fee (non-refundable) and complete a full financial assessment with TMP (Independent Mortgage Brokers)
8. Select your solicitors and we'll instruct the sale
9. Wait for your mortgage offer (your mortgage broker will submit your mortgage application and a survey will be carried out on the property)
10. Sign your legal paperwork and confirm a move in date or exchange with a completion date to be confirmed*

* Proposed dates for completion are always subject to change and cannot be guaranteed. Due to the current pandemic we have seen some build completion be delayed up to 3 months. Please bear this in mind when applying.

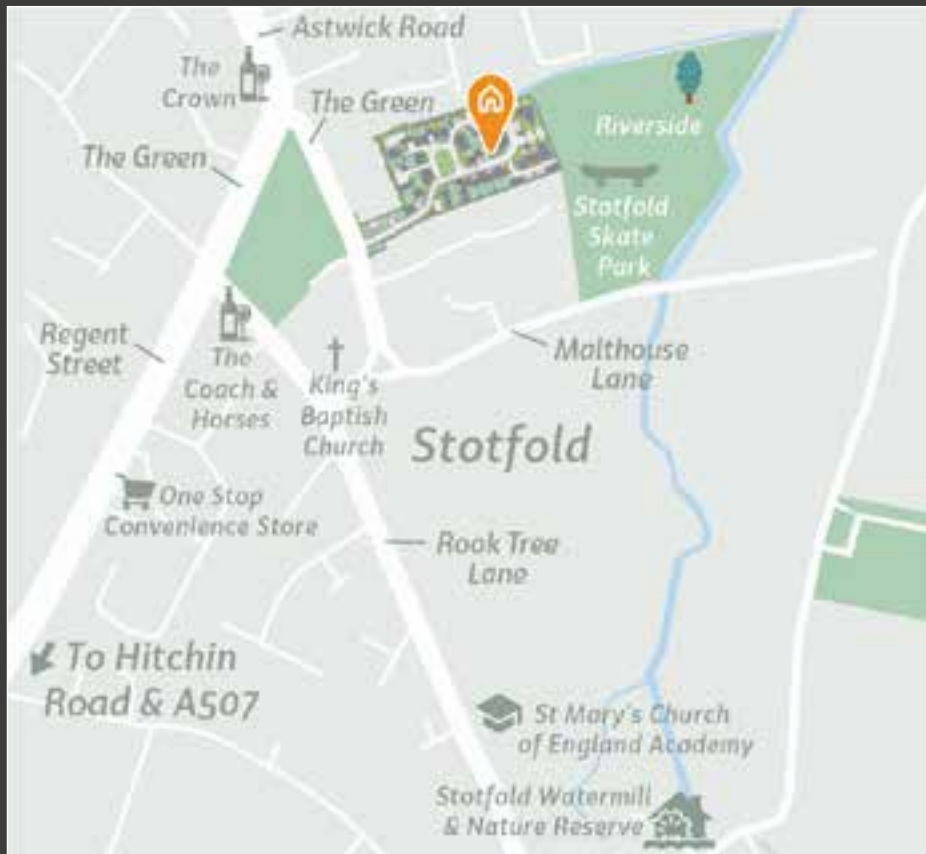
settle

email: sales@settlegroup.org.uk

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage positions. Kitchen and bathroom layouts are indicative only, these details do not form part of any contract. The specification outlined in this brochure is subject to the construction stage and may change, please consult your sales advisor for further plot specific details. Correct at time of print April 2021.



GREENSIDE PLACE STOTFOLD



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Greenside Place, Stadium Close,
Stotfold, Hitchin SG5 4AN.

A DEVELOPMENT BY

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