



# Your place to grow at

Orbit at Wintringham Park, St Neots



Your place  
to thrive



The River Great Ouse at St. Neots

# Find your place to thrive at Orbit at Wintringham Park

Orbit is delighted to welcome you to Wintringham Park, a vibrant, modern community nestled in the Cambridgeshire countryside and around a mile from the charming, historic market town of St. Neots. The new development has been created with residents' day-to-day convenience and comfort in mind, featuring its own civic square with a library, health centre, gym, café, shops and a brand-new primary school, so everything you need is on your doorstep.

A recent addition is a new, beautifully landscaped business park, bringing new jobs and opportunities. Orbit is offering a selection of two, three and four bedroom homes available through Shared Ownership, the part-buy, part-rent scheme, making home ownership easier and more affordable for growing families.

## Find your place to enjoy life...

Close by, St. Neots town centre is home to a wealth of shops, restaurants, cafés, bars and pubs. For a weekly shop or quality homeware, there's a Waitrose and the Cross Keys Shopping Mall in the market square.

The market square is also home to one of the largest and most ancient outdoor markets of its kind in the country, dating back to the 12th century; it's held every Thursday with a range of stalls offering fresh, local produce, clothing and homewares. For more eclectic tastes, savour the exquisite delicacies at Roberto's Deli, craft beers at the family-run Shumë Bottle Emporium, or fine wines from The Smiling Grape. Other independent shops include the delightful Rather Gifted and Capsule Boutique for the latest

in women's fashion and The Shopkeeper's Daughter for all your houseplant needs.

St Neots also boasts a tantalising choice of eateries to suit all pockets, tastes and occasions. Enjoy a revitalising, freshly ground coffee at Bohemia, which doubles as a tapas and cocktail bar in the evenings, try authentic Turkish meze at family-run Bosphorous, or for a spicier taste of the east and a warm welcome there's Auntie's Thai Restaurant or Nawab Lounge for contemporary Indian cuisine. Il Girasole offers a rustic Italian ambience and great food, or for a more traditional setting and a classic afternoon tea, visit Betty Bumbles Vintage Tea Rooms in the market square. Other high street favourites include the ever-popular Caffè Nero and Prezzo Italian.



Riverside Park, St Neots

# Find your place to explore at Orbit at Wintringham Park



Cross Keys Mews, St. Neots

Wintringham Park residents enjoy a healthy lifestyle with plenty of outdoor leisure experiences. It sits amongst an enviable array of parkland, natural landscapes, allotments, recreation and children's play areas, including a nine kilometre network of walking and cycling paths allowing easy access to St. Neots and the surrounding countryside.

The River Great Ouse provides a host of entertainment and leisure options. Riverside Park, with its beautiful, mile-long waterside frontage, hosts frequent Sunday concerts during the summer, as well as events such as the Dragon Boat Festival and St Neots Rowing Regatta. You'll also find St Neots' premier entertainment and conference venue – the impressive Priory Centre – overlooking the river. It offers a vibrant programme of live shows and community events, from comedy nights and tribute bands, to its popular, annual Booze on The Ouse experience. Or simply relax at The River Terrace and Café and enjoy a snack and the tranquil vista. Families can take a leisurely stroll and a picnic along the river's idyllic banks, or even hire a boat to explore its serene meanderings.



The Refill Shop, St Neots

Golfers are spoilt for choice, with two courses – St Neots Golf Club and The Waterfront Hotel, Spa and Golf – within a short drive. Children are well-catered for too, with South Lake Aqua Park and Xtreme 360 Trampoline Park nearby. In addition, Paxton Pits Nature Reserve is only a few miles away and home to a rich mosaic of wildlife habitats to fascinate and delight. Enjoy family days out at ZSL Whipsnade Zoo, laser tag at Rumble Live Action, the RSPB's Lodge at Sandy, or dive into watersports at Wyboston and Grafham Water, there's plenty of fun for all.

## ...and places to learn

For Wintringham Park residents, there are plenty of first-class, local schools nearby, including Apricot Baby & Toddler Nursery a short drive away. The brand new Wintringham Primary Academy is even closer, a walk away, where creativity and independent learning are a cornerstone of the education philosophy. Priory Park Infant School & Playgroup is less than two miles away and caters for boys and girls aged between 4 and 7. The Round House Primary Academy is also nearby and has about 370 students aged between 4 and 11.



Wintringham Primary School, Wintringham

Still close by is the Priory Junior School maintained by the local authority with about 330 students aged between 7 and 11. The Samuel Pepys School is a mile away and provides specialist education for 120 children and young people aged 3 to 19 with an Education, Health and Care Plan (EHCP) living within St Neots or the surrounding villages, and St Mary's CofE Primary Academy is close by too.

There's also an excellent choice of secondary schools and higher education in St Neots, including Longsands Academy, a co-educational secondary school and sixth form with academy status, plus Ernulf Academy and Riverside Meadows Academy, both with academy status.

## Your place to connect...

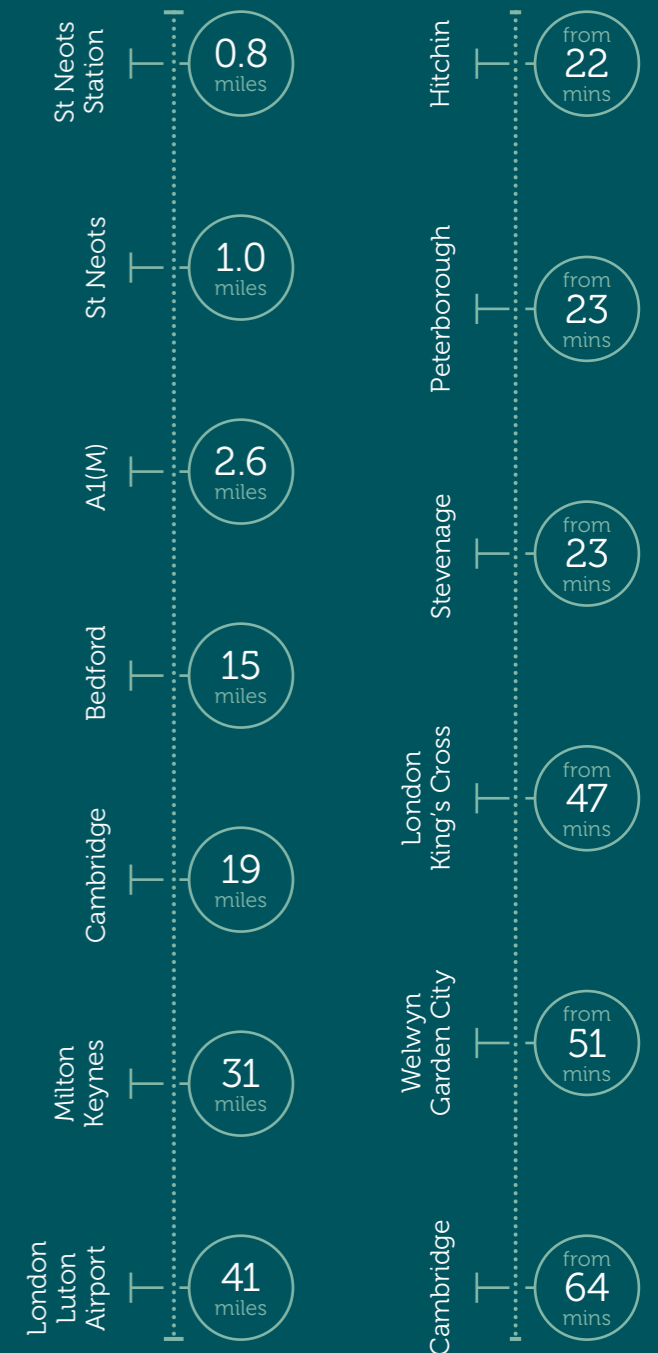
Wintringham Park's convenient proximity to St. Neots railway station (less than a mile away) with its direct links to London, Cambridgeshire and Hertfordshire means you can be in London King's Cross in less than an hour, with Peterborough and Stevenage about 20 minutes away. Alternatively, there are several bus stops nearby serving the local area, Cambridge and London. By car, easy access to the A1 and A428 provides connections to Cambridge and Bedford in around half an hour, and both Luton and Stansted airports with their numerous international holiday destinations is only 34 miles away.



By car from Orbit at Wintringham Park



By train from St Neots Station



Times and distances are approximate only and are taken from maps. google.com and nationalrail.co.uk



Image from other Orbit development

# Specification

## Kitchen

- Stylish, contemporary fitted kitchen with a range of wall and base units
- Laminate worktops
- Stainless steel single oven
- Induction hob
- Extractor hood
- Stainless steel sink with chrome mixer tap
- Integrated fridge/freezer
- Integrated washing machine

## Bathroom, cloakroom and en suite

- Contemporary white sanitaryware
- Shower over bath and glass shower screen with full-height tiling to bath
- Towel radiator to bathroom

## Plumbing

- Gas-fired central heating system
- Thermostatically controlled radiators

## Electrical

- TV and telephone point to living room
- Data point to living room and one bedroom
- Pelmet lighting and four-track spotlight to kitchen
- Mains-wired smoke detector and alarm
- Carbon monoxide detector and alarm
- PIR outside light to front

## Windows and doors

- PVCu double-glazed lockable windows and patio doors
- Front door with multi-point locking, security chain and chrome ironmongery

## Internal

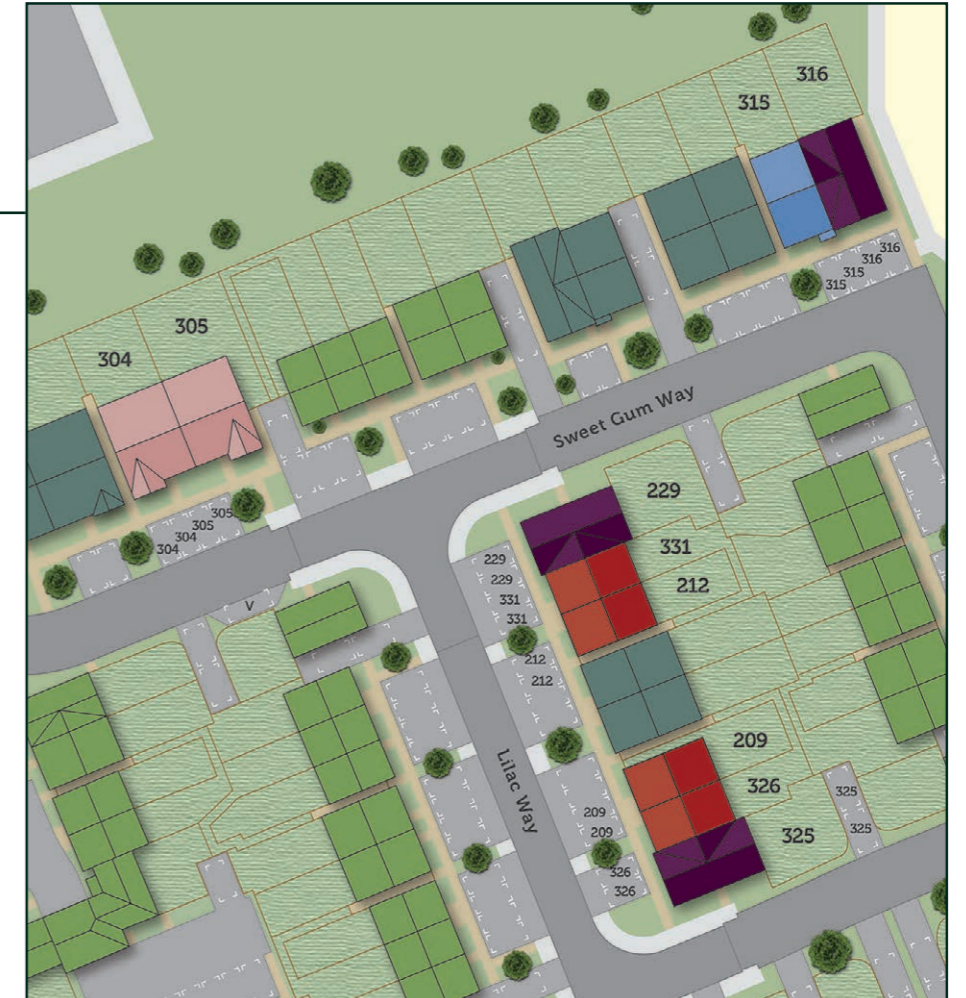
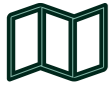
- Walls and ceilings in Almond White matt emulsion
- Woodwork in white satin
- White internal doors with chrome ironmongery
- Amtico flooring to kitchen, bathroom, cloakroom, hall and living room
- Carpets to stairs, landing and all bedrooms

## General

- Turf and patio to rear garden
- 1.8m fence to rear gardens
- Outside tap
- 10-year NHBC Buildmark Choice warranty

Orbit reserves the right to alter specification without prior notice. Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print. Images shown are from Orbit Homes show homes and do not represent the specification at this development.



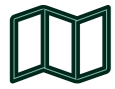


**Shared Ownership**

- Fydell**  
2 bedroom bungalow
- Dawson**  
2 bedroom house
- Perceval**  
4 bedroom house
- Hardwick**  
4 bedroom house

- Private Sale**
- Affordable Rental Homes**

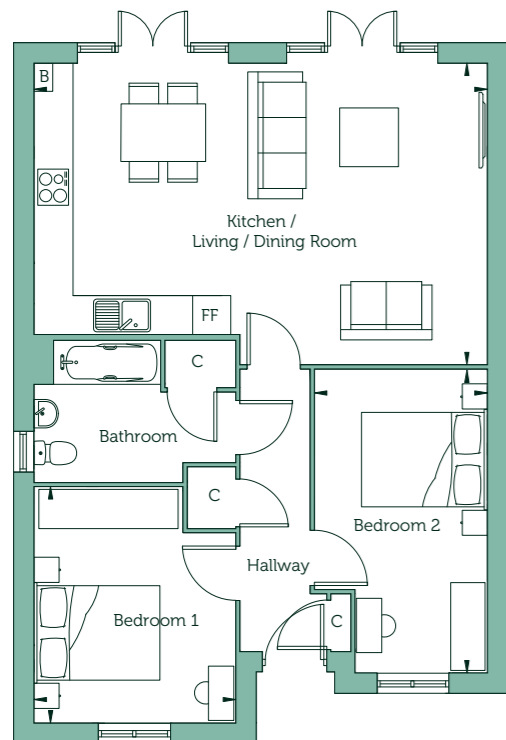
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## Fyddell

### Two Bedroom Bungalow

Plots 292, 293, 304 and 305



#### Ground Floor

Kitchen / Living / Dining Room	15'7"max x 23'7"max	4.75m x 7.20m
Bedroom 1	12'2"max x 10'5"max	3.72m x 3.18m
Bedroom 2	15'8"max x 9'2"max	4.78m x 2.79m
Gross Internal Area	764 sq ft	70.9 sq m

Handed Plots 293 and 305

#### Key

C Cupboard FF Fridge Freezer B Boiler

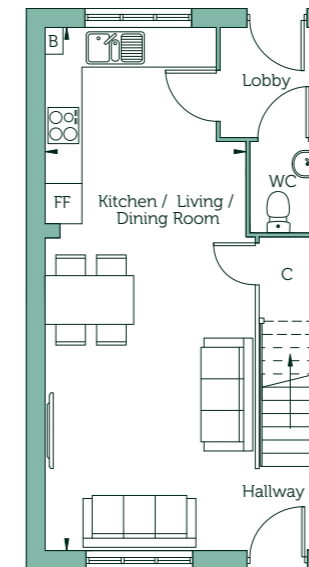
Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image is indicative only. Information correct at time of going to print.



## Dawson

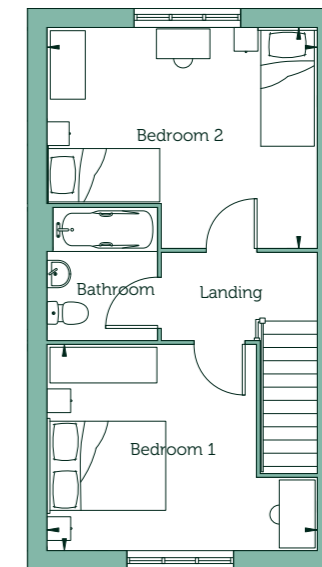
### Two Bedroom House

Plots 190, 191, 196, 197, 209, 212, 326 and 331



#### Ground Floor

Kitchen / Living / Dining Room	28'11"max x 11'1"	8.81m x 3.39m
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#### First Floor

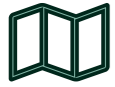
Bedroom 1	11'5"max x 15'0"max	3.47m x 4.56m
Bedroom 2	12'2"max x 15'0"max	3.71m x 4.56m
Gross Internal Area	861 sq ft	79.9 sq m

Handed Plots 190, 196, 212 and 326

#### Key

C Cupboard FF Fridge Freezer B Boiler

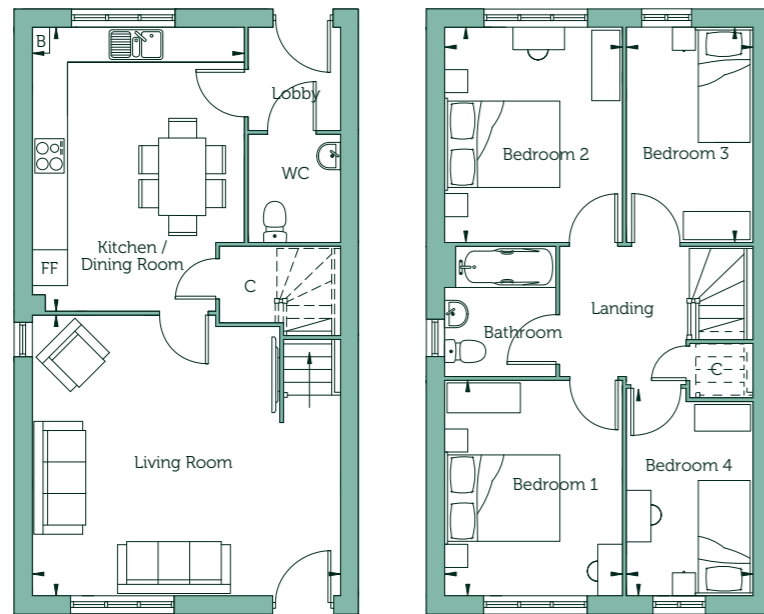
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## Perceval

### Four Bedroom House

Plots 98, 99, 103, 104 and 315



#### Ground Floor

Living Room	16'1" x 17'7"	4.90m x 5.35m
Kitchen / Dining Room	16'3" x 12'2"	4.96m x 3.70m

#### Key

C Cupboard FF Fridge Freezer B Boiler

#### First Floor

Bedroom 1	12'4" x 10'2"	3.76m x 3.10m
Bedroom 2	12'4" x 10'2"	3.76m x 3.10m
Bedroom 3	12'4" x 7'3"	3.77m x 2.21m
Bedroom 4	11'1" x 7'3"	3.39m x 2.21m

Gross Internal Area	1141 sq ft	106.0 sq m
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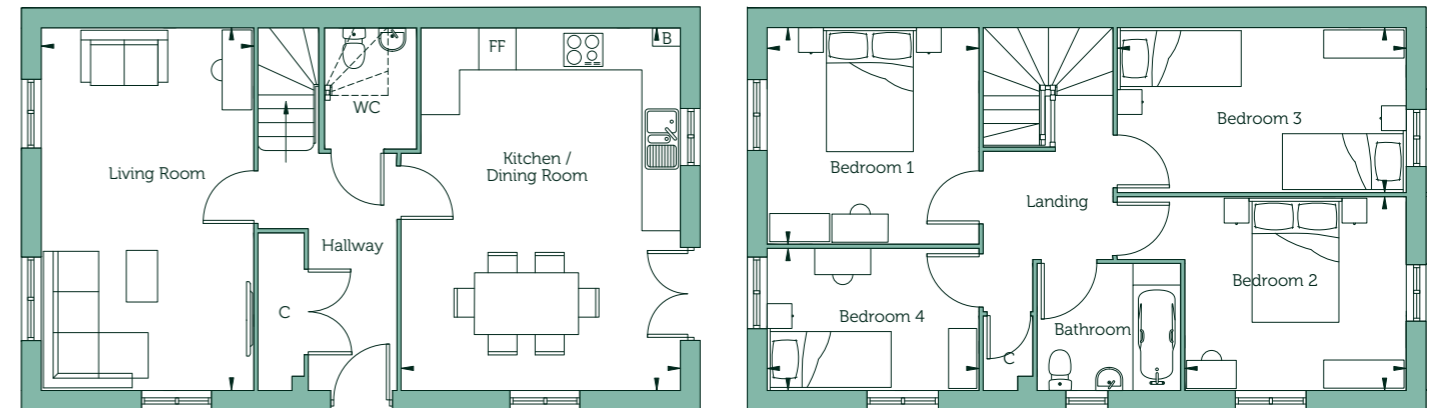
Handed Plots 98 and 103



## Hardwick

### Four Bedroom House

Plots 229, 316 and 325



#### Ground Floor

Living Room	19'1" x 11'3"	5.83m x 3.42m
Kitchen / Dining Room	19'1" x 14'9"	5.83m x 4.49m

#### Key

C Cupboard FF Fridge Freezer B Boiler

#### First Floor

Bedroom 1	11'5" x 11'2"	3.47m x 3.41m
Bedroom 2	10'3" x 11'8"	3.12m x 3.56m
Bedroom 3	8'8" x 15'3"	2.65m x 4.65m
Bedroom 4	7'6" x 11'2"	2.29m x 3.41m

Gross Internal Area	1281 sq ft	119.0 sq m
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Handed Plot 229

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Images from Orbit Homes developments

# Specification

## Kitchen

- Stylish, contemporary fitted kitchen with a range of wall and base units
- Laminate worktops
- Stainless steel single oven
- Induction hob
- Extractor hood
- Stainless steel sink with chrome mixer tap
- Integrated fridge/freezer
- Integrated washing machine

## Bathroom and cloakroom

- Contemporary white sanitaryware
- Thermostatically controlled shower over bath and glass shower screen with full-height tiling to bath
- Towel radiator to bathroom
- Lockable mirror-fronted cabinet
- Shaver socket to bathroom

## Plumbing

- Gas-fired central heating system
- Thermostatically controlled radiators

## Electrical

- TV/FM point to living room and telecom point to hallway, living room and bedroom 1
- Data point to 4 rooms
- Downlighters to kitchen, bathrooms and living areas
- Under-pelmet lighting to kitchen
- Mains-wired smoke detector and alarm
- Carbon monoxide detector and alarm
- PIR outside light to front

## Windows and doors

- PVCu double-glazed lockable windows and patio doors
- Composite front door with multi-point locking, and chrome ironmongery

## Internal

- Walls and ceilings in pure brilliant white emulsion
- Woodwork in white satin
- White internal doors with chrome ironmongery
- Vinyl flooring to kitchen, bathroom, cloakroom, hall and living room
- Carpets to stairs, landing and all bedrooms

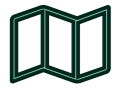
## General

- Landscaping to front garden
- Turf and patio to rear garden
- 1.8m closeboard fence to rear gardens
- Outside tap
- 10-year Premier Guarantee warranty

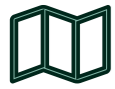
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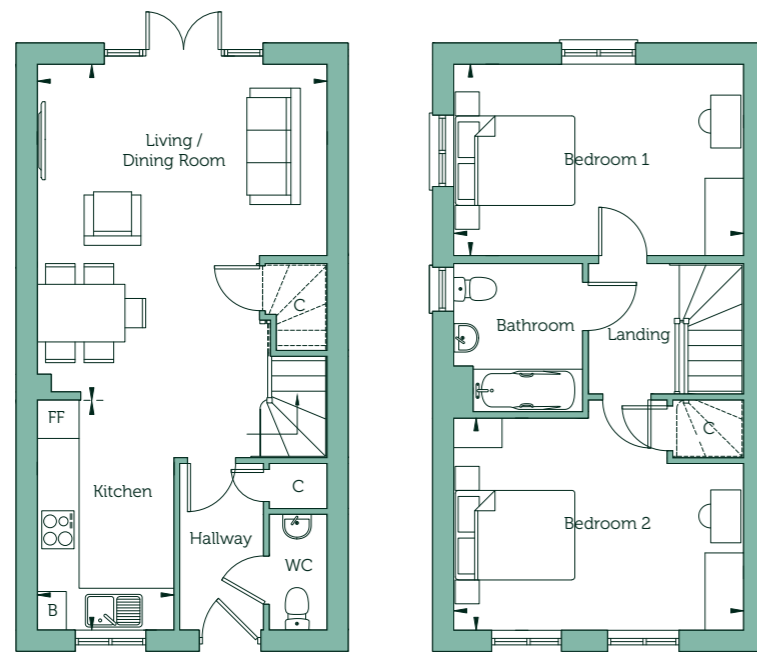
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## Payne

### Two Bedroom House

Plot 6 and 7



#### Ground Floor

Living / Dining Room	16'11" x 14'9"	5.15m x 4.50m
Kitchen	11'9" x 7'0"	3.58m x 2.12m

#### First Floor

Bedroom 1	9'11" x 14'9"	3.00m x 4.50m
Bedroom 2	10'9" x 14'9"	3.28m x 4.50m
<b>Gross Internal Area</b>	<b>851 sq ft</b>	<b>79.10 sq m</b>

Handed Plot 7

#### Key

C Cupboard FF Fridge Freezer B Boiler

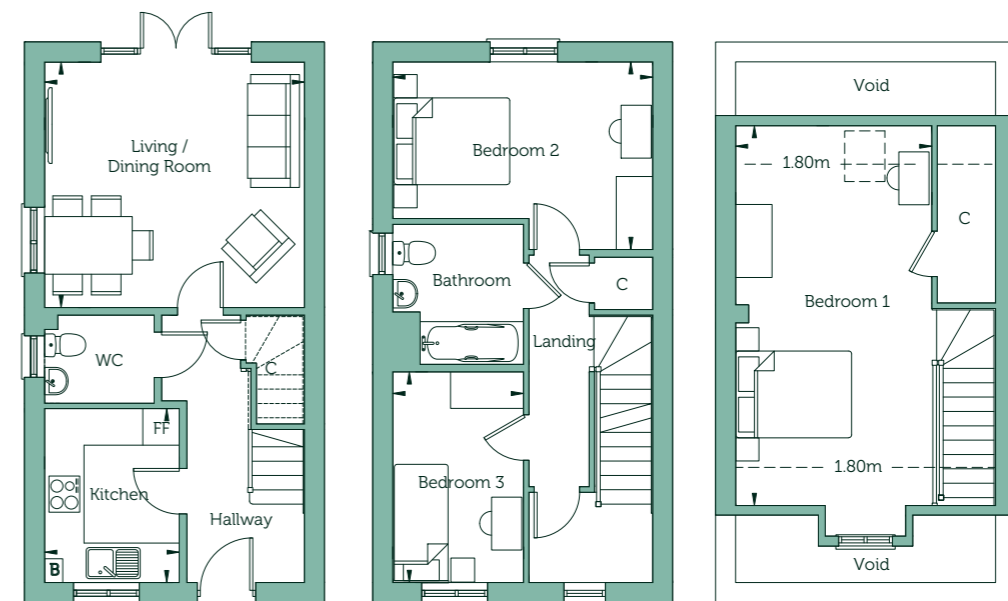
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## Paxton

### Three Bedroom House

Plot 86, 87, 106, 107 and 108



#### Ground Floor

Living / Dining Room	13'3" x 14'0"	4.04m x 4.27m
Kitchen	9'5" x 7'3"	2.86m x 2.22m

#### First Floor

Bedroom 2	10'1" x 14'0"	3.09m x 4.27m
Bedroom 3	11'5" x 7'2"	3.49m x 2.19m

#### Second Floor

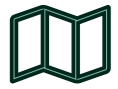
Bedroom 1	20'6" x 10'7"	6.25m x 3.23m
<b>Gross Internal Area</b>	<b>1067 sq ft</b>	<b>99.10 sq m</b>

Handed Plot 86

#### Key

C Cupboard FF Fridge Freezer B Boiler

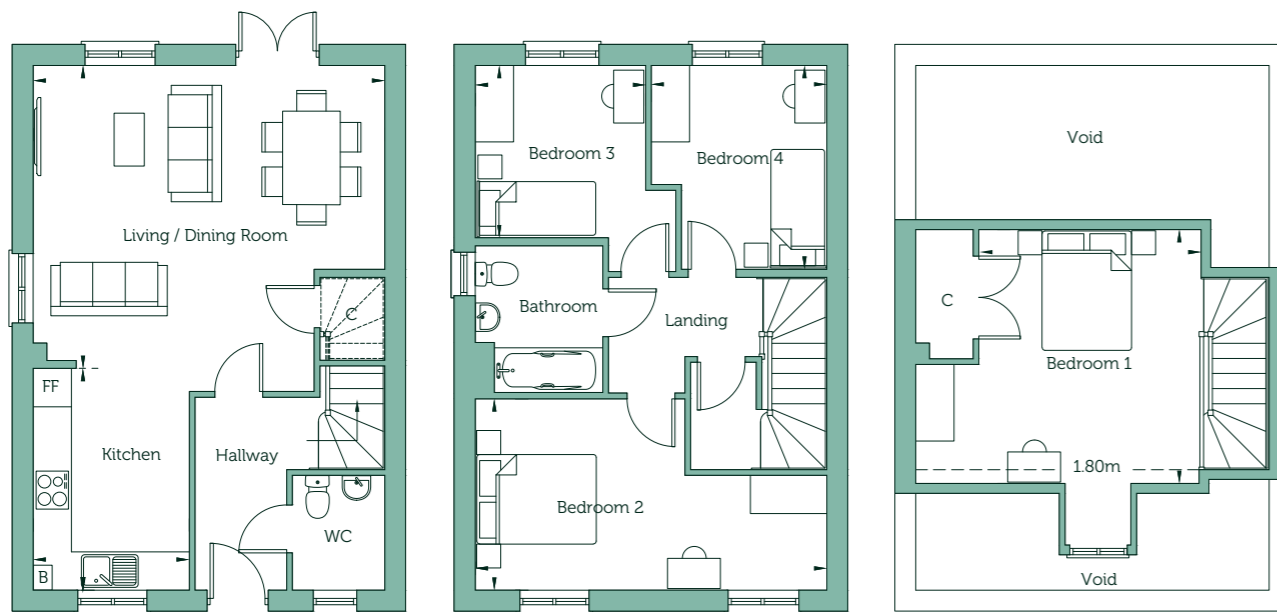
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## Rowley

### Four Bedroom House

Plot 39, 40, 90 and 91



#### Ground Floor

**Living / Dining Room**  
15'7" x 18'1" 4.75m x 5.51m

**Kitchen**  
11'5" x 8'0" 3.48m x 2.45m

#### Key

C Cupboard FF Fridge Freezer B Boiler

#### First Floor

**Bedroom 2**  
9'10" x 18'1" 3.00m x 5.51m

**Bedroom 3**  
8'10" x 8'9" 2.70m x 2.67m

**Bedroom 4**  
10'5" x 9'0" 3.18m x 2.75m

#### Second Floor

**Bedroom 1**  
13'1" x 11'5" 3.98m x 3.48m

**Gross Internal Area**  
1211 sq ft 112.50 sq m

Handed Plots 39 and 90

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# The Orbit difference

## The history of Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good-quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high-quality, affordable, safe and sustainable, and they really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this by taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have sustainable working and excellent employment practices in place.

## Orbit in the community

We have invested around £25m into schemes in the last six years through a range of projects to improve the local community. This includes sensory gardens, skateboard parks, community farms and neighbourhood cinemas. We also provide help and support on wellbeing, employment and skills, digital inclusion and financial advice through our award-winning Better Days programme.

Alongside this, our employees are very active in the local community through our volunteering programme, contributing over 4,000 community hours in the last 12 months alone. Our employees have painted, decorated, planted and litter-picked their way to supporting our local communities, whilst raising over £45,000 for national and local charities, including Mind, Shelter, Macmillan Cancer Support and Prostate Cancer UK.

## Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment. Since 2019, we have reduced our organisation's carbon footprint by 33%.

We have four main priorities:

- Climate action to become net zero carbon
- Enhancement of green spaces to promote biodiversity
- Sustainable consumption of resources to reduce waste
- Responsible partnerships and a sustainable supply chain



## Building for good

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact reaches far beyond the homes we build and sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not only through our work as responsible landlords in supporting our tenants but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiatives further. So, by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.

## Design standards

At Orbit, our vision is to take the lead in building thriving communities, and we recognise that to build a thriving community, great care and attention needs to be given to the way in which they are designed.

We know that communities are about people first and foremost, but the design of the places we live in can also have a huge impact on our lives. From the design of each individual home, to the spaces in between that make up the public realm, great design can have a positive impact through its ability to 'surprise and delight'.

At Orbit, we believe that good design is at the heart of delivering thriving communities, and it is fundamental to our mission. It is also essential to our creation of your place to thrive.



# Homes to be proud of



“We chose the Shared Ownership option as it was affordable for us both and decided on Spring Grove because we loved the interior design, layout of the house and the size of the garden – it’s perfect for our dog!”

- Emily and Aaron

We believe that in order to build homes and communities which people will take pride in, we need to take pride in them ourselves. For us it’s all about quality over quantity. All aspects of our building process are underpinned by our own high standards, placing our homeowners at the heart of everything we do and investing in our communities to create great places to live, work and play.

### Plain sailing

Emily and Aaron said “The process of buying our first house was plain sailing, thanks to Orbit Homes. We had constant communication and guidance all the way through. Our Orbit Homes experience has honestly been incredible, everything was up to the standard we expected, and we could not have asked for a better first home. We would recommend Shared Ownership to anyone, especially young people, who are looking to get on the property ladder but are struggling to save for a deposit.”

### Orbit’s customer service has been amazing

Having previously lived in a three bedroom semi-detached house in Dereham with their two daughters, David and his family decided to upsize and began researching local developments. After looking at properties in the local area, they chose a four bedroom home at Orbit’s Mill View.

The size of our new home is ideal, and the interior is bright and spacious. As a family, we have also spent more time outdoors in our lovely big garden, which is something you don’t always see with new builds. I couldn’t be prouder of our perfect Orbit home!”

Talking about his family’s excellent Orbit experience, David added: “Orbit’s customer service has been amazing. The Sales Team kept us up to date throughout the whole process and were always happy to help with any questions or queries we had, no matter how big or small. As a family, we just want to say thank you to Orbit for helping us secure our dream home – from start to finish everyone has been so friendly, kind and caring. I would recommend Orbit wholeheartedly and I can’t wait to start making amazing memories with my family and friends.”

### First time buying made simple

Grant and Charlotte bought their first home at an Orbit Homes development. Here’s what they had to say: “As first time buyers, looking to purchase our first home felt really overwhelming, but Orbit were extremely accommodating from the start. The process of purchasing was made simple for us and the Sales Team were always on hand for any queries we had.”

These quotations are from purchasers at other Orbit Homes developments.

### Vilyana and Maggie their forever home

“I was so glad that the sales process was straightforward. My advice for anyone buying a new home is to make sure you buy from a trusted developer and someone who is going to have your back if anything happens. I really appreciate how welcome Orbit Homes made me feel. Before completion, the site team took the time to discuss with me about my needs and wishes for the design of the garden and the house interior. Everything was finalised a few weeks after completion and the results were wonderful.

My dog Maggie and I are both delighted with our brand-new Orbit Home and the laid-back lifestyle that Norfolk offers.”

### Jessie and Alex found their dream home through Shared Ownership

Jessie and Alex were living with parents and longed for a home of their own. Now, thanks to helpful advice from Orbit on a Shared Ownership property, they have a beautifully-furnished, three bedroom home in a location they could only dream of! “We looked around at a number of developments but didn’t feel at home. We went to look at Summer Gates and as soon as we walked into the show home it felt like we had come home, we were so excited!”

### Living on my own for the first time

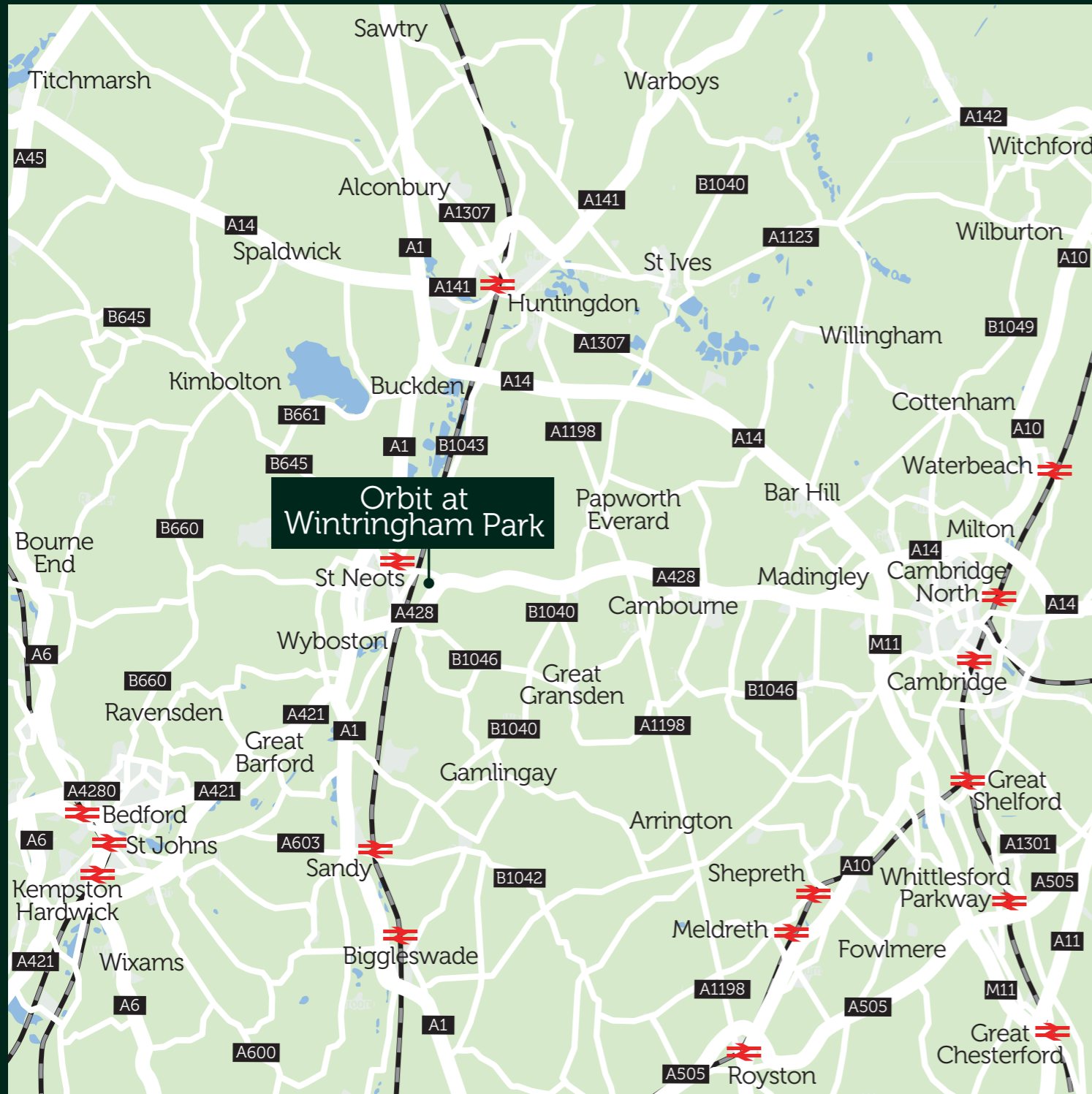
Ellie works in Norwich and wanted to be close to work. Commenting on her positive experience with Orbit, Ellie said: “Living on my own for the first time, I wanted a property which felt safe. The St Anne’s complex uses key fobs, which are only issued to home-owners, to allow access to each specific building. This really appealed to me, as my apartment felt safe and secure.

“Out of the choices I had, Orbit was the highest quality development in Norwich city centre. The design, quality and specification of the property was excellent – I never thought I would be able to get a home like this, so I’m really happy!”

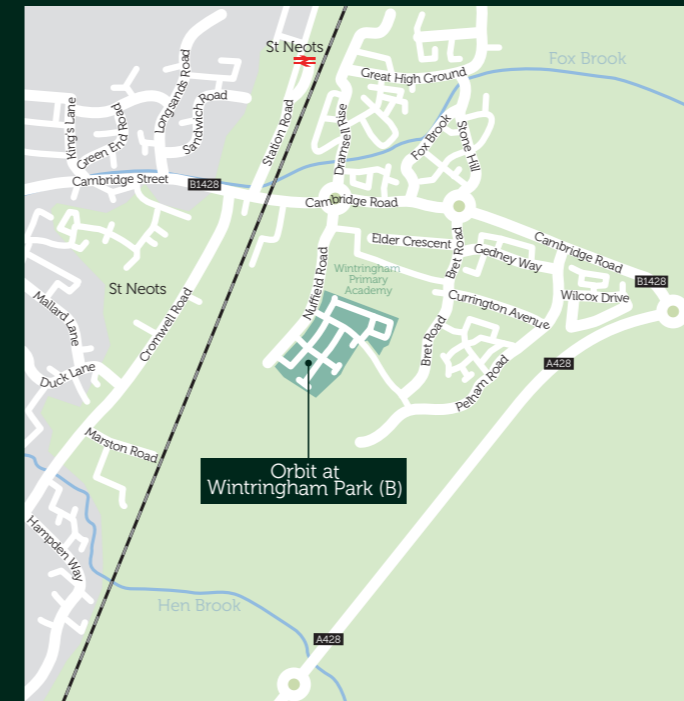
### Staying local

Harry and Rimini bought their first home at Mill View, Dereham. Harry explained: “My family and I have always lived in Dereham, but since having Archie, we needed a house with extra room. We chose Orbit Homes because it was so well priced in comparison to other housebuilders in the area, and their attention to detail really stood out.

We’re so proud of our team for going that extra mile to create homes and places that make so many people so happy. Isn’t it about time you got the home you deserve?”



Wider Area



Local Area



Local Area

**Directions to Orbit at Wintringham Park (B)**  
**Nuffield Road**  
**St Neots**  
**Cambridgeshire**  
**PE19 0AW**

Travelling from Cambridge, take the Cambridge Road (A428) towards Bedford, then continue on Cambridge Road (A428) until Tithe Farm Roundabout and take the second exit towards St Neots (B1428). Continue for approximately 1.1 miles to the second roundabout and take the left into Nuffield Road.

Travelling from Bedford, take St Neots Road (A4280) towards Cambridge, continue on St Neots Road (A4280) to Renhold Interchange and then take the Peterborough, Cambridge (A421) exit. Continue on the A421 until you reach the Black Cat Roundabout, then take the Peterborough, Cambridge, Great North Road (A1) exit. Continue for approximately 1.1 miles and take the next exit Cambridge (A428) St Neots E. Socon (B1428), then continue to the roundabout and take the St Neots (B1428) exit. Continue on the A428 for approximately 2.9 miles, then at this roundabout take the first exit towards St Neots (B1428). Continue for approximately 1.1 miles to the second roundabout and take the left into Nuffield Road.

**Directions to Orbit at Wintringham Park (S)**  
**Bret Road**  
**St Neots**  
**Cambridgeshire**  
**PE19 0AT**

Travelling from Cambridge, take the Cambridge Road (A428) towards Bedford, then continue on Cambridge Road (A428) until Tithe Farm Roundabout and take the second exit towards St Neots (B1428). Continue for approximately 750 metres to the roundabout and take the first left into Bret Road.

Travelling from Bedford, take St Neots Road (A4280) towards Cambridge, continue on St Neots Road (A4280) to Renhold Interchange and then take the Peterborough, Cambridge (A421) exit. Continue on the A421 until you reach the Black Cat Roundabout, then take the Peterborough, Cambridge, Great North Road (A1) exit. Continue for approximately 1.1 miles and take the next exit Cambridge (A428) St Neots E. Socon (B1428), then continue to the roundabout and take the St Neots (B1428) exit. Continue on the A428 for approximately 2.9 miles, then at this roundabout take the first exit towards St Neots (B1428). Continue for approximately 750 metres to the roundabout and take the first left into Bret Road.



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