



WR

WEAVERS
RISE
HITCHIN

settle.



WOVEN WITH *Possibilities*



Introducing Weavers Rise, a contemporary new development offering a collection of high-quality homes situated on the outskirts of Hitchin.

This stunning collection of 1 and 2 bedroom apartments are available through shared ownership and part of an exciting neighbourhood regeneration for Hitchin's Westmill.

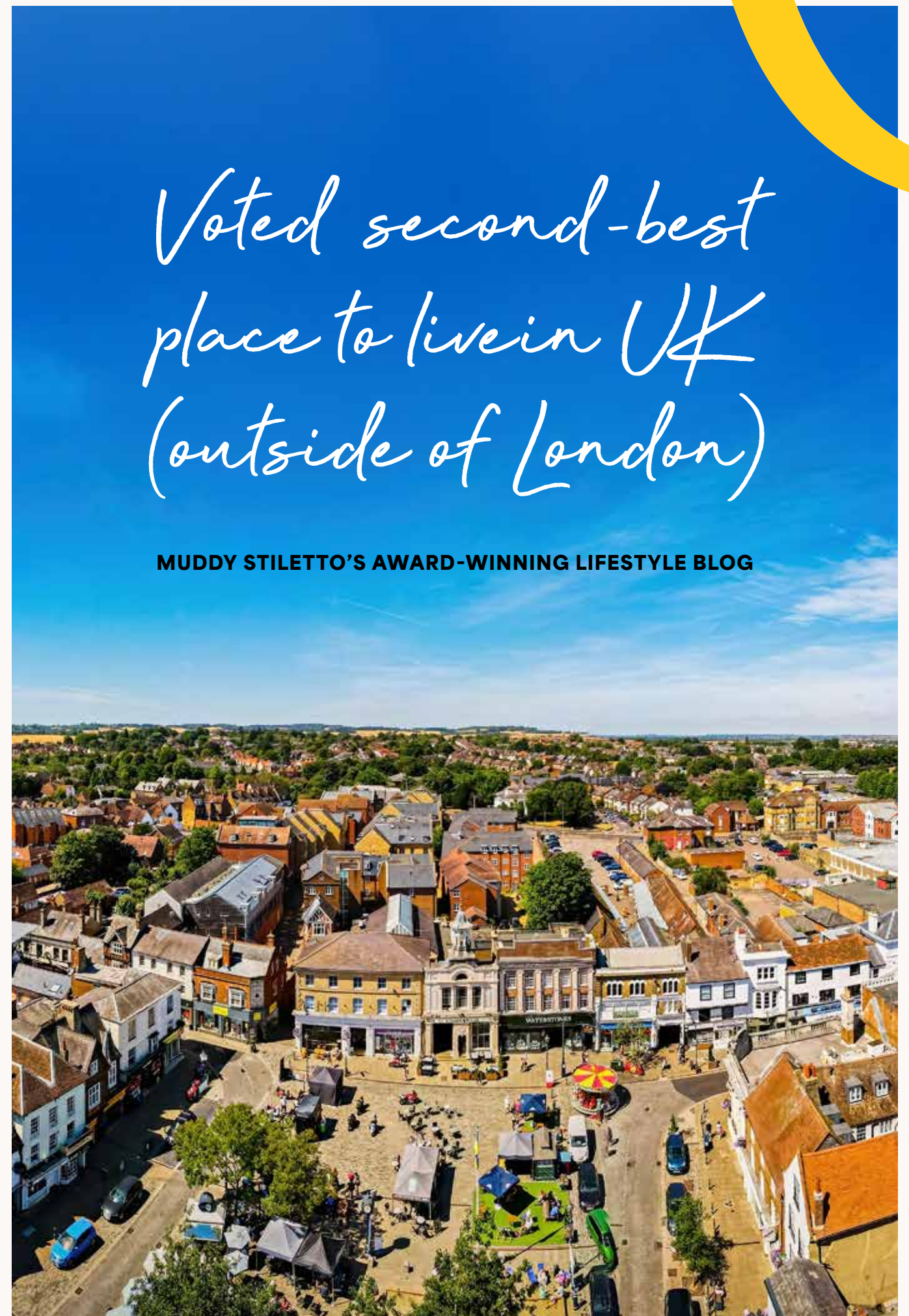
The superb location of Weavers Rise means you are close enough to enjoy the bustling town of Hitchin, but also able to indulge in the peaceful countryside, with Oughtonhead Common Nature Reserve just minutes' walking distance of your home. Make your mark and be part of a close-knit, welcoming community.



HIP *Hitchin*

It's no wonder Hitchin was voted 2nd place in Muddy Stiletto's Best Places To Live in the UK. With its blend of historic charm and modern sophistication, creating the perfect setting for a stylish, vibrant lifestyle. The town's thriving independent shops, artisan cafés, and upscale dining scene bring unique energy to its

picturesque streets. With artsy venues, boutique markets, and serene green spaces, Hitchin captures the ideal balance of relaxation and excitement. Plus, direct connections to Cambridge or London make it effortlessly cosmopolitan, combining character, convenience, and cool culture in one dynamic spot.



Voted second-best
place to live in UK
(outside of London)

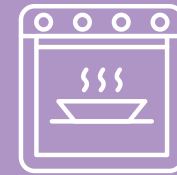
MUDDY STILETTO'S AWARD-WINNING LIFESTYLE BLOG



Positively brimming with lifestyle must-haves!

THE ESSENTIALS YOU NEED

and all close at hand



Modern, fitted kitchen and quality specification throughout



Beautiful countryside in the surrounding area



Paths and cycle routes on your doorstep



Plenty of restaurants and bars in Hitchin town centre



In the catchment of Ofsted Good primary and secondary schools



Local convenience stores and supermarkets close to home



An abundance of boutique shops including trendy vintage stores



Year round community events from fairs and concerts to art trails



Handy access to the A1(M) and the A505 leading to M1



SPORTS

Keeping active is effortless in Hitchin. From tennis and cricket clubs to gyms and yoga studios, you can find your sport. Outdoor enthusiasts can enjoy water sports at local lakes or the open-air Lido.

Hitchin Swimming and Fitness Centre
0.9 miles by bike/car*

Westmill Community Centre
0.1 miles by foot



NIGHTLIFE

Hitchin's nightlife buzzes with trendy cocktail bars, classic pubs, and live music venues, providing the perfect evening scene for unwinding or socializing in a relaxed yet vibrant atmosphere.

Osinsky's
1.2 miles by bike/car*

Cinnabar
1.1 miles by bike/car*



CULTURE

With charming theatres, galleries, and seasonal festivals, Hitchin has a thriving arts scene. It blends history, crafts and creativity, hosting regular events, exhibitions, and performances for all tastes.

The Market Theatre
1.9 miles by bike/car*

The Art Nest
1.1 miles by bike/car*



EAT & DRINK

A food lover's paradise, Hitchin boasts independent cafés, farm-to-table restaurants, and gourmet street food markets, offering everything from artisanal coffee to international cuisine in stylish settings.

The Wee Vinoteca
1.2 miles by bike/car*

Hermitage Rd Bar and Restaurant
1.4 miles by bike/car*



GREEN SPACE

Hitchin is known for its lavender and corn fields, parks and green spaces, like Priory Park and Oughtonhead Common, with walking trails, picnic spots, and beautiful scenery perfect for outdoor relaxation.

Hitchin Lavender
2.1 miles by bike/car*

Oughton Common Nature Reserve
0.3 miles by bike/foot*



SHOPPING

Should you choose to make Weavers Rise your home, you won't have to go very far to find things to fill it with. Hitchin's boutique and indie arcades and markets offer a refreshing break from typical high-street shopping.

Treat yo' Self
1.1 miles by bike/car*

Vintage Bay
1.5 miles by bike/car*

LIVE LIFE *to the fullest*

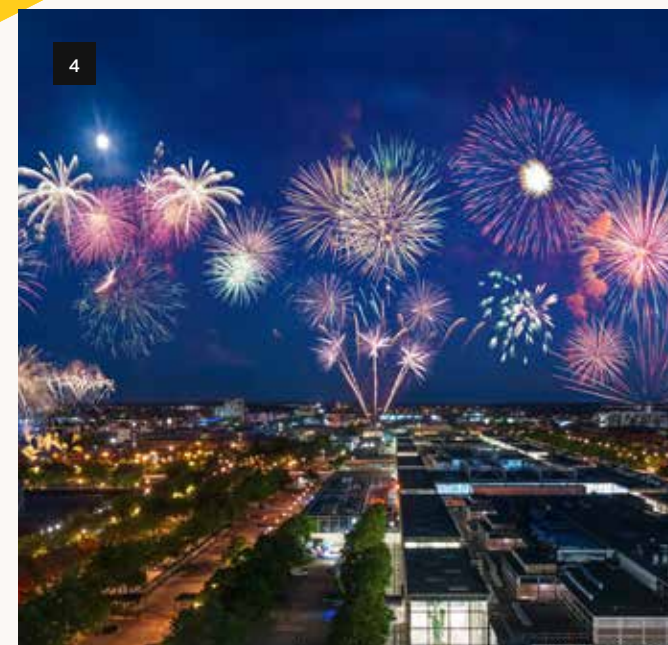
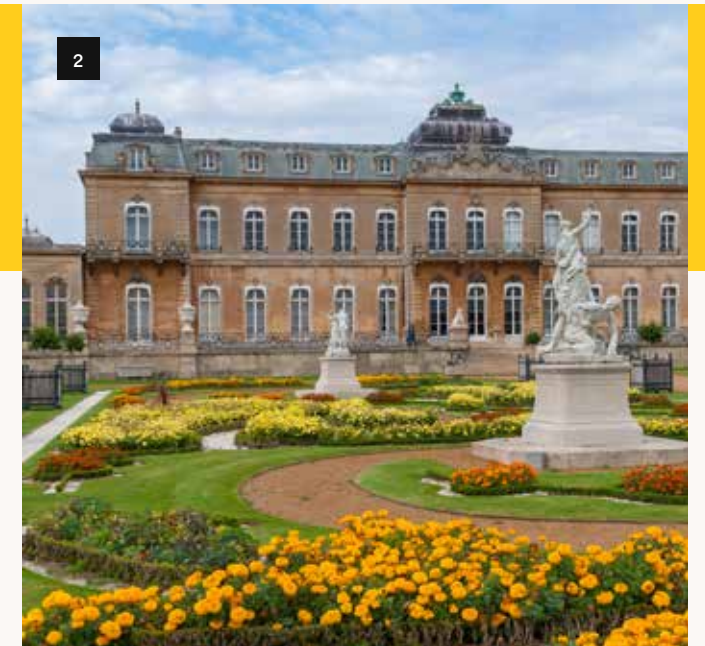
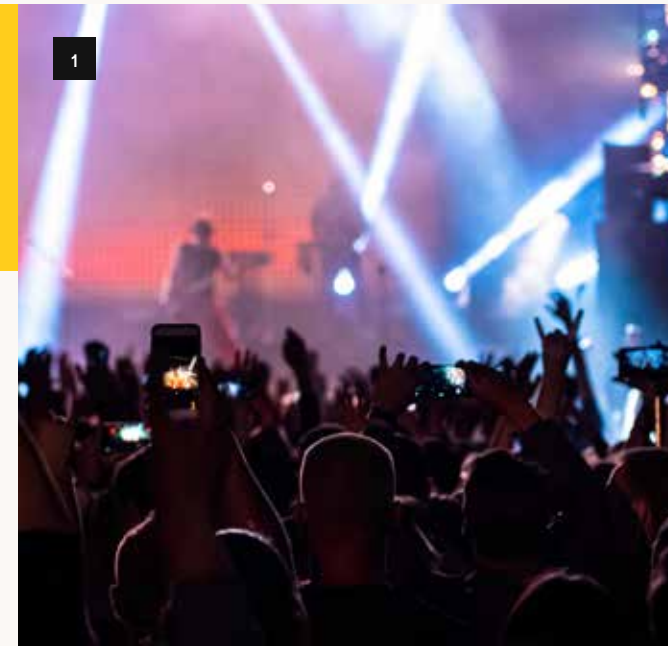


When you choose an apartment at Weavers Rise, you introduce yourself to a varied lifestyle with something to suit everyone.

Hertfordshire's surrounding areas offer a blend of culture, history, and leisure for easy escapes and down time. Nearby, Knebworth House hosts famous concerts in its gardens, while Wrest Park and Woburn Abbey enchant with stately architecture and expansive, landscaped grounds, the latter also has a safari park.

For a different scene and a spot of shopping therapy, a short trip to Milton Keynes adds a modern twist with its vibrant shopping, dining, and entertainment options, including theatres, adventure sports, and an indoor ski slope at Xscape. Whatever you are into, Hertfordshire is the best place for heritage and recreation, balancing historic charm with contemporary leisure.

1. Knebworth House
2. Wrest Park
3. Woburn Safari Park
4. Milton Keynes
5. Climb at Xscape



Images are for illustrative purposes only.



I want my time with you

You couldn't be better located

1



2



3

At Weavers Rise, a rural-cool lifestyle awaits, and all while being very well-connected to major towns and commuter destinations by road and rail.

Having Hitchin railway station nearby, you will find commuting super easy to Cambridge or London's King's Cross, whether it be for business or leisure. Journey times typically take between 32 to 45 minutes to either location via Great Northern or Thameslink.

When you're looking to travel further afield, London Luton Airport is only 23 minutes' away by car or Luton airport parkway station is also convenient, reachable in just over 1 hour by bus.

Aside from the airport, Luton town itself has various attractions, from Whipsnade Zoo, and Wardown Park, to vibrant shopping areas, and a lively cultural scene.

- 1. Kings Cross Station
- 2. Cambridge canal
- 3. Wardown Park Luton



BY RAIL FROM HITCHIN STATION

Stevenage	9 mins
Cambridge	34 mins
London King's Cross	38 mins
Peterborough	53 mins
St Albans	1 hr



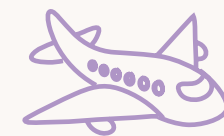
BY ROAD FROM WEAVERS RISE

Letchworth Garden City	16 mins
Stevenage	20 mins
Luton	24 mins
St Albans	40 mins
Milton Keynes	50 mins



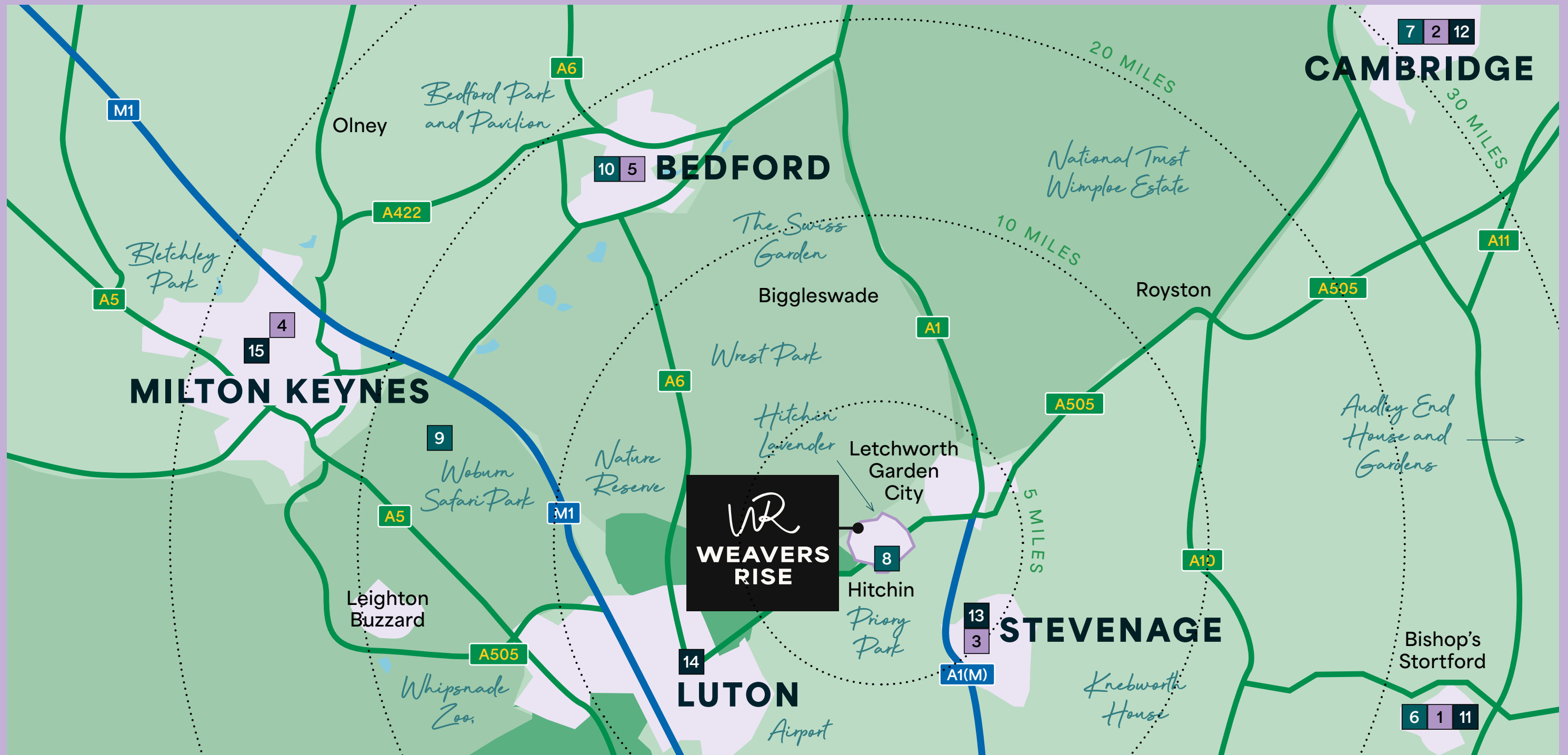
BY CYCLE FROM WEAVERS RISE

Waitrose	5 mins
Hitchin Town Centre	6 mins
Hitchin Rail Station	9 mins
Hitchin Lavender	10 mins



AIRPORTS BY CAR FROM WEAVERS RISE

Luton	20 mins
Heathrow	1 hr
Cambridge City	1 hr
Stansted	1 hr



Make the most of your surroundings!

RETAIL

- 1 Jackson Square Shopping Centre
- 2 Cambridge Retail Park
- 3 Westgate Shopping Centre
- 4 Centre:MK
- 5 Harpur Centre

FOOD & DRINK

- 1 The George
- 2 Midsummer House
- 3 The Farmhouse at Redcoats
- 4 Paris House
- 5 The Embankment

ARTS & CULTURE

- 1 South Mill Arts
- 2 Cambridge Arts Theatre
- 3 Gordon Craig Theatre
- 4 Hat Factory Arts Centre
- 5 MK Gallery

A NEW CANVAS

Tailored for you

Experience modern living with sleek kitchens, elegant bathrooms, timeless interiors, and thoughtfully designed exteriors, all crafted for style and comfort.





WHY SETTLE

for less

Kitchen



- Sleek handleless kitchen units in Hardwicke White or Graphite Matt, complemented by matching end panels and kickboards
- Durable Cloudy Cement 38mm worktops, expertly mason-mitred for a seamless finish
- Integrated appliances, including a stainless steel double oven, ceramic hob, and curved chimney extractor hood, all by Indesit and Hoover
- Efficient space solutions, featuring an integrated fridge-freezer, washer-dryer and a stainless-steel 1.5-bowl sink with a Bristan mixer tap
- Soft-close doors and drawers, under-cabinet lighting, and worktop upstands with a stylish stainless-steel splashback

General



- Timeless décor with Dulux matt emulsion walls in soft, neutral tones and satin-painted woodwork
- Durable, slip-resistant Karndean flooring in kitchens, bathrooms, and cloakrooms
- USB plug sockets in key living areas, plus TV outlets in all bedrooms and living rooms
- Energy-efficient heating systems, with thermostatic radiator valves for added control

Bathroom

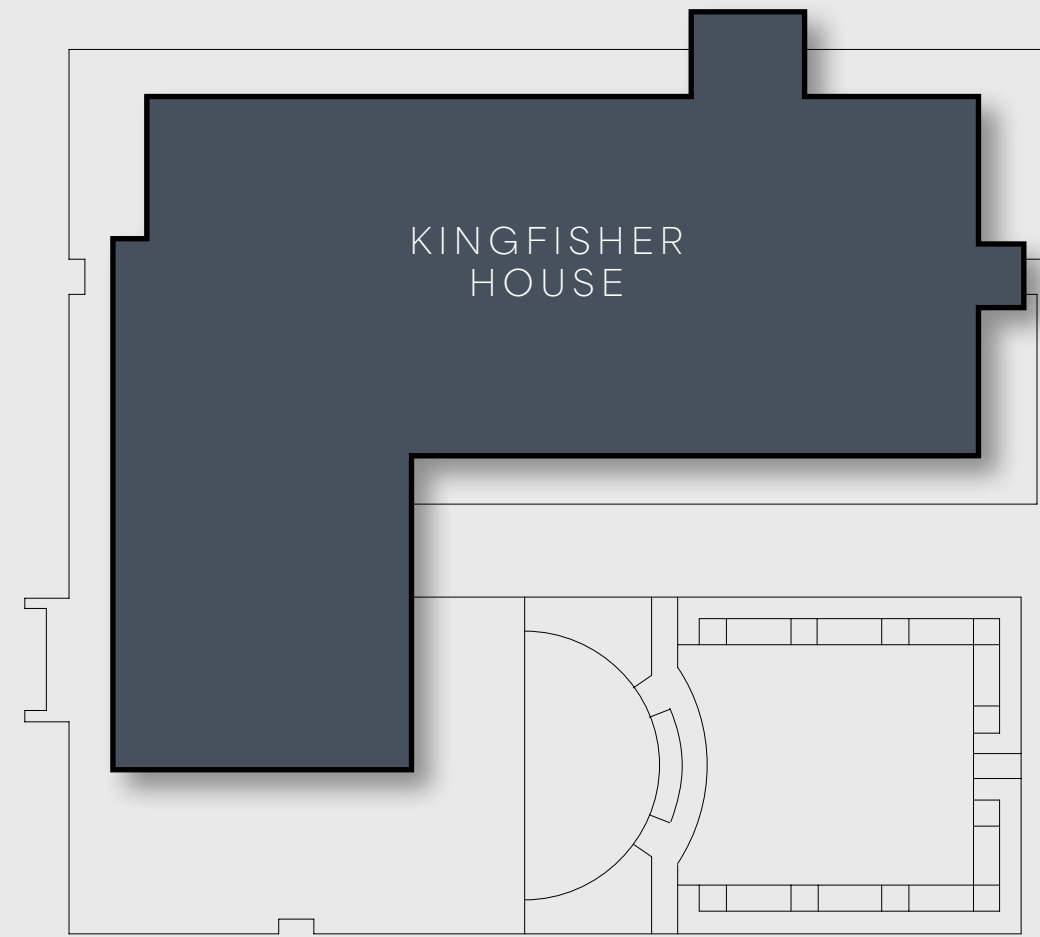


- Elegant white bathroom suite, featuring an Ideal Standard Concept basin, WC and bath
- Chrome Bristan taps, including a thermostatic bath/shower mixer and contemporary fittings
- Ashlar tiles in a weathered white matte finish, with full-height tiling around baths and behind basins
- Stelrad chrome ladder towel rail and sleek Aqualisa shower systems for added luxury
- LED lighting, and high-quality finishes for a refined aesthetic.

Exteriors

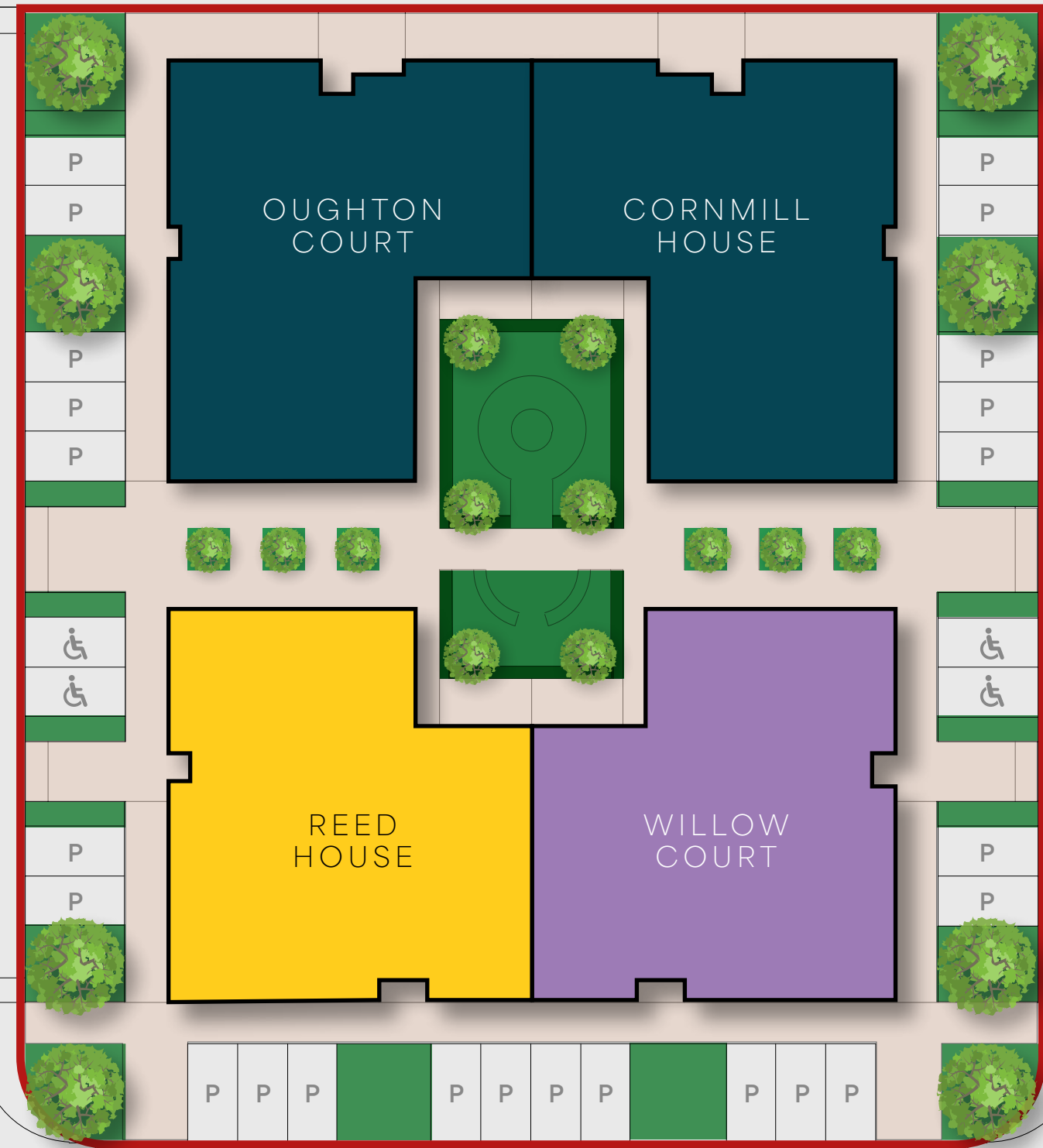


- Dusk-to-dawn lighting and secure external fixtures for added convenience
- Private balconies or rear gardens for select homes, with communal landscaped areas and paved paths
- Allocated parking with durable Marshalls Keyblock paving in Bracken herringbone patterns



KINGFISHER VIEW

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FIND YOUR *Space*

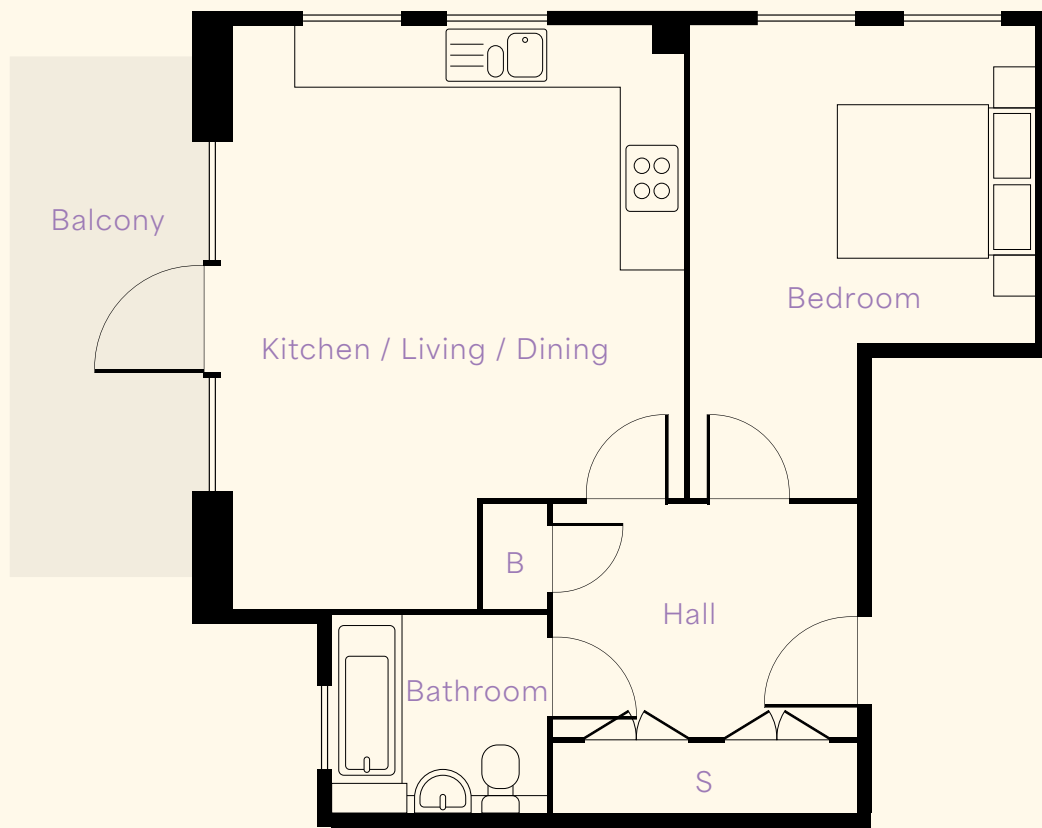
KEY

- Reed House** - 1 and 2 Bedroom Shared Ownership Apartments
- Oughton Court** - Over 55s
- Cornmill House** - General Needs Social Rent
- Kingfisher House** - Previous Phase
- Weavers Rise** - Boundary
- Willow Court** - 1 and 2 Bedroom Shared Ownership Apartments
- P **Parking**
- ♿ **Disabled Parking**

Reed House

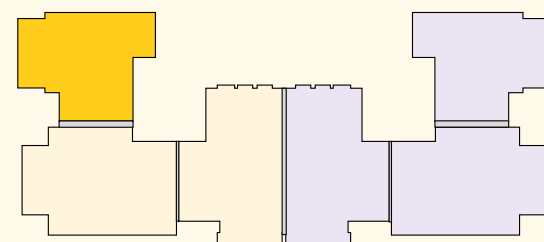
ONE BEDROOM APARTMENT

PLOTS C.07, C.13 AND C.19



ROOM	SIZE
Kitchen / Living / Dining	24.5 m ²
Bedroom	13.9 m ²
Bathroom	4.2 m ²
Balcony	9.3 m ²
TOTAL	52.82 m²

FLOORS 1, 2 AND 3

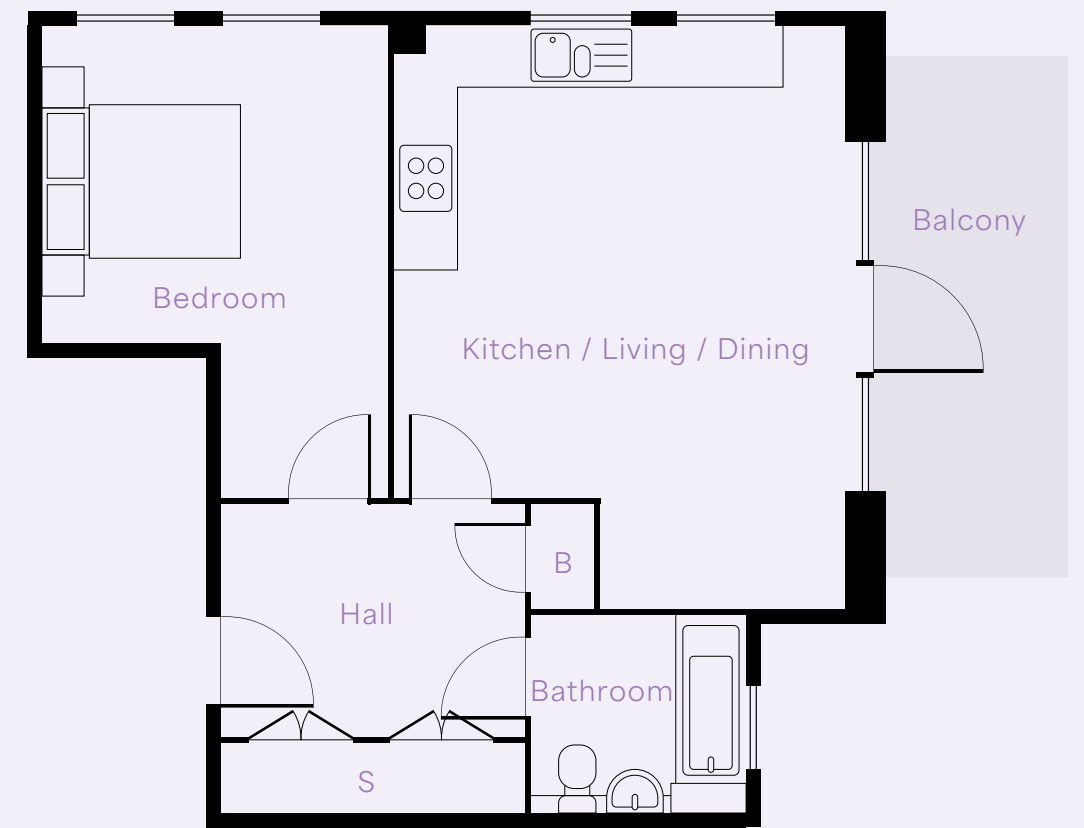


REED HOUSE WILLOW COURT

Willow Court

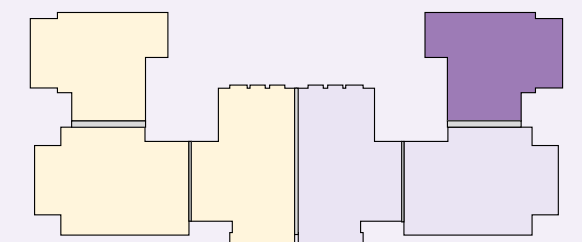
ONE BEDROOM APARTMENT

PLOTS C.08, C.14 AND C.20



ROOM	SIZE
Kitchen / Living / Dining	24.5 m ²
Bedroom	13.9 m ²
Bathroom	4.2 m ²
Balcony	9.3 m ²
TOTAL	52.82 m²

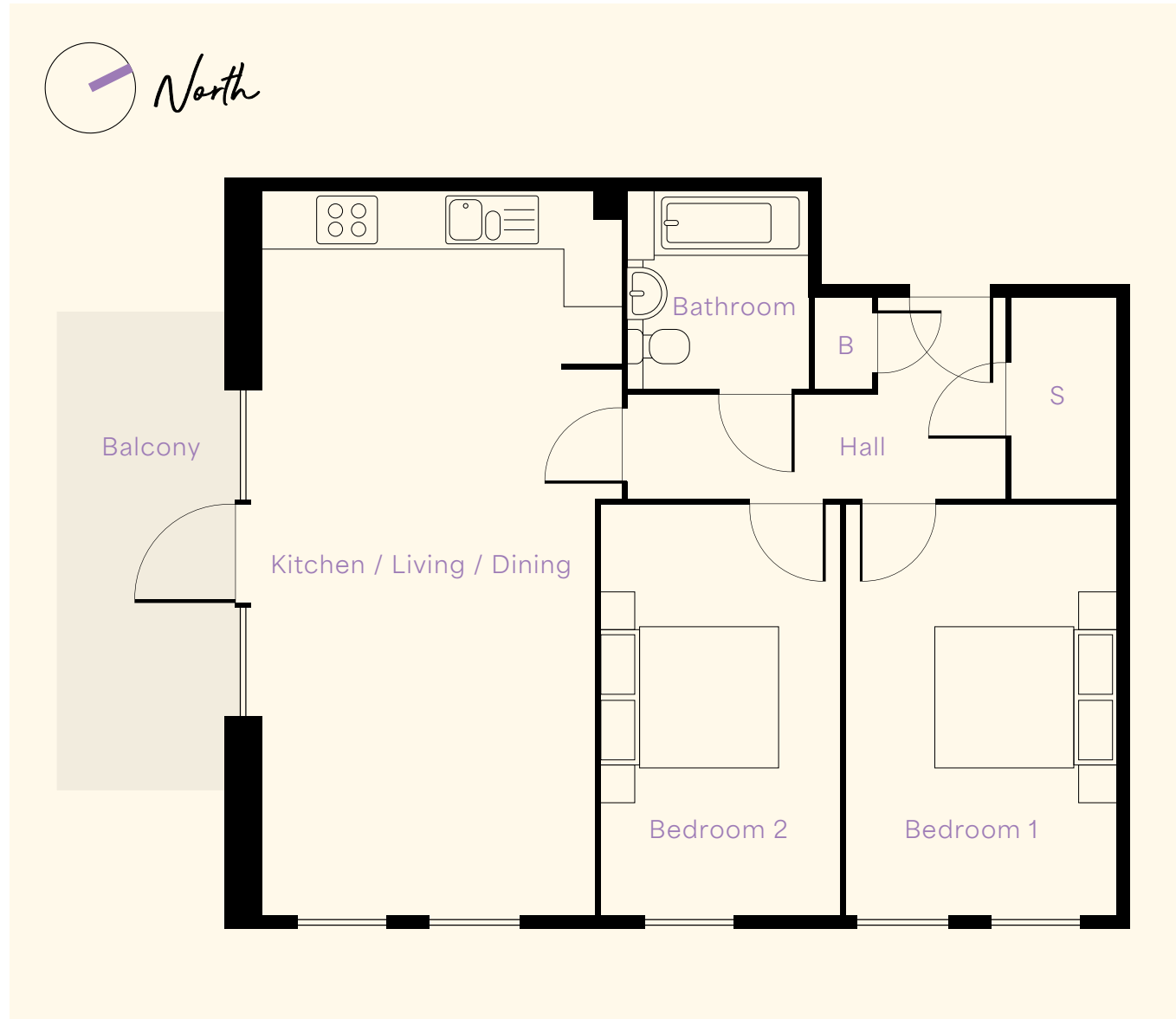
FLOORS 1, 2 AND 3



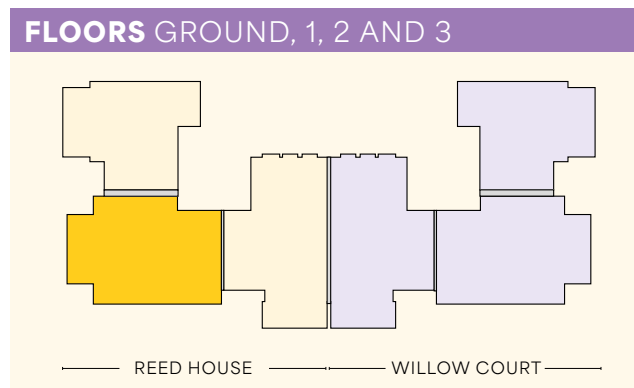
REED HOUSE WILLOW COURT

Reed House

TWO BEDROOM APARTMENT
PLOTS C.02, C.06, C.12 AND C.18

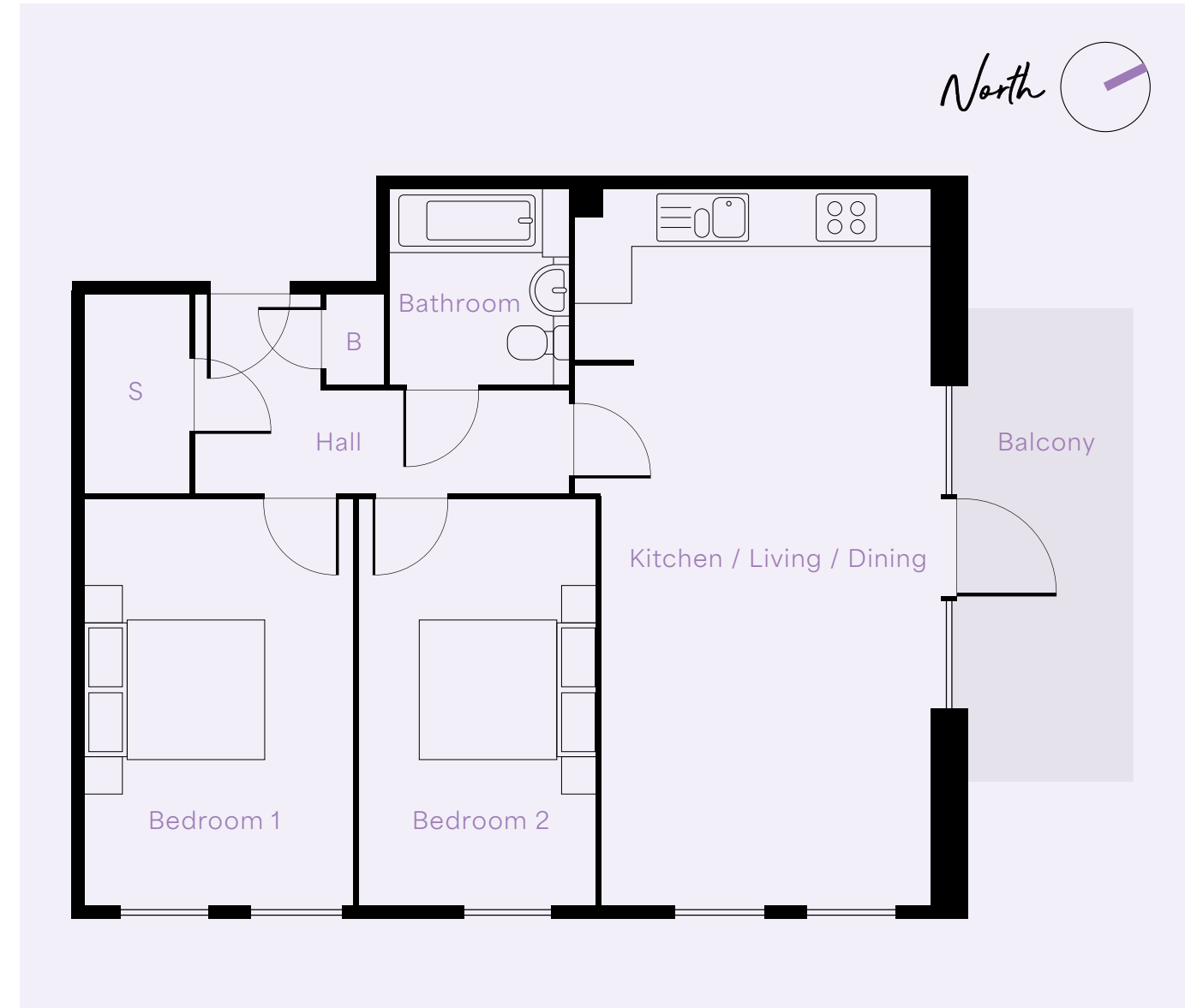


ROOM	SIZE
Kitchen / Living / Dining	29.9 m ²
Bedroom 1	13.3 m ²
Bedroom 2	11.7 m ²
Bathroom	3.8 m ²
Balcony	9.3 m ²
TOTAL	70.98 m²

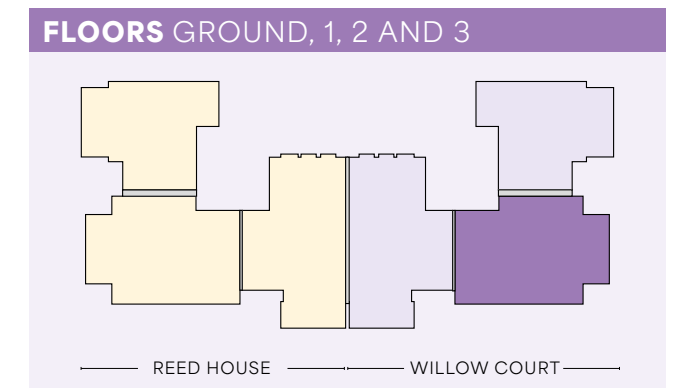


Willow Court

TWO BEDROOM APARTMENT
PLOTS C.03, C.09, C.15 AND C.21

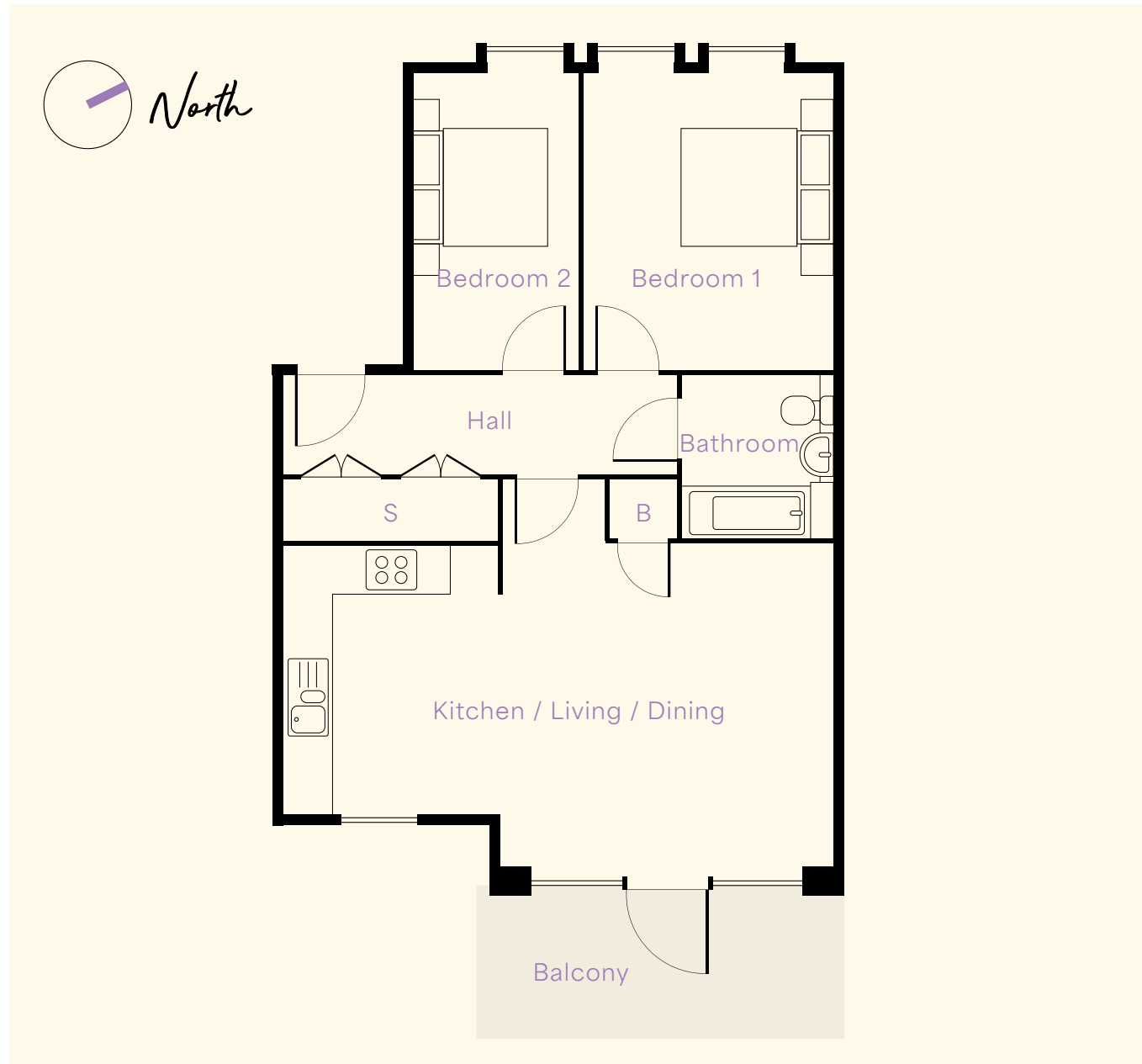


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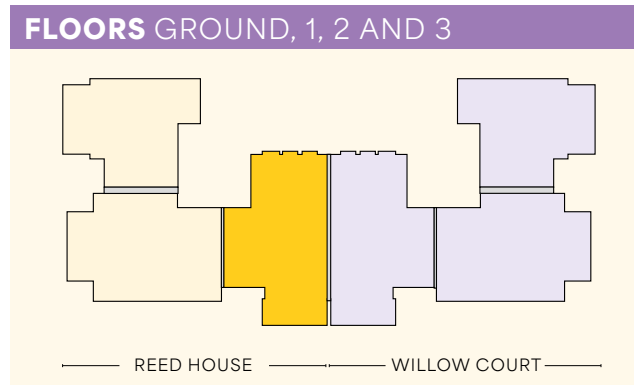


Reed House

TWO BEDROOM APARTMENT
PLOTS C.01, C.05, C.11 AND C.17

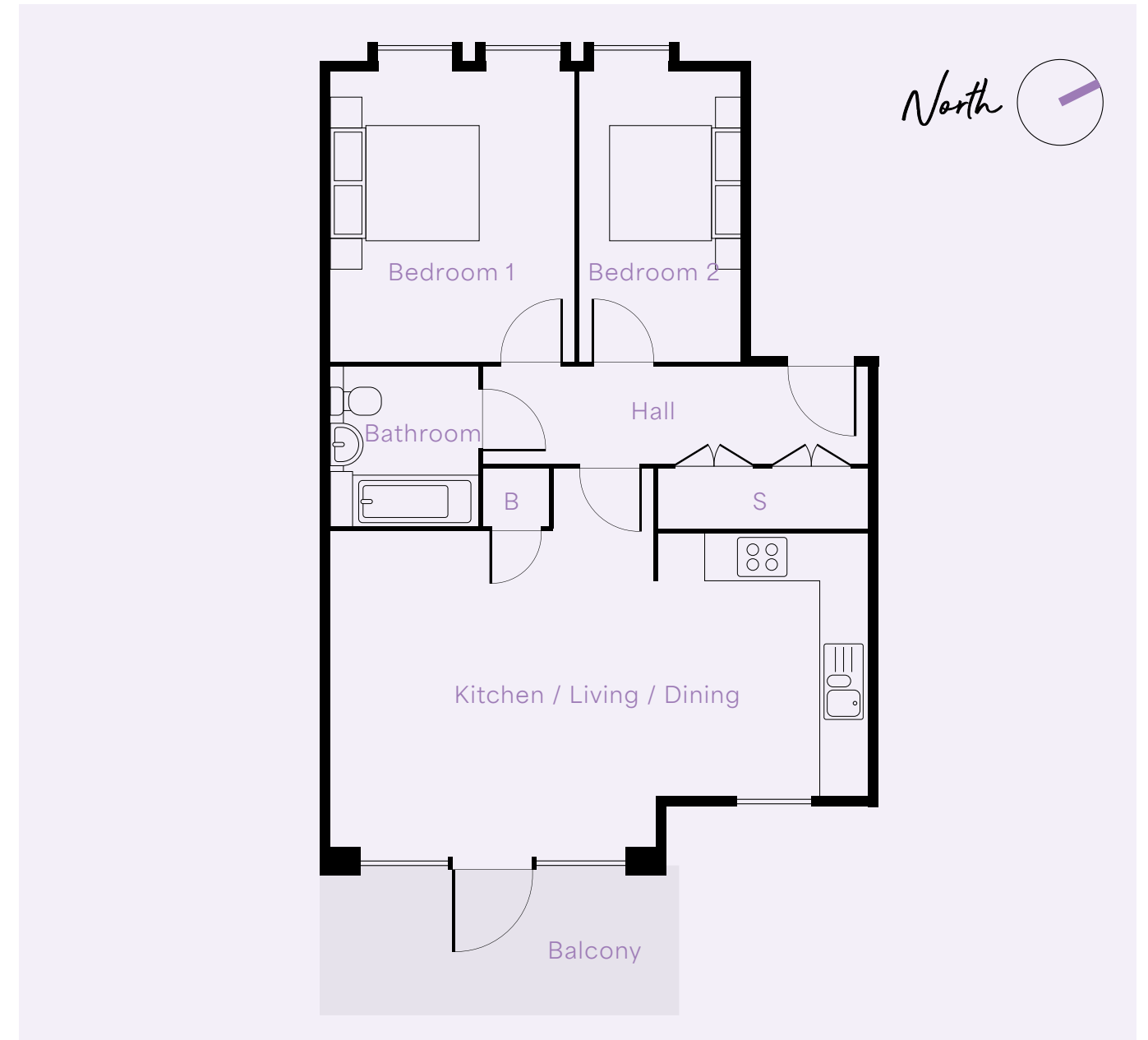


ROOM	SIZE
Kitchen / Living / Dining	29.6 m ²
Bedroom 1	12.6 m ²
Bedroom 2	8.3 m ²
Bathroom	3.8 m ²
Balcony	8.6 m ²
TOTAL	66.73 m²

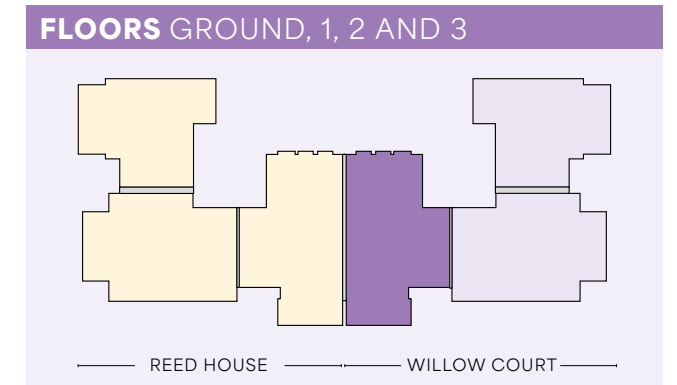


Willow Court

TWO BEDROOM APARTMENT
PLOTS C.04, C.10, C.16 AND C.22



ROOM	SIZE
Kitchen / Living / Dining	29.6 m ²
Bedroom 1	12.6 m ²
Bedroom 2	8.3 m ²
Bathroom	3.8 m ²
Balcony	8.6 m ²
TOTAL	66.73 m²



WHY BUY *from Settle*

As the name suggests, we want to help you settle in a new community - by delivering new homes that meet local needs, and creating diverse new neighbourhoods that let you live the life you choose.

At settle we are proud providers of high-quality, affordable homes across Hertfordshire, Bedfordshire and Cambridgeshire. We provide a variety of tenures to suit everyone's needs, including offering affordable rent and shared ownership options.

Priority will first be given to buyers who are in, or have been in, eligible roles within the Ministry of Defence and those who live, work, or have an immediate family connection in North Hertfordshireborough. Homes will then be allocated in accordance to our **First Come First Serve policy.**



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.

The Government backed scheme allows you to purchase between 10-75% 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%.

Am I eligible?

You'll need to meet the following criteria to qualify for shared ownership:

- + Have a household income of less than £80,000
- + Unable to buy a home on the open market that satisfies your housing need
- + You can pay for the mortgage deposit, legal, surveying and mortgage fee and stamp duty (if applicable).

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 3 years.



WEAVERS RISE HITCHIN



HITCHIN, HERTFORDSHIRE

settlements.co.uk/weaversrise

settle.

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.