



Your key to living at

ALCONBURY WEALD

Huntingdonshire

Two bedroom homes available for Shared Ownership

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ALCONBURY WEALD

Cross Keys Homes introduces a range of high quality, two bedroom shared ownership homes in the desirable community of Alconbury Weald.



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Your key to a

GREAT LOCATION



Alconbury Weald offers a fresh, uplifting way of living — a place where green spaces, modern homes, and a warm community spirit come together effortlessly.

With tree-lined streets, parks and lakes on your doorstep, great schools, and easy links to Cambridge, Peterborough, and London, it's a neighbourhood that blends calm surroundings with real convenience. This exciting new development features a stunning selection of two and three bedroom homes built by David Barratt Wilson, which are ideal for families, couples and first time buyers alike. Whether you are looking to step on to the property ladder or ready to downsize, Alconbury Weald has something for everyone.

Your key to a

PRIME LOCATION

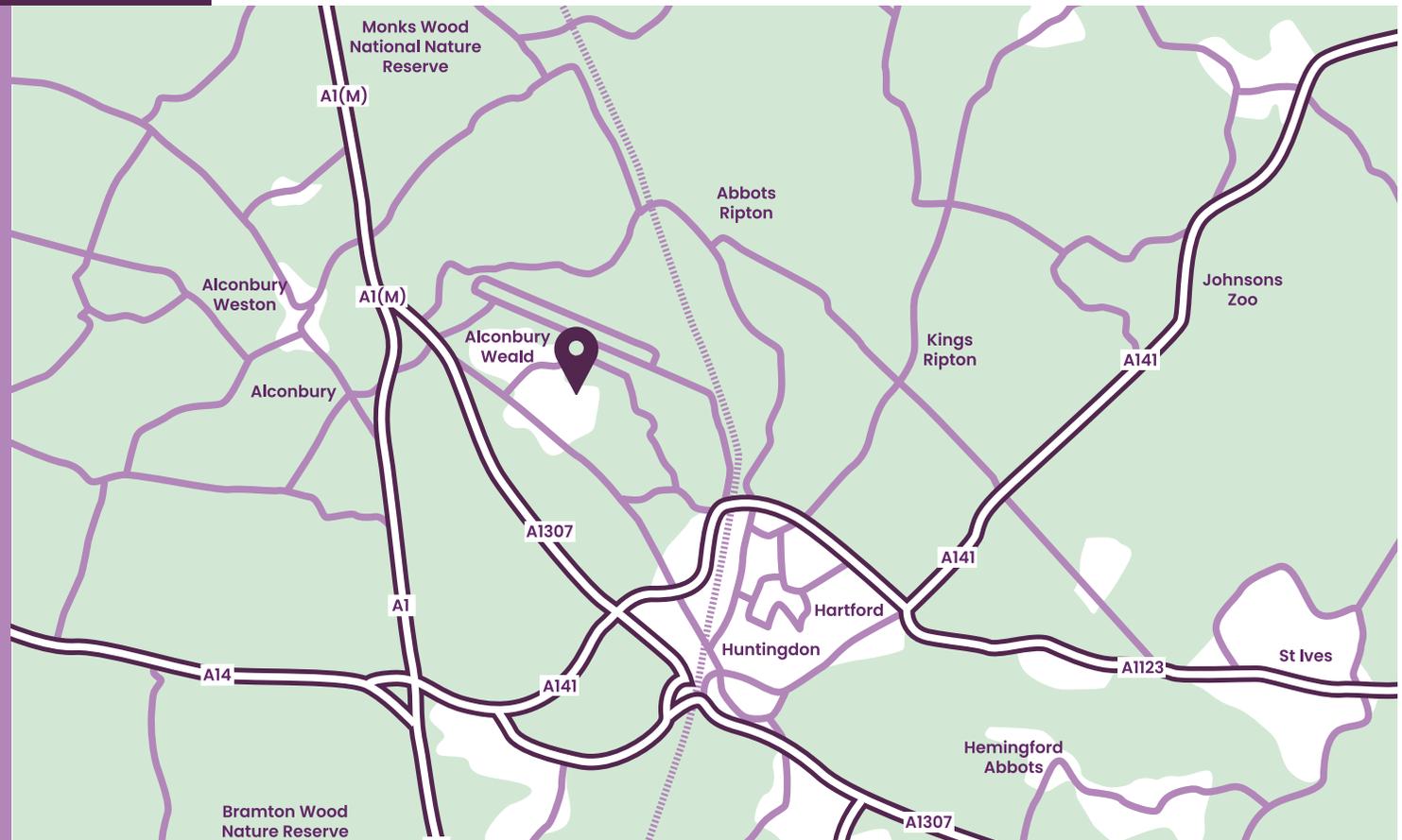
The development is ideally located just off the A1, within easy reach of Cambridge and Peterborough and the historic market town of Huntingdon just 15 minutes away. It has been designed so all homes are within 400m of a bus stop and green spaces, and within 800m of local shops and facilities.

Local Amenities

Swynford Stores or the Central Co-op in The Glade are close by. The Glade boasts a nursery, public square and open space for events, stalls and markets. A range of food trucks offering an extensive selection of cuisines can be found on the Boulevard each week. Woodland walks and cycle routes help you to walk and cycle safely to reach key destinations on site.

Schools

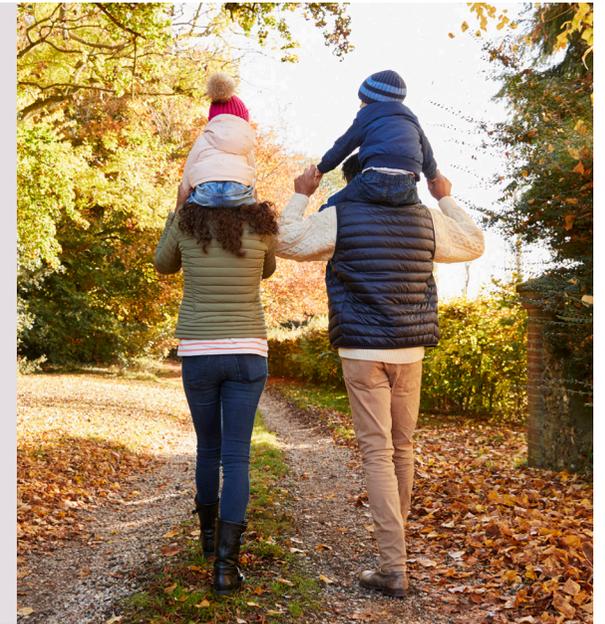
Alconbury Weald features several educational institutions, including primary, secondary, and special needs schools, designed to support a growing community. A new secondary school is due to open in 2027.



Your key to the

COMMUNITY

At Alconbury Weald, you're not simply choosing a new home – you're becoming part of a growing, vibrant community. At its heart lies The Glade, a welcoming hub featuring a nursery, a lively public square and generous open spaces designed for events, markets and seasonal celebrations. Each week, the Boulevard comes to life with an everchanging lineup of food trucks, offering flavours from around the world and creating a relaxed, social atmosphere.



Start your journey today

Miles of woodland walks and dedicated cycle routes weave through the development, giving you safe, scenic ways to reach key destinations on site. Every home has been thoughtfully positioned within 400m of bus stops and green spaces, and within 800m of local shops and essential facilities – ensuring convenience is always close at hand.

Whether you're seeking a peaceful retreat surrounded by nature or the energy of a thriving, fastgrowing neighbourhood, Alconbury Weald



Your key to

MODERN LIVING



SPECIFICATION HIGHLIGHTS

- Built-in oven, hob, extractor
- Integrated dishwasher
- Integrated fridge freezer
- Freestanding washer/dryer
- Modern white sanitary ware with glass shower screen
- Vinyl flooring to kitchens, bathroom & WC
- Carpeting to all other rooms, available as an early-purchase incentive
- Allocated parking
- Outside tap
- Shaver socket
- Fully enclosed turfed rear garden (except the coach house)
- 990 year lease
- 10 year NHBC building warranty

Two bedroom homes

THE LANCER

Step into the Lancer, a spacious two bedroom home, perfect for first time buyers and those looking to downsize. This property has been built to a modern specification and has something to offer everyone. Ground floor accommodation features a spacious openplan lounge, kitchen and dining area, along with a convenient WC. On the first floor, there are two well-proportioned bedrooms and a contemporary family bathroom fitted with a thermostatic shower over the bath.

The kitchen is equipped with a range of neutral-toned base and wall units and includes an integrated electric oven, hob and extractor, as well as an integrated fridge-freezer, dishwasher and washing machine. Ample electrical sockets are provided throughout, with TV points in both the lounge and the master bedroom. The bathroom includes full-height tiling around the bath, a glass shower screen and a thermostatic shower for added comfort. These homes are built to M4(2) specification, ensuring full wheelchair accessibility and allowing for future adaptations as needs evolve. With carpets included as an early incentive, a fully turfed garden and internet already installed, these homes are move in ready!



The Lancer

FLOOR PLAN

Ground floor

Living/Kitchen/Dining Room
8.79m x 4.57m 28'83" x 14'99"

Hallway
1.61m x 1.59m 5'28" x 5'21"

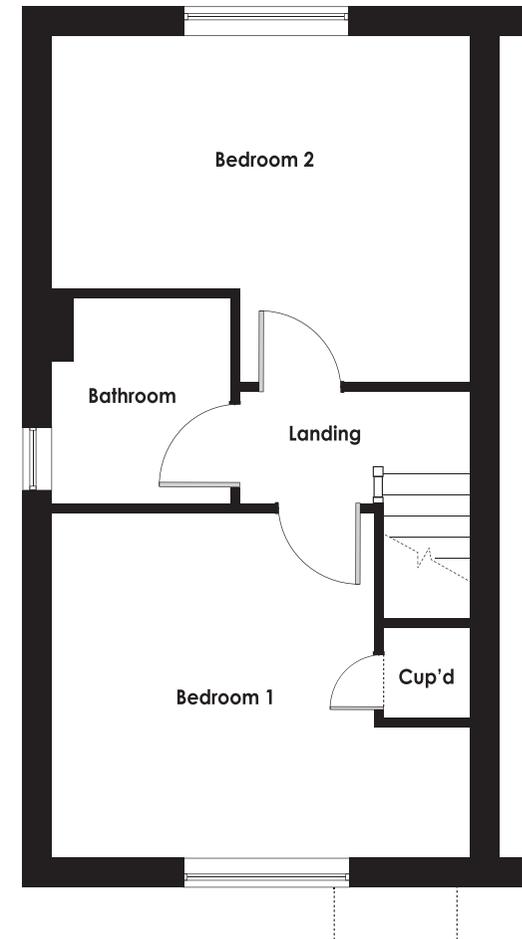
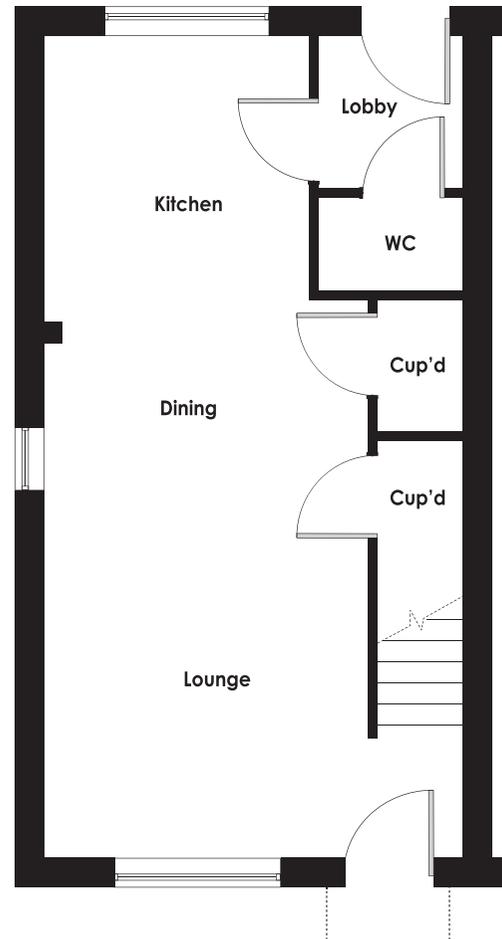
WC
1.59m x 1.02m 5'21" x 3'34"

First floor

Bedroom 1
4.57m x 3.74m 14'99" x 12'27"

Bedroom 2
4.57 x 3.71m 14'99" x 12'17"

Bathroom
2.22m x 2.00m 7'2" x 6'56"



Who is
ELIGIBLE?

Broadly speaking, you are eligible for shared ownership if:

- Your gross annual household income is less than £80,000
- You are not a homeowner (if you are a current shared owner or homeowner, you must have a sale agreed on your current home before reserving one of our new homes)
- You have no outstanding credit problems



How to apply

To make an application, complete the online application form on our website www.crosskeyshomes.co.uk/apply

After we receive your application, we'll contact you with details about what to do next. You will need to talk to one of our approved mortgage brokers. This will allow us to confirm the size of the share you can purchase and give you an idea of the costs involved.

Talk to us

We're here to support you every step of the way. If you have any questions, please don't hesitate to reach out. You can fill in our enquiry form or email the sales inbox and we'll respond within two working days. Alternatively, you can start a live chat on our website or give us a call, Monday to Friday, from 9am to 5pm.

For more information:
Visit: www.crosskeyshomes.co.uk/buy

For enquiries: Call or email us on 01733 396406
sales@crosskeyshomes.co.uk



What are the

ASSOCIATED COSTS?

RESERVATION FEE

For our new build homes, the reservation fee is £500, which is split into two: £250 is an application administration fee which is non-refundable, and the other £250 is a plot reservation fee which is deducted from the monies paid on completion.

For our preowned homes, the reservation payment is just £250 (this is non-refundable).



SOLICITORS FEES

Solicitor fees (these may be called conveyancing fees) are for their services during your purchase. Your solicitor will provide you with a quote before you instruct them.

Your solicitor will also charge disbursements to cover your searches, Land Registry fee, Stamp Duty Land Tax and anything else as required. These plus any other charges for example bank transfer fees will be broken down in the quote they provide

MORTGAGE FEES

Your initial financial assessment with our panel members is free of charge, however, your mortgage broker will charge you a fee for their services when you apply for your mortgage - they will provide you with a quote before you instruct them, so you will know their fees in advance.

Your mortgage lender may charge a valuation fee and/or a product fee to arrange your mortgage. As each lender has different charges, your mortgage broker will be able to confirm how much your mortgage fees will be.

STAMP DUTY LAND TAX (SDLT)

SDLT is a tax from the Government on purchasing a property. Your solicitor will be able to advise you on this.

MONTHLY COSTS

Your monthly housing costs will include the following:

Mortgage - This is capital plus interest to the lender on the share of the home that you own

Rent - This is your payment to your Landlord, Cross Keys Homes, on the share of the home that you do not own

Service Charge - This includes any estate charge for maintenance of any communal areas, buildings insurance of your new home - so you only need to insure your contents (see below), and a management fee which covers the costs associated with managing your property. Some Developments will be maintained by a Management Company, full details will be provided in your Key Information Documents (KID)

Contents Insurance - Protect your personal belongings with contents insurance, which covers the cost of repairing or replacing items inside your home if they're damaged, stolen, or destroyed due to events such as fire, theft, flooding, or accidental damage. Please note, this is separate from buildings insurance and must be arranged independently, as required by the terms of your lease

Council Tax - This is paid to your Local Authority for local services. Your Local Authority will confirm how much this will be once you have completed on your new home

Utilities - Your gas, water, electricity supplies and telephone/internet provider payments

Annual Boiler Service - You must arrange your annual boiler servicing as per the terms of your lease to ensure your boiler is safe and working correctly

What is the

PROCESS?



1. FINDING A HOME

You want to get your foot on the property ladder but you're not sure where to start. View our available and upcoming Shared Ownership homes on our website. Our friendly Sales Team are here to help you with any questions you may have about our homes for sale.



2. APPLY FOR A HOME

Once you have found a home you are interested in please apply on our website. After we have received your application, your next step will be to talk to one of our approved mortgage brokers for your initial assessment. They will confirm the size of the share you can purchase and give you an idea of the costs involved. Whether you are purchasing in cash or with the aid of a mortgage, this assessment is mandatory as per our auditing requirements to ensure the mortgage, rent and service charge is affordable to you now and in the future.



3. TWO STAGE ASSESSMENT PROCESS

Initial Assessment

Your initial assessment will confirm the size of the share you can purchase and give you an indication of the costs involved. Whether you are purchasing in cash or with the aid of a mortgage, this assessment is mandatory as per our auditing requirements to ensure the rent and service charge is affordable to you now and in the future. As part of the financial assessment, the broker will obtain a mortgage Decision in Principle from a mortgage lender on your behalf (if required). Once we have your initial assessment, we will allocate a plot to you based on our availability, which will be confirmed on your provisional offer to reserve, which will include details of the second assessment.

Second Assessment

After your provisional reservation, you'll need to contact the broker who will go further into your financial situation and complete a budget planner confirming to us your income and expenditure. It will also confirm that your commitments comply with the current Homes England guidance and ensure your peace of mind that you won't be stretched financially when purchasing your home. Once we have received the paperwork confirming this, and have your documents, we can move onto your Money Laundering Assessment.



5. RESERVE YOUR PROPERTY

Once our AML check is complete, we will formally offer you your new home. At this point you will complete the second part of your application form, our reservation agreement and pay a £500 reservation fee. £250 of this amount is for our administrative costs and £250 will be deducted from your final payment upon completion. (If you are purchasing a resale home, the reservation fee is £250 non-refundable).



4. ANTI MONEY LAUNDERING CHECK (AML)

Before we are able to offer you a home, we will need to complete an AML check. The list of documents required for this will be attached to the email we send to you confirming we have received your application. Further details on the AML check can be found on Page 11.



6. MEMORANDUM OF SALE

Once we have received the reservation fee and required forms, we will issue your Memorandum of Sale to all parties involved. This is when you will formally instruct your solicitor and apply for your mortgage (if applicable).



7. DRAFT CONTRACTS

Our solicitors will issue Draft Contracts to your solicitor. Your solicitors will review this information and order searches. These provide information about the area the property is in and the property you are buying. Once searches are received, they will raise enquiries on your behalf.



8. MORTGAGE OFFER AND APPROVAL

Once your mortgage application has been received by the lender, they will carry out a valuation on your new home prior to offering the mortgage. We will receive a copy of your mortgage offer which we will check and approve.



9. THE LEGAL BITS

Once your solicitor has received the searches, enquiries are satisfied and your mortgage offer has been received, your solicitor will send you contracts to sign and return to them in the post. When these are received, they will do a final file review and then you will be in a position to exchange contracts and set a completion date. Occasionally if a property has not been handed over to Cross Keys Homes, you will exchange on notice and set a date at a later time.



10. COMPLETION DAY

On completion day, your solicitor will send the completion funds to our solicitors. When received, they will advise us as to when we are able to release your keys. We will agree a mutually convenient time to meet you at your new home, do a home demonstration with you, and of course, give you the keys!



Cross Keys Homes Limited
Shrewsbury Avenue
Peterborough
PE2 7BZ

YOUR KEY TO THE FUTURE

For more information:

Visit: www.crosskeyshomes.co.uk/buy

Email: sales@crosskeyshomes.co.uk

For development enquiries: Call Anj 01733 385066 or 07795 605913

For application queries: Call Meghann 01733 396440 or Natalie 01733 385048

These are leasehold homes with a lease term of 990 years.

NB: We are not yet aware of the Council Tax banding for these homes.

Shares available to purchase up to 75% of the full market value (subject to affordability and eligibility criteria). You will need to purchase as large a share as possible.

Disclaimer

IMPORTANT NOTICE These brief particulars have been prepared and are intended as a convenient guide to supplement an inspection or survey and do not form any part of an offer or contract. Their accuracy is not guaranteed. They contain statements of opinion and in some instances, we have relied on information supplied by others. Design elements and specification details may change without notice. You should verify the particulars on your visit to the property, and the particulars do not replace the need for a survey and appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any information given. All images are computer generated.