



Your key to living at

HAMPTON WOODS

Peterborough

Two and three bedroom homes available for shared ownership

Your key to living at

Hampton Woods

Cross Keys Homes introduces a range of two and three bedroom shared ownership homes in the desirable Hampton Woods community of Peterborough.



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Your key to a

GREAT LOCATION



Hampton Woods boasts an excellent location, with local amenities just a short drive away.

This exciting development features a stunning collection of two and three bedroom homes, ideal for families, couples and first time buyers alike. Whether you're looking to step onto the property ladder or seeking more space, Hampton Woods has something for everyone.

Discover your new home

Our homes are designed with comfort and style in mind, offering spacious living areas and contemporary kitchens and bathrooms.

Your key to a

PRIME LOCATION

Hampton Woods is an up and coming development in Peterborough. Situated just off London Road, this development offers quick access onto the A1, A605 and A47.

Central Peterborough boasts a Train Station, Queensgate Shopping Centre, theatres, an outdoor swimming pool and a variety of restaurants, pubs and cafés as well the beautiful Peterborough Cathedral.

Local Amenities

Enjoy the convenience of Aldi, the Serpentine Green shopping centre, a well-equipped gym, and a Tesco Extra Superstore close by, along with plenty of cafés and eateries.

Schools

The closest primary school to these homes is the brand new Hampton Lakes Primary School. Other local primary schools include Hampton Hargate Primary and Hampton College Primary. The local secondary schools are Hampton Gardens and Hampton College.

Travel

You can catch Stagecoach buses, primarily the Route 6, from stops in the Hampton Gardens/ Hampton area (like Serpentine Green) into Peterborough City Centre. The train station is a short taxi ride away where you can be in London in less than an hour.



Your key to the

COMMUNITY

At Hampton Woods, you aren't just buying a house, you are helping to build a community. Surrounded by beautiful lakes, nature lovers will appreciate the abundance of green spaces nearby. Hampton Community Park and Crown Lakes Country Park are right on your doorstep, offering you a great opportunity to connect with your neighbours.



Your key to

MODERN LIVING





SPECIFICATION HIGHLIGHTS

- Integrated appliances including fridge / freezer, dishwasher and washer dryer.
- Built-in oven, hob & extractor
- Modern, neutral kitchen cabinets and worktops
- Modern white sanitary ware, with thermostatic shower and glass screen
- Wood-effect flooring to kitchens & bathrooms
- Carpeting to all other rooms, available as an early-purchase incentive
- Gas central heating
- TV point to the living room and bedroom 1
- Two parking spaces per plot
- Fully enclosed, turfed rear gardens
- 990 year lease
- NHBC warranty



Your key to
SPACE



-  The Wells – 2 bedroom home
-  The Holkham – 3 bedroom home
-  The Blakeney – 2 bedroom home
-  Developer Homes
-  Affordable Rent Homes



Your key to
SPACE



-  The Wells – 2 bedroom home
-  The Sandringham – 2 bedroom home
-  Developer Homes
-  Affordable Rent Homes



Two bedroom homes

THE WELLS

Step into modern elegance with The Wells to a beautifully designed two-bedroom home perfect for first-time buyers, small families, or anyone seeking stylish simplicity. The ground floor boasts a spacious open-plan living and kitchen area, complete with hob, oven, extractor fan, washing machine, dishwasher and integrated fridge freezer. There is a convenient downstairs WC for everyday ease.

Upstairs you will find two generously sized bedrooms and a sleek family bathroom with shower over the bath and heated towel rail. Outside there are 2 parking spaces and a fully turfed enclosed rear garden with shed.



The Wells

FLOOR PLAN

Ground floor

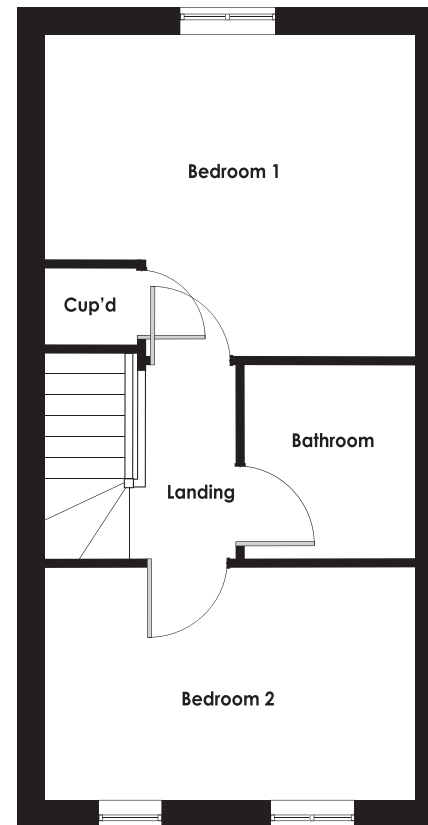
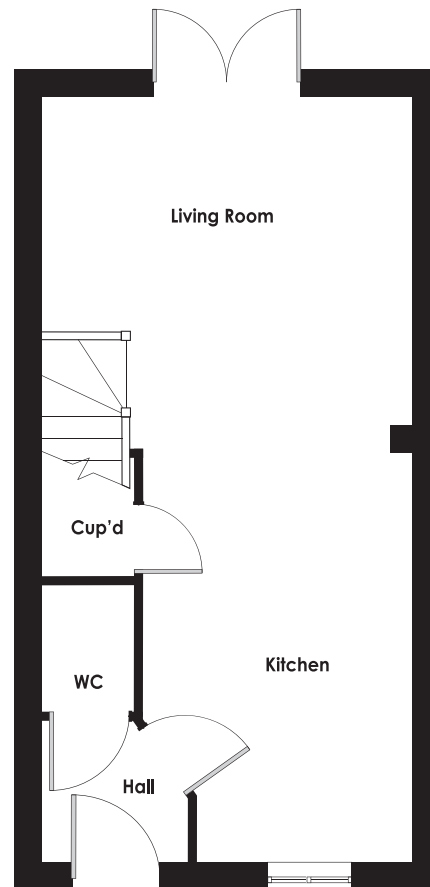
Living Room
4.11m x 4.49m 13'6" x 14'9"

Kitchen
3.03m x 4.07m 9'11" x 13'4"

First floor

Bedroom 1
4.11m x 3.7m 13'6" x 12'1"

Bedroom 2
4.11m x 2.6m 13'6" x 8'5"



Two bedroom homes

THE BLAKENEY

Discover contemporary living at The Blakeney - a beautifully crafted two-bedroom home ideal for first-time buyers, growing families, or anyone who appreciates clean, modern design. The ground floor boasts a spacious open-plan living and kitchen area, complete with hob, oven, extractor fan, washing machine, dishwasher and integrated fridge freezer. There is a convenient downstairs WC for everyday ease.

Upstairs you will find two generously sized bedrooms and a sleek family bathroom with shower over the bath and heated towel rail. Outside space includes 2 parking spaces and a fully turfed enclosed rear garden with shed.



The Blakeney

FLOOR PLAN

Ground floor

Lounge
3.88m x 3.75m 12'7" x 12'3"

Kitchen
2.8m x 3.8m 9'3" x 12'5"

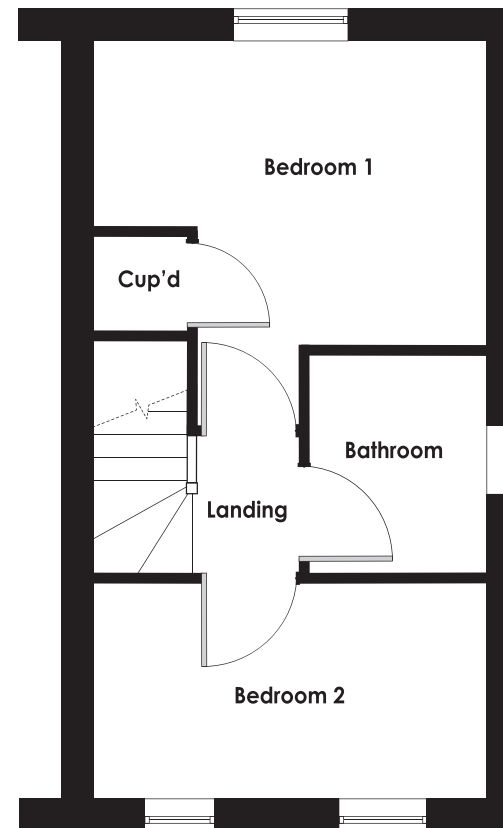
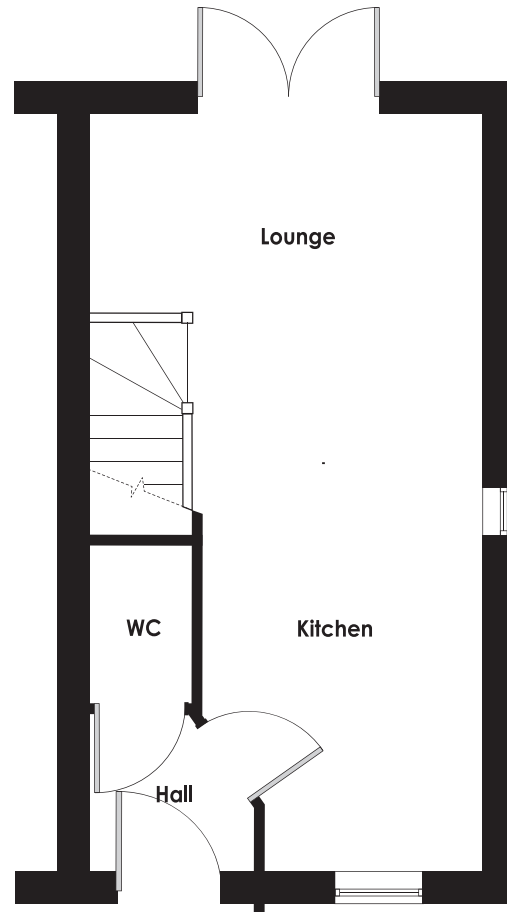
WC
1.6m x 1.1m 5'2.4" x 3'3"

First floor

Bedroom 1
3.9m x 3.0m 12'9" x 9'11"

Bedroom 2
3.9m x 2.2m 12'9" x 7'2"

Bathroom
1.9m x 2.2m 6'2" x 7'2"



Two bedroom homes

THE SANDRINGHAM

This beautifully presented two-bedroom home offers a separate lounge and an impressive kitchen-diner, featuring generous proportions and a layout ideal for both relaxed dining and effortless entertaining.

Upstairs are two good size bedrooms with storage cupboard in the master. There is also a large storage cupboard to the landing. The modern bathroom includes thermostatic shower over the bath with full height tiling to the bath area and a heated towel rail. Outside there are 2 parking spaces and a fully turfed enclosed rear garden with shed.



The Sandringham

FLOOR PLAN

Ground floor

Kitchen / Dining Room
5.68m x 3.26m 18'6" x 10'7"

Lounge
3.15m x 3.60m 10'3" x 11'8"

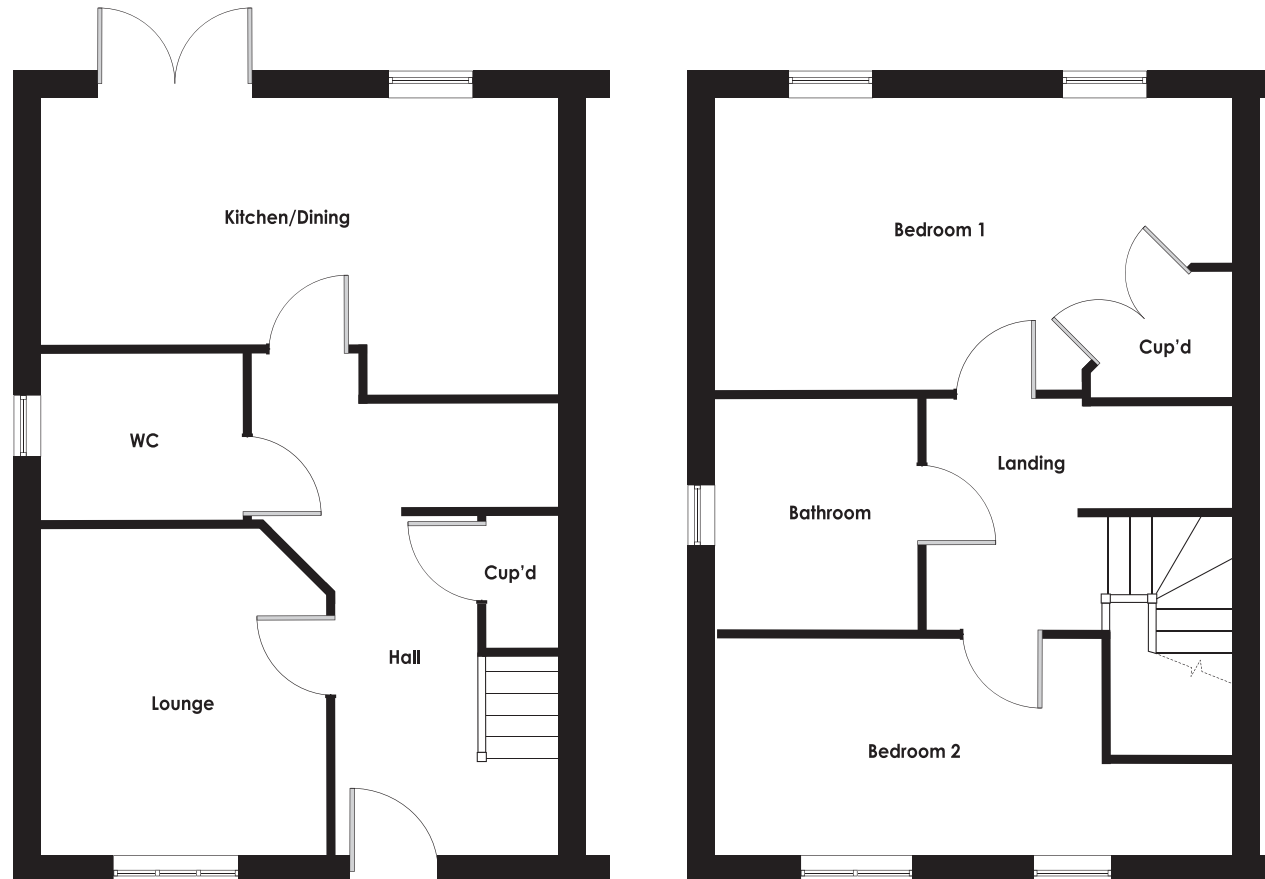
WC
2.24m x 1.82m 7'3" x 5'9"

First floor

Bedroom 1
5.68m x 3.24m 18'6" x 10'6"

Bedroom 2
5.68m x 2.41m 18'6" x 7'9"

Bathroom
2.24m x 2.60m 7'3" x 8'5"



Three bedroom homes

THE HOLKHAM

A thoughtfully designed three-bedroom home perfect for first-time buyers or families alike. A well sized lounge leads into a large stylish kitchen diner with patio doors leading into the garden. The kitchen comes complete with hob, oven, extractor fan, washing machine, dishwasher and integrated fridge freezer. This home has a downstairs WC for everyday ease.

Upstairs are three good size bedrooms with storage cupboard in the master. There is also a large storage cupboard to the landing. The modern bathroom includes thermostatic shower over the bath with full height tiling to the bath area and a heated towel rail. The outside space includes 2 parking spaces and a fully turfed enclosed rear garden with shed.



The Holkham

FLOOR PLAN

Ground floor

Kitchen / Dining Room
5.11m x 3.11m 16'10" x 10'2"

Lounge
4.17m x 4.01m 13'8" x 13'2"

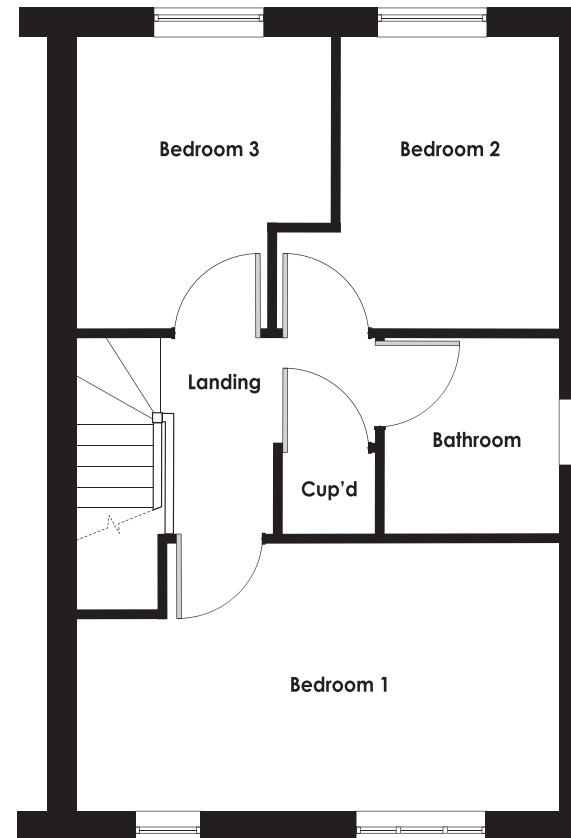
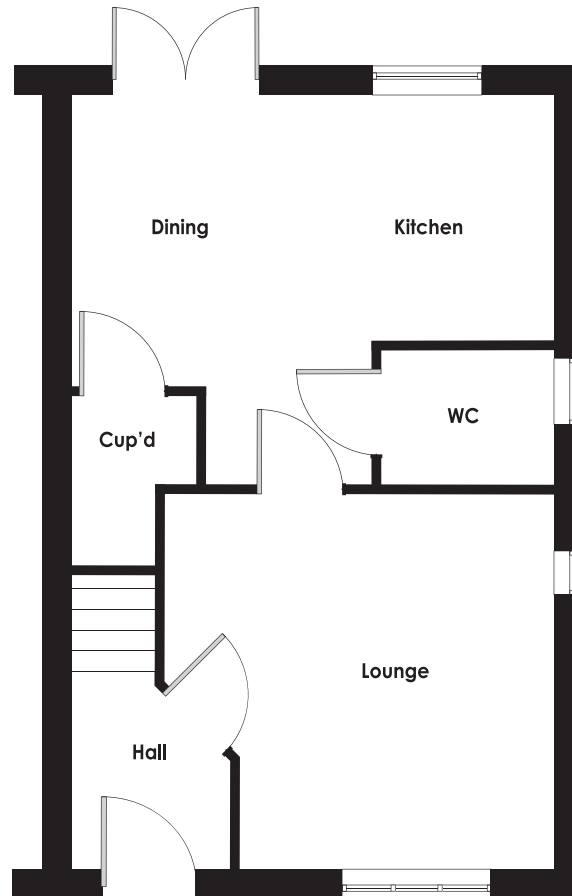
WC
1.87m x 1.47m 6'13" x 4'82"

First floor

Bedroom 1
5.12m x 2.84m 16'10" x 9'4"

Bedroom 2
2.33m x 3.11m 7'8" x 10'2"

Bedroom 3
3.11m x 2.70m 10'2" x 8'10"



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!



For more information:

Visit: www.crosskeyshomes.co.uk/buy

Email: sales@crosskeyshomes.co.uk

For development enquiries: Call Anj 01733 385066 or the main sales line 01733 396406

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



Cross Keys Homes Limited
Shrewsbury Avenue
Peterborough
PE2 7BZ

YOUR KEY TO THE FUTURE

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.