



Your key to living at

Haddon Fields

PETERBOROUGH

2 and 3 bedroom homes available for shared ownership



Your key to the future



Your key to living at
**Haddon
Fields**



Your key to a

great location

The Haddon Fields development is located in the southern suburbs of Peterborough in the village of Yaxley. Built by respected developer Countryside, Cross Keys Homes will be providing 66 shared ownership homes on the development, comprising two, three and four bedroom homes. Ideal for couples, growing families and those looking to downsize, Haddon Fields has something for everyone.

Discover your new home

Our homes are designed with comfort and style in mind, offering spacious living areas, contemporary kitchens, and luxurious bathrooms. With various layouts, you can choose a home that perfectly suits your lifestyle.

Your key to a

prime location

Yaxley is a village and civil parish in the Huntingdon district of Cambridgeshire. It is approximately 4 miles south of Peterborough.

Local Amenities

Located on the edge of the village, the Church of England Parish Church of St Peter is a Grade I listed building. There are a variety of cafes, restaurants and bars in the village and the Serpentine Green Shopping Centre is just a short drive away. Provision has also been made for retail space, community facilities and more than 132 hectares of open space.

Schools

There are currently two primary schools within a mile of Haddon Fields, and the development will provide new primary and secondary schools as it progresses.

Travel

The nearby Peterborough railway station provides direct rail links into London King's Cross in under 50 minutes. Perfect for both business and leisure, Peterborough railway station is the main station of the East Coast Main Line and the new Thameslink connection enables direct access to Gatwick and Luton airports as well as St. Pancras International railway station.



Haddon Fields
Lodge Way, Peterborough PE7 7AB



Your key to

the community

At Haddon Fields, you're not just buying a house; you're joining a community. Surrounded by beautiful countryside and public footpaths, there are plenty of opportunities to enjoy the great outdoors and connect with your neighbours.

Start your journey today

Whether you're looking for a peaceful retreat or a place to grow, Haddon Fields offers the perfect setting. Contact us today to learn more about our homes and the shared ownership options available. Your dream home is just a step away.



* Images and dimensions are for illustrative purposes and may be subject to change.

Your key to

modern living



Specification highlights

- Built-in oven, hob & extractor
- Integrated appliances - fridge freezer, dishwasher and washing machine
- Free standing washing machine to the utility room (The Bramble only)
- Modern, neutral kitchen cabinets and worktops
- Modern white sanitary ware, with thermostatic shower over bath
- Vinyl flooring to kitchens & bathrooms & WC
- Carpeting to all other rooms, available as an early-purchase incentive
- Allocated Parking
- Fully enclosed turfed rear gardens
- The properties will come with a 990-year lease and NHBC warranty



Haddon Fields

Phase 2



Haddon Fields

Phase 3



- The Heather
- The Thistle
- The Bramble





Three bedroom home

The Bramble

Discover The Bramble, a spacious three bedroom home, perfect for couples looking for extra space and growing families.

This property has been built to a modern specification with accommodation over three floors. The ground floor comprises of a spacious open plan kitchen/family/dining room, utility room and a WC. The kitchen has a selection of base and wall units in neutral colours with an integrated oven, hob and extractor hood, as

well as an integrated fridge freezer, dishwasher and a freestanding washing machine to the utility room. There are plenty of electrical sockets throughout with a TV point to the lounge and master bedroom. To the first floor you will find the lounge and master bedroom with an en suite shower room and the second floor has two spacious bedrooms and the family bathroom. The bathroom comes with a thermostatic shower over the bath and full height tiling to the bath area and a glass shower screen.

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The Bramble

floor plan



Ground floor

Kitchen
2.8m x 3.6m

Dining Room
3m x 4.5m

Hall
1.8m x 3.6m

WC
1.5m x 1.85m

Utility
1.5m x 2.5m



First floor

Bedroom 1
3m x 4.2m

En-suite
1.6m x 2.5m

Living Room
4.7m x 3.8m

Landing
0.9m x 3.3m



Second floor

Bedroom 2
4.7m x 3.9m

Bedroom 2
2.9m x 4m

Bathroom
2m x 2.3m

Landing
1.2m x 2.3m

Storage
0.9m x 0.9m



Three bedroom home

The Thistle

Introducing The Thistle, a spacious three bedroom home, perfect for couples and growing families.

This property has been built to a modern specification and has something to offer everyone. The ground floor comprises of a spacious kitchen, separate dining/ family room and a WC. The kitchen has a selection of base and wall units in neutral colours with an integrated oven, hob and extractor hood, as well as an integrated fridge freezer, dishwasher and washing

machine. There are plenty of electrical sockets throughout with a TV point to the lounge and master bedroom. To the first floor you will find the lounge, bedroom 3 and the family bathroom. The bathroom comes with a thermostatic shower over the bath and full height tiling to the bath area and a glass shower screen. The second floor accommodation has the master bedroom with an en suite and a large second bedroom.

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The Thistle

floor plan



Ground floor

Kitchen
2.8m x 4.1m

Dining Room
3.9m x 2.5m

Hall
1.8m x 1.5m

WC
1.5m x 1.0m

Storage
0.9m x 0.9m



First floor

Living Room
3.9m x 2.9m

Bathroom
1.8m x 1.9m

Landing
0.9m x 3.3m

Bedroom 3
2.9m x 0.8m



Second floor

Bedroom 1
3.9m x 3.2m

En-suite
1.7m x ??m

Landing
0.9m x 1.1m

Bedroom 2
3.9 m x 3.2m



Two bedroom home

The Heather

Welcome to The Heather, a delightful two bedroom home, perfect for first time buyers and those looking to downsize.

This property has been built to a modern specification, with the ground floor accommodation comprising a separate kitchen, living/dining room and a WC. The kitchen has a selection of base and wall units in neutral colours with an integrated oven, hob and

extractor hood, as well as an integrated fridge freezer, dishwasher and washing machine. There are plenty of electrical sockets throughout with a TV point to the lounge and master bedroom. To the first floor, there are two good sized bedrooms and a family bathroom. The bathroom comes with a thermostatic shower over the bath and full height tiling to the bath area and a glass shower screen.

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The Heather

floor plan



Ground floor

Kitchen
2.2m x 2.1m

Living/Dining Room
4.2m x 3.7m

Hall
1.8m x 4.2m

WC
1.9m x 1.0m

Storage
0.9m x 0.9m



First floor

Bedroom 1
4.2m x 3m

Bedroom 2
4.2m x 2.7m

Bathroom
1.8m x 2.1m

Landing
2.1m x 1.6m

Storage
1m x 0.85m

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 application enquiries, please contact Meghann on 01733 396 440.



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 www.crosskeyshomes.co.uk/buy

Our friendly Sales team are here to help you with any questions you may have about our homes for sale.

2. Assessment

Once you have found a home you are interested in please apply on our website at 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.

3. Obtaining a Decision in Principle (DiP)

As part of the financial assessment, the mortgage broker will then obtain a Decision in Principle from a mortgage lender on your behalf.

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.

5. Reserve your property

Once our AML check is complete, we will offer you a property to reserve. You will complete our reservation form and pay a £500 reservation fee.

6. Issue the Memorandum of Sale

We will issue a Memorandum of Sale to all parties involved, this is when you will then formally instruct your solicitor and apply for your mortgage (if applicable).

7. Draft Contracts issued and searches

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 itself 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. Exchange of contracts

Once the legal searches are back, enquiries are satisfied and your mortgage offer has been received, you will then be in a approved position to exchange contracts.

9. Completion

Upon exchange of contracts (subject to build completion) a completion date will be agreed, which is the day you will receive the keys to your new home.

For more information:

Visit: www.crosskeyshomes.co.uk/buy

Email: sales@crosskeyshomes.co.uk

For development enquiries: Call Mary 01733 385061 or Anj 01733 385066

For application queries: Call Meghann 01733 396440



Cross Keys Homes
Shrewsbury Avenue,
Peterborough
PE2 7BZ

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..

For Council Tax banding – please contact Peterborough Council.

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.

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