SO resi Great Haddon

Making Home Ownership Possible

November 2026

SO resi

SO Resi is a way of making home ownership possible for more people. You buy a share of your home, with a lower deposit, smaller mortgage and pay a monthly rent on the remaining share.

SO Resi redefines shared ownership, by making everything clear and uncomplicated so you understand how it works at every stage, before and after you buy. Our SO Resi homeowners are important to us and we aim to build strong, lasting relationships by being there to answer your questions in a language that makes sense.

SO Resi by Metropolitan Thames Valley is a non-profit housing association. For over fifty years we've been building and managing good quality and affordable new homes. By doing that, we've been helping to create communities that people are proud of and happy to live in.

Designed to feel like home

SO Resi Great Haddon is a collection of 2 & 3-bedroom houses set within a green and well-connected corner of Peterborough.

Designed for modern living, each home features bright open-plan spaces, high-quality finishes and a private outdoor area – perfect for relaxing or entertaining.

With parks, play areas, walking trails and landscaped green spaces right on your doorstep, SO Resi Great Haddon offers a welcoming sense of community and a lifestyle built around comfort, connection and everyday ease.

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A collection of 2 & 3-bedroom houses



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Modern living meets natural beauty

Set on the south-western edge of Peterborough, Great Haddon is one of the city's most exciting new growth areas — a thoughtfully planned neighbourhood designed for the future.

Surrounded by green open space and connected by walking routes and cycle paths, it's a place where homes, schools, shops and leisure come together to create a vibrant, sustainable community.

With excellent transport links via the A1 and easy access to Peterborough's city centre, Great Haddon offers all the benefits of modern living within a peaceful, well-connected setting.

"This is the best place in town for Sunday lunch."

The Queen's Head
Trip Advisor

Wander down to Mattoni's Italian Restaurant, Gurkha Lounge Indian Restaurant, Mulberry Tree Farm Pub and more – just a 13-minute cycle from SO Resi Great Haddon.

Travel times are taken from Google and can vary depending on the time of day.


1


2


3


4


5


6

Top spots around Great Haddon

1

Elton Furze Golf Club

Just a few minutes from Great Haddon, Elton Furze Golf Club is a peaceful escape in the heart of the Cambridgeshire countryside. Set within mature woodland, the 18-hole course provides a scenic round for players of all levels. The club also features a welcoming clubhouse with dining and event facilities, making it as much a social hub as a sporting one.

9 minutes

Travel times are taken from Google and can vary depending on the time of day.

2

Ferry Meadows in Nene Park

A short drive from Great Haddon, Ferry Meadows is one of Peterborough's best-loved green spaces. Part of Nene Park, it offers lakeside walks, cycling trails and water sports, along with cafés, picnic spots and play areas for families. Whether for a peaceful stroll or a full day outdoors, it's a place to unwind, explore and enjoy nature year-round.

12 minutes

3

Dobbies Garden Centre

Dobbies Garden Centre is a local favourite for everything from plants and homeware to gifts and seasonal décor. Its on-site restaurant and food hall make it a popular spot for a relaxed lunch or coffee, while the friendly atmosphere and regular events keep visitors coming back throughout the year.

10 minutes

4

Peterborough Town Centre

Peterborough Town Centre is a lively hub at the heart of the city, offering a broad mix of high street retailers, independent shops, cafés, and restaurants. The Queensgate Shopping Centre is a major highlight, featuring a wide range of popular brands, while the surrounding streets are home to unique boutiques and diverse eateries which are just a short walk from the train station and Cathedral Square.

17 minutes

5

Hampton Hargate Primary School

Hampton Hargate Primary School is a highly regarded, co-educational primary school located in the heart of the Hampton Hargate community in Peterborough. Rated 'Outstanding' by Ofsted, the school is celebrated for its strong academic performance, nurturing environment, and commitment to the personal development of every child.

11 minutes

6

Vivacity Premier Fitness

Vivacity Premier Fitness is one of the area's leading health and wellbeing destinations. It features a state-of-the-art gym, swimming pool, fitness studios and spa facilities, with classes and training options to suit all levels. Whether you're after a serious workout or a relaxing swim, it's a great place to stay active and unwind.

21 minutes

Effortless connections

Great Haddon's prime location puts you just minutes from the A1(M) and A605, making it effortless to reach Peterborough, Huntingdon, and Cambridge. Enjoy direct trains from Peterborough Station to London King's Cross in under an hour. Locally, a network of walking and cycling routes links green spaces, schools, and shops—ensuring every journey is simple, sustainable, and stress-free.

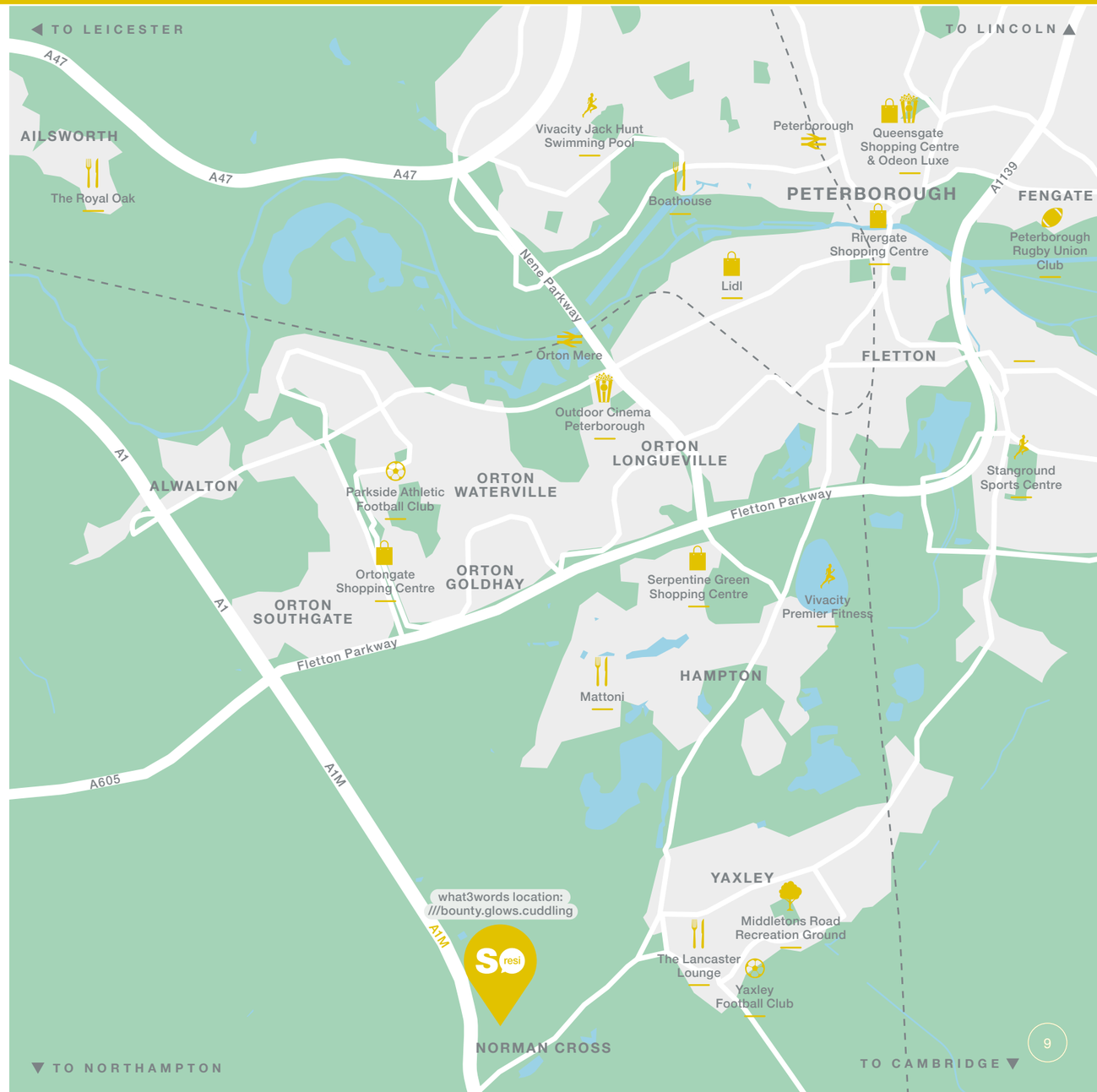
what3words location:
///also.dwarf.mashing

A1(M)	Peterborough Railway Station	Cambridge Science Park	Stansted Airport
2mins	20mins	35mins	42mins

Orton Southgate	Hampton	Yaxley	Peterborough
10mins	15mins	17mins	32mins

Huntingdon	Stevenage	London Kings Cross	Cambridge
14mins	27mins	50mins	55mins

Travel times are taken from Google and can vary depending on the time of day.
*All train times taken from Great Haddon Railway Station, which is 15 minutes from Great Haddon by car.





The site layout is intended for illustrative purposes only and is subject to change.

The Development

what3words location:
///bounty.glows.cuddling

With new homes taking shape at Great Haddon, this growing Cambridgeshire neighbourhood is fast becoming one of the area's most exciting places to live. SO Resi Great Haddon is part of this vibrant new community — designed for modern lifestyles with low-maintenance living, sustainable features and thoughtful design throughout.

Perfect for families, commuters and first-time buyers alike, Great Haddon offers easy access to Peterborough and nearby schools, shops and green open spaces. From morning workouts to weekend walks, everything you need is close by - making it a place where life feels simple, connected and full of possibility.

Key

- SO Resi
- ✱ SO Resi sales suite
- Bin collection point
- Social Rent

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Designed for modern living

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Where comfort comes naturally

SO Resi Great Haddon homes blend smart design with everyday ease – bright, open spaces that feel both stylish and practical.

From contemporary kitchens with integrated appliances to Amtico flooring and soft, carpeted bedrooms – every finish is chosen to make home life simple, comfortable and distinctly yours.

General

Weathered Oak Amtico flooring through hallway cloakroom kitchen and living room

Neutral colour carpet in bedrooms

Broadband provision

Downlights in the living area, kitchen and bathrooms

Air source heat pump located in the rear garden

Hot water cylinder in storage cabinet

Radiators with thermostatic controls

Smart heating controls

Kitchen

Modern Symphony kitchen

Matching splashbacks and high gloss wall units

Handleless door and drawer fronts

Integrated Bosch kitchen appliances including single fitted oven with ceramic hob, fridge freezer and dishwasher

Bosch washing machine in the kitchen or utility room

Under cabinet strip lighting

Energy efficient LED spotlights

Bathroom & Ensuites

Modern bathroom suite with white sanitaryware

Ceramic tiling to walls

Ideal Standard white bath with bespoke bath panels

Mirror above wash basin

Thermostatic bath shower mixer

Energy efficient LED spotlights

Chrome finish heated ladder towel rail

Walk in shower to ensuites with shower

System and glass shower screen

External

French and patio doors

Single garages to selected homes

Landscaped front and rear gardens with turfing

Boundary fencing and paved path

Shed provided in gardens to selected homes

Security

Multi sensor heat and smoke alarms









Images from previous SO Resi homes are for illustrative purposes only and purchasers should not rely on these images.

Specifications stated in this brochure are for guidance only. These particulars do not constitute any part of an offer or contract and are subject to change.

Type 1

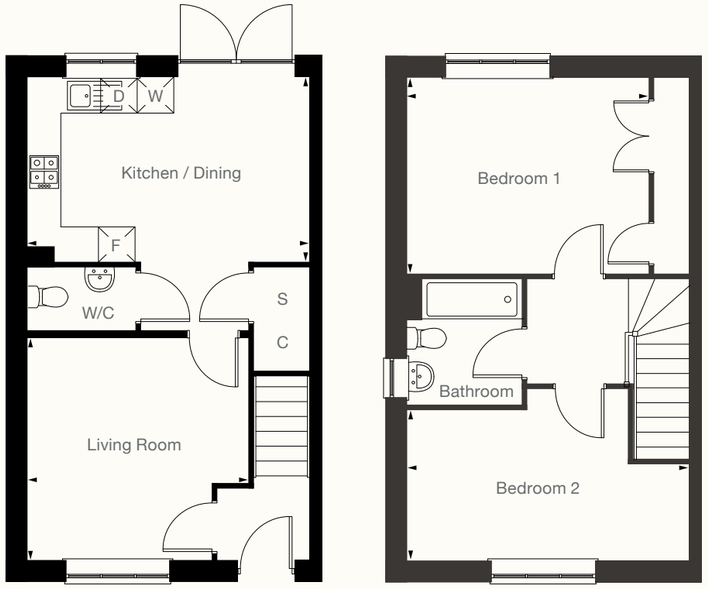
2 Bedroom House

As drawn

Plots 162, 166

Handed

Plots 161, 165



Ground Floor | First Floor

Room	Metric	Imperial
Living Room	3.8m x 3.8m	12’ 5” x 12’ 7”
Kitchen / Dining	4.8m x 3.2m	15’ 10” x 10’ 4”
Bedroom 1	4.1m x 3.3m	13’ 6” x 11’
Bedroom 2	4.8m x 2.9m	15’ 10” x 9’ 7”
GIA	79.4 sq m	855 sq ft

S Storage
F Fridge freezer
W Washer dryer
D Dishwasher
C Cylinder

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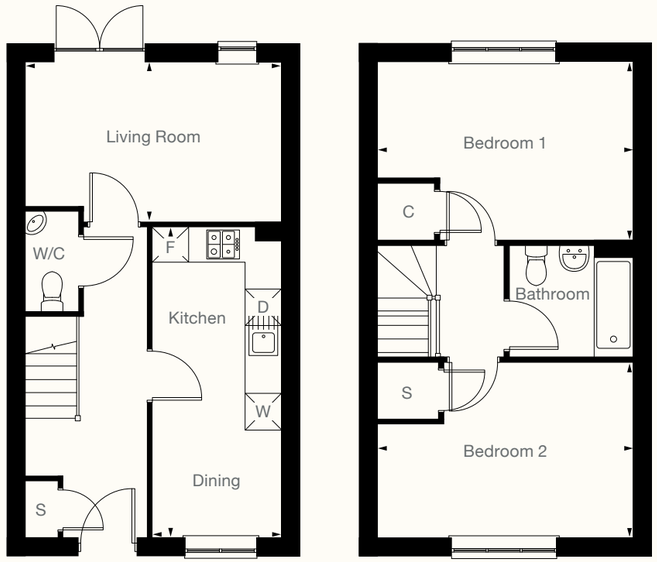
2 Bedroom House

As drawn

Plots 191, 193, 199, 200, 207, 208, 211, 214, 215, 219, 220, 230, 244, 249, 260, 264, 270, 274, 277

Handed

Plots 190, 192, 198, 206, 209, 210, 212, 213, 218, 229, 243, 248, 259, 269, 272, 273, 276



Ground Floor | First Floor

Room	Metric	Imperial
Living Room	4.4m x 2.7m	14’ 4” x 8’ 11”
Kitchen	2.2m x 3.5m	7’ 2” x 11’ 4”
Dining	2.2m x 1.8m	7’ 2” x 6’ 1”
Bedroom 1	4.4m x 3m	14’ 4” x 10’
Bedroom 2	4.4m x 3m	14’ 4” x 10’
GIA	71 sq m	763 sq ft

S Storage
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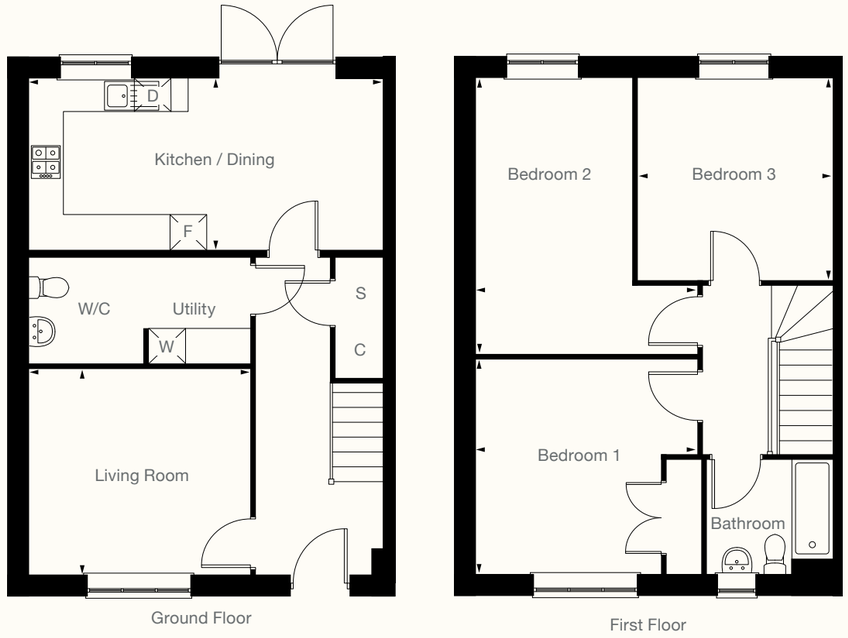
3 Bedroom House

As drawn

Plots 164, 170

Handed

Plots 163, 169



Ground Floor

First Floor

Room	Metric	Imperial
Living Room	3.8m x 3.5m	12’ 5” x 11’ 7”
Kitchen / Dining	6m x 2.9m	20’ x 9’ 8”
Bedroom 1	3.8m x 3.7m	12’ 5” x 12’
Bedroom 2	2.7m x 4.7m	8’ 9” x 15’ 6”
Bedroom 3	3.3m x 3.5m	10’ 11” x 11’ 4”
GIA	103.4 sq m	1,113 sq ft

S Storage
F Fridge freezer
W Washer dryer
D Dishwasher
C Cylinder

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Type 4

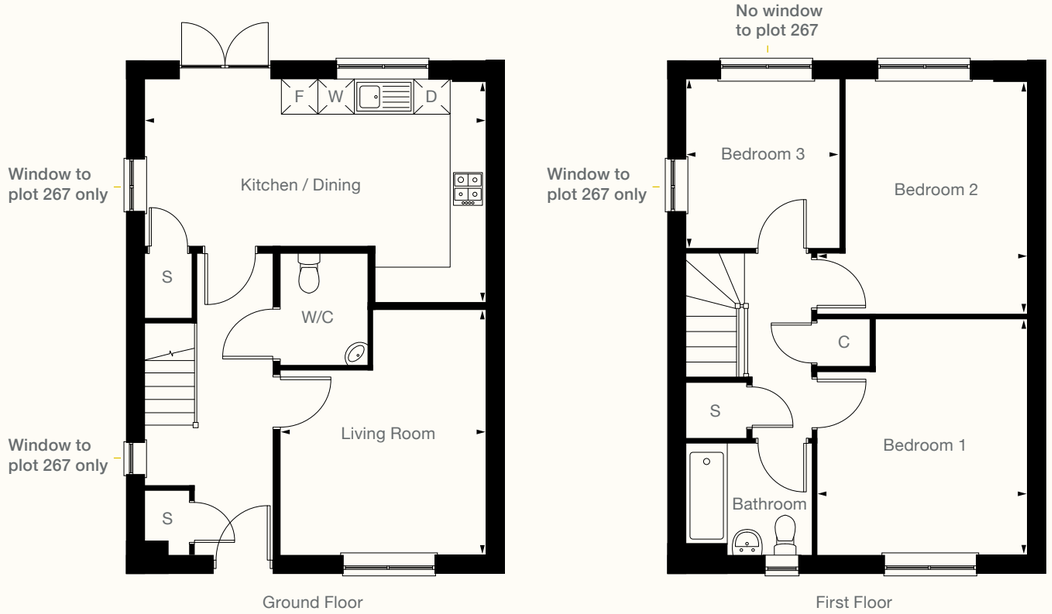
3 Bedroom House

As drawn

Plots 195, 217, 233, 235, 252, 255, 256, 258, 267

Handed

Plots 194, 216, 232, 234, 251, 254, 257, 266



Ground Floor

First Floor

Room	Metric	Imperial
Kitchen / Dining	5.8m x 3.8m	19’ 1” x 12’ 6”
Living Room	3.5m x 4.2m	11’ 6” x 13’ 9”
Bedroom 1	3.6m x 4m	11’ 9” x 13’ 2”
Bedroom 2	3.1m x 4m	10’ 3” x 13’ 2”
Bedroom 3	2.6m x 2.9m	8’ 8” x 9’ 6”
GIA	95 sq m	1,019 sq ft

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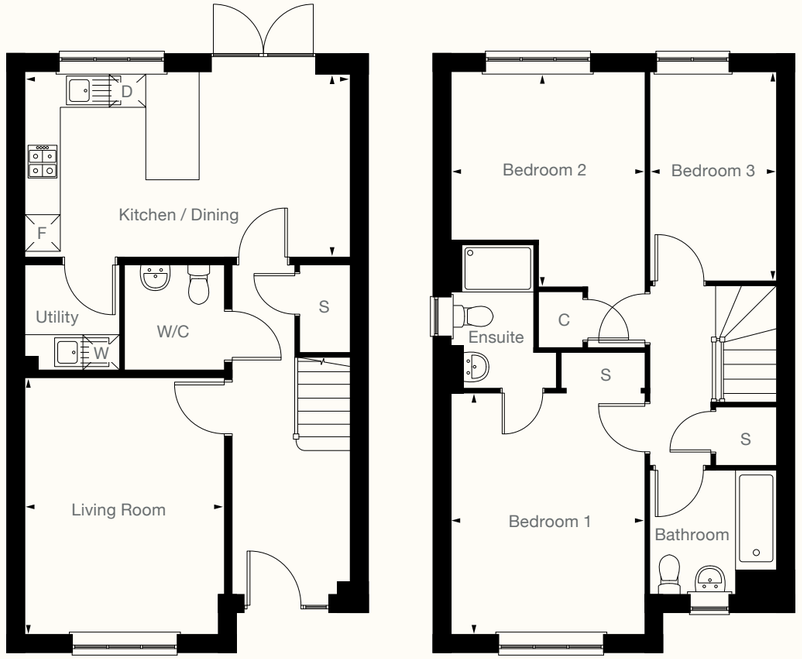
3 Bedroom House

As drawn

Plots 181, 202, 203, 222, 225, 227, 241, 278

Handed

Plots 204, 223, 242, 253, 279



Ground Floor | First Floor

Room	Metric	Imperial
Living Room	4.4m x 3.4m	11’ 2” x 14’ 4”
Kitchen / Dining	3.2m x 5.5m	18’ 2” x 10’ 4”
Bedroom 1	4.1m x 3.3m	10’ 10” x 13’ 6”
Bedroom 2	2.9m x 3.3m	10’ 10” x 9’ 5”
Bedroom 3	3.6m x 2.2m	7’ 1” x 11’ 8”
GIA	103 sq m	1,107 sq ft

S Storage
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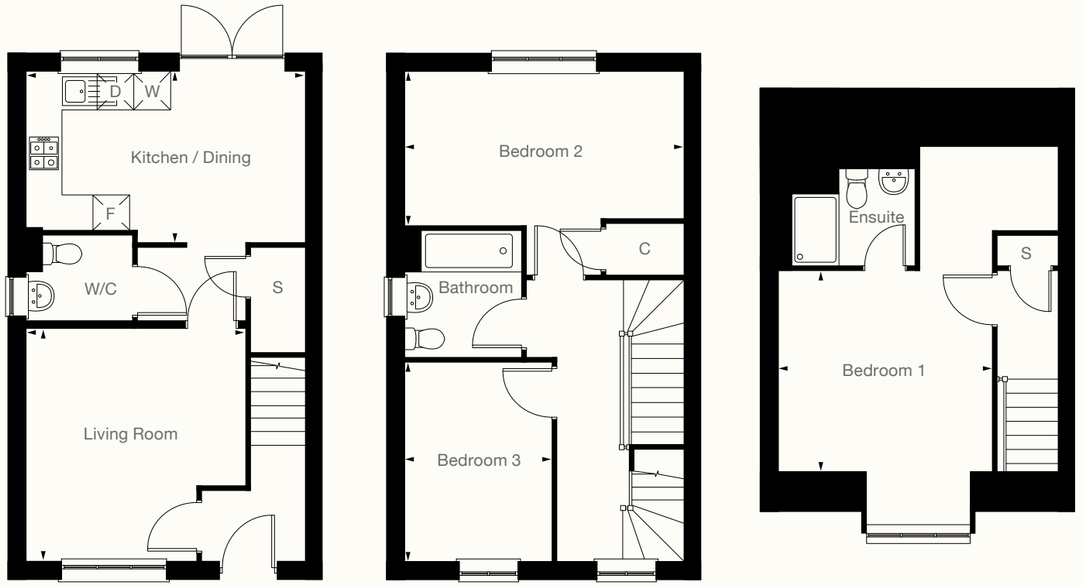
3 Bedroom House

As drawn

Plots 185, 187, 262

Handed

Plots 184, 186, 261



Ground Floor | First Floor | Second Floor

Room	Metric	Imperial
Kitchen / Dining	4.8m x 2.9m	15’ 8” x 9’ 7”
Living Room	3.7m x 4m	12’ 3” x 13’
Bedroom 1	3.64m x 3m	11’ 11” x 9’ 11”
Bedroom 2	4.9m x 2.6m	16’ 2” x 8’ 7”
Bedroom 3	2.5m x 3.4m	8’ 3” x 11’ 2”
GIA	104 sq m	1,124 sq ft

S Storage
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Type 7

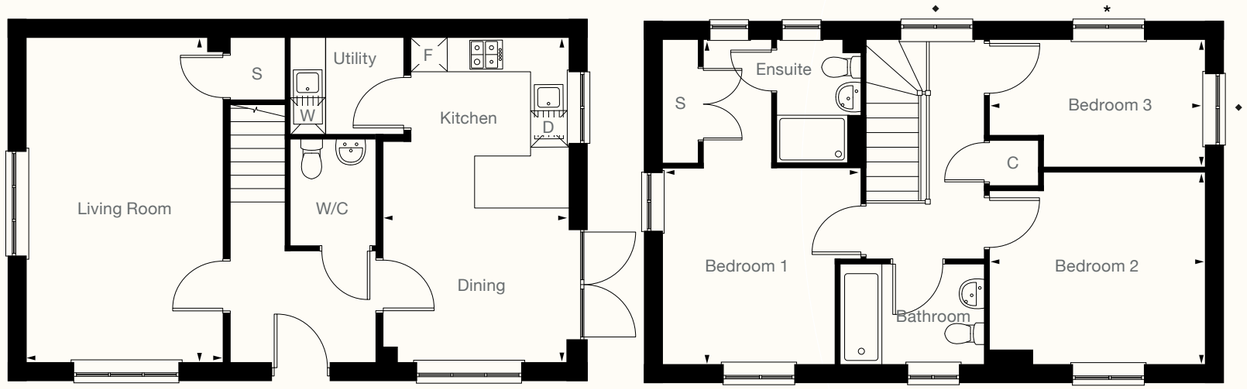
3 Bedroom House

As drawn

Plots 180, 201, 221, 250, 268, 275

Handed

Plots 231, 245, 265, 271
* Window to plot 268 only
◆ No windows to plot 268



Ground Floor

First Floor

Room	Metric	Imperial
Living Room	3.3m x 5.5m	11’ x 18’ 2”
Kitchen	2.7m x 3.2m	8’ 10” x 10’ 4”
Dining	3.2m x 2.4m	10’ 5” x 7’ 10”
Bedroom 1	3m x 5.5m	9’ 8” x 18’ 2”
Bedroom 2	3.6m x 3.3m	11’ 11” x 10’ 9”
Bedroom 3	3.6m x 2.2m	11’ 11” x 7’ 2”
GIA	102 sq m	1,100 sq ft

S Storage
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With SO Resi, you buy your own home in your own way. You start with a share that’s right for you, then you can buy extra shares over time, so it’s all manageable and suits your income.

You start by buying between 25% and 75% of your SO Resi home. That means your monthly mortgage payments and deposit are smaller than they would be if you bought your home outright. There are two other monthly payments for your SO Resi home. One is the SO Resi payment for the share of your home that Metropolitan Thames Valley owns. The other is the service charge, which pays to look after the building you live in. There are also the usual other costs, like household utility bills. You can choose to buy a bigger share of your SO Resi home in the future, and even own 100%. The bigger the share you own, the lower your SO Resi payment will be.

You can sell your share at any time if you decide to move on.

We’re here to help

Whatever your needs, we’re on hand to help at every stage. First we’ll help you understand all the costs and work out what’s affordable for you. If you decide to go ahead, we’ll be there to answer your questions. And in the future, we can help you with buying a bigger share of your home, or with selling up if it’s time for a change.

Tel: 0208 607 0550
Email: sales@soresi.co.uk
or visit sharedownership.co.uk

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