



HOPKINS
HOMES

ALCONBURY WEALD

Cambridgeshire



Traditionally designed 1, 2, 3 & 4 bedroom homes



HOPKINS
HOMES

WELCOME TO
ALCONBURY WEALD
by Hopkins Homes



Computer generated image of properties at Alconbury Weald. Indicative only. External finishes likely to vary.



Property photographs depict previous Hopkins Homes developments.

Alconbury Weald presents an exciting new collection of one to four bedroom homes in a unique new Cambridgeshire community.

A warm welcome awaits at Alconbury Weald, an extravagant collection of new homes nestled in an exciting new neighbourhood, offering a range of facilities, amenities and beautiful wide-open spaces.

Our reputation for quality goes hand in hand with our commitment to providing choice, offering homes in various styles and sizes that tick all the boxes for today's buyer. Setting a new standard for growing families, busy professionals and downsizers alike, our homes go beyond the expectations of a new home.

James Hopkins

Executive Chairman and founder of Hopkins Homes



A tradition of excellence

Reflecting our values of exceptional design and quality, Hopkins Homes have created a collection of homes that will truly stand the test of time, showcasing our distinct attention to detail and space throughout.



Demonstrating our passion for craft and character, Alconbury Weald embodies a rare combination of traditional building techniques, state-of-the-art technologies and unrivalled design. The result? A collection of contemporary living spaces that guarantee both comfort and flexibility, qualities that are matched only by its enviable location.

These modern interiors are complemented by traditional exterior façades which are pleasing to the eye and heighten the overall curb appeal. This level of care extends away from the home as well, with attention paid to the immediate surroundings and overall street scene. From the new road network boosting residents' access to the carefully planted trees and landscaped green spaces that promote health and wellbeing, it all works hand in hand to create an authentic new neighbourhood that you'll be proud to call yours.

“Hopkins Homes’ ability to create award-winning homes is due in no small part to the highly talented and experienced team.”

East Anglian Daily Times

“With a Hopkins home, you can be sure that each home has been designed and built to last.”

UK Construction Magazine

Our portfolio of success



“Skilled craftsmanship was used to restore the period heritage of the original building.”

Hot Property



“Hopkins Homes... (is) always conscious of the street scene and the preservation of the local character and charm. The company has been winning awards longer than most of us have been writing about them.”

Eastern Daily Press





A vibrant new community

Considered a highly sought-after location, Alconbury Weald represents a lifestyle that extends beyond the home, offering an outstanding new community that provides a balanced and inspiring environment in which to live, work, learn and relax.

Whether it's to connect with nature, just relax with a book on a park bench or enjoy a family picnic, the woodlands, community park, open spaces, extensive cycle trails and modern equipped play areas provide the ideal backdrop to daily life. This new destination already benefits from The Club, a venue providing a range of facilities including a gym and café and space for neighbourhood events. The leisure spaces will be further enhanced by a brand-new cricket ground and pavilion being located just opposite this stylish collection of homes.

Growing families are well catered for with the first primary school, Ermine Street Church Academy, already welcoming pupils with older children currently served by the nearby Sawtry Village Academy. A new village shop provides day-to-day needs and a further two primary schools and a secondary school are planned for Alconbury Weald.

As you might expect, Alconbury Weald boasts excellent travel links, providing direct access to the A14 and A1 which in turn feeds into the national road network and the rail line at

nearby Huntingdon offering easy access into Cambridge (via Peterborough), Ely and London King's Cross.

About 15 minutes-drive is the traditional market town of Huntingdon which offers a wealth of shopping facilities. It's pedestrianised precincts and historic high street are lined with well-known retailers and charming independent boutiques across fashion, technology and health and beauty. Large supermarkets and a time-honoured market in the Square, which is held twice a week, cater for all of your grocery needs.

The Tower Fields Leisure Park includes a Cineworld multiplex cinema and a variety of popular restaurant chains are available within the new Chequers Court shopping plaza.

The historic city of Cambridge is less than 30 miles away, world famous for its University and colleges, Cambridge offers an unrivalled diversity of leisure, dining, sport and shopping facilities for all ages and tastes whilst the innovative Cambridge Science Park is home to some of the world's leading businesses.

The exciting new community at Alconbury Weald has been carefully designed and created to provide the perfect environment for you and your family.

Award-winning Hopkins Homes

Our commitment to excellent design, style and quality is regularly recognised both nationally and locally.

2019

- What House? Gold Award
Best Regeneration Scheme
St George's Park, Needham Market
- NHBC Seal of Excellence Award
Kingley Grove, Melbourn
- East Suffolk Council
Quality of Place Award
Prospects Place, Framlingham
- NHBC Pride in the Job Award
St George's Park, Needham Market
Kingley Grove, Melbourn
- BUILD Design Awards
New Home Builder of the Year -
East Anglia
- Sunday Times
Grant Thornton Top Track 250
- BUILD Excellence Awards
Building New Homes - East Anglia
- London Stock Exchange Group
1000 companies to
Inspire Britain

2018

- Sunday Times
Grant Thornton Top Track 250
- London Stock Exchange Group
1000 companies to
Inspire Britain

2017

- What House? Gold Award
Best Medium Housebuilder
- What House? Silver Award
Best Regeneration
Prospect Place, Framlingham
- Broadland Design Award,
Certificate of Merit
St George's Place, Sprowston

2016

- NHBC Seal of Excellence Award
Oliver's Grove, Stanway
- NHBC Pride in the Job Award
Grove Park, Barrow &
Oliver's Grove, Stanway

2015

- Sunday Times British Homes Awards
Best Development
St Michael's Place & Bure Place,
Aylsham
- Housebuilder Awards
Best Refurbishment
Bure Place, Aylsham
- What House? Awards Best
Development
St Michael's Place & Bure Place,
Aylsham
- LABC Building Excellence Awards
The Water Tower, Bure Place, Aylsham
- NHBC Pride in the Job Award
Grove Park, Barrow

2014

- NHBC Seal of Excellence Award
St Andrew's Place, Kilverstone
- NHBC Pride in the Job Award
St Andrew's Place, Kilverstone
- Building Excellence Awards
Best New Housing Development
Scholars' Quarter, Norwich, Finalist

2013

- NHBC Pride in the Job Award
Eastgate Rise, Bury St Edmunds
- NHBC Pride in the Job Award
St Andrew's Place, Kilverstone

2012

- Housing Design Awards Completed
Project Winner
Tibby's Triangle, Southwold
- NHBC Pride in the Job Award
Scholars' Quarter, Norwich
- NHBC Pride in the Job Award
The Martellos, Felixstowe
- NHBC Pride in the Job Award
Miller's Tye, Soham

2011

- What House? Gold Award
Best Brownfield Development
Tibby's Triangle, Southwold
- NHBC Seal of Excellence Award
Bell's Grange, Bocking
- NHBC Pride in the Job Award
Bell's Grange, Bocking
- NHBC Pride in the Job Award
Fairfield Park, Costessey
- Norwich Society Design Award
Scholars' Quarter, Norwich

2010

- NHBC Seal of Excellence Award
Fairfield Park, Costessey
- NHBC Pride in the Job Award
Fairfield Park, Costessey
- NHBC Pride in the Job Award
Albany Place, Ipswich

2009

- What House? Bronze Award
- What House? Bronze Award
Best Renovation
- NHBC Seal of Excellence Award





A specification of the highest quality

Kitchens

- Choice of kitchen cupboards and worktops*
- Oven, hob and cooker hood fitted as standard
- Plumbing for washing machine and dishwasher where possible
- Choice of wall tiles from our selected range*
- Choice of floor tiles from our selected range*

Electrical

- Double socket outlets throughout
- Outside lighting to front and rear on certain plots
- TV points to living room and all bedrooms
- Telephone/data points to living room, study and all bedrooms

Plumbing

- Central heating via thermostatically controlled radiators/panel heaters
- White sanitaryware throughout with chrome-effect mixer taps plus white bath panel and matching seat
- Outside tap where possible

Carpentry

- Moulded skirting and architraves painted white
- White painted staircase
- Four panel internal doors with matching chrome-effect handles

Ceilings

- Ceilings smooth throughout with coved cornicing where possible

Wall tiling

- Kitchen - between worktop and wall cupboards*
- Bathroom - half-height all round*
- En-Suite - full height to shower cubicle with splashback to hand basin and tiled window sill where applicable*
- En-Suite with bath full height to shower cubicle and half height all round
- Cloakroom - splashback to hand basin and tiled window sill where applicable*

Other items

- Loft light where applicable
- Panel fencing between rear gardens where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled where applicable




* Choice available subject to stage of construction.
This specification is only meant as a guide, some items may vary from plot to plot.
Please check with Sales Consultant for further details.
Photographs depict previous Hopkins Homes developments.




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 **The Ashdon**
Plot 160


 **The Oakley**
Plots 14, 88, 128(h) & 154


 **The Felstead**
Plots 15, 16, 17, 138(h), 155(h),
156(h), 157(h) & 158(h)


 **The Cambourne**
Plots 139 & 141(h)


 **The Kirby**
Plots 144, 145(h), 149, 150(h),
151(h), 152(h) & 153(h)


 **The Ingham**
Plots 101, 106(h), 113, 114, 115,
130(h), 136, 164(h), 167(h), 168,
176(h), 177, 187 & 188

 **The Bardwell**
Plots 58, 59, 60, 99(h), 100,
102, 105(h), 107(h), 108, 147,
148(h), 163, 165(h), 166(h),
169(h), 175, 178, 179 & 181

 **The Mountnessing**
Plots 62, 63(h), 70, 129, 137,
142(h) & 161


 **The Ingrave**
Plots 103, 104(h), 162, 170 & 174(h)


 **The Orsett**
Plots 18, 49(h), 54, 64, 67(h), 72 & 77(h)

 **The Elmstead**
Plots 19, 20(h), 21, 50(h), 51, 52(h),
53, 65(h), 66, 73(h), 74, 75(h) & 76


 **The Hainford**
Plots 84, 85 & 87(h)

 **The Lambourne**
Plot 86


 **The Clifton**
Plots 125, 126(h), 171(h), 172(h),
173(h), 183(h), 184(h), 185 & 186

 **The Lingwood**
Plots 132, 133 & 134

 **The Birch**
Plots 11, 12 & 13

 **The Inworth**
Plot 112



- | | | | | | |
|---|---|---|---|---|---------------------------|
|  | The Ashley
Plots 83 & 140 |  | The Buckworth
Plots 55, 56(h) & 180 |  | Affordable Housing |
|  | The Kettlestone
Plots 68(h) & 69 |  | The Nazeing
Plots 57, 61(h), 159 & 189(h) |  | S/S Sub Station |
|  | The Dunton
Plots 71, 81, 96(h), 111, 143(h),
146(h) & 182(h) |  | The Brampton Apartments
Plots 1-10 |  | C/S Cycle Store |
|  | The Fairfield
Plots 78, 79, 80, 95, 97, 98,
109(h) & 110(h) |  | The Northwold Apartments
Plots 22-31 |  | B/S Bin Store |
|  | The Doddigton
Plots 82, 131 & 135(h) |  | The Hartford Apartments
Plots 32-37 | | |
|  | The Marham
Plots 124 & 127(h) |  | The Duxford Apartments
Plots 89-94 | | |

Development released in phases. Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses; please speak to the Sales Consultant for plot specific information. The computer generated images, floor plans, configurations and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Development layout not to scale, for indication only

The Ashdon

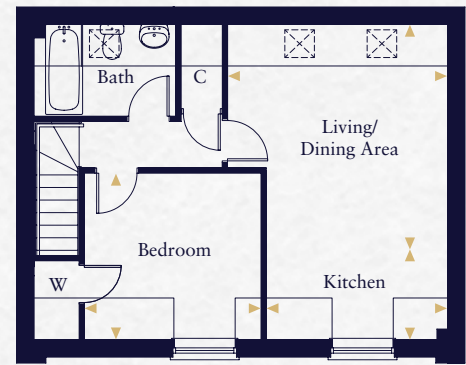
Plot 160



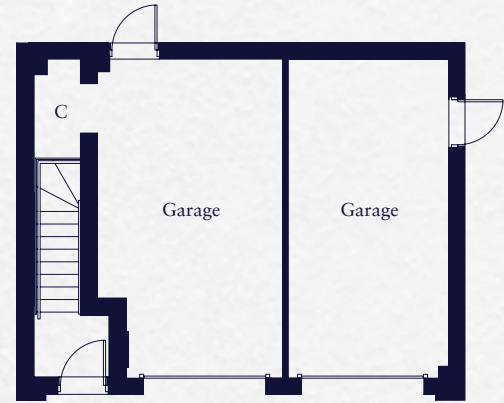
Computer generated image indicative only*. External finishes and appearance likely to vary.

Kitchen	3.425m x 2.400m	11'3" x 7'11"
Living/Dining Area	4.153m x 3.550m	13'8" x 11'8"
Bedroom	3.144m x 3.334m	10'4" x 10'11"

— Indicates reduced head height
 ☒ Velux Window



First Floor



Ground Floor

The Oakley

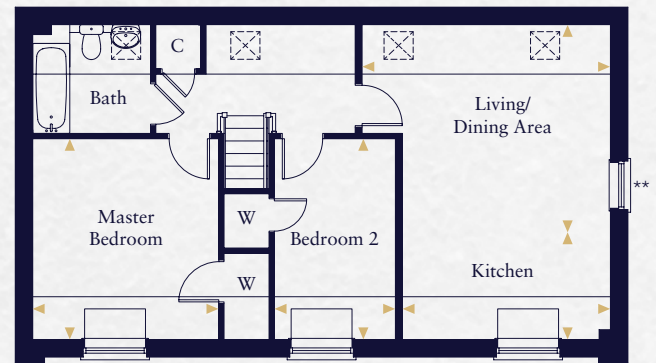
Plots 14, 88, 128(h) & 154



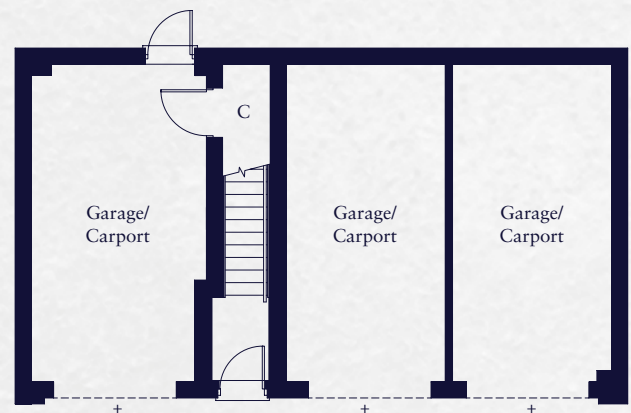
Computer generated image indicative only*. External finishes and appearance likely to vary.

Kitchen	3.931m x 2.025m	12'11" x 6'8"
Living/Dining Area	4.691m x 2.925m	15'5" x 9'7"
Master Bedroom	3.795m x 2.287m	12'5" x 7'6"
Bedroom 2	3.795m x 3.514m	12'5" x 11'6"

— Indicates reduced head height
 ☒ Velux Window
 ** Window to plots 14, 88, 128 & 154 only
 † Garage doors to plots 14, 88, 128 & 154



First Floor



Ground Floor

◀ Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.

The Felstead

Plots 15, 16, 17, 138(h), 155(h), 156(h), 157(h) & 158(h)

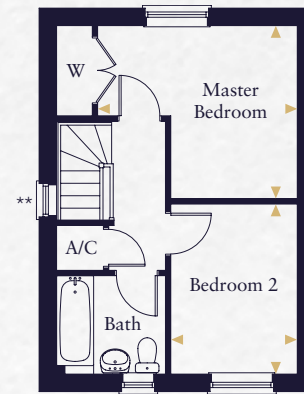


Computer generated image indicative only*. External finishes and appearance likely to vary.

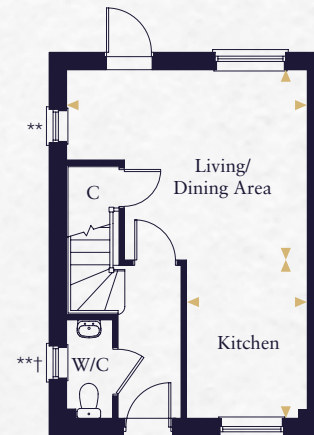
Kitchen	2.753m x 2.285m	9'0" x 7'6"
Living/Dining Area	4.547m x 3.731m	14'11" x 12'3"
Master Bedroom	3.772m x 3.271m	12'5" x 10'9"
Bedroom 2	3.213m x 2.390m	10'7" x 7'10"

** Windows to plots 15 & 138 only

† Window to plot 155 only



First Floor



Ground Floor

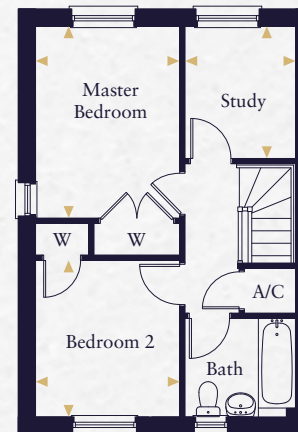
The Cambourne

Plots 139 & 141(h)



Computer generated image indicative only*. External finishes and appearance likely to vary.

Kitchen	2.934m x 2.572m	9'8" x 8'5"
Living/Dining Area	4.899m x 4.440m	16'1" x 14'7"
Master Bedroom	3.625m x 2.726m	11'11" x 8'11"
Bedroom 2	2.960m x 2.726m	9'9" x 8'11"
Study	2.497m x 2.083m	8'2" x 6'10"



First Floor



Ground Floor

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The Kirby

Plots 144, 145(h), 149, 150(h), 151(h), 152(h) & 153(h)



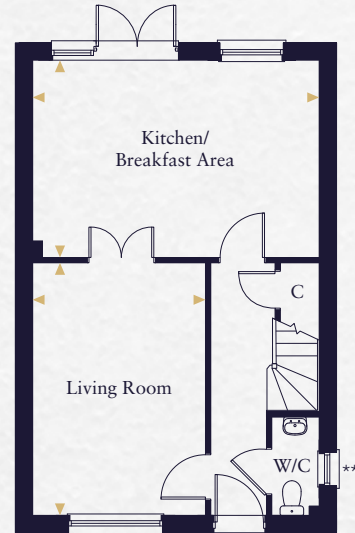
Computer generated image indicative only*. External finishes and appearance likely to vary.

Kitchen/Breakfast Area	5.395m x 3.723m	17'8" x 12'3"
Living Room	4.783m x 3.255m	15'8" x 10'8"
Master Bedroom	4.101m x 3.141m	13'5" x 10'4"
Bedroom 2	2.905m x 3.141m	9'6" x 10'4"
Bedroom 3	3.724m x 2.160m	12'3" x 7'1"

** No window to plots 152 & 153



First Floor



Ground Floor

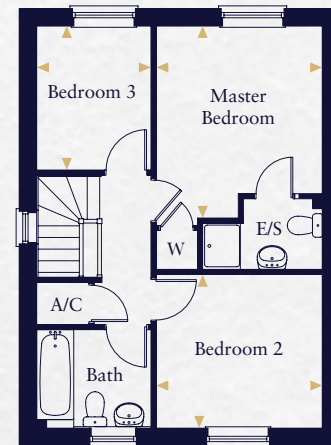
The Ingham

Plots 101, 106(h), 113, 114, 115, 130(h), 136, 164(h), 167(h), 168, 176(h), 177, 187 & 188(h)

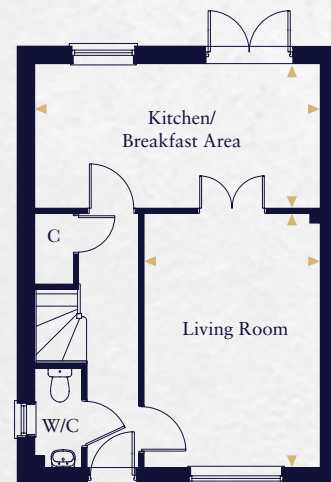


Computer generated image indicative only*. External finishes and appearance likely to vary.

Kitchen/Breakfast Area	5.395m x 2.720m	17'8" x 8'11"
Living Room	4.782m x 3.331m	15'8" x 10'11"
Master Bedroom	3.628m x 3.141m	11'11" x 10'4"
Bedroom 2	3.141m x 2.905m	10'4" x 9'6"
Bedroom 3	2.721m x 2.160m	8'11" x 7'1"



First Floor

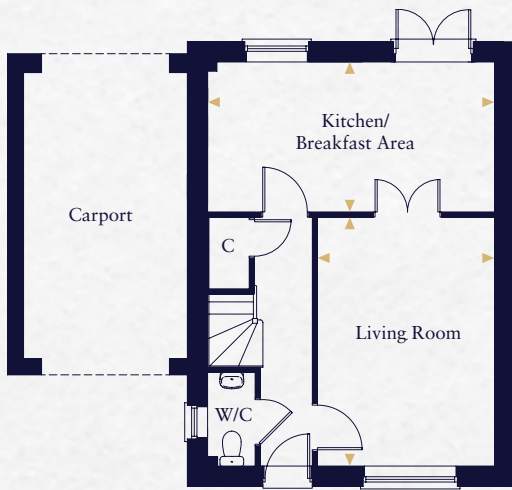


Ground Floor

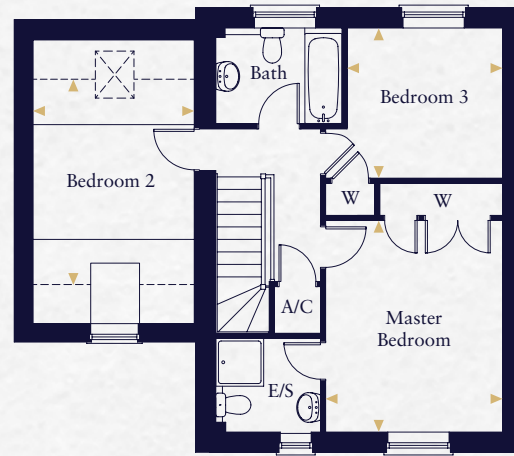
◀ Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.



Computer generated image indicative only*. External finishes and appearance likely to vary.



Ground Floor



First Floor

The Bardwell

Plots 58, 59, 60, 99(h), 100, 102, 105(h), 107(h), 108, 147, 148(h), 163, 165(h), 166(h), 169(h), 175, 178, 179 & 181

Kitchen/Breakfast Area	5.395m x 2.820m	17'8" x 9'3"
Living Room	4.682m x 3.331m	15'4" x 10'11"

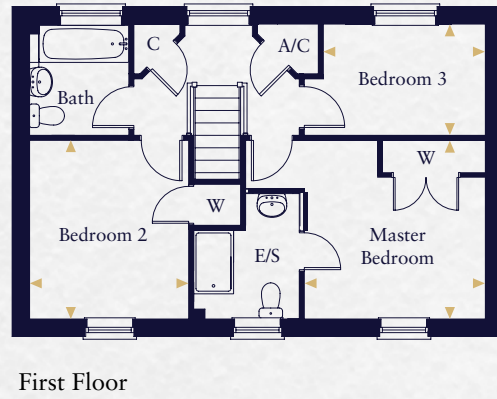
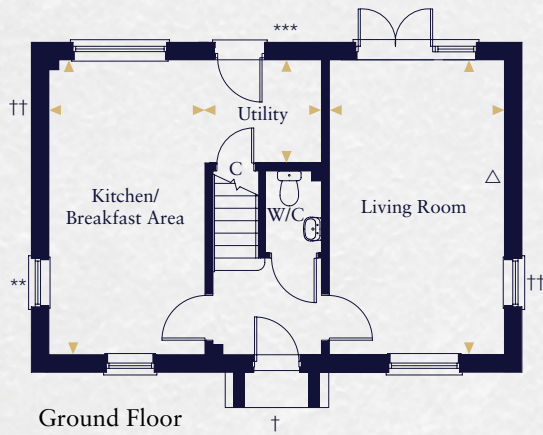
Master Bedroom	3.979m x 3.331m	13'1" x 10'11"
Bedroom 2	3.960m x 3.110m	12'11" x 10'2"
Bedroom 3	2.928m x 2.824m	9'7" x 9'3"

— Indicates reduced head height
 --- Indicates reduced head height below 1.5m
 ☒ Velux Window

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Computer generated image indicative only*. External finishes and appearance likely to vary.



The Mountnessing

Plots 62, 63(h), 70, 129, 137, 142(h) & 161

Kitchen/Breakfast Area	5.573m x 2.950m	18'3" x 9'8"
Utility	2.200m x 1.950m	7'3" x 6'5"
Living Room	5.573m x 3.310m	18'3" x 10'10"

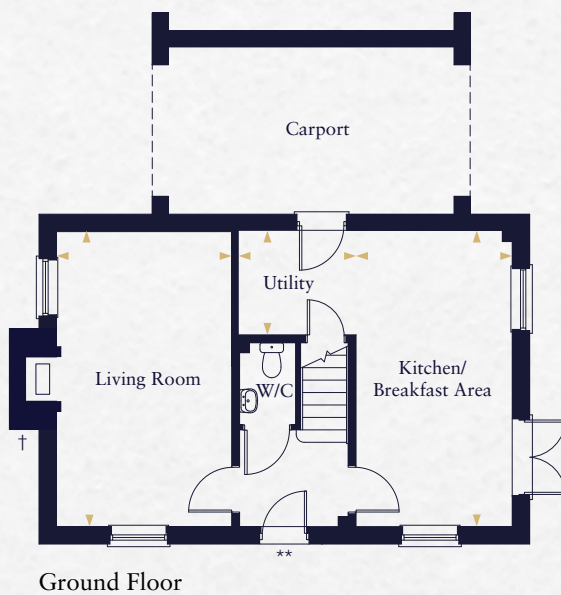
Master Bedroom	3.420m x 3.375m	11'3" x 11'11"
Bedroom 2	3.375m x 3.005m	11'1" x 9'10"
Bedroom 3	3.061m x 2.103m	10'1" x 6'11"

** French door to plots 129 & 137
 *** Window/door variation to plots 62, 63, 142 & 161
 † Porch to plots 62, 63 & 161
 †† Window variations to plots 70, 129 & 137
 △ Fireplace to plots 129 & 137

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Computer generated image indicative only*. External finishes and appearance likely to vary.



The Ingrave

Plots 103, 104(h), 162(h), 170 & 174(h)

Kitchen/Breakfast Area	2.950m x 5.572m	9'8" x 18'3"
Living Room	3.310m x 5.572m	10'10" x 18'3"
Utility	2.200m x 1.950m	7'3" x 6'5"

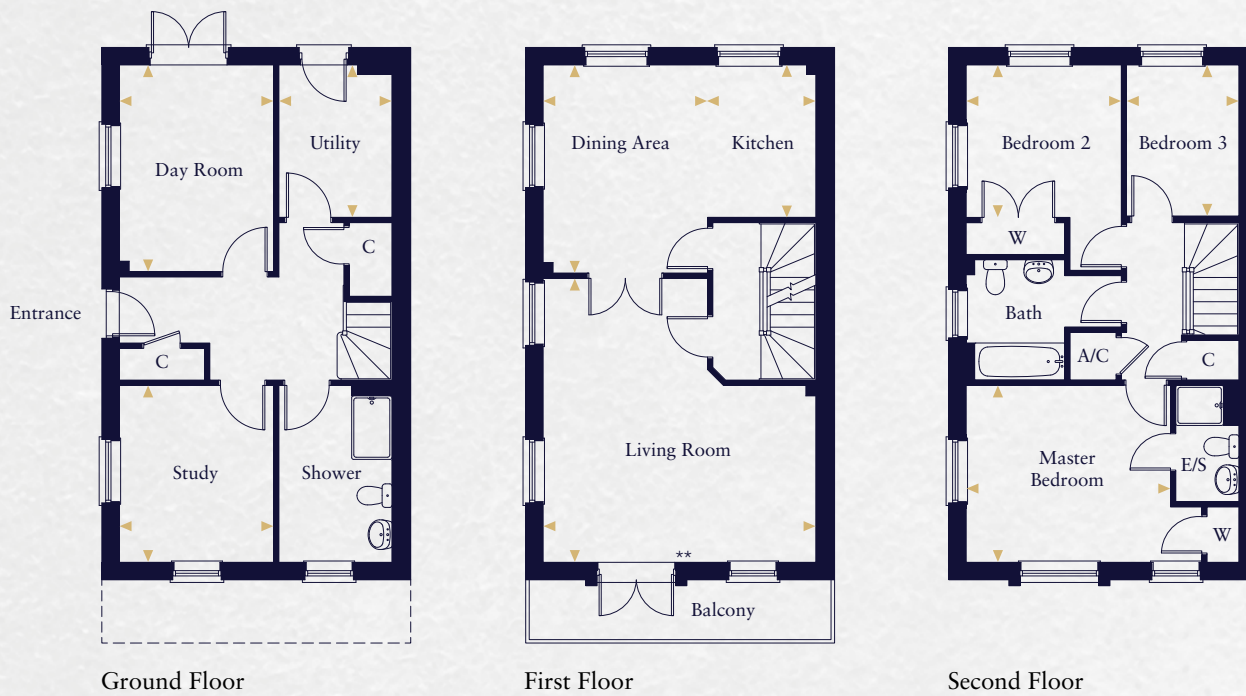
Master Bedroom	3.420m x 3.375m	11'3" x 11'1"
Bedroom 2	3.880m x 3.110m	12'8" x 10'2"
Bedroom 3	3.375m x 3.005m	11'1" x 9'10"
Study	3.060m x 2.103m	10'1" x 6'11"

— Indicates reduced head height
 --- Indicates reduced head height below 1.5m
 † Fireplace style differs on plots 103 & 104
 ** Porch to plots 162, 170 & 174 only

◀ Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



Computer generated image indicative only*. External finishes and appearance likely to vary.



The Orsett

Plots 18, 49(h), 54, 64, 67(h), 72 & 77(h)

Kitchen	2.879m x 2.045m	9'5" x 6'9"	Utility	2.880m x 2.135m	9'5" x 7'0"
Dining Area	3.932m x 3.105m	12'11" x 10'2"	Master Bedroom	3.859m x 3.346m	12'8" x 11'0"
Living Room	5.365m x 5.175m	17'7" x 17'0"	Bedroom 2	2.930m x 2.881m	9'7" x 9'6"
Day Room	3.906m x 2.915m	12'10" x 9'7"	Bedroom 3	2.855m x 2.123m	9'4" x 7'0"
Study	3.343m x 2.915m	11'0" x 9'7"			

** Plots 64, 67(h), 72 & 77(h) have Bi-fold doors to balconies

◀ Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



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The Elmstead

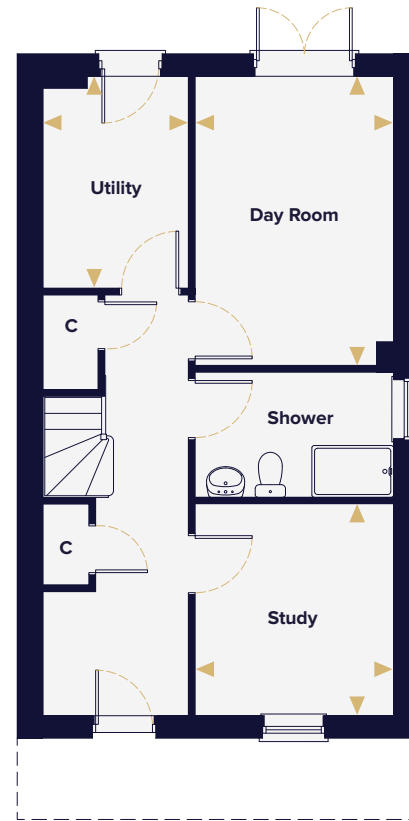


The Elmstead

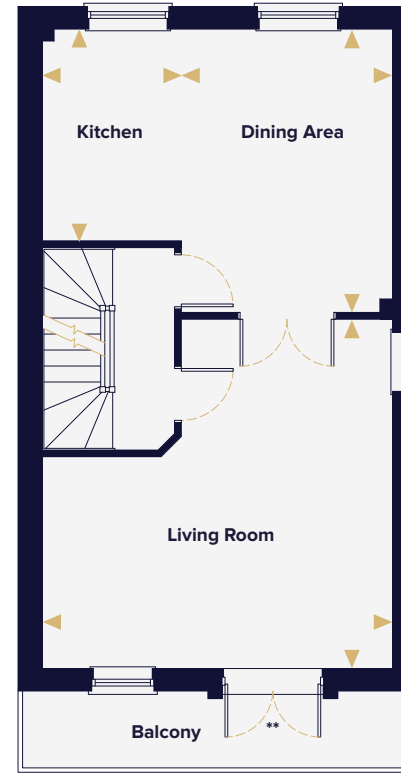
THREE BEDROOM HOUSE

Plots 19, 20(h), 21, 50(h), 51, 52(h), 53, 65, 66(h), 73, 74, 75(h), 76(h)

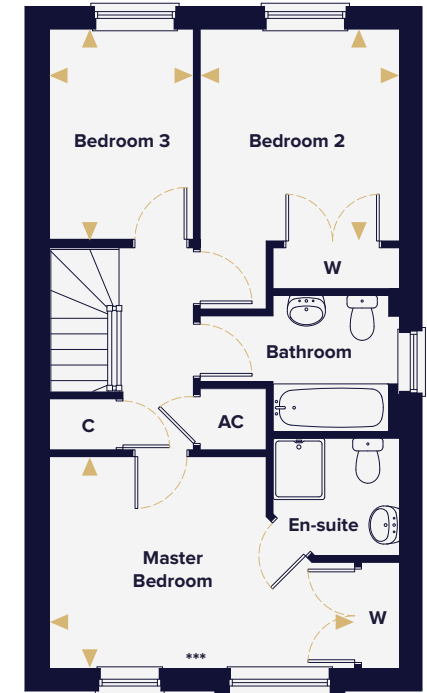
Ground floor



First floor



Second floor



*Day Room
4.25m x 2.92m 13'11" x 9'7"

Study
3.12m x 2.92m 10'3" x 9'7"

Utility
3.12m x 2.14m 10'3" x 7'0"

Living Room
5.18m x 5.13m 17'0" x 16'10"

Dining Area
3.93m x 3.11m 12'11" x 10'2"

Kitchen
3.11m x 2.05m 10'3" x 6'9"

Master Bedroom
4.49m x 3.11m 14'9" x 10'3"

Bedroom 2
3.11m x 2.93m 10'3" x 9'7"

Bedroom 3
3.09m x 2.12m 10'2" x 7'0"

*This floorplan is indicative of this house type only and does not reflect plot specific variations. As dimensions can vary between plots, minimum measurements have been given. ** Plots 65, 66(h), 73, 74, 75(h) & 76(h) benefit from Bi-folding doors to the balcony. *** Master bedroom of plots 65, 66(h), 73, 74, 75(h) & 76(h) replaces two smaller windows with one larger window. Any and all such variations, are shown on plot specific drawings for this development. Please speak to our sales consultant for details.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.

- (h) Handed
- ▶ Denotes where dimensions are taken from
- AC Airing cupboard
- W Wardrobe
- C Cupboard



Computer generated image indicative only*. External finishes and appearance likely to vary.



The Hainford

Plots 84, 85 & 87(h)

Kitchen	2.975m x 2.565m	9'9" x 8'5"	Master Bedroom	4.890m x 3.350m	16'1" x 11'0"
Dining Area	3.300m x 2.565m	10'0" x 8'5"	Bedroom 2	4.170m x 3.445m	13'8" x 11'4"
Living Room	4.935m x 3.710m	16'2" x 12'2"	Bedroom 3	4.040m x 2.580m	13'3" x 8'6"

— Indicates reduced head height
 --- Indicates reduced head height below 1.5m
 ☒ Velux Window
 ** Window to plots 84 & 87 only

◀ Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



Computer generated image indicative only*. External finishes and appearance likely to vary.



The Lambourne

Plot 86

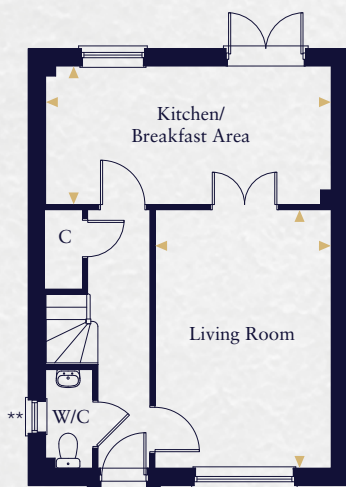
Kitchen	2.975m x 2.565m	9'9" x 8'5"	Master Bedroom	6.360m x 3.350m	20'11" x 11'0"
Dining Area	3.300m x 2.565m	10'0" x 8'5"	Bedroom 2	4.965m x 4.170m	16'4" x 13'8"
Living Room	4.935m x 3.710m	16'2" x 12'2"	Bedroom 3	5.680m x 2.580m	18'8" x 8'6"

— Indicates reduced head height
 --- Indicates reduced head height below 1.5m
 ☒ Velux Window

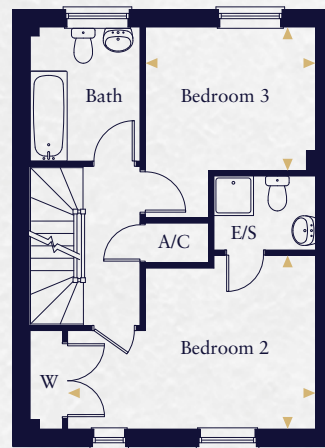
◀ Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



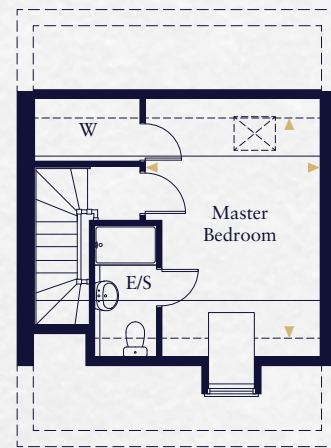
Computer generated image indicative only*. External finishes and appearance likely to vary.



Ground Floor



First Floor



Second Floor

The Clifton

Plots 125, 126(h), 171(h), 172(h), 173(h), 183(h), 184(h), 185 & 186

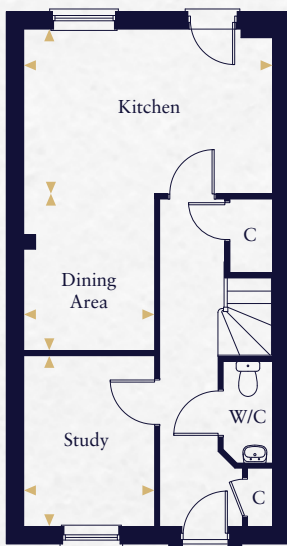
Kitchen/Breakfast Area	5.573m x 2.950m	18'3" x 9'8"	Master Bedroom	3.375m x 3.420m	11'1" x 11'3"
Living Room	5.573m x 3.310m	18'3" x 10'10"	Bedroom 2	3.375m x 3.005m	11'1" x 9'10"
			Bedroom 3	3.061m x 2.103m	10'1" x 6'1"

— Indicates reduced head height
 --- Indicates reduced head height below 1.5m
 ☒ Velux Window
 ** No window to plots 171, 172, 184 & 185

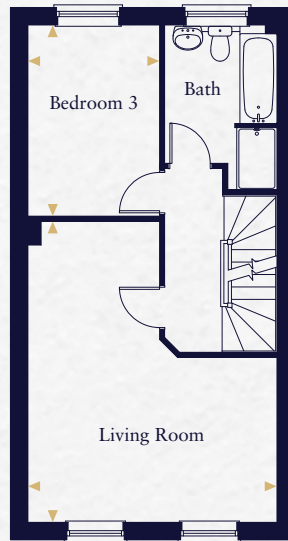
◀ Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



Computer generated image indicative only*. External finishes and appearance likely to vary.



Ground Floor



First Floor



Second Floor

The Lingwood

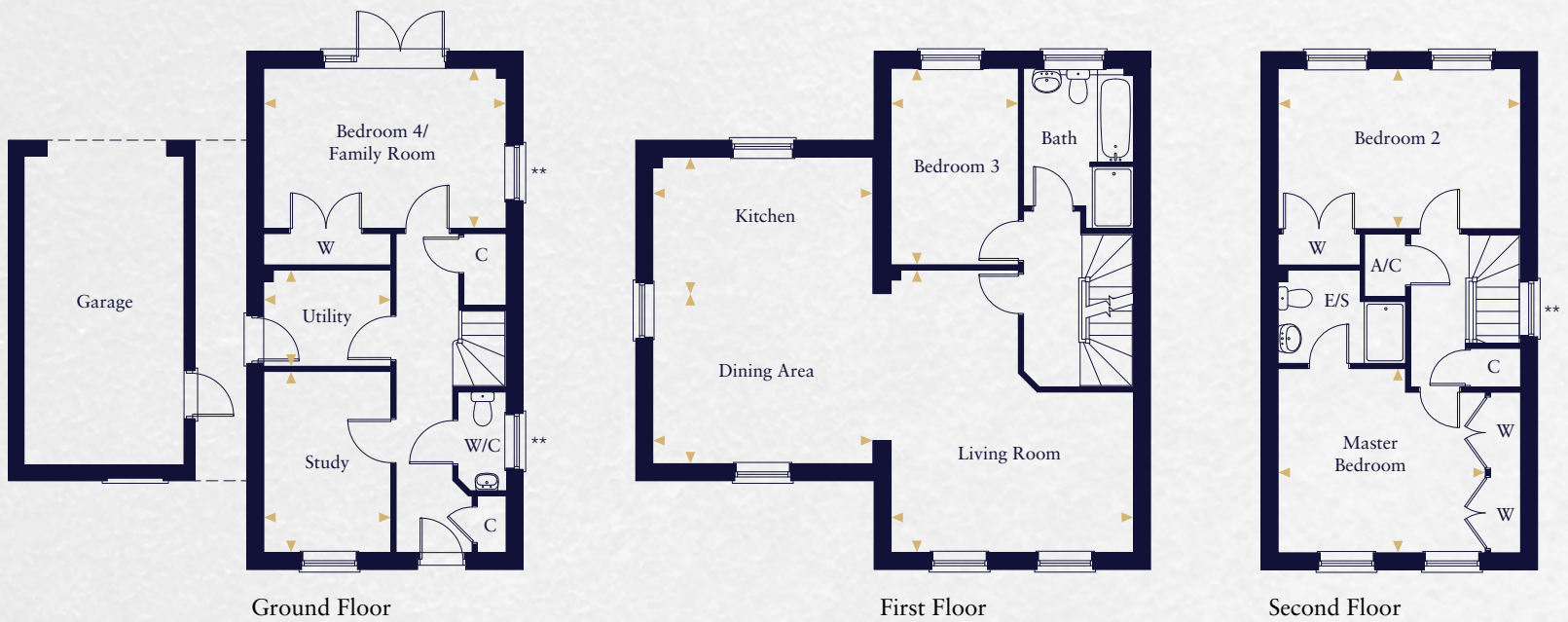
Plots 132, 133 & 134

Kitchen	3.115m x 4.705m	10'3" x 15'5"	Master Bedroom	3.582m x 4.705m	11'9" x 15'5"
Living Room	5.689m x 4.705m	18'8" x 15'5"	Bedroom 2	3.115m x 4.705m	10'3" x 15'5"
Dining Area	2.960m x 2.473m	9'9" x 8'1"	Bedroom 3	3.613m x 2.488m	11'10" x 8'2"
Study	3.227m x 2.473m	10'7" x 8'1"			

◀ Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



Computer generated image indicative only*. External finishes and appearance likely to vary.



The Birch

Plots 11, 12 & 13

Kitchen	4.271m x 2.300m	14'0" x 7'7"	Master Bedroom	4.020m x 3.575m	13'2" x 11'9"
Dining Area	4.271m x 3.650m	14'0" x 12'0"	Bedroom 2	4.705m x 3.107m	15'5" x 10'2"
Living Room	5.485m x 4.705m	18'0" x 15'5"	Bedroom 3	3.812m x 2.470m	12'6" x 8'1"
Study	3.515m x 2.469m	11'6" x 8'1"	Bedroom 4/Family Room	4.705m x 3.107m	15'5" x 10'2"
Utility	2.470m x 1.870m	8'1" x 6'2"			

** Windows to plot 13 only

◀ Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



Computer generated image indicative only*. External finishes and appearance likely to vary.



Ground Floor



First Floor

The Inworth

Plot 112

Kitchen	3.615m x 2.950m	11'10" x 9'8"	Master Bedroom	3.315m x 3.285m	10'10" x 10'9"
Family/Breakfast Area	3.340m x 3.450m	11'4" x 10'11"	Bedroom 2	3.408m x 2.963m	11'2" x 9'9"
Living Room	5.572m x 3.310m	18'3" x 10'10"	Bedroom 3	3.340m x 3.503m	10'11" x 11'6"
Study	2.950m x 1.863m	9'8" x 6'1"	Bedroom 4	2.663m x 2.070m	8'9" x 6'9"

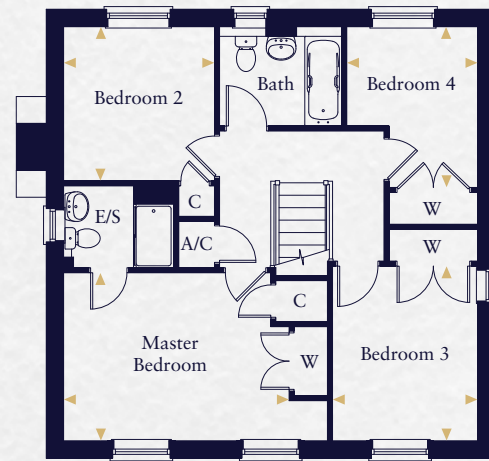
◀ Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



Computer generated image indicative only*. External finishes and appearance likely to vary.



Ground Floor



First Floor

The Ashley

Plots 83 & 140

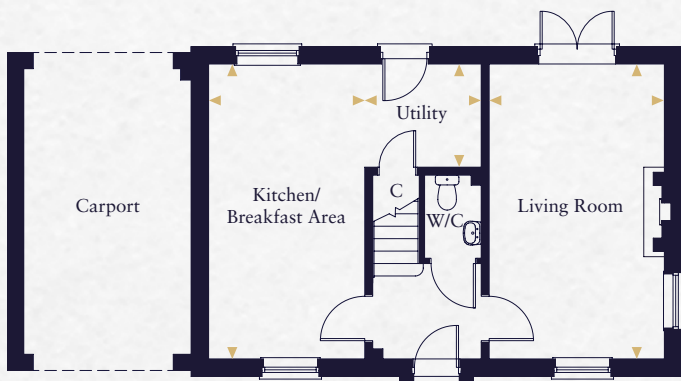
Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"
Living Room	4.698m x 3.873m	8'9" x 5'6"
Utility	2.654m x 1.663m	15'5" x 12'9"
Study	3.029m x 2.700m	9'11" x 8'10"

Master Bedroom	4.260m x 3.174m	14'0" x 10'5"
Bedroom 2	2.913m x 2.850m	9'7" x 9'4"
Bedroom 3	3.300m x 2.743m	10'10" x 9'0"
Bedroom 4	3.037m x 2.474m	10'0" x 8'1"

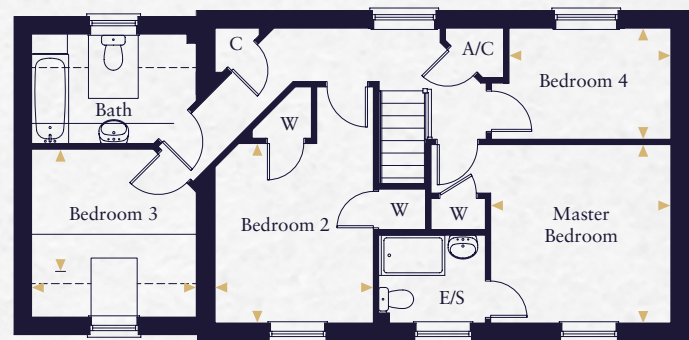
◀ Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



Computer generated image indicative only*. External finishes and appearance likely to vary.



Ground Floor



First Floor

The Kettlestone

Plots 68 & 69(h)

Kitchen/Breakfast Area	5.572m x 2.950m	18'3" x 9'8"
Utility	2.200m x 1.950m	7'3" x 6'5"
Living Room	5.572m x 3.310m	18'3" x 10'10"

Master Bedroom	3.404m x 3.372m	11'2" x 11'1"
Bedroom 2	3.392m x 2.990m	11'2" x 9'10"
Bedroom 3	3.112m x 2.541m	10'3" x 8'4"
Bedroom 4	3.058m x 2.100m	10'0" x 6'11"

— Indicates reduced head height
 --- Indicates reduced head height below 1.5m

◀ Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



Computer generated image indicative only*. External finishes and appearance likely to vary.



Ground Floor



First Floor

The Dunton

Plots 71, 81, 96(h), 111, 143(h), 146(h) & 182(h)

Kitchen/Breakfast Area	6.940m x 4.015m	22'9" x 13'2"
Living Room	4.730m x 4.595m	15'6" x 15'1"
Study	3.335m x 3.240m	10'11" x 10'8"

Master Bedroom	4.015m x 3.915m	13'2" x 12'10"
Bedroom 2	3.069m x 2.987m	10'1" x 9'9"
Bedroom 3	2.641m x 2.385m	8'8" x 7'10"
Bedroom 4	3.335m x 2.812m	10'11" x 9'2"

— Indicates reduced head height
 --- Indicates reduced head height below 1.5m
 ** Window to plots 81, 143 & 146 only

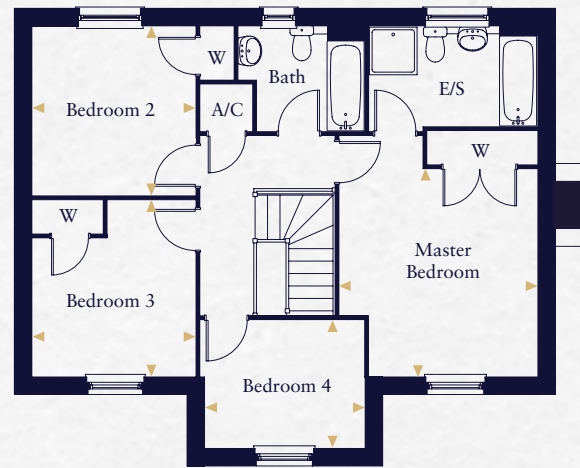
◀ Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



Computer generated image indicative only*. External finishes and appearance likely to vary.



Ground Floor



First Floor

The Fairfield

Plots 78, 79, 80, 95, 97, 98, 109(h) & 110(h)

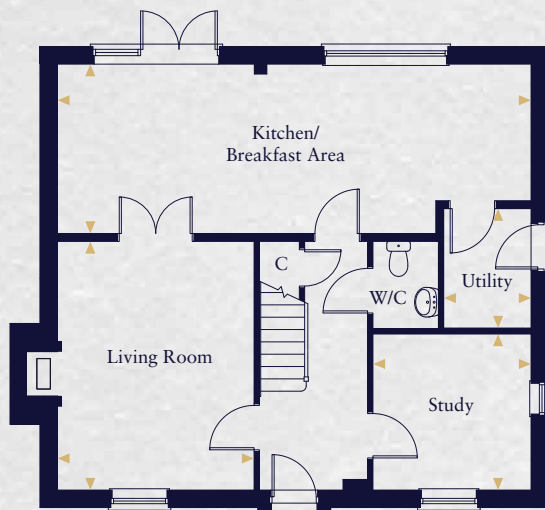
Kitchen	3.350m x 4.305m	11'0" x 14'2"
Dining Area	2.340m x 2.999m	7'8" x 9'10"
Living Room	6.585m x 3.670m	21'7" x 12'0"
Study	3.113m x 2.180m	10'2" x 7'2"

Master Bedroom	3.897m x 3.720m	12'9" x 12'2"
Bedroom 2	3.175m x 3.063m	10'5" x 10'0"
Bedroom 3	3.310m x 3.063m	10'10" x 10'0"
Bedroom 4	3.085m x 2.395m	10'1" x 7'10"

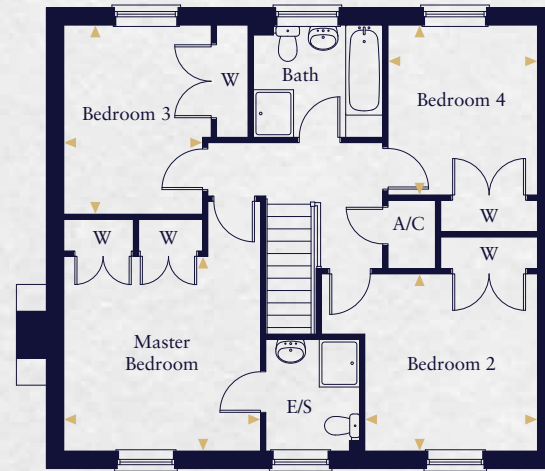
◀ Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



Computer generated image indicative only*. External finishes and appearance likely to vary.



Ground Floor



First Floor

The Doddigton

Plots 82, 131 & 135(h)

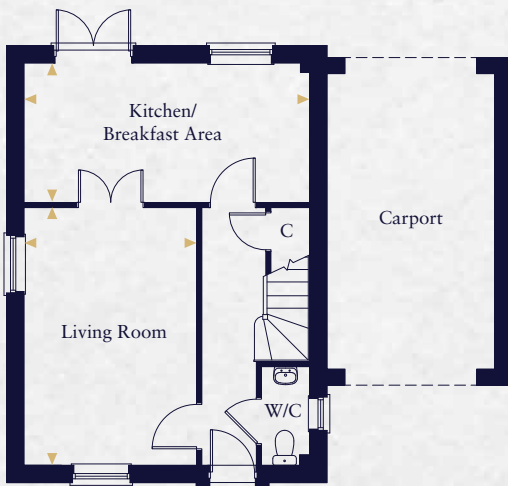
Kitchen/Breakfast Area	8.948m x 3.199m	29'4" x 10'5"
Living Room	4.698m x 3.715m	15'4" x 12'2"
Utility	2.268m x 1.650m	7'5" x 5'5"
Study	2.949m x 2.987m	9'8" x 9'10"

Master Bedroom	3.716m x 3.680m	12'2" x 12'1"
Bedroom 2	3.348m x 3.262m	11'0" x 10'8"
Bedroom 3	3.572m x 2.785m	11'9" x 9'2"
Bedroom 4	3.209m x 2.823m	10'6" x 9'3"

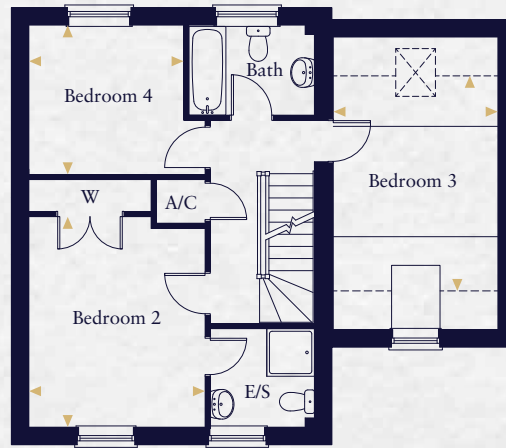
◀ Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.



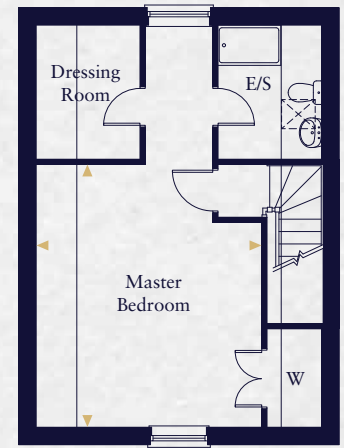
Computer generated image indicative only*. External finishes and appearance likely to vary.



Ground Floor



First Floor



Second Floor

The Marham

Plots 124 & 127(h)

Kitchen/Breakfast Area	5.393m x 2.635m	17'8" x 8'8"
Living Room	4.868m x 3.262m	16'0" x 10'8"

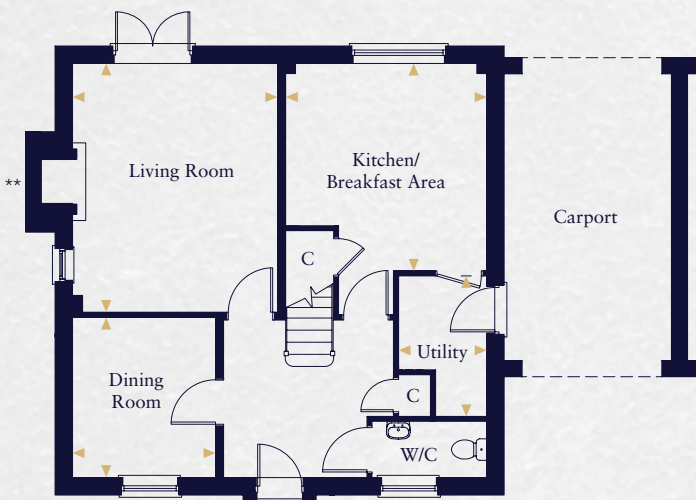
Master Bedroom	4.968m x 4.260m	16'4" x 14'0"
Bedroom 2	3.978m x 3.331m	13'1" x 10'11"
Bedroom 3	4.062m x 3.110m	13'4" x 10'2"
Bedroom 4	2.297m x 2.824m	9'7" x 9'3"

— Indicates reduced head height
 --- Indicates reduced head height below 1.5m
 ☒ Velux Window

◀ Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision



Computer generated image indicative only*. External finishes and appearance likely to vary.



Ground Floor



First Floor

The Buckworth

Plots 55, 56(h) & 180

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"
Living Room	4.698m x 3.873m	15'4" x 12'8"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Utility	2.654m x 1.667m	8'8" x 5'6"

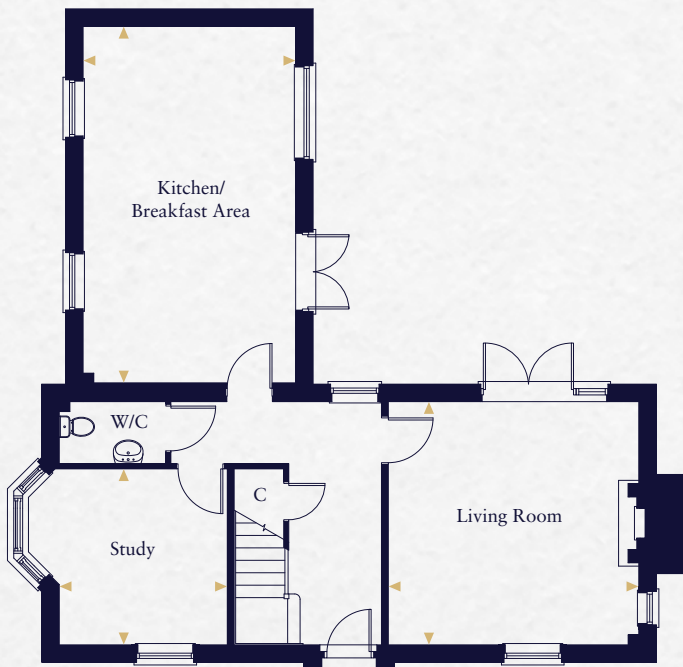
Master Bedroom	4.997m x 3.174m	16'5" x 10'5"
Bedroom 2	4.062m x 3.111m	13'4" x 10'2"
Bedroom 3	3.017m x 2.730m	9'11" x 8'11"
Bedroom 4	2.982m x 2.851m	9'9" x 9'4"

— Indicates reduced head height
 --- Indicates reduced head height below 1.5m
 ☒ Velux Window
 ** Chimney to plots 55 & 56 only

◀ Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.



Computer generated image indicative only*. External finishes and appearance likely to vary.



Ground Floor



First Floor

The Nazeing

Plots 57, 61(h), 159 & 189(h)

Kitchen/Breakfast Area	4.015m x 6.940m	13'2" x 22'9"
Living Room	4.730m x 4.595m	15'6" x 15'1"
Study	3.335m x 3.240m	10'11" x 10'8"

Master Bedroom	4.015m x 3.468m	13'2" x 11'5"
Bedroom 2	3.040m x 4.595m	10'0" x 15'1"
Bedroom 3	2.584m x 2.385m	8'6" x 7'10"
Bedroom 4	3.335m x 3.247m	10'11" x 10'8"

◀ Indicates where measurements have been taken from. *Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance are likely to vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision

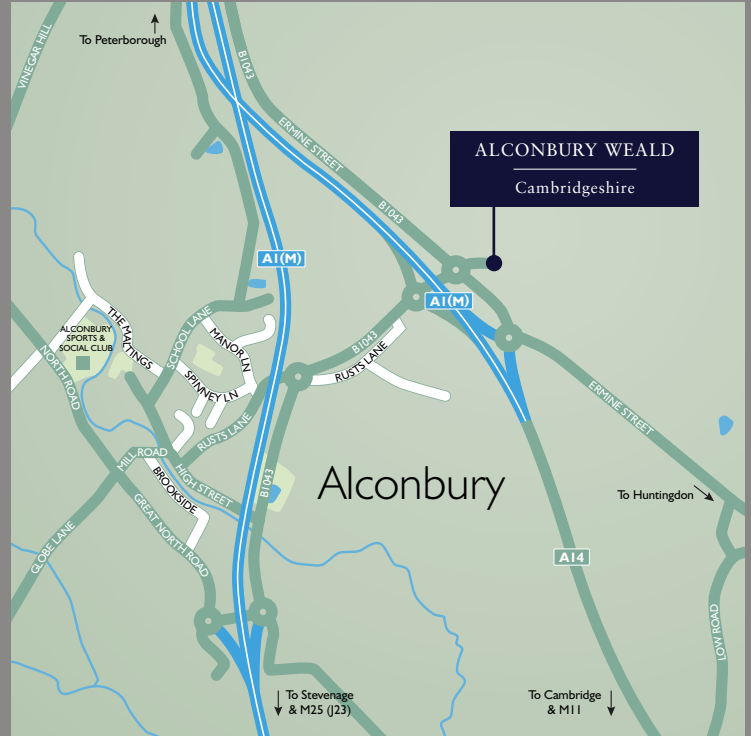


ALCONBURY WEALD

Cambridgeshire



Area Map



Local Map (Please note new road network under construction)

Maps not to scale

Travel times and distances

By road to:

Huntingdon Railway Station	8.2 miles
Peterborough	20.3 miles
Cambridge	27.4 miles
Northampton	40.6 miles
London Stansted Airport	51.1 miles
London Luton Airport	51.5 miles
London Marble Arch	68.3 miles

By rail to:

(from Huntingdon Railway Station)

Peterborough	17 mins
London King's Cross	53 mins
Welwyn Garden City	1 hr 10 mins

(from Peterborough Railway Station)

Ely	1 hr 4 mins
Cambridge	1 hr 9 mins

All travel times and distances are approximate and are courtesy of theaa.com and nationalrail.co.uk

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