HADDON ABBOTT

PETERBOROUGH



PLATFORM HOME OWNERSHIP

At Platform Home Ownership, we're passionate about building quality homes for our customers and creating communities that homeowners can be proud of. It's our mission to build a better future for the UK - investing in affordable homes to ensure accessible routes to homeownership for everyone.

Building A Better Future Through New Homes

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WELCOME TO HADDON ABBOTT, A LANDMARK DEVELOPMENT AND A NEW STANDARD OF LIVING FOR THE LOCAL AREA.

THE WORLD AROUND YOU

Haddon Abbott is an urban extension within the local area - a range of new residences and vital amenities that is creating entirely new neighbourhoods just 14 minutes from Peterborough city centre. While everything you need is on your doorstep, links to the A1 and A47 means you can access the incredible shopping, entertainment and cuisine located in nearby Peterborough and beyond.

HADDON ABBOTT **IS PERFECTLY** CONNECTED IN **EVERY DIRECTION** MAKING IT A HOME **BUYERS DREAM**

7 MILES

PETERBOROUGH

10 MILES

OUNDLE

9 MILES YAXLEY

19 MILES HUNTINGDON

| LOCAL AMENITIES | | |
|-----------------|-------------------------|--|
| 7 Min | Drive | |
| 8 Min | Drive | |
| 9 Min | Drive | |
| 11 Min | Drive | |
| | 7 Min 8 Min 9 Min | |

| PLACES OF INTEREST | | |
|--------------------------------------|--------|-------|
| Holme Fen National Nature Reserve | 13 Min | Drive |
| Queensgate Shopping Centre | 14 Min | Drive |
| New Theatre | 16 Min | Drive |
| Inflata Nation Inflatable Theme Park | 19 Min | Drive |

| CONNECTIVITY | | |
|--------------|--------|---|
| A1139 | 2 Min | Drive |
| A1 | 5 Min | Drive |
| A47 | 13 Min | Drive |
| A15 | 14 Min | Drive |
| •••••• | • | *************************************** |

| EDUCATION | | | |
|-------------------------------|---|-------|--|
| Stilton C of E Primary School | 4 Min | Drive | |
| Ormiston Bushfield Academy | 6 Min | Drive | |
| The Hampton Day Nursery | 6 Min | Drive | |
| Yaxley Infant School | 8 Min | Drive | |
| | *************************************** | ••••• | |

Travel times are all shown in minutes and are representative of driving time. All times and distances are taken from google.com/maps

HADDON ABBOTT'S FOCUS ON SUSTAINABILITY **ENSURES ENERGY** EFFICIENCY, HELPING TO LOWER LIVING COSTS.

DRIVING SUSTAINABILITY

A key pillar in the development of Haddon Abbott is sustainability. It's vital that we're not just building in an environmentally-friendly way but delivering these same concepts for our home buyers.

This is why each plot at Haddon Abbott is aiming for market-leading energy efficiency, a gas-free design and thus, lower living costs - a key factor for buyers in an increasingly unaffordable climate.



ABOUT SHARED OWNERSHIP

BUY YOUR HADDON ABBOTT HOME THROUGH SHARED OWNERSHIP

Your dream home is more affordable than you may think with Shared Ownership. Shared Ownership means you can purchase part of your home and then pay rent on the remaining share. Typically, you can purchase 40-75% of your home, but lower shares are available. What's more, Shared Ownership is flexible, and allows you to increase your level of ownership over time if you choose to.

Whatever your looking for, we have a wide selection of homes perfect for whatever your needs.

Buying through Shared Ownership at this development means you can purchase between 10 - 75% of your property and pay a subsidised rent on the remaining share you don't own.

HOW IT WORKS

BUY THE FIRST SHARE IN YOUR NEW HOME.

PAY RENT ON THE REMAINING SHARE

BUY MORE SHARES IN YOUR HOME LATER

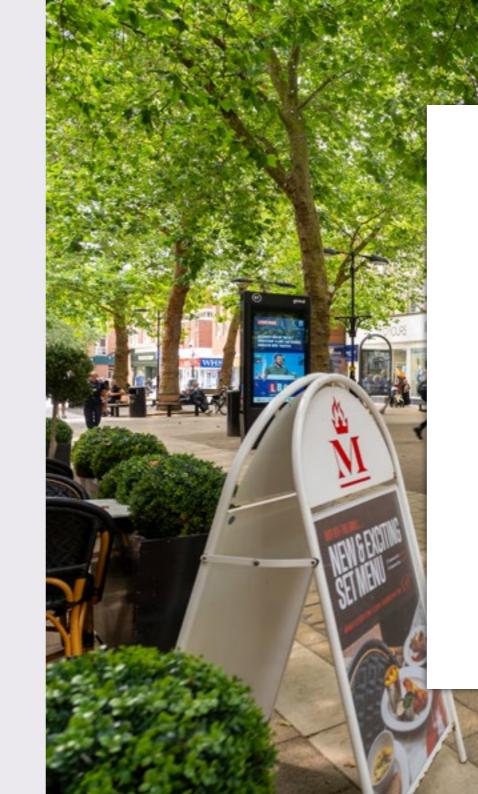
DID YOU KNOW?

Shared Ownership offers great flexibility, and you can purchase more of your home through staircasing whenever you are ready too.

CLICK HERE TO LEARN

MORE BY READING OUR

SHARED OWNERSHIP GUIDE



HADDON ABBOTT

PETERBOROUGH

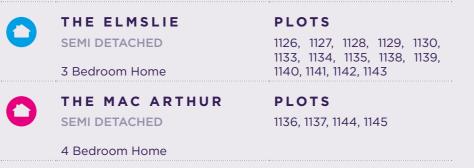
A COLLECTION OF TWO, THREE AND FOUR BEDROOM HOMES AVAILABLE WITH SHARED OWNERSHIP.

Haddon Abbott is a landmark development for Peterborough - an urban extension that will deliver an unprecedented standard of living for the local area. Built using sustainable practices and state-of-the-art air source heating, each home will deliver market-leading energy efficiency, higher quality of life and lower living costs. For homebuyers, this is a dream opportunity to buy in one of the largest developments of its kind.

PHASE ONE

Haddon Abbott is an exclusive collection of two, three and four bedroom homes offering new opportunities for first time buyers, downsizers and growing families.

| 0 | THE ATKINS SEMI DETACHED 2 Bedroom Home | PLOTS 1080, 1081, 1092, 1093 |
|---|---|--|
| 0 | THE COOPER SEMI DETACHED 2 Bedroom Home | PLOTS 1030, 1031, 1032, 1068, 1069, 1070, 1071, 1077, 1078, 1079, 1124, 1125 |
| 0 | THE ASHER SEMI DETACHED 3 Bedroom Home | PLOTS 1101, 1102, 1028, 1029, 1131, 1132, 1051, 1052 |





JRE DEVELOPMENT

PRIMARY SCHOOL SITE



THE ATKINS

PLOTS 1080, 1081, 1092, 1093 TOTAL 763 SQFT





13.7 m2 Living Room 147 sq ft Kitchen/Dining 131 sq ft 12.2 m2 Bedroom 2 145 sq ft 13.4 m2

SPECIFICATION

- 10 Year build warranty
- Air source heat pump
- Modern fitted kitchen
- Stainless steel oven, hob and extractor
- Downstairs wc
- Allocated parking
- Fenced and turfed rear garden
- Vinyl flooring throughout kitchens and bathrooms

however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.



THE COOPER

PLOTS 1030, 1031, 1032, 1068, 1069, 1070, 1071, 1077, 1078, 1079, 1124, 1125 TOTAL 861 SQFT





Living Room 15.4 m2 Kitchen/Dining 153 sq ft 14.2 m2 Bedroom 2 163 sq ft 15.1 m2

- 10 Year build warranty
- Air source heat pump
- Modern fitted kitchen
- Stainless steel oven, hob and extractor
- Downstairs wc
- Allocated parking
- Fenced and turfed rear garden
- Vinyl flooring throughout kitchens and bathrooms



THE ASHER

PLOTS 1101, 1102, 1028, 1029, 1131, 1132, 1051, 1052

TOTAL 1,019 SQFT





| Living Room | 164 sq ft | 15.2 m2 |
|----------------|-----------|---------|
| Kitchen/Dining | 182 sq ft | 16.9 m2 |

| Bedroom 1 | 159 sq ft | 14.8 m2 |
|-----------|-----------|---------|
| Bedroom 2 | 138 sq ft | 12.8 m2 |
| Bedroom 3 | 84 sq ft | 7.8 m2 |
| | | |

SPECIFICATION

- 10 Year build warranty
- Air source heat pump
- Modern fitted kitchen
- Stainless steel oven, hob and extractor
- Downstairs wc
- Allocated parking
- Fenced and turfed rear garden
- Vinyl flooring throughout kitchens and bathrooms

This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.



THE ELMSLIE

PLOTS 1126, 1127, 1128, 1129, 1130, 1133, 1134, 1135, 1138, 1139, 1140, 1141, 1142, 1143

TOTAL 935 SQFT





| Living Room | 205 sq ft | 19.1 m |
|----------------|-----------|--------|
| Kitchen/Dining | 153 sq ft | 14.2 m |

| Bedroom 1 | 152 sq ft | 14.2 m2 |
|-----------|-----------|---------|
| Bedroom 2 | 114 sq ft | 10.6 m2 |
| Bedroom 3 | 87 sq ft | 8.1 m2 |
| | | |

SPECIFICATION

- 10 Year build warranty
- Air source heat pump
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THE MAC ARTHUR

PLOTS 1136, 1137, 1144, 1145 TOTAL 1,117 SQFT





| Living Room | 191 sq ft | 17.7 m2 |
|----------------|-----------|---------|
| Kitchen/Dining | 218 sq ft | 20.2 m2 |

| Bedroom 1 | 122 sq ft | 11.3 m |
|---|-----------|--------|
| Bedroom 2 | 62 sq ft | 5.8 m |
| Bedroom 3 | 87 sq ft | 8.1 m |
| Bedroom 4 | 66 sq ft | 6.1 m |
| *************************************** | | |

- 10 Year build warranty
- Air source heat pump
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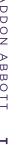
HADDON ABBOTT

PHASE TWO

Haddon Abbott is an exclusive collection of two and three bedroom homes offering new opportunities for first time buyers, downsizers and growing families.

| THE ATKINS SEMI DETACHED 2 Bedroom Home | PLOTS 1231 & 1232 | 0 | THE ASHER SEMI DETACHED 3 Bedroom Home | PLOTS 1220, 1221, 1222, 1223, 1233 & 1234 |
|---|-------------------------------------|---|---|---|
| THE COOPER SEMI DETACHED 2 Bedroom Home | PLOTS 1157, 1158, 1159, 1229 & 1230 | 0 | THE ELMSLIE SEMI DETACHED 3 Bedroom Home | PLOTS 1160 & 1161 |







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THE ATKINS

PLOTS 1231 & 1232 TOTAL 763 SQFT





13.7 m2 Living Room 147 sq ft Kitchen/Dining 131 sq ft 12.2 m2 Bedroom 2 145 sq ft 13.4 m2

- 10 Year build warranty
- Air source heat pump
- Modern fitted kitchen
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- Downstairs wc
- Allocated parking
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- Vinyl flooring throughout kitchens and bathrooms



THE COOPER

PLOTS 1157, 1158, 1159, 1229 & 1230 TOTAL 861 SQFT





Living Room 15.4 m2 Kitchen/Dining 153 sq ft 14.2 m2 Bedroom 2 163 sq ft 15.1 m2

- 10 Year build warranty
- Air source heat pump
- Modern fitted kitchen
- Stainless steel oven, hob and extractor
- Downstairs wc
- Allocated parking
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- Vinyl flooring throughout kitchens and bathrooms



THE ASHER

PLOTS 1220, 1221, 1222, 1223, 1233 & 1234

TOTAL 1,019 SQFT





| Living Room | 164 sq ft | 15.2 m2 |
|----------------|-----------|---------|
| Kitchen/Dining | 182 sq ft | 16.9 m2 |

| Bedroom 1 | 159 sq ft | 14.8 m2 |
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THE ELMSLIE

PLOTS 1160 & 1161

TOTAL 935 SQFT





| Living Room | 205 sq ft | 19.1 m2 |
|----------------|-----------|---------|
| Kitchen/Dining | 153 sq ft | 14.2 m2 |

| Bedroom 1 | 152 sq ft | 14.2 m2 |
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| Bedroom 2 | 114 sq ft | 10.6 m2 |
| Bedroom 3 | 87 sq ft | 8.1 m2 |
| | | |

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PLATFORMHOMEOWNERSHIP

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