



CROMWELL FIELDS

haart
LAND & NEW HOMES



ALLISON
HOMES

Cromwell Fields

Allison's latest development is situated in the heart of Bury, a picturesque village on the outskirts of the market town of Ramsey. Surrounded by beautiful Huntingdonshire countryside, the 1, 3 & 4 bedroom homes available at Cromwell Fields are perfect for buyers looking to strike that just right work-life balance. Well placed for access to major cities and towns like London, Cambridge, Peterborough, Huntingdon, Corby and Kettering, Bury is the ideal location for homeowners looking to experience life in the country without surrendering an easy commute.

Nestled on the border of Cambridgeshire and Huntingdonshire, Bury has all the charm you would expect from a small village, alongside everyday shops and services including a convenience store for essentials. The neighbouring market town of Ramsey provides more retail, dining and entertainment options. Independent shops and businesses include a butchers, greengrocers, florist and a gym. Ramsay is also home to a selection of supermarkets and larger stores, as well as a popular farm shop complete with onsite café and restaurant.

There are several excellent schools in the area including The Ashbeach Primary School, Ramsey Junior School and Abbey College. There are also two well regarded independent schools nearby catering for children from 6 months to 18 years of age.

Darling Mews



Darling Mews © Stephen McKay (cc-by-sa/2.0)

High Street, Ramsey



High Street, Ramsey © John Welford (cc-by-sa/2.0)

Holy Cross Church



Holy Cross Church © Bikeboy (cc-by-sa/2.0)

Weekends are made for exploring and Ramsey has an abundance of heritage attractions as well as countryside, waterway and woodland trails.

There is also ample opportunity to develop or pick up new hobbies or interests as there are so many local community groups covering everything from yoga to crafting and floristry to bell ringing.

A new home at Cromwell Fields offers the quintessential rural village lifestyle. However, Huntington railway station is just 7 miles away and provides easy access to London Kings Cross. Peterborough is also in easy reach and provides convenient transport links to other towns and cities.

High Street, Ramsey



High Street, Ramsey © David Hallam-Jones (cc-by-sa/2.0)

Fairmead Park



Fairmead Park © Richard Humphrey (cc-by-sa/2.0)

Great Whyte, Ramsey



Great Whyte, Ramsey © Richard Humphrey (cc-by-sa/2.0)

Cromwell Fields features at a glance















- Choice of 12 home styles
- 1, 3, & 4 bedroom homes
- Great commuter location
- Close to Peterborough and Cambridge
- Great amenities close by

Bury Brook (High Lode), Ramsey



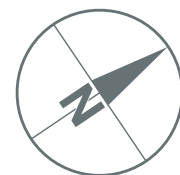
Bury Brook © David Hallam-Jones (cc-by-sa/2.0)

Cromwell Fields Development Plan

- 
The Tallington 2111
 1 bedroom home
 HOMES 23, 24, 25 & 26
- 
The Nettleham 2328V2
 3 bedroom home
 HOMES 7, 13, 52, 53, 54, 57, 85 & 86
- 
The Winthorpe 2308
 3 bedroom home
 HOMES 49, 50, 55, 56, 87 & 88
- 
The Benington 2329
 3 bedroom home
 HOMES 82, 83 & 84
- 
The Linwood 2318
 3 bedroom home
 HOMES 3, 38 & 72
- 
The Normanby 2324
 3 bedroom home
 HOMES 6, 14, 48, 51, 58, 65, 66, 67 & 74
- 
The Burwell 2432
 4 bedroom home
 HOMES 8, 9, 10 & 11
- 
The Redbourne 2433
 4 bedroom home
 HOMES 1, 75, 77 & 93
- 
The Ruskington 3401
 4 bedroom home
 HOMES 29, 30, 31, 32, 33, 34, 36 & 37
- 
The Ancaster 2434
 4 bedroom home
 HOME 76
- 
The Dembleby 2409
 4 bedroom home
 HOMES 2 & 12
- 
The Raithby 2404
 4 bedroom home
 HOMES 35, 78, 79 & 89
- 
Shared
- 
Rented



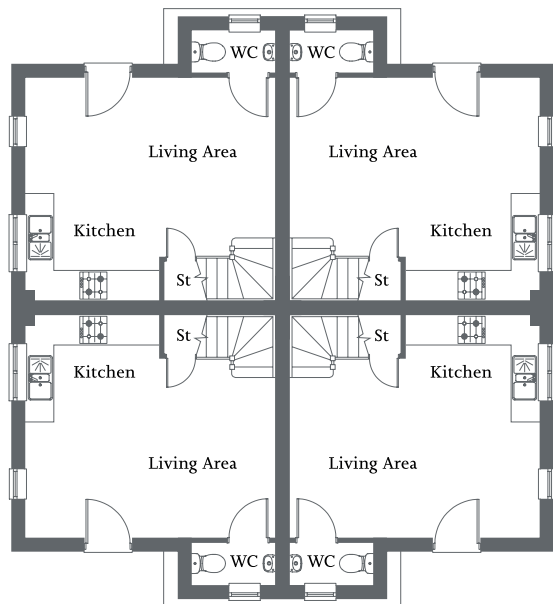
BCP = Bin Collection Point
 LAP = Local Area of Play
 V = Visitor Parking



Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or design without notice. The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments or local authority street lighting. Footpaths subject to change. Purchasers are advised to check with our Sales Executives on the home of their choice. The site details and individual house types may be subject to planning variation. The landscaping shown on the computer-generated illustration of the development is for illustration purposes only.

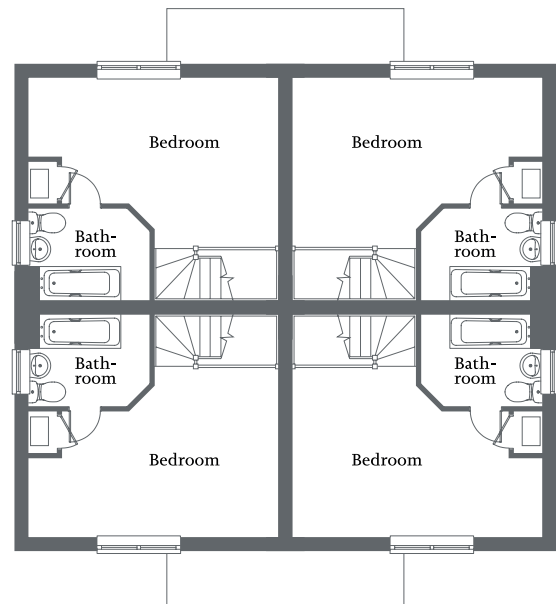


| Open-plan kitchen/living area | Downstairs cloakroom | Bedroom with bathroom | Allocated parking space |



Ground Floor

Kitchen/Living Area 5.27m x 4.67m 17'3" x 15'3"



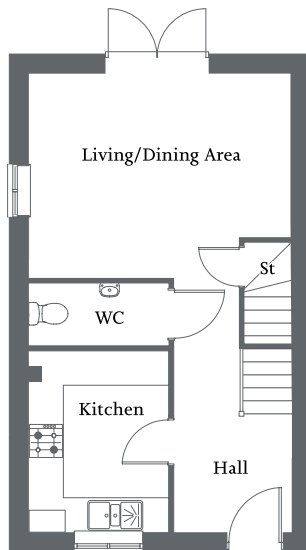
First Floor

Bedroom 1 (excl. stairs & incl. bathroom) 5.27m x 3.57m 17'3" x 11'7"

Bathroom 2.58m x 1.93m 8'5" x 6'3"

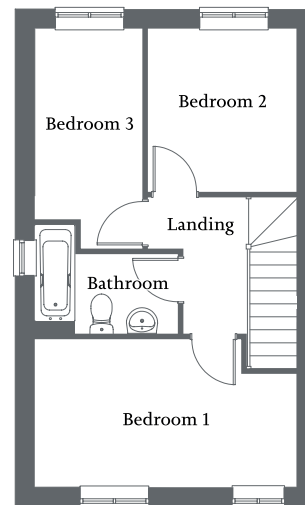


| Living/dining area with French Doors to rear | Separate kitchen |
| Front aspect bedroom 1 | Two further bedrooms and family bathroom | Allocated parking spaces |



Ground Floor

Living/Dining Area	4.58m x 3.58m	15'0" x 11'8"
Kitchen	3.16m x 2.44m	10'4" x 8'0"

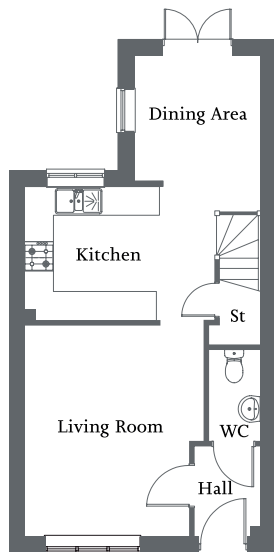


First Floor

Bedroom 1	4.57m x 2.57m	14'10" x 8'4"
Bedroom 2	2.87m x 2.62m	9'4" x 8'6"
Bedroom 3	3.34m x 1.86m	10'10" x 6'1"
Bathroom	2.47m x 1.38m	8'1" x 4'5"

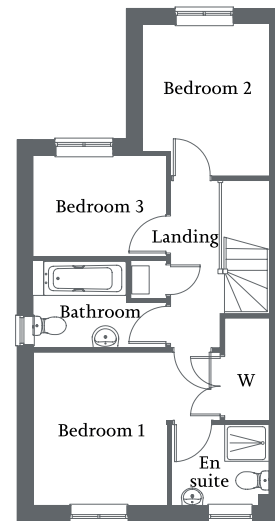


Front aspect living room | Kitchen/dining area with French Doors to rear |
Bedroom 1 with en suite and fitted wardrobe | Two further bedrooms and family bathroom | Allocated parking spaces



Ground Floor

Living Room	4.33m x 3.70m	14'2" x 12'2"
Kitchen	2.85m x 2.78m	10'0" x 9'5"
Dining Area	2.62m x 2.61m	8'6" x 8'6"

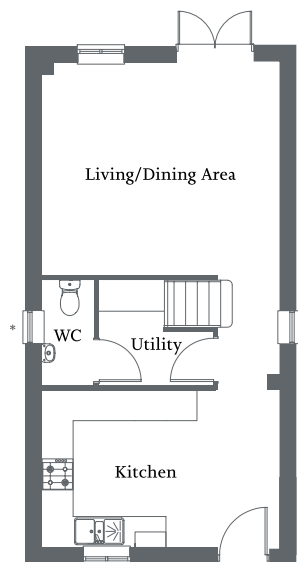


First Floor

Bedroom 1 (excl. wardrobe)	3.85m x 3.15m	12'8" x 10'4"
En suite	2.00m x 1.67m	6'7" x 5'5"
Bedroom 2	2.62m x 2.61m	8'7" x 8'7"
Bedroom 3	2.73m x 2.10m	8'10" x 6'9"
Bathroom	2.76m x 1.78m	9'1" x 5'8"



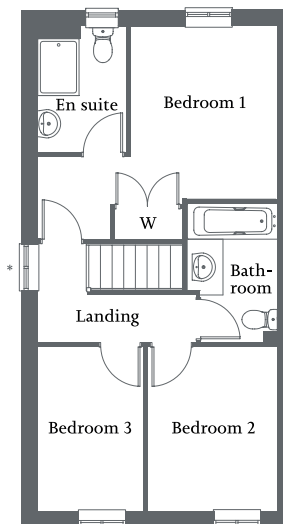
| Living/dining area with French Doors to rear | Front aspect kitchen |
| Bedroom 1 with en suite and fitted wardrobe | Two further bedrooms and family bathroom | Allocated parking spaces |



* Windows to specific homes only

Ground Floor

Living/Dining Area	4.61m x 4.11m	15'1" x 13'6"
Kitchen	4.61m x 3.10m	15'1" x 10'2"

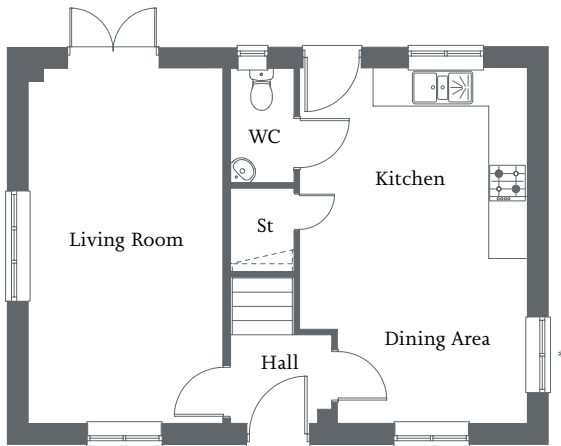


First Floor

Bedroom 1 (excl. wardrobe & door rebate)	3.32m x 2.77m	10'11" x 9'1"
En suite	2.33m x 1.43m	7'8" x 4'8"
Bedroom 2	3.16m x 2.43m	10'4" x 8'0"
Bedroom 3	3.16m x 2.03m	10'4" x 6'8"
Bathroom	2.70m x 1.70m	8'9" x 5'5"



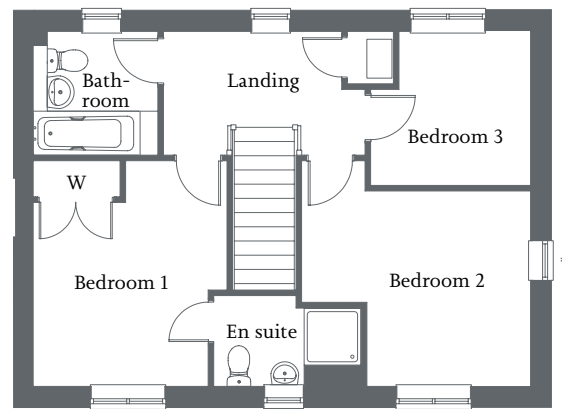
| Living room with French Doors to rear | Open-plan kitchen/dining area |
| Bedroom 1 with en suite and fitted wardrobe | Two further bedrooms and family bathroom | Allocated parking spaces |



* Windows to specific homes only

Ground Floor

Living Room	5.64m x 3.04m	18'6" x 10'0"
Kitchen/Dining Area	5.64m x 3.60m	18'6" x 11'10"

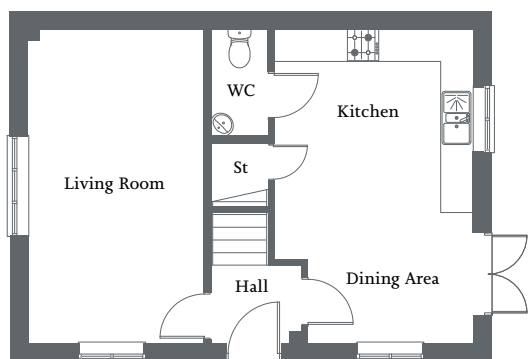


First Floor

Bedroom 1 (incl. wardrobe)	3.57m x 3.10m	11'9" x 10'2"
En suite	2.35m x 1.43m	7'7" x 4'7"
Bedroom 2 (excl. door recess)	3.09m x 2.55m	10'2" x 8'4"
Bedroom 3	2.50m x 2.43m	8'2" x 8'0"
Bathroom	1.99m x 1.96m	6'5" x 6'4"

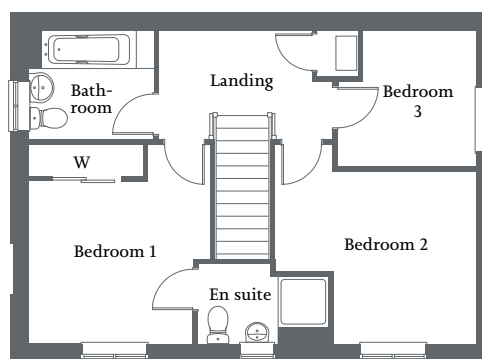


| Dual aspect living room | Kitchen/dining area with French Doors |
 | Bedroom 1 with en suite and fitted wardrobe | Two further bedrooms and family bathroom | Allocated parking spaces |



Ground Floor

Living Room	5.64m x 3.15m	18'6" x 10'4"
Kitchen/Dining Area	5.64m x 3.58m	18'6" x 11'9"

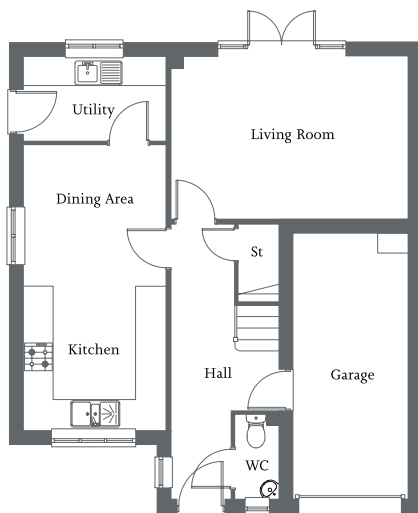


First Floor

Bedroom 1 (incl. wardrobe)	3.57m x 3.20m	11'9" x 10'6"
En suite	2.33m x 1.43m	7'8" x 4'8"
Bedroom 2	3.59m x 3.09m	11'9" x 10'2"
Bathroom 3	2.49m x 2.43m	8'2" x 8'0"
Bathroom	2.19m x 1.95m	7'2" x 6'5"

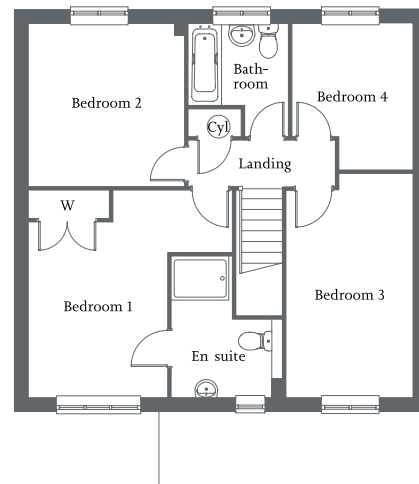


| Living room with French Doors to rear | Kitchen/dining area with utility |
| Bedroom 1 with en suite and fitted wardrobe | Three further bedrooms and family bathroom | Integral garage and parking spaces |



Ground Floor

Living Room	4.97m x 3.41m	16'3" x 11'2"
Kitchen/Dining Area	6.03m x 2.99m	19'8" x 9'8"
Utility	2.99m x 1.77m	9'8" x 5'8"

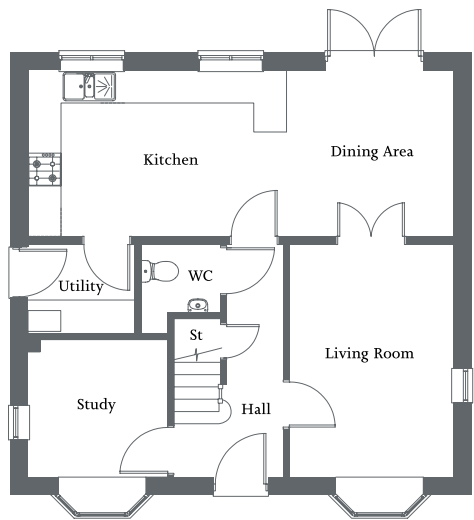


First Floor

Bedroom 1 (incl. wardrobe)	4.37m x 2.94m	14'3" x 9'7"
En suite (incl. shower unit)	2.96m x 2.34m	9'7" x 7'7"
Bedroom 2	3.43m x 3.31m	11'3" x 10'9"
Bedroom 3	4.71m x 2.64m	15'5" x 8'7"
Bedroom 4	3.08m x 2.53m	10'1" x 8'3"
Bathroom (excl. door recess)	2.09m x 1.71m	6'9" x 5'6"



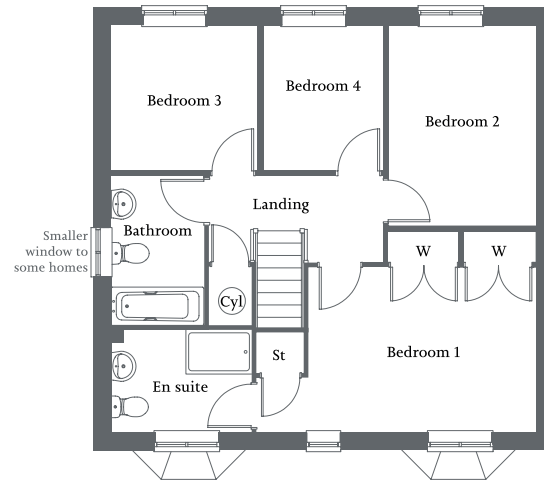
| Living room with bay window | Kitchen/dining area with French Doors | Study with bay window |
| Bedroom 1 with en suite and fitted wardrobes | Three further bedrooms and family bathroom | Single garage and parking spaces |



* Windows to specific homes only

Ground Floor

Living Room	4.25m x 3.00m	13'11" x 9'10"
Kitchen/Dining Area	7.77m x 3.04m	25'6" x 10'0"
Study	2.55m x 2.51m	8'4" x 8'2"
Utility	1.95m x 1.63m	6'5" x 5'4"

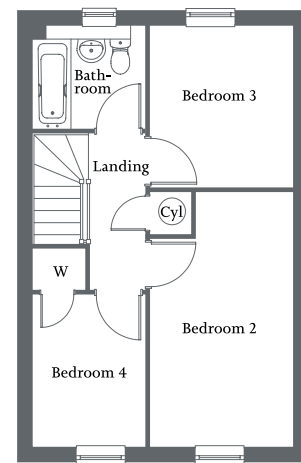
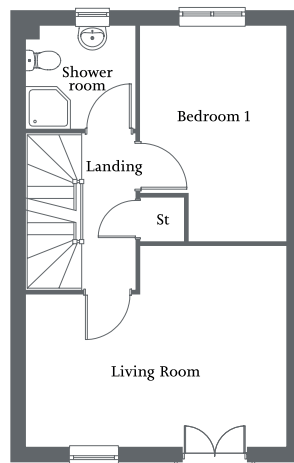
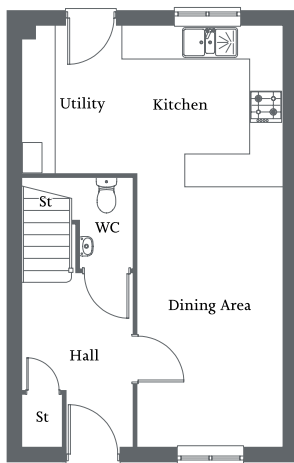


First Floor

Bedroom 1 (excl. wardrobes)	5.11m x 3.00m	16'9" x 9'10"
En suite	2.33m x 1.43m	7'8" x 4'8"
Bedroom 2	3.66m x 2.69m	12'0" x 8'10"
Bedroom 3	2.68m x 2.65m	8'10" x 8'8"
Bedroom 4	2.65m x 2.18m	8'8" x 7'2"
Bathroom	2.71m x 1.70m	8'11" x 5'7"



Front aspect living room with Juliet balcony Open-plan kitchen/dining area with utility
Bedroom 1 with garden aspect Three further bedrooms and family bathroom Single garage and allocated parking space(s)



Ground Floor

Kitchen	3.01m x 2.76m	9'9" x 9'1"
Dining Area	5.12m x 2.72m	16'8" x 8'9"
Utility	2.76m x 1.85m	9'1" x 6'1"

First Floor

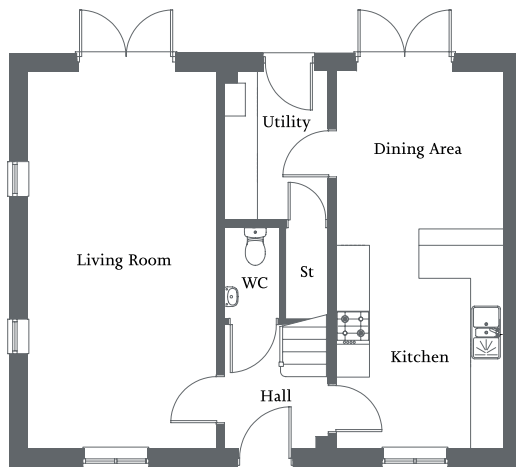
Living Room	4.86m x 3.76m	15'9" x 12'3"
Bedroom 1	4.03m x 2.74m	13'2" x 8'10"
Shower Room	2.02m x 1.91m	6'7" x 6'3"

Second Floor

Bedroom 2	4.78m x 2.67m	15'7" x 8'8"
Bedroom 3	3.02m x 2.68m	9'9" x 8'8"
Bedroom 4	2.85m x 2.09m	9'4" x 6'9"
Bathroom	2.09m x 1.91m	6'9" x 6'3"

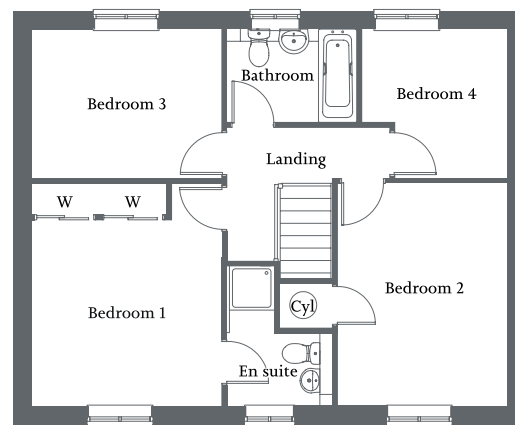


| Triple aspect living room with French Doors to rear | Kitchen/dining area with French Doors | Utility |
| En suite and fitted wardrobe to bedroom 1 | Three further bedrooms and family bathroom | Single garage and parking spaces |



Ground Floor

Living Room	6.87m x 3.45m	22'5" x 11'3"
Kitchen/Dining Area	6.87m x 3.05m	22'5" x 10'0"
Utility	2.70m x 1.89m	8'9" x 6'2"

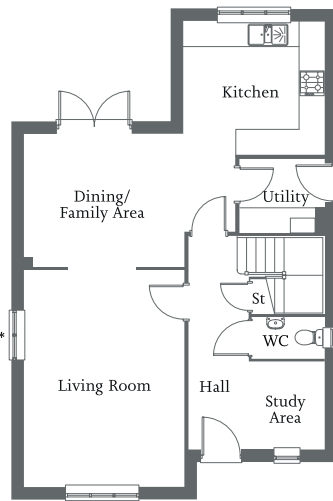


First Floor

Bedroom 1	4.07m x 3.47m	13'4" x 11'4"
En suite (incl. shower recess)	2.55m x 1.90m	6'3" x 4'4"
Bedroom 2	4.06m x 3.09m	13'3" x 10'1"
Bedroom 3	3.47m x 2.72m	11'4" x 8'9"
Bedroom 4 (incl. door recess)	2.71m x 2.65m	8'9" x 8'7"
Bathroom	2.37m x 1.70m	7'8" x 5'6"



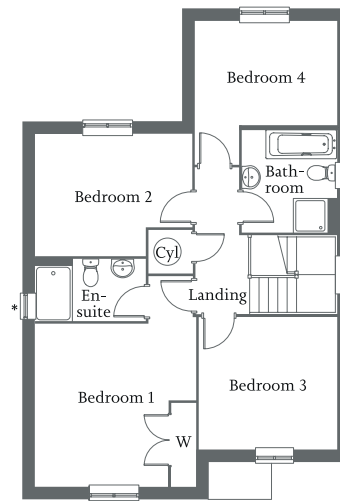
| Front aspect living area | Kitchen/dining/family area with French Doors | Study area |
| Bedroom 1 with en suite and wardrobe | Three further bedrooms and family bathroom | Single garage and parking spaces |



* Windows to specific homes only

Ground Floor

Living Area	4.97m x 3.75m	16'4" x 12'4"
Dining/Family Area	3.81m x 3.18m	12'4" x 10'5"
Kitchen	3.38m x 3.36m	11'1" x 11'0"
Utility	2.00m x 1.74m	6'7" x 5'9"
Study Area	1.87m x 1.82m	6'2" x 5'11"



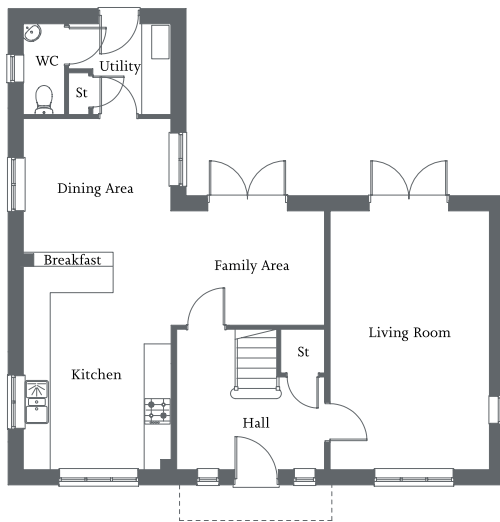
First Floor

Bedroom 1 (incl. w/robe & excl. door recess)	3.75m x 3.68m	12'4" x 12'1"
En suite [†]	2.33m x 1.43m	7'8" x 4'8"
Bedroom 2	3.75m x 2.90m	12'4" x 9'6"
Bedroom 3	3.27m x 3.15m	10'7" x 10'3"
Bedroom 4 (excl. door recess)	3.39m x 2.48m	11'1" x 8'1"
Bathroom	2.45m x 2.25m	8'0" x 7'5"

[†]En suite layout differs depending on home, please consult your sales executive for more details.

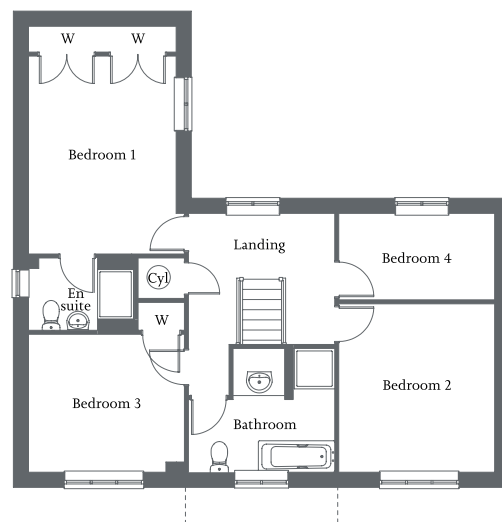


| Living room with French Doors to rear | Open-plan kitchen/dining/family area with French Doors |
| En suite and fitted wardrobe to bedroom 1 | Three further bedrooms and family bathroom | Single/double garage and parking spaces |



Ground Floor

Living Room	5.75m x 3.51m	18'10" x 11'6"
Kitchen	4.80m x 3.27m	15'8" x 10'9"
Family Area	3.42m x 2.60m	11'2" x 8'5"
Dining Area	3.27m x 2.95m	10'7" x 9'7"
Utility	2.26m x 2.02m	7'5" x 6'8"



First Floor

Bedroom 1 (incl. wardrobe)	5.05m x 3.27m	16'7" x 10'9"
En suite	2.33m x 1.43m	7'8" x 4'8"
Bedroom 2	3.73m x 3.45m	12'3" x 11'4"
Bedroom 3 (excl. wardrobe)	3.45m x 3.05m	11'4" x 10'0"
Bedroom 4	3.45m x 1.91m	11'4" x 6'3"
Bathroom	3.23m x 2.73m	10'7" x 8'11"

	The Tallington	The Nettleham	The Winthorpe	The Benington	The Linwood	The Normanby (semi)	The Normanby	The Burwell	The Redbourne	The Ruskington	The Ancaster	The Dembleby	The Raithby
HEATING AND HOT WATER (For positions and design refer to house type M&E designs)													
Wall mounted combination boiler	•	•	•	•	•	•	•	N/A	N/A	N/A	N/A	N/A	N/A
Wall mounted system boiler	N/A	N/A	N/A	N/A	N/A	N/A	N/A	•	•	•	•	•	•
Premier Prefinished radiators	•	•	•	•	•	•	•	•	•	•	•	•	•
Thermostatic radiator valves to all habitable rooms	•	•	•	•	•	•	•	•	•	•	•	•	•
ELECTRICAL (For positions and design refer to house type M&E designs)													
All sockets to be white fittings	•	•	•	•	•	•	•	•	•	•	•	•	•
White LED downlighters to kitchen	•	•	•	•	•	•	•	•	•	•	•	•	•
White LED downlighters to bathroom and en suite (if applicable)	•	•	•	•	•	•	•	•	•	•	•	•	•
Carbon monoxide detector	•	•	•	•	•	•	•	•	•	•	•	•	•
Smoke alarm to current legislation to hall and landing if applicable	•	•	•	•	•	•	•	•	•	•	•	•	•
Media plate to living room	•	•	•	•	•	•	•	•	•	•	•	•	•
Telephone points to:													
Living room (1 point)	•	•	•	•	•	•	•	•	•	•	•	•	•
Hallway or cupboard (1 point)	•	•	•	•	•	•	•	•	•	•	•	•	•
Bedroom 1 (1 point)	•	•	•	•	•	•	•	•	•	•	•	•	•
TV Points to:													
Living room (1 point)	•	•	•	•	•	•	•	•	•	•	•	•	•
Family area (1 point)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	•	•
Bedroom 1 (1 point)	•	•	•	•	•	•	•	•	•	•	•	•	•

External finishes and fittings

GENERAL													
Housetype bricks as External Plot Material Schedule/Charter Plan	•	•	•	•	•	•	•	•	•	•	•	•	•
Housetype roof tiles as External Plot Material Schedule/Charter Plan	•	•	•	•	•	•	•	•	•	•	•	•	•
White PVCu windows, fascia and soffit	•	•	•	•	•	•	•	•	•	•	•	•	•
Paths and driveways (Refer to Charter Plan)	•	•	•	•	•	•	•	•	•	•	•	•	•
Buff Riven slabs to foot paths	•	•	•	•	•	•	•	•	•	•	•	•	•
Tarmac driveways as per Charter Plan	•	•	•	•	•	•	•	•	•	•	•	•	•
EXTERNAL DOORS													
Front insulated composite door (See External Material Schedule for style and colour)	•	•	•	•	•	•	•	•	•	•	•	•	•
French doors (refer to dwelling style)	•	•	•	•	•	•	•	•	•	•	•	•	•
Chrome effect door furniture	•	•	•	•	•	•	•	•	•	•	•	•	•
Chrome effect door bell & door numerals	•	•	•	•	•	•	•	•	•	•	•	•	•
GARDENS													
Fencing as per development charter plan	•	•	•	•	•	•	•	•	•	•	•	•	•
Rear garden (where applicable) to be rotovated and levelled	•	•	•	•	•	•	•	•	•	•	•	•	•
External tap (where applicable)	•	•	•	•	•	•	•	•	•	•	•	•	•
EXTERNAL LIGHTING													
Front door outside light	•	•	•	•	•	•	•	•	•	•	•	•	•
Rear entrance outside light	•	•	•	•	•	•	•	•	•	•	•	•	•
French doors outside light	•	•	•	•	•	•	•	•	•	•	•	•	•

These particulars shall not form part of any contract and the vendors reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our sales executives on the plot of their choice. The site details and individual house types may be subject to planning variation.

Please note: Computer generated images and floorplans show a typical house type. Details may vary from plot to plot. All floor plan measurements shown in this brochure are approximate maximum room dimensions and are + or - 50mm. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans depict a typical layout of this type. Please refer to the development brochure for confirmation of the plot numbers for this particular house type. Depending on plot number, the floor plans for this house type may be opposite to those shown above. Windows and other elevational treatments are subject to change and may differ at each development, please confirm details with your Sales Executive. For further information on the specific materials for your chosen property, exact plot specification, details of external and internal finishes, dimensions, floorplans and full site-specific details, please speak with your Sales Executive. Landscaping shown is for illustration purposes only. Levels and building heights are subject to change. Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter the specification and/or design without notice.

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...



haart
LAND & NEW HOMES

01522 217126
lincoln@haart.co.uk
haart.co.uk

Cromwell Fields
Upwood Road, Bury
Cambridgeshire PE26 2PA

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk


APPROVED CODE
TRADINGSTANDARDS.UK