



WHITTLESEY GREEN

haart
LAND & NEW HOMES



ALLISON
HOMES

Whittlesey Green

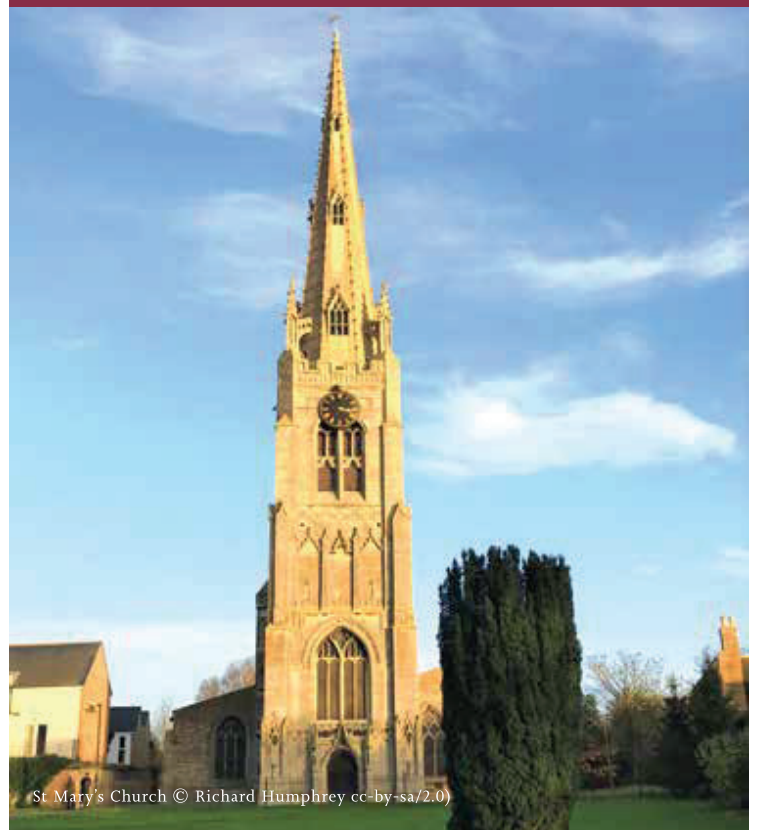
Whittlesey Green offers prospective buyers a range of 2, 3, 4 and 5 bedroom high quality homes.

Located just outside the vibrant and growing city of Peterborough, and close to the town of March, Whittlesey is bordered to the north by the River Nene and to the south by the Whittlesey Dyke.

The Whittlesey Green development is placed within perfect reach of all the local schools, shops, services and amenities of the town, plus has the advantage of being directly opposite a planned larger superstore.

Whittlesey itself has its own weekly market and holds the unique local festival of the 'Straw Bear', or "Strawbower", each January, which takes over much of the town.

St Mary's Church



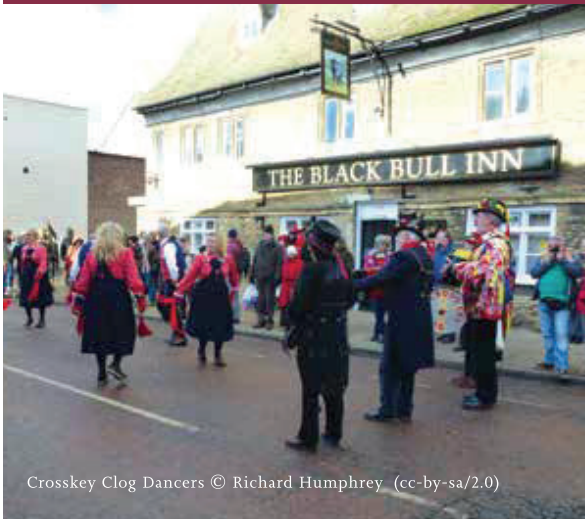
St Mary's Church © Richard Humphrey cc-by-sa/2.0

Narrow boat moored in Whittlesey



Narrow boat moored in Whittlesey © Richard Humphrey (cc-by-sa/2.0)

Crosskey Clog Dancers



Crosskey Clog Dancers © Richard Humphrey (cc-by-sa/2.0)

The town benefits from its own rail station which links directly with Ely and Peterborough and provides easy access to Cambridge, London and Stansted Airport. Road users are within easy reach of both the A47 and A1.

New homeowners can enjoy the superb arts, entertainment and shopping facilities of Peterborough and by travelling a little further afield can discover the idyllic Fenland waterways, woodlands and wildlife conservation areas.

The George Hotel



The George Hotel © Julian Dowse (cc-by-sa/2.0)

Whittlesey Green features at a glance

- Choice of 16 home styles
- 2, 3, 4 & 5 bedroom homes
- Great commuter location
- Close to Peterborough and March
- Great amenities close by

Market Place, Whittlesey



Market Place, Whittlesey © Tim Heaton (cc-by-sa/2.0)

Whittlesey Green Development Plan



The Roxby 2225
2 bedroom home
HOME 360



The Upton 2226
2 bedroom home
HOME 406



The Nettleham 2328V2
3 bedroom home
HOMES 357, 367, 368, 375, 376 & 419



The Newton 2307
3 bedroom home
HOMES 364, 415, 416, 426, 427, 438, 451, 452, 454, 455 & 456



The Winthorpe 2308
3 bedroom home
HOMES 350, 351, 373, 374, 379, 380, 385, 386, 444 & 445



The Benington 2329
3 bedroom home
HOMES 392, 393, 394, 442 & 443



The Linwood 2318
3 bedroom home
HOMES 356, 362, 366, 370, 371, 372, 387, 389, 417, 425, 428 & 453



The Normanby 2324
3 bedroom home
HOMES 358, 363, 390, 402, 407, 408, 414, 420, 432, 437, 446, 450 & 457



The Keddington 2401
4 bedroom home
HOMES 369, 418, 424, 439 & 440



The Redbourne 2433
4 bedroom home
HOMES 352, 359, 384, 401, 433, 441 & 447



The Ancaster 2434
4 bedroom home
HOMES 382 & 391



The Ripplingale 2512
5 bedroom home
HOMES 377, 378 & 381



The Tattershall 2435
4 bedroom home
HOMES 430 & 431



The Dembleby 2409
4 bedroom home
HOME 365



The Middlethorpe 2513
5 bedroom home
HOMES 349 & 383



The Raithby 2404
4 bedroom home
HOMES 348 & 361



Shared



Rented



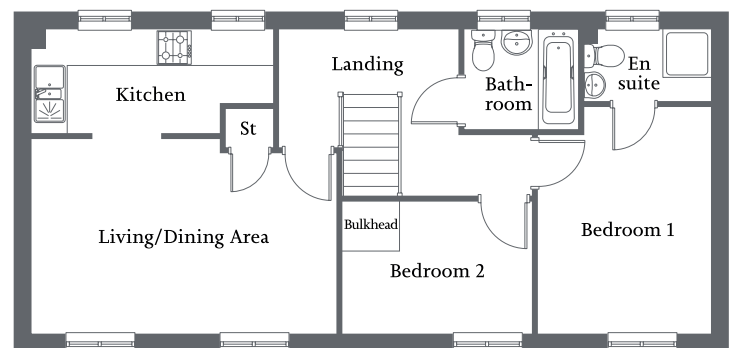
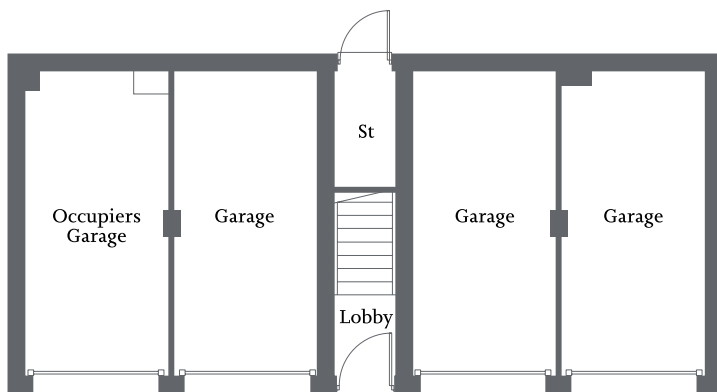
BCP = Bin Collection Point
LAP = Local Area of Play
V = Visitor Parking



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/dining area | En suite to Bedroom 1 |
| One further bedroom and family bathroom | Garage | Allocated parking space |



Ground Floor

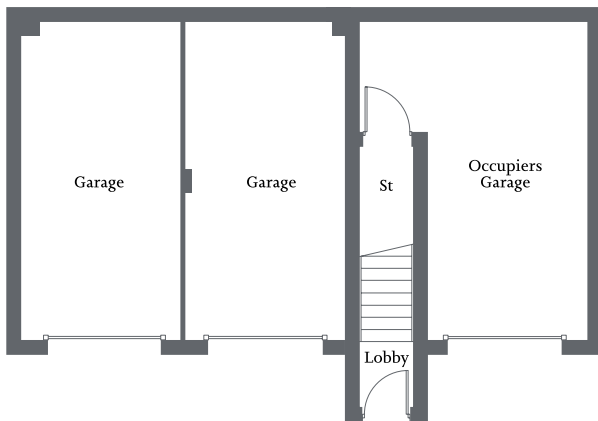
Garage	5.21m x 2.46m	17'1" x 8'1"
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First Floor

Living/Dining Area	5.22m x 3.33m	17'1" x 10'11"
Kitchen	4.14m x 1.76m	13'7" x 5'9"
Bedroom 1	3.88m x 2.96m	12'8" x 9'8"
En suite	2.16m x 1.22m	7'1" x 4'0"
Bedroom 2	3.26m x 2.26m	10'8" x 7'5"
Bathroom	1.97m x 1.70m	6'5" x 5'7"

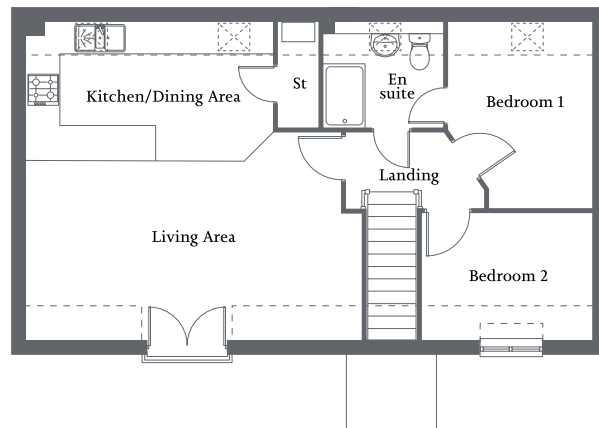


| Open-plan kitchen/dining/living area with Juliet balcony | En suite to bedroom 1 |
| One further bedroom | Garage | Allocated parking space |



Ground Floor

Garage (excl. recess) 5.99m x 2.99m 19'6" x 9'8"



First Floor

Living Area 6.31m x 3.75m 20'7" x 12'3"

Kitchen/Dining Area 5.26m x 2.61m 17'2" x 8'6"

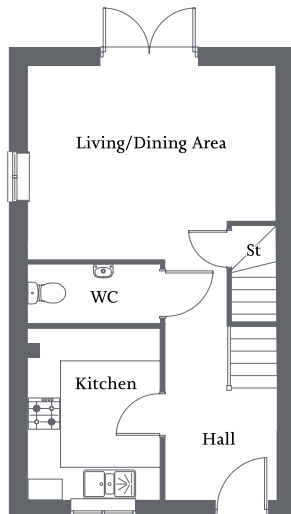
Bedroom 1 4.34m x 2.71m 14'2" x 8'9"

En suite 2.28m x 1.99m 7'5" x 6'5"

Bedroom 2 3.44m x 3.21m 11'3" x 10'5"

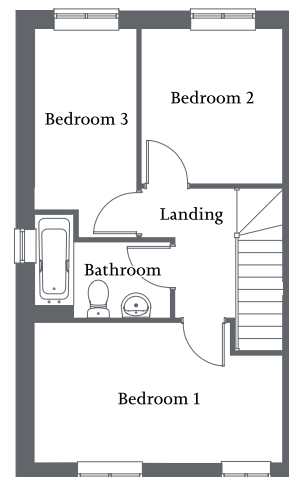


| Living/dining area with French Doors to rear | Separate kitchen |
| Front aspect bedroom 1 | Two further bedrooms and family bathroom | Allocated parking spaces |



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"

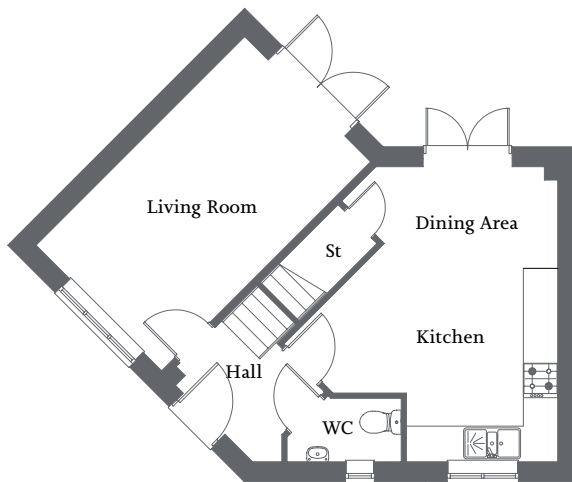


First Floor

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"

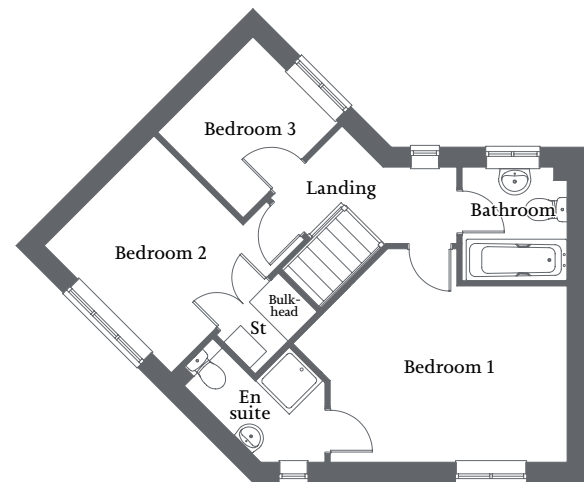


| Living room with French Doors to rear | Kitchen/dining area with French Doors to rear |
| Bedroom 1 with en suite | Two further bedrooms and family bathroom | Allocated parking spaces |



Ground Floor

Living Room	4.96m x 2.97m	16'3" x 9'9"
Kitchen/Dining Area (excl. door recess)	4.96m x 2.55m	16'3" x 8'4"

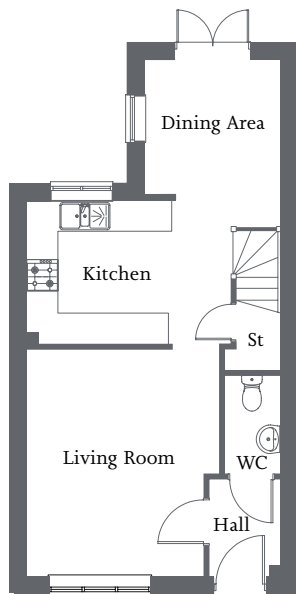


First Floor

Bedroom 1 (incl. shower recess)	4.60m x 3.59m	15'1" x 11'8"
En suite	2.20m x 1.69m	7'3" x 5'7"
Bedroom 2	3.02m x 2.60m	9'9" x 8'5"
Bedroom 3	2.25m x 2.02m	7'5" x 6'8"
Bathroom	1.91m x 1.76m	6'3" x 5'8"

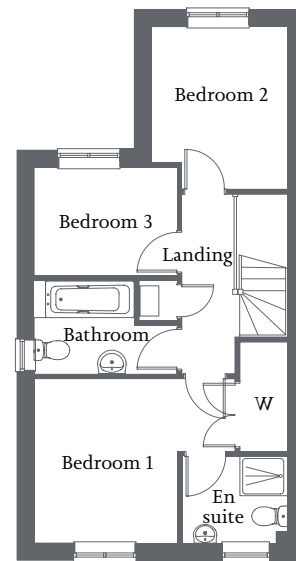


Front aspect living room | Kitchen/dining area with French Doors to rear |
Bedroom 1 with en suite and fitted wardrobe | Two further bedrooms and family bathroom | Allocated parking spaces



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"

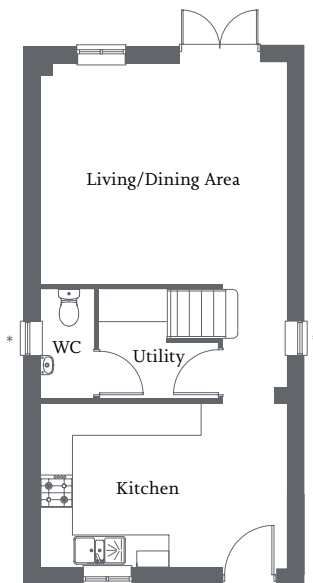


First Floor

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"



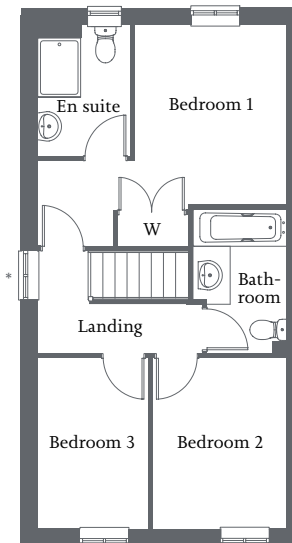
| Living/dining area with French Doors to rear | Front aspect kitchen |
| Bedroom 1 with en suite and fitted wardrobe | Two further bedrooms and family bathroom | Allocated parking spaces |



* 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"

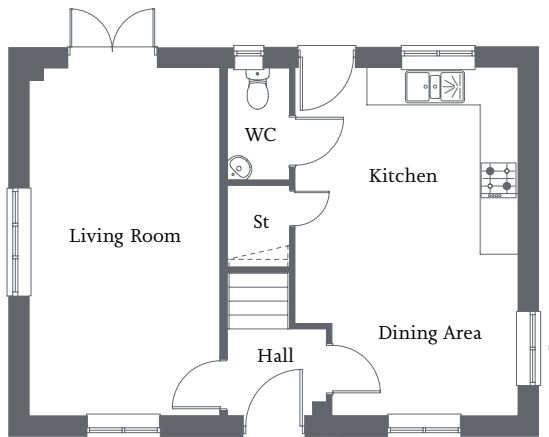


First Floor

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"



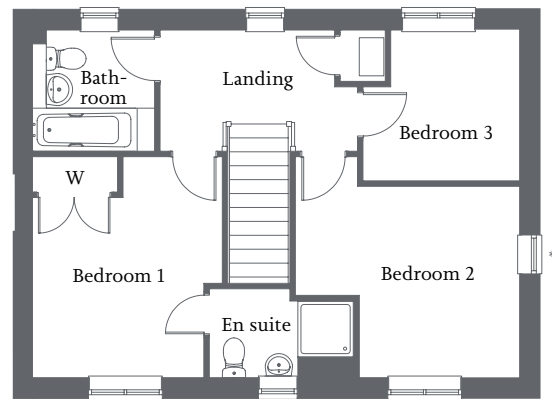
| Living room with French Doors to rear | Open-plan kitchen/dining area |
| Bedroom 1 with en suite and fitted wardrobe | Two further bedrooms and family bathroom | Allocated parking spaces |



* Windows to specific homes only

Ground Floor

Living Room	5.64m x 3.04m	18'6" x 10'0"
Kitchen/Dining Area	5.63m x 3.60m	18'6" x 11'10"

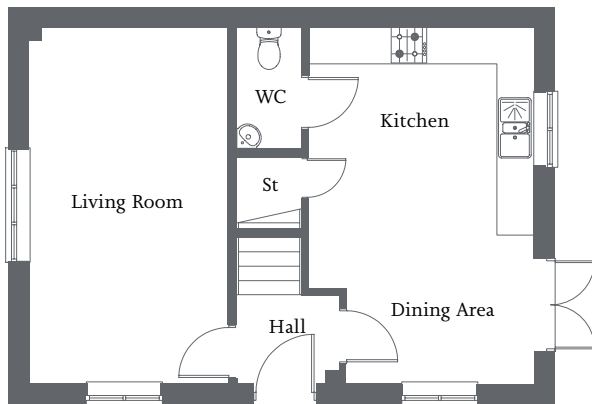


First Floor

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"

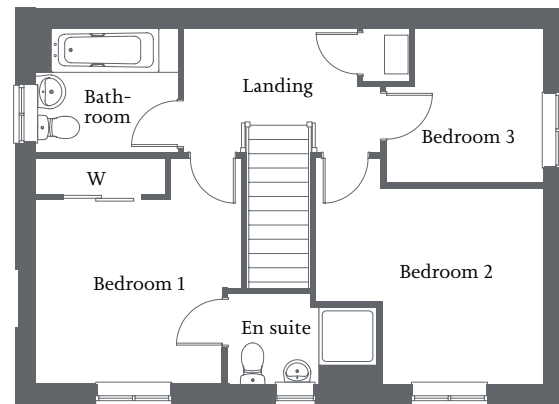


| Dual aspect living room | Kitchen/dining area with French Doors |
| Bedroom 1 with en suite and fitted wardrobe | Two further bedrooms and family bathroom | Allocated parking spaces |



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"

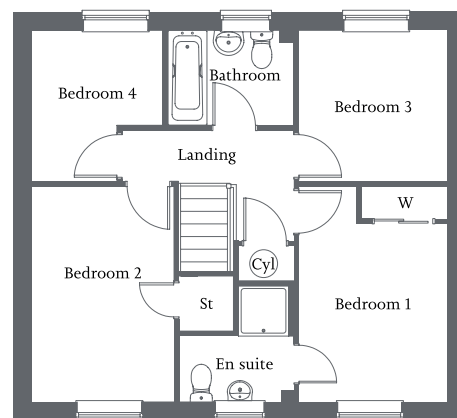
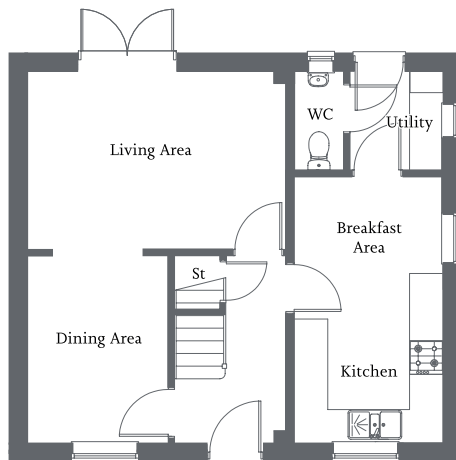


First Floor

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 area with French Doors to rear | Kitchen with breakfast area and utility |
| Bedroom 1 with en suite and fitted wardrobe | Three further bedrooms and family bathroom | Single garage and parking space(s) |



Ground Floor

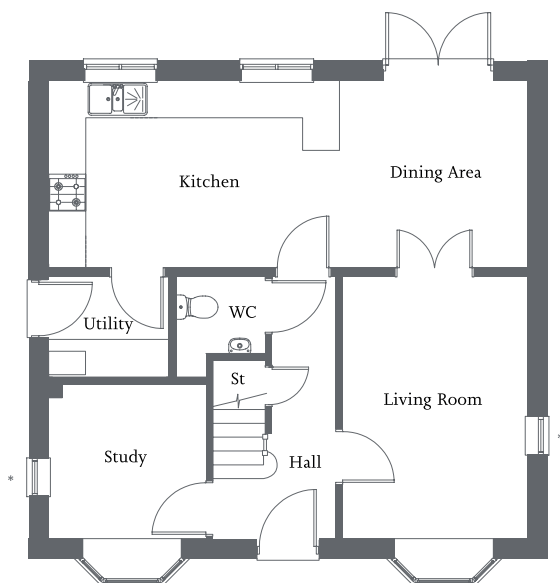
Living Area	4.66m x 3.18m	15'3" x 10'5"
Dining Area	3.35m x 2.52m	11'0" x 8'3"
Kitchen/Breakfast Area	4.77m x 2.66m	15'8" x 8'9"
Utility	1.76m x 1.67m	5'9" x 5'6"

First Floor

Bedroom 1 (incl. wardrobes)	3.85m x 2.65m	12'8" x 8'8"
En suite	2.33m x 1.43m	7'8" x 4'8"
Bedroom 2	3.85m x 2.53m	12'8" x 8'4"
Bedroom 3	2.69m x 2.65m	8'10" x 8'8"
Bedroom 4	2.69m x 2.33m	8'10" x 7'8"
Bathroom	2.23m x 1.69m	7'4" x 5'7"



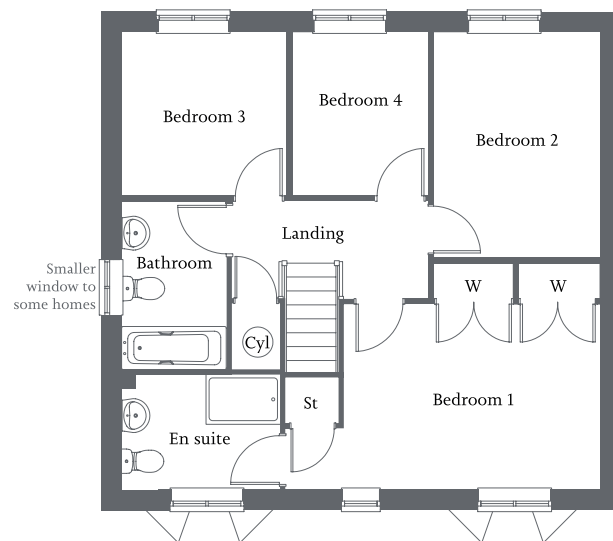
| Living room with bay window | Kitchen/dining area with French Doors | Study with bay window |
| Bedroom 1 with en suite and fitted wardrobes | Three further bedrooms and family bathroom | Single garage and parking spaces |



* 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"

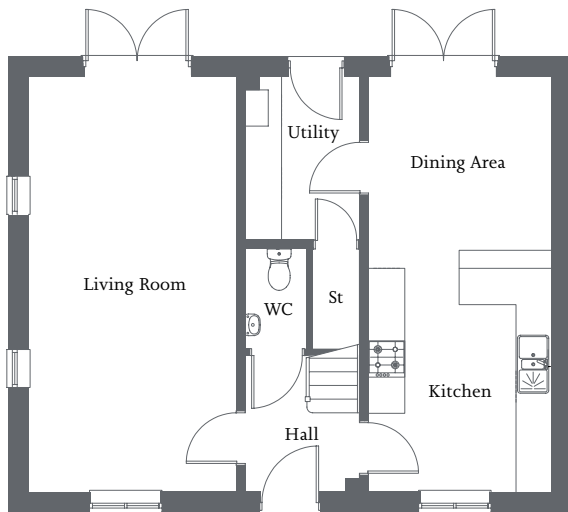


First Floor

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"

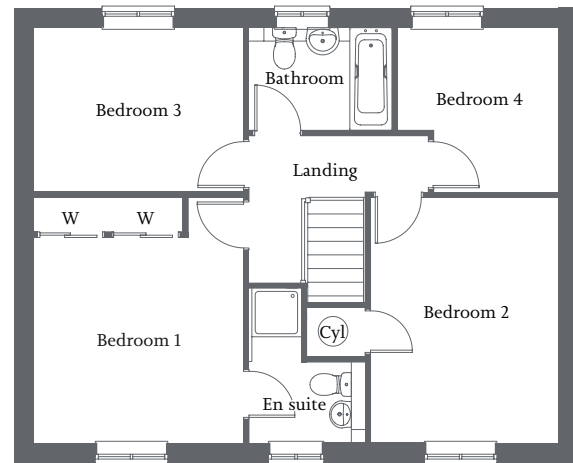


| Triple aspect living room with French Doors to rear | Kitchen/dining area with French Doors | Utility |
| En suite and fitted wardrobe to bedroom 1 | Three further bedrooms and family bathroom | Single garage and parking spaces |



Ground Floor

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

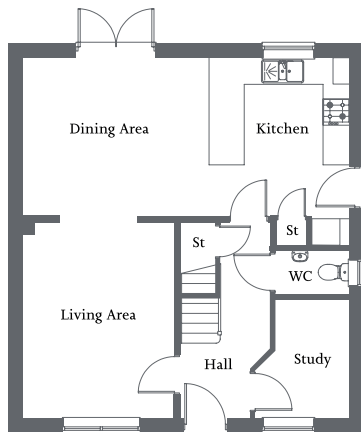


First Floor

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"

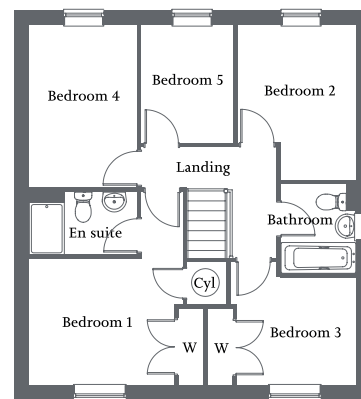


| Front aspect living area | Kitchen/dining area with French Doors | Study |
| Bedroom 1 with en suite and fitted wardrobe | Four further bedrooms and family bathroom | Single garage and parking space |



Ground Floor

Living Area	4.46m x 3.44m	14'8" x 11'3"
Kitchen/Dining Area	7.44m x 3.59m	24'5" x 11'9"
Study	2.72m x 2.15m	8'11" x 7'1"

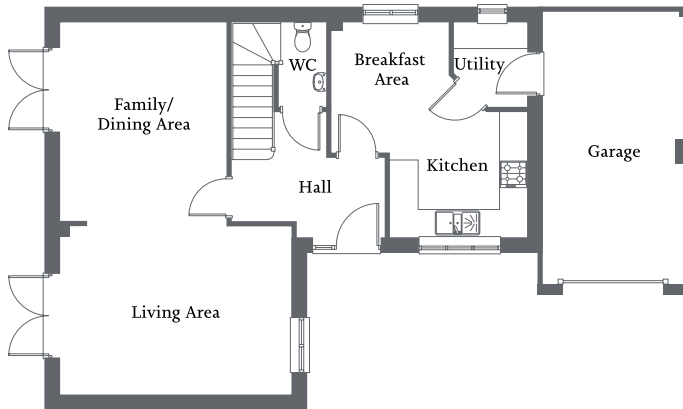


First Floor

Bedroom 1 (excl. wardrobe & door recess)	3.29m x 2.86m	10'10" x 9'5"
En suite	2.33m x 1.43m	7'8" x 4'8"
Bedroom 2	3.52m x 2.69m	11'7" x 8'10"
Bedroom 3 (excl. wardrobe & door recess)	2.70m x 2.45m	8'10" x 8'0"
Bedroom 4	3.70m x 2.45m	12'2" x 8'0"
Bedroom 5	2.68m x 2.07m	8'10" x 6'9"
Bathroom	2.00m x 1.70m	6'7" x 5'7"

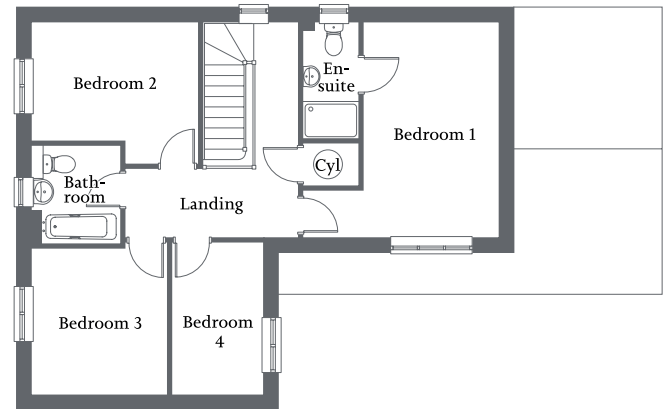


| Living area with French Doors | Family/dining area with French Doors | Kitchen/breakfast area with utility |
| Bedroom 1 with en suite | Three further bedrooms and family bathroom | Garage and parking spaces |



Ground Floor

Living Area	4.98m x 3.61m	16'4" x 11'10"
Kitchen	2.95m x 2.68m	9'8" x 8'9"
Breakfast Area	2.82m x 2.52m	9'3" x 8'3"
Family/Dining Area	4.28m x 3.56m	14'0" x 11'8"
Utility	1.87m x 1.60m	6'1" x 5'3"

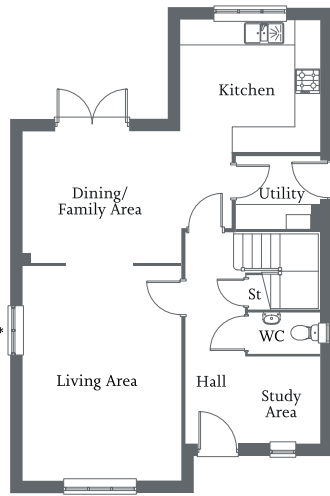


First Floor

Bedroom 1 (excl. door recess)	4.64m x 2.95m	15'2" x 9'8"
En suite	2.53m x 1.20m	8'3" x 3'11"
Bedroom 2 (excl. door recess)	3.56m x 2.58m	11'8" x 8'5"
Bedroom 3	3.15m x 2.89m	10'4" x 9'5"
Bedroom 4	3.28m x 2.00m	10'9" x 6'6"
Bathroom	2.10m x 1.89m	6'10" x 6'2"



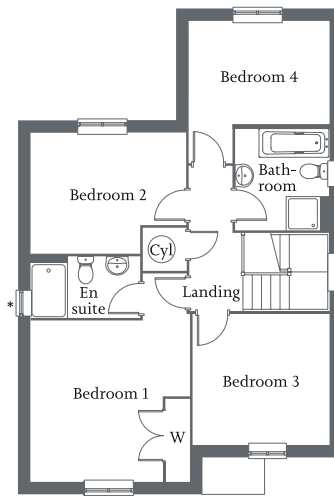
| Front aspect living area | Kitchen/dining/family area with French Doors | Study area |
| Bedroom 1 with en suite and wardrobe | Three further bedrooms and family bathroom | Single garage and parking spaces |



* Windows to specific plots 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"



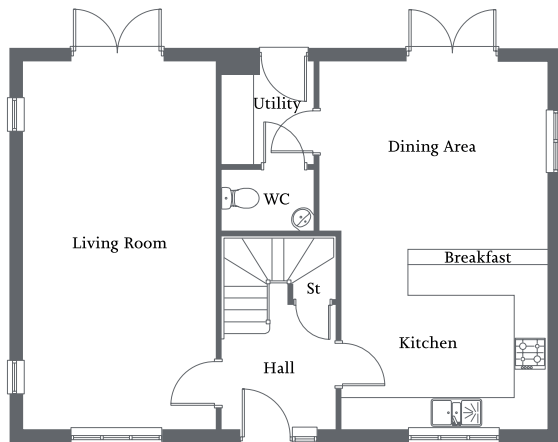
First Floor

Bedroom 1	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	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 plot, please consult your sales executive for more details.

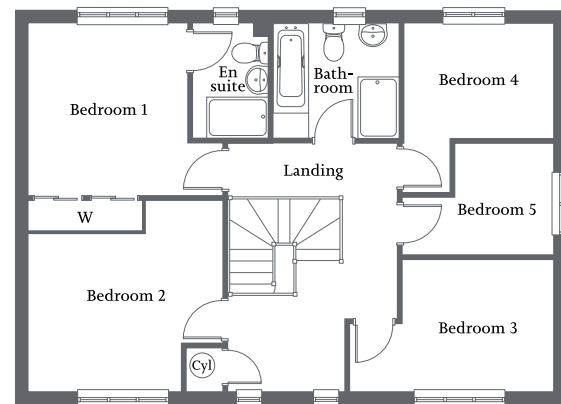


| Triple aspect living room with French Doors to rear garden | Kitchen/dining area with French Doors | Utility |
| Bedroom 1 with en suite and fitted wardrobe | Four further bedrooms and family bathroom | Single garage and parking spaces |



Ground Floor

Living Room	7.01m x 3.70m	23'0" x 12'2"
Kitchen/Dining Area	7.01m x 4.39m	23'0" x 14'5"
Utility	1.95m x 1.75m	6'5" x 5'9"

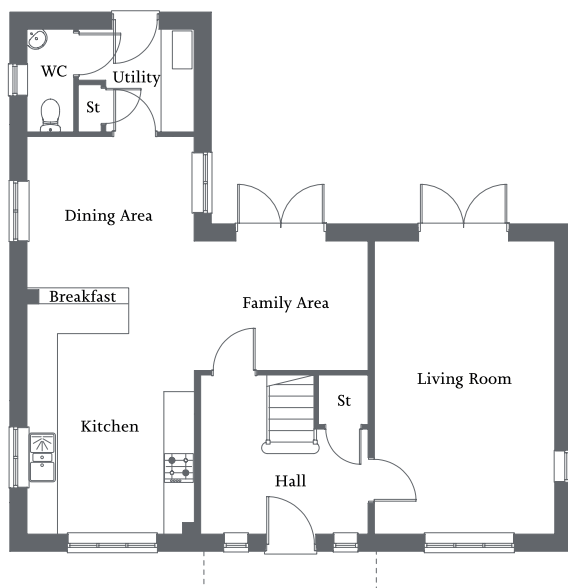


First Floor

Bedroom 1 (excl. wardrobe & door recess)	3.31m x 3.06m	10'10" x 10'0"
En suite	2.19m x 1.48m	7'2" x 4'9"
Bedroom 2	3.76m x 3.04m	12'3" x 9'11"
Bedroom 3	3.92m x 2.55m	12'10" x 8'4"
Bedroom 4	2.87m x 2.19m	9'5" x 7'2"
Bedroom 5	2.89m x 2.18m	9'6" x 7'1"
Bathroom	2.46m x 2.19m	8'0" x 7'2"



| Living room with French Doors to rear | Open-plan kitchen/dining/family area with French Doors | Utility |
| Bedroom 1 with en suite and fitted wardrobe | Three further bedrooms and family bathroom | Single garage and parking space |



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. wardrobes)	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 Roxby	The Upton	The Nettleham	The Newton	The Winthorpe	The Benington	The Linwood	The Normanby	The Keddington	The Redbourne	The Ancaster	The Rippingale	The Tattershall	The Dembleby	The Middlethorpe	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	N/A	N/A
Wall mounted system boiler	N/A	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 area	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
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	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)	N/A	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
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	N/A	N/A	N/A	N/A	N/A	N/A	•	N/A	•	•	•	•	•	•	•	•
French doors outside light	N/A	N/A	•	•	•	•	•	•	•	•	•	•	•	•	•	•

*Subject to build stage. 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 typical house types. 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 the type. Please refer to the development plan for confirmation of the plot numbers for the particular house type. Depending on plot number, the floor plans for the house types may be opposite to those shown. 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.

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