

HAYFIELD LODGE

OVER

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HAYFIELD

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Award winning homes & places

Since 2015, Hayfield has set the benchmark for creating beautiful, award-winning homes in some of the UK's most desirable locations. We take pride in doing things differently, creating homes and new neighbourhoods that we would love to live in ourselves.

We are united by our passion and commitment in creating truly exceptional homes of character and endurance, that leave a lasting legacy and lessen the impact on the environment.

HAYFIELD



MR & MRS TAYLOR

Testimonial

"I would say to anyone looking to buy a new build – push yourself that little bit further and buy a Hayfield. The difference with Hayfield is that you get so much more quality for your money. The volume housebuilders don't give you what Hayfield do – you just get more of everything."

EXCELLENCE AS STANDARD

An inspiring place to call home

A Hayfield home is anything but ordinary. We use different suppliers, different materials, and different fittings to create a home that looks and feels original and is full of personality. It's what we call the Hayfield Difference.

Hayfield Lodge has been designed to blend seamlessly with its surroundings and offer a range of brand-new homes with an unrivalled specification and the gold standard of energy efficiency.

The curation of 44 two, three, four and five-bedroom homes will take pride of place in the charming Cambridgeshire village of Over; and each detached and semi-detached home will be EPC A-rated and boast our signature specification, as standard.



ECO REDEFINED H

We apply an innovative and responsible approach to minimise our impact on the environment, for the benefit of our customers and the planet.

Every detail has been carefully considered to achieve the gold standard of efficiency, so that our customers can live a more sustainable lifestyle whilst not compromising on luxury.

MARKET LEADING EPC A-RATED SPECIFICATION, AS STANDARD

INCREASED LOFT INSULATION

400mm loft insulation, achieving 0.11 u-value, minimising heat loss

LIGHTING

100% low energy LED lighting throughout

EV CHARGING

Electric vehicle charging point to reduce reliance on fossil fuels

AIR SOURCE HEAT PUMP

Provides highly efficient, low carbon space heating and hot water supply

FIBRE OPTIC BROADBAND

Enhancing home working and reducing your carbon footprint

ENERGY EFFICIENCY

Highly efficient EPC A-rated homes that keep carbon emissions to a minimum

SOLAR PV PANELS

Produces low carbon electricity

WATER SAVING MEASURES

Dual flush toilets, water saving baths and flow restrictors on taps

EXTERNAL WALL INSULATION

Full-fill 125mm cavity wall insulation

UNDERFLOOR HEATING & FLOOR INSULATION

Works by circulating warm water through a series of continuous loops under the floor. 80mm floor insulation minimises heat loss



ECO REDEFINED

Committed to sustainable living

Our homes are more than just bricks and mortar. Every detail has been carefully considered to create homes that achieve the gold standard of efficiency, meaning residents can live a more sustainable lifestyle whilst not compromising on luxury.

CARBON EMISSIONS

To have the best chance of avoiding a 2°C rise in global temperatures, the average global carbon footprint per year needs to drop to under 2 tonnes by 2050. We introduced our Zero Carbon Ready specification in 2021—four years in advance of the 2025 Future Homes Standard legislation.

The average EPC A-rated Hayfield home emits 0.38 tonnes of carbon per year, which is 87% less carbon emissions compared to existing homes and 63% less emissions than the average new build home.

TYPICAL CARBON EMISSIONS



Source: data from the Home Builders Federation (HBF) "Watt a Save" report & Hayfield Energy Performance Certificates. Hayfield homes only have a carbon emission score, due to the supply from the National Grid, which is not decarbonised.



Local Area

LOCAL AREA

Embrace local life

Hayfield Lodge, Over is surrounded by beautiful countryside, and there are many footpaths and bridleways close by for walking and cycling. Within close proximity to your new home is the local community centre which has a full calendar of events including local theatre productions, craft fairs and sporting activities for all ages.

Whilst retaining a quiet charm, the village is ideally situated for access to the guided bus and the new Cambridge North Railway Station, along with road links via the A14. Stunning walks can be enjoyed in the nearby countryside, including along the River Great Ouse and at the nearby RSPB reserve at Fen Drayton Lakes.





LOCAL AREA

A Hayfield way of life

Within the wider village lies two places of worship, a local shop, a florist, a doctor's surgery and pharmacy.

Over is home to two preschools and a primary school, with further primary and secondary schooling in the nearby village of Swavesey.

Over Primary School, Willingham Primary School, and Swavesey Primary School, are all rated Ofsted 'Good', with Swavesey Village College rated as Ofsted 'Outstanding'.

There is also plenty of private schooling locally, including The Perse School, St Marys School, St Faiths and The Leys.





LOCAL AREA

Explore the area



The closest large town to Hayfield Lodge is the historic market town of St Ives, around 10 miles away.

The centre of the town is characterised by a mix of architectural styles and is a vibrant community offering a range of amenities including a variety of shops, restaurants, pubs and cafés. There's also beautiful walks along the River Great Ouse on a long-distance footpath which passes through the town.

12 miles away is the world-famous city of Cambridge. Renowned for its prestigious university and rich intellectual heritage, Cambridge has stunning architecture and a vibrant cultural scene, offering excellent amenities for everyday life and special occasions alike.

For everyday convenience, there is a Tesco supermarket around 5 miles away, a Waitrose 9 miles away and a Morrisons 10 miles away.

Location



HAYFIELD LODGE



LOCATION


On your
doorstep


Hayfield Lodge provides residents with the distinct advantage of location.


For travel by rail, Cambridge train station is just over 12 miles away providing services to London's Kings Cross, Liverpool Street, St Pancras and Kings Cross in around an hour. There are also services to London Stansted Airport in just over 30 minutes.


There are two buses running through Over; with the 1A service going between Bar Hill and St Ives, or the 5A route between Swavesey and St Ives, stopping at Over and Willingham.


For excursions by car, the A14 can be reached in 9 minutes, leading to the M11 motorway in the south or towards the A1 and A1(M).



PLACES OF WORSHIP



DRINKS / DINING



PARKS / RECREATION



HEALTH / WELLBEING


VETS


SCHOOLS


TOWN / CITY CENTRES


SHOPS


TRAIN STATION

- UNDER 5 MILES
- Over Community Centre – 500 yards
 - Over Pharmacy – 700 yards
 - Over Surgery – 700 yards
 - Over Day Centre – 700 yards
 - Over primary school – 0.4 miles
 - St Mary's Church – 0.6 miles
 - Over convenience store – 0.7 miles
 - Swavesey Primary School – 1.5 miles
 - Swavesey Village College – 1.8 miles
 - Willingham Primary School – 2.5 miles
 - The Village Dental Practice – 3.2 miles

- UNDER 10 MILES
- Tesco Extra – 5 miles
 - Cambridgeshire Golf Club – 5.5 miles
 - Girton Golf Club – 8 miles
 - Waitrose – 9 miles
 - Medivet St Ives – 9.5 miles
 - Spire Cambridge Lea Hospital (private) – 9.6 miles
 - Morrisons – 10 miles

- UNDER 15 MILES
- St Ives town centre – 10.3 miles
 - Cambridge centre – 11.5 miles
 - The Perse Upper School – 12.6 miles
 - Hinchingbrooke Hospital – 13 miles



N.B. Times and distances taken from Google Maps and correct at time of publication



Our final homes

Arrangement of homes

THE STANTON

2 bedroom bungalow
ALL RESERVED

THE LULSLEY

2 bedroom house
ALL RESERVED

THE HAWFORD

3 bedroom house
ALL RESERVED

THE DASSETT

3 bedroom house
ALL RESERVED

THE HENLEY

4 bedroom house
ALL RESERVED

THE HARCOURT

4 bedroom house
ALL RESERVED

THE HALLOW

4 bedroom house
ALL RESERVED

THE BOURTON

5 bedroom house
ALL RESERVED

THE CAMPTON

5 bedroom house
Home 29

THE HANWELL

5 bedroom house
Home 32

Homes 11-17, 19-26 & 37-39 are affordable housing.

Computer Generated Image.
This is an indicative plan, please speak to a Sales
Development Manager for more information.





The Campton

5 BEDROOM HOUSE

Home 29

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide and may vary. Ask a Sales Development Manager for further details on specific homes. Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Images are artists impressions and may vary. Cupboards in some properties may vary.

FIRST FLOOR



Principal Bedroom	3.94m x 3.73m	12'11" x 12'3"
Bedroom 2	2.76m x 4.05m	9'0" x 13'3"
Bedroom 3	3.33m x 3.79m	10'11" x 12'5"
Bedroom 4	2.73m x 4.04m	8'11" x 13'3"
Bedroom 5	3.36m x 2.82m	11'0" x 9'3"

GROUND FLOOR



Sitting Room	4.50m x 3.90m	14'9" x 12'9"
Kitchen/Family Room	4.65m x 9.02m	15'3" x 29'6"
Dining Room	2.70m x 3.90m	8'10" x 12'9"
Study	2.10m x 2.79m	6'11" x 9'1"



Computer Generated Image.

The Hanwell

5 BEDROOM HOUSE

Home 32

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FIRST FLOOR



Principal Bedroom	4.15m x 5.58m	13'7" x 18'3"
Bedroom 2	4.37m x 3.22m	14'4" x 10'7"
Bedroom 3	4.30m x 2.80m	14'1" x 9'2"
Bedroom 4	3.06m x 2.80m	10'0" x 9'2"
Bedroom 5	1.89m x 3.41m	6'2" x 11'2"

GROUND FLOOR



Sitting Room	4.70m x 3.90m	15'5" x 12'9"
Kitchen/Family Room	7.15m x 5.58m	23'5" x 18'3"
Dining Room	2.64m x 3.90m	8'8" x 12'9"
Study	2.66m x 3.90m	8'9" x 12'9"

Specification





Specifications are a guideline only and we reserve the right to change the specification at any time without prior notice. The specification to bungalows may vary from that listed, speak to a Sales Development Manager for further information.

SPECIFICATION

Kitchen

- All kitchens are manufactured to the highest quality and uniquely designed for each home. The kitchens and utility rooms are equipped with a range of increased height wall cabinets. An excellent range of colours and handles will be available to customise your home (subject to build stage).
- The Hanwell and Campton house designs feature quartz worktops with a full height splashback to hob and upstand to compliment the worktop. Matching quartz worktops and upstands to utilities.
- Fully integrated luxury Siemens appliances including multifunctional oven, induction hob, fridge freezer and dishwasher.
- The Hanwell and Campton homes will be fitted with an additional oven with microwave function.

SPECIFICATION

Kitchen

The Hanwell and Campton home will have a luxury vented induction hob fitted.

Minoli ceramic floor tiling to the kitchen/ dining, utility, cloakroom, hall and store under stairs of the Hanwell and Campton homes.

Bi-fold doors to the kitchen/family/garden room fitted to the Hanwell and Campton homes.



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SPECIFICATION

Bathroom & en suites

Contemporary white Laufen bathroom suites including vanity units, chrome fittings including feature rain shower head and heated chrome towel rails to the Hanwell and Campton homes.

Shaver socket to be provided to bathrooms and en suites.

Minoli ceramic floor and wall tiling to the Hanwell and Campton homes.

A variety of mirrored walls and wall mounted mirrored vanity units to bathrooms and principal en suites of all homes (please refer to the Sales Development Managers' working drawings).

SPECIFICATION

Internal features

Fitted wardrobes to principal bedroom of the Hanwell and Campton house designs.

Glazed internal doors to ground floor rooms, where applicable.

Contemporary style matt black ironmongery to all internal doors.

Plinth blocks to hall, stairs and landing.

Underfloor heating to the ground floor and conventional radiators to the first floor to all homes, including smart thermostats (please refer to Sales Development Managers' working drawings).

All homes will be heated by an eco-friendly Air Source Heat Pump.

Double glazed UPVC windows with multi-point locking systems to all homes.

Feature paint to all woodwork in hallway, stairs and landing.



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SPECIFICATION

Electrical & multimedia

- Contemporary style matt black switches and sockets throughout each home.
- A mixture of downlights and pendant lighting throughout the home. (Please refer to Sales Development Managers' working drawings).
- LED feature lighting to kitchen plinths and wall cabinets.
- Selected rooms wired for Sky & Freeview TV distribution.
- Open Reach fibre broadband provision.

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SPECIFICATION

External features

Ring doorbell to all homes

Smart electric vehicle fast-charging point to all homes

Photovoltaic panels to all homes

Feature planting to the front gardens and turf to the rear gardens.

Power to garages where possible.

Closeboard fencing and respective access gate to each home.



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CO-FOUNDER

Mark Booth

"We are immensely proud to be bringing this remarkable collection of new energy efficient homes to the market, each displaying the meticulous craftsmanship and premium quality for which Hayfield is synonymous."

In the scenic village of Over, residents are sure to enjoy everything that Hayfield Lodge has to offer. We look forward to welcoming people into the show home to see for themselves what sets us apart from the competition and has made us a multi award-winning housebuilder."



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Begin your story with us

VISIT US AT

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HAYFIELDHOMES.CO.UK

HAYFIELD

This brochure is designed to provide an overview of the development and does not form a contract. Floorplan dimensions are provided for guidance only and are subject to a +/-50mm tolerance. The specification detailed can be subject to change, at any time, without prior notice. The dimensions and information provided in this brochure cannot be used to purchase furniture, carpets or any other fixtures or fittings for the property. Journey times and distances are taken from Google Maps or nationalrail.co.uk and are correct at the time of publication. Please consult your Sales Development Manager for detailed plans for the property you are interested in.

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