



# HARTLEY MERE

WHITTLESEY, PETERBOROUGH

# WELCOME TO HARTLEY MERE

**INTRODUCING HARTLEY MERE, AN EXCITING NEW COMMUNITY COMPRISING TWO, THREE AND FOUR-BEDROOM HOMES AVAILABLE THROUGH SHARED OWNERSHIP, ALL LOCATED AMONGST SOME OF THE MOST BEAUTIFUL COUNTRYSIDE JUST OUTSIDE OF PETERBOROUGH, CAMBRIDGESHIRE.**

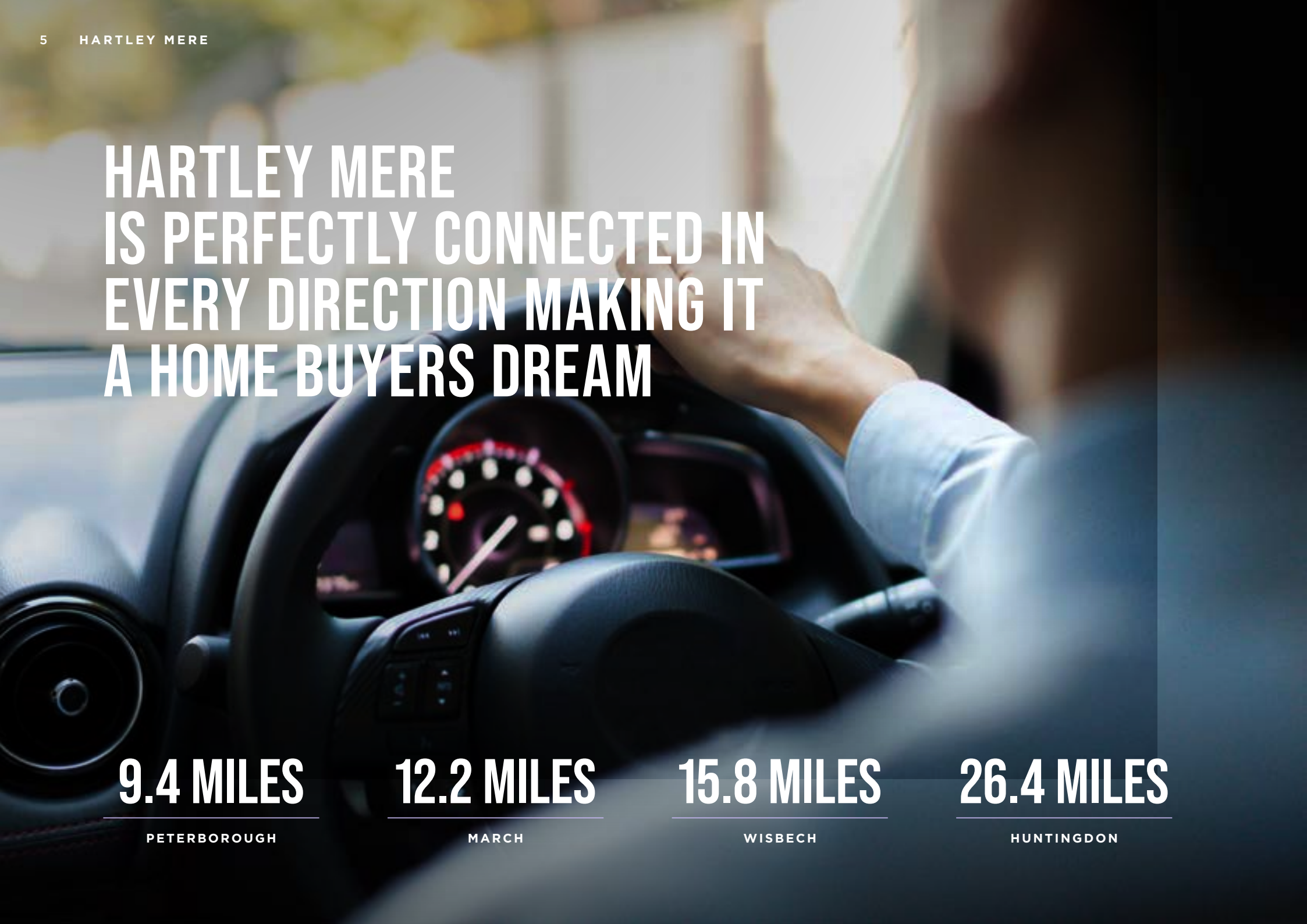
Hartley Mere is delivering a new benchmark for quality in the local property market, laying the foundation for a new community just minutes from the market town of Whittlesley, whilst also providing opportunities for affordable home ownership in a desirable part of the country.

Designed to co-exist within the existing environment, Hartley Mere is being built using sustainable methods, whilst the homes themselves will utilise air source heat pumps, PV solar panels and electric car charging points.

# THE WORLD AROUND YOU

Hartley Mere is a brand new addition to Whittlesey, one of the larger market towns in Cambridgeshire often recognised for its community spirit and historical charm. Whittlesey is ideal for families looking to grow; offering great schools, local amenities, easy access to major transport links, a relaxed environment and the benefits of having a larger city not far away. There's plenty to see and do around Whittlesey, including some of the most beautiful countryside in the UK where you'll find walking routes and cycling trails.





**HARTLEY MERE  
IS PERFECTLY CONNECTED IN  
EVERY DIRECTION MAKING IT  
A HOME BUYERS DREAM**

**9.4 MILES**

PETERBOROUGH

**12.2 MILES**

MARCH

**15.8 MILES**

WISBECH

**26.4 MILES**

HUNTINGDON

# A CONNECTED COMMUNITY

Whittlesey can offer residents the best of both worlds: the safety, community and peace of a smaller market town, with all of the amenities of a major city just 10 minutes away. The heart of Whittlesey is its high street, home to a range of independent shops, household names and a weekly market. Here you'll find everything from cosy pubs, quaint coffee shops and bustling restaurants through to antique dealers, record stores and local tradesmen.

## LOCAL AMENITIES

|             |           |
|-------------|-----------|
| GYM         | 5 MINUTES |
| TOWN CENTRE | 3 MINUTES |
| SUPERMARKET | 4 MINUTES |
| DOCTORS     | 3 MINUTES |

## CONNECTIVITY

|                            |            |
|----------------------------|------------|
| WHITTLESEA TRAIN STATION   | 6 MINUTES  |
| A1                         | 15 MINUTES |
| PETERBOROUGH TRAIN STATION | 20 MINUTES |
| LUTON                      | 80 MINUTES |

## EDUCATION

|                                   |           |
|-----------------------------------|-----------|
| NEW ROAD PRIMARY AND NURSERY      | 3 MINUTES |
| ALDERMAN JACOBS PRIMARY           | 3 MINUTES |
| SIR HARRY SMITH COMMUNITY COLLEGE | 4 MINUTES |

## PLACE OF INTEREST

|                                |           |
|--------------------------------|-----------|
| FENLAND AQUA PARK              | 5 MINUTES |
| WHITTLESEA FOOTBALL GROUND     | 6 MINUTES |
| LATTERSEY LOCAL NATURE RESERVE | 5 MINUTES |
| MANOR LEISURE CENTRE           | 5 MINUTES |

## **BUILDING A BETTER FUTURE THROUGH NEW HOMES**

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.

# BUYING THROUGH SHARED OWNERSHIP

## BUYING YOUR HARTLEY MERE HOME WITH PLATFORM HOME 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 you're 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.

# 1

### BUY THE FIRST SHARE IN YOUR NEW HOME

Purchase an initial share typically between 10% and 75% with a 5-10% deposit on that share

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# 2

### PAY RENT ON THE REMAINING SHARE

Pay subsidised rent on the portion you don't own, often below market rates

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# 3

### BUY MORE SHARES IN YOUR HOME LATER

Increase ownership through 'staircasing' buying additional shares as finances allow

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GET TO KNOW

# HARTLEY MERE

WHITTLESEY, PETERBOROUGH

Hartley Mere features a collection of  
2, 3 & 4 bedroom homes offering the perfect opportunity for  
first time buyers, downsizers and growing families.

## SHARED OWNERSHIP



### THE RANMOOR

2 Bedroom Home  
Semi-Detached

**PLOTS:** 13, 14, 64, 65, 96, 97 & 98



### THE LOXLEY

2 Bedroom Home  
Mid/End Terrace & Semi-Detached

**PLOTS:** 6, 7, 9, 10, 11, 15 & 16



### THE ECCLESALL

3 Bedroom Home  
Semi-Detached

**PLOTS:** 3, 4, 50 & 53



### THE FULWOOD

3 Bedroom Home  
Semi-Detached & Detached

**PLOTS:** 5, 8, 12, 17, 51, 66 & 95



### THE MORLEY

3 Bedroom Home  
Mid/End Terrace & Semi-Detached

**PLOTS:** 1, 2, 71, 72, 73, 83, 84, 89, 90 & 91



### THE TOTLEY

4 Bedroom Home  
Semi-Detached

**PLOTS:** 48, 49 & 99

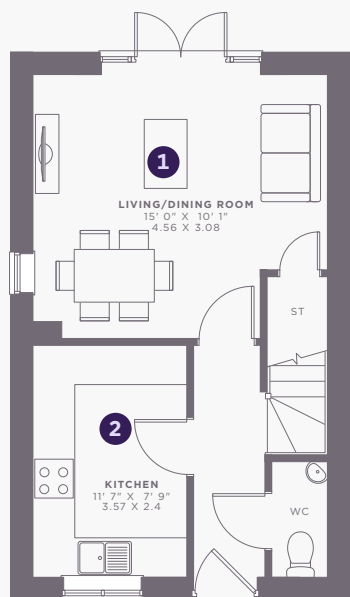


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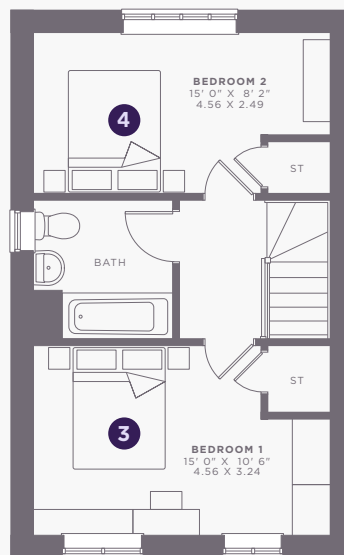
SEMI-DETACHED

# THE RANMOOR

TOTAL: 908 SQ FT



GROUND



FIRST

## SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- Air source heat pumps
- EV chargers
- Solar panels
- Turfed & fenced rear garden
- Allocated parking

### GROUND FLOOR

|   |                      |               |               |
|---|----------------------|---------------|---------------|
| 1 | Living / Dining Room | 4.56m x 3.08m | 15'0" x 10'1" |
| 2 | Kitchen              | 3.57m x 2.4m  | 11'7" x 7'9"  |

### FIRST FLOOR

|   |           |               |               |
|---|-----------|---------------|---------------|
| 3 | Bedroom 1 | 4.56m x 3.24m | 15'0" x 10'6" |
| 4 | Bedroom 2 | 4.56m x 2.49m | 15'0" x 8'2"  |

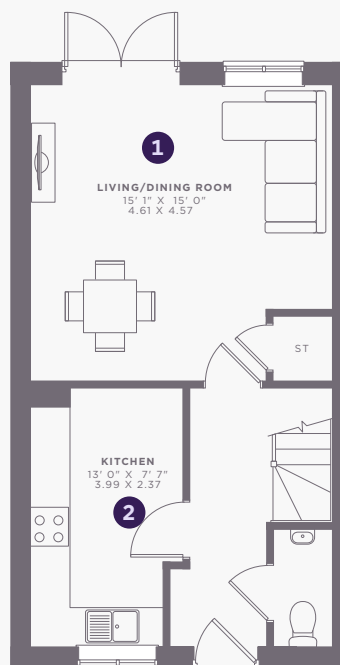


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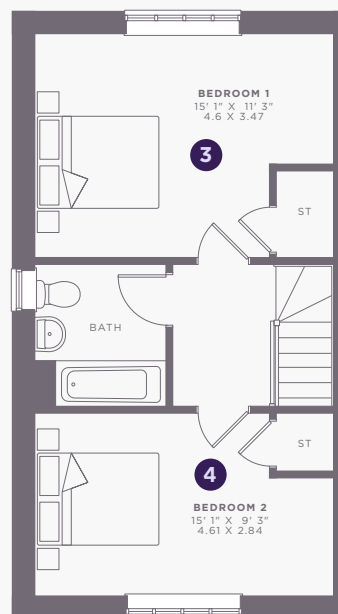
MID/END TERRACE &amp; SEMI-DETACHED

# THE LOXLEY

TOTAL: 1,010 SQ FT



GROUND



FIRST

## SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- Air source heat pumps
- EV chargers
- Solar panels
- Turfed & fenced rear garden
- Allocated parking

### GROUND FLOOR

|   |                      |               |               |
|---|----------------------|---------------|---------------|
| 1 | Living / Dining Room | 4.61m x 4.57m | 15'1" x 15'0" |
| 2 | Kitchen              | 3.99m x 2.37m | 13'0" x 7'7"  |

### FIRST FLOOR

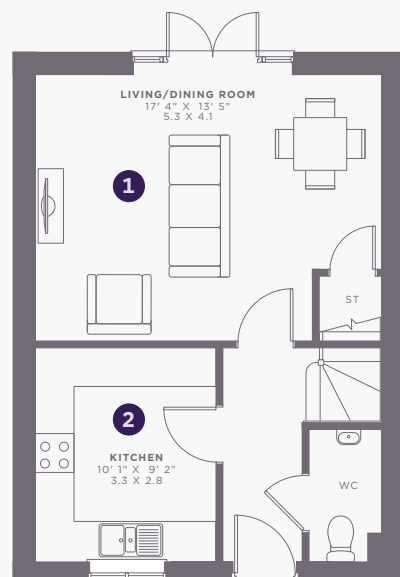
|   |           |               |               |
|---|-----------|---------------|---------------|
| 3 | Bedroom 1 | 4.6m x 3.47m  | 15'1" x 11'3" |
| 4 | Bedroom 2 | 4.61m x 2.84m | 15'1" x 9'3"  |

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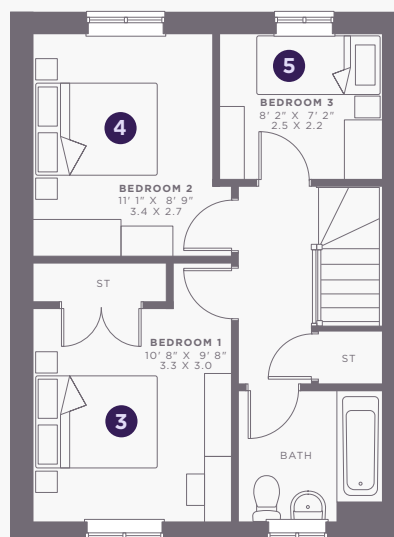
SEMI-DETACHED

# THE ECCLESALL

TOTAL: 862 SQ FT



GROUND



FIRST

## SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- Air source heat pumps
- EV chargers
- Solar panels
- Turfed & fenced rear garden
- Allocated parking

### GROUND FLOOR

|   |                      |             |               |
|---|----------------------|-------------|---------------|
| ① | Living / Dining Room | 5.3m x 4.1m | 17'4" x 13'5" |
| ② | Kitchen              | 3.3m x 2.8m | 10'1" x 9'2"  |

### FIRST FLOOR

|   |           |             |              |
|---|-----------|-------------|--------------|
| ③ | Bedroom 1 | 3.3m x 3.0m | 10'8" x 9'8" |
| ④ | Bedroom 2 | 3.4m x 2.7m | 11'1" x 8'9" |
| ⑤ | Bedroom 3 | 2.5m x 2.2m | 8'2" x 7'2"  |

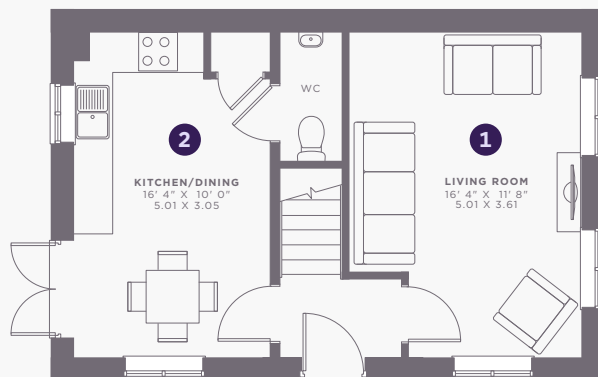


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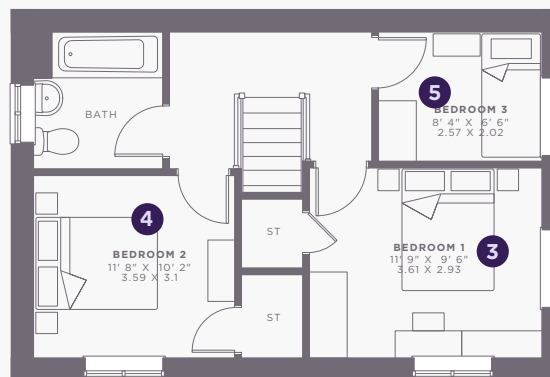
SEMI-DETACHED

# THE FULWOOD

TOTAL: 1,020 SQ FT



GROUND



FIRST

## SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- Air source heat pumps
- EV chargers
- Solar panels
- Turfed & fenced rear garden
- Allocated parking

### GROUND FLOOR

|   |                  |               |               |
|---|------------------|---------------|---------------|
| ① | Living Room      | 5.01m x 3.61m | 16'4" x 11'8" |
| ② | Kitchen / Dining | 5.01m x 3.05m | 16'4" x 10'0" |

### FIRST FLOOR

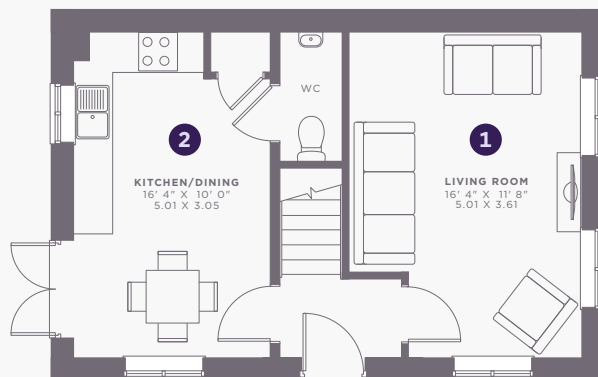
|   |           |               |               |
|---|-----------|---------------|---------------|
| ③ | Bedroom 1 | 3.61m x 2.93m | 11'9" x 9'6"  |
| ④ | Bedroom 2 | 3.59m x 3.10m | 11'8" x 10'2" |
| ⑤ | Bedroom 3 | 2.57m x 2.02m | 8'4" x 6'6"   |

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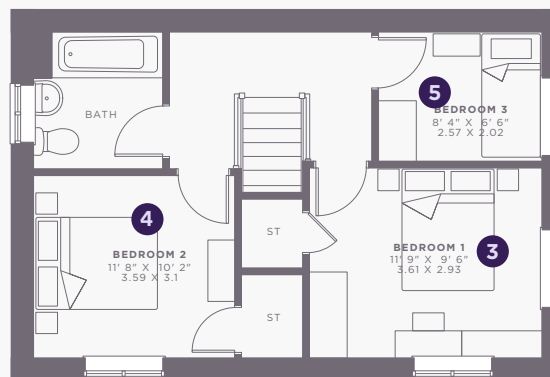
DETACHED

# THE FULWOOD

TOTAL: 1,020 SQ FT



GROUND



FIRST

## SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- Air source heat pumps
- EV chargers
- Solar panels
- Turfed & fenced rear garden
- Allocated parking

### GROUND FLOOR

|   |                  |               |               |
|---|------------------|---------------|---------------|
| 1 | Living Room      | 5.01m x 3.61m | 16'4" x 11'8" |
| 2 | Kitchen / Dining | 5.01m x 3.05m | 16'4" x 10'0" |

### FIRST FLOOR

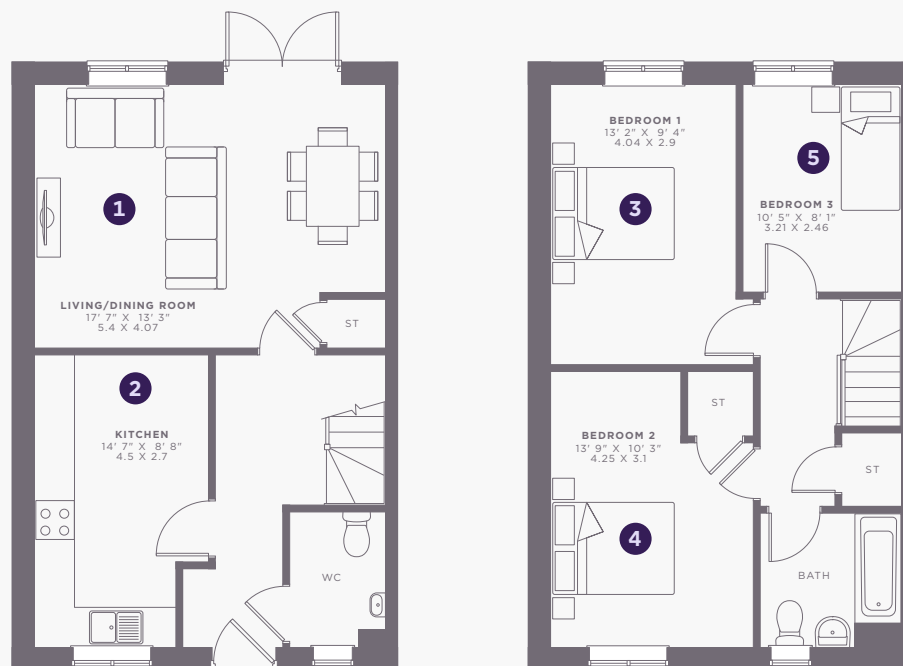
|   |           |               |               |
|---|-----------|---------------|---------------|
| 3 | Bedroom 1 | 3.61m x 2.93m | 11'9" x 9'6"  |
| 4 | Bedroom 2 | 3.59m x 3.10m | 11'8" x 10'2" |
| 5 | Bedroom 3 | 2.57m x 2.02m | 8'4" x 6'6"   |

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MID/END TERRACE &amp; SEMI-DETACHED

# THE MORLEY

TOTAL: 1,166 SQ FT



GROUND

FIRST

## SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- Air source heat pumps
- EV chargers
- Solar panels
- Turfed & fenced rear garden
- Allocated parking

### GROUND FLOOR

|   |                      |              |               |
|---|----------------------|--------------|---------------|
| 1 | Living / Dining Room | 5.4m x 4.07m | 17'7" x 13'3" |
| 2 | Kitchen              | 4.5m x 2.7m  | 14'7" x 8'8"  |

### FIRST FLOOR

|   |           |               |               |
|---|-----------|---------------|---------------|
| 3 | Bedroom 1 | 4.04m x 2.9m  | 13'2" x 9'4"  |
| 4 | Bedroom 2 | 4.25m x 3.1m  | 13'9" x 10'3" |
| 5 | Bedroom 3 | 3.21m x 2.46m | 10'5" x 8'1"  |

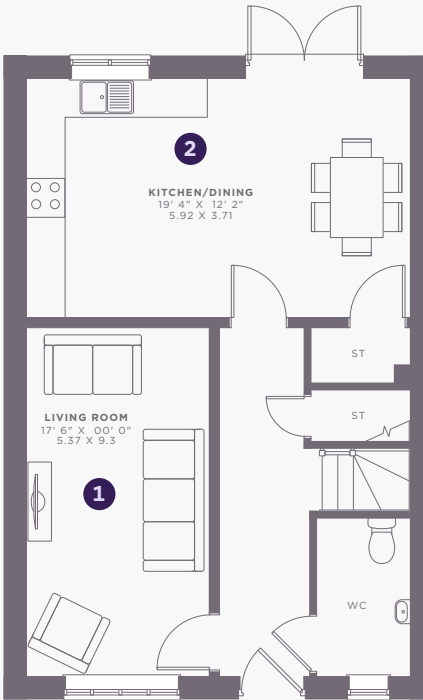
## THE TOTLEY

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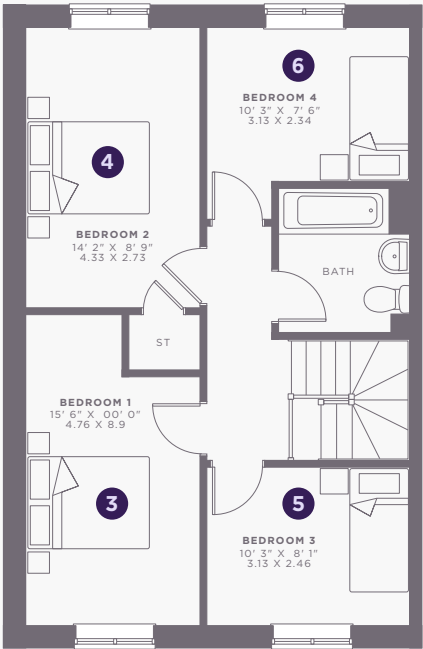
SEMI-DETACHED

# THE TOTLEY

TOTAL: 1,342 SQ FT



GROUND



FIRST

## SPECIFICATION

- 10 year build warranty
- Modern fitted kitchen with oven, hob and extractor fan
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- Air source heat pumps
- EV chargers
- Solar panels
- Turfed & fenced rear garden
- Allocated parking

### GROUND FLOOR

|   |                  |               |               |
|---|------------------|---------------|---------------|
| 1 | Living Room      | 5.37m x 3.9m  | 17'6" x 0'0"  |
| 2 | Kitchen / Dining | 5.92m x 3.71m | 19'4" x 12'2" |

### FIRST FLOOR

|   |           |               |              |
|---|-----------|---------------|--------------|
| 3 | Bedroom 1 | 4.76m x 2.9m  | 15'6" x 0'0" |
| 4 | Bedroom 2 | 4.33m x 2.73m | 14'2" x 8'9" |
| 5 | Bedroom 3 | 3.13m x 2.46m | 10'3" x 8'1" |
| 6 | Bedroom 4 | 3.13m x 2.34m | 10'3" x 7'6" |



**Find us at:**  
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**What3Words:**  
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# GET IN TOUCH

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