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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



H

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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.





EXCELLENCE AS STANDARD

Distinctive & natural

All of our homes at Hayfield Lodge are unique because every element has been considered, revised and perfected to create a home that you will want to live in for years to come, one that realises your hopes and aspirations and leaves a lasting legacy for generations to come.

ECO REDEFINED H

We're committed to thinking differently when creating our new homes.

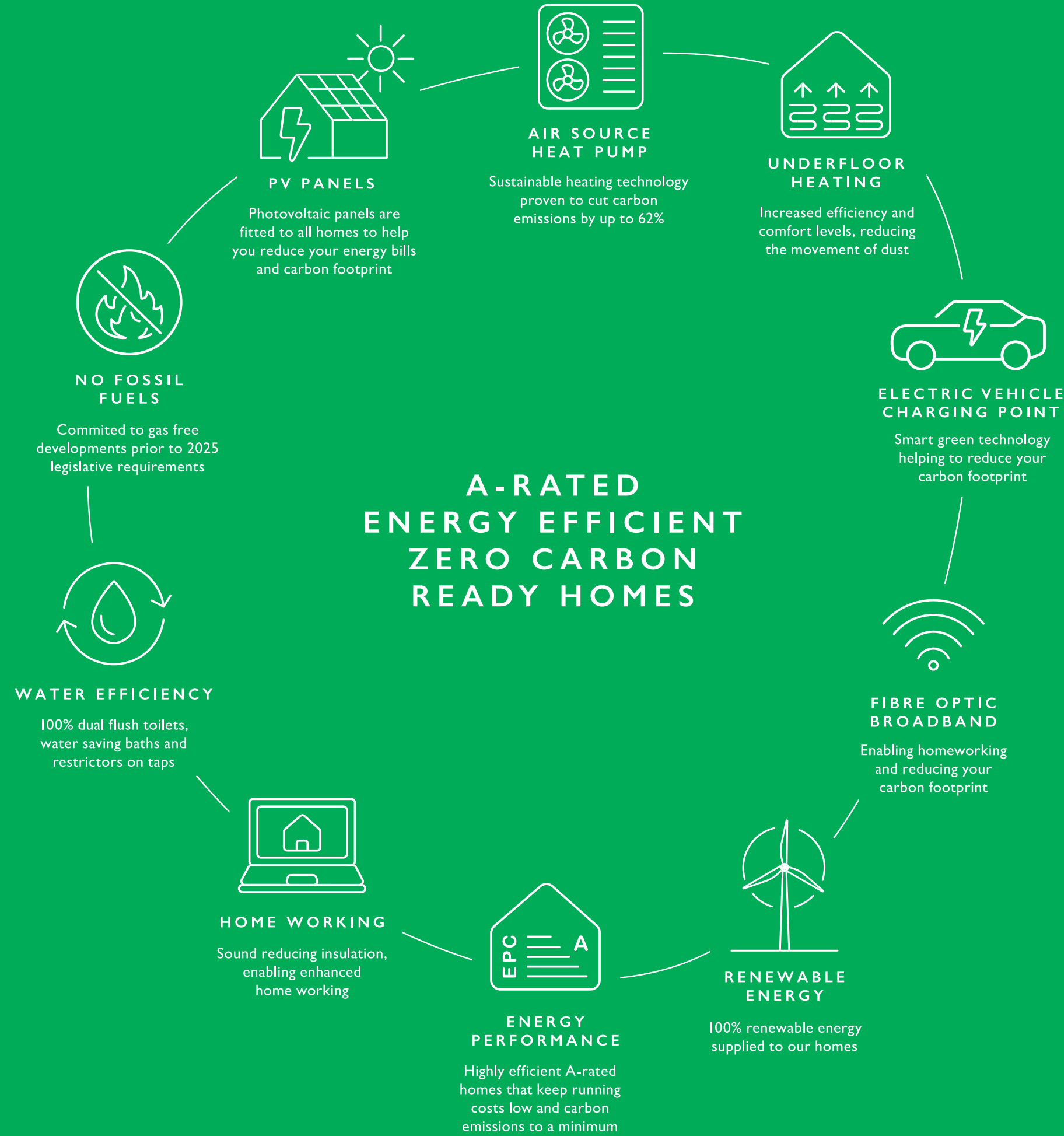
Applying an innovative and responsible approach to minimise our impact on the environment, for the benefit of our customers and the planet.

ECO REDEFINED

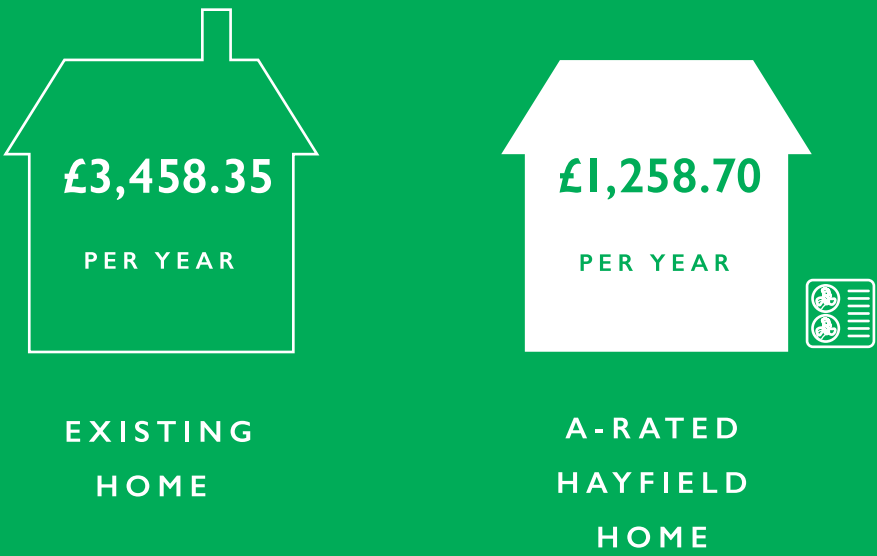
Committed to sustainable living

Our A-rated Zero Carbon Ready Homes have been thoughtfully designed to include initiatives that leave a lasting legacy for future generations, while delivering sustainable communities and places that enhance your wellbeing.

Our homes are powered and heated by electricity only. We do not use fossil fuels. This, combined with other low carbon technologies we install as standard, and the high thermal efficiency of our homes, means a Hayfield home has the potential to not add any carbon dioxide to the atmosphere during its use by a homeowner.



TYPICAL ENERGY COSTS



TYPICAL CARBON EMISSIONS



Source - data from the Home Builders Federation (HBF) "Watt a Save" report.
Our homes only have a carbon emissions score due to the supply from the National Grid, which is not decarbonised.

ECO REDEFINED

Not all
homes are
created equal

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 save on energy costs and live a more sustainable lifestyle whilst not comprising on luxury.

THE HAYFIELD DIFFERENCE

An EPC A-rated Hayfield home is 64% cheaper to run than an existing home.

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 A-rated Hayfield home emits 0.38 tonnes of carbon per year, which is 3.94 tonnes less than an existing home. That's the same amount of carbon emissions produced by a return flight from Manchester to Honolulu, Hawaii or driving around the world three times!

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







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



HEALTHCARE


VETS


SCHOOLS


TOWN / CITY CENTRES


SHOPS


TRAIN STATION

- UNDER 5 MILES
- Over Community Centre – 500 yards
 - Over Pharmacy – 700 yards
 - 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
 - RSPB Fen Drayton Lakes – 3.7 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 homes





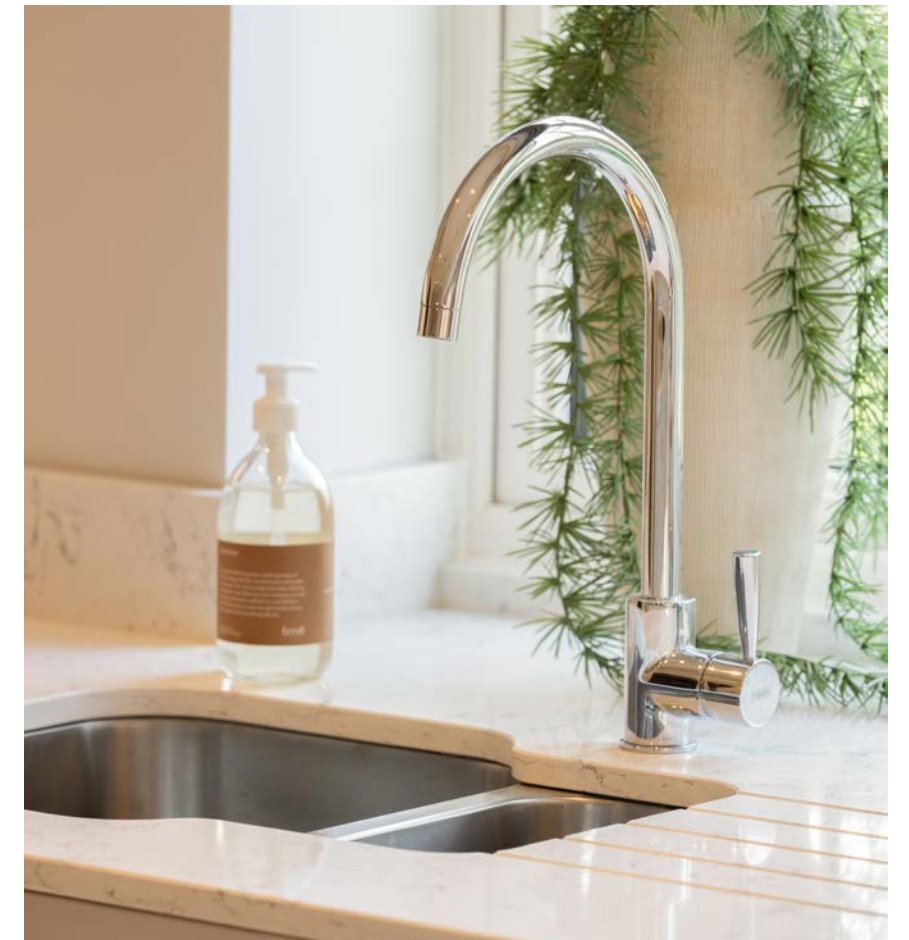
OUR HOMES

Exclusively yours

We've considered, revised and perfected every detail of our homes to create a place we would love to live in ourselves, a Hayfield home.

At Hayfield Lodge, there are seven exquisite house designs to choose from, each a mark of commitment to the fine detail, eco credentials, luxurious specification and quality of workmanship for which we are renowned.

Plentiful open space on the development creates beautiful, sustainable surroundings, while each home includes private gardens and parking.



Arrangement of homes

THE STANTON

2 bedroom bungalow
Homes 6 & 7

THE LULSLEY

2 bedroom house
Homes 8, 9, 18, 35 & 36

THE HAWFORD

3 bedroom house
Homes 10, 34 & 40

THE DASSET

3 bedroom house
Home 4

THE HENLEY

4 bedroom house
Home 3, 27, 42 & 44

THE HARCOURT

4 bedroom house
Homes 43

THE HALLOW

4 bedroom house
Homes 41

THE BOURTON

5 bedroom house
Homes 1 & 33

THE CAMPTON

5 bedroom house
Homes 29 & 31

THE HANWELL

5 bedroom house
Homes 2, 5, 28, 30 & 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.





Computer Generated Image

The Stanton

2 BEDROOM BUNGALOW

Homes 6 & 7



Sitting Room	5.18m x 3.68m	17'0" x 12'1"
Kitchen	4.65m x 2.69m	15'3" x 8'10"
Principal Bedroom	4.52m x 3.49m	14'10" x 11'5"
Bedroom 2	3.59m x 2.96m	11'9" x 9'8"

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.



Computer Generated Image.

The Lulsley

2 BEDROOM HOUSE

Homes 8, 9, 18, 35 & 36

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FIRST FLOOR



Principal Bedroom	4.05m x 3.28m	13'3" x 10'9"
Bedroom 2	3.40m x 2.63m	11'2" x 8'7"

GROUND FLOOR



Sitting Room	3.92m x 3.58m	12'10" x 11'9"
Kitchen	3.47m x 4.79m	11'5" x 15'8"



The Hawford

3 BEDROOM HOUSE

Homes 10, 34 & 40

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FIRST FLOOR



Principal Bedroom	3.47m x 3.28m	11'4" x 10'9"
Bedroom 2	2.83m x 3.11m	9'3" x 10'2"
Bedroom 3	2.33m x 3.11m	7'8" x 10'2"

GROUND FLOOR



Sitting Room	5.26m x 3.65m	17'3" x 11'11"
Kitchen/Dining Room	5.26m x 3.23m	17'3" x 10'7"



The Dassett

3 BEDROOM HOUSE

Home 4

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FIRST FLOOR



Principal Bedroom	4.57m x 3.65m	15'0" x 11'11"
Bedroom 2	3.75m x 2.66m	12'3" x 8'9"
Bedroom 3	3.20m x 2.66m	10'6" x 8'9"

GROUND FLOOR



Sitting Room	5.15m x 3.56m	16'10" x 11'8"
Kitchen/Dining/Family Room	7.50m x 4.85m	24'7" x 15'11"



The Henley

4 BEDROOM HOUSE

Homes 3, 27, 42 & 44

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FIRST FLOOR



*Bay and additional windows to homes 3 and 44 only

Principal Bedroom	4.68m x 4.91m	15'4" x 16'1"
Bedroom 2	4.24m x 3.13m	13'11" x 10'3"
Bedroom 3	3.74m x 3.53m	12'3" x 11'7"
Bedroom 4	3.13m x 2.59m	10'3" x 8'6"

GROUND FLOOR



*Bay and additional windows to homes 3 and 44 only

Sitting Room	4.86m x 3.05m	15'11" x 10'0"
Kitchen/Dining/Family Room	4.70m x 7.83m	15'5" x 25'8"
Study	2.30m x 2.53m	7'7" x 8'4"



The Harcourt

4 BEDROOM HOUSE

Home 43

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FIRST FLOOR



Principal Bedroom	3.49m x 4.60m	11'5" x 15'1"
Bedroom 2	3.59m x 3.24m	11'9" x 10'7"
Bedroom 3	2.80m x 3.24m	9'2" x 10'7"
Bedroom 4	3.43m x 2.50m	11'3" x 8'2"

GROUND FLOOR



Sitting Room	5.24m x 3.63m	17'2" x 11'11"
Kitchen/Dining Room	3.68m x 5.76m	12'1" x 18'11"
Family Area	3.94m x 3.00m	12'11" x 9'10"
Study	2.81m x 2.25m	9'3" x 7'5"



The Hallow

4 BEDROOM HOUSE

Home 41

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FIRST FLOOR



Principal Bedroom	5.64m x 3.18m	18'6" x 10'5"
Bedroom 2	3.05m x 4.94m	10'0" x 16'2"
Bedroom 3	3.05m x 3.60m	10'0" x 11'10"
Study/Bedroom 4	2.50m x 3.17m	8'2" x 10'5"

GROUND FLOOR



Sitting Room	6.20m x 3.50m	20'4" x 11'6"
Kitchen/Dining/Breakfast Room	5.59m x 5.19m	18'4" x 17'0"
Dining Room	3.09m x 3.54m	10'1" x 11'7"



The Bourton

5 BEDROOM HOUSE

Homes 1 & 33

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FIRST FLOOR



*Bay and additional windows to home 1 only

Principal Bedroom	4.32m x 3.57m	14'2" x 11'8"
Bedroom 2	3.48m x 3.51m	11'5" x 11'6"
Bedroom 3	3.11m x 3.10m	10'2" x 10'2"
Bedroom 4	3.25m x 3.51m	10'8" x 11'6"
Bedroom 5	2.30m x 3.51m	7'6" x 11'6"

GROUND FLOOR



*Bay and additional windows to home 1 only

Sitting Room	4.60m x 3.57m	15'1" x 11'8"
Kitchen/Breakfast Room	3.35m x 6.70m	11'0" x 21'11"
Family area	3.94m x 3.00m	12'11" x 9'10"
Dining Room	2.84m x 3.56m	9'3" x 11'8"
Study	3.02m x 2.48m	9'11" x 8'2"



The Campton

5 BEDROOM HOUSE

Homes 29 & 31

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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

Homes 2, 5, 28, 30 & 32

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FIRST FLOOR



*Bay and additional windows to homes 2, 28 & 30 only

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



*Bay and additional windows to homes 2, 28 & 30 only

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



SPECIFICATION

A place you will be proud to call home

We have fitted each home at Hayfield Lodge with thoughtful interiors, carefully considered to enhance space and light, whilst ensuring residents have only the best fixtures, fittings and appliances.

In addition to being visually attractive, cost-saving technologies maximise efficiency and sustainability, keeping running costs to a minimum.



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.



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."



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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 Stanton, Dassett, Henley, Hallow, Harcourt, Bourton, Hanwell and Campton house designs all feature quartz worktops with a full height splashback to hob and upstand to compliment the worktop. Matching quartz worktops and upstands to utilities.

The Lulsley and Hawford homes will all have premium laminate worktops with matching upstands, and a glass splashback to hob. Matching laminate worktops and upstands to utilities where applicable.

Fully integrated luxury Siemens appliances to all homes, including multifunctional oven, induction hob, fridge freezer and dishwasher. (Integrated washer/dryer to be installed if a home has no utility).

SPECIFICATION

Kitchen

The Stanton, Dassett, Henley, Hallow, Harcourt, Bourton, Hanwell and Campton homes will be fitted with an additional oven with microwave function.

The Hallow, 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 Bourton, Hanwell and Campton homes. Karndean luxury flooring to the kitchen/dining, utility, cloakroom, hall and store under stairs to all other homes.

Bi-fold doors to the kitchen/family/garden room fitted to the Dassett, Hallow, Henley, Harcourt, Bourton, Hanwell and Campton homes. French doors to all other 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 Stanton, Dassett, Henley, Hallow, Harcourt, Bourton, Hanwell and Campton homes.
- Contemporary white ROCA bathroom suites including vanity units, chrome brassware fittings including feature rain shower head and chrome towel rails to the Lulsley and Hawford homes.
- Shaver socket to be provided to bathrooms and en suites.
- Minoli ceramic floor and wall tiling to the Bourton, Hanwell and Campton homes.
- Minoli ceramic wall tiling and Karndean luxury vinyl flooring to Lulsley, Hawford, Stanton, Dassett, Henley, Hallow and Harcourt 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 Stanton, Dassett, Henley, Hallow, Harcourt, Bourton, Hanwell and Campton house designs.

Built in wardrobes to the principal bedroom to the Lulsley & Hawford homes.

Improved sound performance construction to the dedicated study or smallest bedroom.

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.
- OFNL fibre broadband provision.

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."



H

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.

