



# Your place to thrive

Discovery Fields, Haddenham





River Great Ouse at Sunset, Haddenham, Cambridgeshire

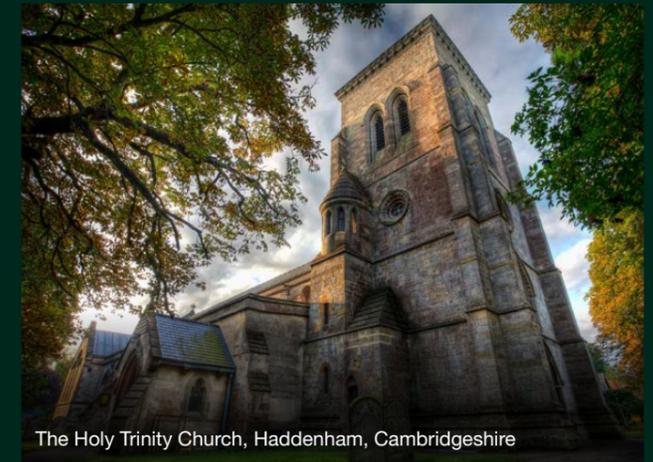
# Find your place to grow at Discovery Fields

Welcome to Discovery Fields in the picturesque village of Haddenham, perfectly placed in the heart of the Cambridgeshire fens. In this idyllic, sought-after location, Orbit Homes is delighted to bring you a selection of two and three bedroom homes available through Shared Ownership, the part-buy, part-rent scheme, making home ownership easier and more affordable, ideal for young families and first-time buyers.

## Find your place to enjoy life...

There's plenty to satisfy the daily needs of Discovery Fields residents, with a Post Office, surgery, pharmacy, supermarket, local butcher and assorted shops in Haddenham. At the heart of the village is The Three Kings pub, a 17th century coaching inn which retains its rustic charm with exposed old beams, cosy areas, an inglenook fireplace, and a restaurant serving fine homemade food. Or relax in the friendly atmosphere of The Haddenham Cherry Tree café/bar, also serving fresh, local fare.

You'll find a lovely park nearby, with activities for all ages, from swings and climbing apparatus to an excellent skate ramp park and zip wire. Parking is free and there's loads of open space to enjoy a family picnic.



The Holy Trinity Church, Haddenham, Cambridgeshire

The wonderful Haddenham Arts Centre is a cultural hub that uses the arts to enrich people's lives by providing access to high quality art and artistic skills, inspiring and improving the residents' quality of life.

Haddenham Sports and Social Club is on Chewells Lane itself, offering facilities for village sports groups as well as private functions, with a spacious function hall, stage and sprung dance floor, a kitchen and fully licensed bar. Haddenham also hosts its own Beer Festival, which has been running for 5 years now with live music, great food and plenty for the kids to do, it's a great weekend for everyone.

This welcoming village has so much to offer, it's attractive, traditional ambience makes it the ideal choice for young families, first-time buyers and downsizers alike.



The Ivy, Trinity Street, Cambridge



# Find your place to discover

Haddenham residents can now also enjoy the extraordinary archaeological finds that have been unearthed during the excavations prior to building work commencing, hence the development being fittingly named as Discovery Fields. The site has been declared a 'Development of significance' after archaeologists discovered significant evidence of Anglo-Saxon structures, referred to as 'sunken featured buildings' or grub-huts, as well as two post-built structures.

These Anglo-Saxon structures were found to be very well-preserved, so it was possible for the archaeologists to recover a veritable treasure trove of Anglo-Saxon artifacts from them.



Archaeological find, unearthed on the Discovery Fields site



Archaeological dig site at Chewells Lane

The remarkable items were identified by experts, with the collection including large amounts of pottery, plus day-to-day objects made from animal bone, such as decorated loom and thatch weights, horse harness fittings, bone pins and combs, weaving implements, knife blades and items of personal adornment.

It's thought some of the finds are over 4,000 years old, dating back to the Bronze and Iron Age, including a large pot believed to be older than Stonehenge. Quite a phenomenal slice of history to discover on your doorstep!

The Anglo-Saxons inhabited much of what is now England in the Early Middle Ages, and they spoke Old English; historically this period was recorded as being between about 450 and 1066. This year is probably one of the most well-known in English history, when the

Anglo-Saxon King Harold's army fell to William the Conqueror at the Battle of Hastings. The Norman Conquest signalled the end of the Anglo-Saxons, after which many of their nobility were either exiled or joined the ranks of the peasantry.

The site investigations concluded in Autumn 2023, and all the artifacts sent away for further testing and preservation, after which they will be put on public display. Ray Winney, the Regional Managing Director at Orbit Homes, summarised the significance and importance of this find, saying: "The number of finds at Chewells Lane has been truly extraordinary. It's been an incredible experience for the whole team to watch the archaeologists undertake excavation of the site and see the number of artefacts which have been uncovered, many in an unprecedented condition. We are delighted that the site has now been declared as 'significant' and we look forward to better understanding the history and use of the site as excavations come to an end."



Archaeological find, unearthed on the Discovery Fields site



High Street, Ely, Cambridgeshire

## ...your places to explore

The historic Fenland city of Ely is just a 15 minute drive away, boasting a wealth of tourist attractions, including the magnificent Ely Cathedral, which dates back to 1083. Take a trip to the fascinating, medieval home of Oliver Cromwell, dare you visit the 'Haunted Bedroom' after dark? Or shop at the weekly market which has been held in Ely Market Square since at least the 13th century. The market is now held on Thursdays, Saturdays and Sundays, with a farmers' market being held on the 2nd and 4th Saturday of each month.

A little further afield is the prestigious university city of Cambridge. In as little as 30 minutes, you can be experiencing culture and leisure opportunities aplenty. Take your pick from contemporary theatre, art, literature and film, sport, or festivals, with world-class shopping from designer stores to big name retailers. There's a vibrant nightlife scene too, with live music, theatres, bars and restaurants. Or just hire a punt, drift down the River Cam, and enjoy the glorious scenery...



Kings College, Cambridgeshire

## ...and places to learn

The Robert Arkenstall Primary School is a stone's throw from Discovery Fields and Haddenham Pre-school is on Chewells Lane itself, so very convenient for parents with young children. Ely has an excellent choice of schools, including St Mary's C of E Junior School (7 – 11-year-olds), Witchford Village College (11 – 16), Ely College (11 – 18) and the independent King's Ely Junior and Senior schools. And of course, Cambridge is home to some of the best educational establishments in the country.

## Your place to connect...

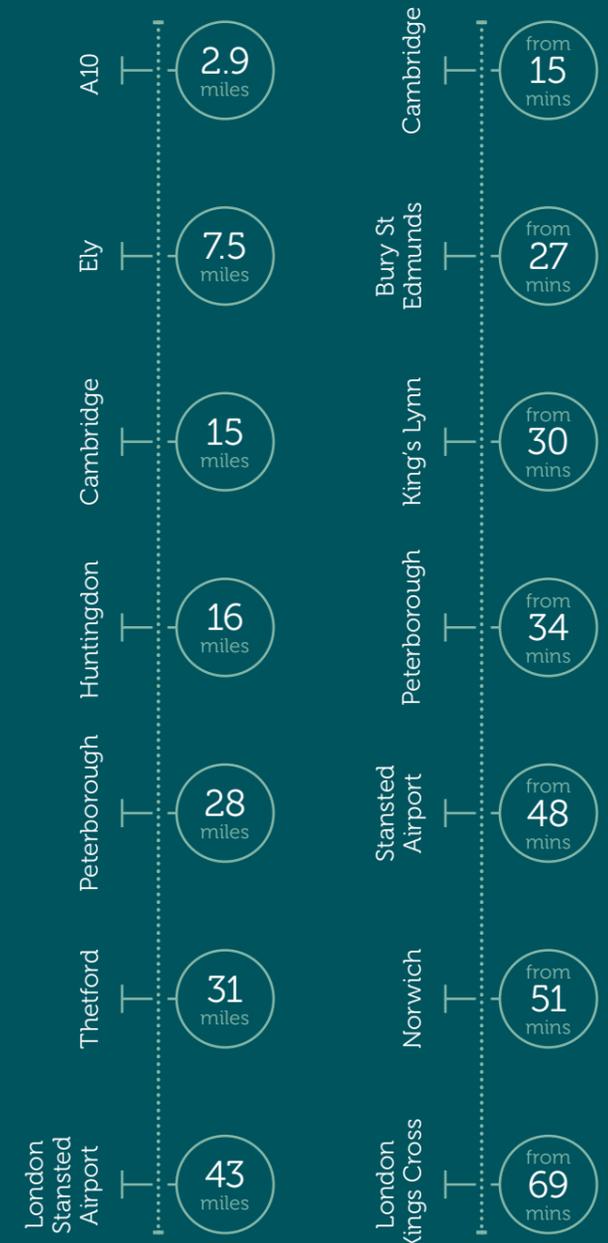
Haddenham is conveniently centrally located, just a few miles from the A10, allowing easy access to King's Lynn in the north and Cambridge and the M11 in the south. From Cambridge, you can be in central London by rail in a little over an hour. London Stansted Airport, serving over 160 holiday destinations across Europe, Asia and Africa, is just 45 miles away.



By car from Discovery Fields



By train from Ely



Distances are approximate only and are taken from maps.google.com and nationalrail.co.uk



### Shared Ownership

- **Harold**  
2 bedroom house
- **Canute**  
3 bedroom house
- **Alfred**  
3 bedroom house
- **Edward**  
3 bedroom house

■ Affordable Rental Homes

Development layout is not shown to scale and is given as a guide only. Orbit Homes has a policy of continuous improvement and reserves the right to make changes at any time. Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print.



Image from other Orbit Homes development

# Specification

## Kitchen

- Stylish, contemporary fitted kitchen with a range of wall and base units
- 22mm square edge laminate worktops
- Stainless steel single oven
- Induction hob
- Recirculating extractor hood
- Graphite grey composite sink with chrome mixer tap
- Integrated fridge/freezer
- Integrated dishwasher
- Plumbing for washing machine

## Bathroom, cloakroom and en suite

- Contemporary white Roca sanitaryware
- Thermostatically controlled shower over bath and glass shower screen with full-height tiling to bath
- Thermostatically controlled shower to en suite and glass shower cubicle with full-height tiling
- Chrome ladder radiator to bathroom and en suite
- Lockable mirror-fronted cabinet with shaver socket to bathroom and en suite
- Diesse wall tiles

## Plumbing & Heating

- Air Source Heat Pump heating system with hot water cylinder
- Underfloor heating to the ground floor
- Thermostatically controlled radiators to the first floor
- Waste water heat recovery system to Edward housetype only

## Electrical

- Media plate TV and telephone point to living room
- Data point to living room and up to three bedrooms
- One double socket with USB charging port to each bedroom, kitchen and living room
- Downlighters to kitchen, utility, bathroom, en suite, cloakroom, hall and landing
- LED under-cupboard lighting to kitchen
- Mains-wired smoke detector and alarm
- PIR outside light to front and switched light to rear

Orbit Homes reserves the right to alter specification without prior notice. Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print. Images shown are from other Orbit Homes show homes.

## Windows and doors

- PVCu double-glazed lockable windows and patio doors
- GRP front door with multi-point locking and chrome ironmongery

## Internal

- Walls and ceilings in matt white emulsion
- Woodwork in white satin
- White internal doors with chrome ironmongery
- Built-in wardrobe to bedroom one
- Oak handrail to staircase
- Amico flooring to kitchen, utility room, bathroom, en suite, cloakroom, hall and living room
- Carpets to stairs, landing and all bedrooms

## Energy Efficiency and Biodiversity

- EPC B rated homes
- Electric Vehicle charging point to all homes
- Enhanced wall and ground floor insulation
- Boxes for bats and swifts

## General

- Choice of Light, Colour or Wood colour palette for kitchen, bathroom and flooring finishes, dependent on build stage
- Landscaping to front garden
- Turf and patio to rear garden
- 1.8m closeboard fence to rear gardens
- Outside tap
- Water butt to rear garden
- 10-year NHBC Buildmark Choice warranty



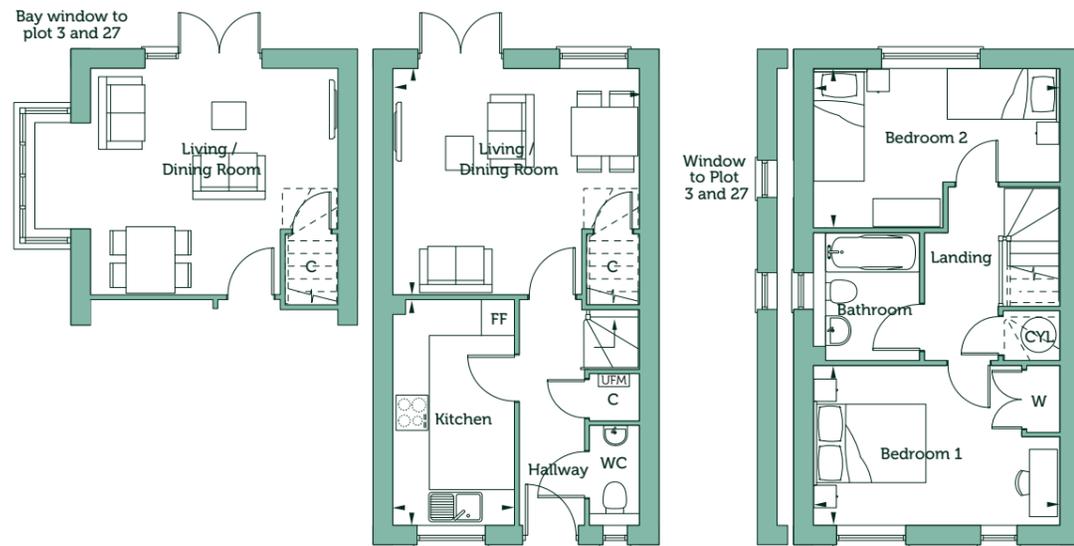


CGI depicts Plots 2 and 3

## Harold

### Two Bedroom House

Plots 2, 3 and 27



#### Ground Floor

Living / Dining Room	13'5" x 14'8"	4.10m x 4.48m
Kitchen	13'5" x 7'3"	4.10m x 2.20m

#### First Floor

Bedroom 1	9'6" x 14'8"	2.90m x 4.48m
Bedroom 2	9'5" x 14'8"	2.88m x 4.48m
Gross Internal Area	797 sq ft	74.00 sq m
Gross Internal Area	818 sq ft	76.00 sq m (Plots 3 & 27)

#### Key

C Cupboard FF Fridge Freezer W Fitted Wardrobe UFM Under Floor Heating CYL Hot Water Cylinder

#### Handed Plot 3

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print.

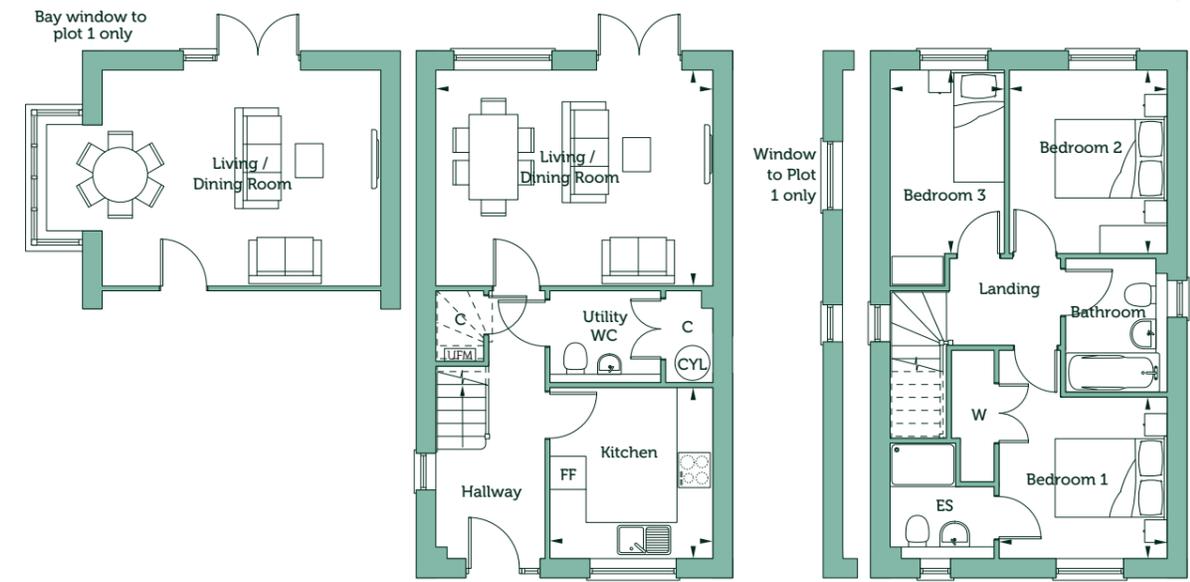


CGI depicts Plot 1

## Canute

### Three Bedroom House

Plots 1, 6 and 31



#### Ground Floor

Living / Dining Room	12'10" x 16'6"	3.91m x 5.03m
Kitchen	10'2" x 9'8"	3.10m x 2.95m
Utility	5'5" x 9'8"	1.66m x 2.95m

#### First Floor

Bedroom 1	9'8" x 10'0"	2.94m x 3.04m
Bedroom 2	10'11" x 9'5"	3.33m x 2.86m
Bedroom 3	10'11" x 6'10"	3.33m x 2.08m
Gross Internal Area	958 sq ft	89.00 sq m
Gross Internal Area	980 sq ft	91.00 sq m (Plot 1)

#### Key

C Cupboard FF Fridge Freezer W Fitted Wardrobe ES En Suite UFM Under Floor Heating CYL Hot Water Cylinder

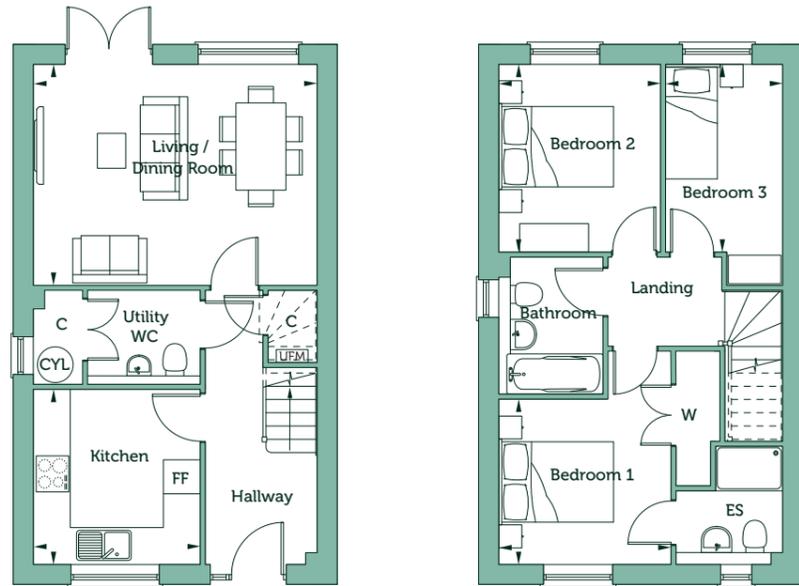
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## Alfred

### Three Bedroom House

Plots 4, 5, 25 and 26



#### Ground Floor

Living / Dining Room	12'10" x 16'6"	3.91m x 5.03m
Kitchen	10'2" x 9'8"	3.10m x 2.95m
Utility	5'5" x 9'8"	1.66m x 2.95m

#### First Floor

Bedroom 1	9'8" x 10'0"	2.94m x 3.04m
Bedroom 2	10'11" x 9'5"	3.33m x 2.86m
Bedroom 3	10'11" x 6'10"	3.33m x 2.08m
Gross Internal Area	958sq ft	89.00 sq m

Handed Plots 4 and 26

#### Key

C Cupboard FF Fridge Freezer W Fitted Wardrobe ES En Suite UFM Under Floor Heating CYL Hot Water Cylinder

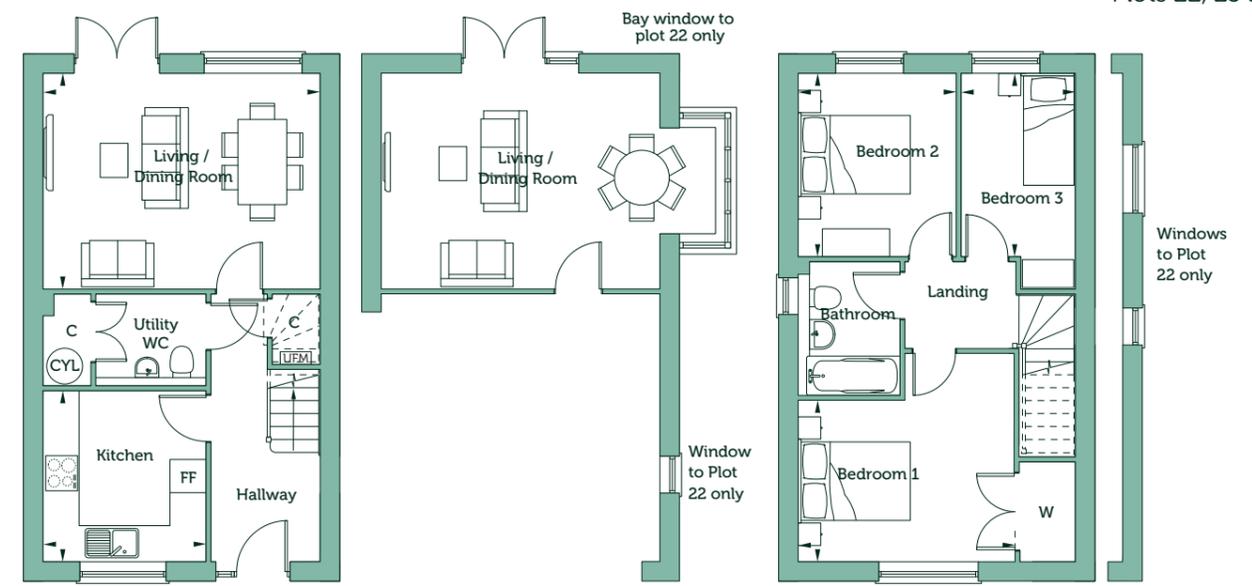
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## Edward

### Three Bedroom House

Plots 22, 23 and 24



#### Ground Floor

Living / Dining Room	12'10" x 16'6"	3.91m x 5.03m
Kitchen	10'2" x 9'8"	3.10m x 2.95m
Utility	5'5" x 9'8"	1.66m x 2.95m

#### First Floor

Bedroom 1	9'8" x 12'10"	2.94m x 5.03m
Bedroom 2	10'11" x 9'5"	3.33m x 2.86m
Bedroom 3	10'11" x 6'10"	3.33m x 2.08m
Gross Internal Area	958 sq ft	89.00 sq m
Gross Internal Area	980 sq ft	91.00 sq m (Plot 22)

#### Handed Plot 24

#### Key

C Cupboard FF Fridge Freezer W Fitted Wardrobe ES En Suite UFM Under Floor Heating CYL Hot Water Cylinder

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Mill View, Dereham

# The Orbit difference

## The history of Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high quality,

affordable, safe and sustainable and they really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this through taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have in place sustainable working and excellent employment practices.

## Building for good

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact reaches far beyond the homes we sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not just through our work as responsible landlords in supporting our tenants, but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiative further. So by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.



## Orbit in the community

We have invested around £25m into local community schemes in the last six years through a range of local projects to improve the local community. This includes sensory gardens, skateboard parks, community farms and neighbourhood cinemas. We also provide help and support on wellbeing, employment and skills, digital inclusion and financial advice through our award-winning Better Days programme.

Alongside this, our employees are very active in the local community through our volunteering programme and contributed over 4,000 community hours in the last 12 months alone. Our employees have painted, decorated, planted and litter-picked their way to supporting our local communities, whilst raising over £45,000 for national and local charities, including MIND, Shelter, Macmillan Cancer Support and Prostate Cancer Awareness UK.



Avalon Place, Easton

## Design standards

At Orbit Homes, our vision is to take the lead in building thriving communities, and we recognise that to build a thriving community, great care and attention needs to be given to the way in which they are designed.

We know that communities are about people first and foremost, but the design of the places we live in can also have a huge impact on our lives. From the design of each individual home, to the spaces in between that make up the public realm, great design can have a positive impact through its ability to 'surprise and delight'.

## Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment. Since 2019, we have reduced our organisation's carbon footprint by 33%.

We have four main priorities:

- Climate action to become net zero carbon
- Enhancement of green spaces to promote biodiversity
- Sustainable consumption of resources to reduce waste
- Responsible partnerships and a sustainable supply chain

All our homes are built to our own standards, and we adhere to the requirements of the New Homes Quality Code.

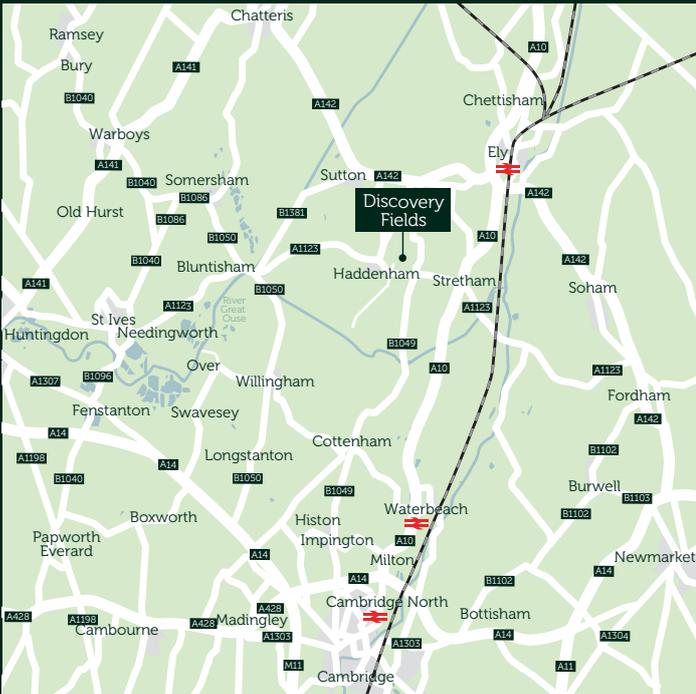
At Orbit Homes, we believe that good design is at the heart of delivering thriving communities, and it is fundamental to our mission. It is also essential to our creation of your place to thrive.





Outer cover coated with Anti-Bacterial lamination

Discovery Fields  
Chewells Lane  
Haddenham  
Cambridgeshire  
CB6 3SS



### Wider Area

### Directions to Discovery Fields

Discovery Fields is conveniently located off the A10 with Ely to the north and Cambridge to the south. Heading along the A142 take the A10 turnoff, signposted London, Cambridge, Lt. Thetford, Stretham.

Continue on the A10 for approximately 3.2 miles, at the roundabout take the turn off on to the A1123 Wilburton Road (signposted

Try using what3words to find us

Search [what3words.com](https://www.what3words.com) for `///ordinary.discloses.bootleg`

### Local Area

Huntingdon, Wilburton, Haddenham). Stay on the A1123 for approximately 2.5 miles, where the road bears right to become Hop Row (remaining the A1123), follow for another 0.3miles and turn right into Chewells Lane. You'll see Discovery Fields approximately 180 meters on your right-hand side.

Alternatively scan the QR code for Google Maps



[orbithomes.org.uk](https://orbithomes.org.uk)

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