

*East Newlands, Somersham*

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*Homes  
by Muir*



*love the home you own*

# Homes by Muir

Muir is delighted to present East Newlands, Somersham.

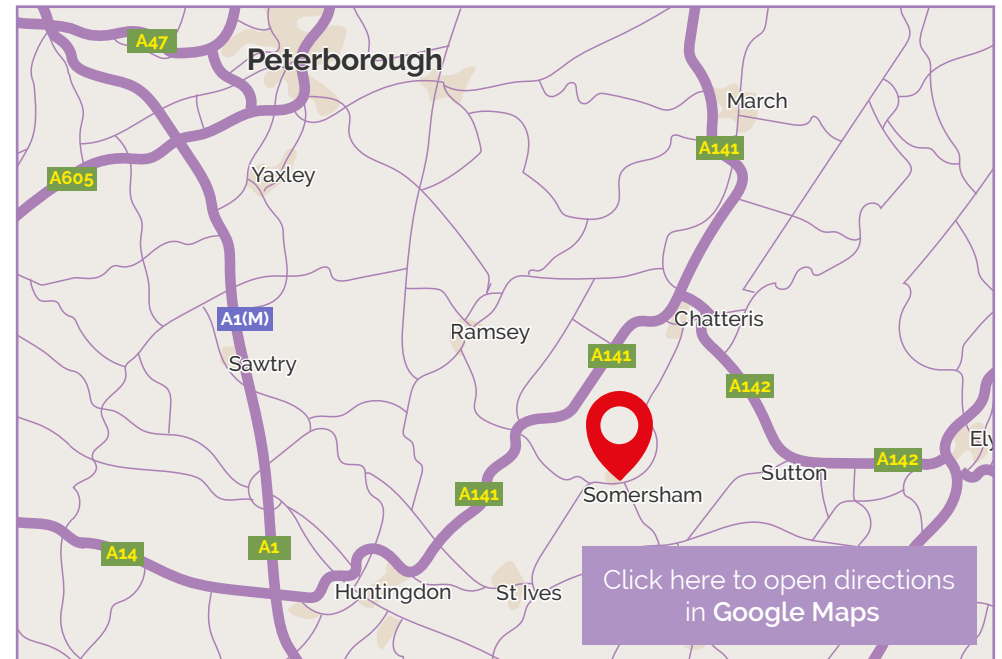
This development will feature a range of 2 and 3 bedroomed homes available to purchase as shared ownership. These homes have been developed by Rose Homes.

Each new-build home has been carefully designed to offer spacious, practical fitted kitchens, comfortable living spaces, well planned bedrooms and attractive exteriors. Every aspect of your new Muir home is carefully finished to the highest standard and the development is

designed to compliment the surrounding rural area, with landscaped open park land, considered road layouts and walkways. With a wide range of local amenities and excellent transport links, East Newlands provides an excellent environment, ideal for both growing families and

professional commuters. These homes will form part of the community led sustainable East Newlands.

## About East Newlands



### Location

In the delightful village of Somersham transport links are good with easy access to the motorway network including the A1 and A14. Huntingdon train station is within 9 miles where there are regular direct train services to London Kings Cross and Peterborough. Bus links are also available to Huntingdon.

### Amenities

There are a range of local amenities including local shops, public houses, hairdressers, dentist, doctors, primary school, within the village.

There are many attractions in and nearby to Somersham. "The Somersham Nature Reserve", "National Trust - Houghton Mill & Waterclose Meadows" and Cromwell Museum.

Huntingdon Town Centre is only 9 miles away which offers an abundance of High Street Shops.

### Getting to East Newlands

Postcode for Sat Nav is PE28 3HT.



House Type Key

The Astwood

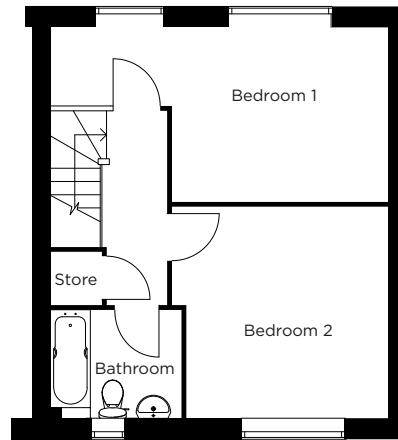
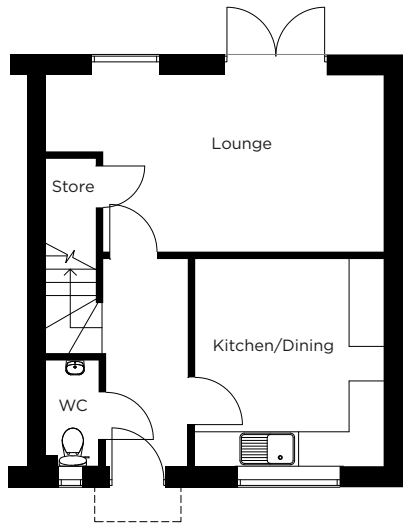
Plots  
28 and 29

The Darcy

Plots  
30, 31 and 32

## The Astwood

### Two bedroom Mews house



#### Ground Floor

Lounge	6.25m <sup>*</sup> x 3.21m <sup>*</sup>	20' 6" x 10' 6"
Kitchen/ Dining Area	3.30m x 3.01m	10' 9" x 9' 10"

<sup>\*</sup>Maximum dimension

#### First Floor

Bedroom 1	6.25m <sup>*</sup> x 3.06m <sup>*</sup>	20' 6" x 10' 0"
Bedroom 2	3.78m <sup>*</sup> x 3.71m <sup>*</sup>	12' 4" x 12' 2"
Bathroom	2.31m x 1.91m	7' 6" x 6' 3"

<sup>\*</sup>Maximum dimension



#### Specification

- Fully fitted kitchen with oven, hob and extractor fan
- Cushion flooring to kitchen and bathroom
- Guest cloakroom
- Gas central heating with High Efficiency Boiler
- Double glazing and high performance insulation throughout

#### Internal features

- TV aerial point to lounge
- Electrically wired smoke detectors

#### External Features

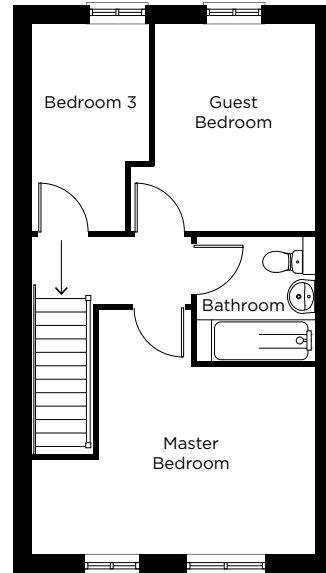
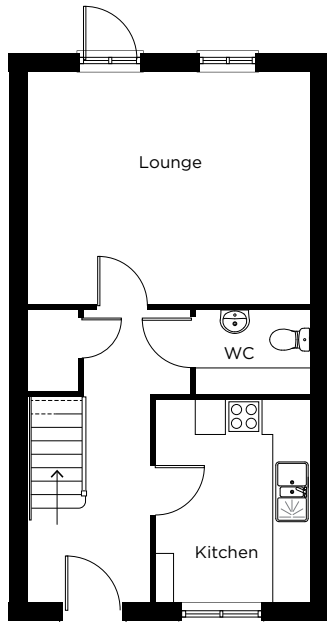
- Private turfed garden
- Close board fencing to rear garden
- 2 parking spaces
- External tap
- Garden shed included

#### Warranties

- 10 year new homes warranty
- Oven, hob, extractor fan and boiler warranties

# The Darcy

## Three bedroom terraced house



### Ground Floor

Lounge	4.75m x 3.92m	15' 7" x 12' 10"
Kitchen	3.42m x 2.61m	11' 2" x 8' 6"

### First Floor

Master Bedroom	4.75m x 4.07m*	15' 7" x 13' 4"
Guest Bedroom	3.50m x 2.71m*	11' 5" x 8' 10"
Bedroom 3	3.50m x 1.97m*	11' 5" x 6' 5"
Bathroom	2.12m x 2.01m	6' 11" x 6' 7"

\*Maximum dimension



### Specification

- Fully fitted kitchen with oven, hob and extractor fan
- Cushion flooring to kitchen and bathroom
- Guest cloakroom
- Gas central heating with High Efficiency Boiler
- Double glazing and high performance insulation throughout

### Internal features

- TV aerial point to lounge
- Electrically wired smoke detectors

### External Features

- Private turfed garden
- Close board fencing to rear garden
- 2 parking spaces
- External tap
- Garden shed included

### Warranties

- 10 year new homes warranty
- Oven, hob, extractor fan and boiler warranties

## Shared Ownership



Shared Ownership allows you to buy a share of the property (between 10% and 75%) and pay a monthly rent on the remaining share, which Muir own.

### How it works

Because you are buying a share of the property, the deposit you need is a lot smaller.

You will typically need a deposit of just 5% of the share you are buying.

You pay a deposit and legal fees. Your mortgage is based on the size of share you buy. You will pay a monthly rent on the remaining share. A service charge will apply for buildings insurance and if there are any communal areas to maintain.

### Next steps

Simply contact our team to find out more about our early bird reservations. We will discuss eligibility and the affordability assessment with you. More information can be found at:

[www.muir.org.uk/shared-ownership](http://www.muir.org.uk/shared-ownership)



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## Ownership opportunities



Muir's Shared Ownership opportunities are an excellent, affordable route to home ownership. As an established provider of shared ownership homes for many years, Muir has helped thousands of customers to realise their dream of owning a home.

*how to get in touch*

[salesteam@muir.org.uk](mailto:salesteam@muir.org.uk)

[www.muir.org.uk](http://www.muir.org.uk)

The wording images included in this brochure are for illustrative purposes only and will differ to the homes available. Purchasers must satisfy themselves as to the accuracy of information provided in the brochure.