



**HOOPER'S GREEN**  
**ST NEOTS**

**L&Q**



Image is a CGI and is for indicative purpose only

## Beautiful homes *and a ready made community*

Introducing Hooper's Green, named after local biologist and historian Max Hooper. Best known for Hooper's Law, he pioneered the ecological study of hedges to estimate their age.

Hooper's Green is a new collection of two, three and four bedroom Shared Ownership homes in the charming town of St Neots. The development will compliment the existing community, offering a gateway to the Loves Farm neighbourhood and providing highly attractive homes, built in a traditional style that blends in with the rest of the town.

Ideal for couples, families and young professionals you will have everything you need for your contemporary lifestyle, from excellent transport links to green open spaces. Residents will also benefit from a plethora of local amenities situated just a stone's throw away at Wintringham's Civic Square, including schools and nurseries, a supermarket, and family-friendly pub.

Each home will be built to L&Q's Quality Standard Promise, offering a fully inclusive specification as standard within light, bright and spacious rooms to make your own. Plus, innovative construction methods make for maximum sustainability and energy efficiency.

Whether you work locally, in nearby Cambridge or commute down to London, this is the perfect place to put down roots within this establishing and welcoming community.

We provide the home  
*and you make  
it your own*





The essentials you need  
*and all close at hand*



Homes with plenty of space to grow



Beautiful countryside in the surrounding area



Riverside walks and cycle routes in easy reach



Excellent restaurants, cafes and bars close by



Great local nurseries, schools and further education



Local supermarkets and shops close to home



Walking distance to St Neots Train Station

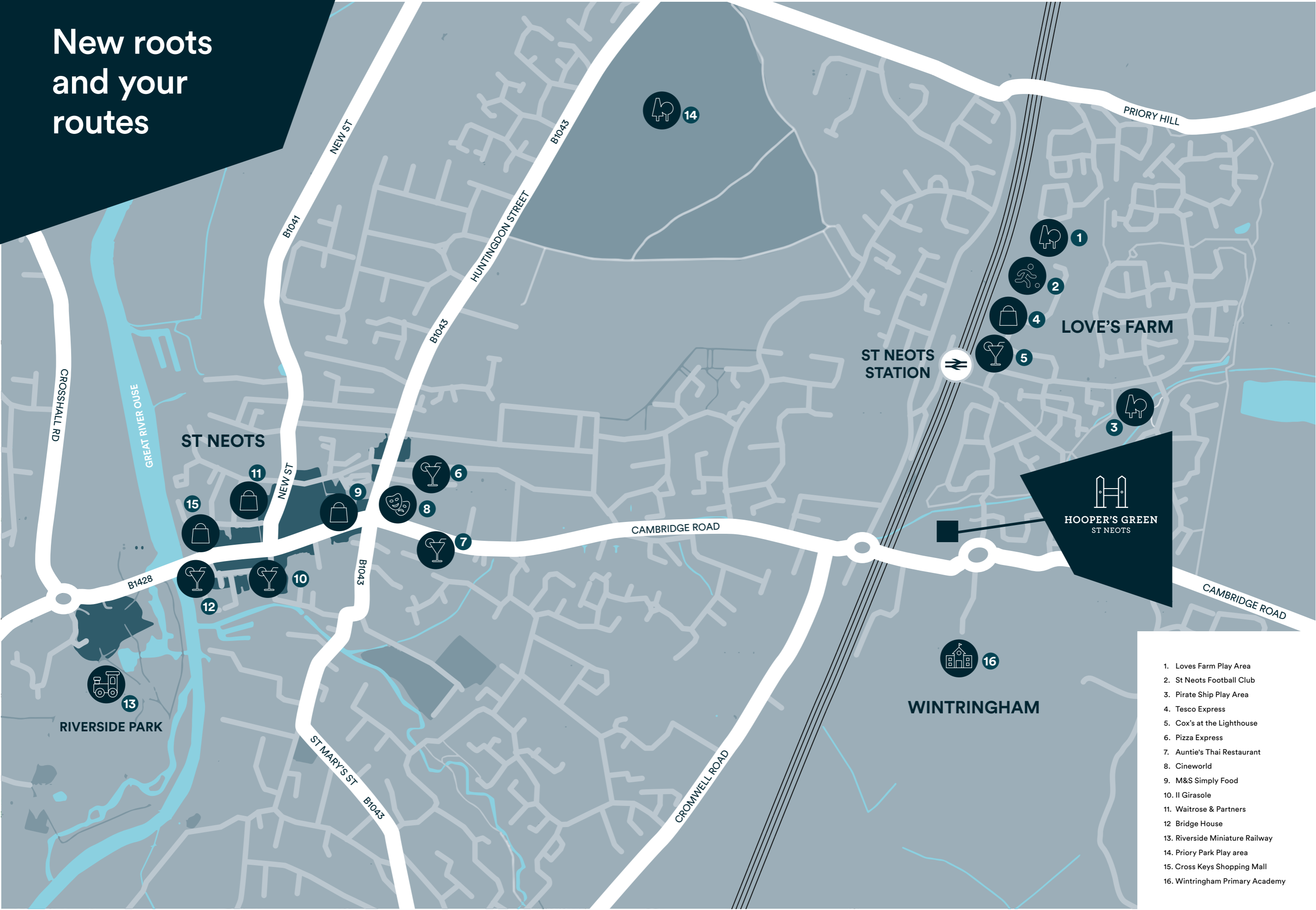


Quaint village life in the market town of St Neots



20 miles from Cambridge

# New roots and your routes

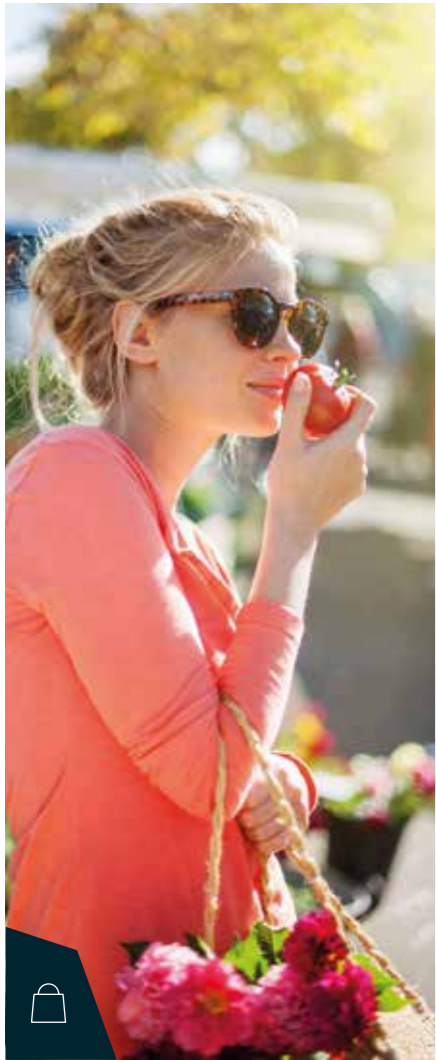


- 1. Loves Farm Play Area
- 2. St Neots Football Club
- 3. Pirate Ship Play Area
- 4. Tesco Express
- 5. Cox's at the Lighthouse
- 6. Pizza Express
- 7. Auntie's Thai Restaurant
- 8. Cineworld
- 9. M&S Simply Food
- 10. Il Girasole
- 11. Waitrose & Partners
- 12. Bridge House
- 13. Riverside Miniature Railway
- 14. Priory Park Play area
- 15. Cross Keys Shopping Mall
- 16. Wintringham Primary Academy

Explore your new area



Aerial photography of Loves Farm and Wintringham.



## Shopping

The Tesco Express just down the road is open seven days a week and the Thursday market is a great place to shop for fresh, local produce. The town has a retail centre and a whole range of intriguing independent shops. You'll also find a great selection of well known stores at neighbouring Eaton Socon and major malls to visit in Huntingdon and Cambridge.

Tesco Express  
0.2 miles

Marks and Spencer  
1 miles

Quora Retail Park  
2.9 miles



## Outdoors

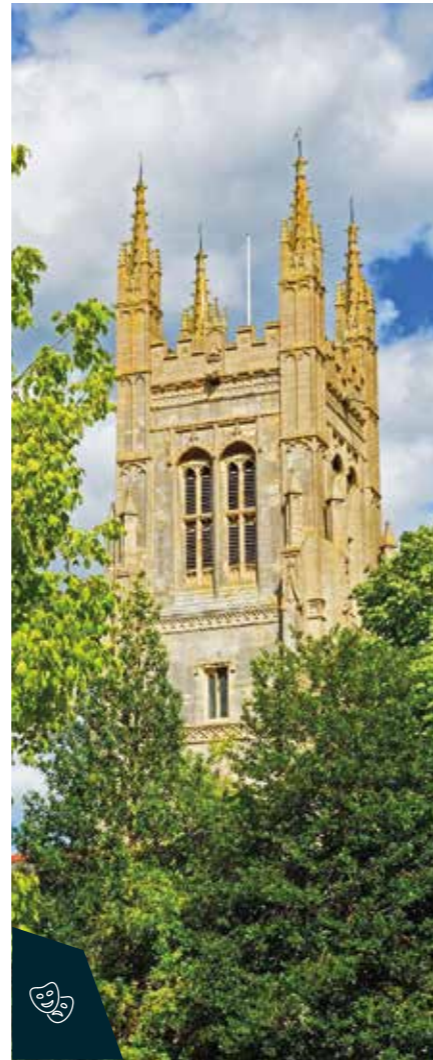
Whether you're sitting beneath the willows beside the river, strolling through Sudbury Meadow or enjoying the mature woodlands of Priory Park, this is an area that gets you back closer to nature. Be sure to visit Paxtons Pits Wildlife Reserve with its rich mosaic of lakes, reedbeds, woods and scrub.

The Riverside Park  
1.6 miles

Barford Pocket Park  
1.6 miles

Priory Park  
1.7 miles

Paxton Pits Nature Reserve  
3.3 miles



## Culture

With such a rich past it's not surprising that St Neots boasts an impressive medieval church and a fascinating museum, together with street after street of historic buildings. There's live entertainment at the Priory, summer bands to enjoy in the park and a multi-screen cinema at the Rowley Arts Centre.

The Rowley Arts Centre and Cineworld  
1.1 miles

St Neots Museum  
1.3 miles

The Priory Centre  
1.4 miles



## Eat & Drink

St Neots has a wonderful choice of pubs and bars. Take the Bridge House with its oak beams and riverside views. Or the Corner House, a lively bar in the centre of town. There are some great cafés and patisseries too, while the restaurant choice extends from local fayre through Italian and Turkish to Asian cuisines.

Cox's at the Lighthouse  
0.8 miles

Bridge House  
1.2 miles

Bohemia St. Neots  
1.4 miles



## Sports & Leisure

Whether you're after a gym to snap into fitness or fancy messing about on the river, you're in the right place to get active. St Neots has local rugby, rowing and golf clubs, while All Aboard Boating in Eaton Socon hires out boats in two-hour slots. Love football? St Neots FC is an easy walk from your front door.

St Neots Town Football Club  
0.3 miles

One Leisure St Neots  
1.5 miles

Southlake Aqua Park  
3.4 miles

Ride Leisure  
3.9 miles



## Education

This is a great part of the world to bring up children and St Neots has a great choice of local schools from nursery all the way up. Along with great schools there are many educationally enriching groups and centres such as Crafty Monkey which helps to develop children's artistic skills.

The Round House Primary Academy  
0.3 miles

Wintringham Primary Academy  
0.3 miles

Longsands Academy  
0.8 miles

# Character, charm and connectivity



St Neots Great Ouse riverside



## By rail from St Neots station

Peterborough	24 mins
Stevenage	28 mins
Welwyn Garden City	51 mins
St Pancras International	58 mins
London Bridge	1hr 16 mins



## On foot from Hooper's Green

St Neots Train Station	4 mins
Furrow fields, Loves Farm Play Area	3 mins
Pirate ship, Loves Farm Play Area	6 mins
St Neots Town Football Club	8 mins
St Neots Market Square	25 mins



## By road from Hooper's Green

Cineworld Cinema	4 mins
Riverside Miniature Railway & Park	6 mins
Wyboston Lakes Golf Club	8 mins
Cambridge	35 mins
London Luton Airport	46 mins
Stansted Airport	53 mins

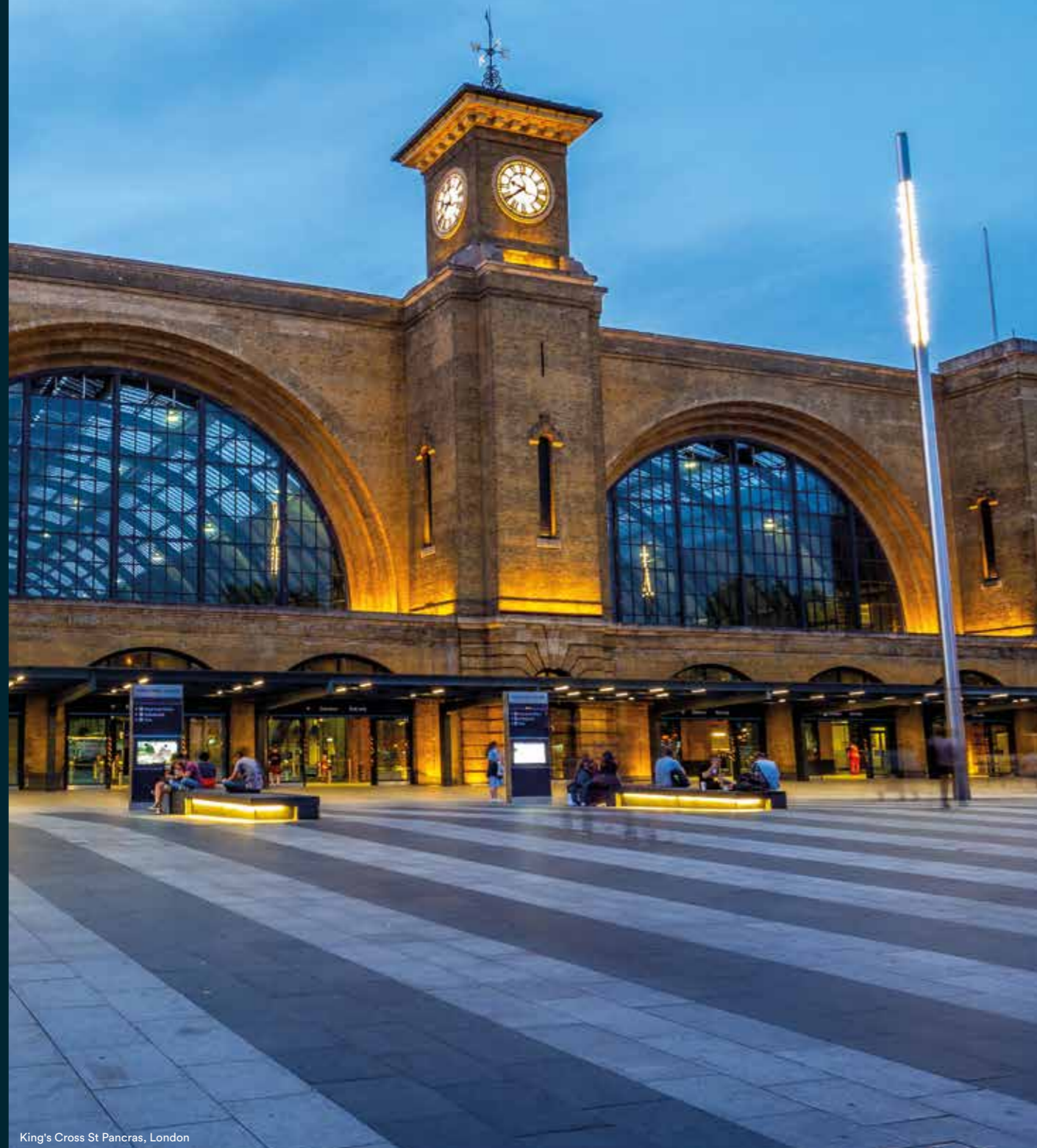


## By cycle from Hooper's Green

St Neots Market Square	6 mins
River Great Ouse	7 mins
Priory Park	8 mins
Riverside Park	8 mins
The River Mill	13 mins
Paxton Pits Nature Reserve	15 mins



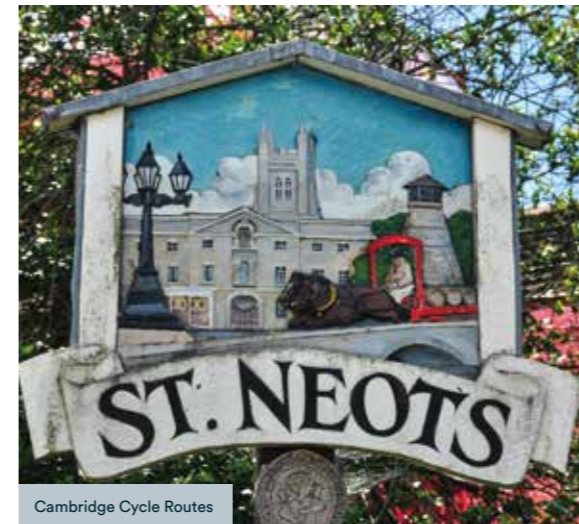
# City connections with village charm



King's Cross St Pancras, London



The River Cam in Cambridge



Cambridge Cycle Routes

Nestled along the banks of the Great Ouse, an ancient community originally grew up around a priory built here in honour of St Neot. Although the priory is long gone, St Neots is today the fastest growing town in the county and it's easy to see why people want to live here.

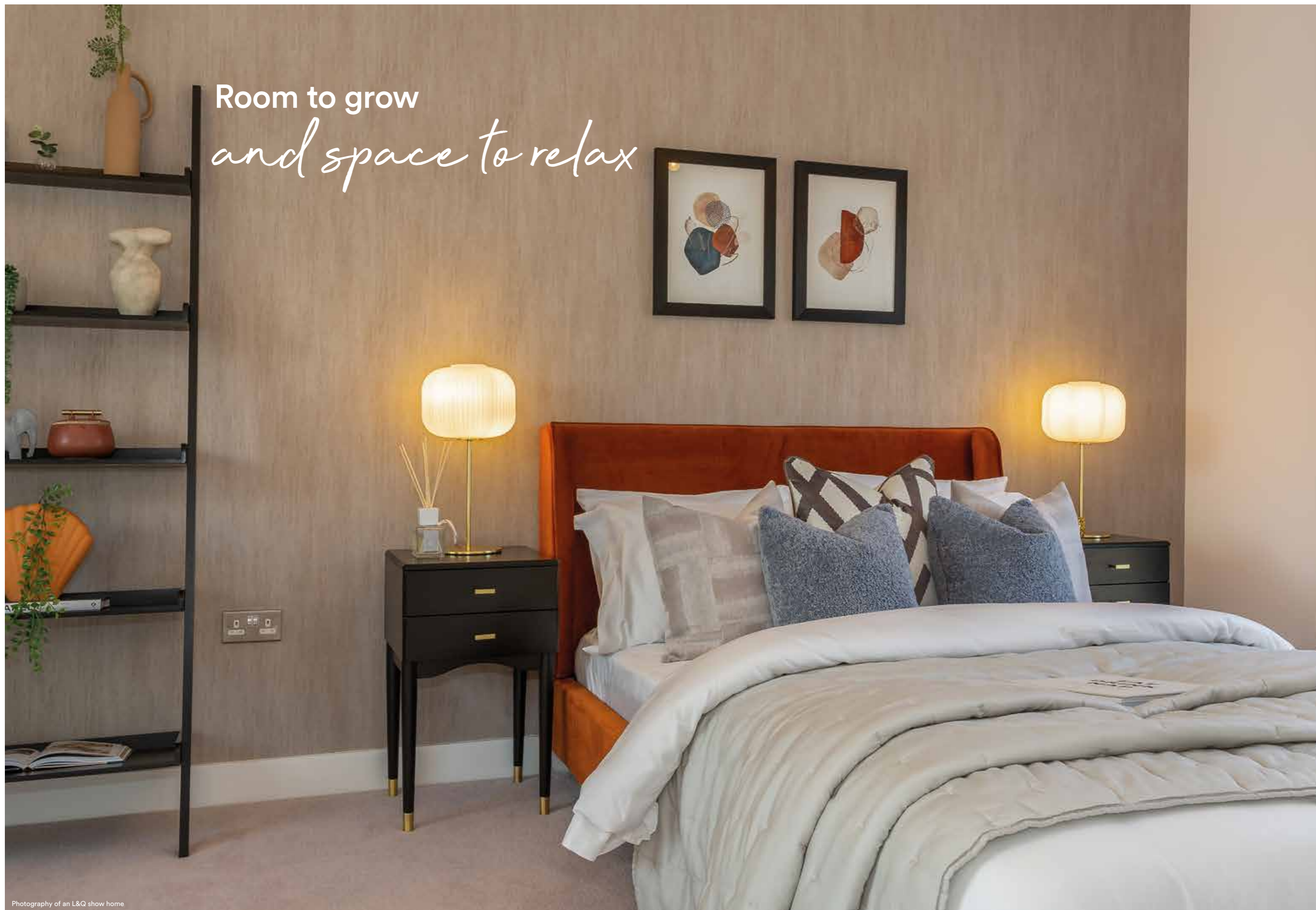
A few minutes from the centre, St Neots' Riverside Park runs delightfully along the banks of the Great Ouse. The town square itself is surrounded by houses and coaching inns that go back to the 17th and 18th centuries, with a Thursday market that dates back even further.

There's always something going on with live music, theatre and an annual Dragon Boat Festival. Children are well catered for too with a handy aqua park, miniature railway and trampoline centre.

Cambridge is a short drive away with its historic colleges and the whole of East Anglia is waiting to be explored. From the racing at Newmarket to the crab lunches at Cromer there's so much to discover.

Frequent services take commuters working in London directly to King's Cross, with journey times starting from 40 minutes.

Room to grow  
*and space to relax*





Photography of an L&Q show home

# Specification

With a choice between two specifications; Classic Contemporary and Timeless Warmth, you can select your dream home that best suits your individual style. Speak to our Sales Associates regarding our range of specification and availability.

## Kitchen



- Modern kitchen cabinets featuring an inline handle with a complementary worktop and full height splashback
- Under cupboard LED lighting
- Stainless steel 1½ bowl sink with accompanying chrome mono mixer tap
- Fully integrated appliances including oven, ceramic hob, fridge/freezer, dishwasher and integrated glass canopy hood

## Bathroom



- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Wall / floor mounted WC with concealed cistern and soft close seat
- Chrome dual flush plate for water efficiency
- Shaver socket with neon light
- Steel bath with bespoke bath panel, folding glass screen and built in two way bath filler and shower attachment. Bathrooms with a separate shower will have no bath screen, but will include a concealed two way bath filler with low level hair wash attachment.
- Chrome ladder towel radiator

## En Suites



- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Wall / floor mounted WC with concealed cistern
- Chrome dual flush plate
- Chrome ladder towel radiator
- White shower tray with shower cubicle and sliding door
- Thermostatically controlled shower with ceiling-mounted waterfall head and separate hair wash attachment

## Bedroom



- Fitted carpet
- Built in wardrobe or storage cupboard to master bedroom

## Heating, Electrical & Lighting



- Combination boiler with programmable room thermostats with radiators
- Low energy white LED downlights to kitchen, bathrooms and en-suites
- Pendant lights to living/dining areas, bedrooms, hallways and store cupboards
- White switches and sockets. Double sockets to include USB charging where applicable
- Mains operated smoke/heat detectors, with long life battery operated carbon monoxide detector.

## Wall & Floor Finishes



- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Amtico flooring to hallways and kitchen/living/dining areas, bathrooms and en-suites
- Porcelain large wall tiles to bathrooms and en-suites
- Carpets to stairs, upstairs landings and bedrooms

## General



- NHBC 12-year Warranty
- Allocated parking with every home
- Private gardens to houses complete with a shed, turf, paving and outdoor tap

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.



## Investing in homes *and neighbourhoods*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.



Invest for the future  
*and own your home*

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more visit  
[lqhomes.com/shared-ownership](https://lqhomes.com/shared-ownership)

# Buying a Shared Ownership home with L&Q

With Shared Ownership you start by buying a share in your home and then progress to full ownership by buying more shares. Your deposit will be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a rent to L&Q on the share you don't own.

## Am I Eligible?

To buy a home under the Shared Ownership scheme you must meet these basic requirements:

- have a combined annual household income under £80,000, or £90,000 in London
- not own a property, or part of a property, at the time of completing on your purchase
- be 18 years or older and be able to obtain a mortgage

Complete our Shared Ownership Application form to confirm your eligibility.

## Are some applicants prioritised?

Some developments may initially be reserved for those who live or work locally, but in most cases the development is open to everyone so please register if you are interested. You can find out more about the development eligibility criteria on our website or by speaking to the Sales Team.

## Is Shared Ownership really affordable?

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a deposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

## Can I buy more shares in my home?

Yes, this process is known as staircasing. You can also sell the share you own at any time, either via the L&Q Re-sales team or on the open market.

If you have any questions about the application form please contact the Homebuy Application Team at [applications@lqgroup.org.uk](mailto:applications@lqgroup.org.uk) or call **0300 456 9997** opt 1, Monday to Friday 9am-5pm  
You can learn all about Shared Ownership at [lqhomes.com/shared-ownership](https://lqhomes.com/shared-ownership)

## Getting started with L&Q Shared Ownership



### Step 1: Confirm your eligibility

Complete the online L&Q Shared Ownership Application form at [lqhomes.com/apply](https://lqhomes.com/apply). If you're purchasing a home with a friend or partner, remember to complete the Joint Application section of the form.



### Step 2: Reserve your home

Browse our website and find a home that's right for you. Book a viewing and visit the show home, once you've chosen your home reserve it with a payment of £500. Homes will be allocated based on priority.



### Step 3: We make you an offer

Once you have paid your reservation fee, we will verify your identity. If the result of this check is satisfactory, we'll contact you to make an offer of a home.

## Buying a Shared Ownership home After we have made you an offer



### Step 1: Meet a mortgage advisor

When you accept the offer, it will be subject to a financial assessment with an independent mortgage advisor (IMA). They will assess what share you can afford to purchase and arrange your mortgage application for you.



### Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a conveyancing solicitor to work on their behalf. We can provide details of solicitors who specialise in Shared Ownership.



### Step 3: We exchange contracts

The Memorandum of Sale (MOS) will give a date by which to exchange contracts. This makes your intention to buy a home through L&Q a legally binding agreement.



### Step 4: Completion day arrives!

Your mortgage lender will give your solicitor the money to buy your home and complete the sale. Congratulations on purchasing your new home!



### Step 5: Time to collect your keys

We will make arrangements to meet you at your home and hand over your keys. We will also walk you through your new home and talk you through your Home User Guide.

# We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

**The L&Q new homes warranty**

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your sales negotiator can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: [lqgroup.org.uk](http://lqgroup.org.uk)



## L&Q achievements



## A selection of other L&Q developments



L&Q at Marleigh –  
Cambridge  
[lqhomes.com/marleigh](http://lqhomes.com/marleigh)



L&Q at Willow Grove –  
Bedfordshire  
[lqhomes.com/willowgrove](http://lqhomes.com/willowgrove)



L&Q at Darwin Green –  
Cambridge  
[lqhomes.com/darwingreen](http://lqhomes.com/darwingreen)

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Hooper Crescent, St Neots, PE19 6BZ

@ [hoopersgreen@lqgroup.org.uk](mailto:hoopersgreen@lqgroup.org.uk)  
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🌐 [lqhomes.com/hoopersgreen](http://lqhomes.com/hoopersgreen)

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ST NEOTS

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