

Welcome to

# Woodlands Chase

Witchford, Cambridgeshire

Homes of the future, built today

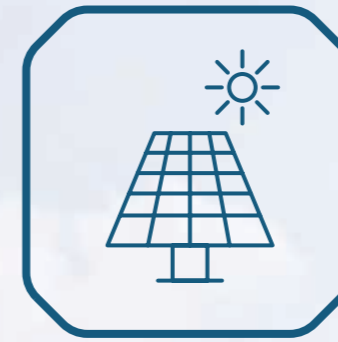




# Say Hello to the Future of Housing...



Reduced carbon emissions  
by up to 70%



Solar PV on every home

## Woodlands Chase

Woodlands Chase offers a collection of low carbon, precision built, highly energy efficient homes.

Located in the village of Witchford, just to the west of the historic cathedral city of Ely, Woodlands Chase offers a stunning range of 3 & 4 bedroom homes ideal for stylish countryside living.





# The Very Best of Village and City Living

Woodlands Chase is ideally located in the quaint village of Witchford, only 4.1 miles from Ely, and surrounded by the stunning Cambridgeshire fen countryside, the perfect balance of village and city living.

Within easy access to Cambridge via the A10, and less than two hours from the North Norfolk broads via the same route, Witchford is ideally situated for both commuting and leisure. Witchford itself has the traditional, picturesque charm of the Fenland district. It has a homely village pub, a beautiful park, and a wealth of farmland. The village is alive with history and heritage, no doubt due to its proximity to Ely, but also to its own unique past as a former RAF Command Centre.

Witchford boasts a stunning 13th century church, is home to the RAF Witchford Museum and the 19th century North Witchford Workhouse. It has also been the site of numerous Saxon, Iron and Bronze-age discoveries. Services and amenities include a local post-office, a hairdresser's and a veterinary clinic. Lancaster Way Business Park has since replaced the old RAF facilities, giving residents access to a number of commodities and the Treetops child amusement centre. There is also a good choice of schools in the area; with Rackham C of E Primary School and Witchford Village College located less than 1 mile from Woodlands Chase. Witchford is perfectly suited for family life, modern convenience and country quietude.

Venturing just beyond Witchford, you will come to the beautiful city of Ely. Ely's main high street has a range of shopping opportunities, with well-known high street brands as well as a variety of charming independent shops. For fresh and local produce, Ely holds weekly markets as well as the famous Ely Farmers' Market twice a month. The city is not short of fantastic places to eat, with a plethora of traditional restaurants, pubs, cafés and tea rooms, there are dining options for all. Ely has an abundance of cultural attractions, with its most famous being the beautiful cathedral, known locally as the Ship of the Fens. Centrally in Ely, you'll find the prestigious King's Ely Coeducational and King's Ely Junior schools. Also located in the heart of the city is Oliver Cromwell's House - the only remaining house used by Cromwell - where he lived with his family for over ten years.

Ely's Riverside and Marina offer a tranquil place to take a boat trip, enjoy a light lunch or take a stroll along the waterfront. There are a number of green spaces around Ely - Jubilee Gardens and Ely Country Park are perfect for families. To the south is Wicken Fen Nature Reserve - England's most famous fen - which supports an abundance of wildlife.



Ely Cathedral



Riverside Bar Kitchen



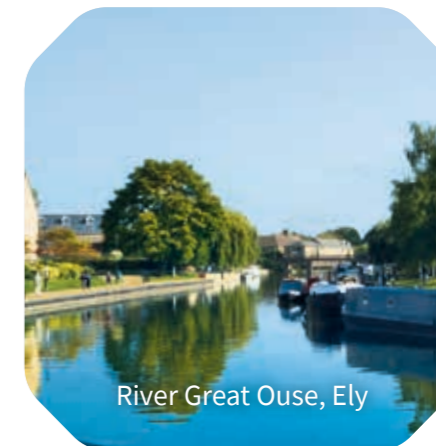
The Village Inn Pub



Oliver Cromwell's House



Ely Country Park



River Great Ouse, Ely



The Old Fire Engine House



## On Your Doorstep

Perfectly located just west of Ely, with all of the amenities you need right on your doorstep.

- |   |   |    |   |
|---|---|----|---|
| 1 | Witchford Post Office<br>0.4 miles          | 10 | Old Fire Engine House Restaurant<br>4.1 miles |
| 2 | Rackham C of E Primary School<br>0.6 miles  | 11 | Ely Museum<br>4.3 miles                       |
| 3 | Witchford Village College<br>0.9 miles      | 12 | Ely Cathedral<br>4.4 miles                    |
| 4 | RAF Witchford Museum<br>2.1 miles           | 13 | Tesco Superstore<br>4.7 miles                 |
| 5 | Lancaster Way Business Park<br>2.3 miles    | 14 | Sainsbury's Superstore<br>4.8 miles           |
| 6 | Ely Train Station<br>3.9 miles              | 15 | Jubilee Gardens<br>4.8 miles                  |
| 7 | Ely High Street<br>4.1 miles                | 16 | Ely Country Park<br>4.9 miles                 |
| 8 | Oliver Cromwell's House<br>4.1 miles        | 17 | Ely Marina<br>4.9 miles                       |
| 9 | Poets House Hotel & Restaurant<br>4.1 miles | 18 | Hive Leisure Centre<br>5.1 miles              |

## Well Connected

### By road to:

Ely	4.1 miles
Newmarket	17.1 miles
Cambridge	17.1 miles
Peterborough	26.9 miles
Bury St Edmunds	29.7 miles
Thetford	31.8 miles
King's Lynn	32.3 miles
Stansted Airport	47.6 miles
Norwich Int. Airport	64.0 miles
Central London	79.5 miles

### By rail to:

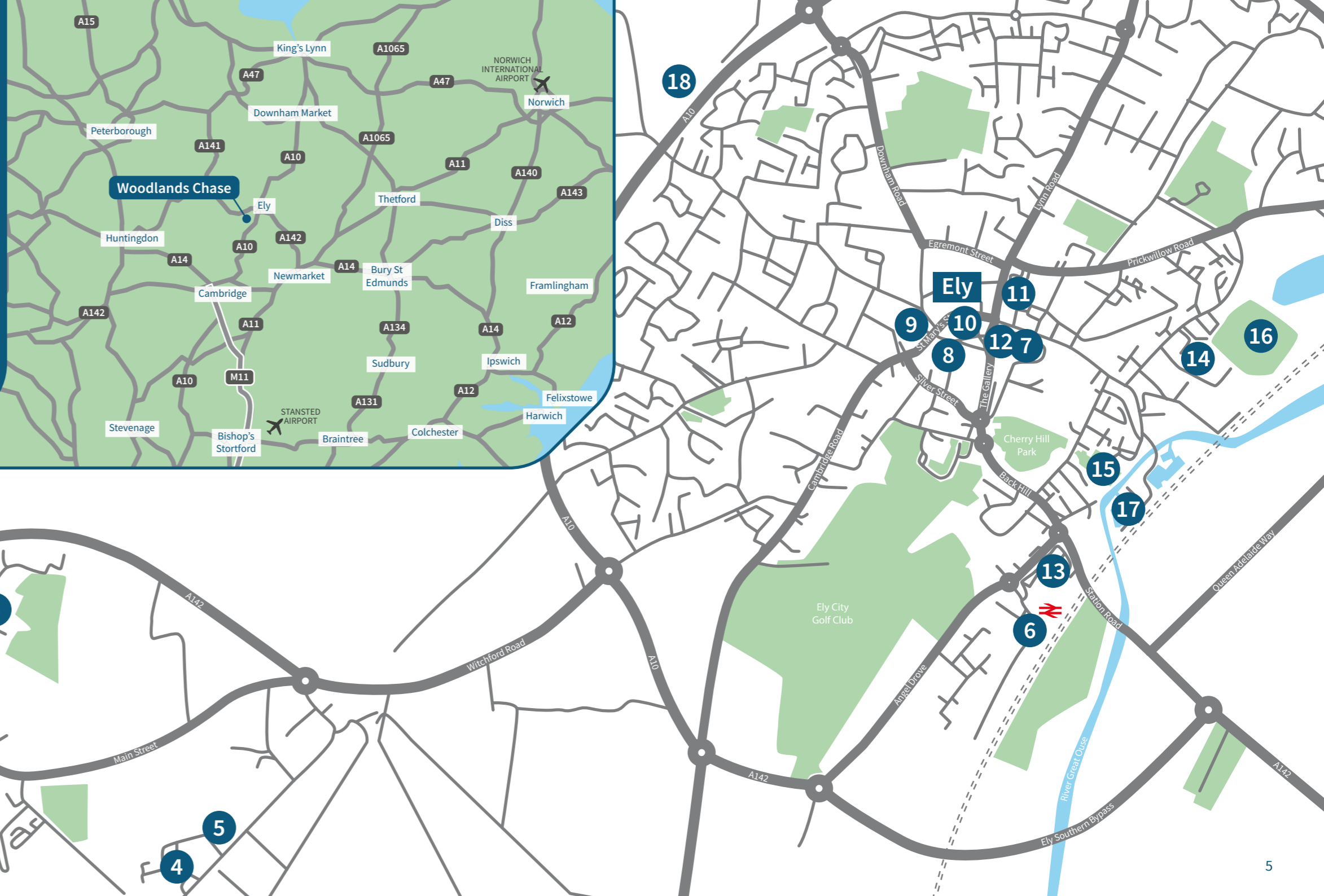
(from Ely train station)

Cambridge	18 mins
Thetford	24 mins
King's Lynn	36 mins
Peterborough	37 mins
Stansted Airport	57 mins
Norwich	1 hr 3 mins
London Kings Cross	1 hr 16 mins

All travel times and distances are approximate and are courtesy of [googlemaps.co.uk](http://googlemaps.co.uk). Maps are not to scale.



## Woodlands Chase





# Innovation as Standard

## Creating the Future of House Building

WElink Homes are delivering new innovative homes where Modern Methods of Construction and high energy efficiency are standard.

We offer the aspirational combination of robust traditional building solutions, including a highly insulated slab foundation cleverly integrated with advance technology off-site precision built homes. Our homes are made from high strength lightweight galvanised steel structural wall panels with superior levels of insulation and finished in brick to provide a quality traditional finish, all of which are incorporated pre-delivery to site. All external doors, windows, walls, floors and roof panels are manufactured off-site through our controlled Modern Methods of Construction process. With a leading edge fabric solution combined with PV solar renewable energy technology as standard on every roof, we provide a low carbon home where homeowners can enjoy the benefits of lower energy bills in the safe knowledge of a reduced environmental impact on society from their home.

WElink Homes are creating the future of house building where our customers are the beneficiaries.



## Our Unique Approach

### Precision Built Homes

WElink Homes are proud of our unique approach to house building. Due to the innovative way our homes are built, we are able to have a targeted build time of eight weeks for our homes (significantly faster and more predictable than traditional house building methods).

Our Modern Methods of Construction process for making wall, roof and floor panels, ensures precision engineering of consistently high standards in a quality-controlled environment.



# Energy Efficiency

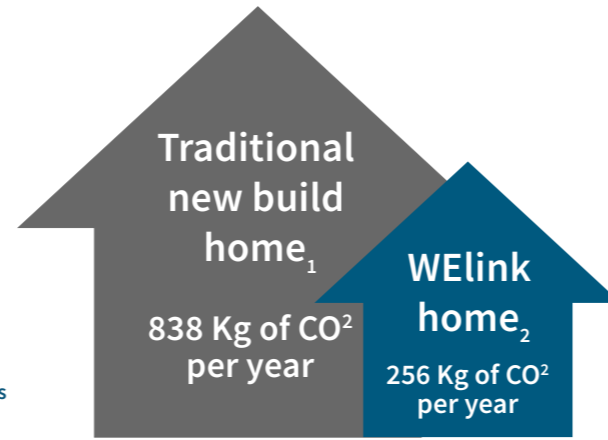
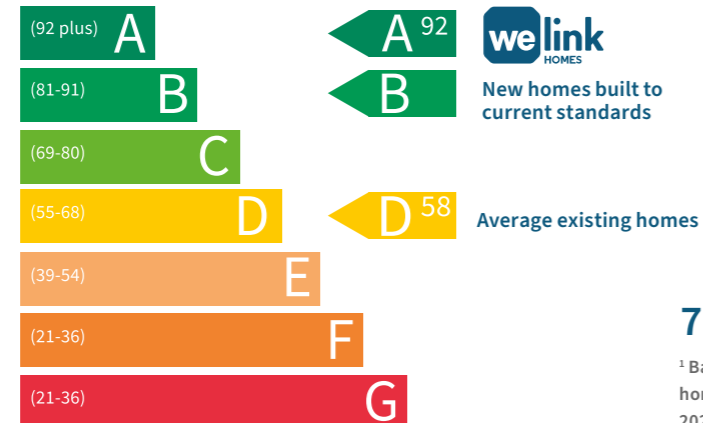
WELink Homes recognise that the cost of energy has risen significantly for homeowners and we are dedicated to providing homes that provide consumers with a solution that not only reduces energy use, but gives homeowners more control to better manage their energy costs. Our homes have been designed with the latest cutting edge technology as standard including:

- PV Solar renewable energy integrated into roof
- Highly insulated wall panels
- Energy efficient 'warm roof' design
- High performance double glazed windows
- High air tightness
- Proprietary insulated ground floor system
- Energy efficient lighting and smart controls
- Mechanical ventilation and waste water heat recovery systems

By implementing the above as standard and incorporating high levels of insulation throughout our homes, it significantly reduces energy demand. Our target is to cut carbon emissions from the operation of our homes and reduce energy demand by up to 70% compared to equivalent new build homes at building regulation compliance.



## Predicted Energy Rating



## 70% Reduction in Carbon Emissions

<sup>1</sup> Based on three-bedroom mid-terrace home built in compliance with Part L 2021 of Building Regulations  
<sup>2</sup> Based on three-bedroom mid-terrace home built to WELink Homes specification



Floor plans and dimensions can only be given as a guide and are indicative to the house type only. Please speak to a Sales Consultant for plot specific information. The computer generated images, floor plans, configuration and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Development layout not to scale and is for indication only.



# Woodlands Chase

- The Oak**  
Plots 1, 2, 3, 12, 13, 22, 23, 24, 41, 42, 43, 44, 45 & 46
- The Ash**  
Plots 10, 11, 14 & 15
- The Chestnut**  
Plots 39 & 40
- The Sycamore**  
Plots 4, 5, 6, 7, 8 & 9
- The Rowan**  
Plots 16, 17, 18, 19, 20 & 21
- Affordable Housing & Shared Ownership**  
Plots 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 & 38

SS - Sub Station  
V - Visitor Parking



# The Oak

Plots 1, 2, 3, 12, 13, 22, 23, 24, 41, 42, 43, 44, 45 & 46

## 4 Bedroom

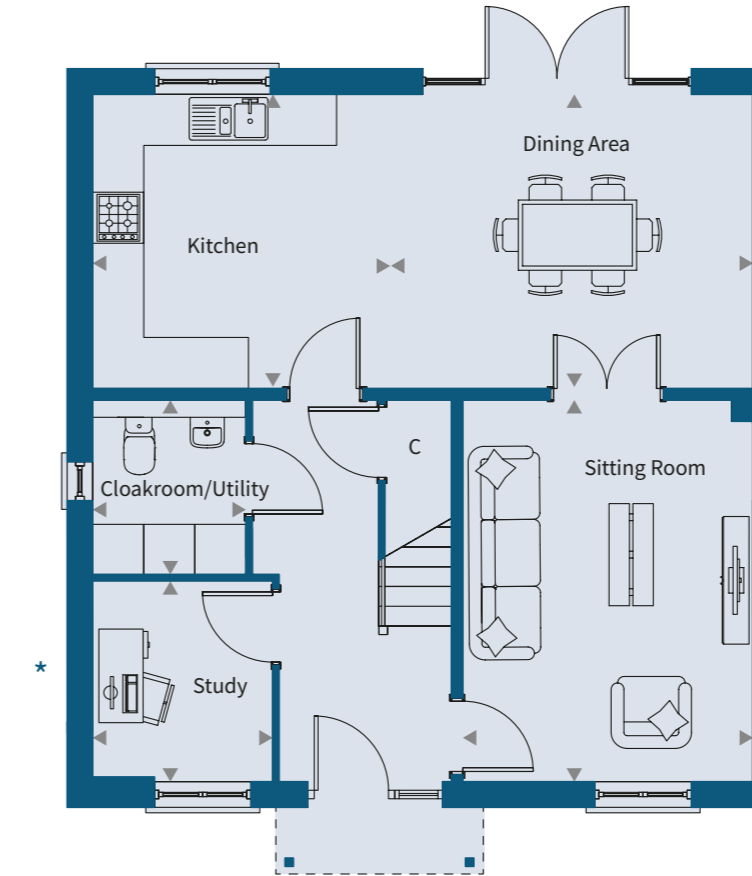
The Oak is a stylish four-bedroom home that has an abundance of space to cater for a busy family lifestyle. It benefits from an open-plan kitchen and dining area with double doors to the rear of the house and garden as well as a separate stylish sitting room, ample study and a cloak/utility room completing the ground floor. Four generous double bedrooms are all located on the first floor with an en-suite and fitted wardrobe to the principal bedroom. Bedrooms two, three and four all share a spacious and well-appointed family bathroom.



\* Additional window in Study to plots 13, 22 & 41

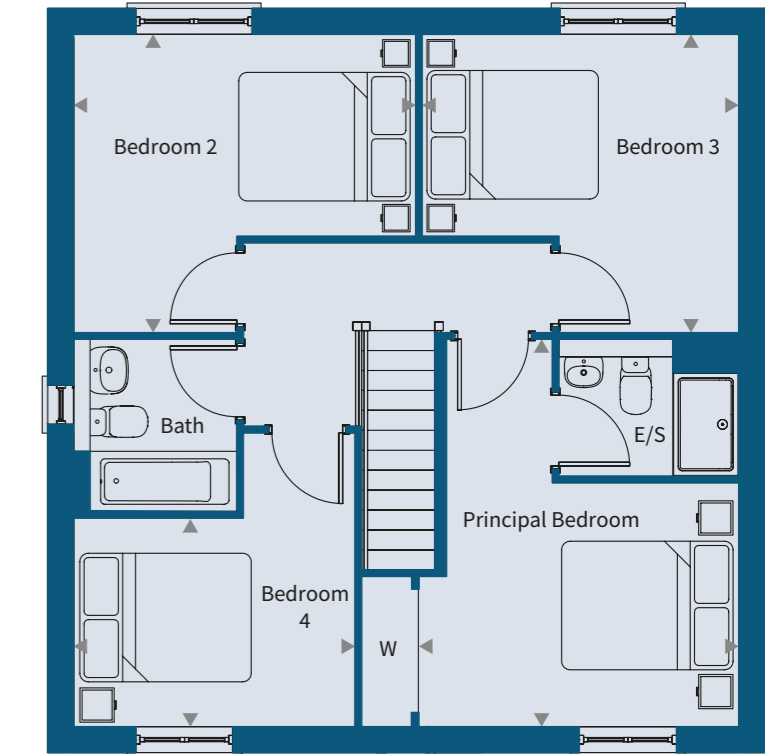
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Ground Floor



Kitchen	3.445m x 3.525m	11'4" x 11'7"
Dining Area	3.445m x 4.240m	11'4" x 14'0"
Sitting Room	4.500m x 3.425m	14'9" x 11'3"
Study	2.360m x 2.115m	7'9" x 6'11"
Cloakroom/Utility	2.060m x 1.800m	6'9" x 5'11"

First Floor



Principal Bedroom	4.520m x 3.830m	14'10" x 12'7"
Bedroom 2	3.995m x 3.480m	13'1" x 11'5"
Bedroom 3	3.695m x 3.480m	12'1" x 11'5"
Bedroom 4	3.430m x 3.200m	11'3" x 10'6"
<b>Overall</b>	<b>125.4m<sup>2</sup></b>	<b>1350ft<sup>2</sup></b>



# The Ash

Plots 10, 11, 14 & 15

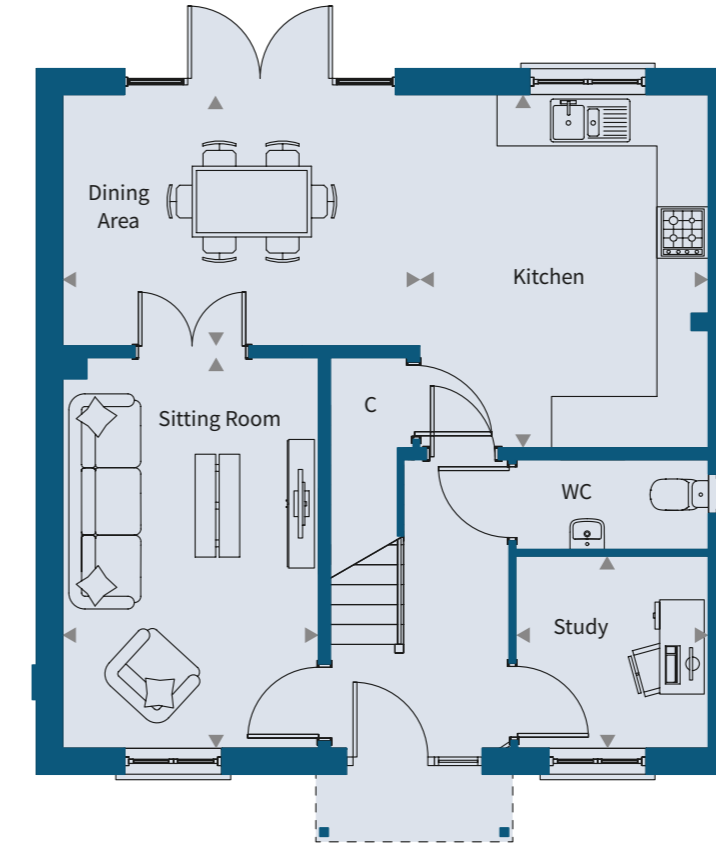
## 4 Bedroom

The Ash is a stunning four-bedroom home that is perfect for family living and entertaining. On the ground floor, there is a large open-plan kitchen and dining area with double doors to the rear of the house and garden as well as a separate sitting room. This house also has a separate study making a great work-from-home space at the front of the house. On the first floor, there is a large principal bedroom with an en-suite and fitted wardrobe plus two further double bedrooms and a smaller bedroom that share a spacious and well-appointed family bathroom.



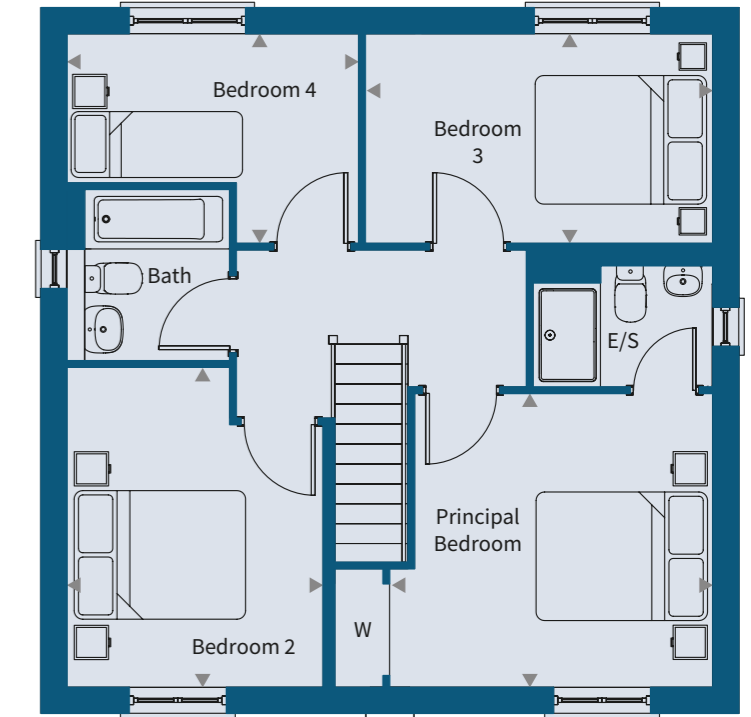
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Ground Floor



Kitchen	4.110m x 3.370m	13'6" x 11'1"
Dining Area	2.945m x 4.165m	9'8" x 13'8"
Sitting Room	4.550m x 3.030m	14'11" x 9'11"
Study	2.160m x 2.240m	7'1" x 7'4"

First Floor



Principal Bedroom	3.430m x 3.715m	11'3" x 12'2"
Bedroom 2	3.740m x 3.050m	12'3" x 10'0"
Bedroom 3	2.450m x 4.055m	8'0" x 13'4"
Bedroom 4	2.450m x 3.405m	8'0" x 11'2"
<b>Overall</b>	<b>115m<sup>2</sup></b>	<b>1238ft<sup>2</sup></b>



# The Chestnut

Plots 39 & 40

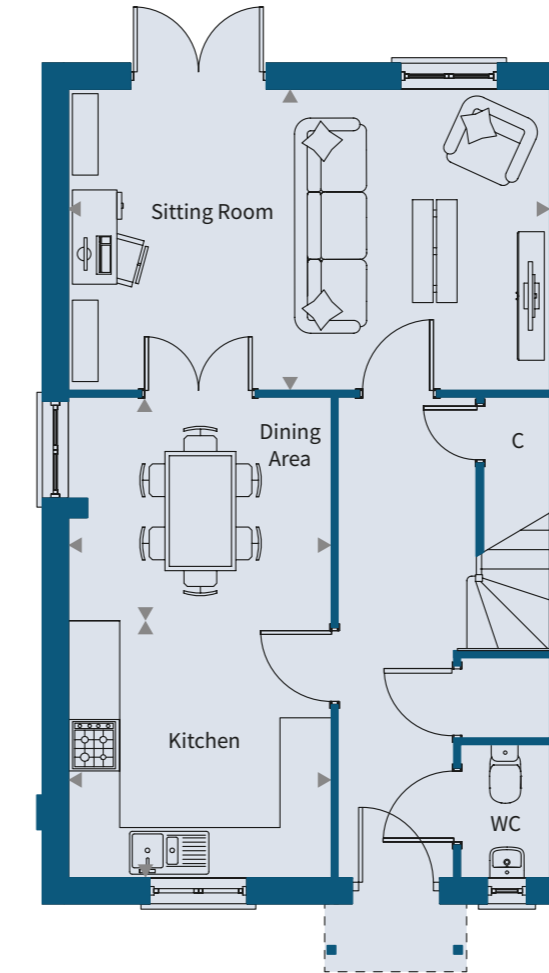
## 4 Bedroom

The Chestnut is a great four-bedroom house that is focused around family living. The open-plan kitchen and dining area, including double doors through to a spacious sitting room that has access to the rear of the house and garden, offer great flexibility to the living space and are therefore great for family life. On the first floor, there is a large principal bedroom with an en-suite and fitted wardrobe plus three further bedrooms which share a spacious and well-appointed family bathroom.



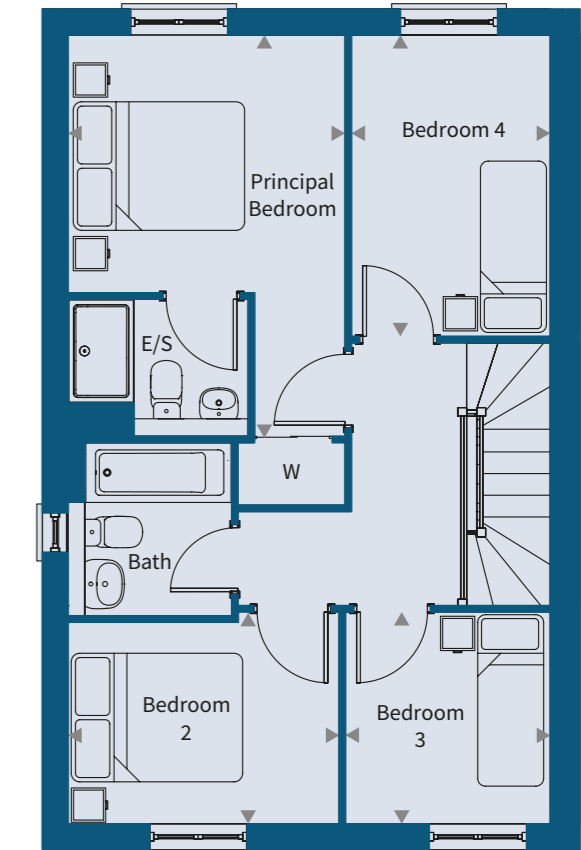
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Ground Floor



Kitchen	3.010m x 3.070m	9'11" x 10'1"
Dining Area	2.570m x 3.070m	8'5" x 10'1"
Sitting Room	3.540m x 5.625m	11'7" x 18'5"

First Floor



Principal Bedroom	4.830m x 3.230m	15'10" x 10'7"
Bedroom 2	2.595m x 3.160m	8'6" x 10'4"
Bedroom 3	2.595m x 2.390m	8'6" x 7'10"
Bedroom 4	3.540m x 2.320m	11'7" x 7'7"
<b>Overall</b>	<b>103.5m<sup>2</sup></b>	<b>1115ft<sup>2</sup></b>



# The Sycamore

Plots 4, 5, 6, 7, 8 & 9

## 3 Bedroom

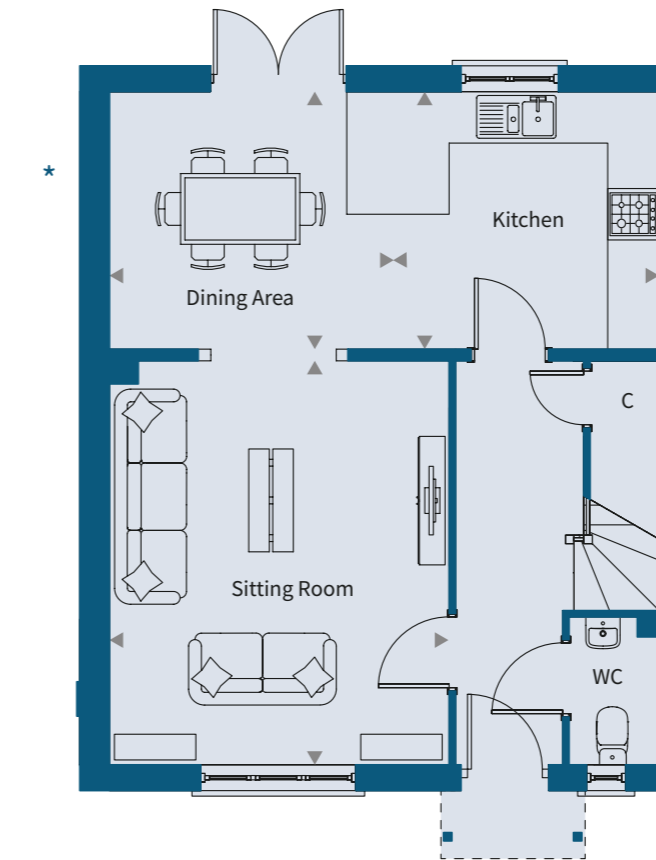
The Sycamore is a delightful three-bedroom home for families to enjoy, boasting an impressive open-plan kitchen and dining area with double doors to the rear of the house and garden and a large separate sitting room, making it the perfect layout for either entertaining or relaxing. On the first floor, there is a spacious principal bedroom with an en-suite and fitted wardrobe as well as a large second bedroom and a third bedroom which share a spacious and well-appointed family bathroom.



\* Additional window in Dining Area to plots 6 & 7

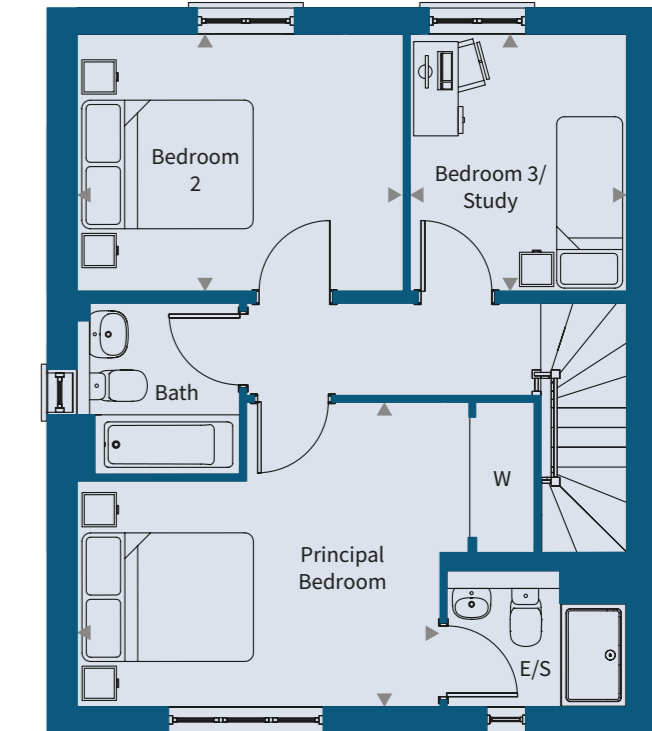
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Ground Floor



Kitchen	3.005m x 3.470m	9'10" x 11'5"
Dining Area	3.005m x 2.940m	9'10" x 9'8"
Sitting Room	4.710m x 3.960m	15'5" x 13'0"

First Floor



Principal Bedroom	3.560m x 4.240m	11'8" x 13'11"
Bedroom 2	3.005m x 3.810m	9'10" x 12'6"
Bedroom 3	3.005m x 2.525m	9'10" x 8'3"
<b>Overall</b>	<b>100.7m<sup>2</sup></b>	<b>1084ft<sup>2</sup></b>



# The Rowan

Plots 16, 17, 18, 19, 20 & 21

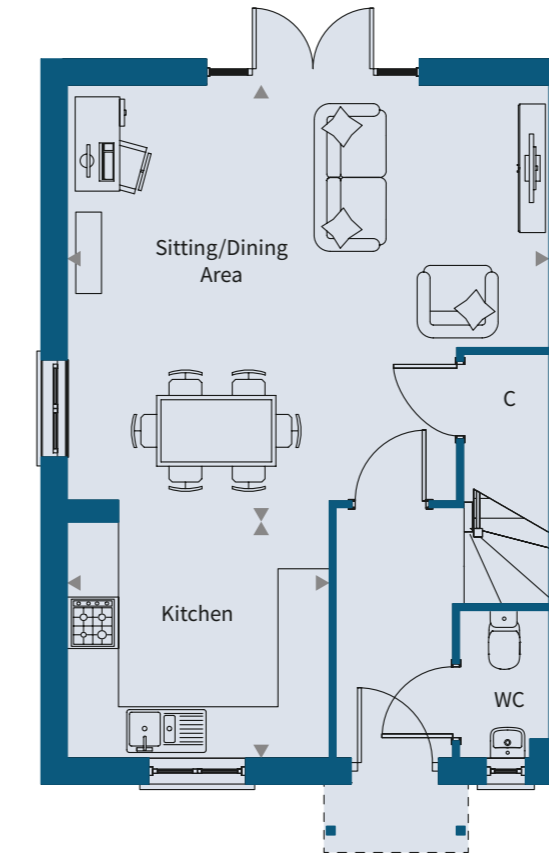
## 3 Bedroom

The Rowan is a three-bedroom home that has been thoughtfully designed for couples and young families with an abundance of living space in the open-plan kitchen, dining area, and sitting room that has double doors to the rear of the house and garden. On the first floor, there is a large principal bedroom with an en-suite and fitted wardrobe. There are a further two bedrooms overlooking the garden, which share a spacious and well-appointed family bathroom.



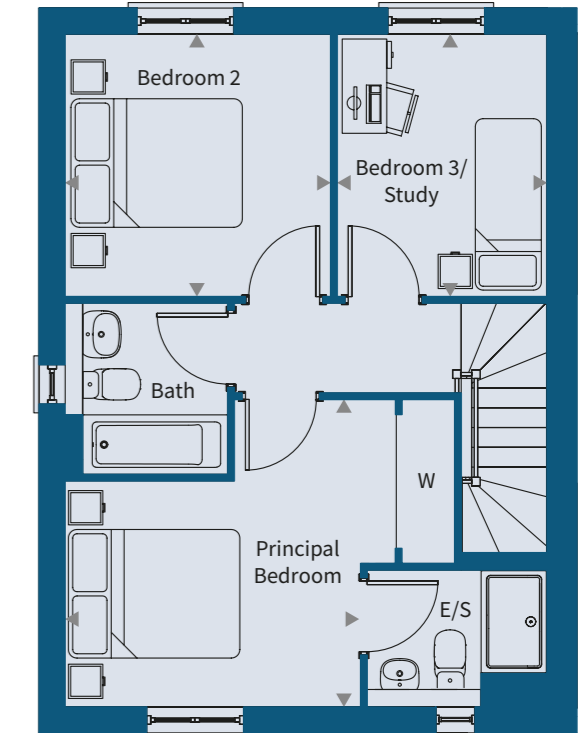
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Ground Floor



Kitchen	2.760m x 3.060m	9'1" x 10'0"
Sitting/Dining Area	5.100m x 5.625m	16'9" x 18'5"

First Floor



Principal Bedroom	3.590m x 3.450m	11'9" x 11'4"
Bedroom 2	3.065m x 3.100m	10'1" x 10'2"
Bedroom 3	3.065m x 2.450m	10'1" x 8'0"
<b>Overall</b>	<b>88.3m<sup>2</sup></b>	<b>951ft<sup>2</sup></b>



## Specification

Woodlands Chase combines high quality architecture, trusted building materials and domestic efficiency to make homes fit for the future. They are all-inclusive in their specifications, focussing on sustainability, style, efficiency and space. Built to precision engineered standards, and benefiting from high quality kitchens, bathrooms and en-suites produced by leading manufacturers, these homes provide quality assurance and long-term peace of mind.

## Kitchen

- All cabinet doors and drawers, available in a choice of colours, include soft-close mechanism\*
- Worktops, upstands and splashback in a choice of colours\*
- Porcelanosa floor tiling in a choice of styles\*
- Stainless steel sink with contemporary chrome tap
- LED under cupboard lighting
- Hob and oven including hood
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washing machine

Specification details may be subject to variation.  
\*Colour and tile options are subject to build status.



## Bathroom & En-suites

- Contemporary white bath and sanitaryware
- Contemporary taps and showers
- Glass screen to bath with shower over
- Heated towel rails
- Porcelanosa wall and floor tiling in a choice of styles\*

## Internal Finishes

- Bespoke fitted wardrobes to principal bedroom with sliding doors and automatic lights
- White painted internal doors
- White emulsion to all walls and ceilings, and satinwood to all woodwork
- UPVC white double glazed windows
- Woodgrain GRP secure locking front door



## Electrical Fittings

- Downlights to kitchen and bathrooms
- Pendant lights to hall, living room, dining room and bedrooms
- External lights
- White switches and sockets
- Power and lighting to garage (where applicable)
- Lighting supplied to loft space



## Energy

- Low carbon, highly controllable Dimplex electric heating
- Mechanical Ventilation Heat Recovery system for all rooms
- Waste Water Heat Recovery system for bathrooms and en-suites
- PV rooftop solar panels
- Smart energy controls



## Media & Communications

- TV via fibre
- Telephone sockets and data points
- Fibre broadband

## Security & Peace of Mind

- Smoke and heat alarms
- Locking windows are secure by design, Part Q compliant
- Multipoint locking front door certified to PAS 24 2016, secure by design and Part Q compliant



## Added value space!

All WElink Homes come with an incredible boarded loft space accessible using an integrated loft ladder. There are no roof trusses which enables a large versatile and usable space. Fully insulated in a “warm roof” design, you can store your possessions in this protected loft space. This convenient and unique space can be utilised for multiple purposes.



## Why WElink?

### A New and Better Way to Build

The WElink group was founded in 2007 and provides a new and innovative solution to home building in the UK. Our customer's needs are the driving force of our business and by combining our success in renewable energy with modern methods of off-site construction, we create high quality, energy efficient homes fit for 21<sup>st</sup> century living.

Our homes not only have low energy demands but enjoy high levels of specification and quality from our precision built housing system, which reduces the carbon footprint of our homes. WElink Homes provide unique properties that our customers will be proud to call home.







### 1. Understanding the benefits

At the very start of your journey with us, we will discuss with you our precision-built off-site housing system, the lower carbon emissions of our homes, and their higher energy money-saving performance.



### 2. Reserving your new home

Once you have chosen your new WElink Home, we will ask you to secure your reservation by completing a form and paying a reservation fee. During this stage, we will go through specifications, working drawings and layouts, and help you to complete the reservation paperwork and show you all the details relating to your chosen new home.



### 3. The financial and legal bit

If required you will need to secure your mortgage offer before you can exchange contracts on your new home. We will help by suggesting independent advisors and can recommend solicitors to represent you as you buy your new WElink Home. Usually, you will need to exchange within 28 days of the contract being issued, we will guide you through the process.



### 4. Post reservation liaison

Once you have reserved, the sales team will keep in contact. You will be invited to a Post Reservation Meeting where we will go over all the details of your new home and answer any questions you may have. You can visit the sales office to keep up to date with the progress of your home purchase.



### 5. Making choices

Depending on the stage of construction of your new home, you may be able to choose from several customer choices. The sales team will be able to discuss this with you – please note that as we build your new home much quicker than normal, any available choices will need to be made immediately after reservation so as not to hold up delivery.



### 6. Exchanging contracts

Once the purchase details, searches, legal enquiries and your mortgage offer are confirmed, we will ask your solicitor to arrange for you to sign your contract and pay your home deposit. You can then instruct your solicitor to exchange contracts with us, which legally secures your new home.



### 7. The build process

Throughout the build period, we will keep you informed of progress with your new home. At key stages, we will invite you to visit the site to discuss your new home, and subject to the stage of build at reservation, you may be able to visit the site on the day your new home is installed by our off-site team.



### 8. Meeting your builder

Once your new home has been installed by the off-site team, you will be invited to meet with the Site Manager who will escort you on a tour of your new home at the pre-internal fit out stage and explain the high-precision build process which has taken place.



### 9. Agreeing your completion date

Once your home is installed and ready for internal fit out, we will agree a targeted completion date. This will allow us to fit out your new home to our high standards whilst giving you plenty of time to organise your moving-in date. Once your home is physically completed, we will serve notice on your solicitor to legally complete giving you a minimum of 14 day's notice.



### 10. Home tour and demonstration

Once your home is built, we will invite you to attend a Home Demonstration visit which will allow the site team to explain how your home operates including the energy-efficient heating system, PV solar panels, mechanical ventilation system, kitchen appliances, and other features of your home. You will be able to ask any questions you still have about your new home on this visit.



### 11. Legal completion and handover

On the day of legal completion and once your solicitor has transferred the balance of the purchase price to us, our sales team will arrange for you to collect your keys and look after you as you move into your new home. The site team will be on hand to assist with any issues arising as you move in.



### 12. Courtesy Visit

We believe that you will love your new WElink Home. 14 days after moving in, our Site Manager will arrange a courtesy visit with you to check all is well and answer any further questions you may have.

## Customer Journey



## About Our Homes

We are dedicated to providing high quality, modern and contemporary homes with leading energy performance and manufacturing excellence. We are determined to redefine the building of new homes to create living spaces that perform for people, embrace new technology and are delivered at pace.

We have created the perfect blend of traditional building methods such as a slab foundation with service connections and combined it with the most up to date technology to take house building into the future.

WElink offer a range of house styles over two and three storeys with two to four bedrooms, to suit the varying needs of our buyers.







## Woodlands Chase

Main Street

Witchford

Ely, Cambridgeshire

CB6 2HT

Scan QR code to view location



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[www.savills.co.uk](http://www.savills.co.uk)

