Flagship Homes

NEWMAN FIELDS

• SOHAM •

A development including a selection of two and three-bedroom houses for shared ownership purchase, built by Persimmon Homes.

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Welcome to Newman Fields

Flagship Homes is proud to present Newman Fields, a collection of well-designed two and three-bedroom shared ownership homes in the thriving market town of Soham, Cambridgeshire. Built by Persimmon Homes, Newman Fields offers a range of contemporary homes designed to suit first-time buyers, growing families, and those looking to take their next step onto the property ladder.

Set within a welcoming community and surrounded by picturesque countryside, Newman Fields combines the charm of rural living with excellent connections to Ely, Cambridge and Newmarket. Residents can enjoy local shops, cafes, schools, leisure facilities and everyday amenities, all within easy reach.

With green open spaces, scenic walking routes and a strong sense of community, Soham is a wonderful place to call home.

Feel connected

Newman Fields enjoys a desirable location in the Cambridgeshire town of Soham, with excellent access to Ely, Newmarket and Cambridge. Residents benefit from local shops, schools, leisure facilities and rail connections, all close to home. Surrounded by beautiful countryside and green open spaces, Newman Fields offers the perfect balance of rural charm and modern convenience, making it an ideal place to live, work and relax.

Local surroundings

Olympic Play Park	0.5 miles
Soham Town Centre	1 mile
Ely Cathedral	6 miles
Wicken Fen Nature Reserve	7 miles
Newmarket Racecourse	10 miles

Local amenities

Asda Supermarket	1 mile
St. Andrew's CE Primary School	1 mile
Soham Village College	1 mile
Ross Peers Sports Centre	1.5 miles
GP Surgery	1.5 miles

Road connections

Ely	6 miles
Newmarket	10 miles
Cambridge	23 miles
Bury St. Edmunds	23 miles
Thetford	24 miles

Rail connections*

Ely	9 minutes
Bury St. Edmunds	19 minutes
Stowmarket	36 minutes
Peterborough	50 minutes
Ipswich	48 minutes

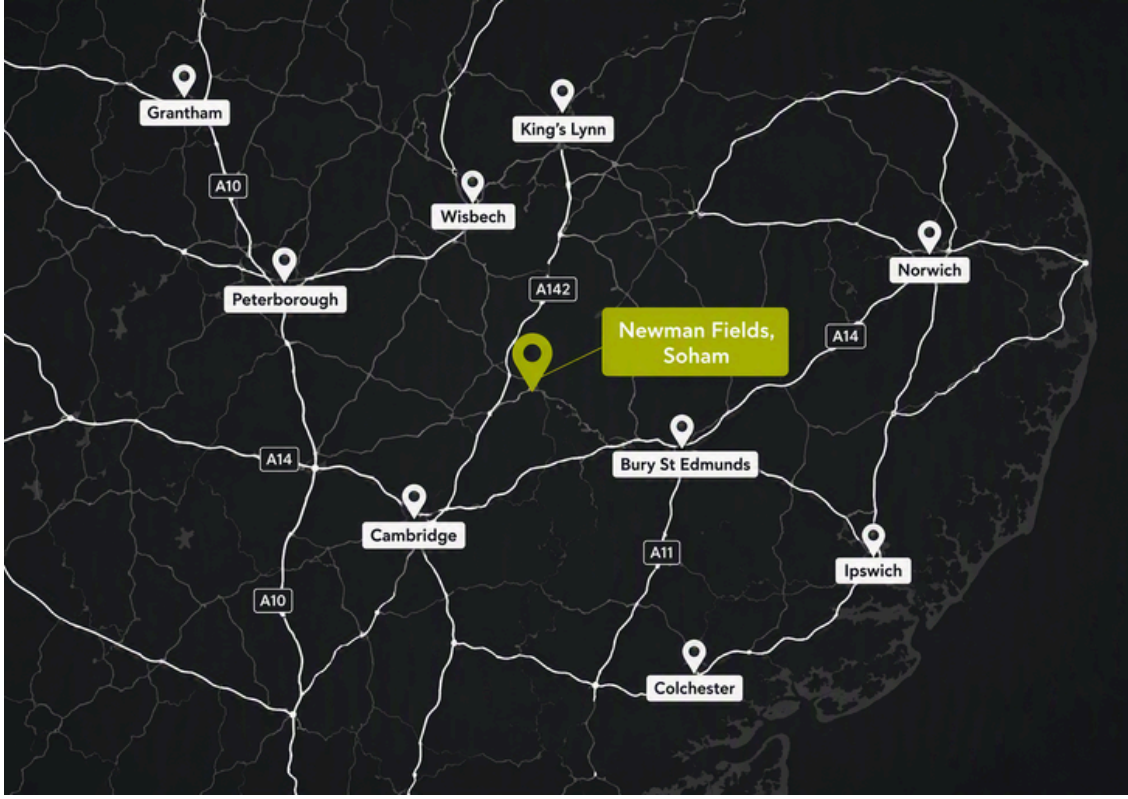
Broadband: up to 1,800Mbps

Mobile signal:

EE: 79% Vodafone: 73% Three: 72% O2: 62%

Newman Fields, Soham, Ely, CB7 5EL

*All train times are based off leaving Soham train station (1-mile from Newman Fields) using Google Maps and Trainline and are correct at time of printing. Flagship Homes takes no responsibility for the accuracy of these figures.





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Specification

Kitchen

- Symphony Urban kitchen units in 'Fern Green'
- Premium laminate worktops and upstand in 'Marble Siroco'
- Stainless steel splashback behind the hob
- Downlighting to ceiling
- Integrated fridge-freezer, dishwasher and washing machine
- Oven, hob and extractor fan fitted
- Johnsons floor tiling in 'Light Grey Matt'

Bathroom

- Contemporary white sanitaryware
- Heated towel rail
- Johnsons tiling to the floors and walls in 'Melford Marble'

Electrical

- TV points in lounge and main bedroom
- Low energy external lighting to the front and rear
- Mains connected smoke and heat detectors
- Solar panels
- EV charging point
- Pre-installed Fibrenest broadband

Decorative finishes

- All internal walls and ceilings are finished in a matt white
- All internal woodwork is finished in a white gloss
- White doors with chrome door furniture

General

- NHBC 10-year warranty (from build completion date)
- Gas central heating
- Carpets in the colour 'Pavement' to lounge, hallway, stairs, landing and bedrooms

Please note these images are to be used as a guide only and may not accurately represent the homes at this development.







A previous Flagship home







Two-bedroom semi-detached house

Plots 45*, 46, 111*, 112, 124*, 125

*Mirrored to floor plan

GROUND FLOOR

Kitchen: 3.58m x 2.60m | 11'9" x 8'6"

Living/dining room: 4.70m x 4.55m | 15'5" x 14'11"

FIRST FLOOR

Bedroom 1: 4.78m x 3.60m | 15'8" x 11'10"

Bedroom 2: 4.53m x 2.55m | 14'10" x 8'4"



GROUND FLOOR FIRST FLOOR

846 sqft. / 78.6 sqm.

Please note: Floor plans are not shown to scale and computer generated images are indicative only and external finishes may vary. Dimensions shown may vary and are not intended to be used for carpet sizes, appliance sizes or items of furniture. CGI's are for illustrative purposes only and are representative of the property. External finishes, materials and specifications may vary. Please speak to your sales advisor for further information.



Three-bedroom semi-detached house

Plots 31*, 32, 41*, 42, 48*, 49

*Mirrored to floor plan

GROUND FLOOR

Kitchen: 2.92m x 2.56m | 9'7" x 8'5"

Dining room: 4.11m x 3.62m | 13'6" x 11'11"

Living room: 4.62m x 4.07m | 15'2" x 13'4"

FIRST FLOOR

Bedroom 1: 5.57m x 2.78m | 18'3" x 9'1"

Bedroom 2: 3.30m x 3,13m | 10'10" x 10'3"

Bedroom 3: 3.21m x 2.34m | 10'6" x 7'8"



GROUND FLOOR FIRST FLOOR

998 sqft. / 93 sqm.

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Shared ownership explained

What is shared ownership?
Shared ownership is a scheme designed to help people get on the property ladder. It involves purchasing a share in a property and paying a subsidised rent on the remaining share.

Our friendly and professional advisors will offer you expert guidance and ongoing support throughout your shared ownership journey. We'll be by your side as you find the home that's right for you!

How does shared ownership work?
For this development, you can initially purchase between 25% and 75% of the property.

Later down the line, and as your household income allows, you can choose to buy more shares in your home. This is called staircasing and allows you to increase your ownership up to 100%.

For further detail on shared ownership, take a look at our shared ownership guide via the link below, along with our first come first serve policy document.

Shared ownership guide
First come first serve policy

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