

YARWELL MILL COUNTRY PARK CAMBRIDGESHIRE



A new vision of carefree living

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1 WELCOME

Introduction to who we are and what we do



2 YOUR PLOT

The ideal hideaway for all your Leisure time activities



3 WHERE WE ARE

Situated in a stunning location just 5 minutes from Peterborough



4 PART EXCHANGE

A simple way to move, with no estate agents fees



Full Residential Licence



Yarwell Mill Country Park

Steeped in History, the postcard village of Yarwell with its cottages of creamy limestone now plays host to one of the finest parks of its kind in the UK. A Future Proof location for your retirement, and a new vision of carefree Living. It just does not get any better than this. You really should come and have a look: we think you will like it as much as we do, see you real soon.



THINGS TO DO

There are many scenic walks and quiet villages to explore including Wansford and Nassington. The historic Nene Valley Steam Railway is located a short walk from the park along the Nene Valley Way, and now has a platform at the Yarwell Junction.

Yarwell mill is a grade II listed building which bears the date A.D. 1839 and the mill stream still runs underneath, Although this is no longer in use.

To the west of the village is Old Sulehay Wood, now a nature reserve owned by the local wildlife trust. Sulehay is an ancient Royal Hunting forest and the area has connections to Henry VIII and his wives.

Soaring over the village you are likely to see one of a few magnificent Red Kites. A large Bird of Prey recently introduced to the area and is doing well.



IDEAL HIDEAWAY

The exquisite 27 acre development offers you unrivalled peace and tranquillity in this beautiful corner of the English Countryside. Yarwell Mill Country Park is Located on the River Nene.

The secure gated development offers secluded outdoor space, and idyllic walks by the river and lake.

Our choice of fully furnished Show homes are of a premier standard and specification, they are finished to a very High quality with a skirt surround, matching step, to both front and back doors, and a block paved driveway for two vehicles. Each home is fully landscaped too.

With future planning for a Café, Farm shop and a further 100 new plots for both stock and bespoke exclusive park homes.

**MOORINGS ON THE RIVER & THE LAKE**

We have over 45 Moorings along the banks of the River Nene, both above and below Yarwell Lock, and a slipway for launching boats too. These Moorings are available for all new home owners. In the middle of the park is a 5 acre Lake stocked with an abundance of fish and available for fishing by those living on the park.

The River Neme circumnavigates the perimeter of the site and coarse fishing is available in season. You can also take to the water in a rowing boat if you wish.

**AMENITIES**

A Farm Shop, Café and Restaurant are being developed for completion in 2020/21 and there are Moorings adjacent to the river and lakeside plots. Golf courses are close by, with country walks.

PETERBOROUGH

The Cathedral is the main attraction of the City and it is easy to spend a couple of hours just admiring all the details in this building. Its west façade in Early English Gothic style is amongst the most beautiful and is best known in Britain and provides a wonderful photo opportunity for day and night pictures.

Perkins Engines was established in Peterborough in 1932 by Frank Perkins, creator of the Perkins Diesel Engine. Thirty years later it employed more than a tenth of the population of Peterborough.

Peterborough is a principle stop on the East Coast Mail Line, 45-50 minutes journey time from Central London, with a high-speed intercity services from King's Cross to Edinburgh Waverley operated by Virgin Trains East Coast at around a 20-minute frequency, and slower commuter services termination at Peterborough operated by Great Northern.

The Peterborough Millennium Green Wheel is a 50 mile (80km) network of cycle ways, footpaths and bridleways which provide a safe continuous route around the City with radiating spokes connection to the City Centre.

STAMFORD

Stamford is a quaint old town on the border of Lincolnshire, which nestles along the River Welland, there you will find peaceful river walks and honey coloured stone buildings. Stamford is very accessible by car from the A1 Motorway, five minutes from the town centre or by train to nearby Peterborough or directly to London, Kings Cross station in just one and a half hours.

There is so much to enjoy in the area including Rutland Water, a beautiful lake formed as a water reservoir, around which you can enjoy picnicking or take a boat trip to see the landscape from the water.

The George Hotel: A charming 16th century Coaching Inn, where Kings and Highway Men stayed on the main route from London to the North.

Burghley House: The stately home of Burghley House on the edge of the town was built by Lord Burghley the treasurer to Queen Elizabeth 1st in the 16th century and its elaborate Cupolas and Obelisk Clock Towers give breath taking views of the surrounding park with its many deer, and is and home to Burghley Horse Trials.

**GOLF CLUBS**

These three Golf Parks are all within 10 minutes of the Park

Elton Furze is situated as the crow flies 4 miles in Elton.

Peterborough Milton is situated as the crow flies 4 miles to Milton.

Burghley Park is situated as the crow flies 5 miles an open parkland course situated in the grounds of Burghley House Stamford.



A SIMPLE WAY TO MOVE

With Leisure Parks LLP Exchange Scheme you can avoid the hassle of selling your property and the uncertainty of whether you will be able to move to your new Leisure Parks UK home.

NO ESTATE AGENT FEES

With Home Exchange you avoid paying any Estate Agents fee.

HOW DOES IT WORK?

Once you have decided to buy a Leisure Parks LLP Home, a reservation is made on the plot of your choice. This will normally take place with the Park Owner, at no cost to yourself.

Up to two local surveyors will view your existing property and submit a report from which a price will be agreed. Solicitors are instructed and the sale and purchase will proceed to exchange of contracts and completion without delay.

THE BENEFITS

- Current Market Value Given
- Simple, easy, quick solution to changing and improving your lifestyle
- No Estate Agents fees to pay.
- The Speed of Home Exchange means you can be living your new lifestyle sooner.
- No Stamp Duty.

BESPOKE HOMES

Bespoke design is our forte, and something we are well known for, whether it's the Dream Kitchen you have longed for, or the ensuite you've never had. Whatever it is the possibilities are only limited by your desire and imagination. This freedom of choice gives you the opportunity to design you own home, in the perfect location, to suit the plot you have chosen.

Can it really get any better?

Well yes it does!! We can also offer to Part Exchange your existing home and make the whole buying and selling process easier than ever before.

PART EXCHANGE PLAN

We always offer current market value on our part exchange service.

We take all the hassle away selling your home.

So you can concentrate on your new vision of carefree living

HERE'S A BRIEF EXAMPLE OF HOW IT WORKS...





If you are travelling to us, from the Midlands or further, the best way is to follow the A47 Wansford/Peterborough follow the old north road for a mile then turn left onto Yarwell Road continue onto Wansford Road.

Take a left onto the main road follow that through Yarwell past the Vets on your left, but take the next left by the sign of Nassington.

For your sat nav: PE8 6PS

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