



Hyde
New Homes

Aviator Park

Historic charm set beside tranquil countryside

THE HALTON COLLECTION



Welcome to Aviator Park

Modern living with rural charm

Welcome to Aviator Park, an exciting new collection of shared ownership homes surrounded by nature in the Cambridgeshire countryside.

This community of stylish 2, 3, 4 and 5 bedroom homes is adjacent to the beautiful village of Upwood and within easy reach of the market town of Ramsey, with all its amenities.

Every home is finished in a contemporary style with thoughtfully designed landscaping, private gardens and public green spaces, providing opportunities to relax and meet your neighbours in this idyllic setting.

Set on the former RAF Upwood base, which had an illustrious history spanning decades, Aviator Park is somewhere you'll be proud to call home.

Countryside living

Everyday comforts

Located close to the entrance of Aviator Park, The Halton Collection is the first phase of this welcoming new neighbourhood. Inspired by traditional Edwardian architecture, these thoughtfully designed homes combine timeless charm with modern comfort, offering the perfect space whether you're stepping onto the property ladder, growing a family, or embracing a life closer to nature.

Sustainability is at the heart of Aviator Park. Each home is built for energy efficiency, complemented by a landscape that supports biodiversity with green infrastructure, retained woodlands, and vibrant planting. Feature trees, wildflowers, and open spaces create a natural, beautiful environment for all to enjoy.

Beyond your doorstep, you're surrounded by ancient woodlands, scenic trails, and nature reserves such as Lady's Wood, Raveley Wood, and Ramsey Heights - perfect for walking, cycling, and wildlife spotting.

The development is designed to become a place where history and community come together. Existing RAF buildings will be respectfully re-purposed, preserving a sense of place and heritage. The wider development will include a vibrant community area with spaces for sport, group activities and a community orchard. A children's play area beside woodland will invite den building and natural play, while a network of paths, trim trails, and outdoor fitness zones will encourage an active lifestyle in the great outdoors.



Live in the heart of history

Aviator Park is set on the historic grounds of the former RAF Upwood base, a significant site in British military history.

Originally opened in 1917, RAF Upwood has a rich history that spans both world wars. During World War II, the airfield became a vital part of the RAF's strategic operations.

It was home to several distinguished Pathfinder squadrons, including the 139 Squadron, equipped with Mosquitoes, and 156 Squadron with Lancaster bombers.

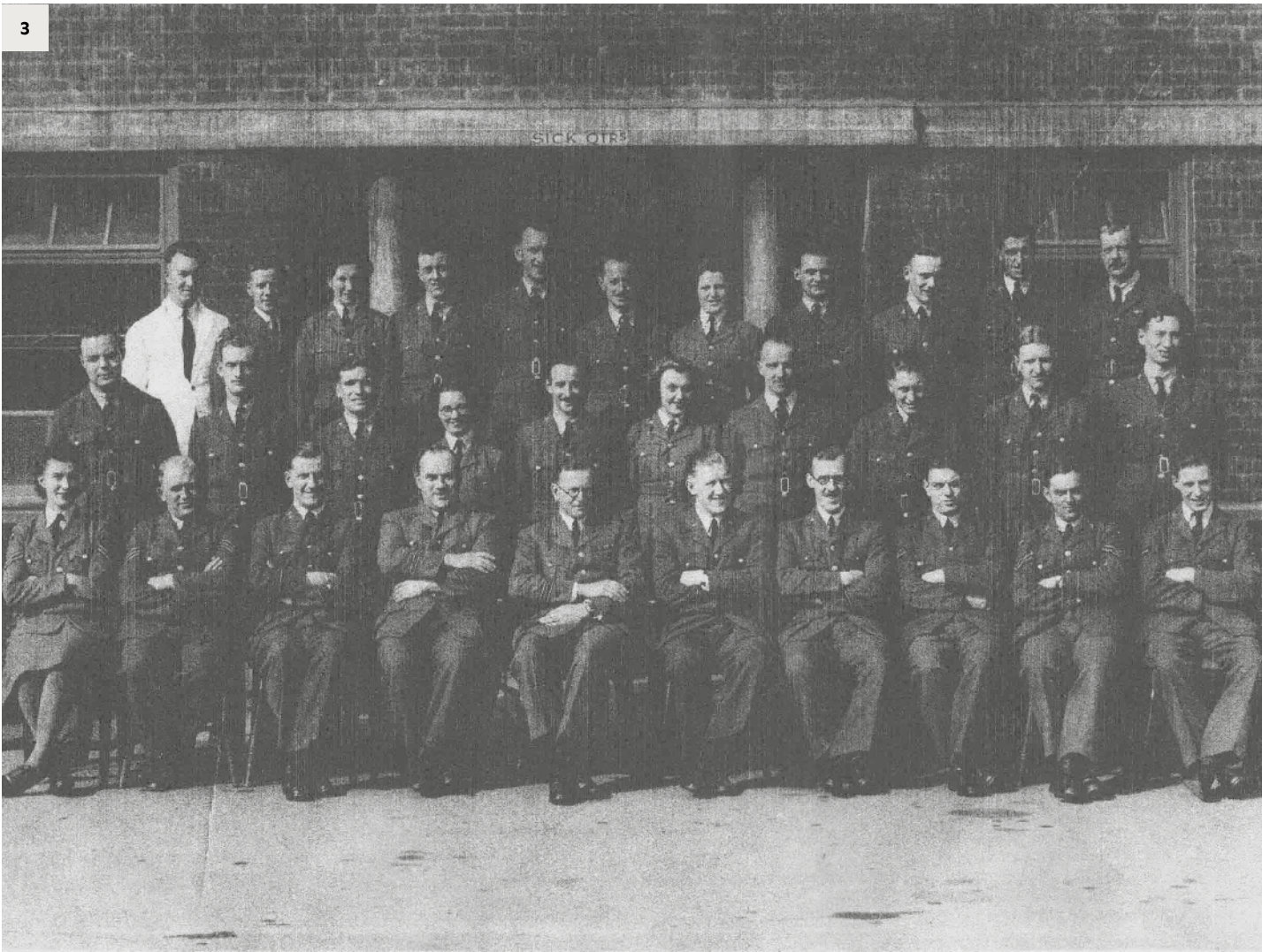
The historic buildings at RAF Upwood had a headline role in a British war film too. In 1953 Dirk Bogarde starred in Appointment in London, a compelling wartime drama filmed at Upwood.

The airfield remained in operation for several decades after World War II, primarily serving as a training base for RAF personnel. However, in 1994, RAF Upwood was officially closed by the Ministry of Defence. Today, Aviator Park stands on this historic site, where the legacy of RAF Upwood continues to live on, blending modern living with a rich heritage.

Images

1. An aerial view on the base taken during 1980s
2. Squadron ground crew at RAF Upwood circa 1944/45*
3. Outside Station Sick Quarters in 1941*
4. A Fairey Battle aircraft of 52 Squadron at RAF Upwood
5. An aerial photo of Upwood taken in 1941*

*Thank you to Sean of rafupwood.co.uk for providing these images.



Make the most of city, coast and countryside

Aviator Park is perfectly situated for getting out and about, whether close to home or further afield. With excellent road and rail links, it's convenient for both work and leisure travel.

You'll find everything you need in your village and the nearby market towns of Bury, Ramsey and Huntingdon, while the cathedral cities of Peterborough and Cambridge offer a wealth of additional cultural, leisure and dining delights.

The stunning Norfolk Coast National landscape is under an hour and a half away and has unique wildlife and beaches. Be in the Norfolk Broads in two hours and explore the waterways.

St Neots, on the banks of the River Great Ouse, is worth a visit for its rich medieval heritage, independent shops and busy events programme.

Map not to scale. Travel distances are approximate and are courtesy of Google Maps and taken from the entrance of Aviator Park on Ramsey Road.



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Love living local

On your doorstep

Living at Aviator Park offers the best of rural life, with the bustling market towns of Huntingdon and Ramsey just a short distance away. Huntingdon, 10 miles from home and the birthplace of Oliver Cromwell, boasts rich history, parks, a variety of shops, cafés, bars, and restaurants, and a weekly market takes place on Wednesdays and Saturdays.

FOOD & DRINK

For dining, you have the traditional Cross Keys pub and restaurant in Upwood, serving real ales and fresh food, including vegetarian and vegan options. Other local pubs, like The White Lion, The Three Horseshoes, and The George, are just a 5-minute drive away. For a wider choice of eateries, try Leo's Café Bar and Bistro, Bells & Peppers, or The Bengal for Indian cuisine. Ramsey also offers cafés and coffee shops for a quick break.

SHOPPING & AMENITIES

Upwood village centre is minutes away, providing a welcoming rural community with a village hall hosting clubs and classes, and the popular Performing Arts Group. The area has a pub, St Peter's Church, and Edward's Farm Shop for fresh produce. For shopping, there's a Tesco superstore in Ramsey and other supermarkets within a 20-minute drive. Ramsey also has a convenience store, a weekly market, and a library and is home to the nearest health centre.

SPORT & LEISURE

When it comes to staying active, there are One Leisure centres in Ramsey and Huntingdon, both with gyms, swimming pools, fitness studios, and classes. Ramsey Golf and Bowls Club is a 5-minute drive away, and Upwood has cricket and table tennis clubs. For a night out, Cineworld in Huntingdon is close by.

EDUCATION*

Families will appreciate good local schools with Upwood Primary Academy and Abbey College senior school in Ramsey providing education to cater for all ages.

The Huntingdon campus of Cambridge Regional College offers post-16 courses, and there are several nurseries and pre-schools within a short drive.

Images

1. Riverside of Great River Ouse between Godmanchester and Huntingdon
2. Abbey College, Ramsey
3. Huntingdon High Street
4. The Cross Keys, Upwood



3



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Love living local

Top destinations



1. Great Whyte Café

38 Great Whyte, Ramsey PE26 1HA

This family-run café is a real gem, just a 20-minute walk from home. Start the day with a breakfast roll or bring the youngsters for an after-school milkshake. Delicious cakes and coffee take centre stage, but you'll be tempted by the home-cooked lunches too. Dogs are welcome.

2. Huntingdon Weekly Market

Market Square, Huntingdon PE29 3NR

The vibrant Huntingdon Market runs every Wednesday and Saturday, 8.30am-3pm. Located on the High Street, it offers a mix of traditional stalls from bakers, butchers, fishmongers and grocers to flowers, clothing, jewellery and more - making it a great place to shop local, enjoy fresh produce, and soak up the friendly, bustling atmosphere.



3. Hinchingsbrooke Country Park

Brampton Road, Huntingdon PE29 6DB

More than 150 acres of grasslands, wildflower meadows, mature woodland and lakes make Hinchingsbrooke Country Park a great day out. This award-winning open space has something for everyone from families to nature lovers and dog walkers. Watch the wildlife, visit the play areas and café, or simply take a picnic and explore.

4. King of the Belgians Pub

27 Main St, Huntingdon PE29 1XU

King of the Belgians is a rustic village pub, just a stone's throw from the River Great Ouse. Renowned for its real ales, beer garden, and lively atmosphere, it hosts regular events and live music. Legend has it, it was Oliver Cromwell's preferred ale house.



5. Cambridge University Botanic Garden

1 Brookside, Cambridge CB2 1JE

The Cambridge University Botanic Garden spans 40 acres, offering an exceptional collection of over 8,000 plant species from around the globe. Visitors can enjoy peaceful walks through its beautiful landscapes, and discover rare and exotic plants, making it a must-visit destination for nature lovers and curious minds alike.



6. The Brampton Mill Pub & Restaurant

Bromholme Ln, Huntingdon PE28 4NE

With its glowing reviews, The Brampton Mill offers the perfect escape year-round. In summer, relax in the courtyard with breathtaking views of the River Great Ouse and the surrounding Cambridgeshire countryside, while in winter, enjoy mouthwatering dishes by a cosy fire inside.

7. Peterborough Cathedral

Peterborough PE1 1XSE

Peterborough Cathedral is a stunning blend of Norman and Gothic architecture, featuring highlights like the tomb of Catherine of Aragon and the panoramic views from its spire. Visitors can also explore the peaceful cathedral gardens, discover its 900-year history on guided tours, or attend regular services and special events.



8. Houghton Mill

Mill Street, Houghton PE28 2AZ

With a tradition of milling on this site dating back over 1,000 years, the National Trust's Houghton Mill has a fascinating story to tell. Set on an island on the Great Ouse River, Houghton Mill has inspired artists and photographers for generations. You can try flour making, tour the mill or canoe through picturesque meadows to the historic town of St Ives.

9. Hamerton Zoo Park

Hamerton, Nr Sawtry PE28 5RE

Tigers, cheetahs, bears and a host of other animals feature at this zoo. There are animal-themed workshops and events to enjoy. Youngsters can let off steam at the play areas, ride on the mini train or get close to the domestic animals. There are gardens, picnic areas and a coffee shop too.



Great choice on your doorstep

Well connected homes

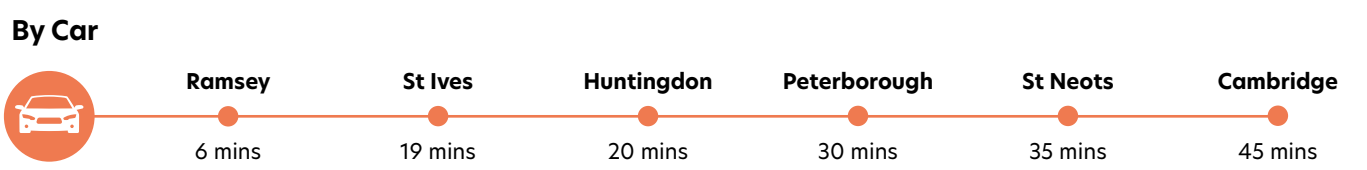
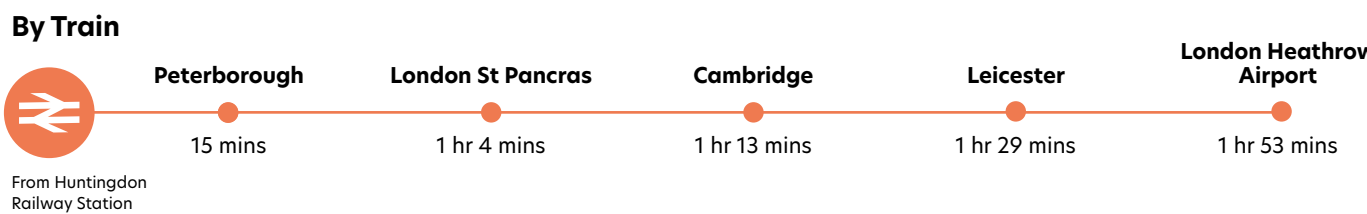
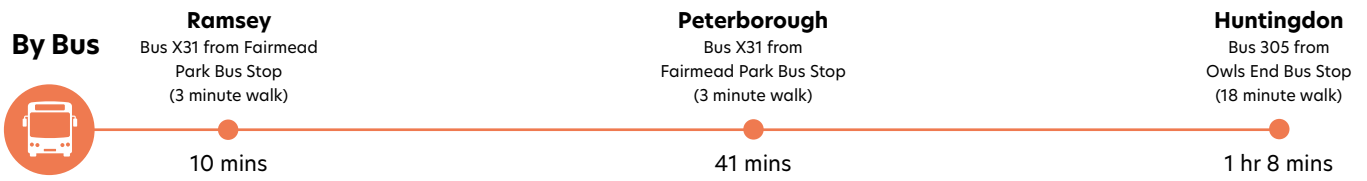
Upwood offers a range of amenities, from shops and healthcare facilities to highly rated pubs and local restaurants. Most essentials are reachable by bike or foot.

For those looking to go further afield, the neighbouring towns of Ramsey or Huntingdon, offering a hospital and wider variety of shops and activities, are within driving distance with buses available too. Huntingdon Railway Station is just over 10 miles away and from here you can travel direct into London St Pancras in 64 minutes. The city of Peterborough is approximately 30 minutes away by car, offering excellent shopping, entertainment and cultural attractions, together with fast rail services to London and other major UK destinations. The A14 and A1(M) are a short drive away, and Cambridge can be reached within a 45-minute drive.

On Foot	
Upwood Primary Academy	12 mins
The White Lion	16 mins
Edward's Farm Shop	23 mins
Ramsey Cricket Club	32 mins
Ramsey Heath Centre	34 mins

By Bike	
The Cross Keys	5 mins
Upwood Village Hall	6 mins
Leo's Cafe Bar and Bistro	7 mins
Upwood Meadow	8 mins
Abbey College	10 mins

By Car	
Bells and Peppers Restaurant	4 mins
Tesco Superstore, Ramsey	7 mins
One Leisure, Ramsey	8 mins
Holme Fen Nature Reserve	18 mins
Huntingdon Railway Station	20 mins
Hinchingbrooke Hospital, Huntingdon	20 mins
Peterborough Cathedral	30 mins



Development layout

The Halton Collection

Aviator Park is a multi-phased development of 160 homes, 86 of which are available through shared ownership.

First to launch, The Halton Collection offers charming 2, 3 and 4-bedroom houses, ideally positioned at the front of the development, creating a welcoming cul-de-sac off Ramsey Road. The homes are surrounded by carefully planned landscaping to blend with the surrounding countryside, plus benefit from spacious gardens and private off-road parking or a garage, blending with the established village-like atmosphere.

Key

Future Phases	The Comet (2 bedroom home)	The Blackburn (4 bedroom home)
	The Anson (3 bedroom home)	The Voyager (4 bedroom home)
	The Lincoln (3 bedroom home)	The Ventura (4 bedroom home)
	The Sycamore (3 bedroom home)	The Canberra (4 bedroom home)
	The Whitley (3 bedroom home)	The Lancaster (4 bedroom home)
	The Boston (3 bedroom home)	Homes for Affordable Rent
	The Wellington (4 bedroom home)	Visitor Parking

Development layout is not to scale and indicative only. Travelling times taken from google.co.uk/maps and are approximate only.



A look inside Specification

Personalise your space against a contemporary and elegant backdrop, complete with quality fixtures and finishes included as standard. Enjoy bright, spacious rooms enhanced by superior flooring throughout. The modern, streamlined kitchens come fully equipped with integrated, energy-efficient appliances, combining style with functionality.

Kitchen

- Kitchen units with handle (speak to a sales consultant for further information)
- Laminate worktop with matching upstand (speak to a sales consultant for further information)
- Stainless steel splashback
- Stainless steel bowl sink
- Chrome single lever mixer tap
- Electric single oven
- Induction hob
- Extractor hood
- Integrated dishwasher to 3 and 4 bedroom homes only
- Integrated fridge/freezer 70/30 split
- Freestanding washing machine

Flooring

- Amtico flooring to hallways, kitchens, living areas and cupboards (speak to a sales consultant for further information)
- Neutral carpet to bedrooms

Bedroom

- Fitted wardrobe to principal bedroom with sliding mirror door in 3 and 4 bedroom homes only

Bathroom

- Bathroom suite to include basin, pedestal and shower hose
- Towel rail (size varies per selected plot)
- Chrome tap to basin
- Glass bath screen to homes without an en suite
- Floor mounted WC with soft close seat and cistern dual flush
- Ceramic wall and floor tiles (speak to a sales consultant for further information)

En Suites (where applicable)

- Bathroom suite to include basin and pedestal
- Towel rail (size varies per selected plot)
- Chrome tap to basin
- Glass shower enclosure with sliding door
- Wall mounted thermostatic shower and shower head
- Floor mounted WC with soft close seat and cistern dual flush
- Ceramic wall and floor tiles (speak to a sales consultant for further information)

Cloakroom (where applicable)

- Bathroom suite to include wall hung basin and WC
- Chrome tap to basin
- Floor mounted WC with soft close seat and cistern dual flush

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change. Images depict previous show home interiors.



General

- White matt emulsion to walls and ceilings
- White satin finish to stair railings and handrail
- White finish to internal doors, with chrome ironmongery
- Steel up and over garage doors with solid bar locking system (subject to plot)
- White dome external light to main entrance and patio
- External double socket to patio and garage
- Double glazed windows
- Smoke and carbon monoxide alarms
- Electric heating system
- Electric boiler
- Air Source Heat Pump
- TV/Sky Q point to living room
- Pendant lighting to hallways, bedrooms and living areas
- Downlighters to kitchens and bathrooms
- Electric vehicle charging
- Private off-street parking or garage
- Sheds to gardens without a garage
- Turfed gardens
- Energy Performance Certificate Rating B
- 12 year NHBC Warranty
- Lease 990 years



Images of a typical Hyde New Homes Show Home.



Buying your new home

Our in-house team of sales consultants are dedicated to providing exceptional service to all of our customers and we aim to make the experience of buying your new home with us as smooth, enjoyable and straightforward as possible. From your initial enquiry, through to handing you the keys to your new home, our friendly and knowledgeable team are available both in person and online, to answer your questions and help you find the home buying option that's right for you.

Shared ownership

Shared ownership is a scheme which has been specifically designed to help those who are unable to afford the cost of buying a property outright on the open market.

It works by enabling you to purchase a share in your new home, and pay a subsidised rent on the part you don't own to Hyde New Homes.

You will own an equity share in your new home. A lease is a legal document between the freeholder or landlord and the purchaser and is binding on both sides and since you will own a lease you will be a 'leaseholder'. The lease covers the responsibilities including maintenance, rent settings, purchasing more equity, selling and insurance. You will have these responsibilities as a full owner occupier.

You can also find out more on our website:

hydenewhomes.co.uk



To find out more about the home buying options we offer visit hydenewhomes.co.uk

My Hyde

Set up an account online and personalise your home buying journey with us:

- ✓ Save and share your searches, favourite properties and developments
- ✓ Create and keep track of your shared ownership application
- ✓ Manage your appointments
- ✓ Preview your buying journey; track and sign key homebuying documents from reservation all the way to completion and aftercare

Shared ownership explained

Who's eligible?

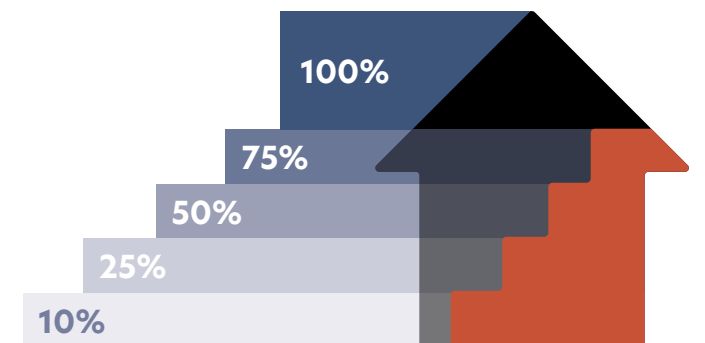
Anyone with a household income of under £80,000 per year

How does shared ownership work?

- The minimum initial share you can buy in a new home is 10%
- The maximum initial share you can buy is 75%
- You will only need a deposit for the share you buy
- As a shared owner you will be a leaseholder
- You will pay a mortgage on the share you buy and a subsidised rent to Hyde on the remaining share
- The leases on our new build homes are typically 990 years

How does staircasing work?

- You can buy more shares in the future until you own your home outright
- Once you own your home outright, you will no longer pay rent, but you will carry on paying the relevant service charges



About Hyde New Homes

Hyde New Homes is part of the Hyde Group, one of England's largest housing associations. We are proud of the homes we build and bring home ownership within reach of many more people than could otherwise afford one. To find out more about the Hyde Group, visit hyde-housing.co.uk

Gold standard service

Our ambition is to be a truly customer-driven housing provider. This means communicating clearly and listening to you throughout your home buying journey, from the initial viewing to when you move into your new home.

Through the use of technology, you can view, secure and complete your purchase from the comfort of your sofa. Our aim is to make your experience smooth and enjoyable. We also work hard to ensure you settle in comfortably and our Product Quality Team will be in touch with you regularly over the first twelve months. During this time, we also engage an independent research company called In-house to conduct feedback surveys on our behalf and consistently review this feedback to continue improving our service to you.

Hyde New Homes has achieved Gold at the Customer Satisfaction Awards for the thirteenth consecutive year. The 2026 award criteria focuses on overall homebuyer satisfaction based on what is important to customers at every stage of their home buying journey: communication throughout the buying process, condition of the home at handover, defect resolution, and likelihood to recommend to others.

Hyde also achieved the coveted Net Promoter Score of 71.9, reflecting high levels of customer recommendation and underlining the company's ongoing commitment to delivering an exceptional home buying experience.

The Hyde Difference

- Over 90% customer satisfaction for thirteen consecutive years
- High specification as standard
- 990-year lease
- Quality fitted flooring included
- Contemporary kitchens with integrated appliances
- Turfed gardens



What our customers say

"The sales team here has been incredible. They talked to us from an authentic place and the care and attention was so different from some of the sales executives we came across at other developments."

Purchaser at Spring Acres, Sittingbourne





Hyde

New Homes

Directions to Aviator Park Marketing Suite

Sat Nav Address: PE26 2RA



Driving to Aviator Park Northbound

From the A1

- Turn off the A1 at Brampton Hut Interchange and take the third exit onto A141/Thrapston Rd
- Go through 4 roundabouts for 6.2 miles
- Turn left on Kings Ripton Rd and continue onto Sapley Rd
- Turn right onto the B1090 and take the next left turn after 49ft onto Ramsey Rd
- Continue to follow Ramsey Rd for 1.6 miles
- Turn left onto Huntingdon Rd and continue for 2.9 miles
- Continue on Ramsey Rd for 0.8 miles and Aviator Park will be on your left



Driving to Aviator Park Southbound

From A1139 /Frank Perkins Pkwy

- Take the exit towards Stanground/Yaxley
- Use the right lane to merge onto A605
- Continue straight over the roundabout and continue on B1092/Whittlesey Rd
- Continue for 1.1 miles going straight over the next two roundabouts
- Take the next right onto Milk and Water Drove/B1095 for 4.1 miles
- Turn right onto Ramsey Rd/B1040 and continue for 3.1 miles
- Continue onto Ugg Mere Ct Rd and Longholme Rd for 3 miles
- Turn left onto Ramsey Rd
- Aviator Park will be on your left after 0.8 miles



hydenewhomes.co.uk

01480 220 922

Details correct at time of publication: July 2026

Disclaimer: Floorplans are not to scale and are indicative only. Location and style of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition). The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Hyde New Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection From Unfair Trading regulations 2008. This information does not constitute a contract or warranty. The dimensions provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change.

Lists of amenities are not exhaustive and information is provided in good faith but please make your own enquiries to ensure satisfaction prior to committing to purchase.