

PENNY GREEN

Wintringham | St. Neots

Smarter renting, brighter living

2, 3 and 4 bedroom family homes to rent

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Penny Green living

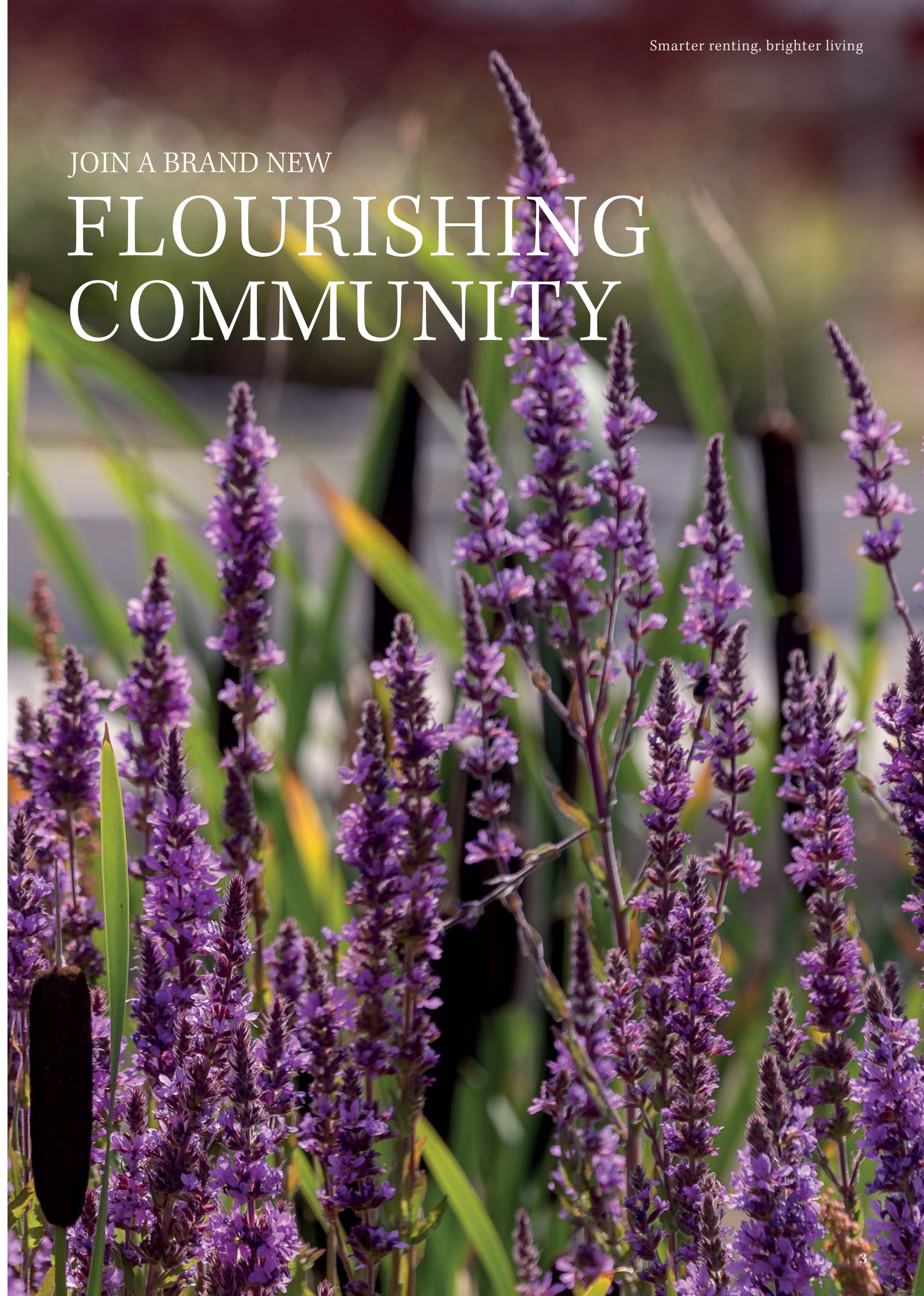
Welcome to Penny Green,
a nature-inspired neighbourhood
of 126 new build rental homes,
designed for family living.

The homes at Penny Green are at the heart of Wintringham – the visionary extension of historic St Neots. An exciting new neighbourhood set in the Cambridgeshire countryside where green spaces are part of everyday life, and children walk to bright, modern primary schools just around the corner. A place where outdoor adventures, local amenities, and seamless connections — by road and rail — come together to make life flow effortlessly.

Choose your Penny Green home from the 2, 3 and 4 bedroom houses available. Every home newly built and waiting for you to make your own.



JOIN A BRAND NEW FLOURISHING COMMUNITY





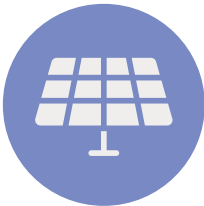
CGI indicative only.

Thoughtfully crafted for modern family living

The houses at Penny Green offer uplifting spaces where nature meets design — filled with natural light and calming views across the green, open neighbourhood and beyond.



Broadband



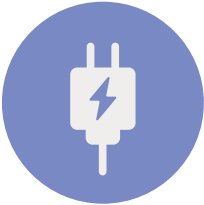
Energy
efficient



Pet
friendly



Neighbourhood
services



EV
charging



Off-street
parking

Thoughtfully designed modern interiors create the perfect backdrop for your personal style while smart technology enhances everyday living – from broadband, energy-efficient appliances, rooftop solar panels and EV charging points for all residents.

The Penny Green neighbourhood is cared for by Encore, who look after the communal spaces of the development.





CGI indicative only.

Abundant activity

There's plenty to explore and discover in and around Wintringham and St Neots from great places to eat and drink to family-friendly activities and attractions.



Wintringham Leisure Trail

The Wintringham Leisure Trail is a 3.5km trail that marked the opening of the first phase of Wintringham. As well as a circular walking and cycling route, the trail includes three fitness stations with a range of equipment and play-on-the-way features to encourage an active and healthy lifestyle for residents of all ages.

David Lloyd Leisure

A new addition to the neighbourhood, David Lloyd Leisure due to open in Autumn 2026, will provide Wintringham residents and neighbouring communities with leading-edge health, fitness and wellness facilities. A planned state-of-the-art family-friendly club will feature a gym, heated indoor and outdoor swimming pools, exercise studios, soft play, racquet sport facilities and a spa. A members club room will be a great place to get together with family and friends.

Food Truck Fridays

Wintringham regularly welcomes a food truck to the Plaza outside Wintringham Primary School on a Friday evening. Meet with your neighbours and take your pick from a varied menu. You'll discover food for every taste from chicken katsu to chana masala, as well as classic burgers and pizzas.

St Neots Rowing Club and the Annual Regatta

Enjoy competitive or recreational rowing at St Neots Rowing Club, with squads for beginners, elite and senior levels, for men and women.

Everyone's invited to the Annual Regatta – bring a picnic blanket, get there for races from 8am-5pm, and if you're competing, camp for the weekend and enjoy the party on Saturday night. There's a BBQ, bar and a homemade cake stall for all to enjoy on Saturday and Sunday.



1. Wintringham Leisure Trail
2. St Neots Rowing Club
3. Pig-Casso at Food Truck Fridays

4. David Lloyd Leisure Centre
5. Food Truck Fridays



1.



2.



3.



4.

St Neots is
Cambridgeshire's
largest and fastest-
growing town

Il Girasole

This Italian restaurant in St Neots serves up flavoursome rustic food that's freshly prepared and receives rave reviews. Choose from the homemade soup of the day, grilled tiger prawns, a selection of pizzas, pasta and risottos, as well as a delicious selection of steaks.

Bohemia Roasts

This micro coffee roastery in St Neots is a local favourite. They start with the green coffee bean and have expertise to share right through to the cup. Beans are sourced from all over the world for roasting in-house – there's even a Bohemia Roasts House Blend.

The Shake Hut

A small independent milkshake specialist serving up all your favourite flavours and more alongside a menu of burgers, brunches and delicious waffles.

St Neots Museum

Get to know the charming market town that Wintringham calls home with a visit to St Neots Museum. The museum showcases local treasures from Anglo Saxon coin hoards to historical prints, photographs and artefacts charting the area's rich history. The museum also hosts a varied programme of talks, walks and workshops.



5.

1 & 2. Bohemia Roasts
3. St Neots Museum
4. Il Girasole
5. The Shake Hut

Escape outdoors

Located in the Cambridgeshire countryside, Wintringham is an inspiring and inviting place to live with sustainable living and wellbeing at its heart.



Thoughtful neighbourhood planning follows the natural rhythm of the lush landscape, incorporating beautiful parks and meeting places, where neighbours connect, children play and everyone can enjoy the great outdoors.

There's a wonderful atmosphere here with opportunities for both relaxation and activity. Enjoy a gentle meander along the walkways or a relaxing picnic on the green. For those seeking adventure a network of cycle paths means you can explore the local area on two wheels, or nearby rowing and canoeing clubs offer a chance to experience the beauty of the River Great Ouse from a whole new perspective.





Elevating everyday

Penny Green homes have an enviable location at the heart of Wintringham, approximately a ten-minute walk from St Neots station and yet still surrounded by nature, including several dedicated spaces for watching and bringing you closer to wildlife.



There are play parks in every direction, and when you're ready to explore, scenic walkways and nature-filled leisure trails are only moments from your doorstep.

For everyday essentials, there are lots of exciting amenities to look forward to at the Wintringham Hub, including a Marks & Spencer Foodhall and a café.

Continue your walk a little further and discover the streets of central St Neots, a historic market town where charm meets convenience.







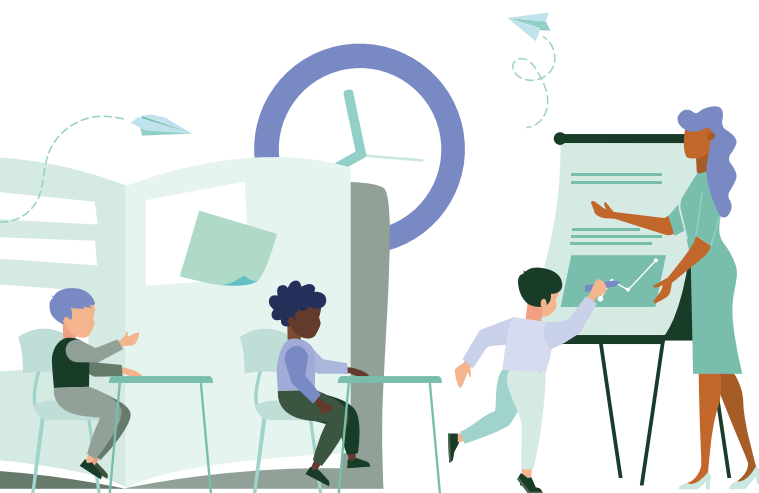
Creative learning

Wintringham Primary Academy is the first of two new schools for the Wintringham community, doors opened in September 2021.

The school's design is inspired by Forest School principles with all classrooms enjoying landscape views and centred around a woodland grove. These imaginative spaces match the teaching philosophy of Diamond Learning Partnership Trust, the organisation responsible for managing the school.

Every child is encouraged to achieve the highest possible standards through outstanding day-to-day teaching and assessment, an exciting, relevant and inspiring curriculum and excellent support for every child.

The second new primary will open in the next phase of Wintringham's development. After primary school, Wintringham's young people have the option to attend Ofsted Good rated Ernulf Academy, last inspected in January 2025.

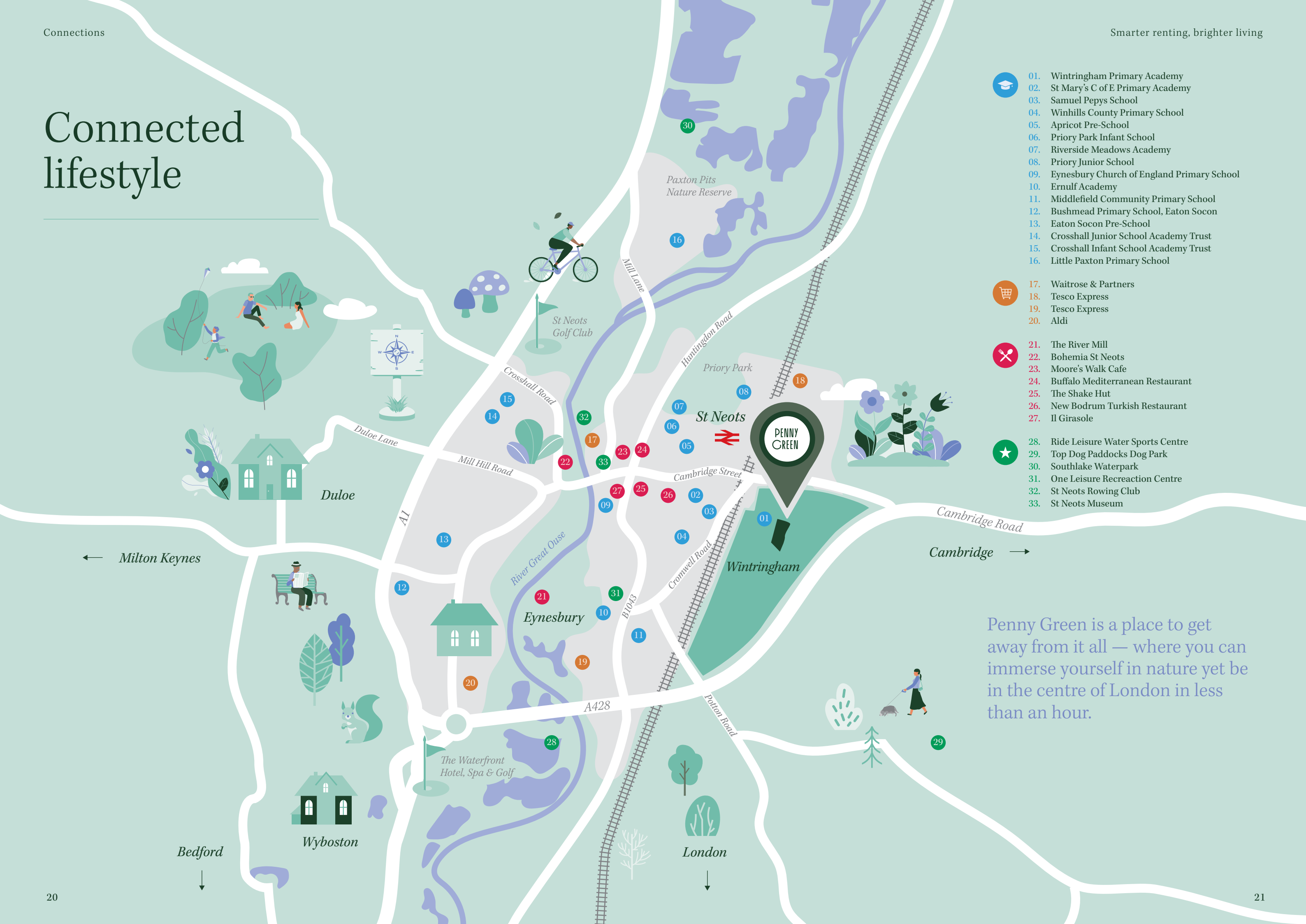


Forest School principles

Following the philosophy of 'Forest Schools', Wintringham's first primary school has been designed to help encourage and inspire pupils to develop confidence, self-esteem and skills through positive outdoor experiences in a woodland or natural environment.

The landscape design, categorised into four forest themed areas - The Grove, Forest Edge, Forest and The Clearing - creates a holistic learning environment.

Connected lifestyle

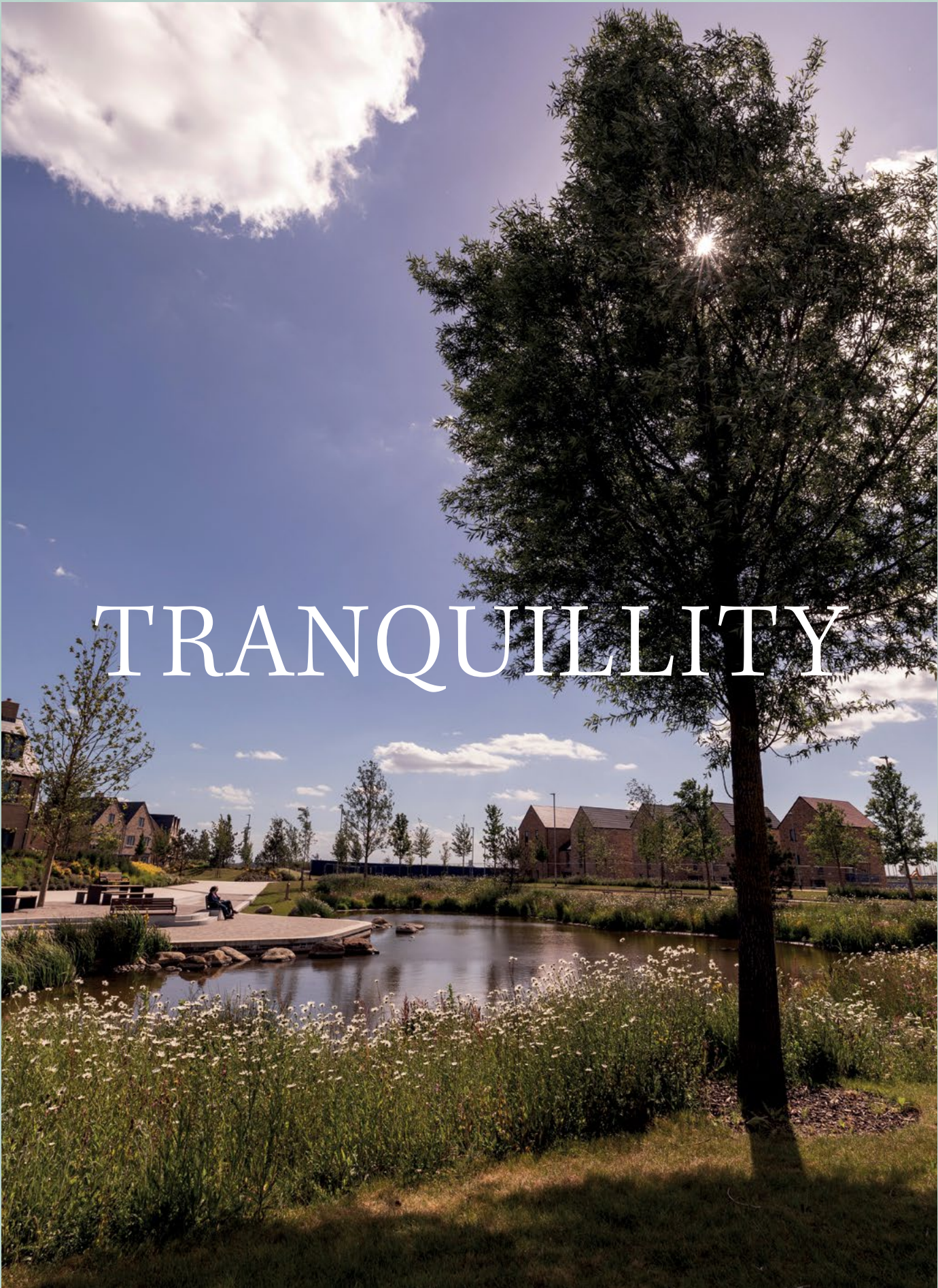


Penny Green is a place to get away from it all — where you can immerse yourself in nature yet be in the centre of London in less than an hour.

Site plan

Take a look at options of different house types on offer for rental at Penny Green.







Inspired interiors

Designed for comfort,
shaped by you

Thoughtful layouts create calm, welcoming spaces for everyday Penny Green living — from slow mornings to relaxed evenings.

Each room offers the flexibility to reflect your lifestyle. Whether it's a quiet home office, a cosy nook, or space to gather with loved ones, you'll have the freedom to make it truly yours.



A mix of a kitchen/diner, together with living rooms and sleek bathrooms, offers you the space to live how you want — whether that’s solo, with your family, or with your furry friend in tow.



CGIs indicative only.

Finishing touches & specifications

Kitchens

- Symphony kitchens to all homes
- 40mm worktops
- Kitchen – 1 ½ bowl stainless steel sink with draining board
- Caple Crane 101 inset sink with Caple Swanson single lever chrome mixer tap
- Glass splashback to hob/wall extractor
- Electrolux single oven, induction hob and extractor
- Indesit fully integrated dishwasher, washer dryer and integrated 70/30 fridge freezer

Bathrooms, WCs and Ensuites

- Ceramic wall tiles by Porcelensa
- One course splash back above wash hand basin, including tiled window sills where applicable
- All sanitary ware by Ideal Standard
- All brassware by Ideal Standard
- Mirrored wall mounted cupboard to bathroom and ensuites
- Bathroom with shower over bath
- Half height wall tiling to sanitaryware walls, full height around bath

Ensuites (where applicable)

- Full height wall tiling to shower enclosure
- One course splash back above wash hand basin

Bedrooms

- Wardrobe space to master bedroom and all double bedrooms

Floor finishes

- Tarkett vinyl flooring to bathroom and ensuite
- Drayton twist/heathers carpets inc 9mm underlay to bedrooms, stairs and landings
- LVT floors to lounge, hallways, kitchens and WC

Windows

- All windows double glazed (Anthracite)
- Obscured glazing to bathroom window locations

Blinds

- Roller blinds to front facing windows
- Blackout roller blinds to all bedroom windows
- Battens and curtain rails to all bedrooms and living rooms



Lighting

- White recessed downlighters to kitchens, bathroom and ensuites.
- Pendant light fittings to all other rooms
- External front door dusk till dawn light

General

- All houses have PV on the roofs and a number of houses have Zero Bills as highlighted in the floorplans
- Broadband 150 mb
- OHME EV charger
- Smoke and carbon monoxide detectors
- Shaver socket to bathrooms and ensuite (where applicable)
- Doorbell and light to the front entrance

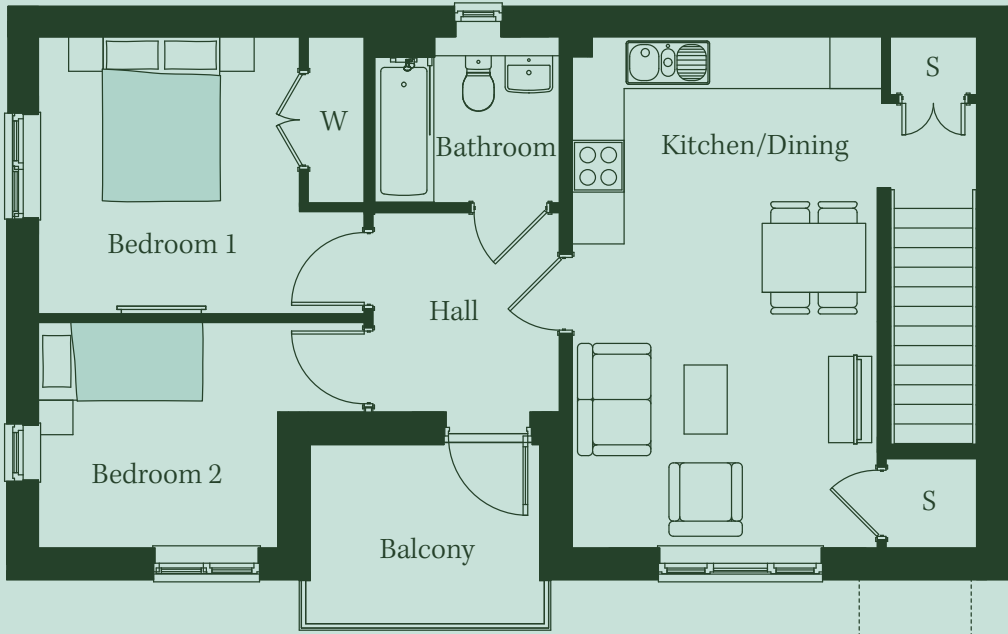
Outside space

- Private garden to all homes
- Apex shiplap sheds

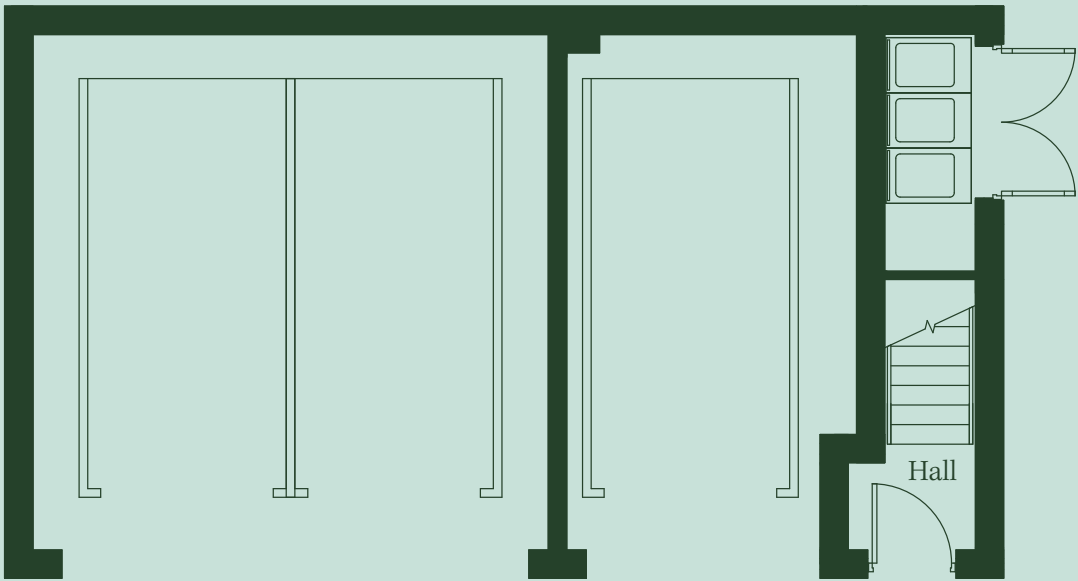
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Coot

Two bedroom flat
Plots: 3, 19*, 20 & 144*



First Floor

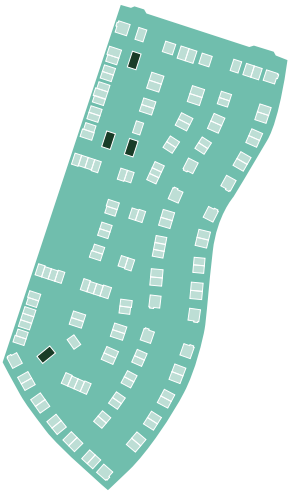


Ground Floor

KEY
S = Store
W = Wardrobe
*Handed



Flat locator



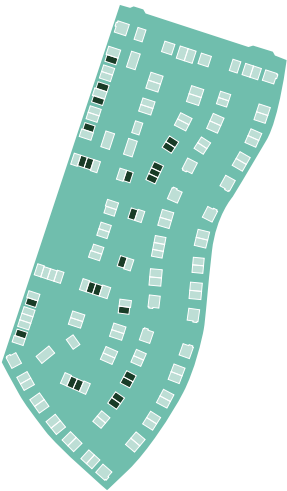
Dimensions

Kitchen/Dining	4.67m x 3.20m	15'4" x 10'6"
Living Room	3.53m x 2.74m	11'7" x 9'0"
Bedroom 1	3.76m x 3.20m	12'4" x 10'6"
Bedroom 2	3.81m x 2.61m	12'6" x 8'7"
TOTAL INTERNAL AREA:	68 sq m	736 sq ft

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House locator



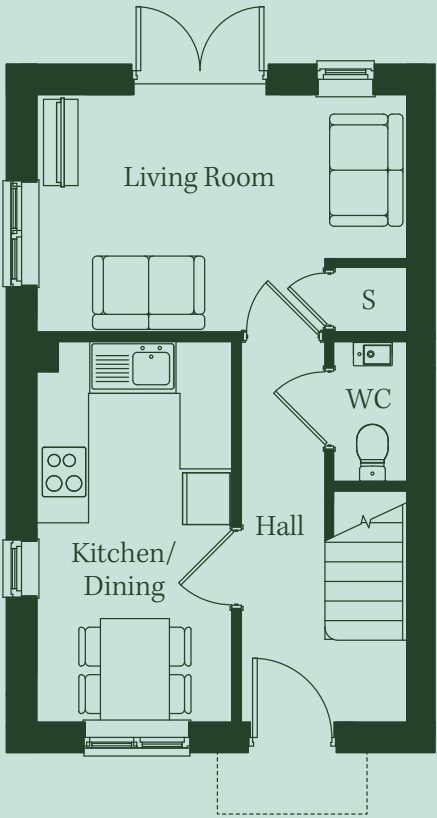
Dimensions

Kitchen/Dining	4.39m x 2.26m	14'5" x 7'5"
Living Room	4.29m x 2.74m	14'1" x 9'0"
Bedroom 1	3.55m x 2.54m	11'8" x 8'4"
Bedroom 2	3.55m x 2.49m	11'8" x 8'2"
TOTAL INTERNAL AREA:	63 sq m	678 sq ft

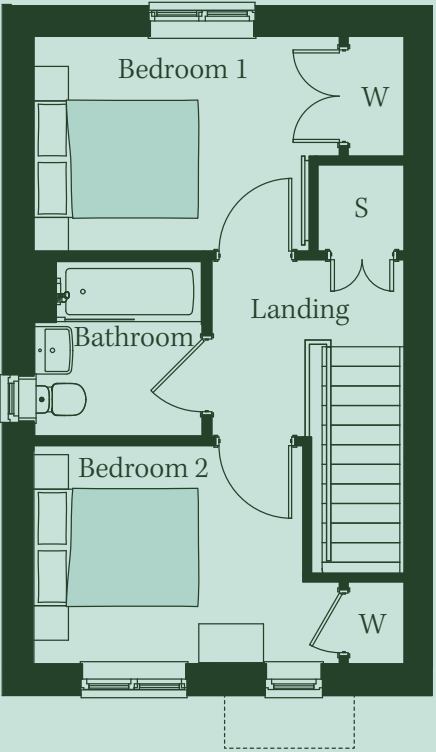
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Goldfinch

Two bedroom house
Plots: 5, 8, 10, 13, 16, 17, 22, 36*, 37, 38, 39^z, 40, 77, 84, 87^z, 96, 97, 104, 108, 134, 135*, 136, 137*, 141 & 142



Ground Floor



First Floor

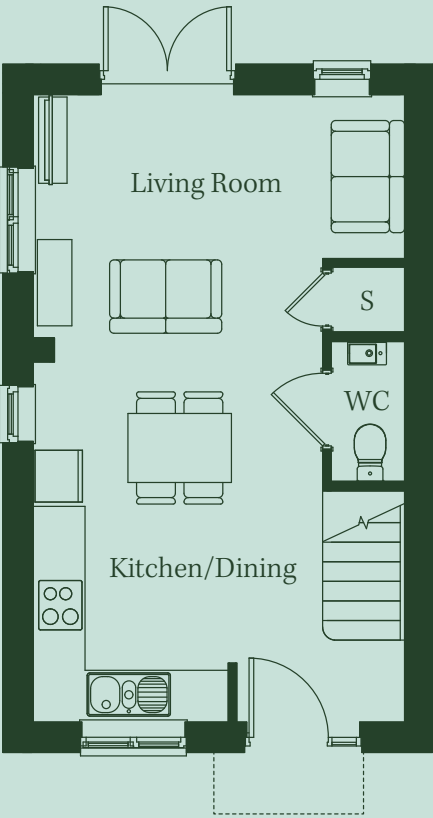
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W = Wardrobe

*Handed
^z Zero Bills

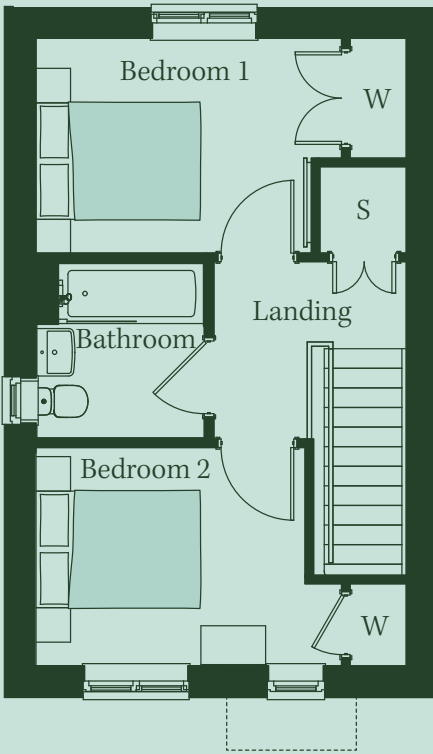
Kestrel

Two bedroom house

Plots: 6, 7*, 11, 12*, 42, 43, 46, 47, 70, 71^z, 72, 79, 80, 81, 82, 100, 101, 105, 106^z, 107, 132, 133, 138 & 139



Ground Floor

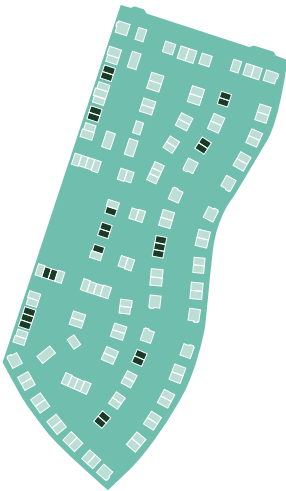


First Floor

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House locator



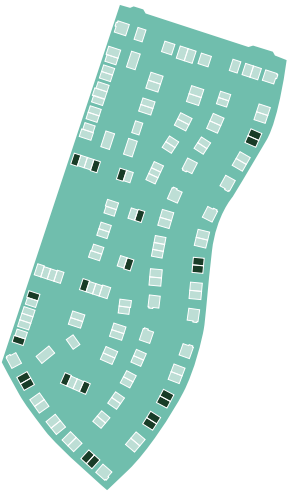
Dimensions

Kitchen/Dining	4.39m x 4.29m	14'5" x 14'1"
Living Room	4.29m x 2.74m	14'1" x 9'0"
Bedroom 1	3.55m x 2.54m	11'8" x 8'4"
Bedroom 2	3.55m x 2.49m	11'8" x 8'2"
TOTAL INTERNAL AREA:	63 sq m	678 sq ft

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House locator



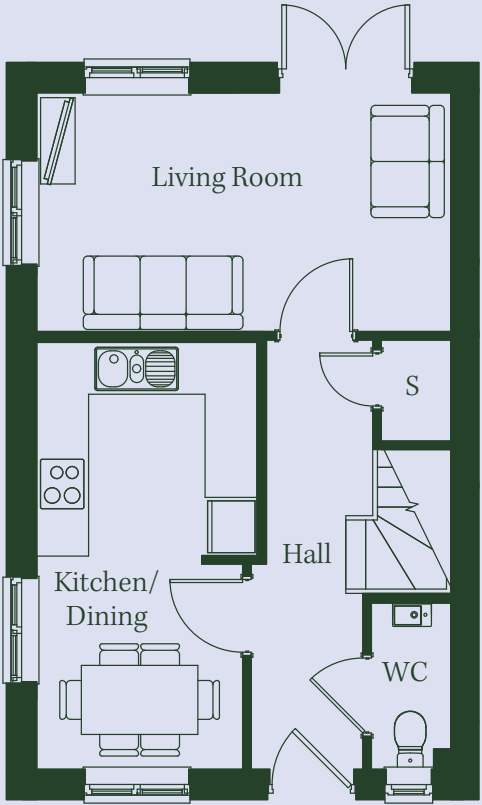
Dimensions

Kitchen/Dining	4.95m x 2.54m	16'3" x 8'4"
Living Room	4.80m x 2.77m	15'9" x 9'1"
Bedroom 1	3.68m x 2.39m	12'1" x 7'10"
Bedroom 2	2.95m x 2.30m	9'8" x 7'7"
Bedroom 3	2.77m x 2.39m	9'1" x 7'10"
TOTAL INTERNAL AREA:	76 sq m	818 sq ft

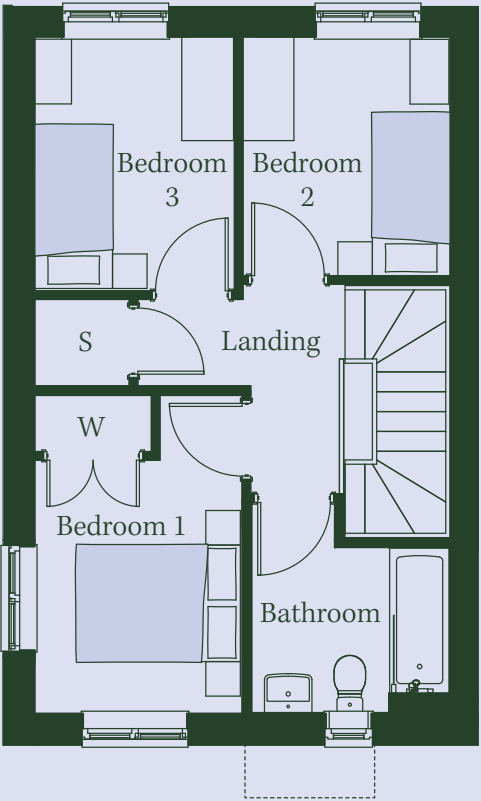
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Linnet

Three bedroom house
Plots: 15, 18, 21, 54, 55, 62, 63, 76, 85, 98, 103, 109, 111, 112, 119, 120, 124, 125, 126, 127, 140 & 143



Ground Floor

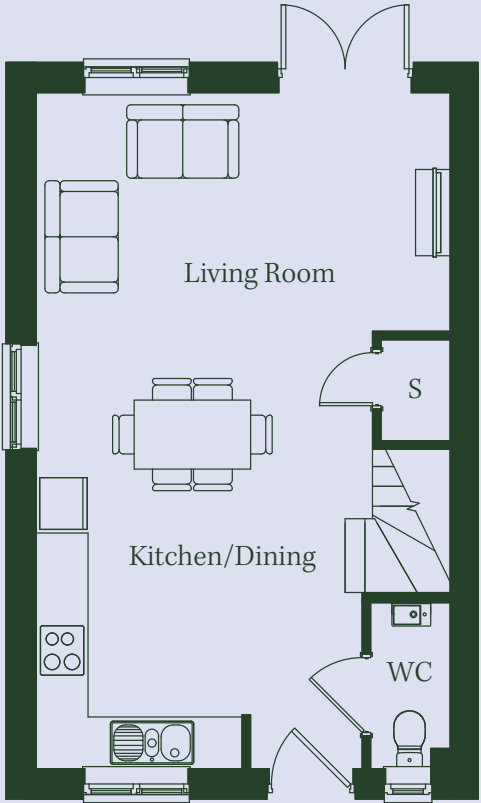


First Floor

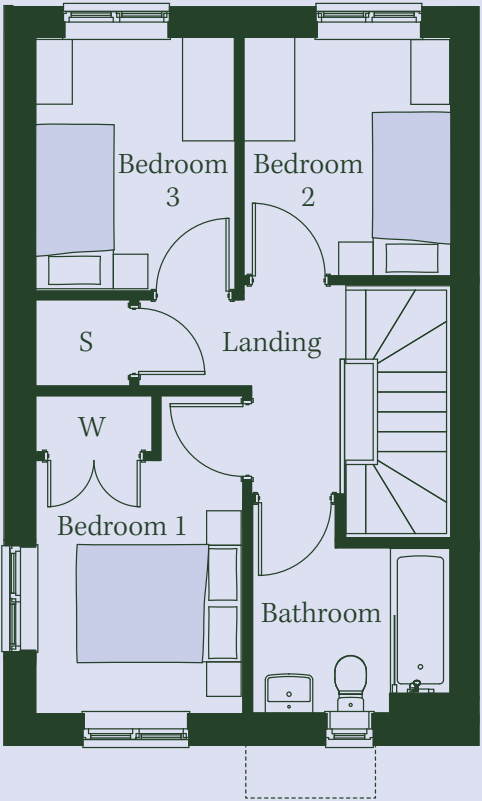
KEY
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Grebe

Three bedroom house
Plots: 78, 83*^z, 99 & 102*



Ground Floor

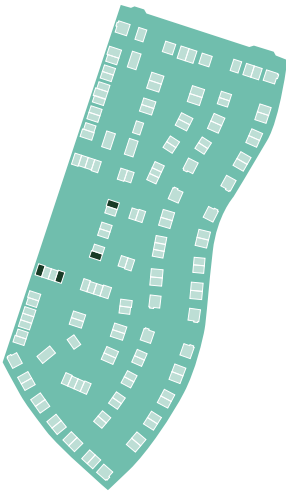


First Floor

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^z Zero Bills



House locator



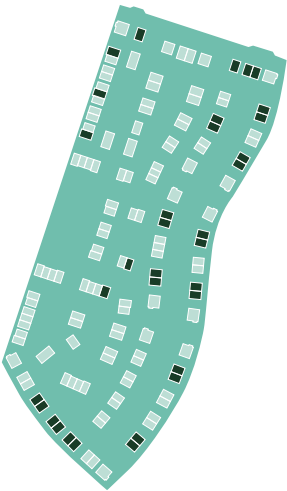
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Dimensions

Kitchen/Dining	5.05m x 3.78m	16'7" x 12'5"
Living Room	4.75m x 2.77m	15'7" x 9'1"
Bedroom 1	3.68m x 2.39m	12'1" x 7'10"
Bedroom 2	2.95m x 2.30m	9'8" x 7'7"
Bedroom 3	2.77m x 2.39m	9'1" x 7'10"
TOTAL INTERNAL AREA:	76 sq m	818 sq ft



House locator



Dimensions

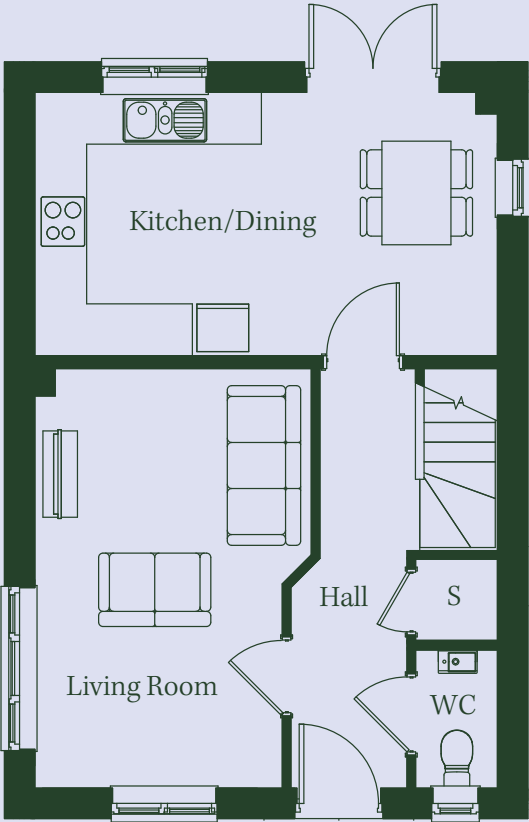
Kitchen/Dining	4.85m x 3.20m	15'11" x 10'6"
Living Room	5.36m x 3.05m	17'7" x 10'0"
Bedroom 1	3.84m x 3.05m	12'7" x 10'0"
Bedroom 2	3.68m x 3.05m	12'1" x 10'0"
Bedroom 3	2.64m x 2.31m	8'8" x 7'3"
TOTAL INTERNAL AREA:	86 sq m	924 sq ft

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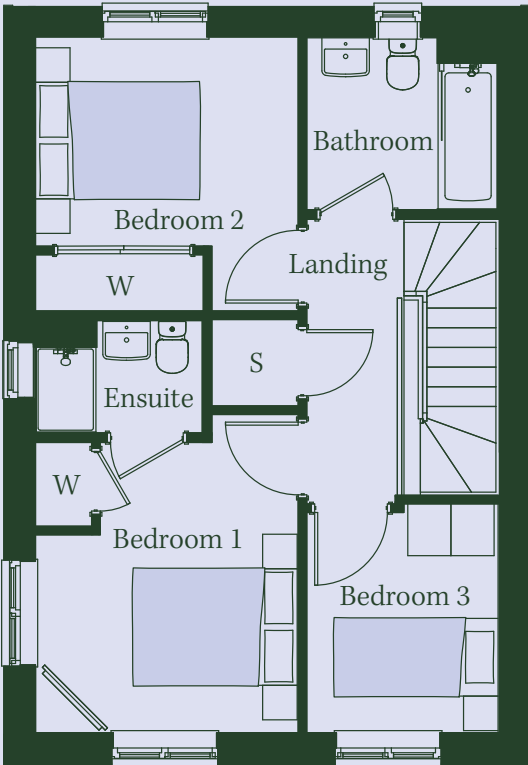
Bunting

Three bedroom house

Plots: 2^z, 4, 9*, 14*, 44^z, 45^z, 48*, 49^z, 50^z, 52^z, 53^z, 56^z, 57^z, 60^z, 61^z, 64^z, 65^z, 68^z, 69^z, 73^z, 74^z, 86*, 95, 113^z, 114^z, 115^z, 116^z, 117^z, 118^z, 122^z, 123^z, 128^z & 129^z



Ground Floor



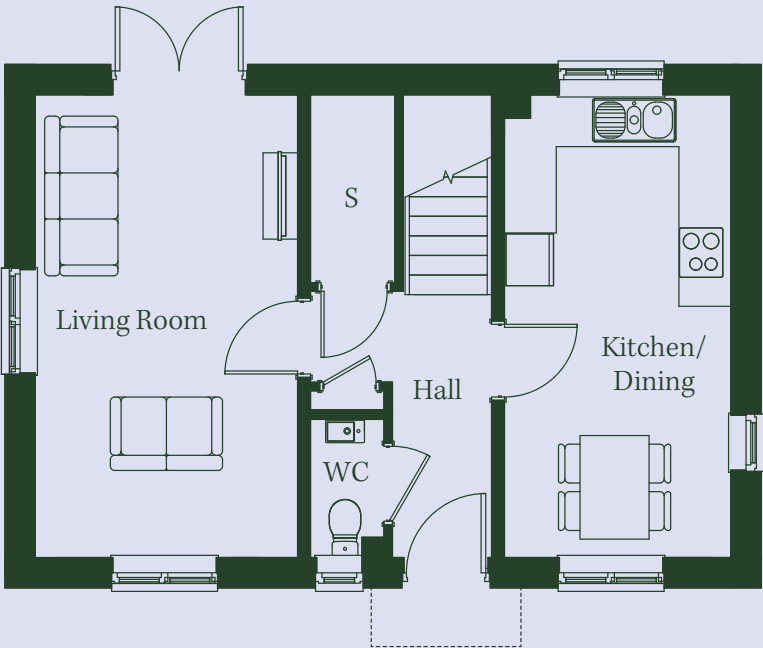
First Floor

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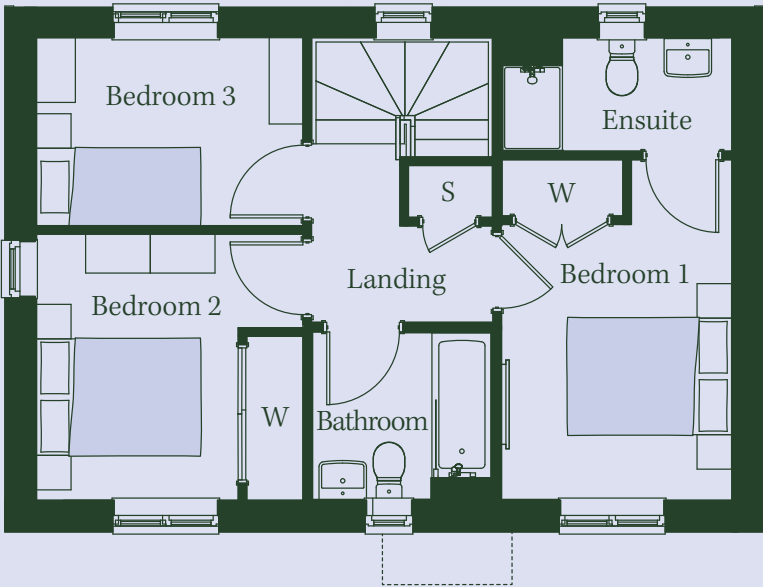
*Handed
z Zero Bills

Wagtail

Three bedroom house
Plots: 23^z & 92^z



First Floor



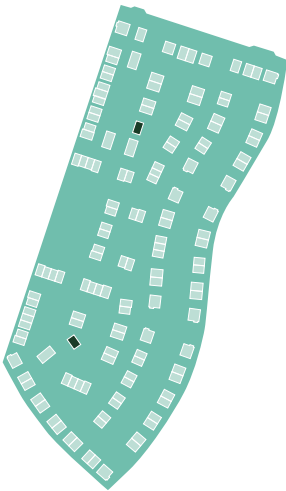
Ground Floor

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House locator



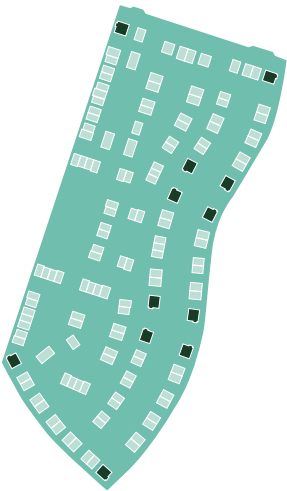
Dimensions

Kitchen/Dining	5.36m x 2.61m	17'7" x 8'7"
Living Room	5.36m x 3.05m	17'7" x 10'0"
Bedroom 1	3.09m x 3.07m	10'2" x 10'1"
Bedroom 2	3.94m x 2.67m	12'11" x 8'9"
Bedroom 3	3.10m x 2.18m	10'2" x 7'2"
TOTAL INTERNAL AREA:	85 sq m	916 sq ft

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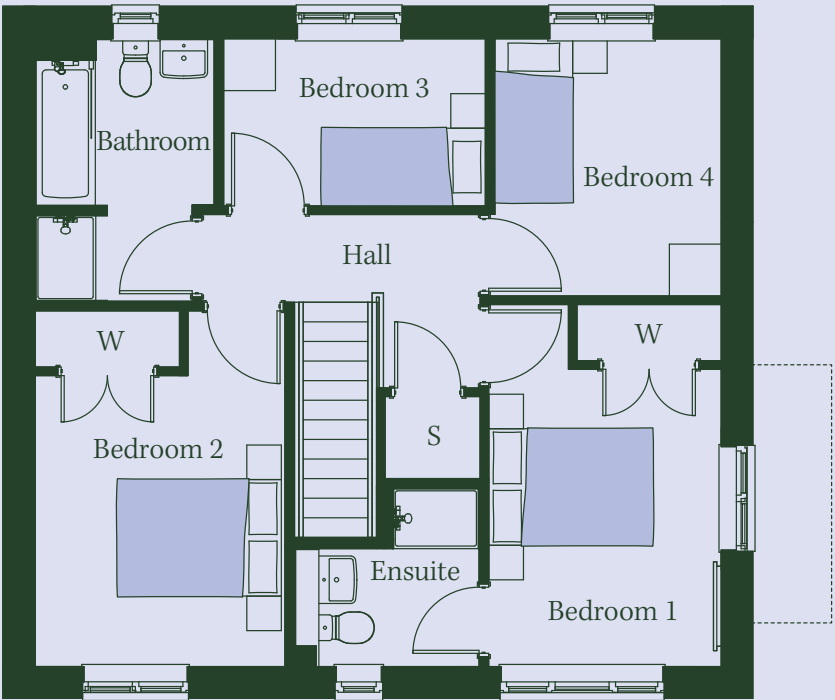
Dimensions

Kitchen/Dining	7.95m x 3.12m	26'1" x 10'3"
Living Room	4.62m x 4.01m	15'2" x 13'2"
Bedroom 1	4.29m x 2.69m	13'10" x 8'10"
Bedroom 2	4.14m x 2.90m	13'7" x 9'6"
Bedroom 3	2.97m x 2.61m	9'9" x 8'7"
Bedroom 4	2.95m x 1.93m	9'8" x 6'4"
TOTAL INTERNAL AREA:	116 sq m	1,244 sq ft

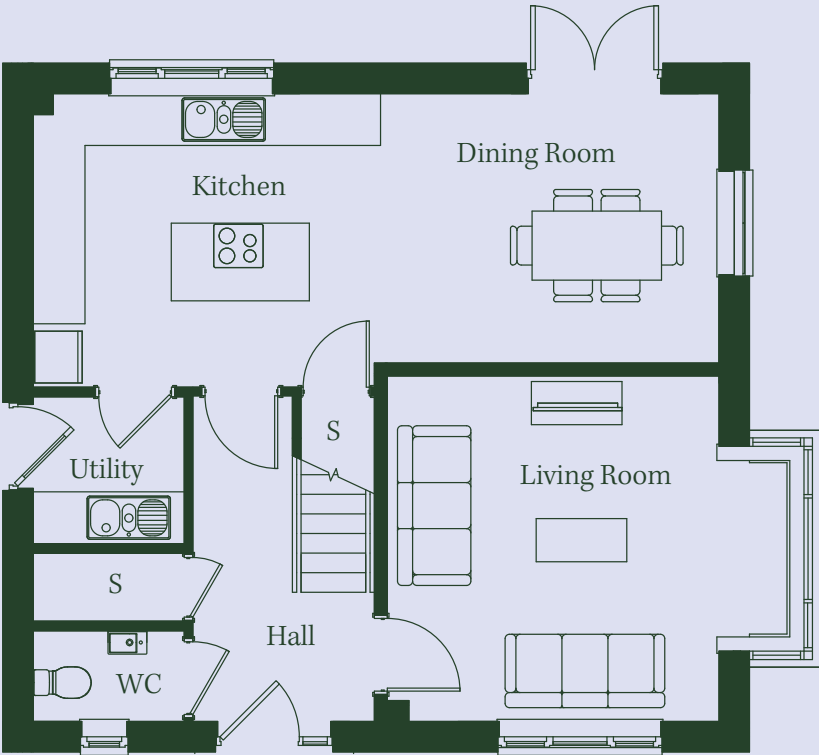
Wren

Four bedroom house

Plots: 1^z, 41^z, 51^{*z}, 58^{*z}, 59^z, 66^{*z}, 67^z, 75^{*z}, 110^{*z}, 121^z, 130^z & 131^{*z}



First Floor



Ground Floor

KEY
S = Store
W = Wardrobe
*Handed
z Zero Bills

Green living

Penny Green homes are thoughtfully designed to support a greener and more sustainable way of life.

Excellent insulation and intelligent energy-saving features ensure you'll stay comfortable all year round—while keeping your energy bills lower and reducing your impact on the planet.

We have also teamed up with Octopus Energy who are leading the way in sustainable living and, for a selection of homes that are fully powered by green tech, there's an opportunity for residents to enjoy Zero Bills for the home for at least 10 years, guaranteed. Refer to site plan and individual floor plans for eligible homes.

All Zero Bills homes feature rooftop solar panels, heat pumps, EV charging points and energy storage capabilities, optimised by Octopus Energy to run the home in the most efficient way.

The Octopus Zero Bills tariff includes a generous Fair Use Allowance – around twice your home's expected yearly usage and just a heads-up EV charging is billed separately.

Making green living easy. That's the ambition.

Find out more about Zero Bills*



*Limits, terms and exclusions apply.



Friendly efficiency

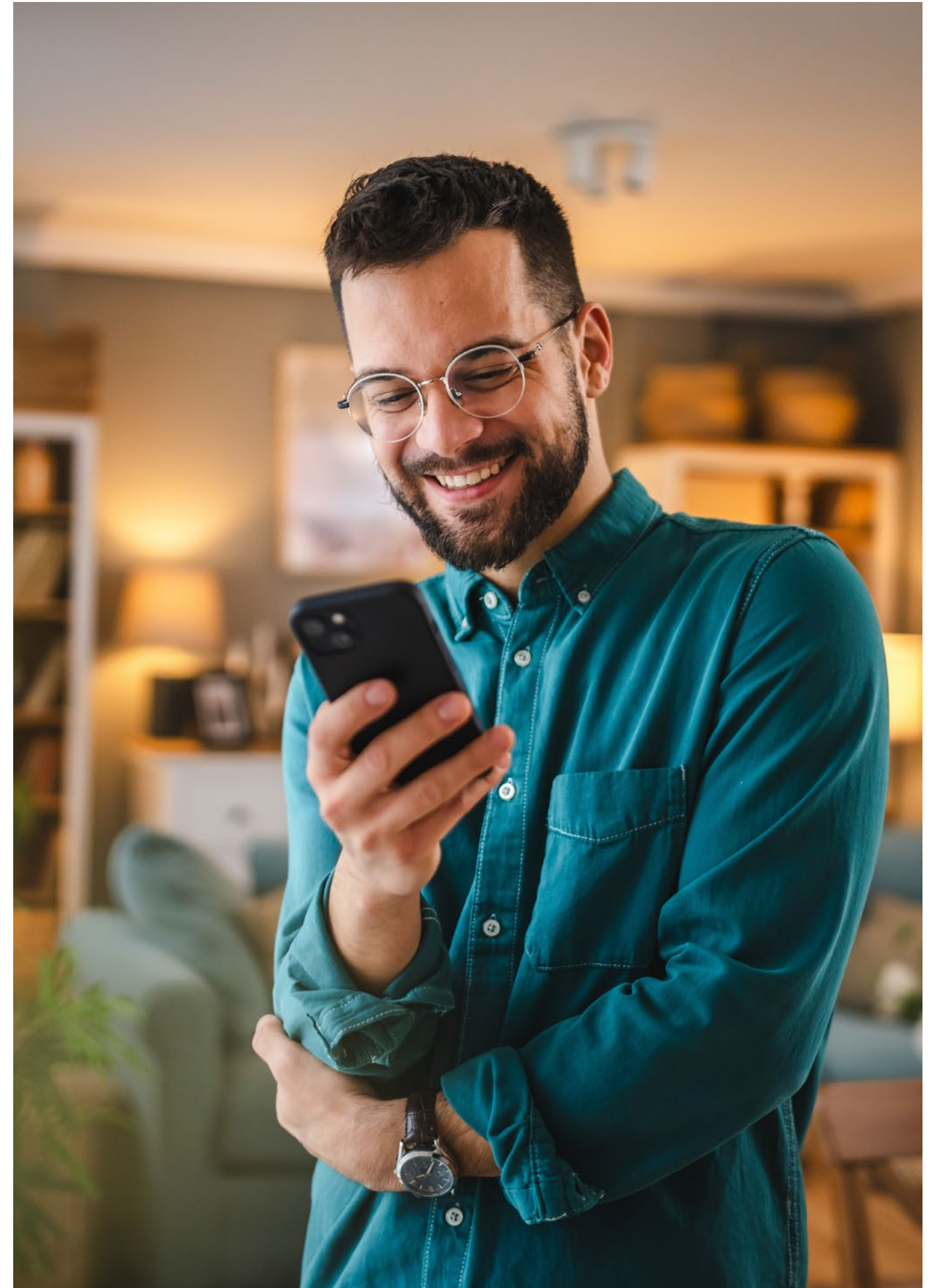
Homes at Penny Green are managed by Allsop who are committed to making your living experience the best it can be.

The resident services team can provide a full briefing on your property, help you connect with your neighbours and let you know about the range of community activities taking place in Wintringham.

Penny Green's newly built rental homes will be a joy to live in but should anything crop up or if you have any questions, don't hesitate to call. The team will address any issues promptly, ensuring your renting truly is hassle free.

The Resident Portal, viewable via an app on your phone or through your PC, is a great resource where all documentation relating to your property is stored. It's also the place where you can connect with Allsop, report maintenance issues, make payments, access information about the neighbourhood and engage with other residents.

You can arrange to visit the Penny Green show home at a time that suits you, with our tech-enabled let-yourself-in service, or get in touch with the resident services team, who will be happy to answer any questions.



A step-by-step lettings process from an award winning lettings and management service



1. Get in touch

Our friendly team is here to assist you. Whether you prefer calling, emailing, or using our enquiry form, we'll get back to you promptly to answer any questions and help you find your ideal home at a time that suits you.

2. Set up a viewing

Choose between a physical, virtual, or self-guided viewing, all scheduled at your convenience.

3. Simple application process

Our streamlined process is managed through a single app, which transforms into your resident portal once you move in.

4. Easy referencing process

Our trusted referencing provider offers live chat support to guide you through the process with confidence.

5. Digital tenancy agreement

Once approved, simply sign your tenancy agreement digitally. We'll also provide a helpful welcome guide to get you settled.

6. Move in at your leisure

On your first day, our smart locks give you the freedom to arrive at a time that suits you—no need to coordinate key collection.

7. Your own dedicated property manager

You'll be introduced to your personal property manager before move-in, ensuring support throughout your tenancy.

8. An inventory will be provided

A third-party independent clerk will provide a detailed inventory and handle the check-out process for added convenience.

9. Tenant benefits

Enjoy complementary front lawn maintenance, rooftop solar panels, EV charging enabled and ready-to-go Wi-Fi from day one.

10. Our resident app

Use our app to report maintenance issues, connect with the community, and stay informed about resident events happening throughout the year.

allsop



pennygreenliving.co.uk

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