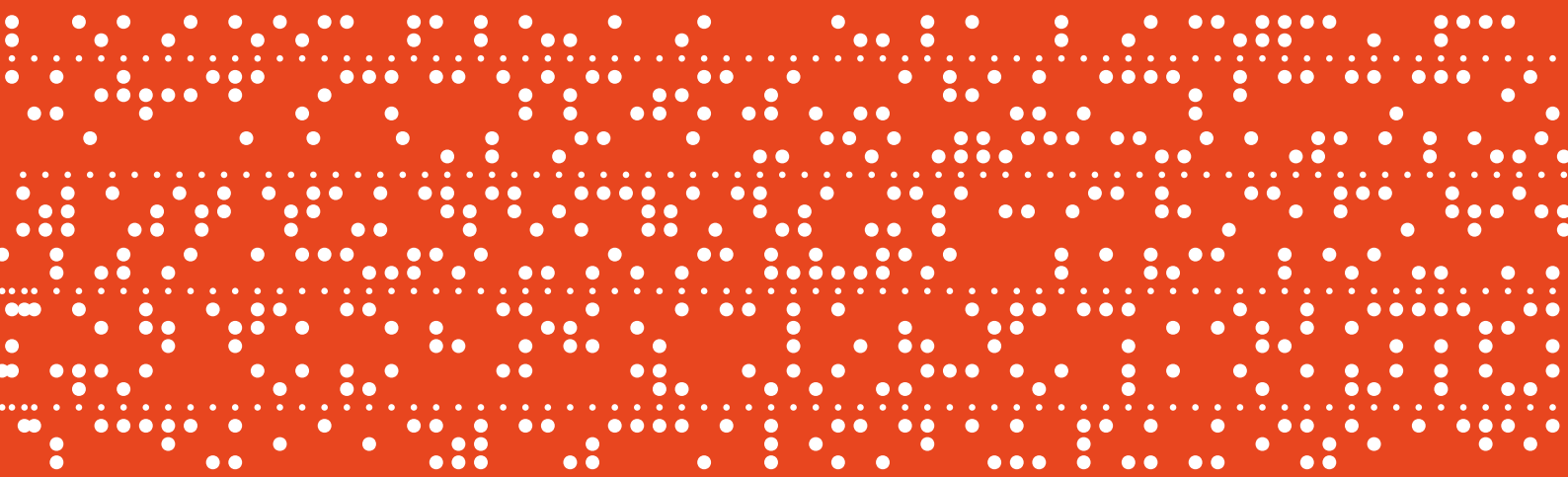


1 & 2 BEDROOM APARTMENTS AND 2, 3 & 4 BEDROOM HOUSES

RUTHERFORD  
FIELDS





# Welcome to Rutherford Fields

A quaint town in Bedfordshire, lying between Milton Keynes and Luton, Leighton Buzzard is home to Rutherford Fields. This development contains a mix of 1 and 2 bedroom apartments as well as 2, 3 and 4 bedroom houses that are available through Shared Ownership and Open Market Sale. As a redevelopment of RAF Stanbridge, there is an excitement throughout the development as it forms the base for new adventures for many people to come.

# WELCOME

Spread your wings in one of our family homes





# A small base with a big Secret

With the peace and quiet of rural living in Leighton Buzzard and the picturesque village of Stanbridge a mere stroll away, Rutherford Fields' history of top secrets and covert communications is a far cry from how it stands today.

1939

RAF Leighton Buzzard operational as Central Exchange and Wireless Telegraph Station during WWII.



1987



Renamed RAF Stanbridge after the war, the site became the RAF's Central Signals Centre dealing with over 10,000 messages a day.

1959



Main building rebuilt as the station became the RAF Supply Control Centre and the Joint Services Air Trooping Centre.

A closely guarded secret, this small and rather unassuming RAF base was vitally important to the war effort throughout World War II, D-Day, and the Battle of Britain. After its identity was revealed, it was named as one of the most important logistical locations in use.

The hub of the RAF's communication network, RAF Leighton Buzzard was later renamed RAF Stanbridge after the war. The history and sense of community that existed within the RAF base will live on through the Rutherford Fields development.

2011



Supply Control Centre work contracted out to Boeing Defence UK.

2014



Planning permission received for the Rutherford Fields development.

2012



RAF Stanbridge closes.

# Why Leighton Buzzard?

A charming market town in Bedfordshire, there is plenty to keep you busy in Leighton Buzzard. There is evidence throughout the town that people have lived in and around the area since medieval times, starting with its market. Dating back to 1086, the general market is held every Tuesday and Saturday, with an additional Farmers' market held on the third Saturday of every month and the Craft market on the fourth of every month.



As well as offering great commuter links, Leighton Buzzard is part of a smaller network of picturesque towns and villages. The village of Stanbridge is just 1.6 miles away, capturing all the charm and tradition of a quaint English village.







## Connections

# Far & wide

Leighton Buzzard is well connected for commuters by road and rail. Sitting 2.2 miles away from Rutherford Fields is Leighton Buzzard station which offers a direct line to London Euston in just 45 minutes. If you fancy visiting Milton Keynes but aren't keen on the 22 minute drive, you can catch one of the five trains per hour from Leighton Buzzard station every 12 minutes.

With the A505 just south of the development, it is only 3 miles away and the M1 is accessible in just 11 minutes. With such close commuter links, you'll be on your way in no time.

If you fancy travelling a bit further afield, London Luton Airport can be reached in 27 minutes and London Heathrow in 57 minutes.

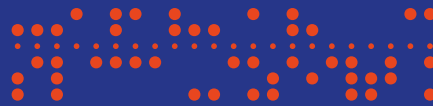
Stanbridge



Luton



Milton Keynes



A505



Leighton Buzzard Train Station



M1



London Luton Airport



London Heathrow Airport



Rushmere Country Park



National Trust – Ascott



White Lion Retail Park





Rutherford Fields

# The secret to a happy lifestyle

A plethora of restaurants, parks and shops to enjoy time with the family.



RETAIL

# Shop Local

A stone's throw from the beautiful market town of Leighton Buzzard.



LOCAL AREA

# Enjoy the Outdoors

Surrounded by beautiful countryside for endless walks and cycling.

---

# Wine & dine

Leighton Buzzard offers a variety of places to eat and drink, from everyone's favourite chain restaurants to Bistros, pubs and independent restaurants. Why not pop into Leighton Buzzard's very own Cod and Waffle restaurant. A local favourite with a unique concept, also serving a number of vegan and dairy free options, so there is truly something for everyone! For something more classic, drop in to The Grove Lock, perched right on the Grand Union Canal.

---



# DRINKS

Alternatively, if all you fancy is a drink with the locals then you have a wide range of pubs to choose from, all within a 3 mile radius of Rutherford Fields.



# A leisurely lifestyle

With the countryside on your doorstep and the city also close-by, you can't go wrong with Leighton Buzzard.

Take in the stunning views of the **National Trust's Ascott House** or visit Rushmere Country Park for some fresh air at the weekend. For something a bit livelier, why not visit the ZSL Whipsnade Zoo, one of the UK's biggest Zoos owned by the Zoological Society of London. It is just 16 minutes away from Rutherford Fields.



▲ National Trust's Ascott House

ZSL Whipsnade Zoo ▶





If you're after something that will get your heart racing, Tiddenfoot Leisure Centre is 2.5 miles away, offering a wide range of facilities for all ages. With everything from scheduled workout classes to a sports hall and two pools, you'll never be out of options.

For those who like a bit of retail therapy, White Lion Retail Park is a 17 minute drive away and for a more versatile shopping experience, Centre:MK, situated in Milton Keynes is only 16 miles away.



# Thinking about their future?



Whether you're looking for a new school in the area or just thinking ahead for the future, you have plenty of choice in Leighton Buzzard. Offering a range of primary and secondary schools, including Cedars Upper School and The Rushmere Park Academy, both within a 2.5 mile radius of Rutherford Fields, Leighton Buzzard has a stock of schools for all ages.





Contemporary kitchen  
White finish to all walls  
White internal doors  
Wooden flooring

# INTERIOR



---

“Open-plan living allows you to lay out your home to suit your lifestyle.”

---

# Specifications

## Silver

### HOUSE TYPES:

Boulton, Kittyhawk, Douglas,  
Lockheed & Curtiss

### KITCHEN

- Contemporary kitchen units with elegant chrome handles
- Silestone worktop with matching upstands
- Stainless steel 1 1/2 bowl sink with Talis chrome mixer tap
- Brushed steel double oven, 5 ring gas hob and extractor hood
- Stainless steel splashback to hob
- Integrated washing machine
- Integrated dishwasher
- Integrated fridge freezer
- Low voltage LED downlights
- LED under-unit lighting
- Wooden flooring

### LIVING AREAS

- White finish to all walls
- White internal doors
- Chrome internal door furniture
- Wooden flooring

### BATHROOMS

- Stylish white sanitary ware with chrome fittings
- Thermostatic wall-mounted shower over bath
- Heated towel rail
- Glass screen to bath
- Shaver socket
- Minoli tiles

### EXTRAS

- Turf to front & rear garden
- Exterior lighting





# Bronze

## APARTMENTS:

Corsair apartments & Martin

## HOUSE TYPES:

Spitfire, Hawker & Hurricane

### KITCHEN

- Contemporary kitchen units with elegant chrome handles
- Laminate worktop with matching upstands
- Stainless steel 1 1/2 bowl sink with Hansgrohe mixer tap
- Stainless steel double oven, 5 ring gas hob and extractor hood
- Stainless steel splashback to hob
- Integrated washing machine
- Integrated fridge freezer
- Low voltage LED downlights
- LED under-unit lighting
- Wooden flooring

### LIVING AREAS

- White finish to all walls
- White internal doors
- Chrome internal door furniture
- Wooden flooring

### BATHROOMS

- Stylish white sanitary ware with chrome fittings
- Thermostatic wall-mounted shower over bath
- Heated towel rail
- Glass screen to bath
- Shaver socket
- Minoli tiles

### EXTRAS

- Turf to front & rear garden
- Exterior lighting



RUTHERFORD  
FIELDS

# SITE PLAN

### 4 Bedroom Houses

- **CURTISS**  
Plots: 169, 170, 174 & 175
- **DOUGLAS**  
Plots: 67, 164 & 171
- **KITTYHAWK**  
Plots: 11, 12, 42, 43, 97, 98\*, 101 & 102\*
- **LOCKHEED**  
Plots: 162, 163, 165-168, 172 & 173

### 3 Bedroom Houses

- **BOULTON**  
Plots: 13, 14, 127-129 & 132-135
- **HAWKER**  
Plots: 5-8, 15-18, 21, 22, 27, 28, 37-41, 49-52, 59-62, 65, 66, 68-71, 84, 85, 89, 90, 99, 100\*, 103, 104\*, 111, 112\*, 123, 124, 136-149, 152-157, 160 & 161
- **HURRICANE**  
Plots: 55, 56, 82, 83\*, 130 & 131

### 2 Bedroom Houses

- **SPITFIRE**  
Plots: 9, 10\*, 19, 20\*, 23-26\*, 29-36\*, 53, 54\*, 57, 58\*, 63, 64\*, 72-81\*, 86-88\*, 105-110\*, 119-125\*, 126, 150, 151\*, 158 & 159
- **MARTIN**  
Plot: 48\*

### Apartments

- Plots: 1-4\*, 44-47\*, 91-96\* & 113-118\*

**\*AFFORDABLE HOUSING**

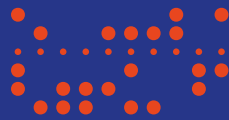
... MARKETING SUITE



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation.



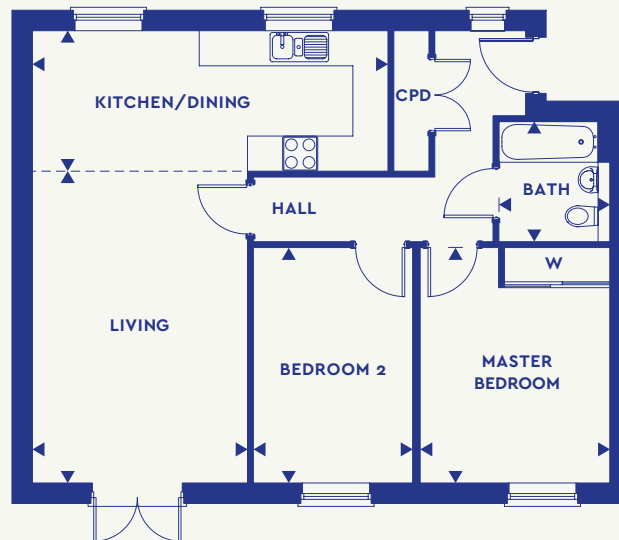
# Floorplans



# Corsair Apartments

## PLOTS 1, 2, 3 & 4

### 2 BEDROOM APARTMENT



#### GROUND FLOOR

##### KEY ROOM DIMENSIONS

KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Dining	6.07m x 2.40m	19'11" x 7'10"
Living	5.32m x 3.67m	17'6" x 12'1"
Master Bedroom	4.00m x 3.24m	13'2" x 10'8"
Bedroom 2	4.02m x 2.72m	13'2" x 8'11"
Bathroom	2.05m x 1.89m	6'9" x 6'3"

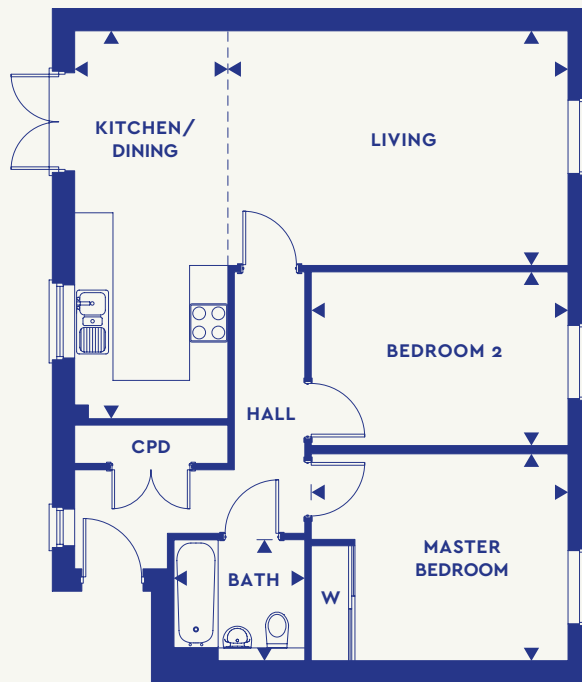
**GROSS INTERNAL FLOOR AREA 796.24 SQ FT**

CPD CUPBOARD  
W WARDROBE

# Corsair Apartments

**PLOTS 44, 45, 46 & 47**

**2 BEDROOM APARTMENT**



## FIRST FLOOR

### KEY ROOM DIMENSIONS

KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Dining	6.08m x 2.40m	19'11" x 7'10"
Living	5.33m x 3.78m	17'6" x 12'1"
Master Bedroom	4.01m x 3.24m	13'2" x 10'8"
Bedroom 2	4.02m x 2.72m	13'2" x 8'11"
Bathroom	2.05m x 1.90m	6'9" x 6'3"

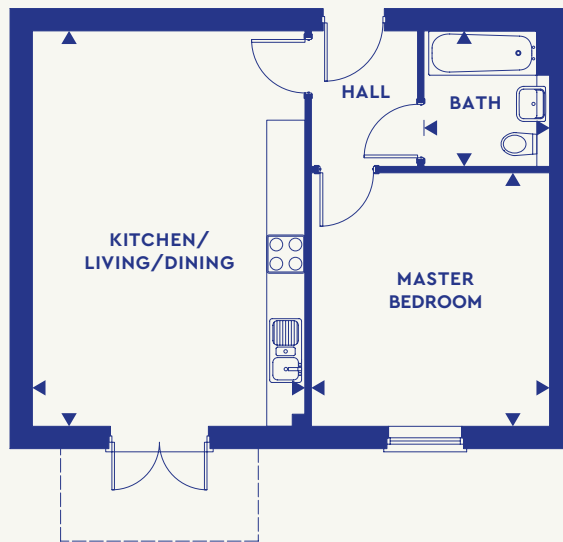
CPD CUPBOARD  
W WARDROBE

**GROSS INTERNAL FLOOR AREA 796.24 SQ FT**

# Corsair Apartments

**PLOTS 114 & 117\***

**1 BEDROOM APARTMENT**



## GROUND FLOOR

### KEY ROOM DIMENSIONS

Kitchen/Living/Dining

### METRES

6.20m x 4.27m

### FEET/INCHES

20'4" x 14'0"

Master Bedroom

3.97m x 3.73m

13'0" x 12'3"

Bathroom

2.12m x 1.97m

7'0" x 6'6"

---

**GROSS INTERNAL FLOOR AREA 541.20 SQ FT**

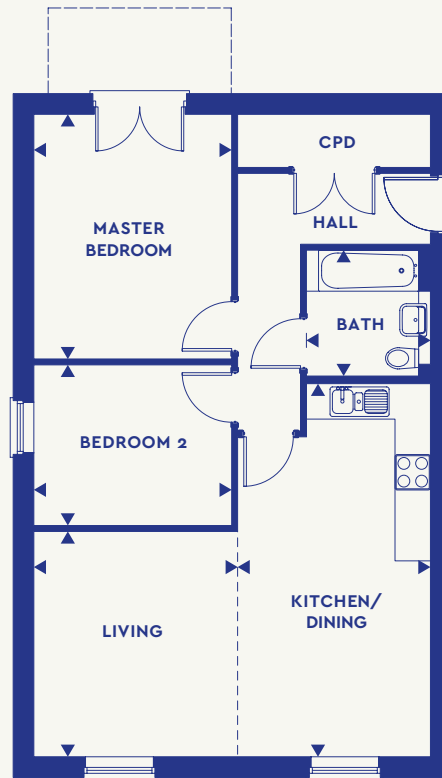
\*Plot is handed

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# Corsair Apartments

**PLOTS 113, 115\*, 116 & 118\***

**2 BEDROOM APARTMENT**



## GROUND FLOOR

### KEY ROOM DIMENSIONS

KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Dining	6.31m x 3.26m	20'9" x 10'9"
Living	3.81m x 3.45m	12'6" x 11'4"
Master Bedroom	4.14m x 3.35m	13'7" x 11'0"
Bedroom 2	3.35m x 2.72m	11'0" x 8'11"
Bathroom	2.13m x 2.10m	7'0" x 6'11"

CPD CUPBOARD

**GROSS INTERNAL FLOOR AREA 786.19 SQ FT**

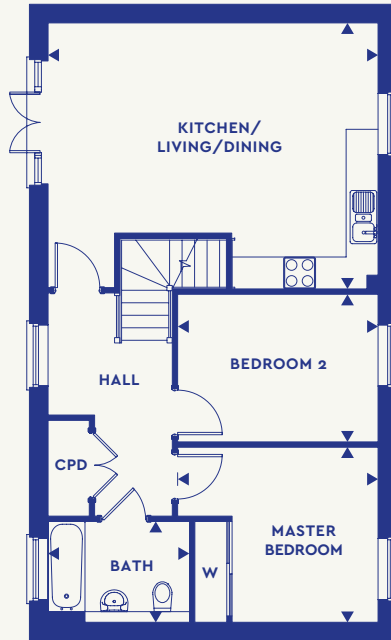
\*Plot is handed



# Martin

## PLOT 48

### 2 BEDROOM COACH HOUSE



#### FIRST FLOOR

##### KEY ROOM DIMENSIONS

Kitchen/Living/Dining

##### METRES

6.20m x 5.00m

##### FEET/INCHES

20'4" x 16'5"

Master Bedroom

3.76m x 3.29m

12'4" x 10'10"

Bedroom 2

3.76m x 2.27m

12'4" x 9'1"

Bathroom

2.65m x 1.89m

8'9" x 6'3"

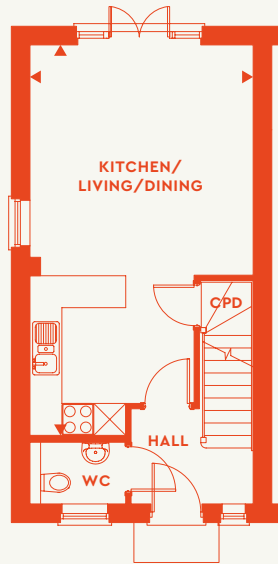
**GROSS INTERNAL FLOOR AREA 751.82 SQ FT**

CPD CUPBOARD  
W WARDROBE

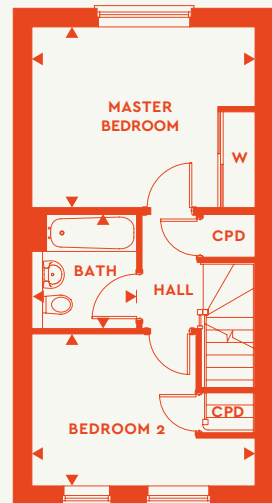
# Spitfire

## 2 BEDROOM HOUSE

PLOTS: 9, 10\*, 19, 20\*, 23-26\*, 29-36\*, 53, 54\*, 57, 58\*, 63, 64\*, 72-81\*, 86-88\*, 105-110\*, 119-125\*, 126, 150, 151\*, 158 & 159



GROUND FLOOR



FIRST FLOOR

### GROUND FLOOR

KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Living/Dining	7.33m x 4.19m	24'1" x 13'9"

CPD CUPBOARD  
W WARDROBE  
WC CLOAKROOM

### FIRST FLOOR

KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	4.19m x 3.39m	13'9" x 11'2"
Bedroom 2	4.19m x 2.85m	13'9" x 9'4"
Bathroom	2.14m x 1.97m	7'0" x 6'6"

**GROSS INTERNAL FLOOR AREA 778.8 SQ FT**

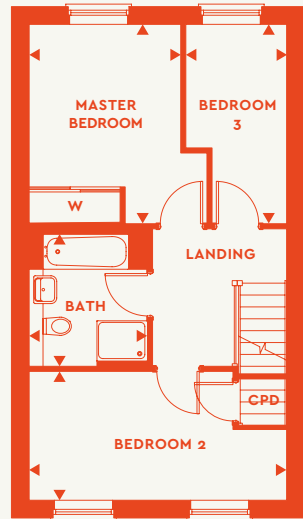
# Hawker

## 3 BEDROOM HOUSE

PLOTS: 5-8, 15-18, 21, 22, 27, 28, 37-41, 49-52, 59-62, 65, 66, 68-71, 84, 85, 89, 90, 99, 100\*, 103, 104\*, 111, 112\*, 123, 124, 136-149, 152-157, 160 & 161



GROUND FLOOR



FIRST FLOOR

### GROUND FLOOR

KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Living/Dining	8.13m x 5.09m	26'8" x 16'9"

### FIRST FLOOR

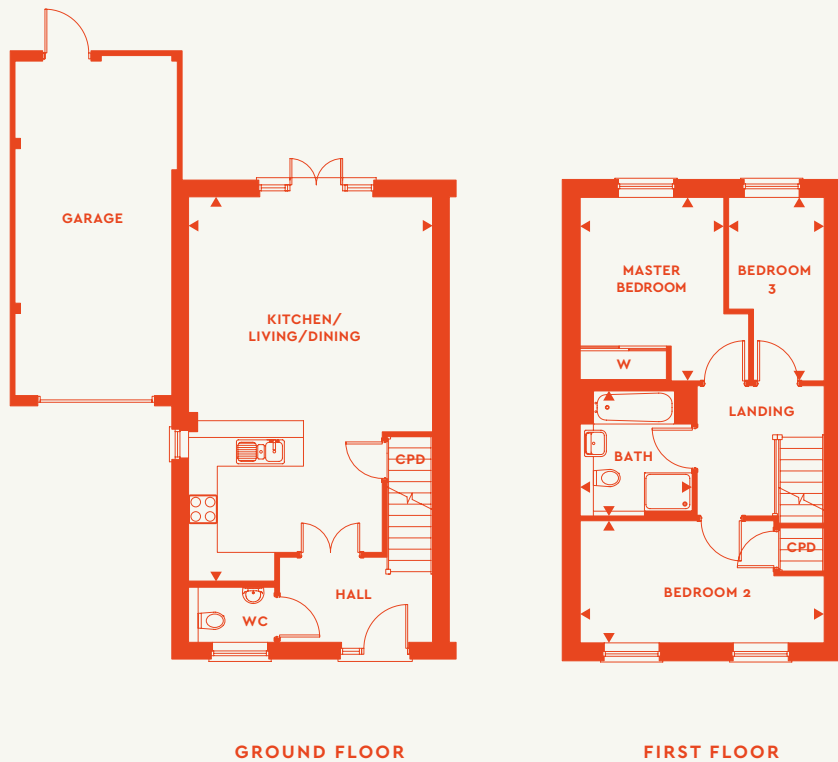
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	3.94m x 3.51m	12'11" x 11'7"
Bedroom 2	5.09m x 2.55m	16'9" x 8'4"
Bedroom 3	3.94m x 1.99m	12'11" x 6'7"
Bathroom	2.61m x 2.34m	8'7" x 7'8"

CPD CUPBOARD  
W WARDROBE  
WC CLOAKROOM

**GROSS INTERNAL FLOOR AREA 1,032 SQ FT**

# Hurricane

**3 BEDROOM HOUSE**  
**PLOTS: 55, 56, 82, 83\*, 130 & 131**



## GROUND FLOOR

KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Living/Dining	8.02m x 5.09m	26'4" x 16'9"

## FIRST FLOOR

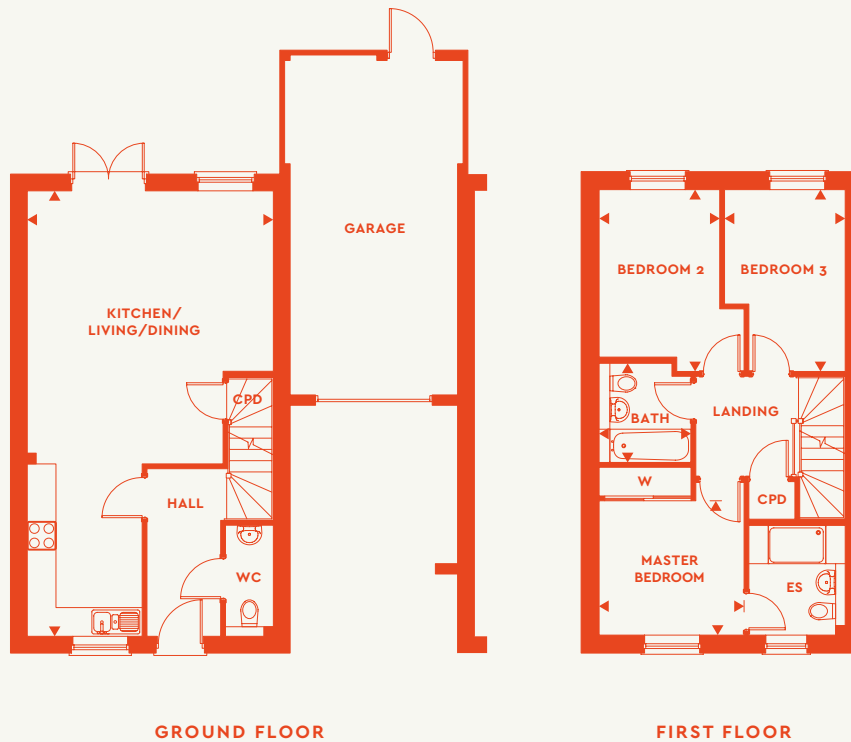
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	3.83m x 3.51m	12'7" x 11'7"
Bedroom 2	5.09m x 2.55m	16'9" x 8'4"
Bedroom 3	3.83m x 1.99m	12'7" x 6'7"
Bathroom	2.61m x 2.24m	8'7" x 7'8"

**GROSS INTERNAL FLOOR AREA 1,020.04 SQ FT**

CPD CUPBOARD  
 W WARDROBE  
 WC CLOAKROOM  
 \*Plot is handed

# Boulton

**3 BEDROOM HOUSE**  
PLOTS: 13, 14, 127-129 & 132-135



## GROUND FLOOR

KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Living/Dining	9.30m x 5.15m	30'6" x 16'11"

CPD CUPBOARD  
ES EN SUITE  
W WARDROBE  
WC CLOAKROOM

## FIRST FLOOR

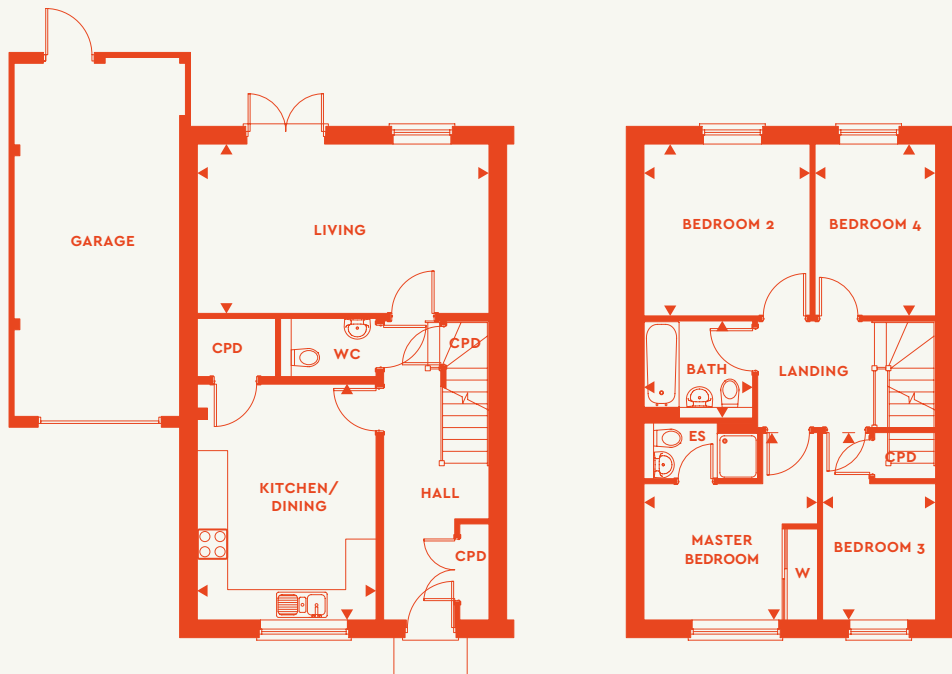
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	3.02m x 2.80m	9'11" x 9'2"
Bedroom 2	3.78m x 3.02m	12'4" x 9'11"
Bedroom 3	3.79m x 2.52m	12'4" x 8'3"
Bathroom	2.07m x 1.92m	6'10" x 6'4"

**GROSS INTERNAL FLOOR AREA 1,028.87 SQ FT**

# Kittyhawk

## 4 BEDROOM HOUSE

PLOTS: 11, 12, 42, 43, 97, 98\*, 101 & 102\*



GROUND FLOOR

FIRST FLOOR

### GROUND FLOOR

KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Dining	4.86m x 3.83m	15'4" x 11'7"
Living	5.77m x 3.35m	18'11" x 11'0"

CPD CUPBOARD  
 ES EN SUITE  
 W WARDROBE  
 WC CLOAKROOM

\*Plot is handed

### FIRST FLOOR

KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	3.70m x 3.43m	12'2" x 11'3"
Bedroom 2	3.40m x 3.28m	11'1" x 10'9"
Bedroom 3	3.70m x 2.23m	12'2" x 7'4"
Bedroom 4	3.36m x 2.38m	11'0" x 7'10"
Bathroom	2.15m x 1.92m	7'1" x 6'4"

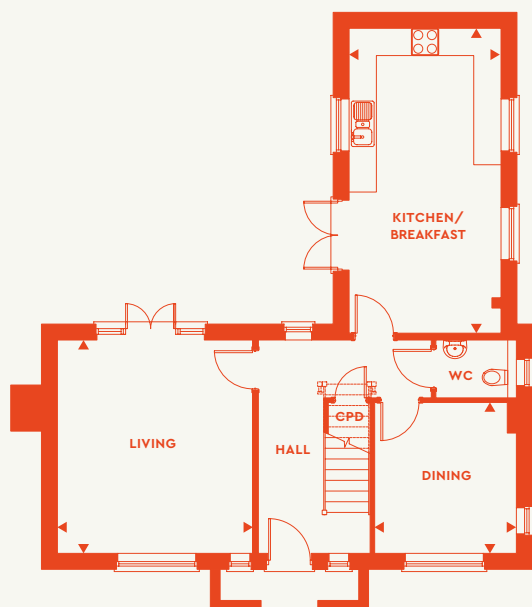
GROSS INTERNAL FLOOR AREA

1,168.97 SQ FT

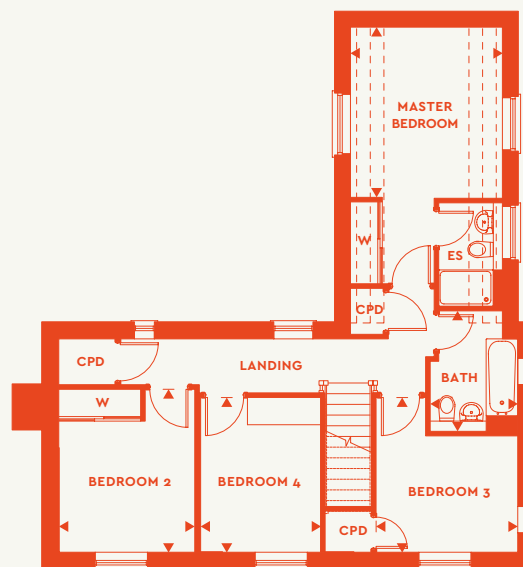


# Douglas

**4 BEDROOM HOUSE**  
PLOTS: 67, 164 & 171



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Breakfast	6.70m x 3.34m	22'0" x 10'11"
Living	4.71m x 4.29m	15'6" x 14'1"
Dining	3.31m x 3.15m	10'11" x 10'4"

- CPD CUPBOARD
- ES EN SUITE
- RESTRICTED HEAD HEIGHT
- W WARDROBE
- WC CLOAKROOM

## FIRST FLOOR

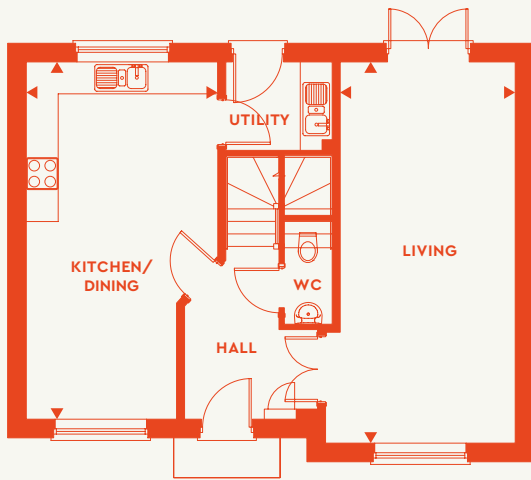
KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	3.76m x 3.34m	12'4" x 10'11"
Bedroom 2	3.58m x 2.99m	11'9" x 9'10"
Bedroom 3	3.43m x 3.15m	11'3" x 10'4"
Bedroom 4	3.42m x 2.67m	11'2" x 8'9"
Bathroom	2.15m x 1.96m	7'1" x 6'5"

**GROSS INTERNAL FLOOR AREA 1,510.91 SQ FT**

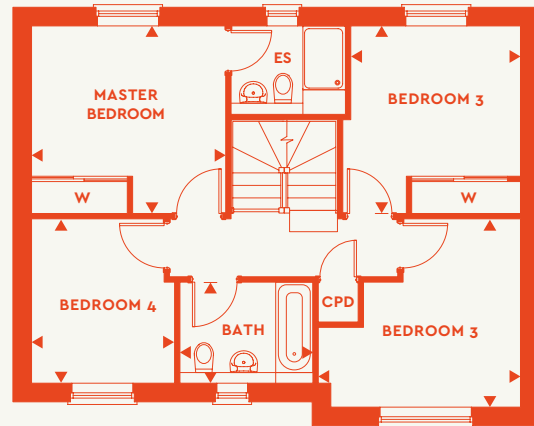
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# Lockheed

**4 BEDROOM HOUSE**  
**PLOTS: 162, 163, 165-168, 172 & 173**



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen/Dining	6.71m x 3.60m	22'0" x 11'10"
Living	7.16m x 3.36m	23'6" x 11'8"

CPD CUPBOARD  
 ES EN SUITE  
 W WARDROBE  
 WC CLOAKROOM

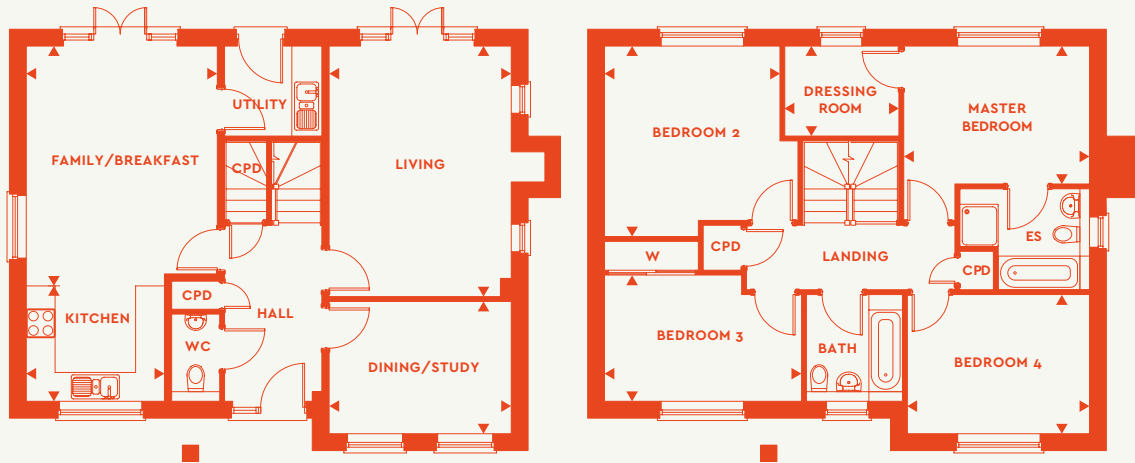
## FIRST FLOOR

KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	3.65m x 3.52m	12'0" x 11'7"
Bedroom 2	3.52m x 3.34m	11'7" x 10'11"
Bedroom 3	3.80m x 3.53m	12'6" x 11'7"
Bedroom 4	3.08m x 2.49m	10'2" x 8'2"
Bathroom	2.50m x 1.90m	8'2" x 6'3"

**GROSS INTERNAL FLOOR AREA 1,362.64 SQ FT**

# Curtiss

**4 BEDROOM HOUSE**  
PLOTS: 169, 170, 174 & 175



**GROUND FLOOR**

**FIRST FLOOR**

## GROUND FLOOR

KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Kitchen	2.87m x 2.64m	9'5" x 8'8"
Family/Breakfast	4.74m x 3.97m	15'7" x 13'0"
Dining/Study	3.79m x 2.75m	12'5" x 9'0"
Living	5.21m x 3.79m	17'1" x 12'5"

CPD CUPBOARD  
ES EN SUITE  
W WARDROBE  
WC CLOAKROOM

## FIRST FLOOR

KEY ROOM DIMENSIONS	METRES	FEET/INCHES
Master Bedroom	3.86m x 2.87m	12'8" x 9'5"
Dressing Room	2.37m x 1.87m	7'10" x 6'2"
Bedroom 2	4.02m x 3.96m	13'2" x 13'0"
Bedroom 3	4.10m x 2.62m	13'5" x 8'7"
Bedroom 4	3.79m x 2.89m	12'5" x 9'6"
Bathroom	2.22m x 2.00m	7'3" x 6'7"

**GROSS INTERNAL FLOOR AREA**

**1,659.62 SQ FT**

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# What is Help to Buy?

With a Help to Buy: Equity Loan the government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

You won't be charged loan fees on the 20% loan for the first five years of owning your home.

# What is Shared Ownership?

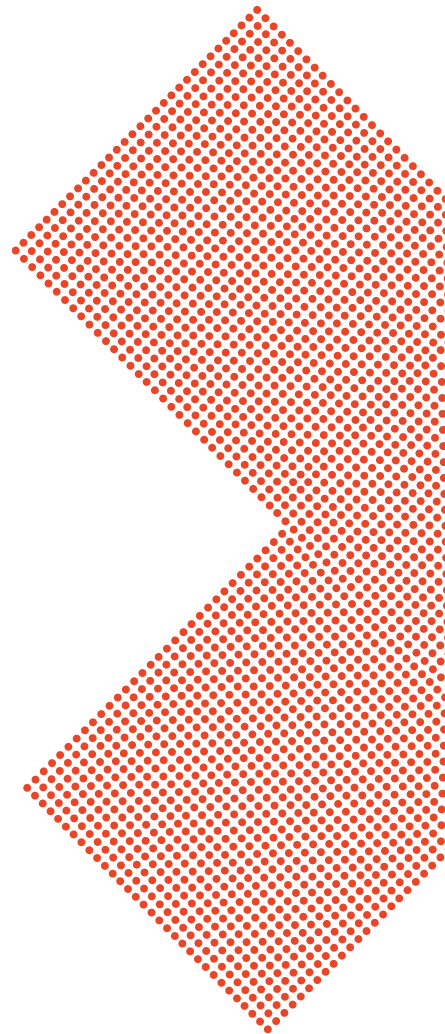
Shared Ownership makes buying a home more affordable, allowing you to purchase a share of between 25-75% of your new home and pay a below-market rent on the remaining share.

When the time is right for you, you'll be able to purchase additional shares (known as staircasing) all the way up to 100%. Please speak to our sales team for more details.

# About Catalyst

We are one of the UK's leading housing associations, a member of the G15 Group with over 21,000 homes in London and the South East. With a history of developing new homes stretching back over 50 years, we know what makes London and the Home Counties a great place to live.

As experts in creating new and stylish homes we understand that buying a property will be one of the most important decisions in your life and we are here to help you make the right choice. We pride ourselves as being the market leaders.



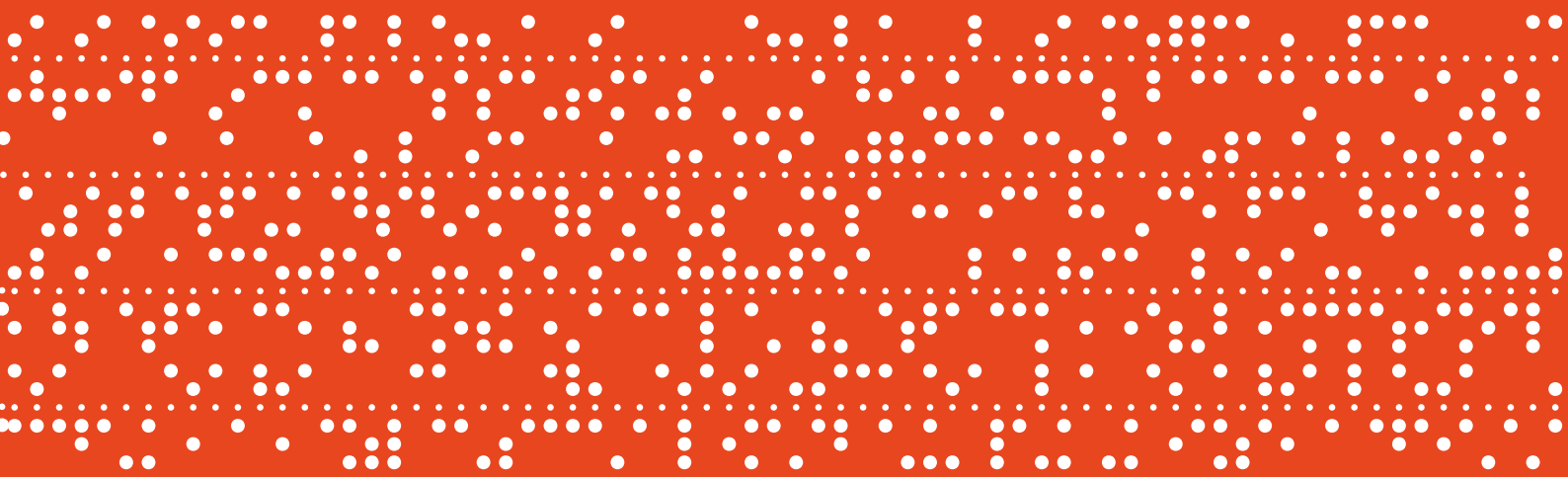
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