



DARWIN GREEN
CAMBRIDGE







Welcome to Darwin Green

Darwin Green is an exciting new community located just 1.6 miles Northwest of central Cambridge. The tree-lined public spaces incorporate the charm of Cambridge-style greenery with a contemporary feel.

This brand-new development will deliver sustainable living across a distinctive selection of modern houses and apartments. Darwin Green will provide residents with quick access to the city centre, key amenities, green spaces and travel links; bringing convenience to everyday living. There are cycling and pedestrian-friendly routes to use as well as key main roads within easy reach.

As well as a variety of shops, activities and eateries, there is the opportunity to explore Cambridge city's outstanding architecture, cobbled streets and beautiful gardens, and the River Cam.





New homes for a new community

The homes at Darwin Green will reflect the heritage of Cambridge across the range of diverse townhouses and apartments. All properties have been carefully designed for effortless modern living within this superb collection of homes.

Darwin Green will create more than 1,500 homes split between a collection of one and two bedroom apartments and two, three and four bedroom houses. The development will also include a primary school, supermarket, library and sports facilities; with a secondary school to follow in the future.

The development features plenty of open space centred around 15-acre Central Park, allowing it to integrate seamlessly with the surrounding area. You'll also be well connected with new cycle routes and footpaths linking up with surrounding neighbourhood.

-  Marketing Suite
-  Potential Supermarket
-  Primary School
-  Health Centre
-  The Library
-  Community Centre
-  Allotments
-  Multi-Use Playing Fields
-  Phase-1
-  Phase-2
-  Phase-3
-  Phase-4 Franklin Gardens
-  Cycle Route





A fantastic location

The location of Darwin Green is key for residents in terms of living, studying and working. There is direct access to key commuting roads including the A14 and M11. It is just 1.6 miles into the heart of Cambridge city centre and 3.6 miles to Cambridge Science Park. With new cycle routes through Darwin Green, commuting by pedal power will be quick and easy. The two train stations, Cambridge and Cambridge North, enable quick access to London King's Cross in under one hour.

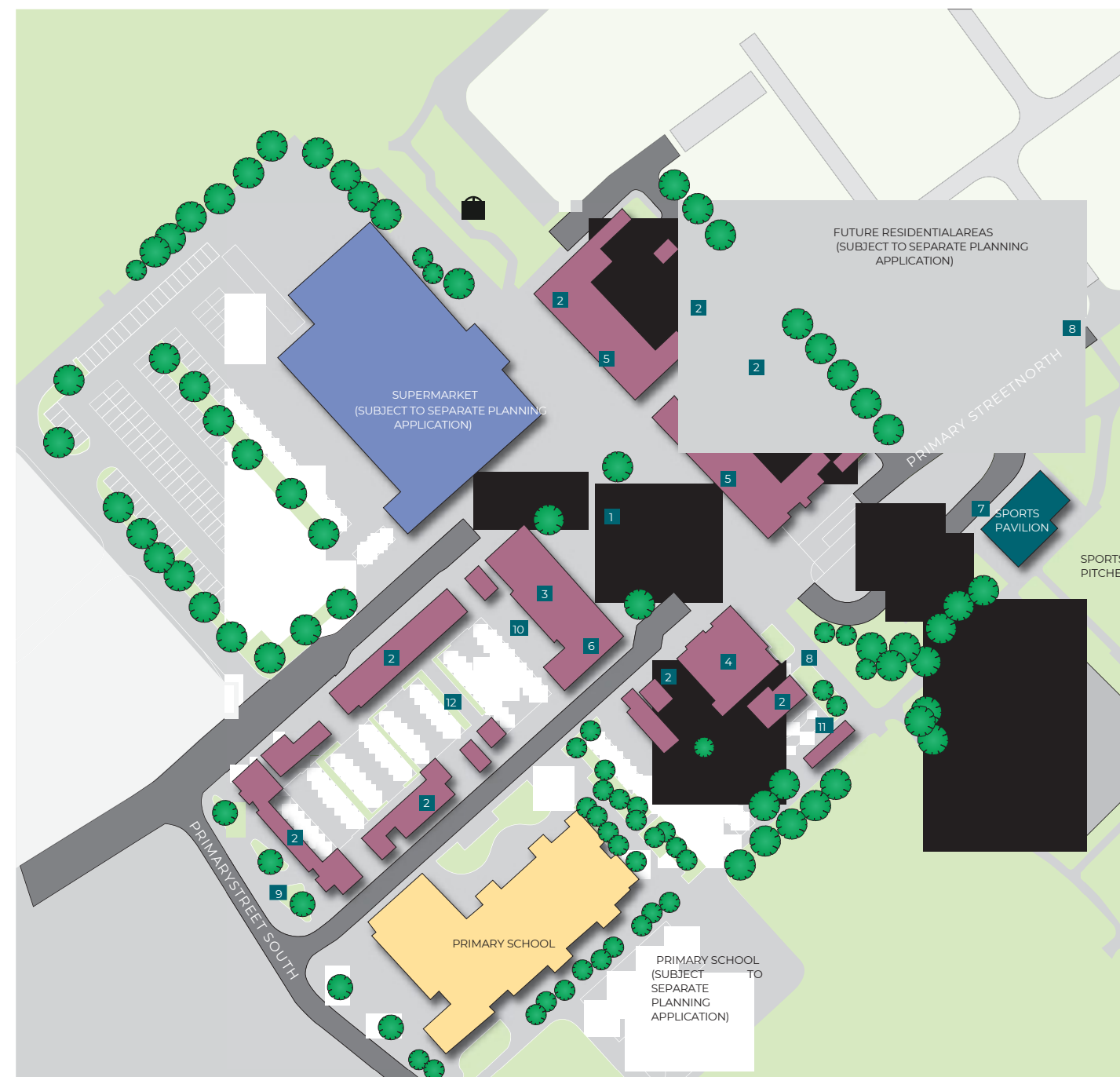




The Square

Darwin Green will feature The Square, an important focal point for any new community. Lined with seating and native planting in abundance, it serves as a natural meeting point for all residents and visitors.

This area will provide a hub of shops, a library, community rooms and much more. There will be two “secret” gardens offering an escape from the hustle and bustle of everyday life, as well as all the amenities you’ll need - including a first-class health centre - within walking distance of your new home. Darwin Green has been carefully designed to put people and ease of everyday living first and foremost, meaning all necessities are close to hand.



KEY

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|----------------------|------------------------|---------------------------|-------------------------|--------------------------|--------------------------|
| 1 THE SQUARE | 3 HEALTH CENTRE | 5 SECONDARY RETAIL | 7 RECYCLING SITE | 9 SCHOOL SQUARE | 11 READING GARDEN |
| 2 RESIDENTIAL | 4 LIBRARY | 6 COMMUNITY ROOMS | 8 BUS GATE | 10 HEALING GARDEN | 12 BLOSSOM WALK |



Cambridge: a world-renowned city in the East of England

Shopping

Cambridge offers a wonderful shopping experience, from the popular all-week market located in the main square of the city to an abundance of boutiques, independent and high-street shops, and designer labels. You can indulge in brands such as Russel & Bromley, L.K. Bennett, Swarovski, Apple and John Lewis.

Food and drink

There is a desirable choice of places in which to eat and drink in and around the city. You can enjoy a fine dining experience at venues such as Midsummer House or, if you just want a quiet drink and some lunch, visit one of the many gastro pubs located along the River Cam. There really is something for everyone whatever their taste.

Out and about

Exploring Cambridge brings with it a whole host of activities for you to enjoy. You can go punting along the River Cam, savour a picnic in one of the beautiful parks, or delve into the culture and heritage of the city by visiting one of the many museums, galleries or historic buildings dotted throughout the cobbled streets.

First-class education

With more than 18,000 students from across the world, the University of Cambridge is at the heart of this growing international city. It is one of the world's oldest universities and leading academic centres and its reputation for outstanding academic achievement is known worldwide.





The home of education

Good quality educational facilities are available in abundance within Cambridge: home to the world-renowned University of Cambridge, the city has been a world leader in education since 1209 and continues to pave the way for new generations.

Currently, homes at Darwin Green fall into the catchment area of Mayfield Primary School, winner of the Cambridge News Primary School of the Year 2017 & 2018. Mayfield Primary School, named after the Mayflower grown in the grounds it now stands on, was rated Good in its 2017 OFSTED report.

For the older children in your household you have Chesterton Community College, only 8 minutes away by car. Chesterton Community College is a coeducational secondary school with academy status. It was rated Outstanding in its 2018 OFSTED report.





Sustainable homes

Our homes at Darwin Green will impart a sense of quality from the moment you step inside. We have thought carefully about the demands of family life and have created intelligent designs to ensure the interior layouts are bright and airy, with freeflowing, flexible rooms easy to adapt to the way you and your family want to live.

Our homes are designed to be warm and welcoming, a place where you can relax after a hard day's work and which you can enjoy with family and friends. The homes incorporate heat-reflecting, low-emissive technology – keeping your costs down and maintaining the sustainability of your home for years to come.



Landscapes to admire

Opportunities to indulge in nature are everywhere when you live at Darwin Green, what with extensive green spaces, parks, sports pitches, gardens and plenty of cycle and pedestrian routes all accessible in this new community.

The greater part of the greenery lining the residential roads has been preserved, with the new spaces reflecting the original landscaping of the local area, all of which helps protect the local wildlife.





Your beautiful new home comes with peace of mind

We have been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty**as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

What does your warranty cover?

- Central heating system plus any fires
 - Hot and cold plumbing system
 - Appliances
 - Kitchen units
 - Electrical system
 - Sanitary ware taps and shower doors
 - Windows
 - External and interiors doors
 - Ironmongery
 - Renewable energy installation (if fitted)
 - Internal/external drainage system
 - Boundary brick walls
 - Driveway
 - 24-hour emergency cover for 2 years
 - An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction.
- This is just one of the added benefits of buying a new home.

Warranty exclusions

- While your warranty includes most elements, certain aspects cannot be covered including:
- Garden landscaping
 - Registered Social Landlord Homes
 - Fences
 - Carpets and floor coverings
 - Wear and tear
 - Failure to maintain
 - Your own alterations
 - Wilful damage

**"We" and "us" refer to the Barratt Developments PLC Group brands. **First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print.

