

MARLEIGH

Newmarket Road, Cambridge

Beaumont Gardens



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Introducing Beaumont Gardens



A collection of 2, 3 and 4 bedroom houses are available in Beaumont Gardens. With Gregory Park to the north and Jubilee Square to the east, these homes are conveniently located for Marleigh's many amenities.

Leafy walkways and streets weave around the homes, while beautiful landscaped gardens and green spaces are the perfect place for residents to relax, meet and for children to play. With water flowing through Gregory Park, it is a tranquil retreat to unwind in.

Life with everything on your doorstep

The abundance of green open space creates a natural playground and there's plenty of opportunity to pause and take a breath.

With inspiring new homes and numerous facilities, there's so much planned for Marleigh. It's all building towards making it a place that is welcoming, enables people to thrive and inspires a healthier way of life in natural surroundings.

- 1 Jubilee Square
- 2 The Hangar
- 3 Marleigh Primary Academy
- 4 The Avenue – Now All Sold
- 5 Gregory Park
- 6 Woodside – Now All Sold
- 7 Greenways
- 8 Jubilee Central
- 9 Kingsley View
- 10 Kingsley Woods
- 11 Allotments
- 12 The Plains – Sports Pitches
- 13 Beaumont Gardens
- 14 The Cleveland Building & The Olympus Building
- 15 The Franklin Building & The Kestrel Building
- 16 Phase 3 (subject to planning)
- 17 Marleigh Sales Suite
- 18 M&S Food and BP Petrol Station
- 19 Newmarket Road Park & Ride
- 20 Cambridge Ice Arena
- 21 Cambridge City Airport (to be relocated)

The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Areas such as roads, drives, paths and patios plus trees and landscaping are indicative only and may vary.





Computer generated image is indicative only and represents The Merwether.

Site Plan at Beaumont Gardens



- Garage
- Carport
- Single Allocated Parking
- Visitor Parking

The Merwether

Two bedroom house
Plots 33, 34, 75, 76, 77, 78 & 79

The Perrin

Three bedroom house
Plots 29, 32, 51, 56, 57, 58, 59, 60,
61, 62, 63, 64, 65, 67, 68 & 69

The Ellis

Three bedroom house
Plots 30, 31, 52, 66 & 70

The Foxley

Three bedroom house
Plots 8, 9, 23, 24, 39, 40, 71, 72, 73,
74, 80, 81 & 82

The Hazel

Four bedroom house
Plots 1, 2, 3, 4, 5, 6 & 7

The Hemingway

Four bedroom house
Plots 25, 26, 27, 28, 47, 48, 49, 50, 53, 54 & 55

The Aaron

Four bedroom house
Plot 38

The Allard

Four bedroom house
Plots 35, 36 & 37

The Gibson

Four bedroom house
Plots 41, 42, 43 & 44

The Sharland

Four bedroom house
Plots 45 & 46

The Clarence

Four bedroom house
Plots 87 & 88

Shared Ownership with L&Q



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Exterior brick colour varies along with roof tiles. Computer generated image is indicative only.

The Merewether

TWO BEDROOM HOUSE
SINGLE ALLOCATED PARKING

Semi-detached: 33 & 34*
 Terraced: Plots 76*, 77 & 78*
 End of terrace: Plots 75 & 79

Ground Floor

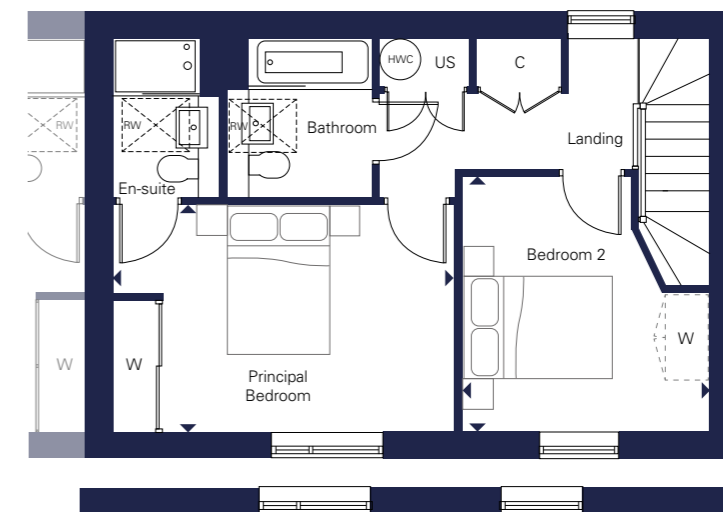
Kitchen/Living/Dining Room
 6.33m x 5.42m 20'9" x 17'9"

Kitchen/Living/Dining Room (Plot 75)
 7.16m x 5.42m 23'5" x 17'9"

First Floor

Principal Bedroom
 4.71m x 3.12m 15'5" x 10'2"

Bedroom 2
 3.51m x 3.43m 11'6" x 11'3"



Window layout to Plots 75, 76 & 78

First Floor



Window layout to Plots 77 & 79

Ground Floor

*Plots 34, 76 and 78 are handed to floorplan shown

W Wardrobe W Proposed Wardrobe Position C Cupboard US Utility Store HWC Hot Water Cylinder RW Roof Window

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



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The Perrin

THREE BEDROOM HOUSE

CARPORT

Detached: Plots 29*, 32 & 51*
 Semi-detached: Plots 56, 57, 58, 59, 60*, 61*,
 62*, 63*, 64*, 65*, 67, 68 & 69

Ground Floor

Kitchen/Living/Dining Room
 8.23m x 5.06m 27'0" x 16'7"

First Floor

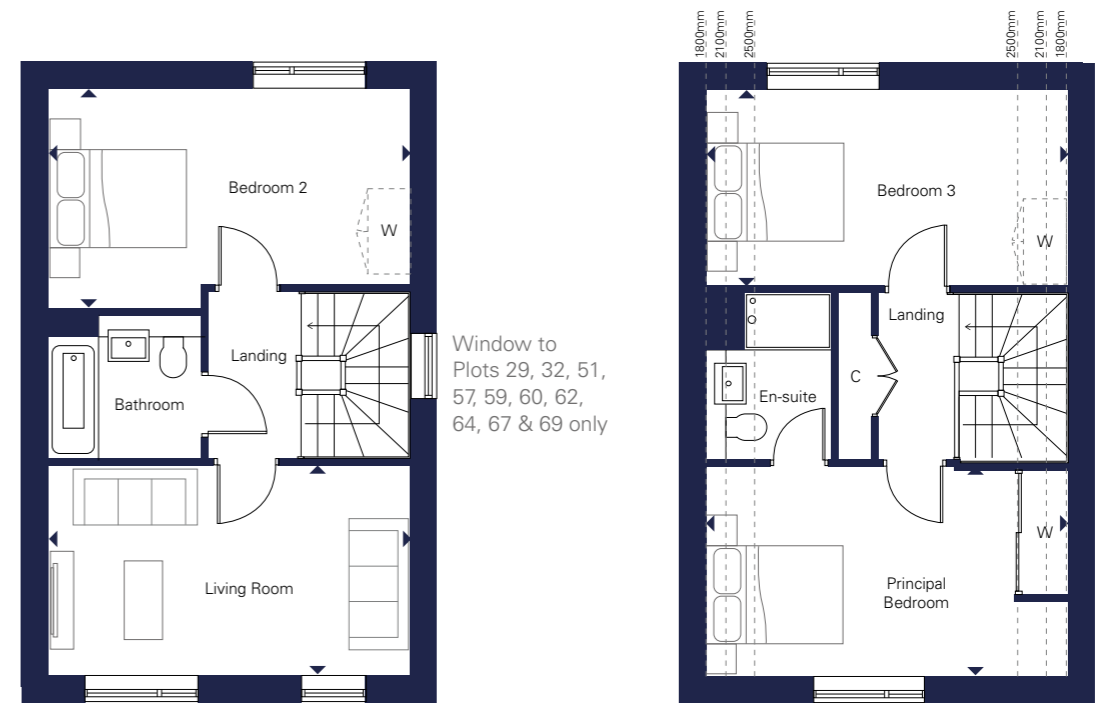
Living Room
 5.06m x 2.94m 16'7" x 9'7"

Bedroom 2
 5.06m x 3.08m 16'7" x 10'1"

Second Floor

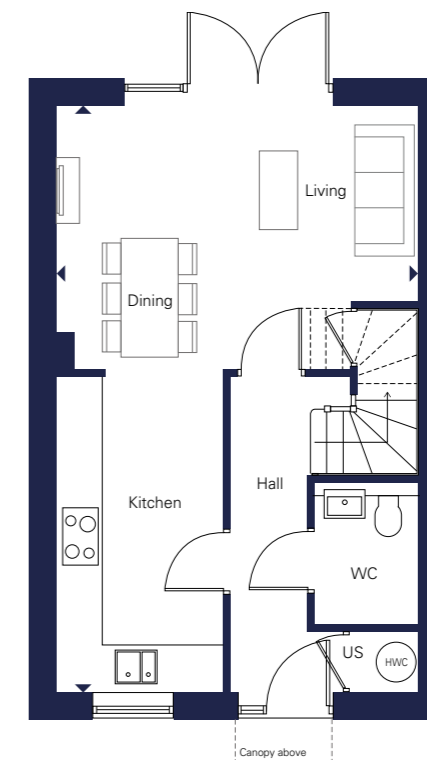
Principal Bedroom
 5.06m x 2.94m 16'7" x 9'7"

Bedroom 3
 5.06m x 2.75m 16'7" x 9'0"



First Floor

Second Floor



Ground Floor

*Plots 29, 51, 60, 61, 62, 63, 64 and 65 are handed to the floorplan shown

W Wardrobe W Proposed Wardrobe Position C Cupboard US Utility Store HWC Hot Water Cylinder



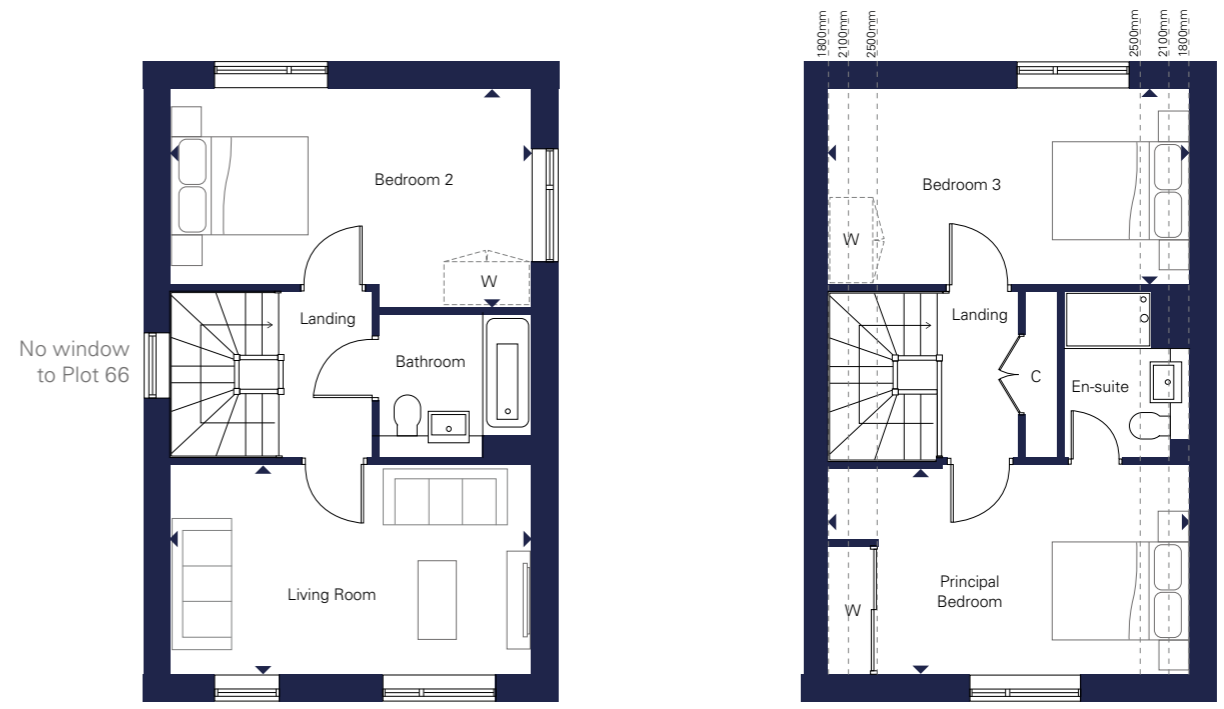
Exterior brick colour varies along with roof tiles. Computer generated image is indicative only.

The Ellis

THREE BEDROOM HOUSE

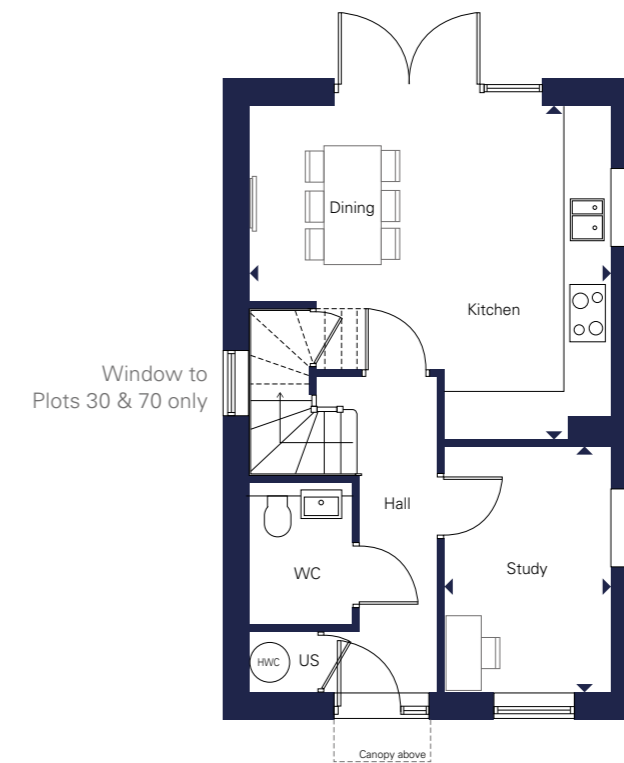
CARPORT

Detached: Plots 30*, 31, 52 & 70
Semi-detached: Plot 66*



First Floor

Second Floor



Ground Floor

Ground Floor

Kitchen/Dining Room
5.08m x 4.67m 16'8" x 15'3"

Study
3.45m x 2.35m 11'3" x 7'8"

First Floor

Living Room
5.08m x 2.94m 16'8" x 9'7"

Bedroom 2
5.08m x 3.08m 16'8" x 10'1"

Second Floor

Principal Bedroom
5.08m x 2.94m 16'8" x 9'7"

Bedroom 3
5.08m x 2.75m 16'8" x 9'0"

*Plots 30 and 66 are handed to floorplan shown

W Wardrobe W Proposed Wardrobe Position C Cupboard US Utility Store HWC Hot Water Cylinder



Exterior brick colour varies along with roof tiles. Computer generated image is indicative only.

The Foxley

THREE BEDROOM HOUSE

CARPORT TO SELECTED HOMES

Detached: Plots 39*, 40*, 71, 74 & 82
 Semi-detached: Plots 8*, 9*, 23, 24, 72, 73, 80 & 81



Ground Floor

Kitchen/Living/Dining Room
 9.58m x 5.19m 31'5" x 17'0"

First Floor

Principal Bedroom
 3.96m x 2.92m 12'11" x 9'6"

Bedroom 2
 3.92m x 2.65m 12'10" x 8'8"

Bedroom 3
 2.77m x 2.42m 9'1" x 7'11"

*Plots 8, 9, 39 and 40 are handed to floorplan shown

W Wardrobe W Proposed Wardrobe Position US Utility Store HWC Hot Water Cylinder



Exterior brick colour varies along with roof tiles. Computer generated image is indicative only.

The Hazel

FOUR BEDROOM HOUSE

SINGLE GARAGE

Detached: Plots 1, 2, 3, 4, 5, 6 & 7

Ground Floor

Kitchen/Dining Room
6.54m x 4.81m 21'5" x 15'9"

Living Room
4.85m x 3.36m 15'10" x 11'0"

First Floor

Bedroom 2
6.54m x 3.91m 21'5" x 12'9"

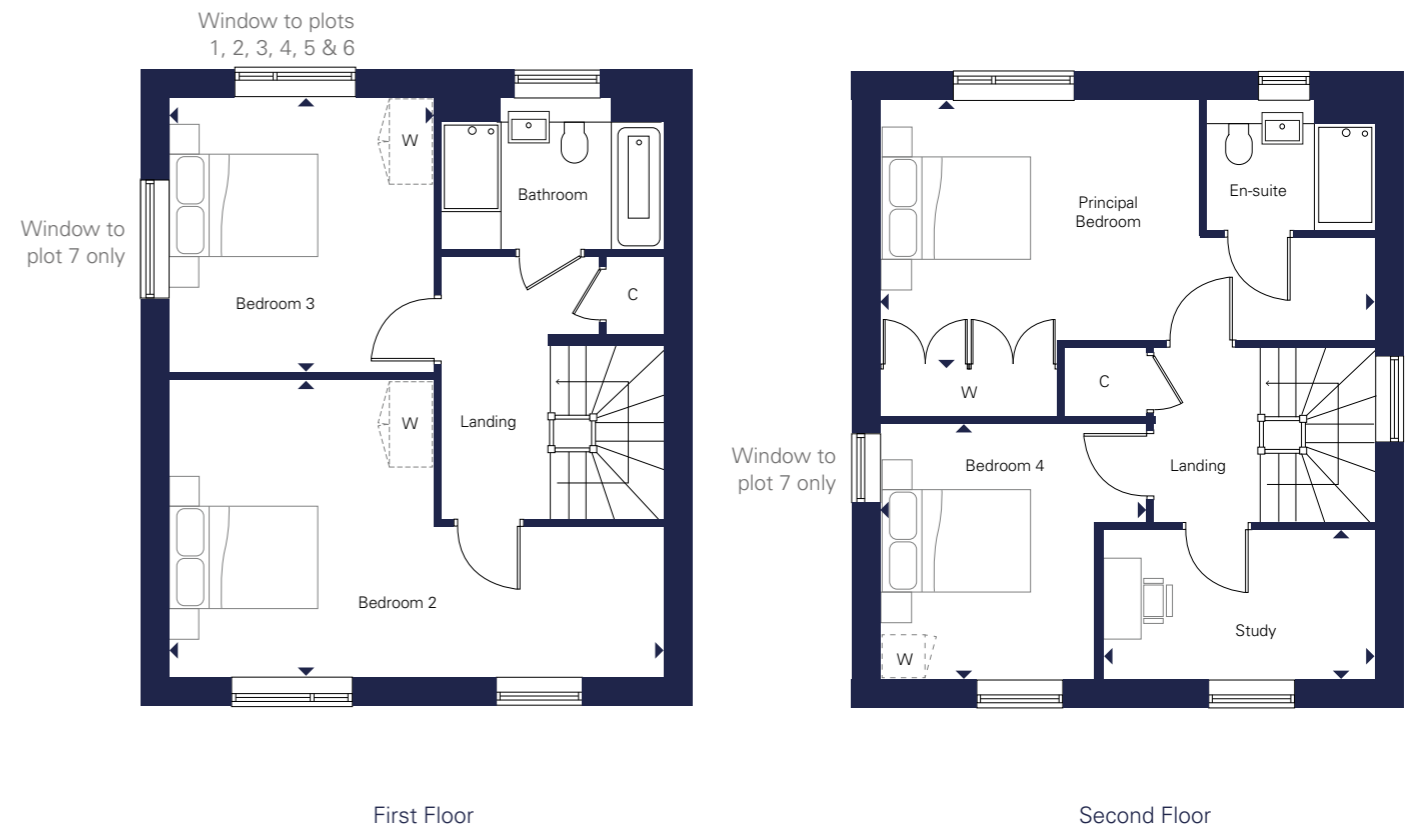
Bedroom 3
3.63m x 3.50m 11'10" x 11'5"

Second Floor

Principal Bedroom
6.54m x 3.46m 21'5" x 11'4"

Bedroom 4
3.52m x 3.38m 11'6" x 11'1"

Study
3.58m x 2.00m 11'8" x 6'6"



W Wardrobe W Proposed Wardrobe Position C Cupboard US Utility Store HWC Hot Water Cylinder

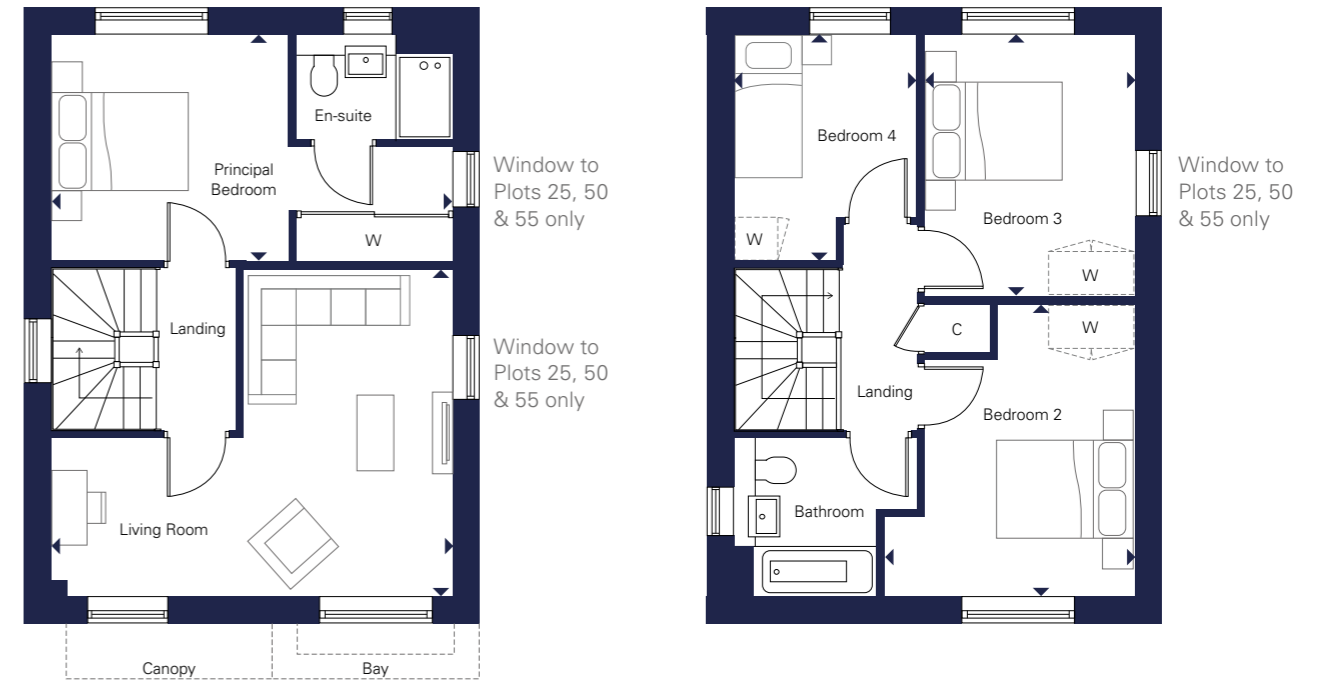


The Hemingway

FOUR BEDROOM HOUSE

SINGLE GARAGE

Detached: Plots 25, 26, 27, 28, 47, 48, 49, 50, 53, 54 & 55



First Floor

Second Floor



Ground Floor

Ground Floor

Kitchen/Dining Room
5.64m x 3.42m 18'6" x 11'2"

Study
3.20m x 2.50m 10'5" x 8'2"

Utility
2.51m x 1.85m 8'2" x 6'0"

First Floor

Living Room
5.64m x 4.59m 18'6" x 15'0"

Principal Bedroom
5.64m x 3.18m 18'6" x 10'5"

Second Floor

Bedroom 2
4.10m x 3.51m 13'5" x 11'6"

Bedroom 3
3.67m x 2.95m 12'0" x 9'8"

Bedroom 4
3.18m x 2.56m 10'5" x 8'4"

W Wardrobe W Proposed Wardrobe Position C Cupboard US Utility Store HWC Hot Water Cylinder



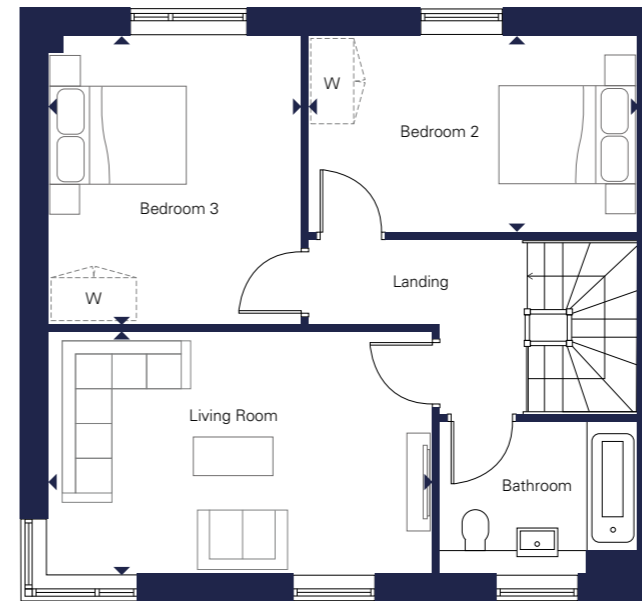
Exterior brick colour varies along with roof tiles. Computer generated image is indicative only.

The Aaron

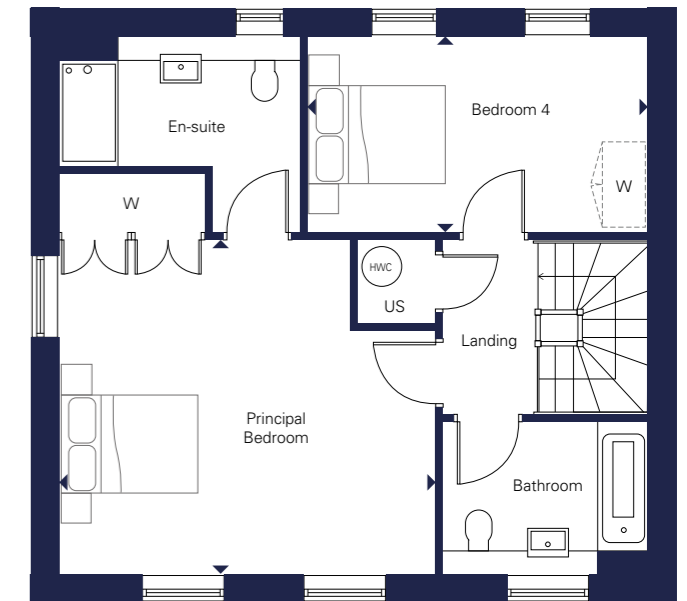
FOUR BEDROOM HOUSE

DOUBLE GARAGE

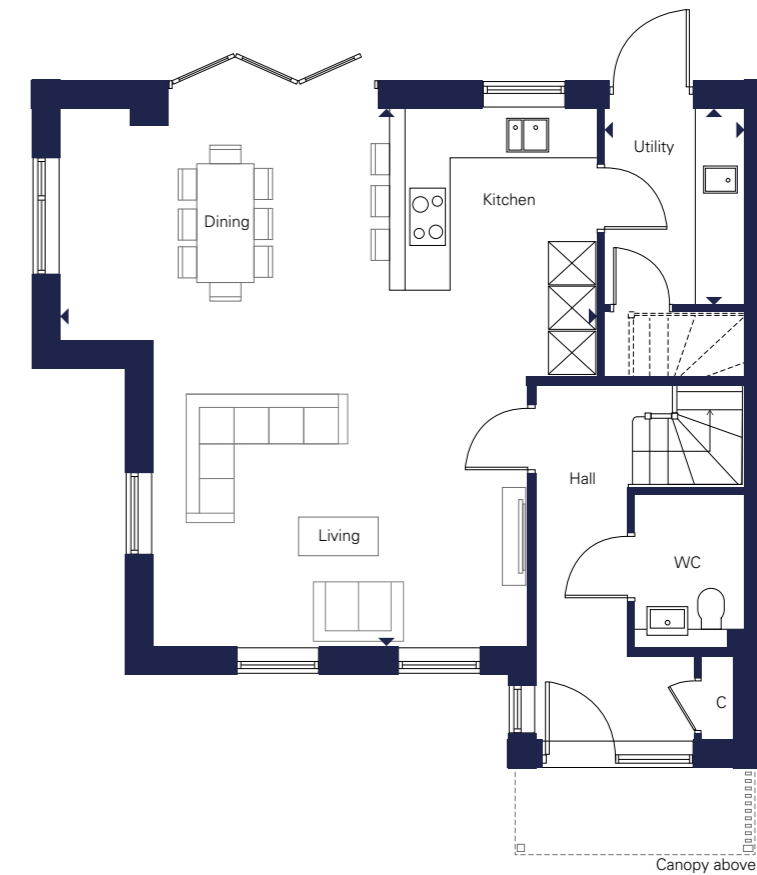
End of terrace: Plot 38



First Floor



Second Floor



Ground Floor

Ground Floor

Kitchen/Living/Dining Room
7.11m x 5.86m 23'3" x 19'2"

Utility
2.58m x 1.85m 8'5" x 6'0"

First Floor

Living Room
5.08m x 3.19m 16'8" x 10'5"

Bedroom 2
4.34m x 2.59m 14'2" x 8'5"

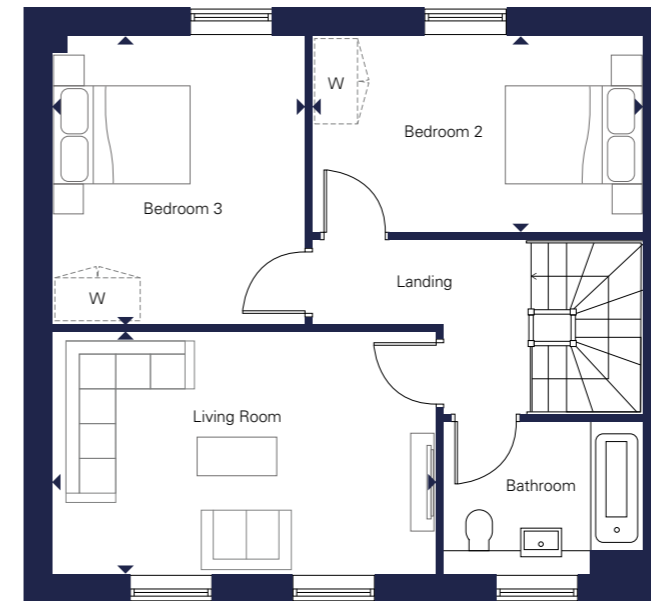
Bedroom 3
3.78m x 3.34m 12'4" x 10'11"

Second Floor

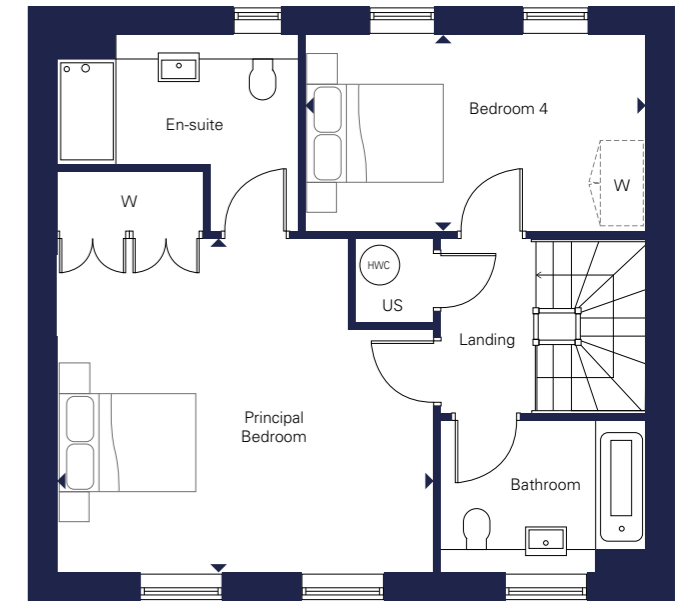
Principal Bedroom
4.98m x 4.42m 16'4" x 14'6"

Bedroom 4
4.51m x 2.59m 14'9" x 8'5"

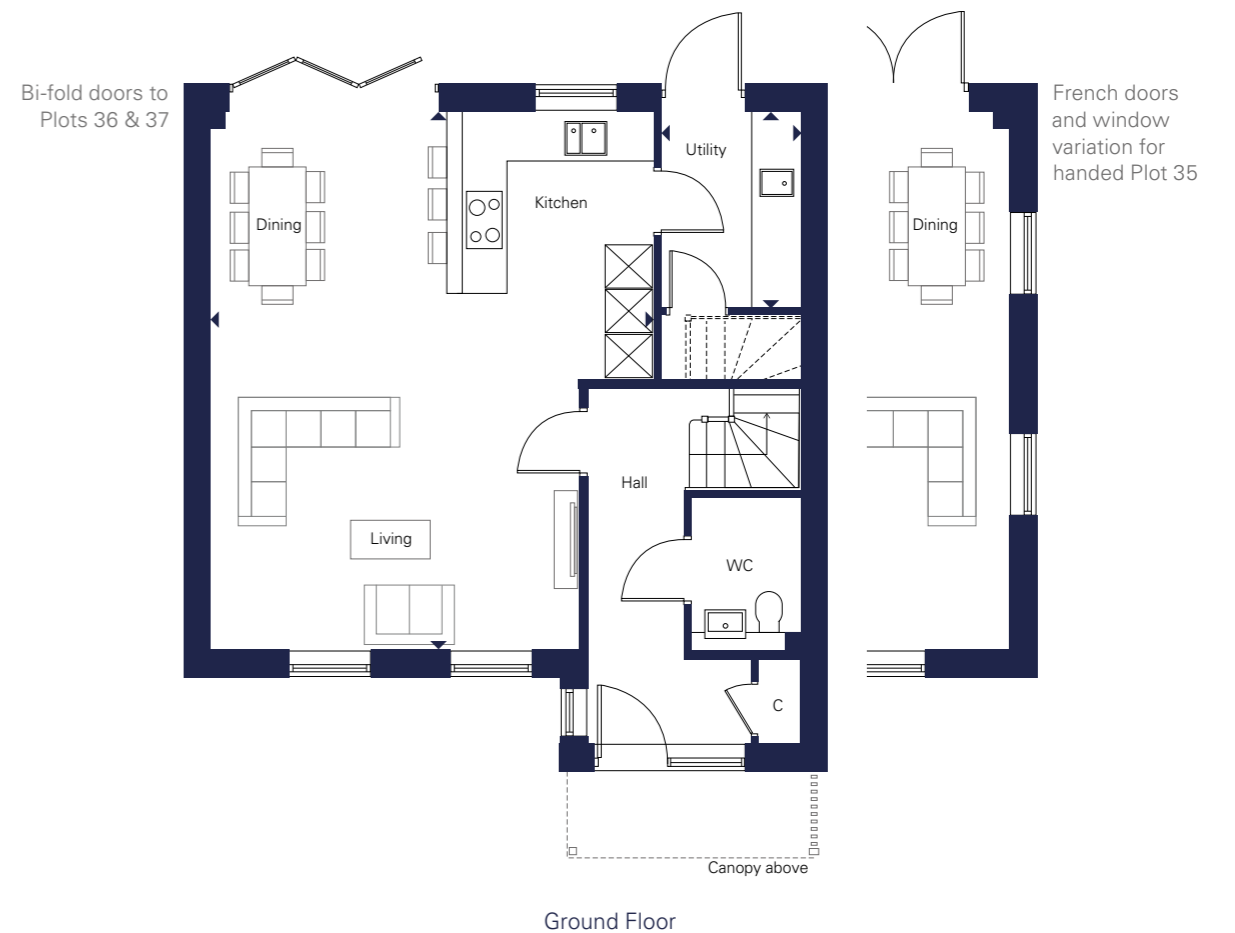
W Wardrobe W Proposed Wardrobe Position C Cupboard US Utility Store HWC Hot Water Cylinder



First Floor



Second Floor



Ground Floor

*Plots 35 and 36 are handed to floorplan shown

W Wardrobe W Proposed Wardrobe Position C Cupboard US Utility Store HWC Hot Water Cylinder

The Allard

FOUR BEDROOM HOUSE

DOUBLE GARAGE

End of terrace: Plot 35*

FOUR BEDROOM HOUSE

SINGLE GARAGE

Terraced: Plots 36* & 37

Ground Floor

Kitchen/Living/Dining Room
7.11m x 7.10m 23'3" x 23'3"

Utility
2.58m x 1.85m 8'5" x 6'0"

First Floor

Living Room
5.08m x 3.19m 16'8" x 10'5"

Bedroom 2
4.34m x 2.59m 14'2" x 8'5"

Bedroom 3
3.78m x 3.34m 12'4" x 10'11"

Second Floor

Principal Bedroom
4.98m x 4.42m 16'4" x 14'6"

Bedroom 4
4.51m x 2.59m 14'9" x 8'5"



Exterior brick colour varies along with roof tiles. Computer generated image is indicative only.

The Gibson

FOUR BEDROOM HOUSE

CARPORT

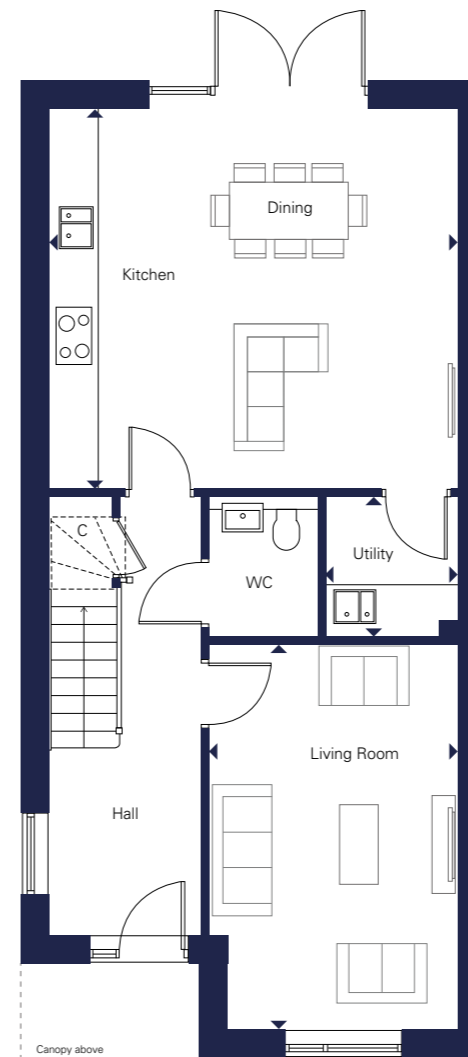
Semi-detached: Plots 41, 42*, 43 & 44*

Ground Floor

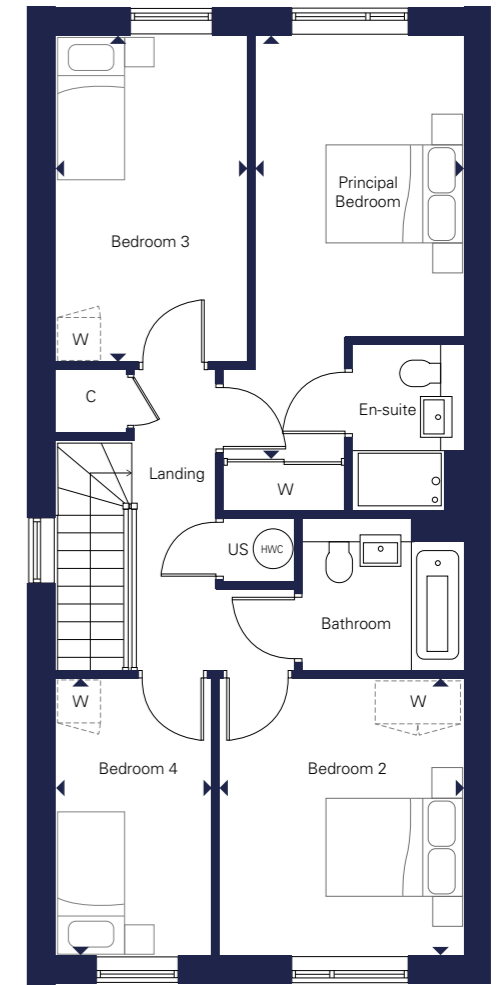
- Kitchen/Dining Room
5.40m x 5.03m 17'8" x 16'6"
- Living Room
5.08m x 3.29m 16'8" x 10'9"
- Utility
1.85m x 1.75m 6'0" x 5'9"

First Floor

- Principal Bedroom
5.59m x 2.75m 18'4" x 9'0"
- Bedroom 2
3.66m x 3.23m 12'0" x 10'7"
- Bedroom 3
4.32m x 2.52m 14'2" x 8'3"
- Bedroom 4
3.64m x 2.05m 11'11" x 6'8"



Ground Floor



First Floor

*Plots 42 & 44 are handed to floorplan shown

W Wardrobe W Proposed Wardrobe Position C Cupboard US Utility Store HWC Hot Water Cylinder

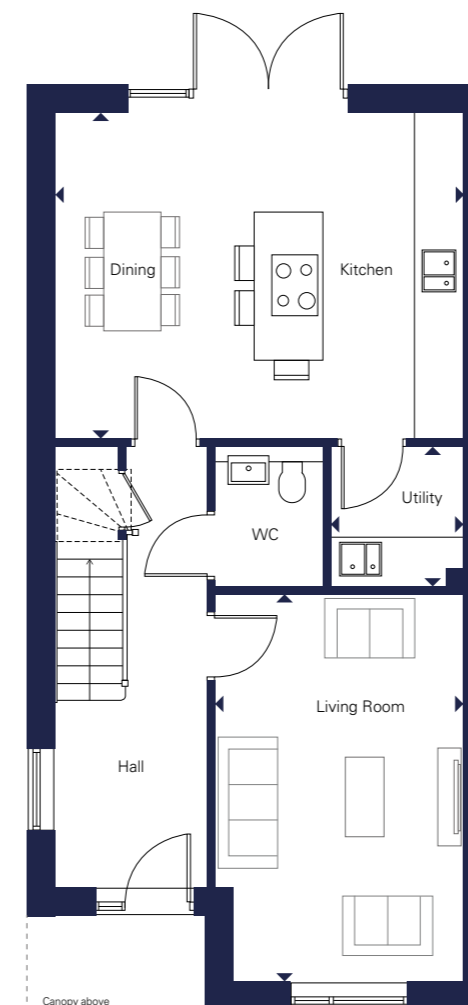


The Sharland

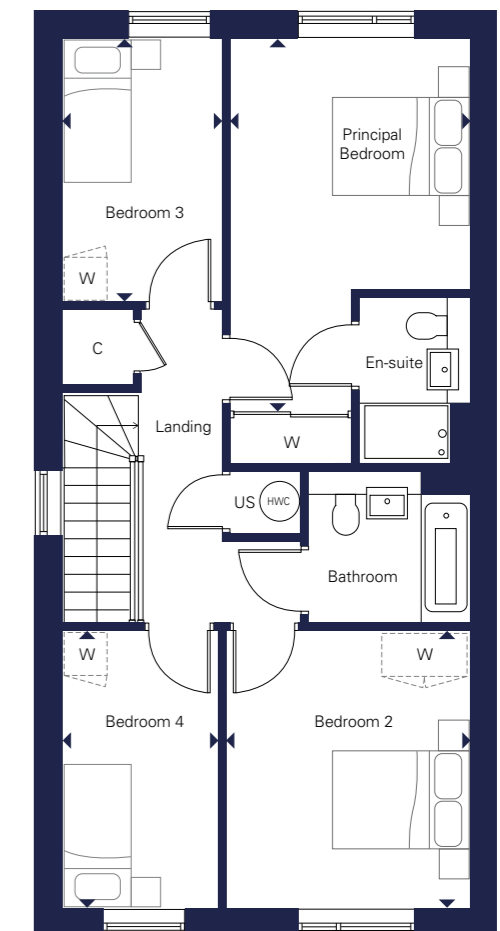
FOUR BEDROOM HOUSE

CARPORT

Semi-detached: Plots 45 & 46*



Ground Floor



First Floor

Ground Floor

Kitchen/Dining Room
5.40m x 4.31m 17'8" x 14'1"

Living Room
5.12m x 3.29m 16'9" x 10'9"

Utility
1.85m x 1.75m 6'0" x 5'9"

First Floor

Principal Bedroom
4.92m x 3.18m 16'1" x 10'5"

Bedroom 2
3.66m x 3.23m 12'0" x 10'7"

Bedroom 3
3.48m x 2.09m 11'5" x 6'10"

Bedroom 4
3.66m x 2.05m 12'0" x 6'8"

*Plot 46 is handed to floorplan shown

W Wardrobe W Proposed Wardrobe Position C Cupboard US Utility Store HWC Hot Water Cylinder



The Clarence

FOUR BEDROOM HOUSE

SINGLE GARAGE

Semi-detached: Plots 87 & 88

Ground Floor

Kitchen/Dining Room
5.79m x 3.42m 18'11" x 11'2"

Study (Plot 87)
2.65m x 2.42m 8'8" x 7'11"

Study (Plot 88)
3.65m x 2.65m 11'11" x 8'8"

Utility
2.66m x 1.85m 19'9" x 6'0"

First Floor

Living Room
5.79m x 4.59m 18'11" x 15'0"

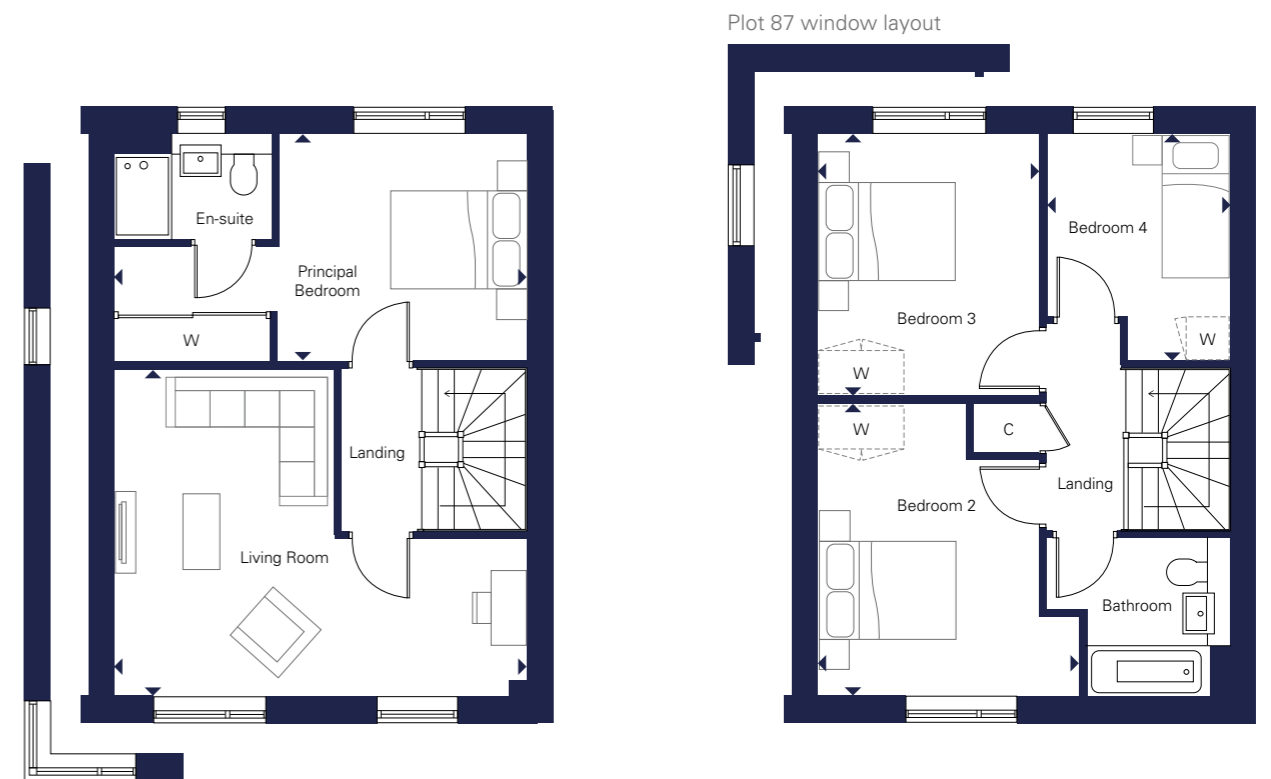
Principal Bedroom
5.79m x 3.18m 18'11" x 10'5"

Second Floor

Bedroom 2
4.10m x 3.66m 13'5" x 12'0"

Bedroom 3
3.67m x 3.10m 12'0" x 10'2"

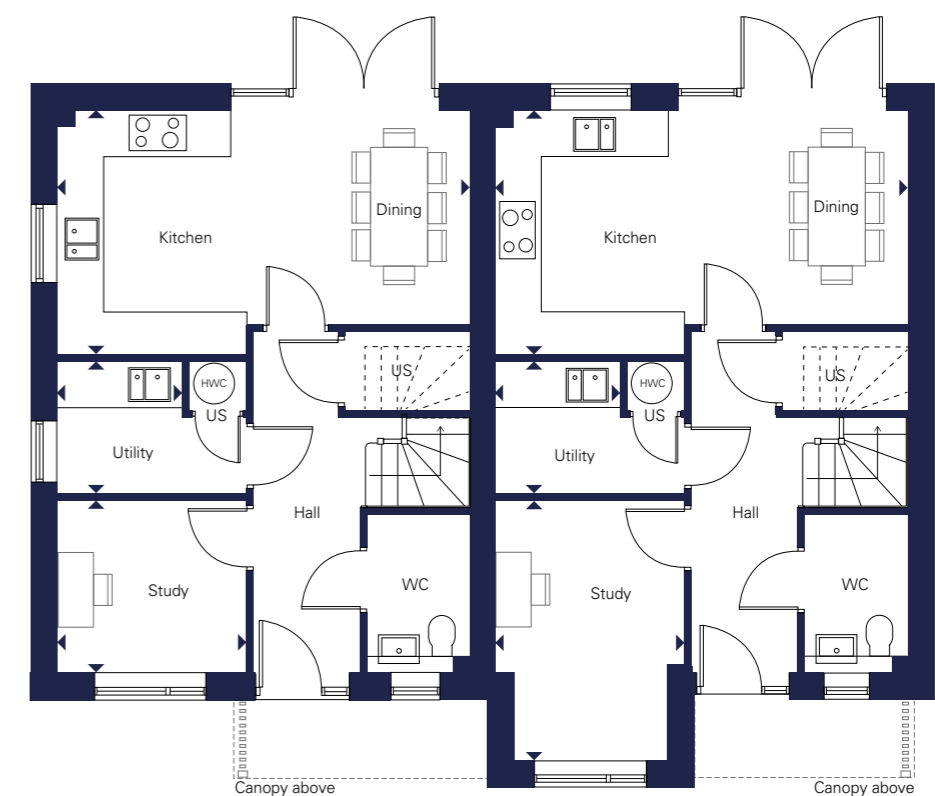
Bedroom 4
3.18m x 2.56m 10'5" x 8'4"



Plot 87 Living and Bedroom window layout

First Floor

Second Floor



Ground Floor - Plot 87

Ground Floor - Plot 88

W Wardrobe W Proposed Wardrobe Position C Cupboard US Utility Store HWC Hot Water Cylinder



Computer generated image is indicative only and represents The Titch

Specification

Kitchen

- Matt finish handleless units with soft close to doors and drawers
- Caesarstone worktops with matching upstand and splashback behind hob (where applicable)
- Induction hob (with integrated extractor where on island or peninsula, except Merewether Houses)
- Integrated single oven
- Integrated microwave
- **Integrated combi oven/microwave***
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer where in kitchen or freestanding where in utility cupboard
- Integrated cooker hood (or ceiling hood to Merewether Houses)
- Stainless steel undermounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units

Kitchen designs and layouts vary; please speak to our Sales Team for further information

Utility Room

- Matt finish handleless units with soft close hinges to doors and drawers
- Laminate worktop with matching upstand
- **Caesarstone worktop with matching upstand***
- Stainless steel sink with brushed steel mixer tap
- Freestanding washer/dryer
- **Freestanding washing machine and condensed dryer***

Utility room designs and layouts vary; please speak to our Sales Team for further information

En-suite

- Low profile shower tray with glass shower door
- Feature mirror with shelf (where layout allows)
- **Feature mirror and cabinet with LED lighting (where layout allows)***
- **Recessed shower shelf***
- Large format wall and floor tiles
- Heated chrome towel rail

Bathroom

- Bath with shower over and glass screen
- Low rise shower tray with glass shower door (where applicable)
- Bath panel to match vanity tops
- Feature mirror with shelf (where layout allows)
- **Recessed shower shelf***
- Large format wall and floor tiles
- Heated chrome towel rail

Decorative Finishes

- White painted timber staircase with carpeted treads and risers
- White flush internal doors with dual finish ironmongery
- Built in mirrored wardrobe with sliding doors to principal bedroom
- **Built in wardrobe doors with hinged doors and LED lighting to principal bedroom***
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

Floor Finishes

- Amtico flooring throughout ground floor
- Carpet to stairs, landings, upper floor living room, and study, and all bedrooms
- Large format tiles to bathroom and en-suites

Doors and Windows

- Composite front door with multi-point locking system
- High efficiency double glazed aluminium/timber composite windows with matching patio doors finished white inside
- **Bifold patio doors***
- Roof lights where shown on floorplan
- Up and over electrically controlled garage door where applicable, colour to match front door

Electrical

- Downlights to entrance hall, open plan kitchen/dining/living rooms, utility, WC, bathroom and en-suites
- **Additional downlights to principal bedroom***
- Pendant fittings to separate living room, study, landings and bedrooms (except principal bedroom to upgraded plots)
- LED feature lighting to wall units in kitchen
- **Electrical sockets with USB port to kitchen, study and principal bedroom***
- Shaver sockets to bathroom and en-suites
- TV, phone and data points to selected locations
- Fibre connection to all properties for customer's choice of broadband provider
- Wiring for customer's own broadband connection
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garages
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging point to all plots

Heating and Water

- Underfloor heating to ground floor, radiators to upper floors
- Heated chrome towel rails to bathroom and en-suite
- Air source heat pump
- Hot water storage tank

External Finishes

- Landscaping to front garden (where applicable)
- Turf to rear garden
- Paved patios
- External tap and power socket
- Garden shed where no garage present, as shown on siteplan layout

Construction

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments comprise a variety of facing bricks with grey or red roof tiles
- Aluminium rainwater goods
- PV panels to selected plots

Warranty

- 10 year NHBC warranty

*Upgraded Specification – Plots 1-7 and 35-38

An Estate Management Company has been set up at Marleigh and will be responsible for the management and maintenance of the external communal areas on the estate, including the green open spaces, play areas, unadopted estate roads and footpaths.

The Land Trust have been appointed on behalf of the Estate Management Company to deliver the estate management service and all homeowners at Marleigh will be required to contribute an equal share towards the cost of the management and maintenance of the estate, which will be collected by The Land Trust in the form of an annual estate charge.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

Proudly brought to you by

The Hill Group

Hill is an award-winning housebuilder and one of the leading developers in London, the home counties, and the south of England, delivering both private for sale and affordable homes.

This family-owned and operated company has grown to establish itself as the UK's second-largest privately owned housebuilder. It has an impressive and diverse portfolio ranging from landmark mixed-use regeneration schemes and inner-city apartments to homes in idyllic rural countryside.

Hill prides itself on putting its customers first and has a dedicated customer journey designed to help buyers at every step of the way to homeownership. Hill has been awarded a 5-star status from the Home Builders Federation's annual Customer Satisfaction Survey for five consecutive years.

Hill has won over 480 industry awards in the past 24 years, including Best Medium Housebuilder at the Housebuilder Awards for the last three years, where in 2022, Hill's commitment to creating exceptional homes and sustainable communities was recognised with the Best Community Initiative and Best Sustainability Initiative. Hill's impressive Cavendish Villas at the highly sustainable Knights Park development in Eddington, Cambridge won Best Family Home at the 2022 Evening Standard New Homes Awards, as well as Best House and Best Exterior Design at the 2022 WhatHouse? Awards.

Employing over 750 staff, the company operates from five strategically located offices across the South-East, with its head office based in Waltham Abbey, Essex.

Hill builds around 2,500 homes a year, and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities and housing associations.

In 2019, to mark its 20th anniversary and to give back to local communities, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £15 million pledge through its award-winning Foundation 200 social impact initiative.

Marshall

Marshall is an independent UK company with a diverse portfolio of businesses and a shared commitment to keeping our customers moving forward.

Whether that's supporting global armed forces to deliver mission-critical activities, keeping the UK distribution industry on the road, creating new, sustainable communities where people can live and thrive, or developing the next generations of industry talent – Marshall are incredibly proud to have been building extraordinary futures since 1909.

Headquartered in Cambridge, Marshall currently employ around 2,000 people across locations in the UK, Northern Europe, North America, and the UAE.

  Follow us on social media for updates @CreatedbyHill



Every care has been taken with the preparation of this brochure. The details and descriptions contained herein are for guidance only and do not constitute a contract, part of a contract, nor a warranty. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Computer generated images and the landscaping may have been enhanced and are therefore representative only. Details correct at the time of going to print.

marleigh-cambridge.co.uk

||| MARSHALL

 **Hill**
Created for Living