

MARLEIGH

Elegantly Engineered Living

Contemporary homes and apartments in Cambridge

We're proud to be Cambridge through and through

Welcome to Marleigh, a vibrant new community brought to you by Marshall and Hill, two life-long companies of Cambridge. This thriving neighbourhood is located just three miles east of the city centre. Bordered by open fields and within easy reach of local villages, as well as transport links, this is a place that will offer a wonderful balance, blending the best of town and country living and will provide all who live here with a high quality of life.

Imagine living somewhere that offers so much more than just a home. A place that grows with you as life flourishes. Marleigh will be built with this in mind. The abundance of green open space creates a natural playground and there's plenty of opportunity to pause and take a breath.

CB5 will soon become synonymous with a lifestyle steeped in health and wellbeing and with so much planned for this expanding neighbourhood, Marleigh is the first chapter in this new community.



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Elegantly engineered living

Marleigh has been designed with nature at its heart. Gregory Park allows you to embrace the great outdoors.



Bringing people home



Home is made of more than four walls. Home is the place that makes you happy and inspires you to do the things you love with the people you love. It's where you belong. And this is the shared vision for this new community of Cambridge.

Marshall and Hill are working with a number of well-known partners to bring this dynamic neighbourhood to life. Pollard Thomas Edwards Architects, landscape architect Robert Myers, and sculptor Matthew Lane Sanderson will all play a part in creating this special place, giving it a unique identity.

Designed to the highest quality, Marleigh will be full of character and will be a place which encourages people to come together, share experiences and feel connected to everything that's around them.

The wider community will offer something for everyone. Up to 1,300 homes will be joined by a variety of new facilities including: a nursery, primary school, sports pitches, a community centre, allotments and green open spaces, woodland walks and much more.

There will be a vibrant market square, which will play host to regular community events, and high quality sports pitches which will provide an attractive opportunity for the new Marleigh community and other professional users. All of this will result in a community that's full of life and a place where people will naturally come together to live, grow and thrive.

In addition to the abundance of local amenities on your doorstep, there will also be new and improved walkways and cycle paths that will link to the city centre, Cambridge North Train Station and wider Cambridge. This makes Marleigh the ideal destination for work, rest or play.

A thriving local market square.





Marleigh offers a range of architectural styles and layouts, so you have a lot of variety when choosing your future home.

A place for everyone

From the choice of homes to the diverse facilities, this community will offer something to suit every lifestyle. Whether it's simply passing through, socialising or living; everyone is welcome here.

The design has neighbourliness at its heart and every detail has been carefully considered to maximise connection.

Green open spaces have been thoughtfully crafted to create wonderful outdoor areas where people can connect with each other and nature. And all of the buildings within the community have been designed to encourage people to come together. For example, The Hangar, a vibrant hub that houses a community centre, café, office space and a 52 place nursery. The Hangar will sit at the heart of the market square and be a place for all to enjoy. With its timeless appeal, high-quality design and warm and welcoming environment, Marleigh is a place for everyone.

The plans for this community also include a brand new primary school for more than 400 children.

Marleigh is full of green open spaces - the size of approximately 44 football pitches.



A place to live, love and learn

Marleigh is the catalyst for exciting plans for the east side of Cambridge and its market square is the heart of this new neighbourhood.



Life on a bigger scale

What else is on the way?

Where do we start? There's so much planned for Marleigh, all going towards making it somewhere that promotes neighbourliness, helps people to thrive and inspires them to live a healthy way of life in natural surroundings. In time, there will be a two-form entry primary school, sports pitches, a community centre, a market square, as well as green open spaces, public parks, woodland walks and allotment gardens.

- 1 The first homes at Marleigh
- 2 Gregory Park (anticipated 2021/22)
- 3 The Hangar Community Centre (anticipated Summer 2021)
- 4 Marleigh Market Square (anticipated Summer 2021)
- 5 Primary School (anticipated Autumn 2021 subject to planning)
- 6 The Plains - Sports Pitches (anticipated 2023/24)
- 7 Allotments (anticipated 2022/23)
- 8 Future Development
- 9 Kingsley Woods
- 10 Newmarket Road
- 11 M&S Food and BP Petrol Station
- 12 Cambridge Ice Arena
- 13 Newmarket Road Park & Ride

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.



The architecture takes its cues from the many brick artisan cottages and villas of 19th Century in Cambridge. It has a contemporary twist that gives the form and appearance of the buildings their own sense of character.

Computer generated image is indicative only.

Bright ideas

Hill and Marshall have worked closely with Pollard Thomas Edwards Architects to create the masterplan for this new urban neighbourhood in Cambridge, and will be bringing the new community to life through innovative design and careful planning.

Marleigh won't be built in a day. It will be a hub of activity - a destination in its own right that can be enjoyed by people from across the city.

The masterplan for the first phase is focused around 'connectivity', providing people with everything they need for everyday life. The homes have been beautifully designed with well proportioned light spaces, and offer private gardens, balconies or terraces.

The exterior of the architecture takes its cue from the brick artisan cottages and villas found throughout Cambridge, with duo-pitched roofs and contemporary materials. Other buildings throughout the community will be carefully constructed to reflect the surrounding area.

Clever landscaping, careful planting of new trees and greenery, inventive public art and beautiful street scenes all come together to make this a special place to be. With so much to explore, something new to discover around every corner and a bustling cosmopolitan atmosphere, Marleigh will be full of surprise and delightful moments where people are encouraged to create truly unforgettable moments.

Engineers of this exciting masterplan for Marleigh are Pollard Thomas Edwards, who have won over 200 awards in the history of the practice, including Building Design Housing Architect of the Year and Architects' Journal Sustainable Practice of the year.



Marleigh is inspired by the distinctive character of Cambridge and by contemporary lifestyles and technology.

PTE Architects



The art of placemaking

It's also the public art that makes this new neighbourhood so fascinating and a special place to live.

Matthew Lane Sanderson is a sculptor specialising in large-scale works and civic fine art. He has been involved with Marleigh from its conception and is creating the dramatic landmark Torus sculpture, six large graphic art panels that will eventually be placed throughout Marleigh, as well as aero and motor engineering inspired seating and cycle hoops.

These unique pieces will be a nod to Marleigh's rich history as well as create eye-catching public spaces, and enhance the environment for all to enjoy.

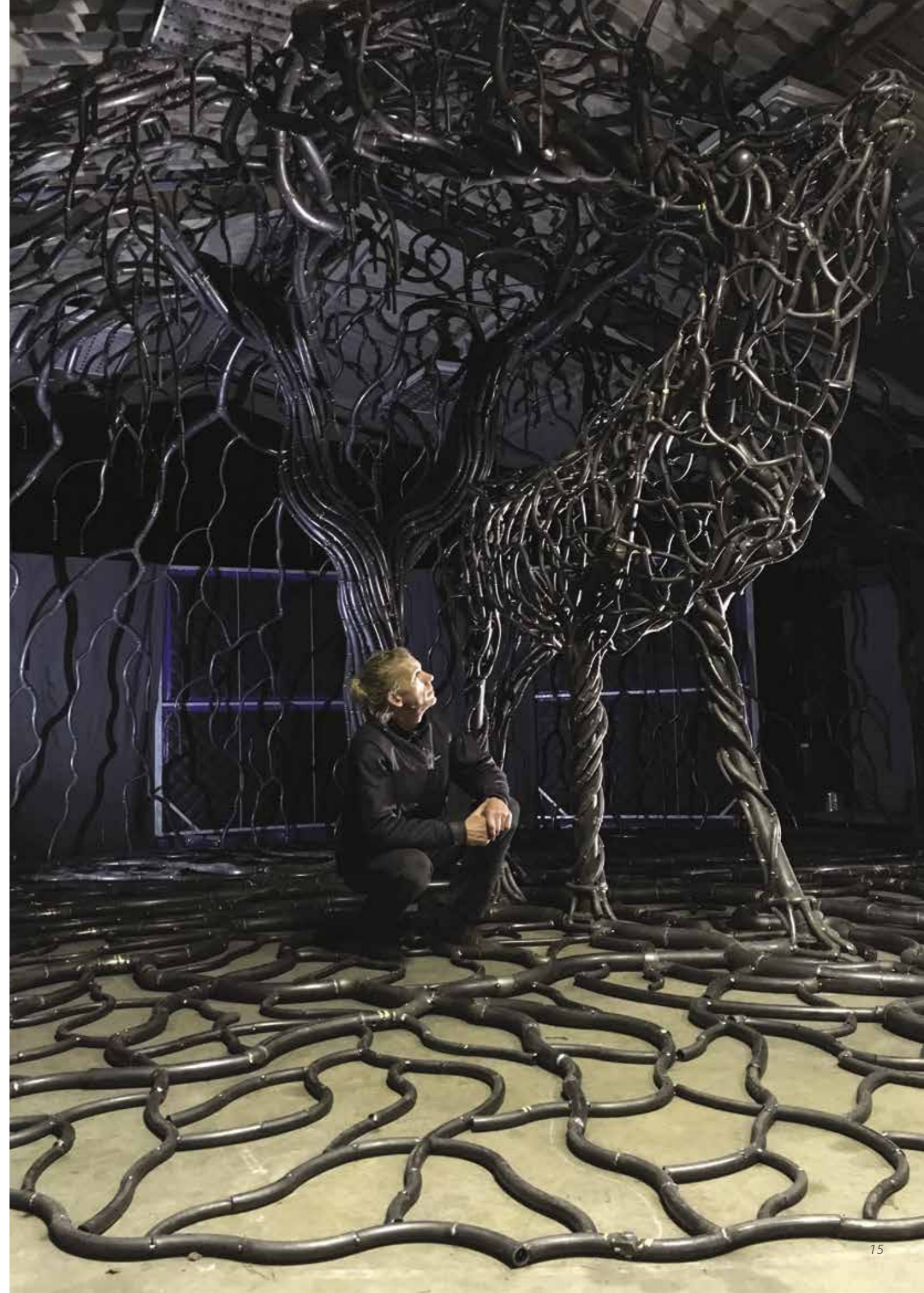


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It has been my honour to create work for Marleigh upon land that I have known since my childhood, with Hill which has embraced the idea of transforming the ordinary and Marshall whose staff and history have been my inspiration.

Matthew Lane Sanderson

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The benefits of new

Beautiful and inviting, Marleigh homes are designed so you and your family can thrive, and have happy, healthy lives for years to come.

Buying a new apartment or house means that you're gaining a high quality property that is sustainable for the future. Designed with energy efficient appliances, double-glazed windows and high levels of insulation, you'll have a comfortable, low-energy home that is better for you and the environment.

Each house benefits from photovoltaic panels and electric car charging points, helping you reduce energy bills and lead a more sustainable lifestyle.

In the kitchen, often the beating heart of a home, we've created a style that you'll feel proud to call your own. With high gloss doors and drawers that are seamlessly paired with Caesarstone worktops, it is a place where the whole family can come together.





Make a house a home

Smart elegance is a constant throughout Marleigh homes. We've created a bright home environment shaped with clean lines and a natural palette, giving your home a calm and tranquil feel, whilst ensuring you have the flexibility to make your home suit your taste.

We've designed bathrooms and en-suites with the same modern feel that adorns the rest of the home. You'll find contemporary sanitary ware complemented by dark wood effect accents and large format wall and floor tiles - the different textures culminate into truly stunning bathrooms and en-suites.

The homes also include built in wardrobes to the master bedroom, as well as Amtico flooring, and carpets, making it move-in ready. Underfloor heating is a given at Marleigh, throughout the apartments, coach houses and to the ground floor of the houses, giving you radiator-free walls and the room to really maximise your living space.



Looking after Marleigh



Computer generated image is indicative only.

With its excellent facilities, beautiful outside space and high quality design, Marleigh will be a place to feel proud of. This new place will be a gateway to the city and has been designed with the future in mind. It's not just a neighbourhood that will be enjoyed today - it's a neighbourhood that's built for future generations.

It's important to us that all spaces we've created at Marleigh are maintained and protected, so that they can be enjoyed by residents and visitors for years to come. With that in mind, we've engaged the Land Trust, a national land management charity.

The Land Trust are dedicated to managing and preserving over 70 sites across the UK, and are proud to be custodians of some of the country's most beautiful parks, meadows and nature reserves. Access to sustainable open spaces are crucial for an improved quality of life - which is what Marleigh is all about.



The Land Trust will deliver management services relating to the communal areas and public open space at Marleigh. This will include managing and maintaining the green open spaces, play areas and other amenities, as well as collecting the estate service charge to pay for their upkeep.

The Land Trust will also lead on community engagement activities such as supporting the development of community groups and a residents association.

They will also look to establish a programme of community events to promote health and wellbeing, education and environmental initiatives that encourage residents and other visitors to enjoy the many benefits of Marleigh's outdoor environment. What's more, a Land Trust representative will be based at Marleigh to help with residents' queries and deliver the above services.



We want Marleigh to be a place to be proud of, so the Land Trust will be keeping the grass short, the weeds evicted and the pavements spotless.



The bedding plants may take a time to bed in, so they'll be maintaining and trimming the shrubs, plants and trees.



The upkeep of community assets such as The Hangar, the sports pitches and their pavillion will also be maintained.



Working in partnership with the community to promote resident groups and community events.



Life's too short for admin, so The Land Trust will look after all insurances and service charges for the wider communal facilities, so you don't have to.



Being a visual presence at Marleigh to respond directly to any questions from residents.

A new vision for Cambridge

Marleigh is the first step towards the transformation of this corner of Cambridge; one that will see much change in the future with plans to move and re-develop the airport area into an ambitious and exciting new district; Cambridge East.

Cambridge East represents a unique opportunity to expand on perceptions of the city, with the creation of a new destination to work, live and flourish.

Marshall has unveiled an ambitious vision to relocate Cambridge Airport and its aviation activities. The future plans for Cambridge East look to combine further residential offerings with culture, sport, shopping and beautiful natural surroundings, all on your doorstep. Just some of the planned highlights of what's envisaged include:

- New homes
- Schools and further education facilities
- A new high street
- Pop-up events
- Sports facilities and a multi-use stadium
- Commercial, innovations and research spaces

This new hub will have community at its heart; the abundance of amenities will complement the historic city centre, whilst contributing towards the character and identity of Cambridge East.



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Cambridge East is designed to extend the very idea of Cambridge

Cambridge East is intended to form an integrated part of the city, creating a new focal point that complements the centre, but has its own distinct character and offer.

Cambridge East is envisaged to deliver significant employment, building on Cambridge's global reputation for science, research and innovation, as well as a world leading development, attracting globally significant investment, businesses and institutions.

It's anticipated that Cambridge East will create a step change in public transport connectivity and, by delivering housing at scale, offer a range of tenures and affordability types for the city.



A place to enjoy

The vision for Cambridge East is to extend the lifestyle offer of the area, creating a convivial mixed-use centre. The plans for Cambridge East will be of a scale to attract globally important cultural institutions such as international art galleries, a multi-use stadium, an exhibition and conferencing centre and a concert venue. The planned new cafés, bars and restaurants will make Cambridge East a place to have fun and enhance the night time economy of the city. In addition to the cultural offer are designs for accessible green space and sports facilities to build on and extend the traditions of Cambridge.

Keeping you connected



Marleigh is well connected for work, socialising and leisure with excellent road and rail links. Travelling into the city centre is made simple with enhanced cycling and walking trails, including plans for a cycle path link to Cambridge North Station. There are also regular bus routes connecting Newmarket Road to the city centre. If you are planning on using pedal power to get into the city you can either choose a direct route or use the National Cycle Route 51 where you can enjoy a traffic-free ride through Ditton Meadows and along the River Cam to Midsummer Common (the journey is approximately three miles).

- Cambridge Station: 3.1 miles
- Cambridge North Station: 3.1 miles*
- Cambridge Business Park: 3.4 miles
- Cambridge Market Square: 3.5 miles
- Cambridge Science Park: 4.1 miles



Cambridge Train Station

- Stansted Airport: 30 minutes
- London King's Cross: 51 minutes
- London Liverpool Street: 1hr 12 minutes



- A14 (access to M11): 1.5 miles
- Cambridge Station: 3 miles
- City Centre Grand Arcade: 3 miles
- Cambridge Business Park: 4 miles
- Cambridge Science Park: 5 miles
- Cambridge North Station: 6 miles



A place to call home

Close to the city, surrounded by countryside, Marleigh has an ideal best-of-both worlds location, however you want to spend your spare time.



Experience a taste sensation

The centre of Cambridge is bursting with culinary delights, and there's something to suit every mood and occasion. One of the most beloved pubs in the city, The Eagle, is definitely worth a visit. As well as trying out some traditional ales on tap you can also discover a treasure trove of local heritage; the pub's ceiling within the RAF bar has signatures from pilots serving in WWII, some of whom flew out of what was then known as Marshall Airport.

Conveniently, Marleigh is just a short bike ride from Mill Road; well-known for its worldly cuisine, quirky independent shops and excellent coffee places and cafés.

The Old Bicycle Shop is also a great place for a pit stop. It's said to be the oldest bicycle shop in the country and has been lovingly converted into a quirky café/bar serving selection of fresh locally-sourced food.

There are plenty of other places to enjoy a refreshment or two; try a rock lemonade at The Pint Shop, grab a gourmet sandwich at Bread and Meat or dine in at Trinity. The choice is yours!



Indulge in retail therapy

Cambridge is a shopper's paradise, offering everything from high street brands and retailers to quirky independent shops. The Grand Arcade is the main shopping centre in the city and is lined with big-name brands including Apple, John Lewis, Kurt Gieger, Russell & Bromley and The White Company. For a more authentic, boutique shopping experience why not head to Trinity Street? This beautiful street is where you'll find an array of independent retailers and designer brands such as Whistles and Reiss. Or head to Angela Reed Furnishings on Peas Hill, a family-run business which specialises in contemporary home furniture and accessories.

The centre of the city is bursting with life at the Market Square. Visitors come from all over to browse everything from old vinyl and vintage clothes to freshly grown produce.

Say yes to adventure

The brand new Cambridge Ice Arena is an iconic venue for Cambridge and couldn't be more local to Marleigh. This full size, state-of-the-art facility offers public skating for all ages, ice hockey, curling, figure skating, lessons and parties on ice.

In Cambridge, there's a new experience around every corner, so no matter your idea of fun, there's plenty to see and do. Anglesey Abbey is just a 20 minute bike ride to the east of Marleigh, and offers a year-long calendar of events and activities suitable for all ages. The Abbey is famous for its February snowdrops, where the gardens suddenly flourish into bloom. There are over 114 acres of woodland and gardens to explore (not forgetting its historic watermill).





Where family life can flourish

Cambridge is renowned for its education excellence, making it a wonderful location for families of all shapes and sizes. As well as top further educational facilities, there are also a variety of schools to choose from. As well as the new primary school at Marleigh, there are also a number of primary schools in the area including Fen Ditton Community Primary School, which currently has a 'Good' Ofsted rating. For secondary education, North Cambridge Academy is less than a 15-minute drive away and has been rated 'Good' by Ofsted. Private schools to choose from include St Andrew's, a mixed independent school and sixth-form college, and King's College School, which dates back to the 15th century. St John's College School, the winner of the national Best Prep School is open to boys and girls aged 4-13.



Your new local

We all like to indulge ourselves from time to time, and there are some sublime restaurants, bars and pubs just a short walk away. The charming village of Fen Ditton is less than 10 minutes away by bike and is home to two pubs, so you'll have plenty of choice. The Ancient Shepherd's is a traditional homely pub whose offering includes a monthly curry and quiz night, whilst its neighbour The Plough has picturesque views over the River Cam.



A world-class city

With the fastest growing city economy in the UK*, it's no surprise that Cambridge is home to a number of high-tech and biotechnology industries. With so many businesses located in the area including Cambridge Business Park and Science Park, employment opportunities abound. Attracting talent from across the world, the University of Cambridge and research hubs of excellence, and large employers such as Adenbrooke's, Napp Pharmaceutical, Arm and AstraZeneca, boost not only the economy, but also add to the vibrant and diverse feel of the city.

*Irwin Mitchell UK Powerhouse Report 2017



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Hill

We are one of the leading developers in London and the south east of England, delivering distinctive and award-winning new homes. We are a 5 star housebuilder, and have been named Housebuilder of the Year.

We employ over 500 dedicated staff who are passionate about what we create and the manner in which we work. Our ethos is simple, we aspire to be the partner of choice, and we work in a refreshingly transparent and customer focused way, building our relationships through trust.

Our developments range from city-centre apartments and spacious rural family homes to large luxury residences, all built with a flawless attention to detail. We bring together contemporary design, sustainable materials and a sympathetic approach to create stunning new communities.

We invest significant time and effort from the outset to ensure all our properties achieve the perfect blend of practicality and modern innovation, while remaining sympathetic to each individual location.



Marshall

As a Cambridge institution, we are well-known and respected in the city from the early 1900s to the modern day.

Our rich history in the aviation and automotive industries dates back to 1909, and today we employ over 5,100 people in the local area and beyond.

We pride ourselves on innovation and creativity, which we inject into all of our ventures, and look forward to bringing this into the Marleigh.

We're committed to delivering a place that adds to Cambridge's proud heritage, and leaves a lasting legacy of its own. People are at the heart of our success, so we're proud to be working with Hill to create a new beautiful location for the city to enjoy.



At its peak during World War II, Marshall's Flying Training organisation had around 180 aircraft and a maximum of 240 pupils at one time. The company trained over 20,000 pilots and instructors for the war.

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