

IRONWORKS

MILL ROAD CB1

WELCOME TO

IRONWORKS

MILL ROAD CB1

Ironworks is a collection of contemporary homes at the heart of a thriving, bustling community, just off Cambridge's vibrant and eclectic Mill Road. Set around landscaped green open spaces, our contemporary apartments provide a unique space for you and your family to thrive in a vibrant and inclusive new community.

The communal outdoor spaces, enhanced with art sculptures and artwork, plus the community centre and two small commercial offices or cafe spaces, give residents and those living near Ironworks inspiring places to meet and enjoy time with friends and neighbours.

The design of these contemporary apartments draw on the area's rich industrial heritage, complementing the local architecture with a stunning blend of strong angular steel and mellow brickwork. Modern interiors are spacious and light-filled, designed for modern living with energy efficient fixtures and fittings that complement the clean lines of the exterior design.





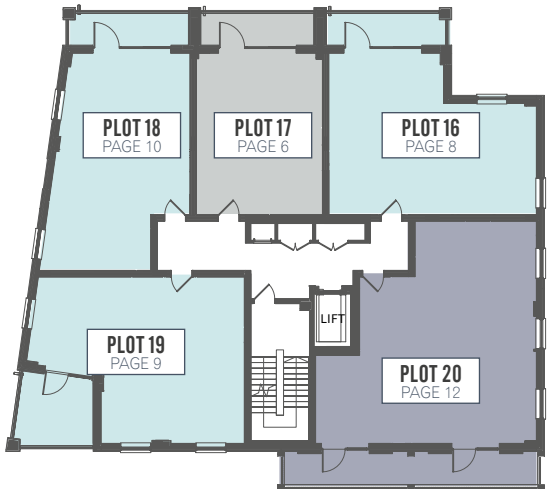
Computer generated image of The Headly Building and Eagle Park



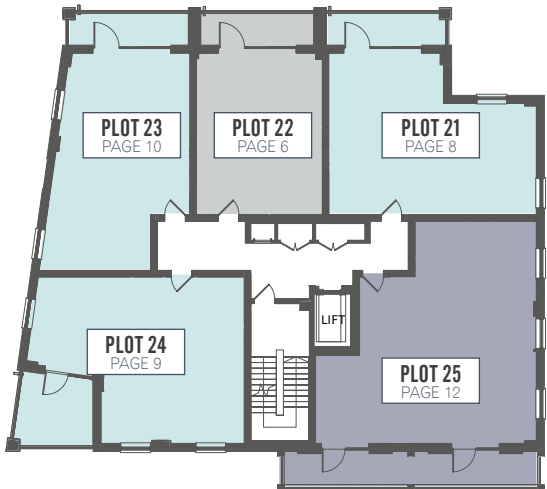
Computer generated image of Ironworks



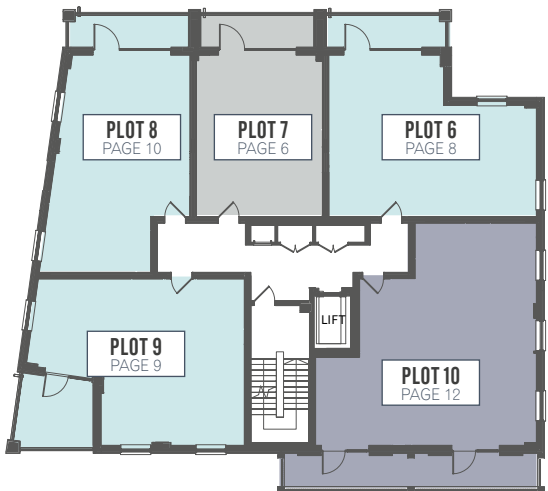
Computer-generated image of The Eagle Building



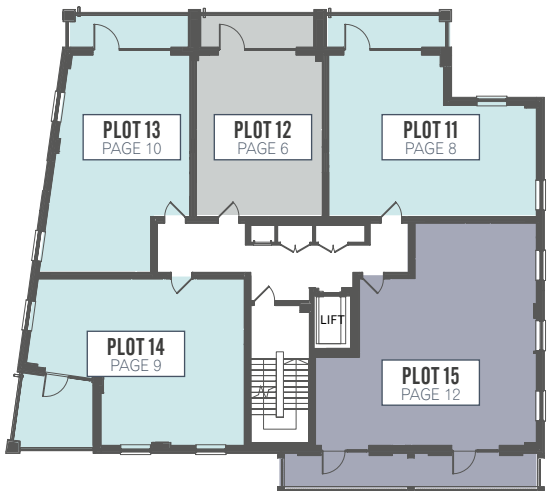
FOURTH FLOOR



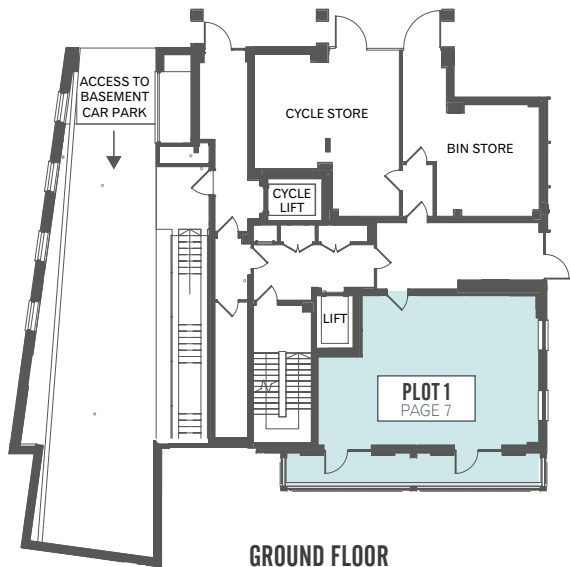
FIFTH FLOOR



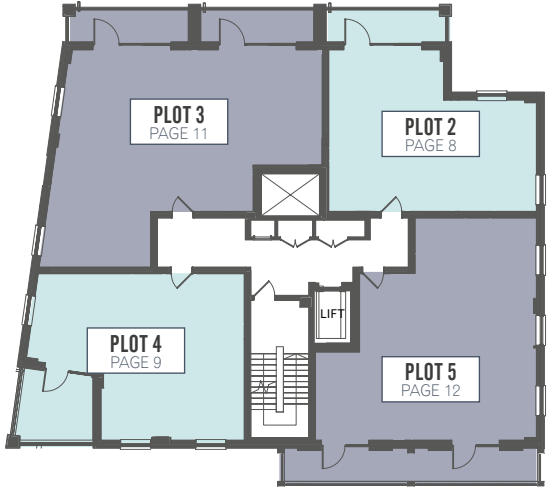
SECOND FLOOR



THIRD FLOOR

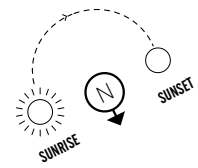


GROUND FLOOR

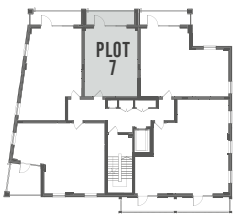


FIRST FLOOR

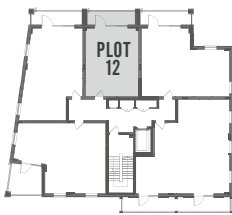
PLOTS 7, 12, 17, 22
1 BED STUDIO



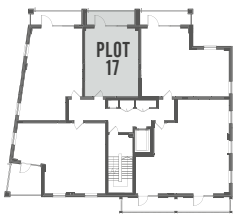
	M	FT
Kitchen/Dining/Living Room	3.20 x 5.60	10'6 x 18'4
Bedroom	3.05 x 2.40	10'0 x 7'10



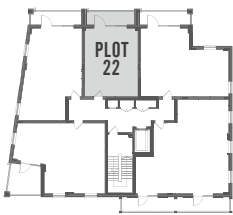
Second Floor



Third Floor



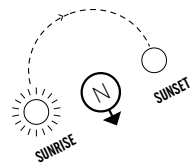
Fourth Floor



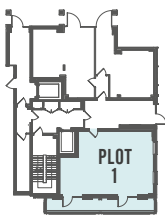
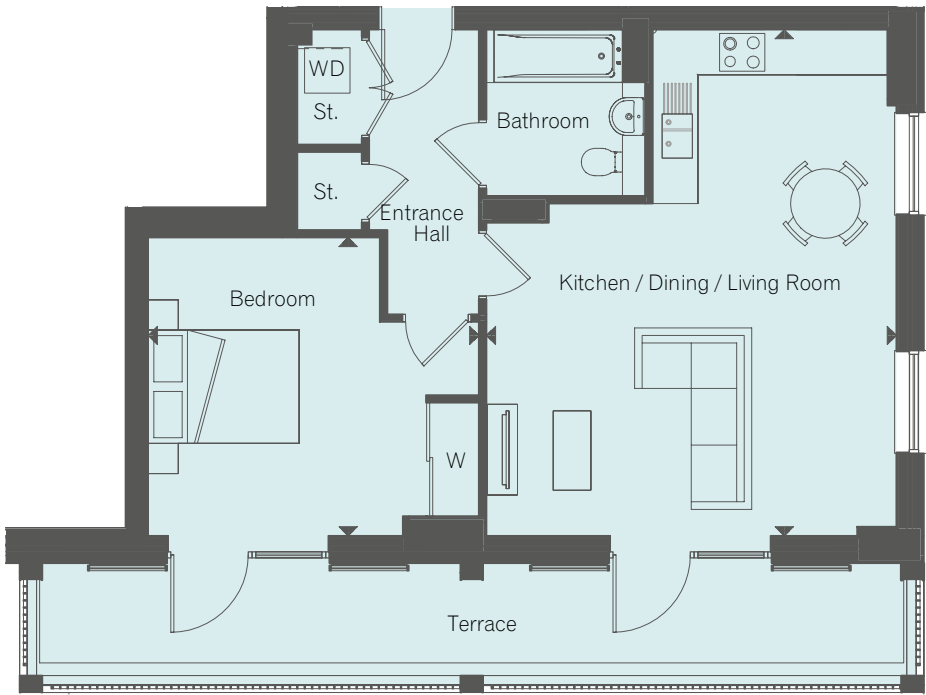
Fifth Floor

W = Wardrobe WD = Washer Dryer ST = Storage ► = Measuring Points

PLOT 1
1 BED



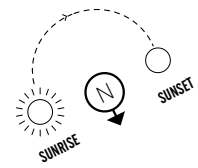
	M	FT
Kitchen/Dining/Living Room	6.65 x 5.35	21'10 x 17'7
Bedroom	3.90 x 4.35	12'10 x 14'3



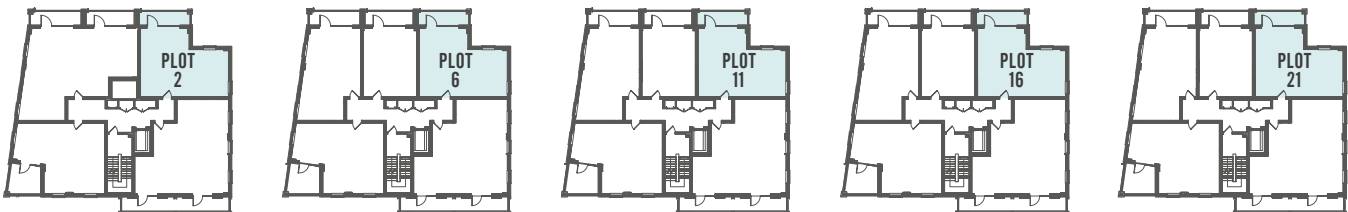
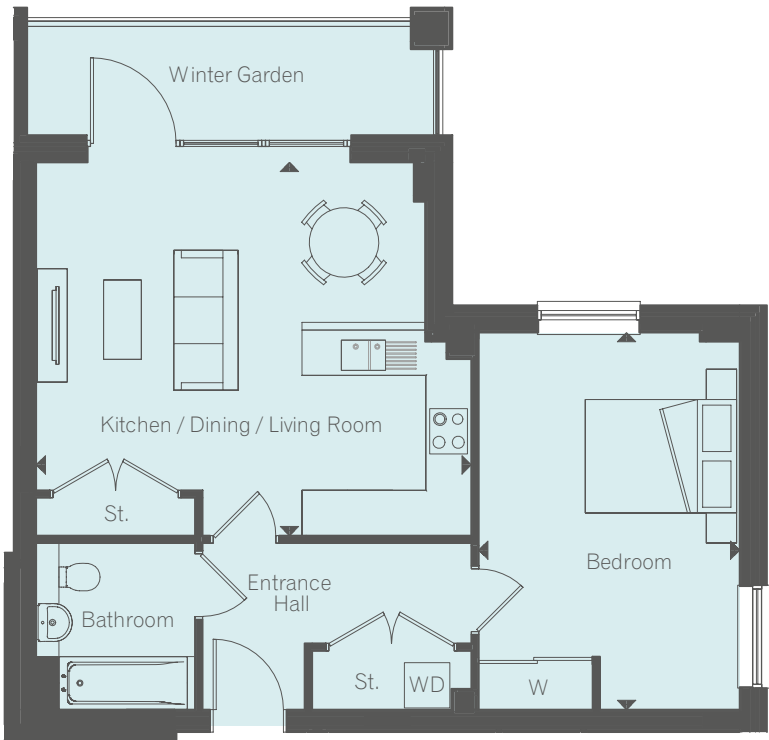
Ground Floor

W = Wardrobe WD = Washer Dryer ST = Storage ► = Measuring Points

PLOTS 2, 6, 11, 16, 21
1 BED



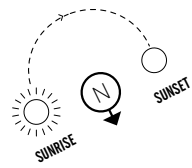
	M	FT
Kitchen/Dining/Living Room	4.90 x 5.75	16'1 x 18'10
Bedroom	4.95 x 3.40	16'3 x 11'2



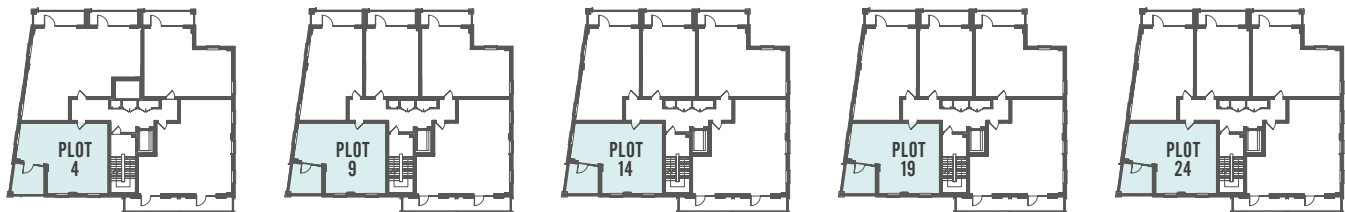
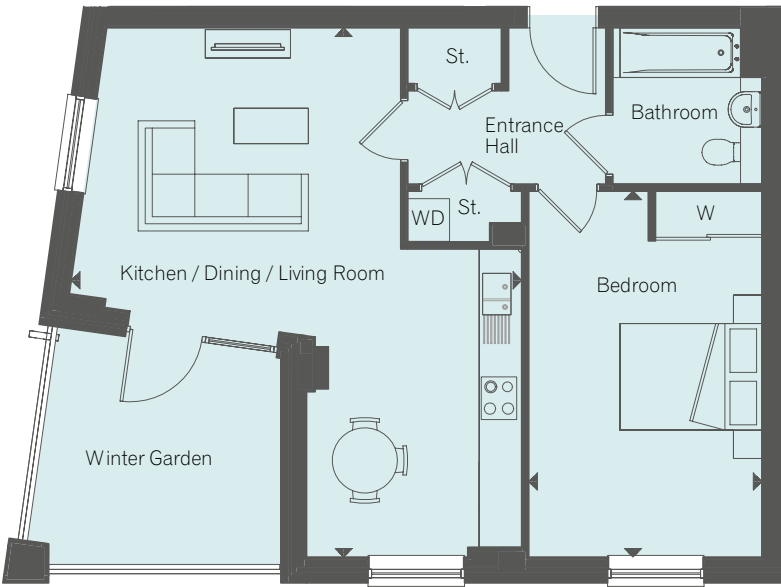
First Floor Second Floor Third Floor Fourth Floor Fifth Floor

W = Wardrobe WD = Washer Dryer ST = Storage ► = Measuring Points

PLOTS 4, 9, 14, 19, 24
1 BED



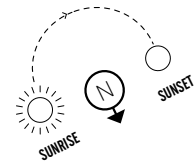
	M	FT
Kitchen/Dining/Living Room	7.40 x 6.30	24'3 x 20'8
Bedroom	5.10 x 3.25	16'9 x 10'8



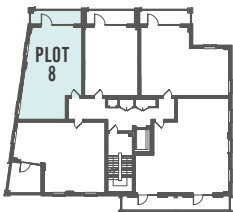
First Floor Second Floor Third Floor Fourth Floor Fifth Floor

W = Wardrobe WD = Washer Dryer ST = Storage ► = Measuring Points

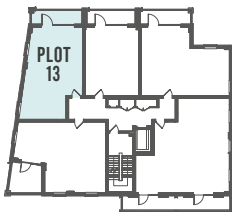
PLOTS 8, 13, 18, 23
1 BED



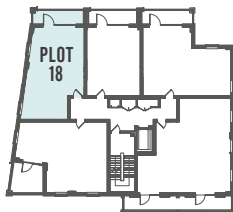
	M	FT
Kitchen/Dining/Living Room	4.25 x 5.65	13'11 x 18'6
Bedroom	3.00 x 4.65	9'10 x 15'3



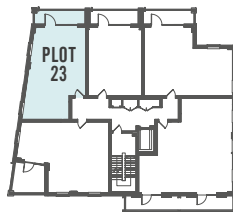
Second Floor



Third Floor



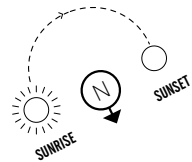
Fourth Floor



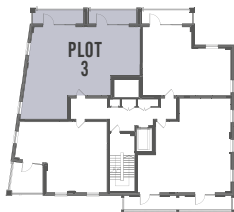
Fifth Floor

W = Wardrobe WD = Washer Dryer ST = Storage ► = Measuring Points

PLOT 3
2 BED



	M	FT
Kitchen/Dining/Living Room	5.10 x 5.95	16'9 x 19'6
Master bedroom	3.55 x 5.50	11'8 x 18'1
Bedroom 2	3.70 x 4.70	12'2 x 15'5

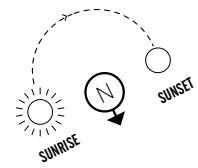


First Floor

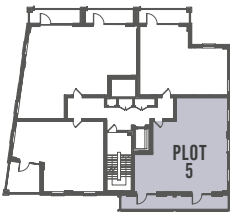
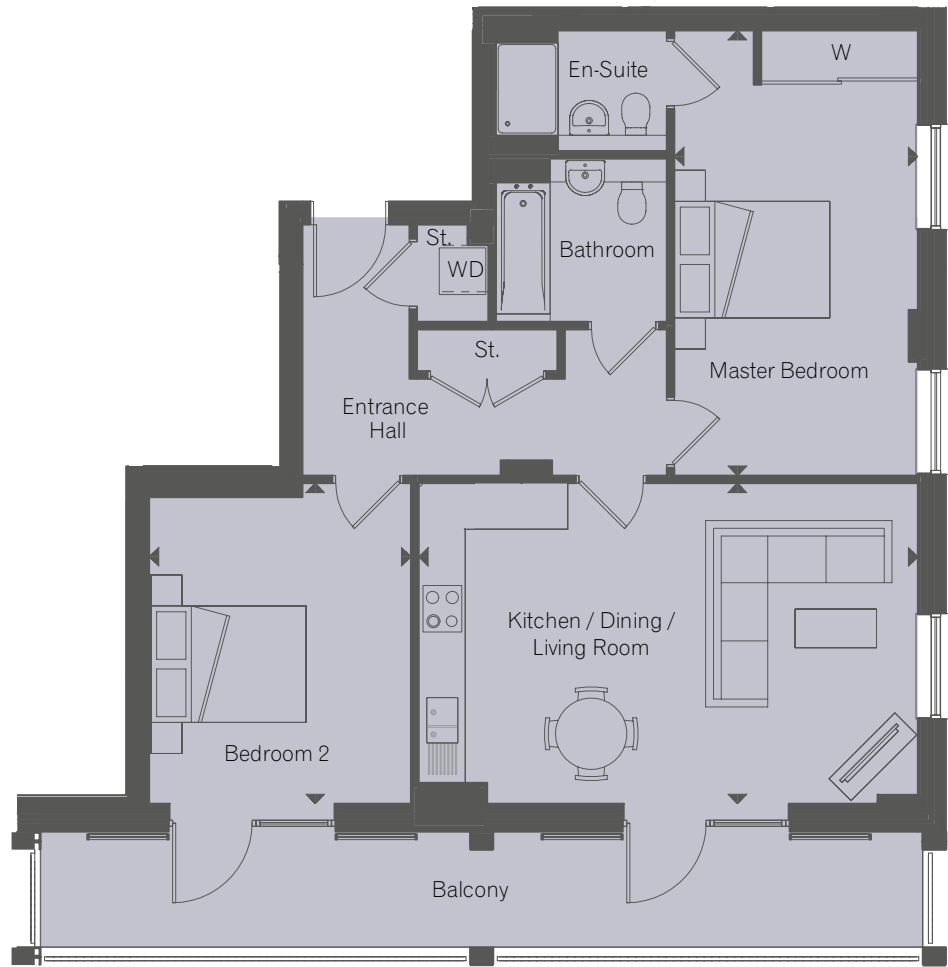
W = Wardrobe WD = Washer Dryer ST = Storage ► = Measuring Points

THE EAGLE BUILDING

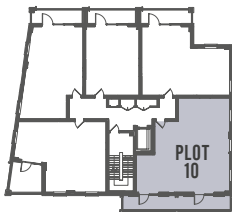
PLOTS 5, 10, 15, 20, 25
2 BED



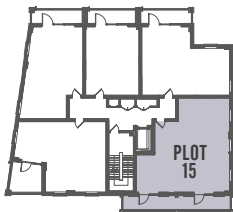
	M	FT
Kitchen/Dining/Living Room	4.05 x 6.40	13'3 x 21'0
Master bedroom	5.70 x 3.10	18'8 x 10'2
Bedroom 2	4.05 x 3.35	13'3 x 11'0



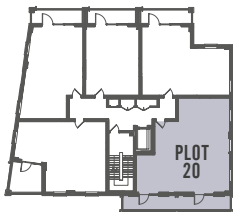
First Floor



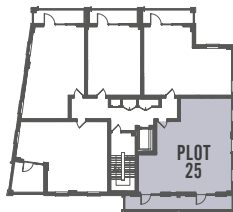
Second Floor



Third Floor



Fourth Floor



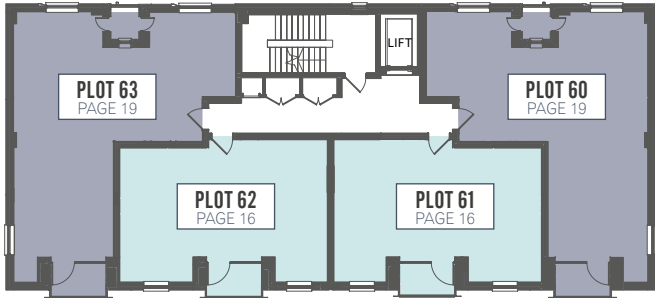
Fifth Floor

W = Wardrobe WD = Washer Dryer St = Storage ▶ = Measuring Points

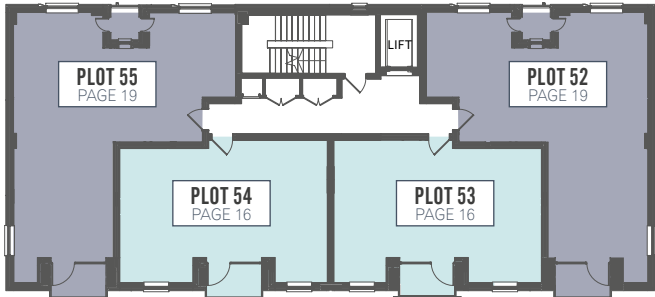
THE FOUNDRY BUILDING



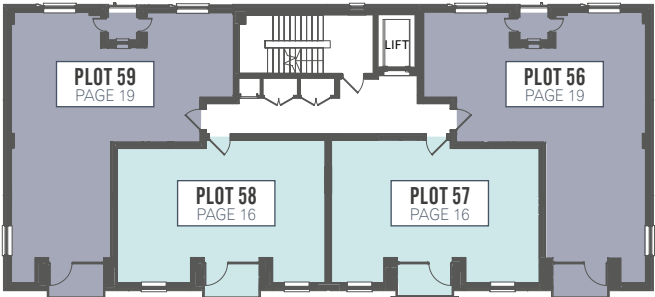
Computer generated image of The Foundry Building



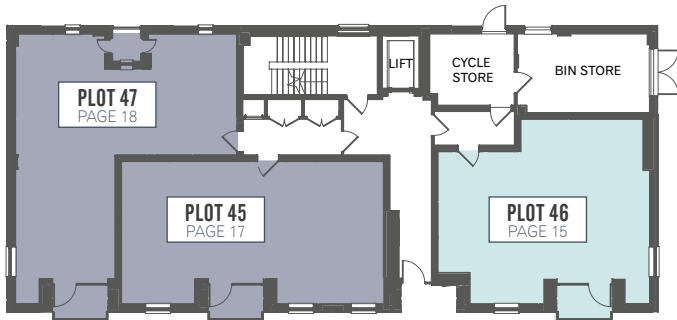
FOURTH FLOOR



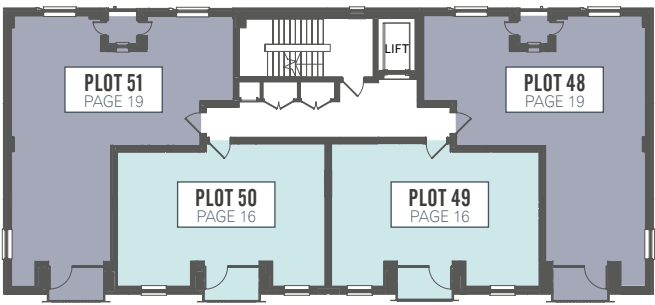
SECOND FLOOR



THIRD FLOOR

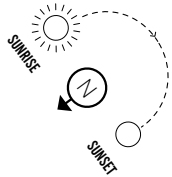


GROUND FLOOR

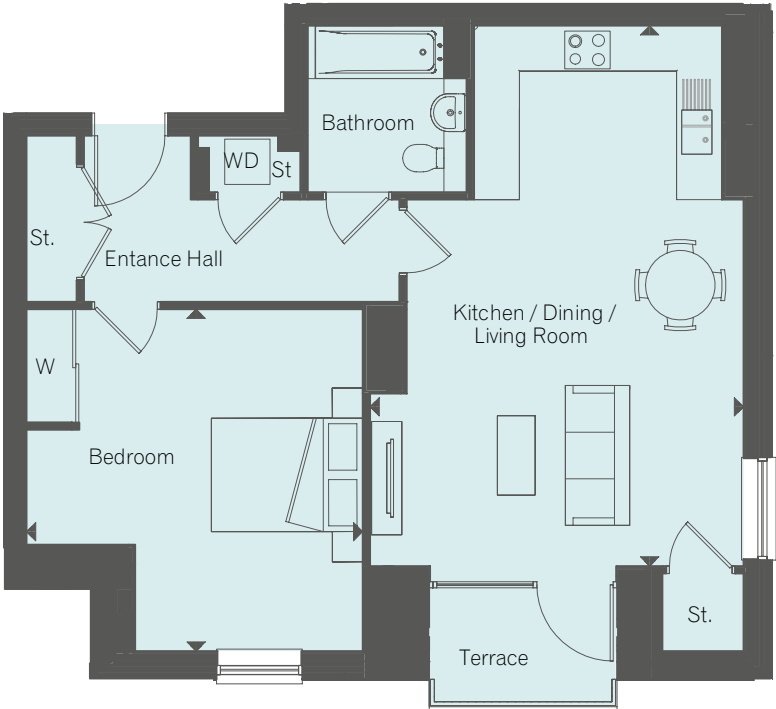


FIRST FLOOR

PLOT 46
1 BED



	M	FT
Kitchen/Dining/Living Room	7.10 x 4.85	23'4 x 15'11
Bedroom	4.45 x 4.40	14'7 x 14'5

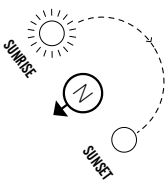


Ground Floor

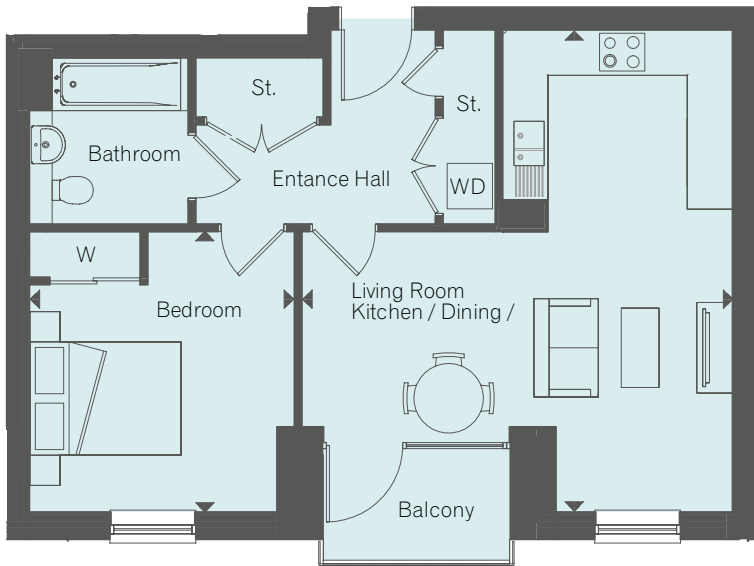
W = Wardrobe WD = Washer Dryer ST = Storage ► = Measuring Points

PLOTS 49, 50, 53, 54, 57, 58, 61, 62
1 BED

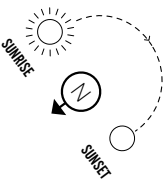
Plots 49, 53, 57 and 61 are handed



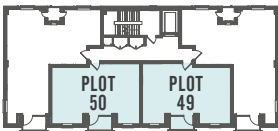
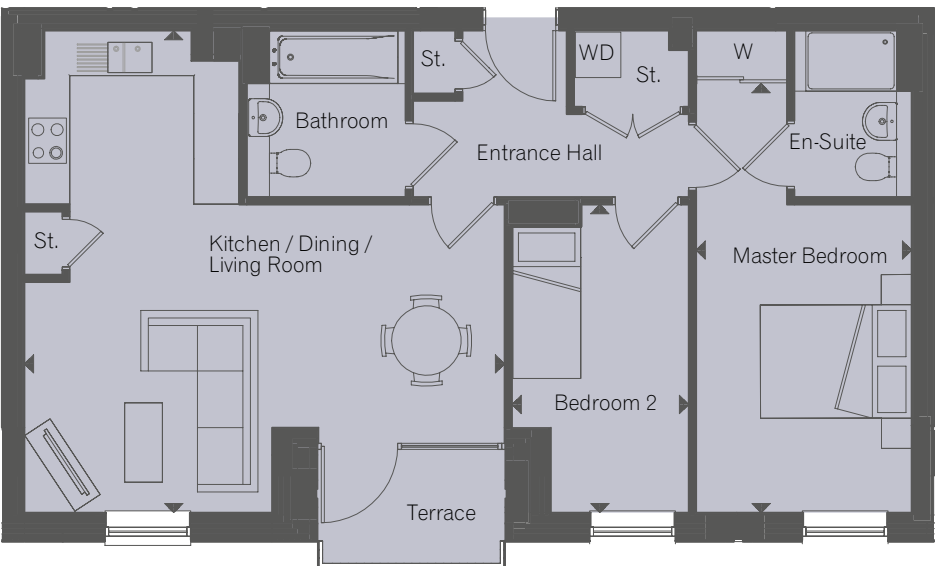
	M	FT
Kitchen/Dining/Living Room	6.30 x 5.65	20'8 x 18'6
Bedroom	3.65 x 3.45	12'0 x 11'4



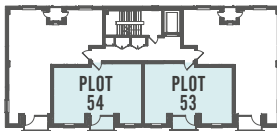
PLOT 45
2 BED



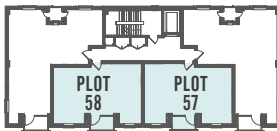
	M	FT
Kitchen/Dining/Living Room	6.30 x 6.35	20'8 x 20'10
Master bedroom	5.60 x 2.75	18'4 x 9'0
Bedroom 2	4.00 x 2.30	13'1 x 7'7



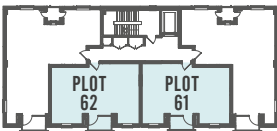
First Floor



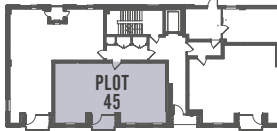
Second Floor



Third Floor



Fourth Floor

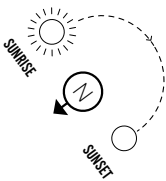


Ground Floor

W = Wardrobe WD = Washer Dryer ST = Storage ► = Measuring Points

W = Wardrobe WD = Washer Dryer ST = Storage ► = Measuring Points

PLOT 47
2 BED



	M	FT
Kitchen/Dining/Living Room	4.35 x 5.40	14'3 x 17'9
Master Bedroom	4.25 x 3.70	13'11 x 12'2
Bedroom 2	3.80 x 3.70	12'6 x 12'2

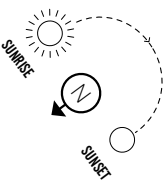


Ground Floor

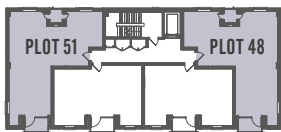
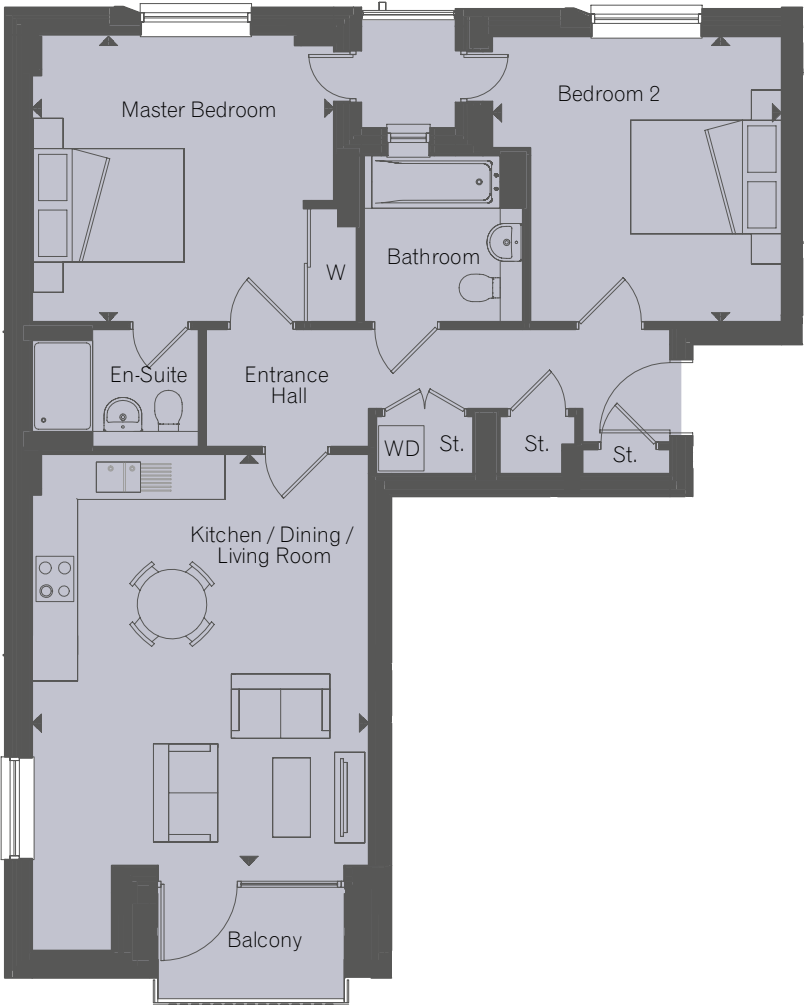
W = Wardrobe WD = Washer Dryer ST = Storage ► = Measuring Points

PLOTS 48, 51, 52, 55, 56, 59, 60, 63
2 BED

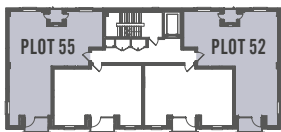
Plots 48, 52, 56 and 60 are handed



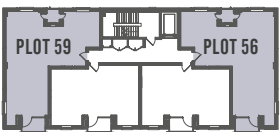
	M	FT
Kitchen/Dining/Living Room	4.40 x 5.40	14'5 x 17'9
Master Bedroom	3.95 x 3.70	13'0 x 12'2
Bedroom 2	3.80 x 3.70	12'6 x 12'2



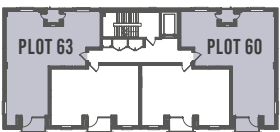
First Floor



Second Floor



Third Floor



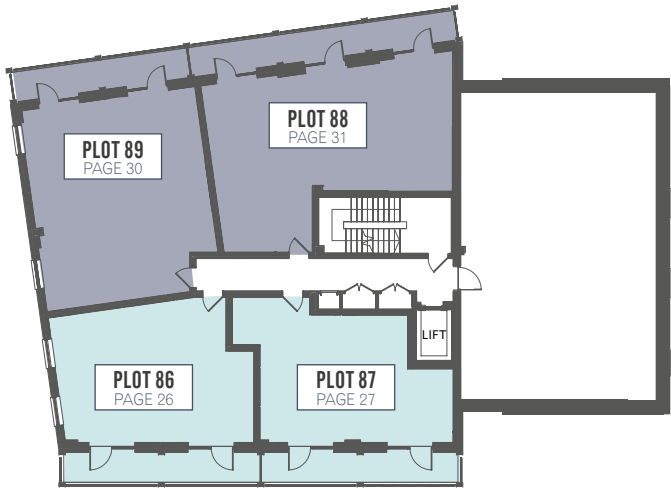
Fourth Floor

W = Wardrobe WD = Washer Dryer ST = Storage ► = Measuring Points

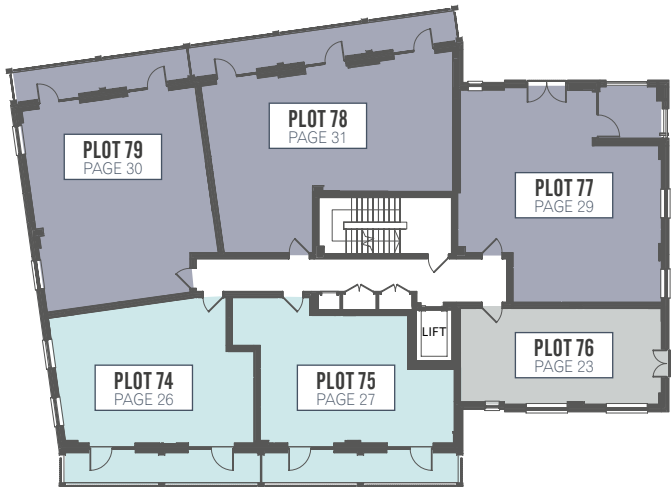


Computer generated image of The Headly Building

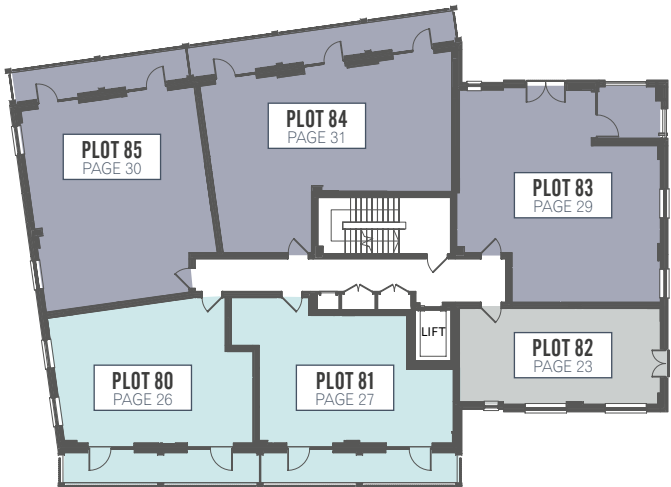
STUDIO 1 BED 2 BED



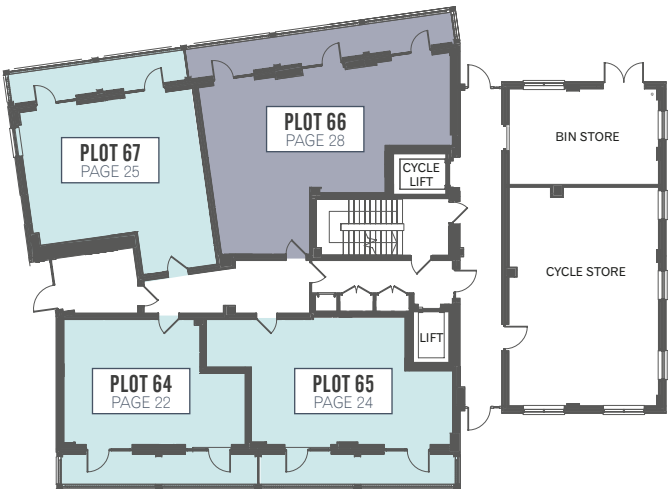
FOURTH FLOOR



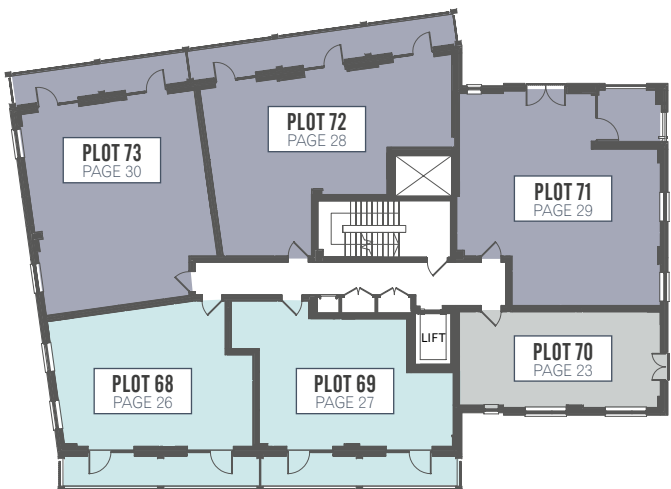
SECOND FLOOR



THIRD FLOOR

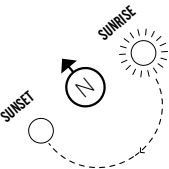


GROUND FLOOR

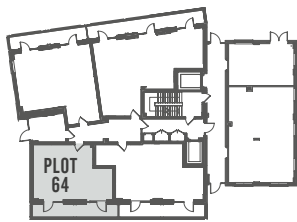
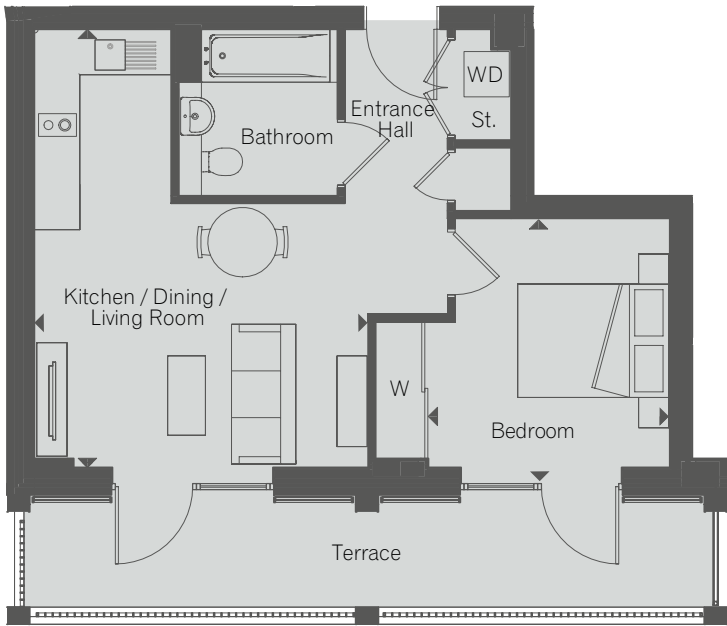


FIRST FLOOR

PLOT 64
1 BED STUDIO



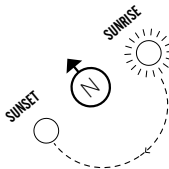
	M	FT
Kitchen/Dining/Living Room	5.75 x 4.35	18'10 x 14'3
Bedroom	3.25 x 3.15	10'8 x 10'4



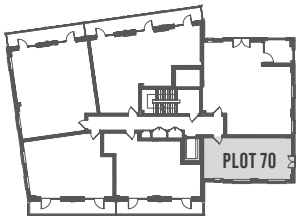
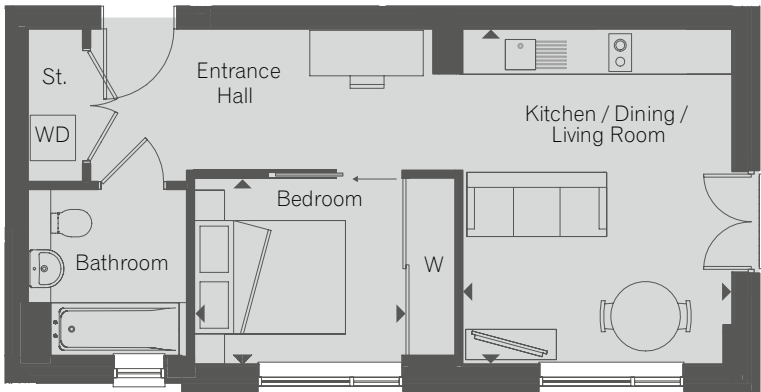
Ground Floor

W = Wardrobe WD = Washer Dryer ST = Storage ► = Measuring Points

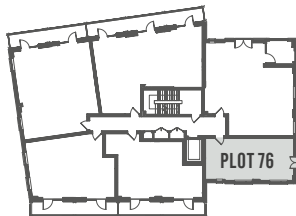
PLOTS 70, 76, 82
1 BED STUDIO



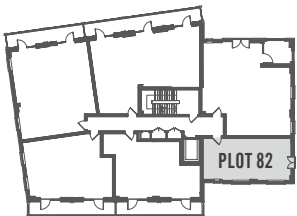
	M	FT
Kitchen/Dining/Living Room	4.40 x 3.50	14'5 x 11'6
Bedroom	2.55 x 2.70	8'4 x 8'10



First Floor



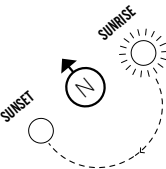
Second Floor



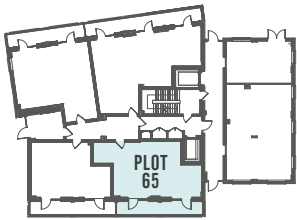
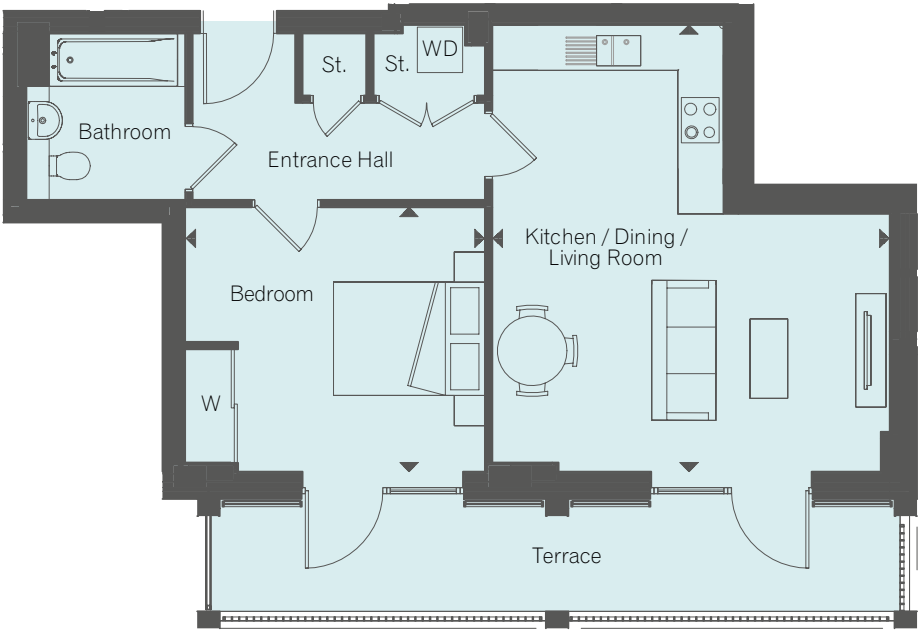
Third Floor

W = Wardrobe WD = Washer Dryer ST = Storage ► = Measuring Points

PLOT 65
1 BED



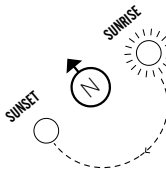
	M	FT
Kitchen/Dining/Living Room	5.85 x 5.20	19'2 x 17'1
Bedroom 1	3.45 x 3.90	11'4 x 12'10



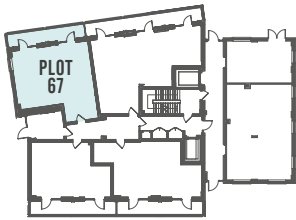
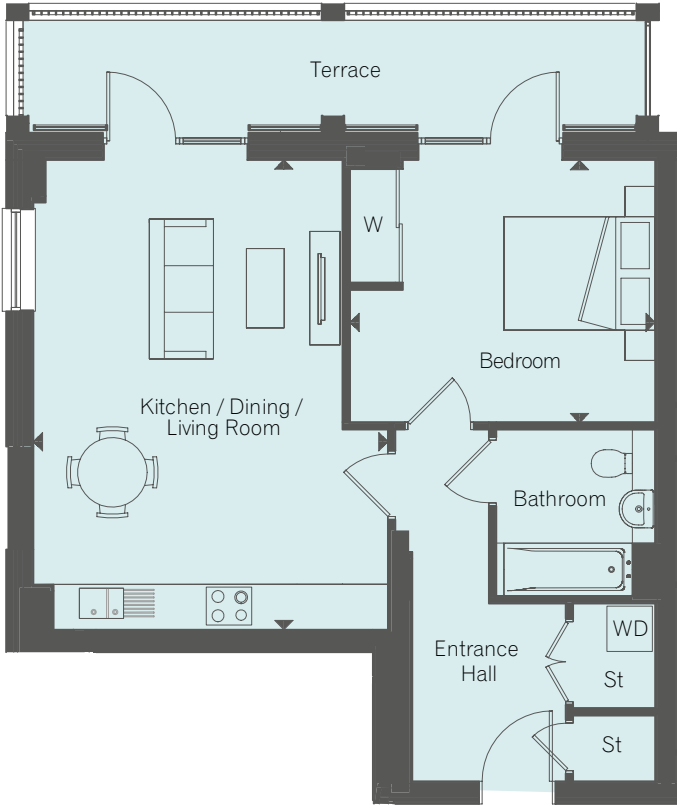
Ground Floor

W = Wardrobe WD = Washer Dryer ST = Storage ► = Measuring Points

PLOTS 67
1 BED



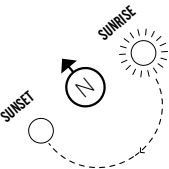
	M	FT
Kitchen/Dining/Living Room	6.15 x 4.65	20'2 x 15'3
Bedroom 1	3.40 x 4.00	11'2 x 13'1



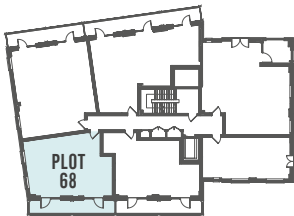
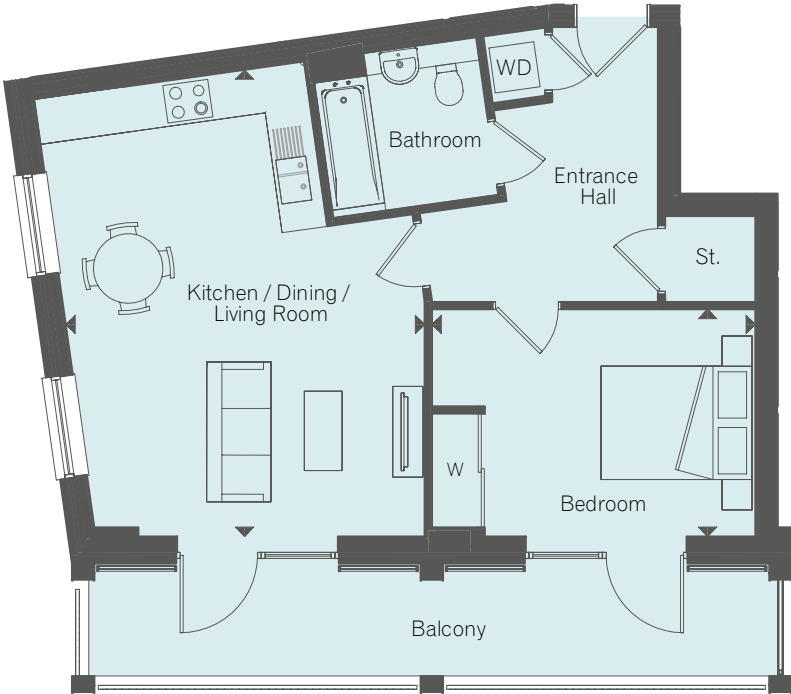
Ground Floor

W = Wardrobe WD = Washer Dryer ST = Storage ► = Measuring Points

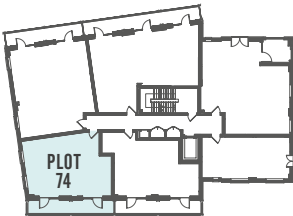
PLOT 68, 74, 80, 86
1 BED



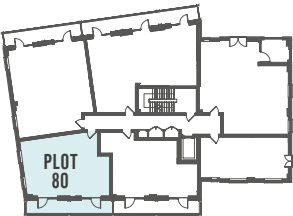
	M	FT
Kitchen/Dining/Living Room	6.10 x 4.65	20'0 x 15'3
Bedroom 1	2.95 x 4.25	9'8 x 13'11



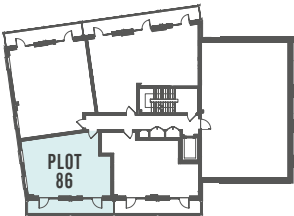
First Floor



Second Floor



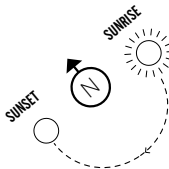
Third Floor



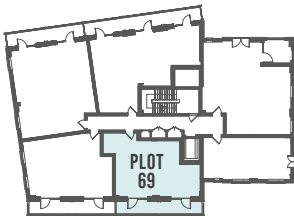
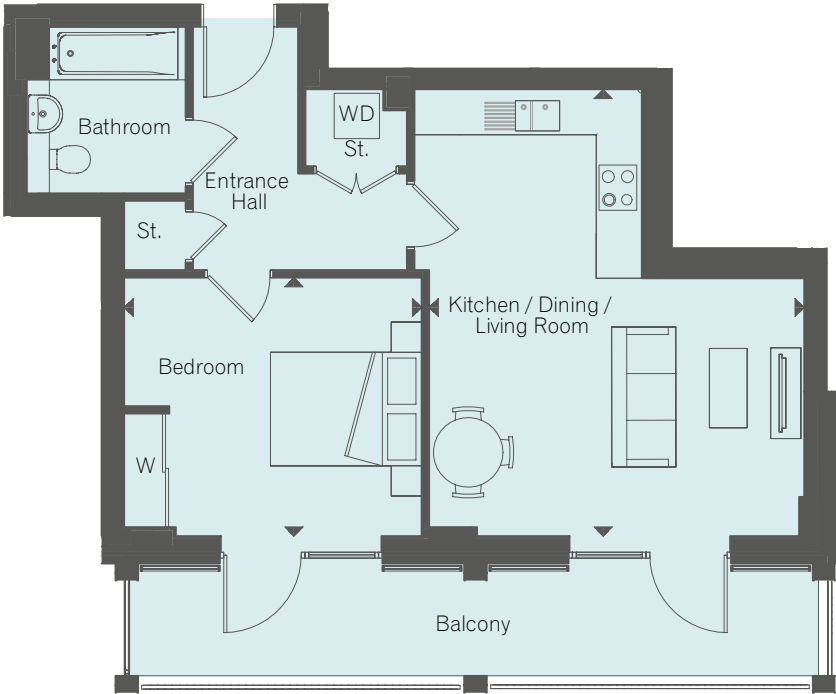
Fourth Floor

W = Wardrobe WD = Washer Dryer ST = Storage ► = Measuring Points

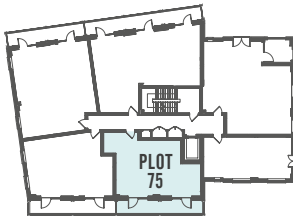
PLOTS 69, 75, 81, 87
1 BED



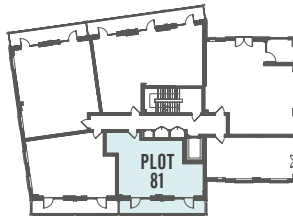
	M	FT
Kitchen/Dining/Living Room	5.85 x 4.95	19'2 x 16'3
Bedroom 1	3.35 x 3.90	11'0 x 12'10



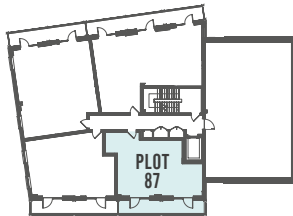
First Floor



Second Floor



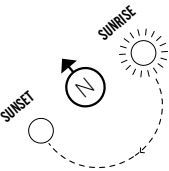
Third Floor



Fourth Floor

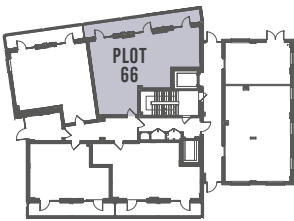
W = Wardrobe WD = Washer Dryer ST = Storage ► = Measuring Points

PLOT 66, 72
2 BED

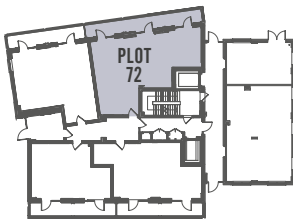


	M	FT
Kitchen/Dining/Living Room	5.90 x 5.45	19'4 x 17'11
Master bedroom	4.05 x 3.60	13'3 x 11'10
Bedroom 2	2.35 x 3.15	7'9 x 10'4

Terrace to Ground Floor, Balcony at First Floor



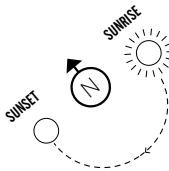
Ground Floor



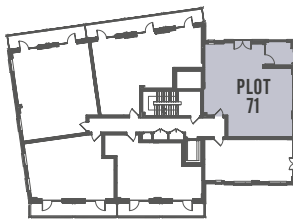
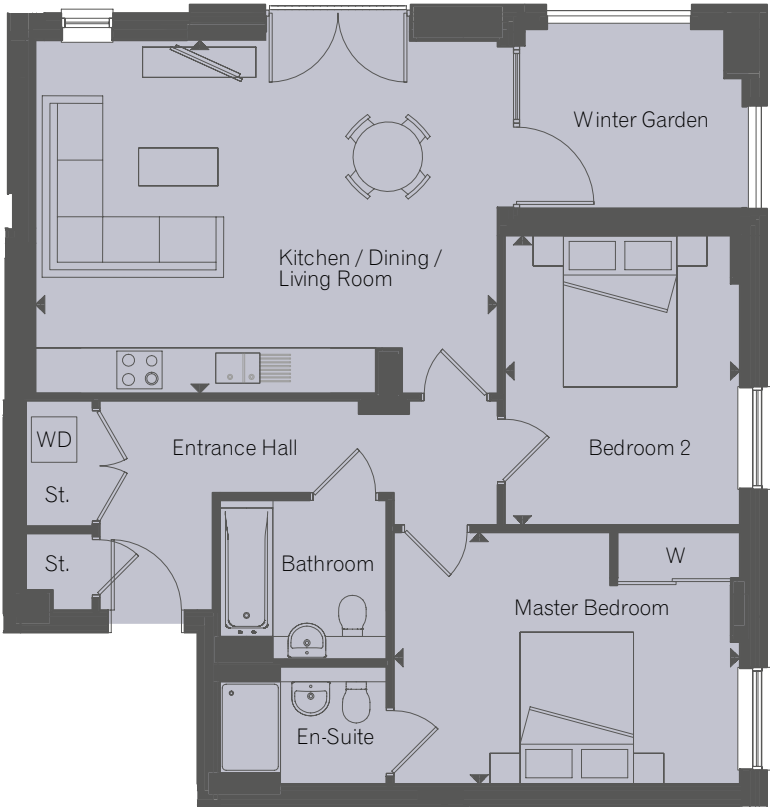
First Floor

W = Wardrobe WD = Washer Dryer ST = Storage ► = Measuring Points

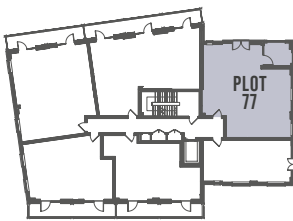
PLOTS 71, 77, 83
2 BED



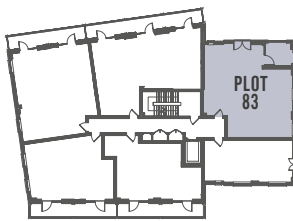
	M	FT
Kitchen/Dining/Living Room	4.65 x 6.10	15'3 x 20'0
Master bedroom	3.30 x 4.50	10'10 x 14'9
Bedroom 2	3.75 x 3.05	12'4 x 10'0



First Floor



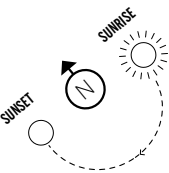
Second Floor



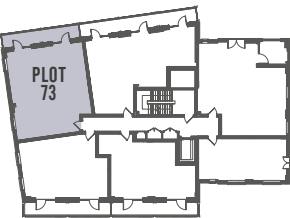
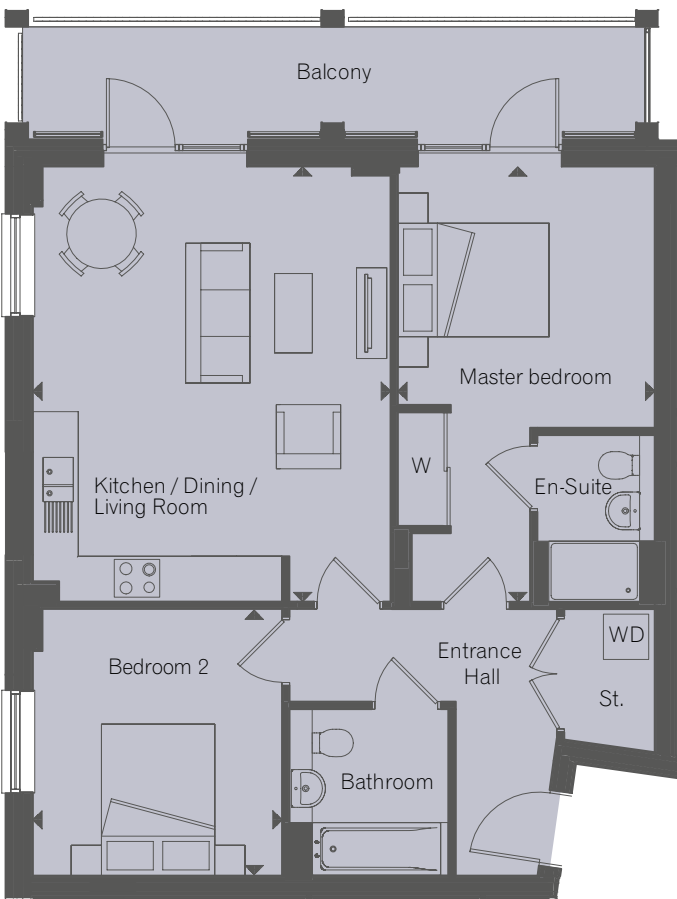
Third Floor

W = Wardrobe WD = Washer Dryer ST = Storage ► = Measuring Points

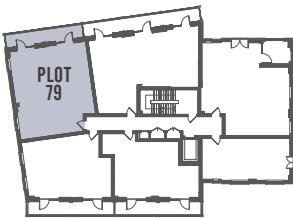
PLOT 73, 79, 85, 89
2 BED



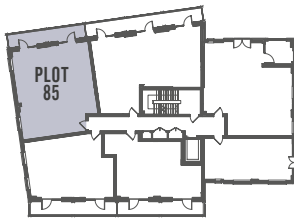
	M	FT
Kitchen/Dining/Living Room	4.70 x 5.70	15'5 x 18'8
Master bedroom	3.35 x 5.70	11'0 x 18'8
Bedroom 2	3.25 x 3.45	10'8 x 11'4



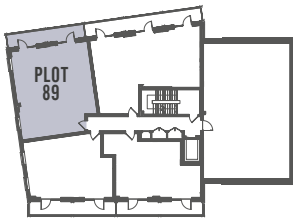
First Floor



Second Floor



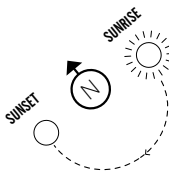
Third Floor



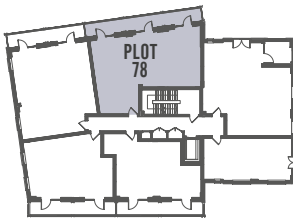
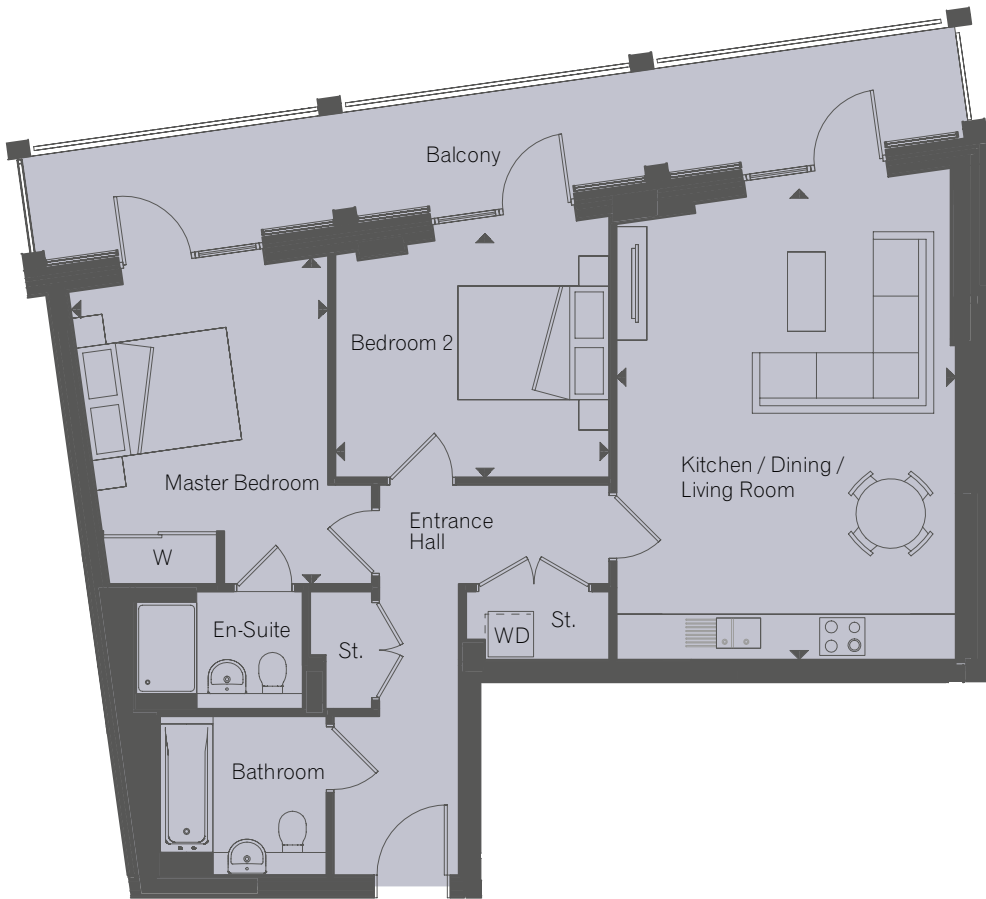
Fourth Floor

W = Wardrobe WD = Washer Dryer ST = Storage ► = Measuring Points

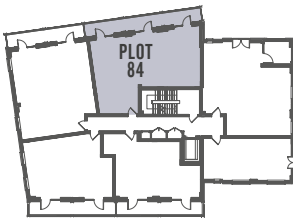
PLOTS 78, 84, 88
2 BED



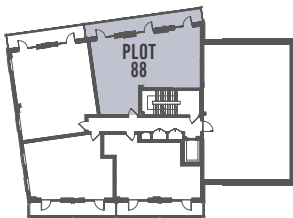
	M	FT
Kitchen/Dining/Living Room	6.15 x 4.45	20'2 x 14'7
Master bedroom	4.25 x 3.35	13'11 x 11'0
Bedroom 2	3.15 x 3.60	10'4 x 11'10



Second Floor



Third Floor



Fourth Floor

W = Wardrobe WD = Washer Dryer ST = Storage ► = Measuring Points

The basement car park for car parking and cycle parking is available to selected homes at Ironworks.

Owners of apartments in the Eagle Building, the Foundry Building and the Headley Building, and the owners of plots 177 to 182 on Hooper Street will be able to purchase the right to use a car parking space at an additional cost, subject to availability. Please speak to our Sales Team for further information.

ELECTRIC CHARGING POINTS



Computer generated image of the entrance to Ironworks



KITCHEN

Contemporary and stylish bespoke kitchen designed for the individual apartment and featuring high gloss doors and drawers with Caesarstone worktops and matching upstands. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchen.

- Bosch ceramic hob with glass splashback
- Bosch integrated single oven
- Bosch integrated microwave
- Bosch integrated compact combi oven/microwave to studios
- Zanussi integrated dishwasher
- Zanussi integrated fridge/freezer
- Integrated cooker hood
- Blanco stainless steel undermounted sink with contemporary Blanco mixer tap
- LED feature lighting to wall units
- Soft close to doors and drawers
- Integrated pull out waste bin with recycling facility
- Zanussi washer/dryer (freestanding in utility store)

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

MASTER EN-SUITE

Our elegant and stylish master en-suites feature white Ideal Standard sanitary ware and complementing mixer taps and showers by Hansgrohe with a bespoke feature mirror with LED lighting adding a hint of sophistication.

- Low profile shower tray with glass shower door
- Dark wood effect feature mirror with LED lighting and matching vanity tops (to bathroom if no en-suite)
- Large format wall and floor tiles
- Heated chrome towel rail

BATHROOM

Ideal Standard sanitary ware combined with Hansgrohe taps and showers are used throughout and the dark wood effect vanity tops and matching bath panel add a touch of elegance to create stunning bathrooms.

- Bath with shower over and glass screen
- Dark wood effect vanity tops with matching bath panel where applicable
- Dark wood effect feature mirror with LED lighting and matching vanity tops (if no en-suite)
- Large format wall and floor tiles
- Heated chrome towel rail



DECORATIVE FINISHES

To achieve a contemporary style interior we have selected clean lines for doors, architraves and skirting, keeping everything white or in subtle colours to create a calm and tranquil environment.

- Painted solid front entrance door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows
- White painted flush internal doors with contemporary brushed stainless steel ironmongery
- Built in mirrored wardrobe with sliding doors to master bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring to entrance hall, kitchen/dining/living room and studio bedroom areas
- Carpet to bedrooms (not including studios)
- Large format tiles to bathroom and en-suites

HEATING AND WATER

- Underfloor heating throughout each apartment
- Heated chrome towel rails to bathroom and en-suite
- Heating via communal heating plant

ELECTRICAL

- Downlights to kitchen/dining/living room, bathroom and en-suite
- Pendant fittings to selected locations



- including entrance hall and all bedrooms
- LED feature lighting to wall units in kitchen
- White moulded electrical switches and sockets throughout
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- Wiring for customer's own broadband connection
- Pre-wired for customer's own Sky Q connection
- Video entry system to every apartment, linked to main entrance door
- External lighting to balcony/terrace
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments and communal areas
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Paving to terraces, porcelain tiles to balconies and winter gardens

COMMUNAL AREAS

- Fob controlled access system to entrance lobby
- Lift access to all floors
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobby

PARKING

- Car parking space available in basement car park to selected apartments
- Electric car charging points available in basement car park



The basement car park for car parking and cycle parking is available to selected homes at Ironworks. Owners of apartments in the Eagle Building, the Foundry Building and the Headley Building, and the owners of plots 177 to 182 on Hooper Street will be able to purchase the right to use a car parking space at an additional cost, subject to availability. Please speak to our Sales Team for further information.

GENERAL

- 10 year NHBC warranty
- 240 year lease

The apartment buildings, the basement car park and any non-adopted areas at Ironworks will be maintained by a Management Company of which every home owner will become member once they purchase a property at Ironworks. A managing agent has been appointed to take on the maintenance responsibilities for these areas and a service charge will be payable by each home owner for the services provided.

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.

IRONWORKS

MILL ROAD CB1



Ironworks is being delivered by the Cambridge Investment Partnership LLP (CIP), an equal partnership between Cambridge City Council and housebuilder Hill. CIP will support Cambridge City Council in the delivery of 500 new affordable homes across Cambridge by developing council-owned land and other sites, bringing much needed homes to the city. Ironworks is the first project delivered by CIP with homes available for sale. Built by Hill, the new homes are designed and constructed to the high standards Hill is known and recognised for.

As a 5 Star Home Builder, Hill receives many industry leading housing awards for design, quality and customer satisfaction, including the prestigious WhatHouse? Housebuilder of the Year 2015.



Backed by
HM Government

Help to Buy is available at Ironworks, subject to terms and conditions.

With the Help to Buy scheme, you need to raise a 5% deposit for a new home, and subject to eligibility, you will be able to access up to 20% of the property price through an equity loan which is provided by the Homes and Communities Agency (HCA). You will then require a 75% mortgage.

@ironworks_millroad_cambridge

IRONWORKS-CAMBRIDGE.CO.UK



Cambridge
Investment
Partnership



CAMBRIDGE
CITY COUNCIL



Hill

This brochure, and the description and measurements herein, do not form any part of a contract. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Site layouts, and specifications are taken from drawings which were correct at the time of print. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty. Images of the Ironworks are computer generated and the landscaping may have been enhanced. Design and production DS.Emotion. Details correct at time of going to print.

IRONWORKS-CAMBRIDGE.CO.UK



Cambridge
Investment
Partnership



CAMBRIDGE
CITY COUNCIL



Hill