

marleighpark.co.uk

Marleigh CAMBRIDGE Park



The Apartments
A collection of 1 and 2 bedroom homes



Welcome to Marleigh Park

Marleigh Park sets a new benchmark for modern living, seamlessly combining well-designed homes, exceptional on-site amenities and green spaces with the convenience of city life.

This collection of 1 and 2 bedroom apartments offers stylish and contemporary open-plan living, with each home benefitting from its own private outdoor space.



Computer generated image is indicative only
and represents The Olympus Building

Where life meets exceptional living

Vibrant, connected and shaped by a distinctive architectural vision, Marleigh Park is a welcoming new destination for Cambridge.

This award-winning community enjoys a prime location within easy reach of the historic city centre. With a range of beautifully finished homes designed for a variety of lifestyles, it is a home for all stages of life, creating an organic community where different generations can flourish.

Marleigh Park also offers a wealth of amenities, giving residents the opportunity to enjoy a rich and fulfilling lifestyle, all within a short walk of home. It is more than just a place to live – it is a place to belong, thrive and make cherished memories.

Photography represents Marleigh Park show apartment



Photography represents The Kestrel Building



Photography represents Marleigh Park show apartment

Forward-thinking design for your contemporary lifestyle

Each home is thoughtfully designed for ultimate comfort and functionality, featuring expansive and light-filled open-plan layouts. Residents can relax in their own private terrace or balcony, and enjoy exclusive access to the podium garden, a tranquil haven with plenty of space to unwind or socialise.

The spirit of togetherness, the essence of community



Marleigh Park is a place that is full of character and encourages people to come together, share experiences and feel connected to everything around them.

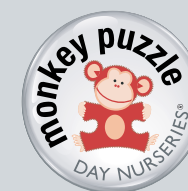
At the heart of this flourishing community is Jubilee Square, where everyone can gather and friendships blossom. Everything you need is within easy reach: ingredients for that impromptu invitation to friends; a place that makes your coffee just how you like it. These may be simple pleasures, but they are the ones that help to enrich every day.

Family life is well cared for here, with the Monkey Puzzle Nursery and Marleigh Primary Academy already established and thriving. Walking or cycling to school provides precious moments together, and the chance for children and parents to strengthen new connections. When it's time to focus on you,

the expert-led classes at R3FORM Pilates studio are there to boost your fitness and wellbeing, while the Co-op food store means shopping is fresh and convenient. And for a taste of Italy's finest flavours just a short walk from home, Salento is the place to indulge with family, friends, or dinner for two.

In addition to these amenities, Marleigh Park has its own community centre. This welcoming and vibrant hub offers a dynamic space for residents to connect with friends, meet new neighbours, and take part in a variety of weekly activities such as yoga, Pilates and badminton.

Jubilee Square, Marleigh Park





People need nature. Communities need open spaces. That is why the outside environment at Marleigh Park has been given as much attention and care as the homes and amenities it surrounds.

Invigorate your morning with a stroll or run alongside Gregory Park. Reeds rustle gently amid the grasses, while wildflowers create a dazzling display of colour. A selection of homes offers undisturbed views over this inspiring landscape.

Marleigh Park's extensive green space for play and relaxation also includes The Titch and Kingsley Park, which are attractively and sustainably planted with native species to help wildlife thrive.

In the future, there will be sports pitches and multi-use games areas, and for a taste of the good life, allotments will give you the opportunity to grow your own produce. There's nothing quite so satisfying as unearthing from the rich soil a crop of vegetables you have planted and nurtured yourself.

Maintaining and protecting the 57 acres of open space at Marleigh Park is national charity the Land Trust. Responsible for over 70 sites across the UK, the Land Trust is proud to be

custodian of some of the country's most glorious parks, meadows and nature reserves.

For longer rambles, hikes and bike rides, make your way through Kingsley Woods, which borders the northern edge of Marleigh Park.

Stretching out for miles from here are fields and countryside, the wide open skies of Cambridgeshire and the unique landscapes of the Fens. Living here, you will enjoy that perennially sought-after balance of city and country.

Uplifting and natural surroundings



Academic excellence

Cambridge is justly renowned for its superb education, from first steps to higher education.

Closest to home is Marleigh Primary Academy, a 420-place school and 52-place nursery with an innovative design, generous classrooms and extensive facilities for sport and outdoor learning. Part of the Anglian Learning multi-academy trust, it has a particular focus on STEM subjects – science, technology, engineering and mathematics – reflecting Cambridge’s strength in these areas.

There are further primary and secondary schools in the local area, plus a range of independent schools so every child can find their place to learn. These include The Perse School, a leading mixed independent school; King’s College School, which dates back to the 15th century; and St John’s College School, the winner of Pre-Prep School of the Year Award 2024.

Cambridge is, of course, most famous for its university. These ancient colleges are an integral part of the city, growing over the years to include new, state-of-the-art facilities to accompany the historic buildings. Living at Marleigh Park, students can easily cycle to this wonderful institution for study and social activities.

Primary education

Marleigh Primary Academy
At Marleigh Park
Not yet OFSTED rated

Teversham C of E Primary School
OFSTED: Good
22 mins on foot, 1.1 miles

Fen Ditton Community Primary School
OFSTED: Good
22 mins on foot, 1.1 miles

Ridgefield Primary School
OFSTED: Good
7 mins by car, 2.3 miles

Secondary education

Parkside Community College
OFSTED: Outstanding
14 mins by bike, 2.7 miles

Saint Bede’s Inter-Church School
OFSTED: Outstanding
15 mins by bike, 2.9 miles

Netherhall School
OFSTED: Good
17 mins by bike, 3.2 miles

North Cambridge Academy
OFSTED: Good
19 mins by bike, 3.5 miles

Independent schools

St Mary’s School
Girls, ages 3–18
17 mins by bike, 3.1 miles

The Leys School
Co-ed, ages 11–18
19 mins by bike, 3.3 miles

St John’s College School
Co-ed, ages 4–13
22 mins by bike, 3.7 miles

King’s College School
Co-ed, ages 4–13
21 mins by bike, 3.8 miles

The Perse School
Co-ed, ages 4–18
22 mins by bike, 3.9 miles

University of Cambridge colleges

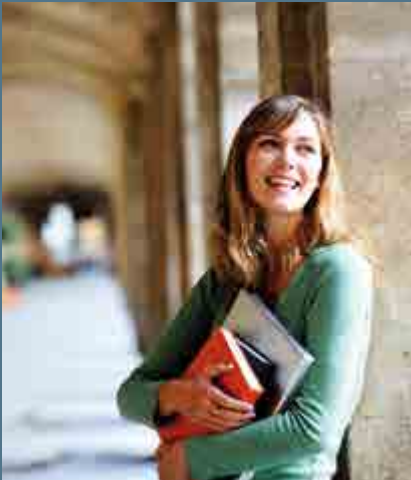
Christ’s College
Co-ed, ages 18+
16 mins by bike, 3.1 miles

Pembroke College
Co-ed, ages 18+
16 mins by bike, 3.1 miles

Peterhouse College
Co-ed, ages 18+
16 mins by bike, 3.1 miles

Trinity College
Co-ed, ages 18+
18 mins by bike, 3.4 miles

Queens’ College
Co-ed, ages 18+
18 mins by bike, 3.4 miles



OFSTED ratings correct as of December 2024. All travel times and distances are approximate and taken from Google Maps.

Connect seamlessly with Cambridge – and beyond

As well as all the Marleigh Park amenities, Cambridge and everything this dynamic city has to offer is also within easy reach.

Transform travel into a joy with National Cycle Route 51, a traffic-free route that takes you into the city via Ditton Meadows and the River Cam, or along one of the enhanced walking trails. There are also regular bus services from just outside Marleigh Park into central Cambridge.

You can connect quickly with other cities, including London, thanks to Cambridge's direct rail links, while fast access to the A14 means you can reach the motorway network easily. And for weekends away, Stansted Airport is just half an hour away by train, or 40 minutes by car.



By bike from Marleigh Park



- Cambridge North Rail Station
11 mins / 2 miles
- Grand Arcade Shopping Centre
16 mins / 2.9 miles
- Cambridge Rail Station
16 mins / 3 miles
- Cambridge Business Park
16 mins / 3 miles
- Cambridge Market Square
16 mins / 3 miles
- Cambridge Science Park
17 mins / 3.1 miles

By car from Marleigh Park



- A14 (access to M11)
4 mins / 1.5 miles
- Cambridge Rail Station
10 mins / 3.2 miles
- Addenbrooke's Hospital
10 mins / 3.7 miles
- Cambridge Biomedical Campus
12 mins / 4.4 miles
- Cambridge Research Park
16 mins / 9.7 miles

By train from Cambridge Rail Station



- Stansted Airport
30 mins
- London King's Cross
48 mins
- Peterborough
49 mins
- King's Lynn
53 mins
- London Liverpool Street
1hr 12 mins
- Norwich
1 hr 18 mins

All travel times and distances are approximate and taken from National Rail and Google Maps.

A beautifully designed new neighbourhood

With inspiring new homes and numerous facilities, Marleigh Park has so much to offer.

The abundance of green spaces creates a natural playground with plenty of opportunities to pause and take in the fresh air.

This is life as it should be.

- 1 Marleigh Park Sales Suite
- 2 The Hangar
- 3 Jubilee Square
- 4 Marleigh Primary Academy
- 5 The Avenue – now all sold
- 6 Gregory Park
- 7 Woodside – now all sold
- 8 Greenways – now all sold
- 9 Kingsley Park
- 10 Jubilee Central
- 11 Kingsley View
- 12 Kingsley Woods
- 13 Allotments and Allotment Building (coming soon)
- 14 The Plains – sports pitches and pavilion (coming soon)
- 15 Newmarket Road Park & Ride
- 16 Cambridge Ice Arena
- 17 M&S Food and BP Petrol Station
- 18 The Franklin Building
- 19 The Kestrel Building
- 20 The Cleveland Building
- 21 The Olympus Building
- 22 Beaumont Gardens
- 23 Phase 3 (coming soon)
- 24 Cambridge City Airport (to be relocated)

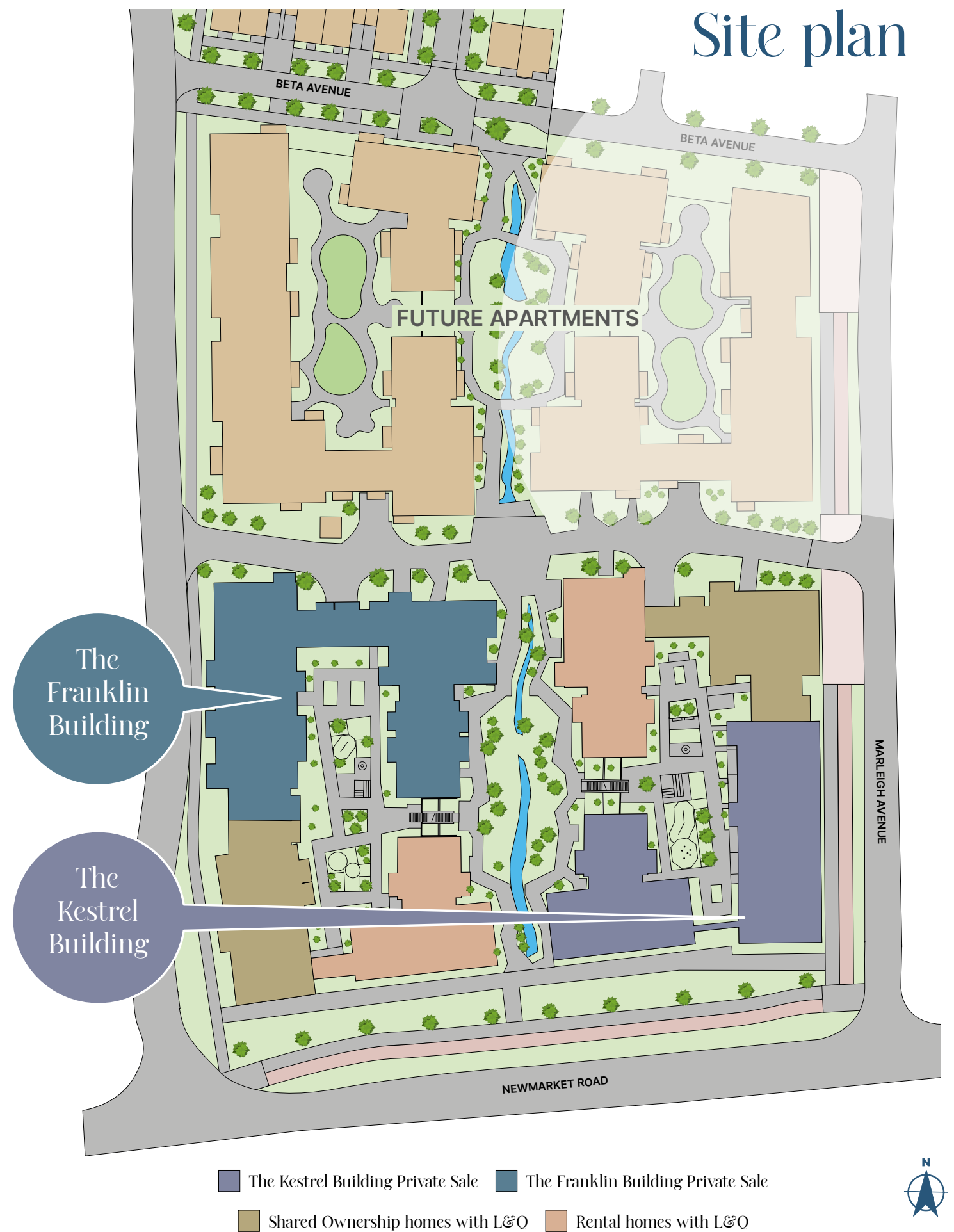
The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Areas such as road, drives, paths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





Computer generated image is indicative only and represents The Olympus Building

Site plan



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Specification

Kitchen

- Matt finish handleless kitchen units with soft close to doors and drawers
- Worktop with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated cooker hood or ceiling hood to duplex apartments
- Stainless steel undermounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Washer/dryer (freestanding in hallway cupboard)

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

En-suite

- Low profile shower tray with glass shower door
- Framed feature mirror with shelf to match vanity tops (where layout allows)
- Large format wall and floor tiles
- Heated chrome towel rail

Bathroom

- Bath with shower over and glass screen
- Feature framed mirror with shelf (where layout allows)
- Bath panel to match vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

Decorative finishes

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

Floor finishes

- Amtico flooring to entrance hall and kitchen/dining/living room
- Carpet to bedrooms, plus stairs, upper floor hall and study where applicable to duplexes
- Large format tiles to bathroom and en-suite

Heating and water

- Underfloor heating throughout each apartment
- Heated chrome towel rails to bathroom and en-suite
- Heating via communal air source heat pump

Electrical

- Downlights to entrance hall, kitchen/dining/living room, bathroom and en-suite
- Pendant fittings to all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV and data points to selected locations
- Fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- Video entry system to every apartment, linked to main entrance door, where accessed off communal area
- External lighting to balcony/terrace
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments
- Spur for customer's own installation of security alarm panel

External finishes

- Porcelain tiles to private balcony/terraces

Communal areas

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

Parking

- Parking available in the undercroft car park. Please speak to our Sales Executives for further information.
- Provision for future electric car charging points to all spaces

Construction

- Traditionally constructed brick and block outer cavity filled with insulation
- Concrete floors
- Exterior treatments are a variety of facing bricks and red or grey roof tiles where applicable
- Aluminium rain-water goods

General

- 10 year NHBC warranty
- 250 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas

An Estate Management Company has been set up at Marleigh Park 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 Park 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.

A Block Management Company has been created for The Franklin Building and The Kestrel Building and will be responsible for the management and maintenance of the internal and external communal areas of the block. All homeowners will automatically be made members of the Management Company when they purchase their property.

A managing agent has been appointed on behalf on the Block Management Company and will take on the day-to-day management and maintenance responsibilities.

All homeowners in The Franklin Building and The Kestrel Building will be required to pay a contribution towards the management and maintenance of the block, which will be collected by the managing agents in the form of an annual service 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.



Photography represents the show apartment at Marleigh Park



“When I first came to view the apartment, I was impressed by all the beautiful green space, which is great for an evening run when I get home from work.”

Life at Marleigh Park

Discover the experience of Dr George Eman, who had been renting in Cambridge for two years before buying his own home at Marleigh Park.

“Having settled into my new job just outside the city, I knew the time was right to find my own place,” explains George. “I spotted Marleigh Park one day while driving, and I instantly wanted to find out more about the apartments there. Not only did I love the accessible location and the possibility of having such a simple commute to work, but I was also drawn to the unique, modern look of the homes and the opportunity to live in a thriving new community in Cambridge.”

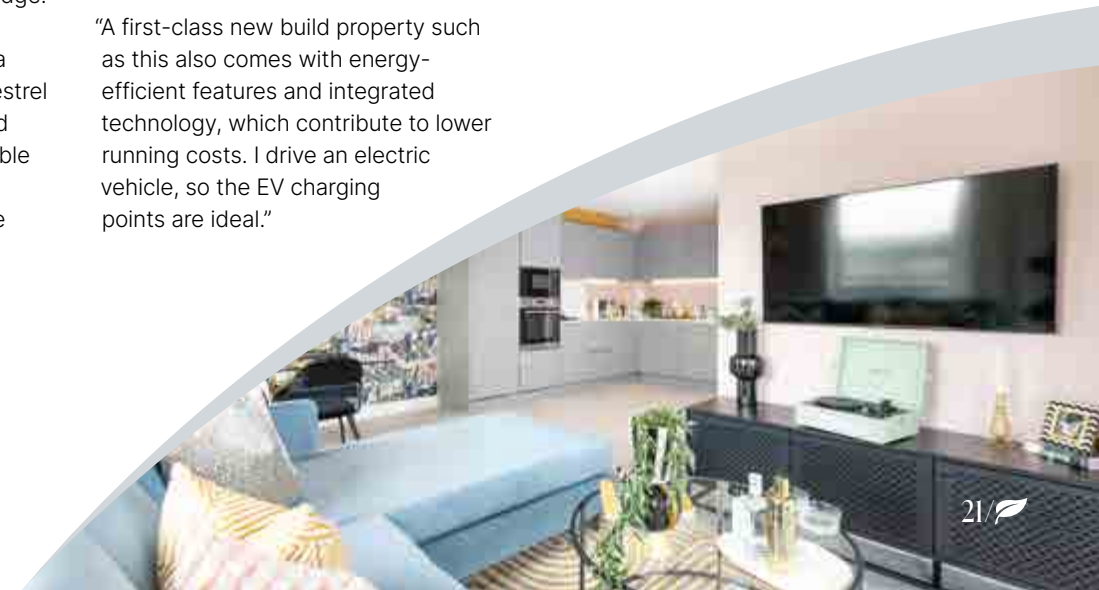
After visiting, George decided on a one bedroom apartment in The Kestrel Building. He was hugely impressed by how much the Hill team were able to help him. “Purchasing your first property on your own can be quite

daunting but I felt very reassured. Any questions that I had were answered, and I appreciated how they introduced me to helpful contacts.

“My new apartment has a flexible and social layout, with an open-plan living room and kitchen area which is ideal for having family and friends over. I’m enjoying the stylish interior design, the sleek overall finish of the apartment, and shaping my new home.

“A first-class new build property such as this also comes with energy-efficient features and integrated technology, which contribute to lower running costs. I drive an electric vehicle, so the EV charging points are ideal.”

George is now happily settling into life here, the amenities and location aligning seamlessly with his lifestyle and interests. “There’s a brilliant community at Marleigh Park. You can feel the welcoming atmosphere just by walking around; everyone is friendly, open, and eager to connect. It’s been incredibly easy to start conversations and build new friendships.”



George Eman, Marleigh Park resident

Proudly brought to you by Hill

The Hill Group is a top 10 housebuilder* and one of the leading developers in London, the home counties, and the South. The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise.

In its 25th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 950 staff, the company operates from six strategically located regional offices including Bristol and Abingdon to help facilitate growth in the South West and the Midlands, with its head office based in Waltham Abbey, Essex.

Hill completed 2,886 homes in the last financial year and has a controlled development pipeline of over 8,800 homes. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed title of WhatHouse? Housebuilder of the Year in 2015, 2020 and 2023. Most recently in 2024, Millside Grange in Croxley Green also won The Standard's Homes & Property Award for Best Commuter Home.

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past eight years. With a score of 4.8 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

Hill is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

Follow us on Instagram @MarleighParkCB5



Other Hill developments



Rubicon, Cambridge



Millside Grange, Croxley Green



Eden Green, Finchfield



Heartwood, Docking

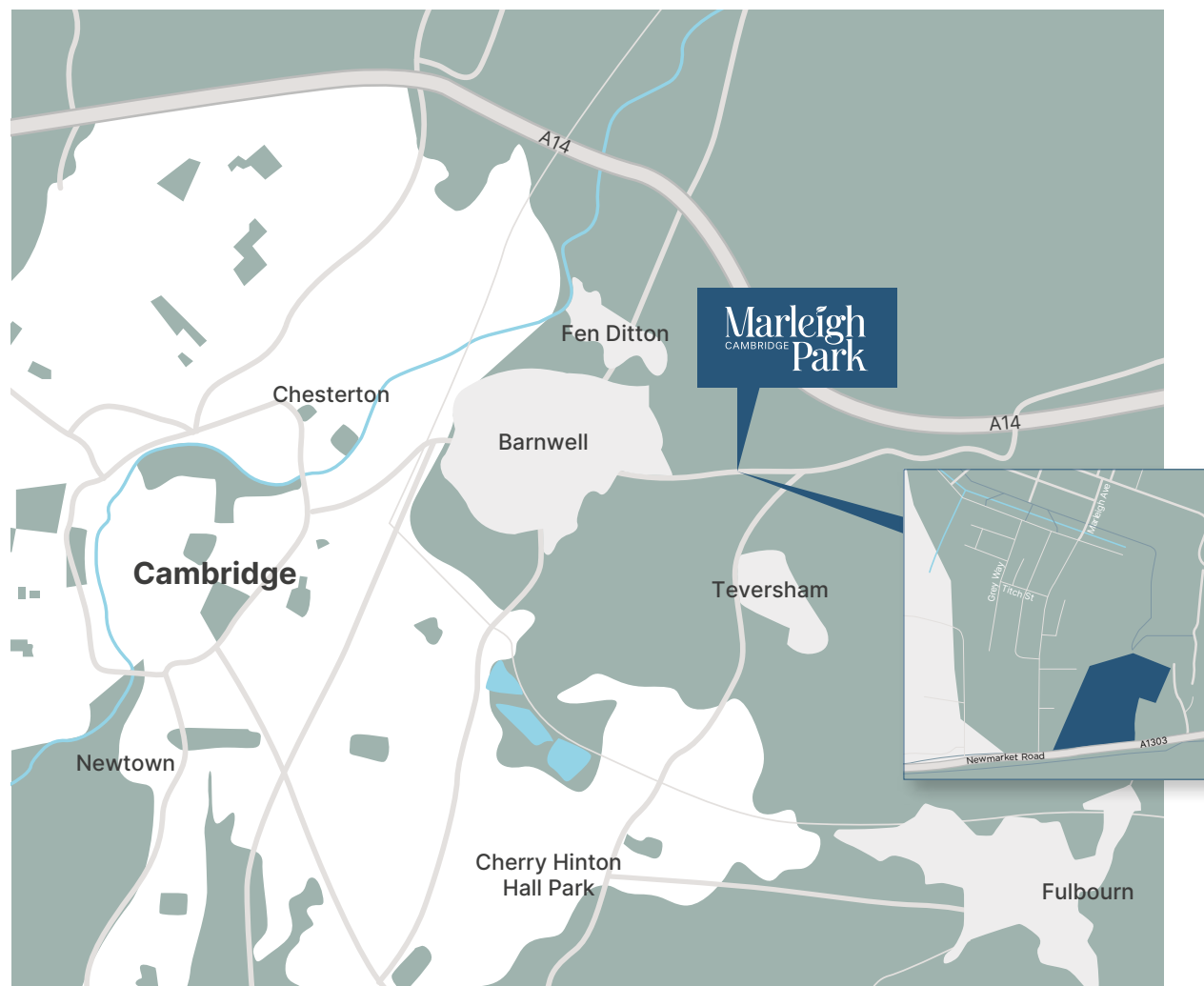
*The Hill Group was listed within the top 10 of the Top 150 UK Contractors and Housebuilders published by Building.co.uk in December 2024

How to find us

Marleigh Park Sales Suite

Newmarket Road
Cambridge
CB5 8AA

01223 827 241 | hello@marleighpark.co.uk



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