



Knights Park

EDDINGTON

CAMBRIDGE

A new way of life



A THRIVING AND

uplifting lifestyle

Discover an exceptional place to live at Knights Park,
a beautifully designed neighbourhood of elegant
contemporary homes.

Located within Eddington, an area conceived by the University of Cambridge and winner of multiple awards for planning, design, construction and sustainability, Knights Park is a striking collection of meticulously considered homes built to exceed expectations and minimise environmental impact. Within walking distance from the local vibrant hub offering a variety of shops and amenities, an outstanding primary school and beautiful green space, it is perfectly placed for a community minded lifestyle.

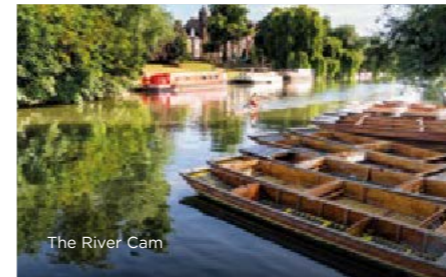
Knights Park is a unique and stunning place to call home.



AN EXTRAORDINARY
new place to live



KNIGHTS PARK BRINGS SUSTAINABLE LIVING TO BEAUTIFULLY CRAFTED HOMES, AND A WELCOMING, INCLUSIVE LIFESTYLE TO ALL MEMBERS OF THE COMMUNITY.



The River Cam

Located 1.9 miles from the centre of Cambridge, Knights Park is ideally positioned for you to make the most of this famous city: its thriving tech economy, magnificent architecture, cultural attractions, beautiful riverside parks and, of course, the globally renowned University of Cambridge.

With a wide range of characterful homes, from light-filled apartments to large villas, Knights Park is designed for all stages of life and offers a balanced, healthy lifestyle to everyone.



A Knights Park showhome



King's College Chapel





MODERN DESIGN WITH
a sense of history

THE DIVERSITY OF HOMES, FROM VILLAS AND TOWNHOUSES TO MEWS AND APARTMENTS, HAS BEEN CAREFULLY DESIGNED TO CONJURE THE MULTI-LAYERED, EVOLVED SENSE OF PLACE THAT IS THE PRODUCT OF CENTURIES OF GROWTH AND RENEWAL.



Knights Park reflects its heritage in other ways: signature buff brick for a strong Cambridge identity, rich landscaping, pedestrian-friendly roads, and familiar architectural features such as bay windows and Juliet balconies. With such careful consideration to the area's history at each turn, it points the way to an enduring neighbourhood.

Knights Park also looks to the future, with exceptional performance and sustainability built into every home. Everything from the environmental impact of construction to enhancement of the area's ecology, has been taken into consideration.

These are homes of character and distinction set in a rich environment where sustainability is integrated into everyday living, as the new normal.



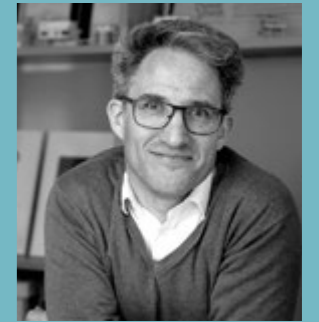
"Our vision merges pioneering design with timeless craftsmanship to create a diversity of streetscapes and homes. Providing unique and unexpected contrasts between generous public spaces, lush greenery and vibrant street networks, Knights Park sets a new precedent for Cambridge living."

Alison Brooks, Creative Director
ALISON BROOKS ARCHITECTS



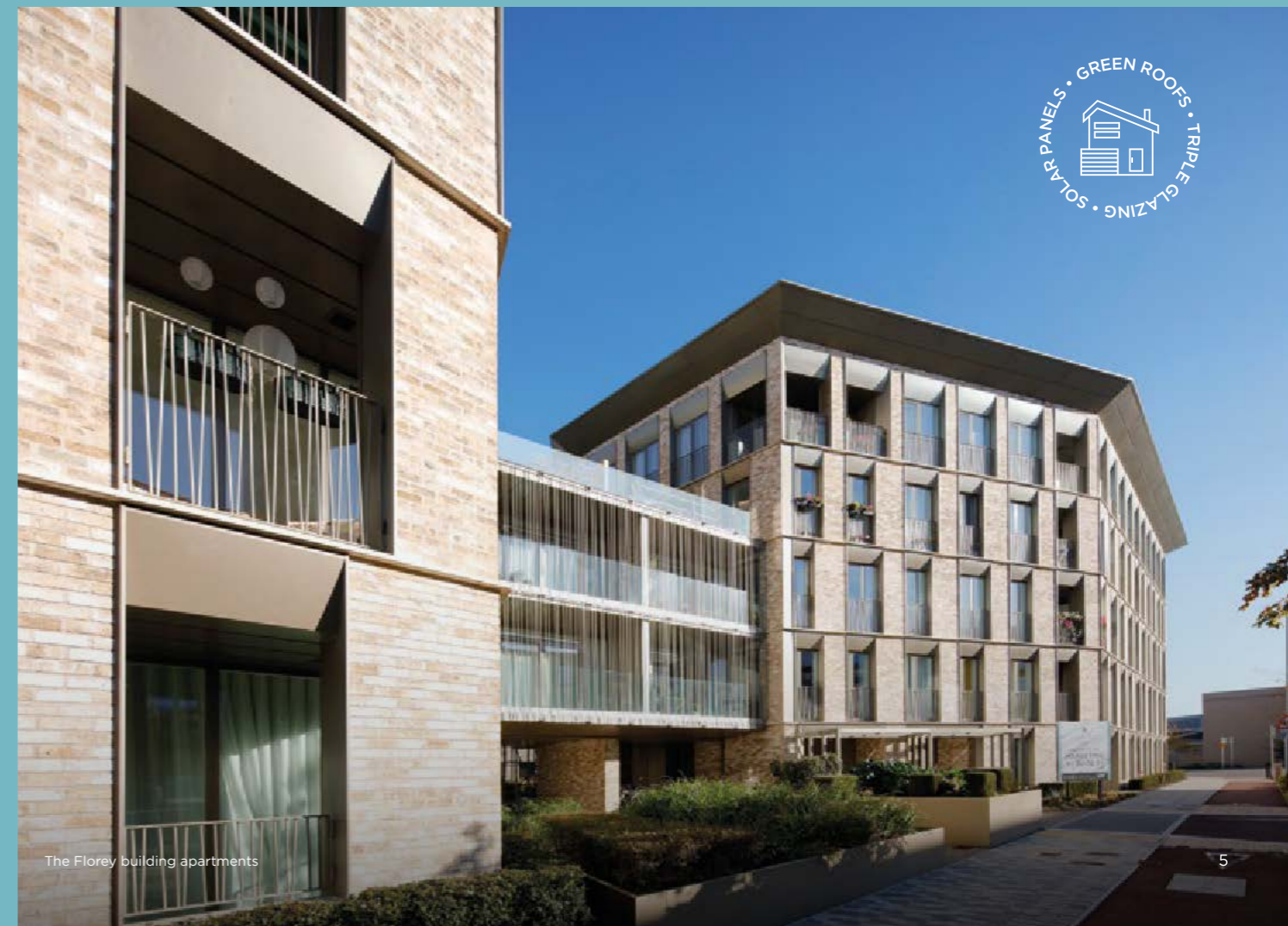
"Inspired by the architectural heritage of the city, Knights Park reinforces a sense of place, to create a benchmark for Cambridge living – a sustainable urban neighbourhood, with lifetime homes of character and distinction."

Teresa Borsuk, Senior Partner
POLLARD THOMAS EDWARDS



"We have infused Knights Park's various private and public outdoor spaces with a distinct character and richness of detail, while also creating a strong overall landscape framework to engender a sense of community and encourage interaction within the neighbourhood."

Robert Myers, Director
ROBERT MYERS ASSOCIATES



The Florey building apartments



BEAUTIFULLY FORMED *inside and out*



The Cavendish



The Courtyard



The Avenue

KNIGHTS PARK HOMES OFFER SPACIOUS AND LIGHT-FILLED FLEXIBLE SPACES TO SUIT 21ST CENTURY LIVING.

Revel in generous spaces and high ceilings; homes that have warmth and solidity, and are light-filled and distinctive. The layout and room design offers you flexibility, with space for living, entertaining, or home working.

A calm, clean palette of materials creates an understated elegance and reflects the ethos of Knights Park: living well and in balance.

Outside space has been given just as much focus. Rooms open out to courtyard gardens, terraces and balconies, all of which bring the outside closer and make the most of the light and space. They extend your living space, and connect you with the outdoors, a vital element of wellbeing.



The Huxley





SITE PLAN



Appleton Way

Gildenhove

Aston Terrace

Huxley Row

Rudduck Way

Stickfast Place

Florey Terrace

Florey Terrace

Gildenhove

Rudduck Way

Walton Way

Walton Way

Turing Way

Milne Avenue

Eddington Avenue

Eddington Avenue





SMART DESIGN TO PROTECT *the environment*

AT KNIGHTS PARK, SUSTAINABILITY IS NOT JUST AN ADD-ON. IT IS ONE OF THE ESSENTIAL PRINCIPLES ON WHICH THESE HOMES ARE BUILT.

Homes are designed to be highly energy efficient with eco-friendly features, which not only benefit the environment but also make them more comfortable for you to live in and cheaper to run.

To meet the Code for Sustainable Homes Level 5, the properties have been developed to reduce their energy and carbon dioxide emissions by at least 85% from 2010 levels. At Knights Park, you can enjoy a beautifully designed modern home that is environmentally responsible, without compromising on comfort or style.



LOW SOLAR GAIN GLAZING

Whilst lovely to have, large windows can make rooms hot. The glazing used in many of the windows at Knights Park helps to eradicate solar gain so the rooms don't get too hot in the summer.



ROOFLIGHT*

Rooflights installed in the roofs provide an extra source of daylight all year round, as well as a simple way of letting warm air escape during the height of summer.

*Only on selected properties



EXTRA-LARGE WINDOWS

The large windows used throughout Knights Park let in plenty of natural light, reducing the need of switching the lights on. Aluminium composite windows are also highly durable and low maintenance.



SMART METERS

Smart meters are provided so you can keep an eye on your electrical consumption.



TRIPLE GLAZING

Many of the windows are triple-glazed and incorporate special coatings that reflect heat back into the building. It means you lose about 80% less heat than single glazing and 50% less than typical double glazing. As a result you can sit or sleep very close to the window without feeling cold, as well as it offering excellent sound proofing.



ECO APPLIANCES

Energy efficient kitchen appliances, aerated showerheads and taps help keep electricity and water consumption low.



DOMESTIC RECYCLING

Kitchens have an integrated bin which are separated into sections for domestic recycling. Composting bins will also be provided to some houses.



CYCLE STORAGE

All homes have a secure parking place for bikes - one for every person.



AIRTIGHTNESS

All joining elements of the buildings are virtually sealed, and common air leakage problems, like letterboxes, have been solved through design. On most new build developments of more than 40 homes, only 5% of the properties would be tested for airtightness - at Knights Park, every home will be thoroughly tested.



WARM AND DRAUGHT-FREE

High levels of insulation and triple glazing keep homes warm and the heating turned down.



GREEN AND BROWN ROOFS

Benefit the local ecology and help to prevent flooding.



MECHANICAL VENTILATION HEAT RECOVERY (MVHR)

The MVHR ensures a constant flow of clean, fresh filtered air. It removes stale air from kitchens and bathrooms and uses the warmth from this to heat the fresh air supplied to bedrooms and living spaces.



LOW ENERGY/LED LIGHTING

Low energy lighting has been fitted throughout the homes, a simple and effective way to reduce energy consumption.



SOLAR PV PANELS

Create renewable energy for the homes.



SUSTAINABLE LIVING FOR *today and tomorrow*

EDDINGTON ITSELF HAS BEEN CAREFULLY PLANNED TO ENABLE YOU TO MINIMISE YOUR ENVIRONMENTAL IMPACT.

Safe pedestrian and cycle routes and a public transport network enable you to travel around more sustainably, while green infrastructure and energy efficiency support the eco features of the homes.

A central energy centre provides heating and hot water direct to every home, while a sustainable

urban drainage system sees rainwater collected, stored and filtered, before being pumped back to homes where it is used for washing machines and flushing toilets.

The natural landscape has also been carefully considered at Eddington, incorporating wetlands, meadows and planting schemes to create a rich and sustainable environment.

Together with walking routes and cycle paths that take you around the site and into Cambridge's historic centre, all these features will help you to live more sustainably at Eddington.



Underground waste system



Energy Centre



ENERGY CENTRE

The energy centre uses gas to generate heating and hot water for the homes, distributed via a district heating network. This is a more efficient use of resources, providing greener, more environmentally friendly heating, hot water and energy.



WASTE AND RECYCLING

Underground chutes replace thousands of traditional wheelie bins in an innovative waste disposal system, the largest of its kind in the country. Under each stainless steel bin is an underground sealed container which collects the waste and recycling.



CAR-FREE TRAVEL

Cycling and pedestrian friendly routes lead to sports fields, nurseries, play spaces and the University of Cambridge Primary School.



ECOLOGY

Around 2000 trees, plants and brambles will be planted in the first phase of development at Eddington.



BIODIVERSITY

Features and open spaces encourage a diverse range of wildlife. These include features for swifts, house sparrows and starlings to nest, and to encourage bats to roost.



RAINWATER HARVESTING

Eddington is home to the UK's largest site-wide water recycling system. Rainwater is gathered and stored in underground tanks. It is then filtered and used as a renewable source of clean water for flushing toilets, washing machines and garden watering.



A-RATED FOR EFFICIENCY

The energy efficiency rating and environmental impact rating for the houses at Knights Park is A, which is classed as very low running costs and very environmentally friendly.



A VISIONARY

new neighbourhood



Eddington was named after the renowned astronomer, mathematician and physicist Sir Arthur Eddington, a Cambridge alumnus and resident in the local area in the early part of the 20th century.



Eddington Market Square



Eddington Nursery



Douce Hair Salon

AWARD WINNING



Winner of Best House and Best Exterior Design at the WhatHouse? Awards 2022.



Winner of Best Family Home at the Evening Standard New Homes Awards 2022.



Winner of Best Sustainability Initiative at the Housebuilder Awards 2022.



Storey's Field

Eddington is a place in its own right, with all the elements needed for a community to thrive. These include a hotel, school, nursery, shops, hair salon, market square, community centre, sports facilities and over 50 hectares of open space for people to enjoy, meet each other and make connections.

Designed to exemplary standards of sustainability, Eddington will support a healthy, active and environmentally conscious community. It will act as a model for sustainable largescale developments all over the country, with environmentally protective

features woven into all aspects of its construction and operation. It has been carefully planned to enable you to minimise your environmental impact, with an abundance of pedestrian and cycle routes, a public transport network, green infrastructure and energy efficiency.

Eddington will also enhance the city and help the University of Cambridge continue to develop, grow and maintain its world-leading status, by providing high quality homes for key workers, students and the public in a vibrant place to live.

EDDINGTON
CAMBRIDGE



Eddington Market Square





DESIGNED AROUND

open space



SPACE TO ROAM

Eddington has over 50 hectares of green open space and parkland.

BIODIVERSITY

2,000 trees, plants and brambles have been planted at different levels of maturity for a characterful setting and rich natural environment.

PLACES TO PLAY AND TRAIN

Everyone can get active with a children's playground, sports pitches, running track and tennis courts.

BROOK LEYS

This newly created parkland features lakes and lagoons with paths and planting for a tranquil natural landscape.

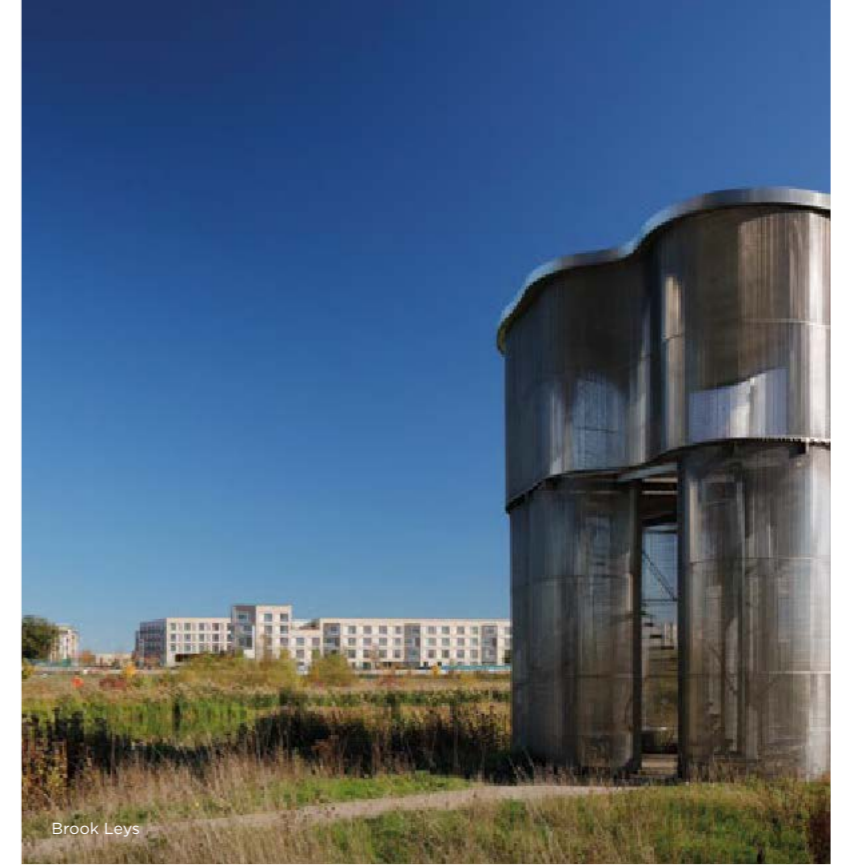
SCENIC ROUTES

Enjoy cycling and walking around Knights Park and Eddington along these pathways.

MEADOWS

These green spaces not only provide places for people to relax and play in but also help support biodiversity with their wild planting.

LEAFY STREETS AND GREENS, PRIVATE GARDENS AND COMMUNAL COURTYARDS AND SQUARES ARE ALL PART OF THE LANDSCAPE AT KNIGHTS PARK. STREETS ARE LAID OUT WITH PEDESTRIANS IN MIND, SO YOU CAN ENJOY WALKING AROUND YOUR NEIGHBOURHOOD, WITH NATIVE PLANTING AND TREES TO ADMIRE ALONG THE WAY.



Brook Leys



Eddington Avenue



Eddington



Storey's Field

With over 50 hectares of open space, including parks and playing fields, playgrounds and meadows, Eddington makes happy hours spent outdoors a natural way of life.

Storey's Field, a similar size to Parker's Piece green in Cambridge, offers space for walks and games at Eddington's centre.

The lakes and lagoons at Brook Leys, part of almost 60 acres of natural landscape along Eddington's edge, bring the countryside into the city, and offer extensive habitat for wildlife. It also gives you the opportunity to roam amongst nature and discover the birds, insects and other creatures that live here.



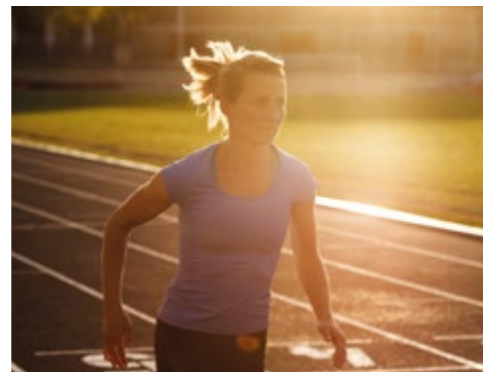


FEEL BETTER

in mind and body



LIVING WELL IS CENTRAL TO LIFE AT KNIGHTS PARK. WITH PLENTY OF SPACES AND OPPORTUNITIES TO GET ACTIVE AND SPEND TIME IN NATURE, YOU'LL FIND IT EASIER THAN EVER TO BOOST YOUR WELLBEING.



Eddington Cricket pitch



Brook Leys

For sport's enthusiasts - or eager beginners - Eddington is home to sports pitches, a running track and tennis courts. It's the perfect place to enjoy games as a family, get to know people better as part of a local team, or simply train on your own. There are also plans for a new health centre providing expert help when needed.

For a more relaxed way to get active, there are also allotments at Eddington. You can reap the health benefits that gardening brings, while also growing your own produce to cook and eat at home, just a short walk away.





FULL OF CULTURE *and vibrancy*



The Pixel Wall Eddington

WITH A WEALTH OF AMENITIES JUST A SHORT WALK FROM YOUR FRONT DOOR AT KNIGHTS PARK, YOU CAN ENJOY A DIVERSE MIX OF THINGS TO DO AND PLACES TO SOCIALISE.

Storey's Field Centre is a landmark community centre and arts performance hall, positioned at the heart of Eddington. Shortlisted for the 2018 RIBA Stirling Prize, this beautifully designed modern building features a main hall and two multi-purpose rooms, cleverly designed to host a variety

of events and audiences, from playgroups and dance classes to concerts and film screenings.

You can enjoy some thought-provoking art outside too. A series of public sculptures and artworks have been installed throughout Eddington, enhancing their setting and providing focal points for the community.

The four-star Hyatt Hotel in Eddington opened in September 2021 and is home to a bar, café and proposed restaurant and rooftop bar for evenings out, and a well-equipped gym for workouts. At Market Square, as well as shops and stores for everyday essentials, are cafés, restaurants and a hair salon for you to enjoy, just a short walk from home.

To find out more visit Eddington-Cambridge.co.uk



20 Storey's Field Centre

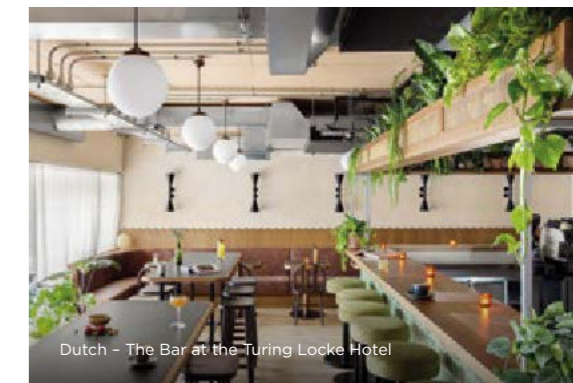
The open space at the heart of Market Square will be a natural place for people to meet and gather, with room for community events, pop-ups, festivals and farmers' markets.



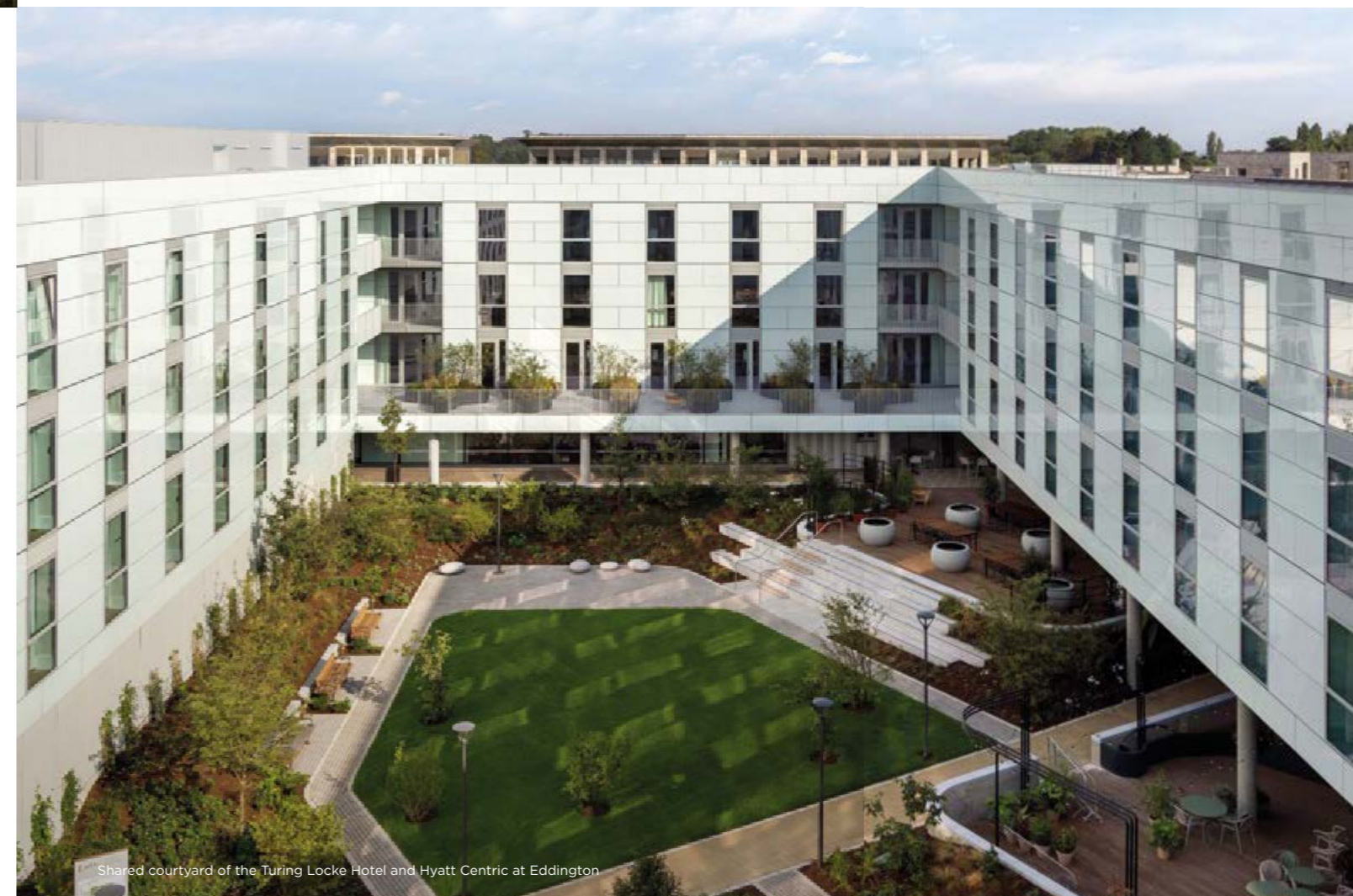
Turing Locke Hotel at Eddington



Storey's Field Centre



Dutch - The Bar at the Turing Locke Hotel



Shared courtyard of the Turing Locke Hotel and Hyatt Centric at Eddington



WORLD-CLASS EDUCATION
at every level

CAMBRIDGE IS FAMOUS FOR ITS UNIVERSITY, BUT ITS EDUCATIONAL EXCELLENCE ALSO EXTENDS TO THE EARLIER YEARS OF LEARNING.



University of Cambridge Primary School



University of Cambridge Primary School

Five minutes' walk from Knights Park is the University of Cambridge Primary School. Rated Outstanding by Ofsted, this unique school is situated in an inspiring circular building with open green space at its centre. As the first primary University Training School in the UK, it is committed to exemplary teaching and learning for children, with an approach that is creative, bold, free-thinking and rigorous.



For older children, there is a choice of Good or Outstanding rated secondary schools across the city, while the Cambridge Academy for Science and Technology offers a STEM curriculum at GCSE and A-Level. There are also a number of independent schools in the area catering for boys and girls of all ages.

PRIMARY SCHOOLS

University of Cambridge Primary School
Eddington Avenue,
Cambridge CB3 0QZ
Ofsted rating: Outstanding

Arbury Primary School
Carlton Way,
Cambridge CB4 2DE
Ofsted rating: Good

Mayfield Primary School
Warwick Road,
Cambridge CB4 3HN
Ofsted rating: Good

SECONDARY SCHOOLS

St Bede's Inter-Church School
Birdwood Road,
Cambridge CB1 3TD
Ofsted rating: Outstanding

The Netherhall School
Queen Edith's Way,
Cambridge CB1 8NN
Ofsted rating: Good

Chesterton Community College
Gilbert Road,
Cambridge CB4 3NY
Ofsted rating: Outstanding

INDEPENDENT SCHOOLS

St Mary's School
Bateman Street,
Cambridge CB2 1LY
For girls aged 3-18

Heritage School Cambridge
17-19 Brookside,
Cambridge CB2 1JE
For boys & girls aged 4-16

King's College School
West Road,
Cambridge CB3 9DN
For boys & girls aged 4-13

The Perse School
Hills Road,
Cambridge CB2 8QF
For boys & girls aged 3-18
(Different sites for ages 3-11)

THE UNIVERSITY OF CAMBRIDGE

This historic and internationally renowned university is consistently ranked as one of the best in the world. It is spread across a number of colleges throughout the city, each with their own character, and combines cutting-edge research and technology with magnificent period architecture and cultural activities.



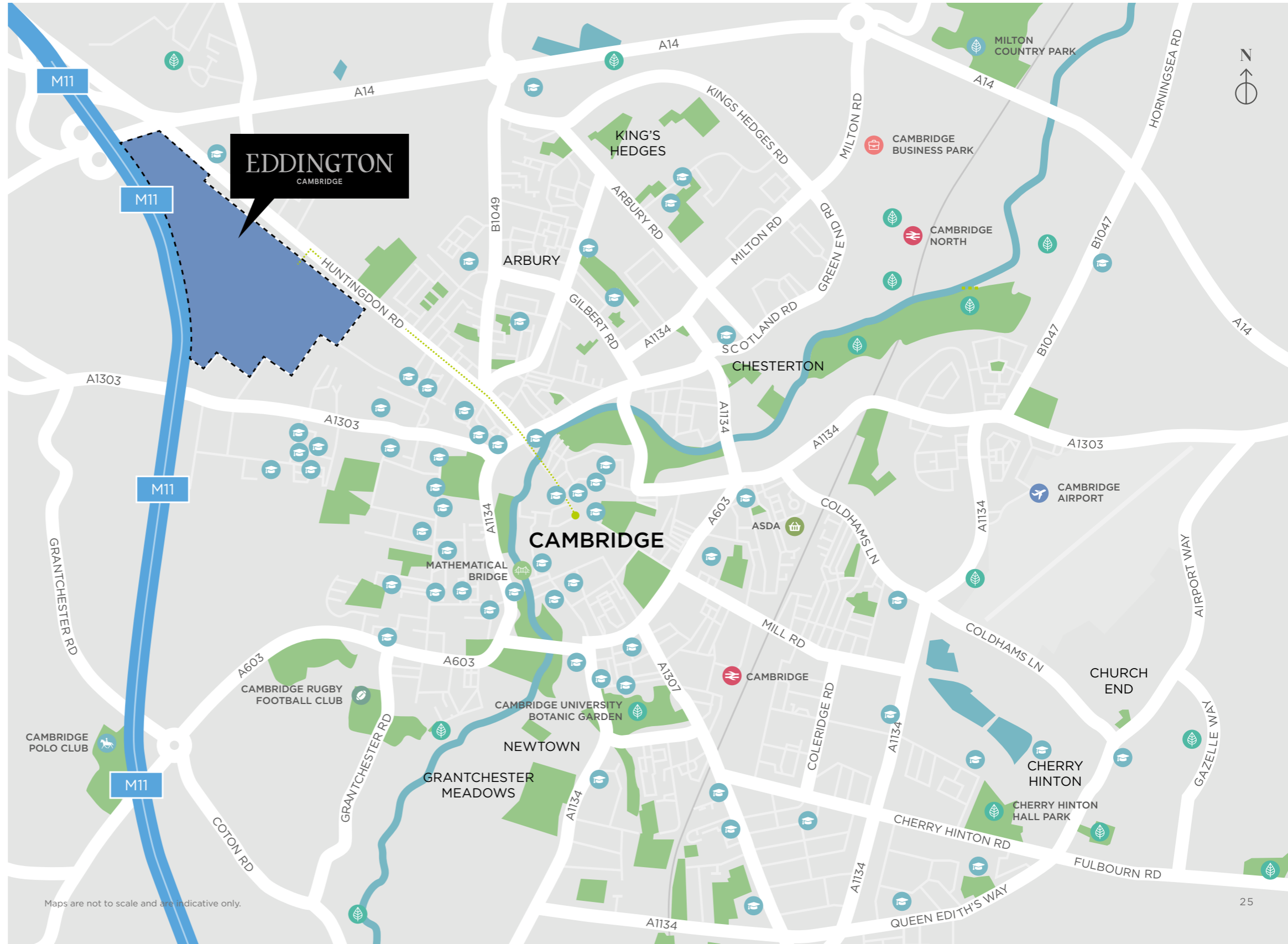
University of Cambridge Primary School



BETWEEN COUNTRY CHARM

and city creativity

1.9 MILES FROM
CAMBRIDGE CITY
CENTRE



MAP KEY

- Marketing Suite & Show Home
- Hotel
- Schools or Universities
- Car Club Parking
- Parking
- Brook Leys
- Art & Culture
- Children's Play Area
- Market Square
- Sainsbury's
- Sports Field
- Proposed Health Centre

Maps are not to scale and are indicative only.



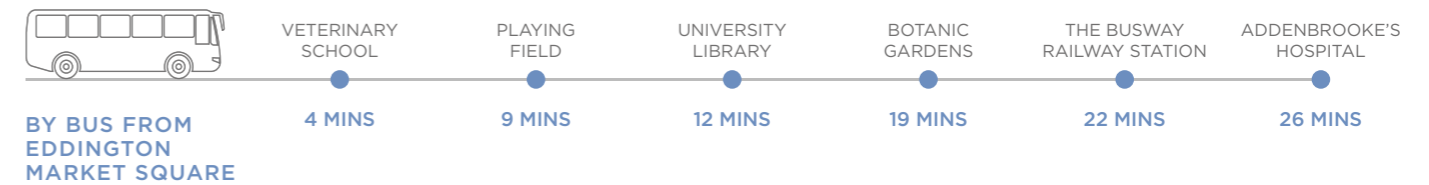
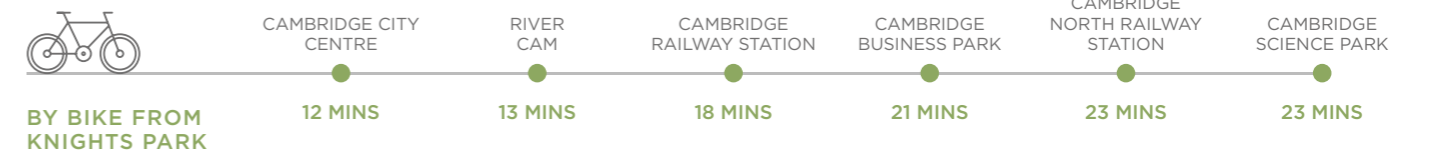
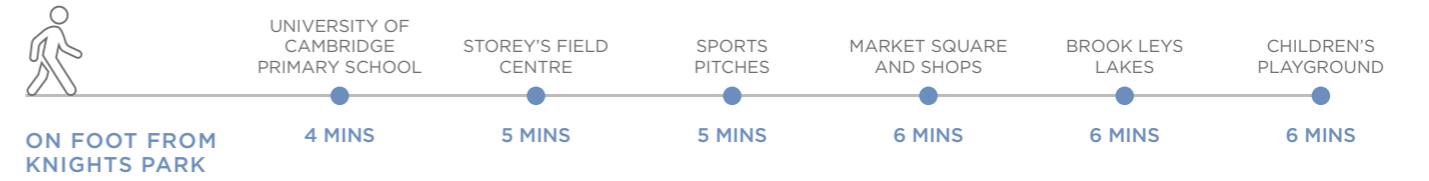
WELL CONNECTED TO
the city and beyond



Eddington Market Square



Cambridge City Centre

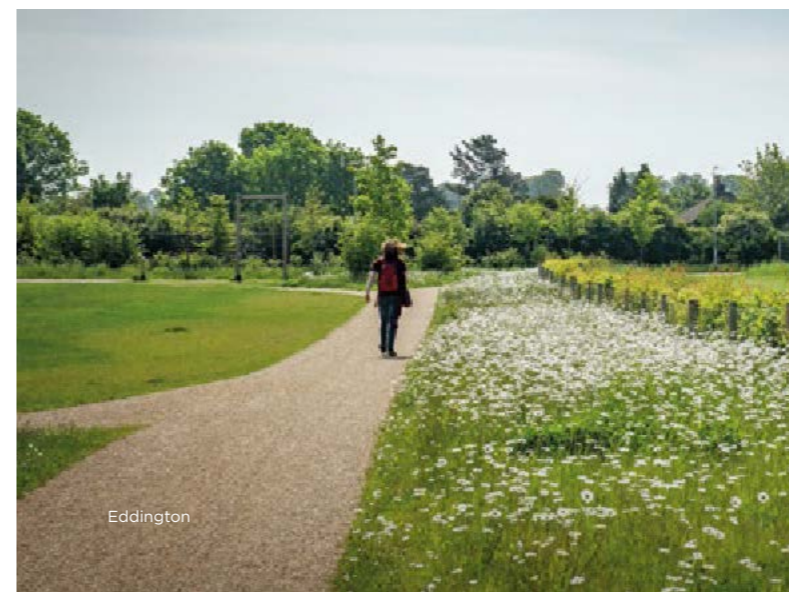


KNIGHTS PARK'S LOCATION IS IDEAL: CLOSE TO THE CITY WITH EASY ACCESS TO MAIN ROADS, YET ALSO SURROUNDED BY OPEN COUNTRYSIDE.

Green transport infrastructure has been designed to help you travel more sustainably. Cycling and pedestrian routes weave their way through Knights Park and across Eddington, with cycle lanes taking you into Cambridge city centre too.

There's also a comprehensive bus service, with routes into and around Cambridge, for more car-free travel.

There are fast trains to central London from Cambridge Railway Station, so you can reach the capital in less than an hour. Heading north, there are also direct services to Peterborough and Norwich, and for international travel, Stansted Airport is just a 30 minute train journey.



Eddington



London King's Cross

Travel times are approximate. Source: Google Maps and National Rail.

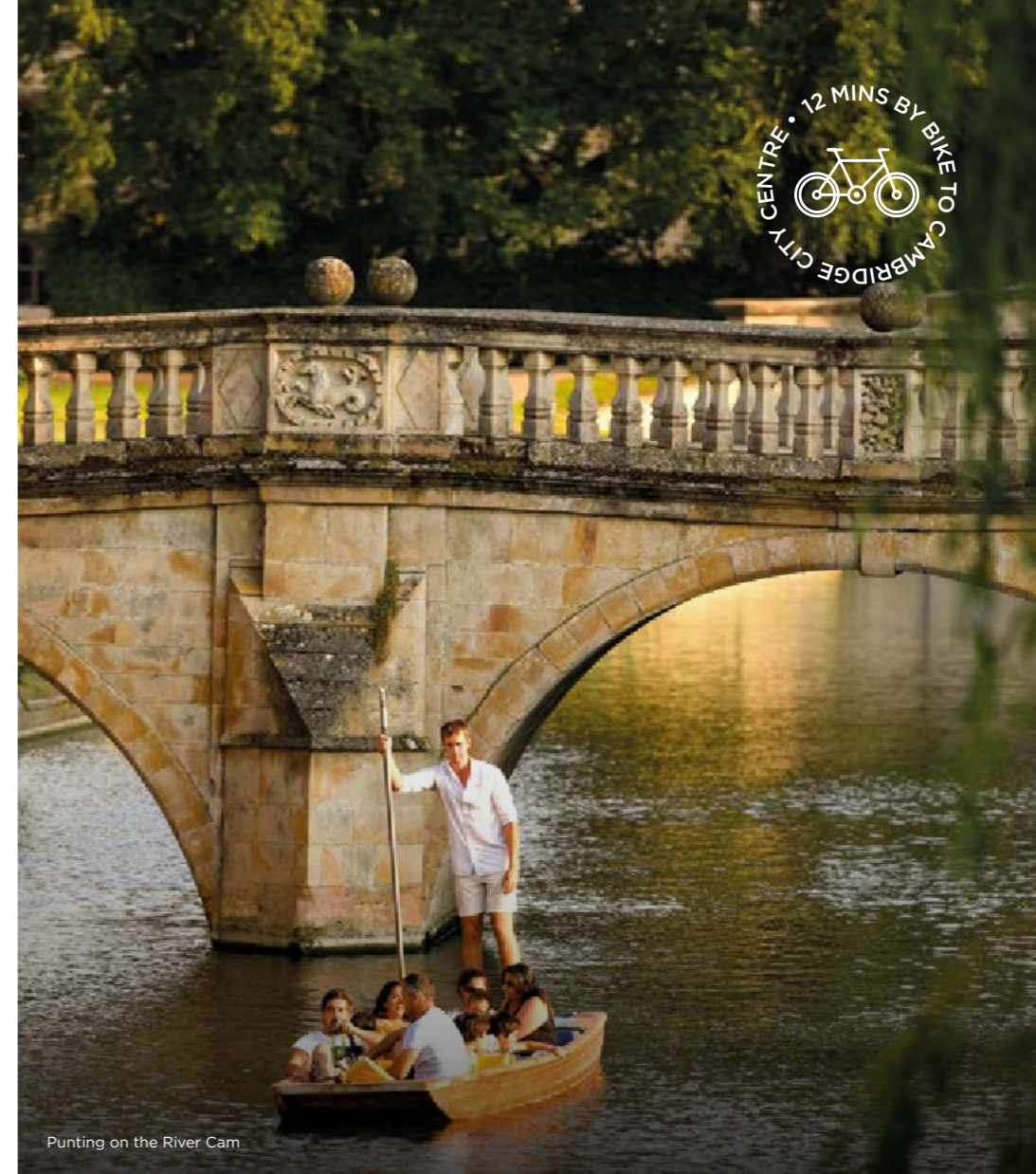


FORWARD THINKING

in a historic setting



Cambridge Science Park



Punting on the River Cam



CAMBRIDGE HAS A LONG TRADITION OF INNOVATION, AND THIS ANCIENT CITY IS NOW AT THE HEART OF AN EXCITING TECHNOLOGY HUB.

Famous for its world-class university, beautiful architecture and classic quads, Cambridge is a city with a magnificent heritage. But it is also a vibrant city, with a diverse mix of residents, leading technology businesses and research facilities, and striking, modern buildings.



Rose Crescent

It offers fantastic career opportunities, both in the city itself and the wider area, such as the cluster of high-tech businesses known as Silicon Fen.

Life in Cambridge is rich and stimulating. Numerous museums house exhibitions of all kinds, while its galleries make it a thriving hub for the visual arts. Events such as the Cambridge Folk Festival and Big Weekend bring an exciting programme of live events to the city, and the centuries old tradition of the Midsummer Fair continues to be held on Midsummer Common. And with three shopping centres, boutiques, independent stores, a bustling market and plenty of places to eat, drink and meet, Cambridge is a fantastic city to have so close to hand.



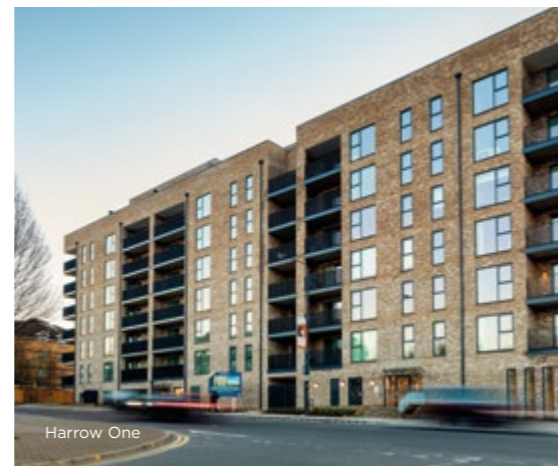
BROUGHT TO YOU BY AN
award-winning housebuilder



Fish Island Village



Ninewells



Harrow One



Mosaics



HILL IS AN AWARD-WINNING HOUSEBUILDER AND ONE OF THE LEADING DEVELOPERS IN LONDON, THE HOME COUNTIES, AND THE SOUTH EAST, DELIVERING BOTH PRIVATE FOR SALE AND AFFORDABLE HOMES.

Hill is an award-winning housebuilder and one of the leading developers in London, the home counties, and the South.

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 850 staff, the company operates from six strategically located regional offices, with its head office based in Waltham Abbey, Essex.

Hill anticipates completing circa. 2,900 homes this financial year and has a controlled land bank with planning consent for over 8,500 units. 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 titles of WhatHouse? Housebuilder of the Year in 2015, 2020, and most recently in 2023, when it also won the Best Large Housebuilder accolade in its first year entering the category. Other awards won in 2023 range from WhatHouse? Awards Best Development and Best

Exterior Design, to Best Family Home at the Evening Standard New Homes Awards.

In addition, Hill is dedicated to delivering the highest quality homes and exceptional customer service. This commitment has earned Hill the coveted 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past seven years.

The Hill Group 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.



Knights Park Sales and Marketing Suite
Eddington Avenue
Cambridge CB3 1SE

01223 607200
enquiries@knightspark-eddington.co.uk

KnightsPark-Eddington.co.uk





HILL.CO.UK