



THE PASTURES

RAYNERS GREEN
FORDHAM



THE PERFECT PLACE TO GROW

From the green open spaces which greet you at the entrance to Rayners Green, to its boundaries of mature trees and views of rural Cambridgeshire's iconic big skies, it is clear that this is a community with an emphasis on landscaping and nature. Rayners Green is a proud collaboration between Hill – the award-winning developers known for creating homes and communities in harmony with their surroundings – and Scotsdales, the local leading garden centre and plant experts.

All two, three and four-bedroom homes, which includes 30 new homes at The Pastures – the latest phase at Rayners Green; have been designed to complement the existing architecture in the historic, thriving village of Fordham. The unique location and environment has inspired this community – from the leafy shared streets to your home and garden with its sense of space, and character-touches such as bay windows and pitched roofs. The village of Fordham has everything you need day-to-day but should you wish to venture further afield you have an array of superb rail and road links in all directions for days out and comfortable commuting. All of this, plus gardening experts on your doorstep, makes Rayners Green the perfect place for you to grow.

A THRIVING COMMUNITY OF MAKERS, CREATORS AND EDUCATORS



At first glance, Fordham is the quintessential Cambridgeshire village, with its pretty thatched cottages, duck pond and historic public houses. It is also home to a thriving community and some of the region's lesser-known treasures – such as Fordham primary school – rated Outstanding by Ofsted, an award-winning restaurant and the boutique Hat Shop, perfect for browsing for that special event at the world-famous Newmarket racecourse. There are weekly events for all ages at Fordham's Victoria Hall, a Georgian manor house and gardens. Fordham Abbey is also home to the UK's first Sake brewery and centre for Japanese Culture, while Fordham Woods are a designated biological site of special interest due to the rare flora and fauna there.

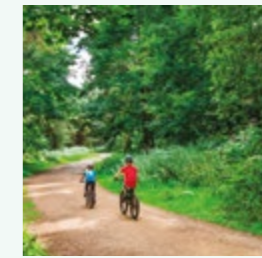
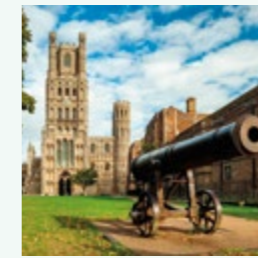
Everything you need is on your doorstep, from the local Co-op to the traditional butchers. When you don't want the hassle of cooking, or want an impromptu evening out, local pubs The Crown and The Chequers provide traditional pub food – the latter also providing takeaway Indian meals – and both run regular community events. For special occasions, The White Pheasant – featured in the Good Food Guide and Michelin Guide – is well known in the region for fine dining using local seasonal ingredients. And of course, Scotsdales Garden Centre is literally on your doorstep, with its beautiful arrangements of plants, flowers and gifts as well as its Sunflower café. When you need to venture further afield, you couldn't be better placed...

LEFT TO RIGHT: The White Pheasant; Fordham village sign; Bridge over River Snail; Scotsdales Garden Centre





FROM A DAY AT THE RACES TO YOUR DAILY COMMUTE



From a day at the races to your daily commute, your new home at Rayners Green could not be more perfectly positioned.

Newmarket is under five miles away with its thriving town, its world-famous racecourse and its train station where you can catch regular railway services to Cambridge, Stansted Airport, Norwich, London King's Cross, Peterborough and Ipswich. Ely is less than 10 miles away, with its iconic cathedral, pretty scenery and numerous shops and eateries.

The beautiful architecture and world-class shopping, culture and leisure facilities of Cambridge are less than 20 miles away – perfect for days out or daily commuting. The Park and Ride on Newmarket Road takes the hassle of parking away and makes visiting this wonderful city even easier. Cambridge is also home to major employers, such as Addenbrooke's Hospital and the Cambridge Biomedical Campus, occupied by organisations such as AstraZeneca, GSK, Abcam and CRUK.

When you need the car, the A14 (approximately three miles away) and the A11 (approximately six miles away) are all within easy reach of Fordham, taking you directly north, south, east or west. Fordham also has shared cycle routes which link to national routes taking you into Cambridge, Ely and the wider network.

For days out further afield, Thetford Forest is just over 20 miles away with its excellent walking and bike trails, and the brilliant shopping and eateries of Bury St Edmunds are also less than 20 miles from your door.

Rayners Green offers you the peace of village life with an abundance of things to do when you are ready for a change of pace. It is the perfect place to grow.

*Distances are courtesy of Google Maps, are approximate only and are not necessarily direct routes
LEFT TO RIGHT: Newmarket Training Grounds; Ely Cathedral; Thetford Forest; River Cam, Cambridge*



SPECIFICATION

KITCHEN

- High gloss kitchen units with soft close to doors and drawers
- Laminate worktop with matching upstands, slimline laminate to 4 bedroom properties
- Ceramic hob with stainless steel splashback
- Integrated oven, double oven to selected properties as marked on layouts
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel sink with contemporary mixer tap
- LED feature lighting to wall units
- Integrated washer/dryer

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

EN-SUITE

- Low profile shower tray with glass shower door
- Dark wood effect vanity tops
- Large format wall and floor tiles
- Heated chrome towel rails

BATHROOM

- Bath with shower over and glass screen or separate shower enclosure
- Low profile shower tray with glass shower door where applicable
- Dark wood effect vanity tops
- Large format wall and floor tiles
- Heated chrome towel rails

DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted flush internal doors with contemporary brushed stainless steel 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, WC, kitchen and living/dining room
- Carpet to study, stairs, landing and bedrooms
- Large format tiles to bathroom and en-suite

DOORS & WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed UPVC windows, with matching patio doors, finished white inside
- Up and over garage door where applicable, colour to match front door

HEATING & WATER

- Radiators throughout
- Heated chrome towel rails to bathroom and en-suite
- Gas fired boiler
- Hot water storage tank

ELECTRICAL

- Downlights to selected locations including kitchen, bathroom, en-suite and WC
- Pendant fittings to selected locations including entrance hall, living room, study 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 SkyQ connection
- External lighting to front and rear of property
- Light and power to garages
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patio
- Timber or brick divisional and boundary fencing
- External tap
- Garden shed where no garage present, as shown on siteplan layout

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of buff and red facing bricks with render to plot 39, and grey or red roof tiles
- uPVC rain-water goods

WARRANTY

- 10 year NHBC warranty

A management company has been formed at Rayners Green and will be responsible for the management and maintenance of the external communal areas and all the shared facilities on the development. This includes any unadopted landscaped areas, private estate roads, unadopted drainage plus any treatment plants. All homeowners will become members of the Management Companies when they purchase their property at Rayners Green. A managing agent has been appointed to take on the maintenance responsibilities and an estate charge will be payable by each homeowner 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.



THE PASTURES AT RAYNERS GREEN SITE PLAN

- 2 BEDROOM SEMI-DETACHED HOUSE
- 3 BEDROOM DETACHED HOUSE
- 4 BEDROOM SEMI-DETACHED HOUSE
- 4 BEDROOM DETACHED HOUSE
- Homes available through East Cambridgeshire Council
- Homes available through Shared Ownership

RAYNERS GREEN LOCATION PLAN



THE WILLOW B

PLOTS 1, 2*, 28 & 29*

2 BEDROOM SEMI-DETACHED HOUSE



GROUND FLOOR

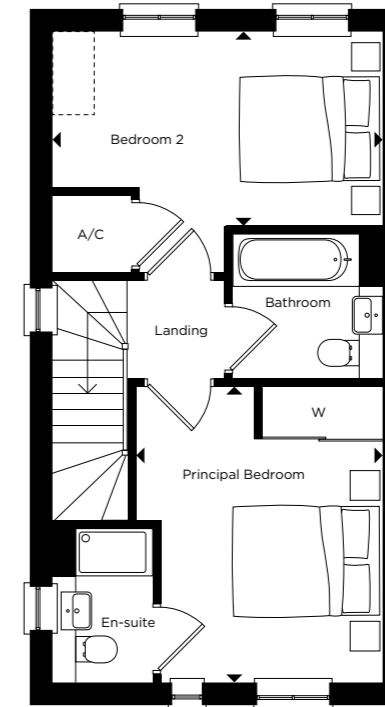
Kitchen	2.05m x 3.70m	6'7" x 12'1"
Living / Dining Room	4.30m x 4.75m	14'1" x 15'6"

FIRST FLOOR

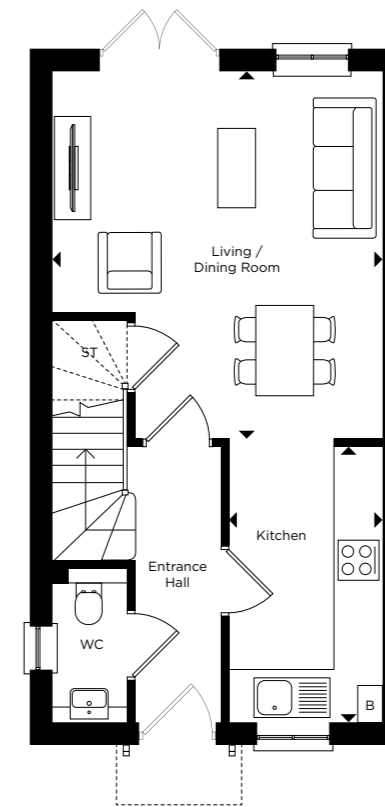
Principal Bedroom	3.20m x 3.85m	10'5" x 12'6"
Bedroom 2	4.30m x 2.55m	14'1" x 8'4"

*Plots 2 & 29 are handed to floor plans shown. Measurements are maximum dimensions. Exterior treatments may vary, please speak to a sales advisor for more information.

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



FIRST FLOOR



GROUND FLOOR

ST - Storage Cupboard W - Wardrobe B - Boiler A/C - Airing Cupboard - Indicative Wardrobe Location

THE ASPEN B

PLOTS 6*, 12, 23*, 24*, 26 & 31

3 BEDROOM DETACHED HOUSE



Computer generated image depicts The Aspen B

GROUND FLOOR

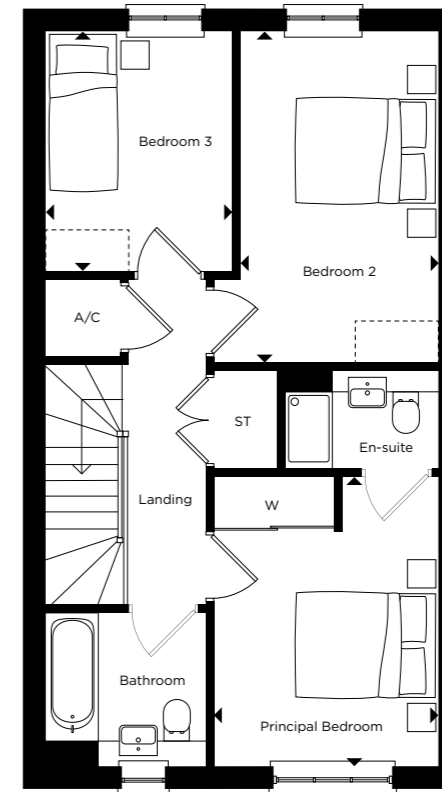
Kitchen / Dining Room	2.75m x 5.40m	9'0" x 17'8"
Living Room	5.05m x 4.25m	16'6" x 13'11"

FIRST FLOOR

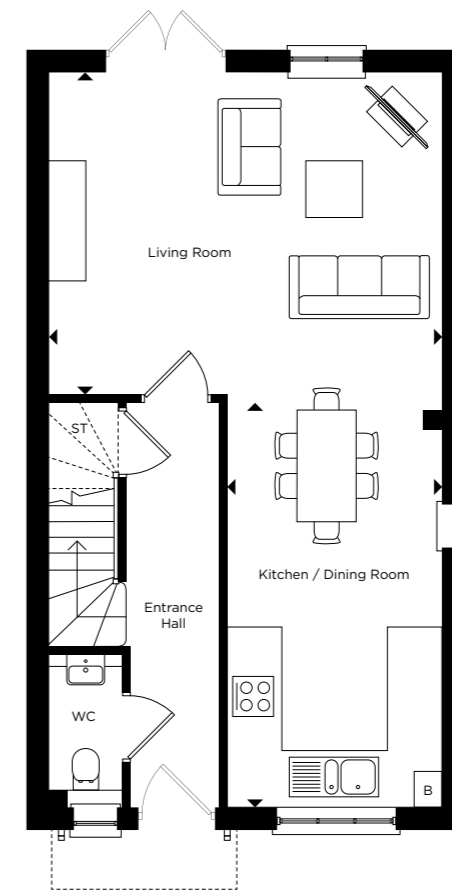
Principal Bedroom	2.90m x 3.80m	9'6" x 12'5"
Bedroom 2	2.60m x 4.40m	8'6" x 14'5"
Bedroom 3	2.35m x 3.20m	7'8" x 10'5"

*Plots 6, 23 & 24 are handed to floor plans shown. Measurements are maximum dimensions. Exterior treatments may vary, please speak to a sales advisor for more information.

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FIRST FLOOR



GROUND FLOOR

Window location to plots 12 & 26

ST - Storage Cupboard W - Wardrobe B - Boiler A/C - Airing Cupboard - Indicative Wardrobe Location

THE ELM

PLOTS 8 & 13

3 BEDROOM DETACHED HOUSE



Computer generated image depicts The Elm

GROUND FLOOR

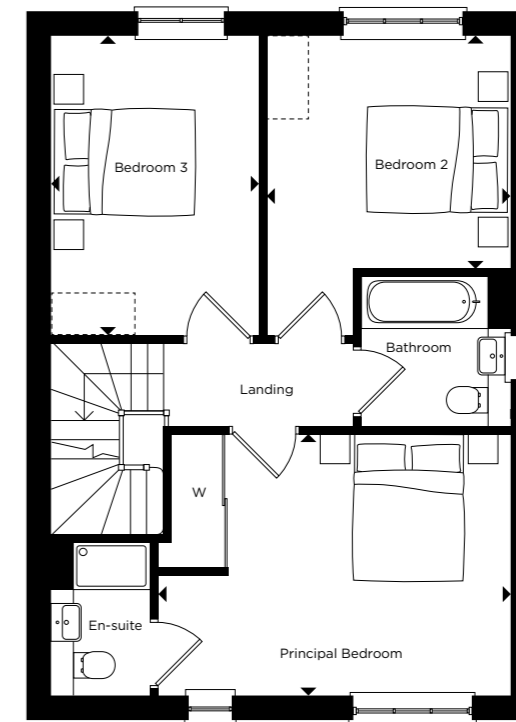
Kitchen	3.55m x 4.35m	11'7" x 14'3"
Living / Dining Room	6.10m x 4.30m	20'0" x 14'1"

FIRST FLOOR

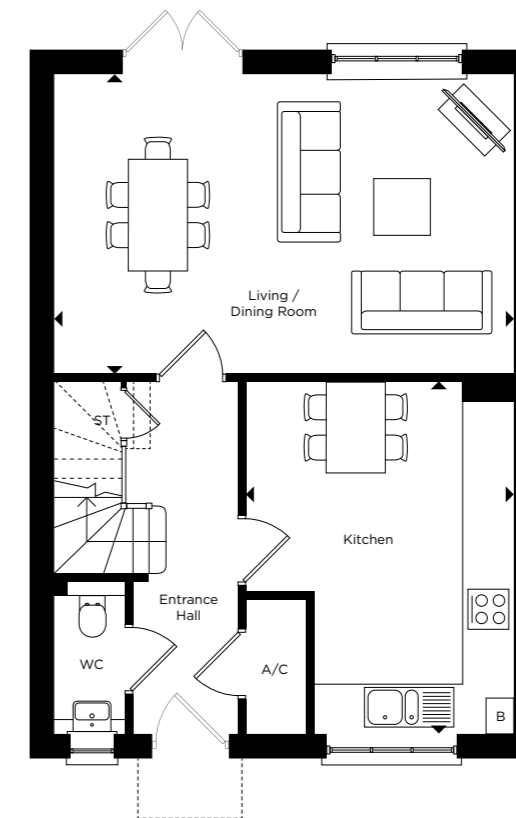
Principal Bedroom	4.70m x 3.20m	15'5" x 10'5"
Bedroom 2	3.25m x 3.40m	10'7" x 11'1"
Bedroom 3	2.75m x 4.30m	9'0" x 14'1"

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FIRST FLOOR



GROUND FLOOR

ST - Storage Cupboard W - Wardrobe B - Boiler A/C - Airing Cupboard - Indicative Wardrobe Location

THE ELM B

PLOTS 27 & 30

3 BEDROOM DETACHED HOUSE



Computer generated image depicts The Elm B

GROUND FLOOR

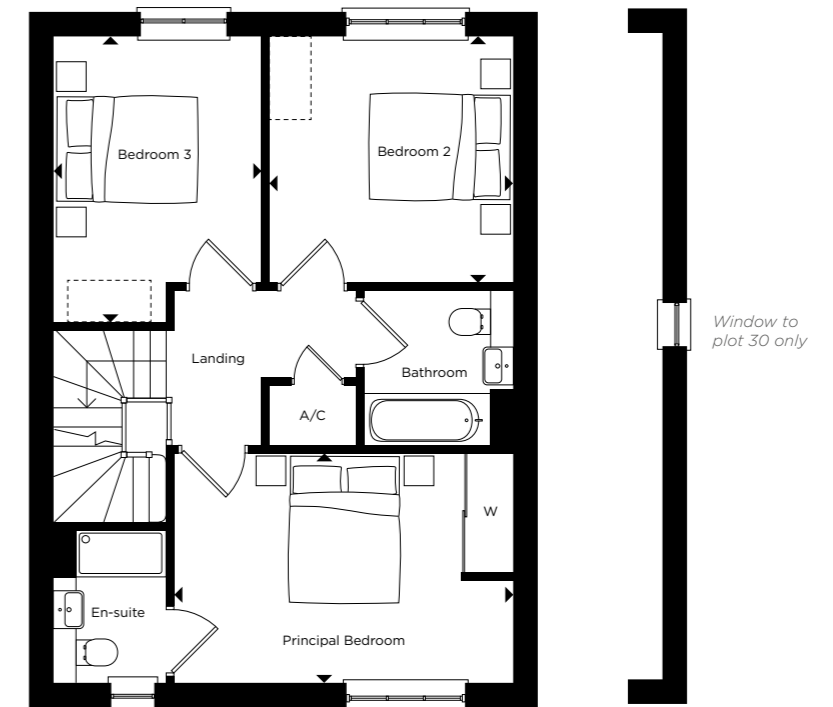
Kitchen / Dining Room	3.55m x 4.90m	11'7" x 16'0"
Living Room	6.10m x 3.85m	20'0" x 12'7"

FIRST FLOOR

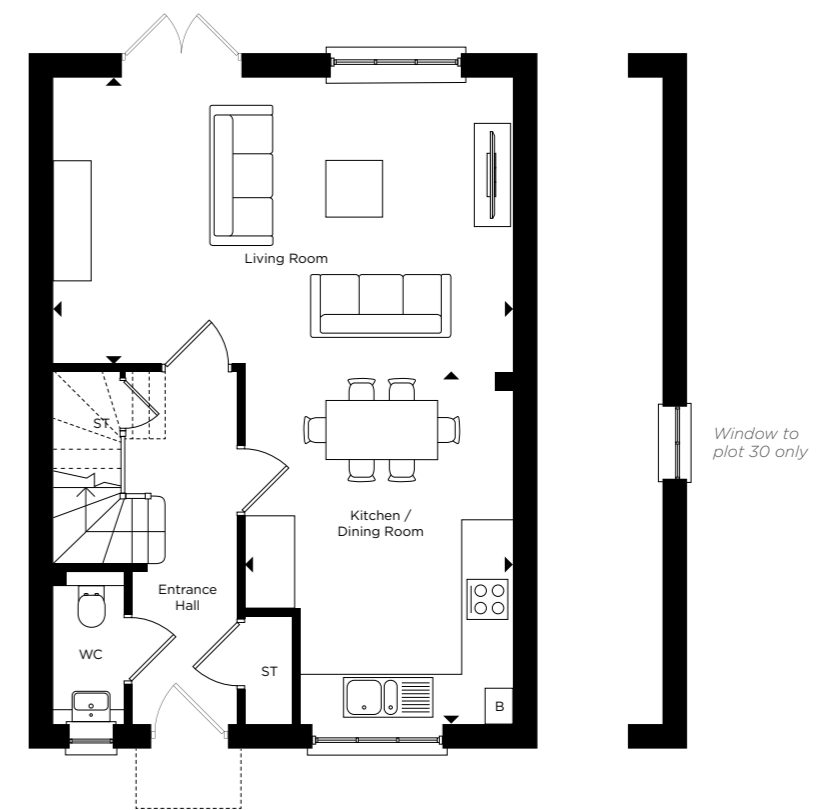
Principal Bedroom	4.50m x 3.15m	14'9" x 10'4"
Bedroom 2	3.25m x 3.30m	10'7" x 10'9"
Bedroom 3	2.75m x 3.90m	9'0" x 12'9"

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FIRST FLOOR



GROUND FLOOR

ST - Storage Cupboard W - Wardrobe B - Boiler A/C - Airing Cupboard - Indicative Wardrobe Location

THE MAPLE B

PLOTS 33 & 34*

4 BEDROOM SEMI-DETACHED HOUSE



Computer generated image depicts The Maple B

GROUND FLOOR

Kitchen / Dining Room	5.65m x 3.70m	18'6" x 12'1"
Living Room	3.30m x 5.25m	10'9" x 17'2"
Garage	3.35m x 6.25m	10'11" x 20'6"

FIRST FLOOR

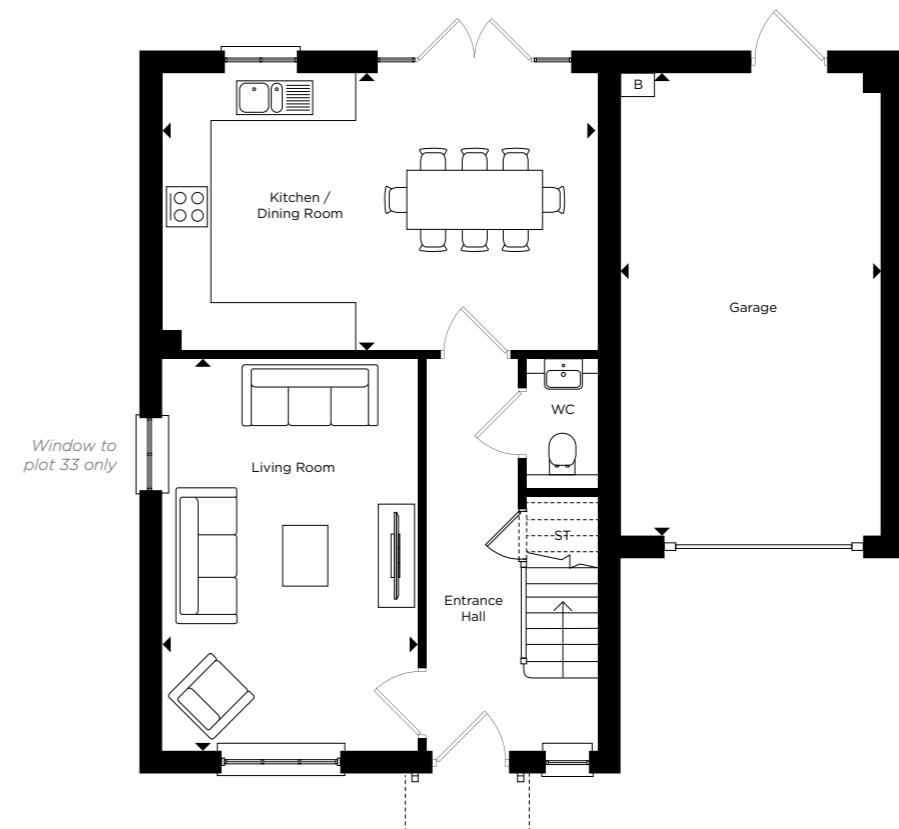
Principal Bedroom	3.60m x 6.20m	11'9" x 20'4"
Bedroom 2	4.55m x 3.80m	14'11" x 12'5"
Bedroom 3	2.90m x 4.00m	9'6" x 13'1"
Bedroom 4	3.15m x 3.95m	10'4" x 12'11"

*Plot 34 is handed to floor plans shown. Measurements are maximum dimensions.

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FIRST FLOOR



GROUND FLOOR

ST - Storage Cupboard W - Wardrobe B - Boiler A/C - Airing Cupboard - Indicative Wardrobe Location

THE BEECH

PLOTS 10 & 37

4 BEDROOM DETACHED HOUSE



Computer generated image depicts The Beech

GROUND FLOOR

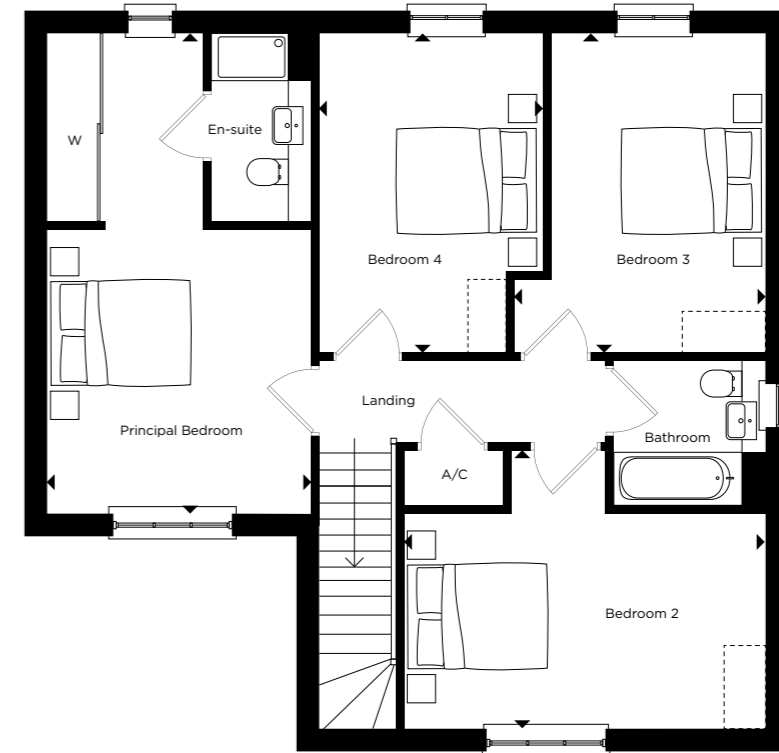
Kitchen	3.40m x 4.35m	11'1" x 14'3"
Living / Dining Room	5.65m x 4.65m	18'6" x 15'3"
Garage	3.35m x 6.25m	10'11" x 20'6"

FIRST FLOOR

Principal Bedroom	3.55m x 6.20m	11'7" x 20'4"
Bedroom 2	4.55m x 3.65m	14'11" x 11'11"
Bedroom 3	3.15m x 4.10m	10'4" x 13'5"
Bedroom 4	2.75m x 4.10m	9'0" x 13'5"

Measurements are maximum dimensions. Exterior treatments may vary, please speak to a sales advisor for more information.

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FIRST FLOOR



GROUND FLOOR

ST - Storage Cupboard W - Wardrobe B - Boiler A/C - Airing Cupboard - Indicative Wardrobe Location

THE BEECH B

PLOT 25

4 BEDROOM DETACHED HOUSE



Computer generated image depicts The Beech B

GROUND FLOOR

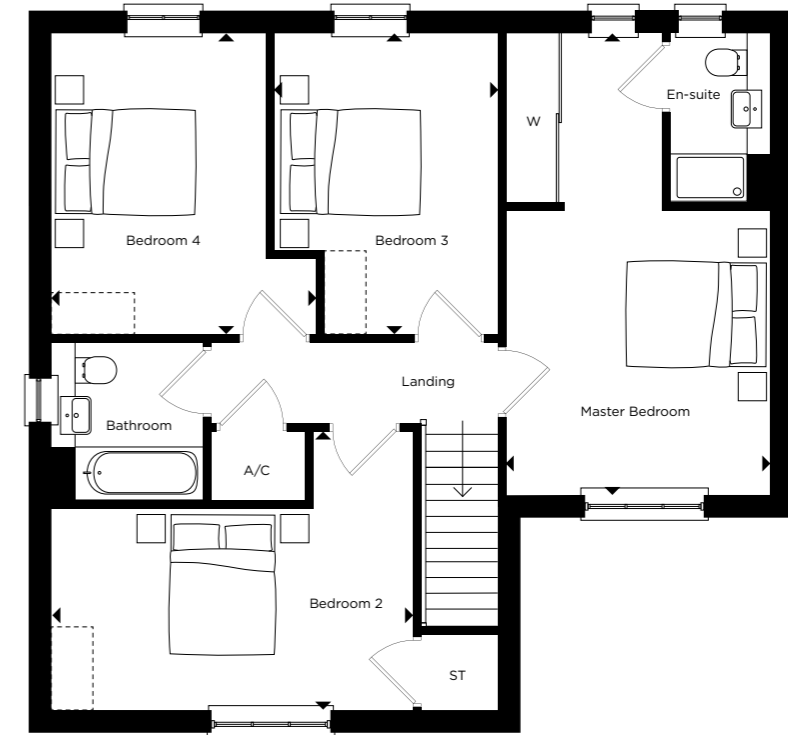
Kitchen / Dining Room	5.65m x 3.70m	18'6" x 12'1"
Living Room	3.30m x 5.25m	10'9" x 17'2"
Garage	3.35m x 6.25m	10'11" x 20'6"

FIRST FLOOR

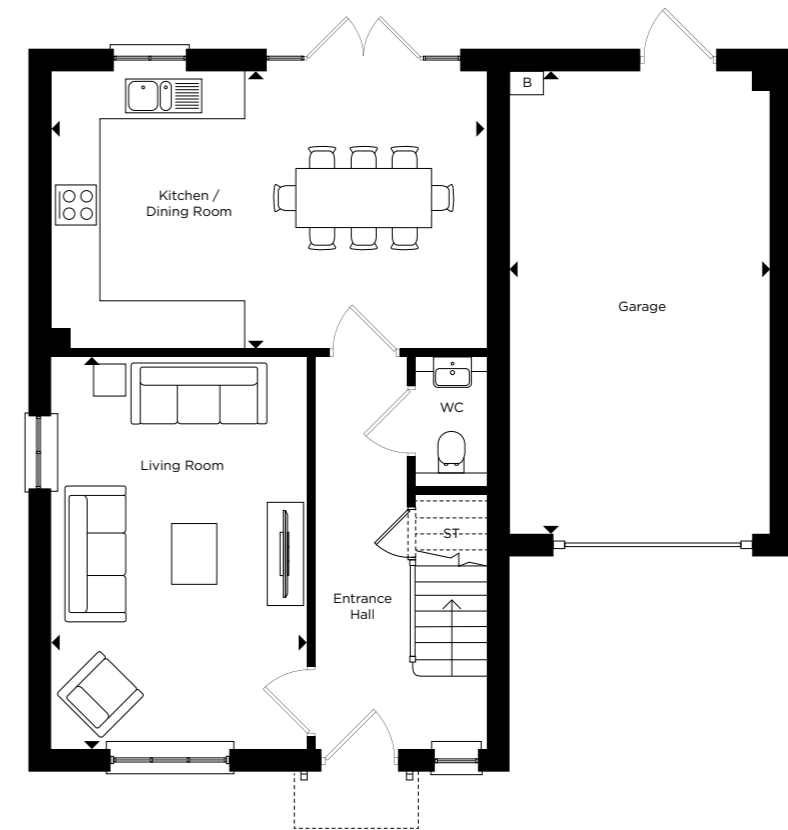
Principal Bedroom	3.55m x 6.20m	11'7" x 20'4"
Bedroom 2	4.55m x 3.80m	14'11" x 12'5"
Bedroom 3	2.90m x 4.00m	9'6" x 13'1"
Bedroom 4	3.15m x 3.95m	10'4" x 12'11"

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FIRST FLOOR



GROUND FLOOR

ST - Storage Cupboard W - Wardrobe B - Boiler A/C - Airing Cupboard - Indicative Wardrobe Location

THE HORNBEAM B

PLOTS 7, 32, 35, 36 & 39

4 BEDROOM DETACHED HOUSE



Computer generated image depicts The Hornbeam B

GROUND FLOOR

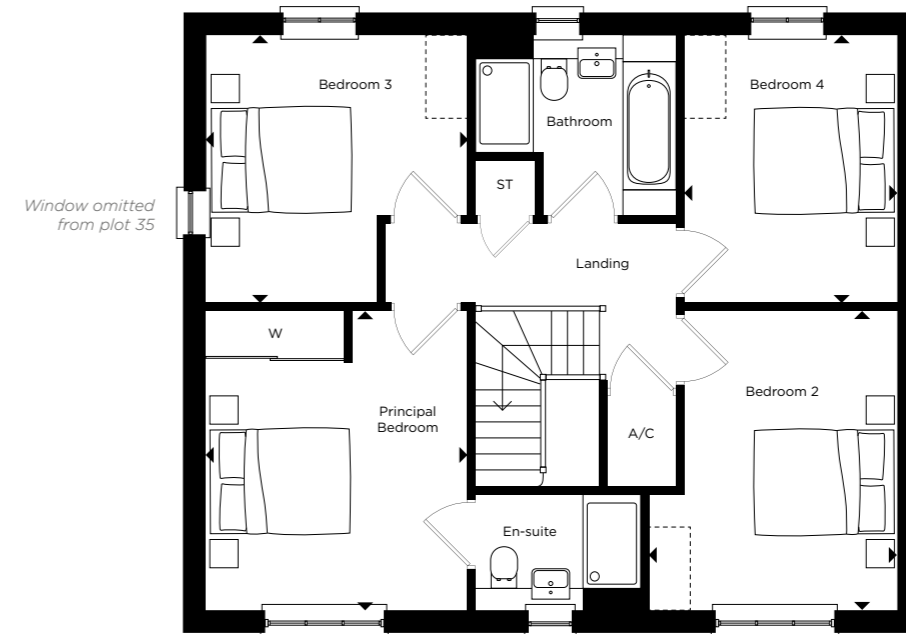
Kitchen / Dining / Family Room	9.00m x 4.15m	29'5" x 13'6"
Living Room	3.40m x 3.90m	11'2" x 12'8"
Study	2.45m x 3.20m	8'0" x 10'5"

FIRST FLOOR

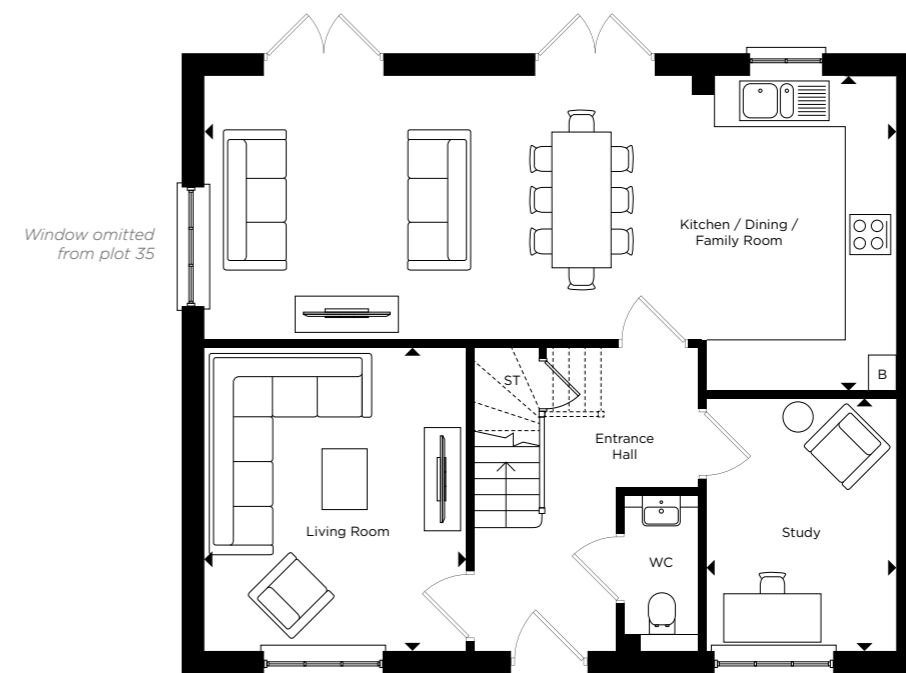
Principal Bedroom	3.40m x 3.90m	11'2" x 12'8"
Bedroom 2	3.20m x 3.90m	10'5" x 12'8"
Bedroom 3	3.40m x 3.55m	11'2" x 11'6"
Bedroom 4	2.70m x 3.55m	8'9" x 11'6"

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FIRST FLOOR



GROUND FLOOR

ST - Storage Cupboard W - Wardrobe B - Boiler A/C - Airing Cupboard - Indicative Wardrobe Location

THE CHESTNUT B

PLOT 11

4 BEDROOM DETACHED HOUSE



Computer generated image depicts The Chestnut B

GROUND FLOOR

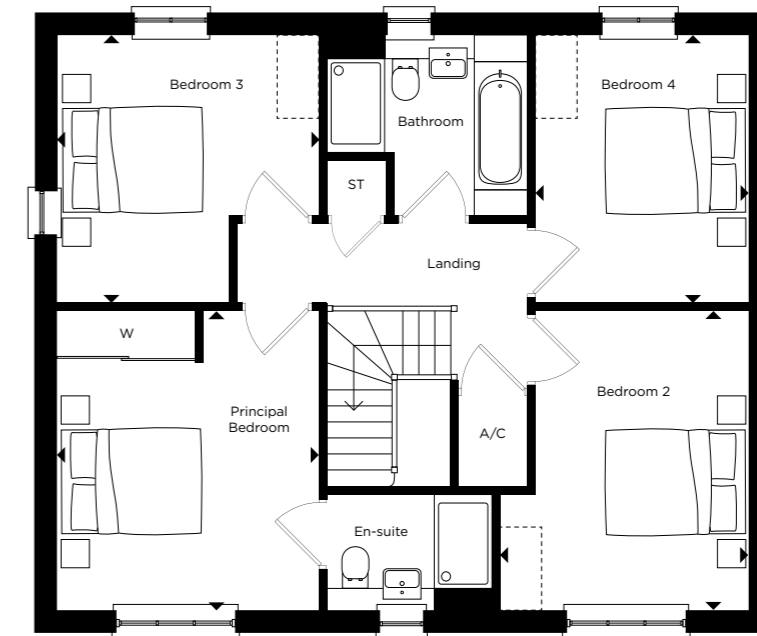
Kitchen / Dining / Family Room	9.00m x 4.15m	29'5" x 13'6"
Living Room	3.40m x 3.90m	11'2" x 12'8"
Study	2.45m x 3.20m	8'0" x 10'5"

FIRST FLOOR

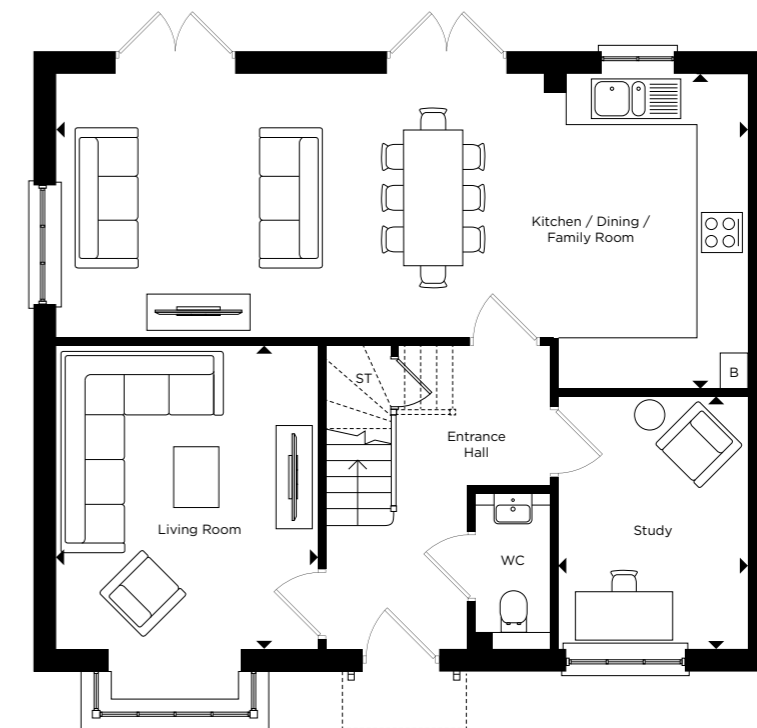
Principal Bedroom	3.40m x 3.90m	11'2" x 12'8"
Bedroom 2	3.20m x 3.90m	10'5" x 12'8"
Bedroom 3	3.40m x 3.55m	11'2" x 11'6"
Bedroom 4	2.70m x 3.55m	8'9" x 11'6"

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FIRST FLOOR



GROUND FLOOR

ST - Storage Cupboard W - Wardrobe B - Boiler A/C - Airing Cupboard - Indicative Wardrobe Location

THE ALDER B

PLOT 9

4 BEDROOM DETACHED HOUSE



Computer generated image depicts The Alder B

GROUND FLOOR

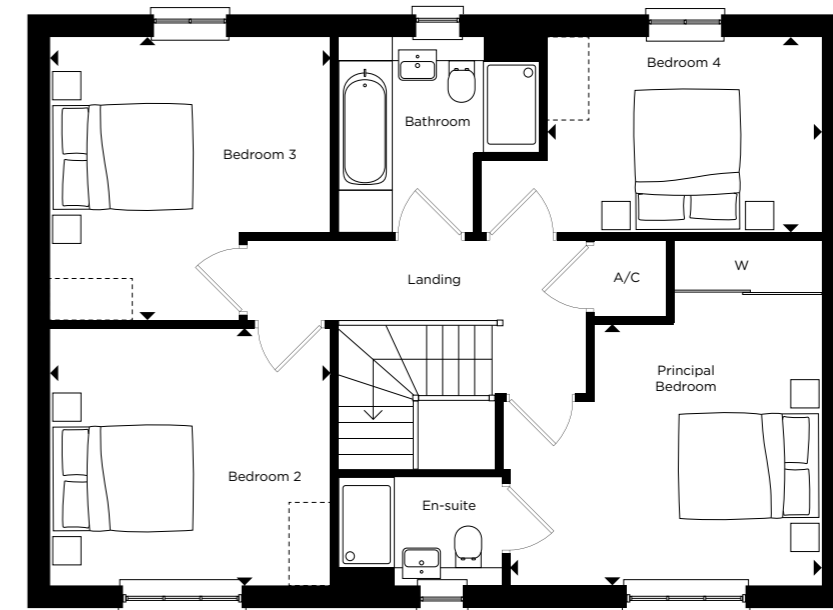
Kitchen / Breakfast Room	6.35m x 3.60m	20'10" x 11'9"
Living / Dining Room	3.60m x 7.30m	11'9" x 23'11"
Utility Room	2.25m x 2.00m	7'4" x 6'6"
Study	3.25m x 2.05m	10'7" x 6'8"

FIRST FLOOR

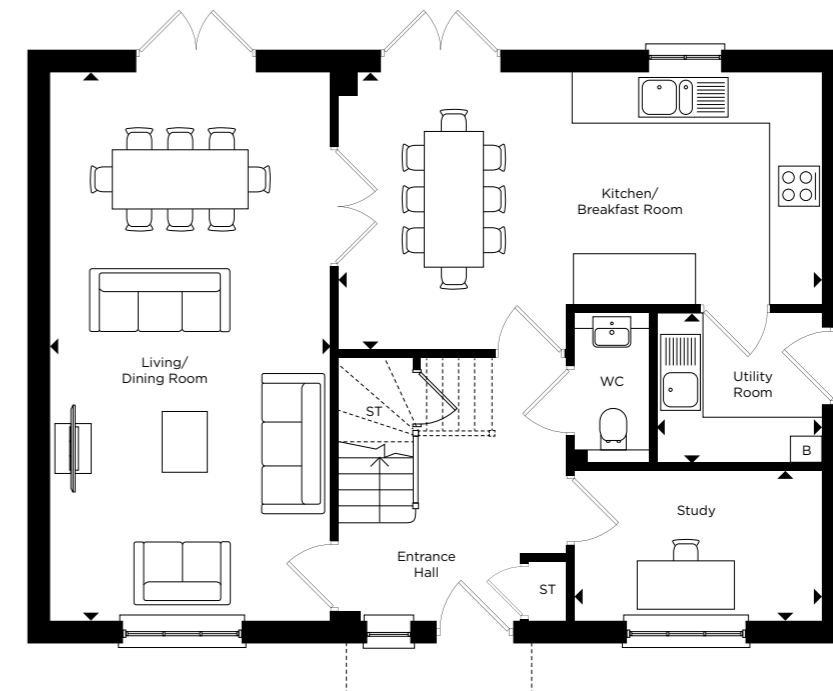
Principal Bedroom	4.10m x 3.55m	13'5" x 11'7"
Bedroom 2	3.65m x 3.50m	12'0" x 11'5"
Bedroom 3	3.65m x 3.70m	12'0" x 12'1"
Bedroom 4	3.60m x 2.55m	11'8" x 8'4"

Measurements are maximum dimensions.

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FIRST FLOOR



GROUND FLOOR

ST - Storage Cupboard W - Wardrobe B - Boiler A/C - Airing Cupboard - Indicative Wardrobe Location

THE SYCAMORE B

PLOT 38

4 BEDROOM DETACHED HOUSE



Computer generated image depicts The Sycamore

GROUND FLOOR

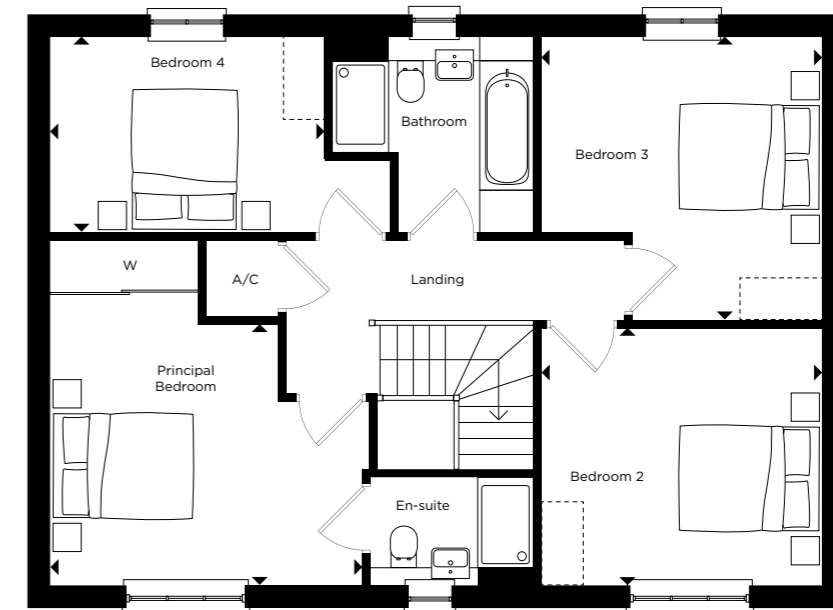
Kitchen / Breakfast Room	6.35m x 3.60m	20'10" x 11'9"
Living / Dining Room	3.60m x 7.30m	11'9" x 23'11"
Utility Room	2.25m x 2.00m	7'4" x 6'6"
Study	3.25m x 2.05m	10'7" x 6'8"

FIRST FLOOR

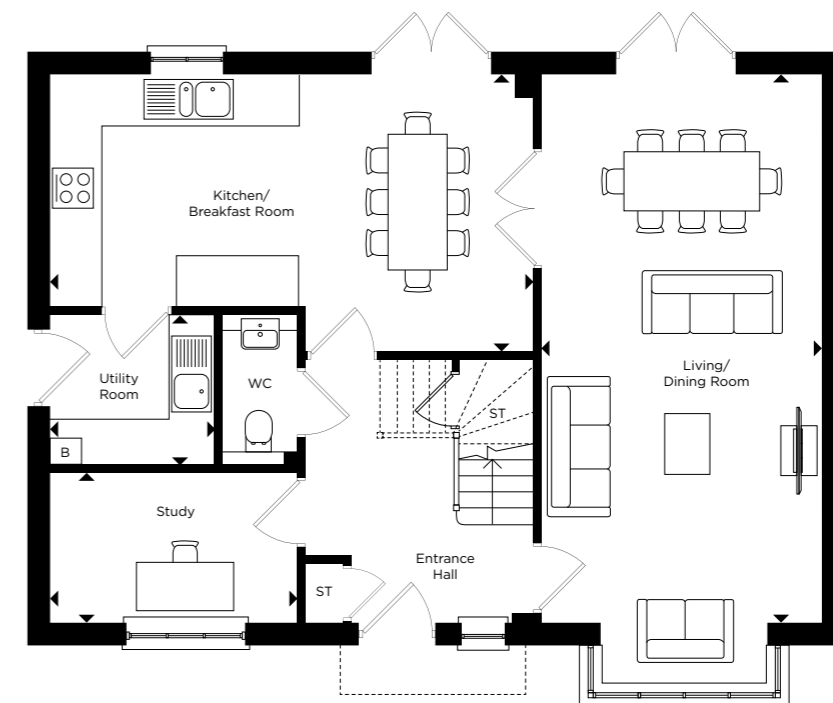
Principal Bedroom	4.10m x 3.55m	13'5" x 11'7"
Bedroom 2	3.65m x 3.50m	12'0" x 11'5"
Bedroom 3	3.65m x 3.70m	12'0" x 12'1"
Bedroom 4	3.60m x 2.55m	11'8" x 8'4"

Measurements are maximum dimensions.

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



FIRST FLOOR



GROUND FLOOR

ST - Storage Cupboard W - Wardrobe B - Boiler A/C - Airing Cupboard - Indicative Wardrobe Location

ABOUT HILL

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

Now in its 24th 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 schemes ranging from landmark, mixed-use regeneration schemes and inner-city apartments to homes in rural communities.

Employing over 750 staff, the company operates from five strategically located regional offices, with its head office based in Waltham Abbey.

Hill anticipates completing over 2,800 homes in 2022 and has a controlled land bank with planning consent of over 4,000 units. Around half of the development portfolio is in joint venture to deliver a range of mixed tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations and private clients.

Hill has won over 460 industry awards in the past 23 years, including Best Medium Housebuilder at the Housebuilder Awards in 2020 and 2021. Hill also won Best Home, Best Sustainable Development and Best Medium Housebuilder at the WhatHouse? Awards 2021 and has won WhatHouse? Housebuilder of the Year twice. In conjunction with Building with Nature, Hill was awarded a 2021 Housing Design Award for its highly sustainable Knights Park development in Eddington, Cambridge. In addition, Hill has been awarded the 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past five years.

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

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CHATSWORTH PLACE - IMPINGTON



MERIDIAN FIELDS - HARDWICK



KNIGHTS PARK - EDDINGTON



MOSAICS - OXFORD



IRONWORKS - CAMBRIDGE



THE HAWTHORNS - SAWSTON

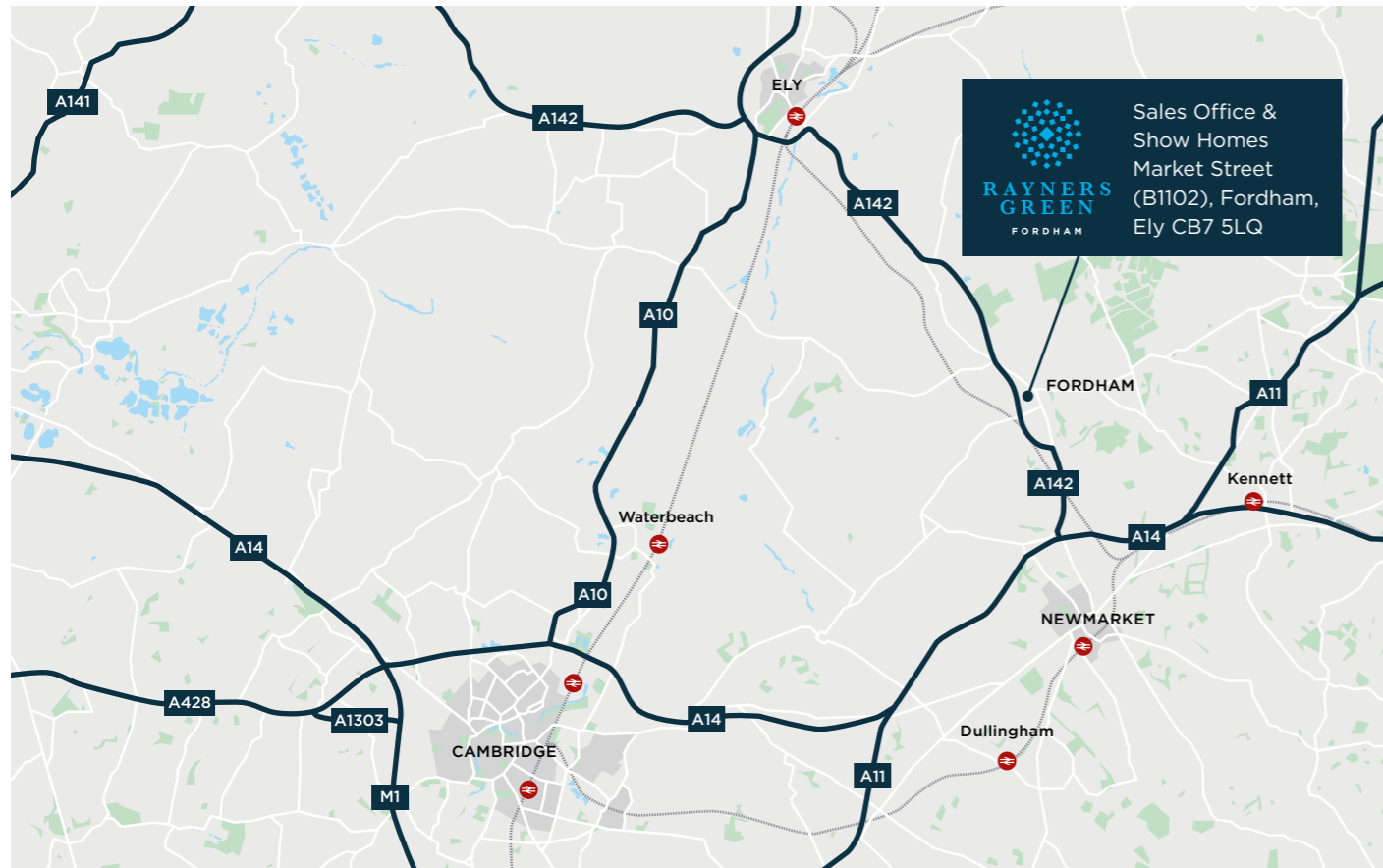


THE PAVILIONS - NEWPORT

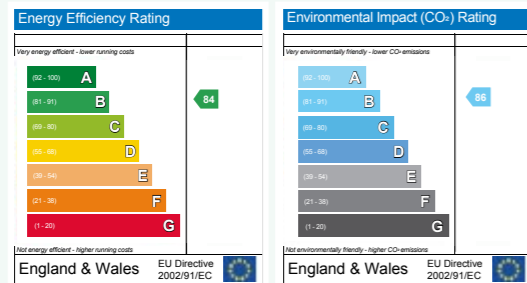


MARLEIGH - CAMBRIDGE

HOW TO FIND US



PREDICTED ENERGY ASSESSMENT CHARTS



Energy performance has been assessed using the SAP 2012 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. EPC shown is an average across all houses. Please consult your sales negotiator for plot specific ratings.



Every care has been taken with the preparation of this brochure. The details, descriptions and measurements contained herein are for guidance only and do not constitute a contract, part of a contract, nor a warranty. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Site layouts, specifications and measurements are taken from drawings which were correct at the time of print and are not drawn to scale. Computer generated images and landscaping may have been enhanced and are therefore representative only. Interior images represent the show house. Details correct at time of going to print. October 2022.

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