



MARLEIGH

Newmarket Road, Cambridge

FACT SHEET - WOODSIDE & GREENWAYS



Computer generated image is indicative only.

A New Destination Within Cambridge

Imagine living somewhere that offers so much more than just a home - a flourishing place with a sense of community.

Our Woodside and Greenways phases at Marleigh deliver a collection of 2, 3, 4 & 5 bedroom houses. With a number of homes bordering Gregory Park with enviable views across the open landscape and others bordering Kingsley Woods, this is a special place to call home.

This vibrant new community of exceptional homes, beautiful green spaces and high quality amenities is ideally located just three miles east of Cambridge's historic city centre. Bordered by open fields and close to charming villages, it offers an idyllic balance of town and country life, combining the city's opportunities with rural tranquillity.

| | |
|--------------------------------|--|
| Developer: | Hill and Marshall |
| Location: | Newmarket Road, Cambridge, CB5 8AA |
| Local Authority: | South Cambridgeshire District Council |
| Tenure: | Freehold |
| Architects: | Pollard Thomas Edwards |
| Warranty: | 10 year NHBC warranty |
| Anticipated Completion: | 2022 through to 2023 |



Property Information

Private Mix: Woodside

| | |
|------------------|-----------|
| 3 bedroom houses | 21 |
| 4 bedroom houses | 22 |
| 5 bedroom houses | 4 |
| Total | 47 |

Private Mix: Greenways

| | |
|------------------|-----------|
| 2 bedroom houses | 10 |
| 3 bedroom houses | 34 |
| 4 bedroom houses | 23 |
| 5 bedroom houses | 16 |
| Total | 83 |

Estimated Annual Charges*: To help maintain the community facilities and beautiful landscaped areas throughout the development, all homes are subject to an estate charge.

The Land Trust will manage and maintain the green open spaces, play areas and other amenities, as well as collecting the estate service charge to pay for upkeep and maintenance.

Please speak with our Sales Team for more information.



Car parking: Houses have either a car port, single or double garage. Please refer to site plan for this detail and / or speak with our Sales Team.

Tax Information

Council Tax for East Cambridgeshire:

| Band | 2022 Charge |
|------|-------------|
| A | £1,061 |
| B | £1,238 |
| C | £1,415 |
| D | £1,591 |
| E | £1,945 |
| F | £2,299 |
| G | £2,652 |
| H | £3,183 |

www.counciltaxrates.info/south-cambridgeshire-district-council

Stamp Duty Land Tax Surcharge:

Stamp Duty Land Tax (SDLT), is a tax charged on land and property transactions in the UK. Stamp Duty is charged at different rates and has different thresholds for different types of property and different values of transaction. For investors or second home owners, there is an

additional 3% SDLT "surcharge" payable on the whole of the price. Your legal advisers will be able to determine individual buyers' liability to pay SDLT. For more information visit

www.gov.uk/stamp-duty-land-tax/residential-property-rates.

All costs are based on an average estimated charge across all similar homes. Speak with our Sales Team for more information

- M** Marleigh Square for a thriving community
- A** Allotments and green space for a healthy way of life
- R** Ride to your destination on new cycleways or take a bus from nearby Park and Ride
- E** Elegantly engineered living with nature at its heart
- I** Inspired masterplan for a new urban neighbourhood
- G** Green outdoor space and sports pitches (approx. the size of 44 football pitches)
- H** Historic Cambridge a world renowned city



Keeping You Connected

Marleigh is well connected for work, socialising and leisure with excellent road and rail links.



By bike from Marleigh

Cambridge North Train Station

15 mins
2.9 miles*

Cambridge Train Station

16 mins
3 miles

Cambridge Business Park

16 mins
3 miles

Cambridge Market Square

18 mins
3.4 miles

Cambridge Science Park

21 mins
4 miles



By car from Marleigh

A14 (access to M11)

4 mins
1.5 miles

City Centre Grand Arcade

11 mins
3 miles

Cambridge Train Station

12 mins
3.4 miles

Cambridge Science Park

9 mins
5.5 miles

Cambridge Business Park

10 mins
5.6 miles



Cambridge Train Station

Stansted Airport

30 mins

London King's Cross

51 mins

London Liverpool Street

1hr 12 mins

First Class Education

Cambridge is renowned for its excellence in education, making it an appealing location for families. Marleigh Primary Academy is the new school opening at the development, with places for 420 nursery and primary aged children.

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. Marleigh is well positioned for students attending the university, with all the colleges a short bicycle ride away.



Primary schools

Marleigh Primary Academy
(opening September 2022)
On the development

Teversham C of E Primary School
OFSTED: Good
20 mins on foot, 1 mile

Fen Ditton Community Primary School
OFSTED: Good
7 mins by bike, 1.3 miles

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

Secondary schools

Saint Bede's Inter-Church School
OFSTED: Outstanding
13 mins by bike, 2.6 miles

Parkside Community College
OFSTED: Outstanding
13 mins by bike, 2.6 miles

North Cambridge Academy
OFSTED: Good
18 mins by bike, 3.4 miles

Netherhall School
OFSTED: Good
19 mins by bike, 3.3 miles

Independent schools

St Mary's School
Girls, ages 3-18
16 mins by bike, 3 miles

The Leys School
Co-ed, ages 11-18
17 mins by bike, 3.2 miles

St John's College School
Co-ed, ages 4-13
20 mins by bike, 3.7 miles

The Perse School
Co-ed, ages 4-18
21 mins by bike, 3.8 miles

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

Universities

Christ College University of Cambridge
Co-ed, ages 18+
16 mins by bike, 3.1 miles

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

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

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

Queens' College University of Cambridge
Co-ed, ages 18+
18 mins by bike, 3.4 miles

Taste Of Cambridge

Feeling peckish? Take your pick from this selection of local food shops and eateries.

Fortune Donuts

Irresistible hand-made donuts with flavours like chocolate hazelnut and lemon meringue.

www.fortunedonuts.com
@fortune.donuts
Delivery service

Toast on Cheese

Food van selling an inventive range of cheese toasties such as Stilton, bacon and pear chutney.

www.toastoncheese.com
@toastoncheese
Food van at various venues

Cambridge Artisan Cheese

Delicious artisan Cheddars with unique flavour combinations, plus crackers, chutneys and hampers.

www.cambridgeartisancheese.com
@cambridgeartisancheese
Delivery service

All On Boards

Beautiful picnic boards and baskets available to order, including grazing boards, dessert boxes and brunch boxes.

www.allonboardsevents.co.uk
@allonboardsevents
Delivery service

Stuff My Pitta

The Green Dragon, Chesterton, Cambridge CB4 1NZ

Tasty grilled kebabs, burgers and sides, served at The Green Dragon pub.

greendragoncambridge.co.uk
@stuffmypitta
10 mins by bike

Thrive

5-7 Norfolk Street, Cambridge CB1 2LD

This café and bistro serves a delicious plant-based menu and has space available to hire for events.

thrivecambridge.com
@thrivecambridge
11 mins by bike

Aromi

30 Fitzroy Street, Cambridge CB1 1EW

Café serving traditional Sicilian food, gelato and coffee.

www.aromi.co.uk
@Aromicaffe
11 mins by bike

The Old Bicycle Shop

104 Regent Street, Cambridge CB2 1DP

Said to be the oldest bicycle shop in the country, now a café/bar serving a selection of fresh, locally sourced food.

www.oldbicycleshop.com
@oldbicycleshop
14 mins by bike

Pint Shop

10 Peas Hill, Cambridge CB2 3PP

Atmospheric pub serving food and a range of drinks.

pintshop.co.uk
@PintShop
15 mins by bike

Bread & Meat

4 Bene't Street, Cambridge CB2 3QN

Café specialising in roast meats and sourdough bread to create gourmet sandwiches as well as full meals.

www.breadandmeat.co.uk
@BreadandMeatCambridge
16 mins by bike



Payment Terms:

1. A non-refundable booking deposit of the local currency equivalent of up to £2,000 is payable on reservation.
2. A further deposit of 10% of purchase price is payable 14 days after exchange of contracts.
3. The balance of 90% of the purchase price will be payable upon legal completion

Completion dates:

2022 through to 2023

**Documents required
for Exchange of Contracts:**

- Original current passport or original identity card
- Two current utility bill copies (not mobile phone) and one bank statement copy showing every buyer's name and home address – these items need to be less than three months old.
- In addition, your solicitor will require written evidence of the source of your deposit monies accumulating in your account.
- Original or certified copies required for all buyers. Information provided must match the details given on the reservation agreement.

Recommended solicitor(s):

Riseam Sharples
2 Tower Street,
London,
WC2H 9NP

Vendors solicitor:

Mills and Reeve
1 St James Court,
Whitefriars,
Norwich,
NR3 1RU

Marleigh Address
Newmarket Road
Cambridge
CB5 2AA

The information and imagery contained in this leaflet is for guidance purposes only and does not constitute a contract, part of a contract or warranty. Details correct at the time of going to publication. Sources: TFL, Google Maps. Travel times are approximate only.

