



Cala at Waterbeach

Cambridgeshire



Stock photography



A dream come true for home buyers

For young professionals and families looking for a home that makes the Cambridge area accessible and affordable, Waterbeach is a dream come true. With a wide range of 1 & 2 bedroom apartments and 3 & 4 bedroom houses to choose from, we're creating a community that delivers a great lifestyle to all. Our designs are flexible and full of light and space with energy-saving and eco-friendly features throughout and a quality specification. This could be your perfect home.



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A new community, a historic location

A historic location, where monks once walked along an ancient causeway and RAF planes took off from their runways, is being transformed into a stunning new 716 acre, 6,500 home community at Waterbeach, just six miles north of Cambridge City Centre.

Waterbeach Barracks, with its delightful lakeside setting, is home to a stunning range of new Cala homes in a regreened environment complete with parks, wildlife habitats, schools and shops, community, commercial, leisure and pleasure amenities – with great connectivity into Cambridge.



Green and sustainable for a healthy lifestyle

The vision is to provide for a healthy, balanced lifestyle at Waterbeach, with 250 acres of green space connecting the community to nature – from ‘growing your own’ in the allotments and orchards, to ‘walk and cycle first’. There are linear parks and established woods around the 23 acre lake - sitting at the centre of the community – including five key habitat areas for flora and fauna, with a ‘blue corridor’ of waterways, as well as 40 kilometres of new cycle paths and a pedestrian, cyclist and horse riding bridge across the A10.



Creating a holistic environment

The new village will feature a health centre with sports and social facilities, including an indoor swimming pool. Water sports can be enjoyed on the lake, which will be home to a lively café culture with a host of shops, galleries and event spaces.

Celebrating the history of the location, the Waterbeach Military Heritage Museum will be re-opened, with enhanced Memorial Gardens forming part of the Runway parkland.



Making a good start in life

Four schools are planned for the new village, and in the meantime there's great provision locally for your children's education. Little Stars Day Nursery, Herons' Preschool and Waterbeach Community Primary School are all rated Good by Ofsted, as are Impington Village College, North Cambridge Academy and Castle School at secondary level. The whole Cambridge area excels at all levels of education, providing you with an outstanding range of options, both public and in the private sector, whereas The Leys and The Perse are internationally renowned.



A historic city vibrant with life


Cambridge Research Park is just across the A10 via a new footbridge and the Science Park is a three-mile cycle ride away – with another three miles into the city centre. Cambridge is vibrant and thriving, with new technologies springing up daily alongside its world-famous dreamy spires, university colleges and hospitals. It's a hotbed for innovation and creativity, with fabulous buildings ancient and modern, a great arts scene, restaurants and bars. It's a shopper's paradise too, from classic and trendy independents and a lively market square, to the Grand Arcade and Grafton Centre for high street brands and a wide choice of superstores.





Great days out for all the family

With Cambridge on your doorstep, there are a huge variety of family days out to choose from. The Fitzwilliam Museum, King's College Chapel, the Botanic Gardens, punting on the Cam, open air swimming at Jesus Green Pool... shopping, sightseeing, theatre, concerts, cinema and a great choice of lively children's activities. Or how about a trip to the family-friendly Wimpole Estate or Anglesey Abbey? A fun day out for all ages and all interests, there's always plenty to see and do.

[Click here to find out more about the local area](#) 

Stock photography

Places to go



Eating out – from pub food at Waterbeach’s family friendly White Horse or The Crown and Punchbowl at Horningsea, to sampling craft beers at two local brewery taps and fine food in and around Cambridge, there’s plenty to suit every taste.



Sports and leisure – along with tennis and squash courts, there’s a sports centre with badminton and basketball courts and an indoor football pitch – along with a 1km assault course, including the refurbished and extended Army course.



History and heritage – pop up the road to Denny Abbey & The Farmland Museum, discover local National Trust properties, Oliver Cromwell’s House and the elegant cathedral at Ely or explore the rich history of Cambridge.





Local photography



Local photography



Local photography



Parks and nature – the 23 acre lake will be a centre for watersports like paddle boarding, kayaking and wild swimming, and a range of waterside activities - with a pop up café, events space, bars and bistros.




Entertainment and culture – live entertainment abounds in Cambridge, at venues like the Corn Exchange, Arts Theatre and Cambridge Junction, along with cinema, concerts and world class galleries and museums.



Shopping – Waterbeach offers two village stores, a post office, a great ‘chippy’, Boswell & Son’s wonderful family bakery, and on the road into Cambridge there’s a handy Tesco Superstore in Milton.



Family days out – Burwell Museum and Windmill has lots of activities for children – and all ages will have fun splashing around at Cambridge Aqua Park in Stretham or Cherry Hinton Hall and Water Play.

[Click here to find out more about the local area](#) 



Getting around



By foot: the new village has extensive walkways and green paths, connecting all its existing and planned facilities, based along the ancient Causeway.



By bus: regular shuttle buses from the new village run to Waterbeach station. There are also plans for a new and closer station to open in late 2025.



By car: Waterbeach connects directly on to the A10 for Ely and Cambridge, and on to the recently upgraded A14 for the national motorway network. There's also a sustainable travel hub for options like carpooling and ebikes.



By rail: Waterbeach station offers direct services into Cambridge every half hour, and into London King's Cross and Liverpool Street. There are plans to relocate and extend the station to provide more capacity as Waterbeach grows.

[See a detailed view of the area and get directions](#)



Superbly connected



On foot/cycle

- Wild Woods and play area – 100 metres
- Cambridge Research Park – 0.5 miles
- Waterbeach Sports centre – 0.5 miles
- Herons' Preschool – 0.7 miles
- Boswell Bakery – 0.9 miles
- Inspired Health and Fitness – 1 mile
- Little Stars Nursery – 1 mile
- Waterbeach Community Primary School – 1 mile



By car

- Waterbeach train station – 1.5 miles
- Waterbeach Village stores – 1.5 miles
- Denny Abbey and Farmland Museum – 2.5 miles
- Milton Country Park – 2.7 miles
- Tesco Superstore – 3.3 miles
- Cottenham Village College – 3.7 miles
- Impington Village College – 5.3 miles
- North Cambridge Academy – 6.2 miles
- University of Cambridge – 7.2 miles
- Addenbrooke's Hospital – 9.1 miles



By rail from Waterbeach Station

- Cambridge Station – 10 mins
- Stansted Airport – 57 mins
- London King's Cross – 1hr 9 mins
- London Liverpool Street – 1hr 23 mins

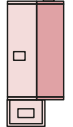
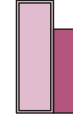
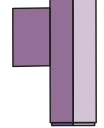

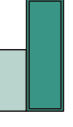
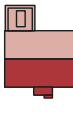
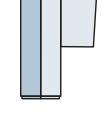
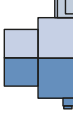
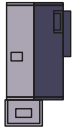


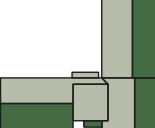

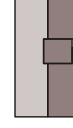


See a detailed view of the area and get directions

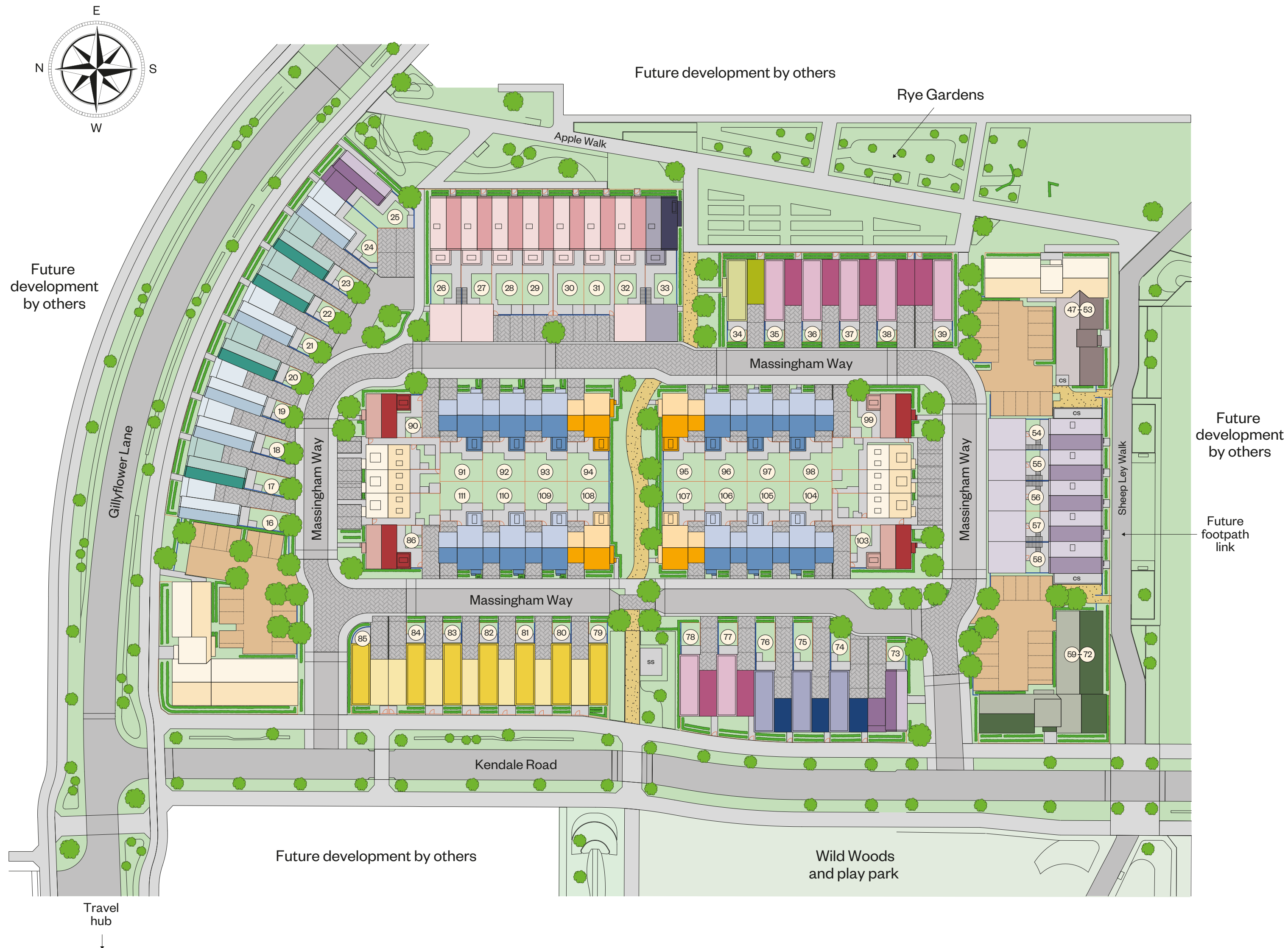


Journey times are approximate. Train journey times are accurate as of October 2019 and are sourced from the AA.com

Cala at Waterbeach

The development

- 
The Gloster
 4 bedroom mid and end terrace house with studio room* and garage
- 
The Meteor
 4 bedroom mid and end terrace house with carport
- 
The Hawker
 4 bedroom end terrace house
- 
The Stirling
 4 bedroom mid and end terrace house with garage
- 
The Hunter
 4 bedroom mid terrace house
- 
The Edgar
 3 bedroom detached house
- 
The Javelin
 4 bedroom mid and end terrace house
- 
The Lancaster
 3 bedroom terraced house with carport
- 
The Rhys
 4 bedroom end terrace house with studio room and garage
- 
The Swift
 3 bedroom end terrace house with carport
- 
The De Havilland
 4 bedroom mid and end terrace house with carport
- 
The Hale
 1 & 2 bedroom apartments
- 
The Hoidge
 4 bedroom end terrace house with carport
- 
Discount market value units
 1 & 2 bedroom apartments
- 
The Mcudden
 4 bedroom mid terrace house
- 
Housing Association



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.

*Plots 26, 27 & 32 only.

View our interactive siteplan for our latest availability 

Choose the home that's right for you



The Gloster
4 bedroom mid and end terrace house with studio room* and garage



The Hunter
4 bedroom mid terrace house



The Rhys
4 bedroom end terrace house with studio room and garage



The Hawker
4 bedroom end terrace house



The Javelin
4 bedroom mid and end terrace house



The De Havilland
4 bedroom mid and end terrace house with carport

[Click here for current availability and prices](#)



[See our Virtual Tours](#)



*Plots 26, 27 & 32 only.



The Hoidge
4 bedroom
end terrace
house with
carport



The Stirling
4 bedroom
mid and end
terrace house
with garage



The Swift
3 bedroom
end terrace house
with carport



The Mcudden
4 bedroom
mid terrace
house



The Edgar
3 bedroom
detached house



**Hale
Apartments**
1 & 2 bedroom
apartments



The Meteor
4 bedroom mid
and end terrace
house with garage



The Lancaster
3 bedroom
terraced house
with carport



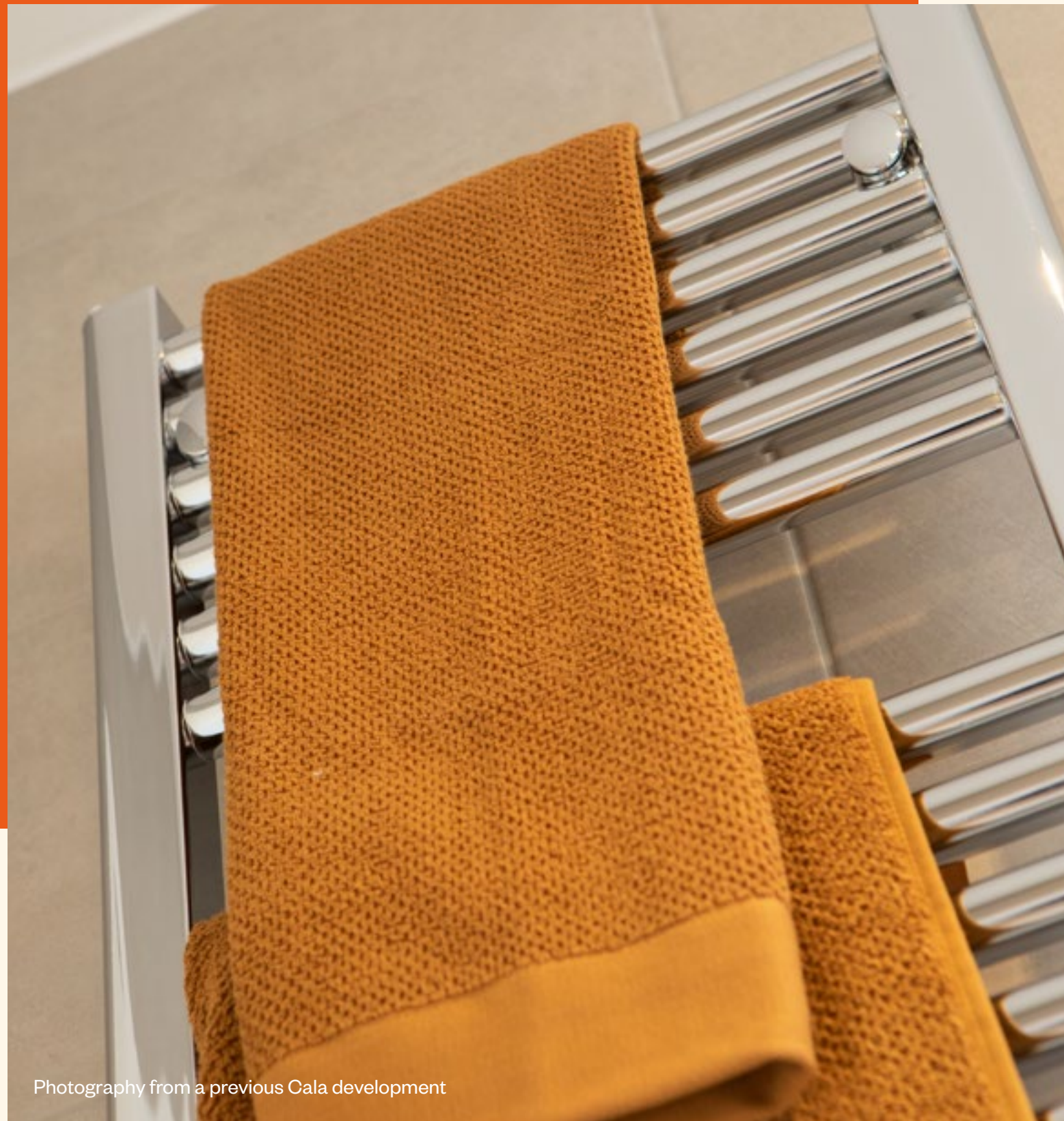
**Discount Market
Value Units**
1 & 2 bedroom
apartments

[Click here for current availability and prices](#)



[See our Virtual Tours](#)





Photography from a previous Cala development



Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with a quality specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.

[Click here to view the specification](#)





This image includes upgrades at an additional cost

What our customers say



“ We were living in a three-bed house at nearby Love’s Farm, but when we found out I was pregnant, we decided that we needed more space as a growing family.

We came to the Cala development the day after our exciting news and had a valuer back at our house within the same week, as we wanted to explore part exchange. So, within days of finding out we were going to have Isla, we secured our new home!

Within four days of visiting the Cala development, we already had an offer for our old property, and we secured the deposit on our new place. It was a bit of a whirlwind week, but it was an incredibly efficient way of doing things!”

Lucy and Josh Matthews,
Purchasers at St Neots



Photography of Cala at Wintingham

See more customer stories, reviews and ratings





Photography from a previous Cala development



Stock photography

Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas



Electric vehicle charging point



[Click here to find out more about the top reasons to buy new](#)



Cala Homes

Cala Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset - our people - and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

Cala is built on the foundation values of passion, quality, delivery and respect.

Click on the icons below to find out more about Cala Homes.



Our values >



Aspirational homes >



First class customer service >



Quality design and build >



Investment in our people >



Photography from a previous Cala development



Sustainability the Cala way

Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to Cala.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.

As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer journey, which is why we are aiming for online only brochures at our developments.

Click on the icons below to find out more about our sustainability journey.

 Environment >

 Customers >

 Design >

 People >

 Land >

 Community consultation >





Welcome to your new home

Cala at Waterbeach,
Massingham Way,
Waterbeach, Cambridge, CB25 9QS

[Click here to arrange your viewing](#)



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