

ARENA 350 GSM
WITH SILVER
EMBOSSSED LOGO



SPRINGSTEAD VILLAGE

CAMBRIDGE

A home in the city with enough space to breathe

Brought to you by

Bellway



LATIMER
by Clarion Housing Group

Welcome to



SPRINGSTEAD VILLAGE

CAMBRIDGE

A modern village community of one, two, three and four bedroom sustainable homes brought to you by Bellway and Latimer - a partnership boasting over 150 years' combined placemaking experience.

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WELCOME TO
**SPRINGSTEAD
VILLAGE**

CAMBRIDGE'S NEWEST QUARTER, WHERE CITY MEETS COUNTRY,
COMMUNITY THRIVES ON CONVENIENCE AND RICH HISTORY
WELCOMES CUTTING EDGE

Bordered by lush rural landscape, Springstead Village represents the beginning of a new era in Cambridge's history and a new quality of life for its residents. From planning to completion, this community of modern one, two, three and four bedroom homes has been designed to champion the important things in life. Acres of green space provide access to the outdoors, a village centre creates a valuable community hub and proposed new schools provide for the next generation. All this is interconnected with a convenient network of cycleways and is located just a short ride from the city, the countryside and connections to the capital.

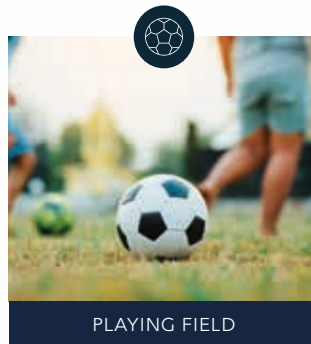




THE MASTERPLAN



CYCLE ROUTES



PLAYING FIELD



PROPOSED PRIMARY SCHOOL



VILLAGE CENTRE



ALLOTMENTS



PROPOSED SECONDARY SCHOOL



BUILDING HIGH-QUALITY HOMES IS JUST A SMALL PART OF WHAT WE DO; IT'S CREATING SUSTAINABLE COMMUNITIES THAT REALLY MATTERS

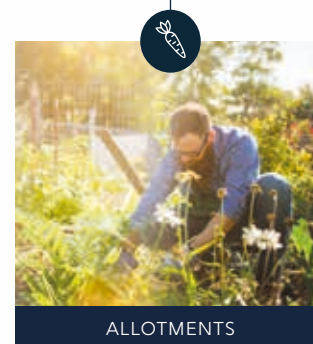
Pollard Thomas Edwards

THE ARCHITECTS

When we designed Springstead Village we were inspired to make a neighbourhood where people could get to know one another and be close to green spaces, trees and nature. We are specialists in sustainable neighbourhood design, and we have incorporated our knowledge here, conserving energy and water and using clean renewable power from air source heat pumps. Our architecture at Springstead Village was influenced by Cambridge's Victorian houses with distinctive patterned 'polychromatic' brickwork, and we took pleasure designing contemporary homes that maintain this decorative tradition and attention to detail.



Team photograph of the Architects



ALLOTMENTS



NEIGHBOURHOOD PARK

THE BEST OF CAMBRIDGE
CLOSE BY

A UNIQUE LOCATION BORDERED BY COUNTRYSIDE,
 YET JUST A STONE'S THROW FROM THE CITY

To the west, Cambridge's world-famous city centre buzzes with excitement; to the east, lush green countryside stretches for miles beneath huge Cambridgeshire skies.



Aerial photograph



FIRST-CLASS CONNECTIONS

WHETHER BY ROAD, RAIL OR AIR, NEARBY TRAVEL LINKS PUT THE REST OF THE COUNTRY, THE CONTINENT AND THE WORLD WITHIN REACH



32 MINUTES BY CAR



Stansted Airport

48 MINUTES BY TRAIN



London King's Cross St Pancras

72 MINUTES BY TRAIN

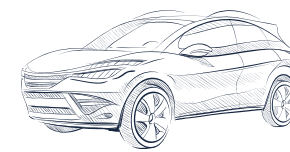


London Liverpool Street

Main image: London Kings Cross Station

Springstead Village is located a few minutes from the Newmarket Road Park & Ride, which, along with regular bus services from nearby Gazelle Way, makes a great way to access the city. For longer journeys, the nearby A14 carves a continuous line from Rugby to Felixstowe, connecting with the M6, A1(M) and M11 along the way. Rail links are just as convenient, with Cambridge Station operating direct trains to London and beyond.

BY CAR
FROM SPRINGSTEAD VILLAGE



NEWMARKET
16 MINUTES

STANSTED AIRPORT
32 MINUTES

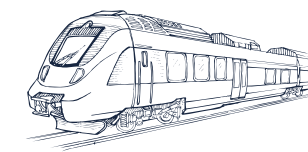
BURY ST EDMUNDS
33 MINUTES

BEDFORD
51 MINUTES

PETERBOROUGH
54 MINUTES

LONDON (BANK STATION)
75 MINUTES

BY TRAIN
FROM CAMBRIDGE



LONDON KING'S CROSS
ST PANCRAS
48 MINUTES

PETERBOROUGH
49 MINUTES

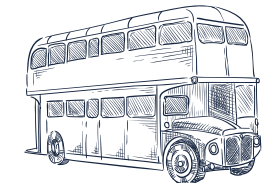
LONDON LIVERPOOL STREET
72 MINUTES

NORWICH
76 MINUTES

LONDON BRIDGE
81 MINUTES

GATWICK AIRPORT
111 MINUTES

BY BUS
FROM GAZELLE WAY BUS STOP



TESCO
4 MINUTES

NETHERHALL SCHOOL
6 MINUTES

ADDENBROKE'S HOSPITAL
11 MINUTES

HILLS ROAD SIXTH
FORM COLLEGE
16 MINUTES

CAMBRIDGE STATION
17 MINUTES

CAMBRIDGE CITY CENTRE
30 MINUTES

Travel times are approximate only taken from Google maps and National Rail websites.



EXPLORE CAMBRIDGE
BY BICYCLE

WITH ITS COMPACT LAYOUT, MINIMAL HILLS AND A NUMBER OF LOCAL SCHEMES, CAMBRIDGE IS A CYCLIST'S HEAVEN

A study in 2013 found that nearly half of Cambridge's population travelled to work by bike at least once a week, and it's easy to see why. Not only are cycle routes abundant, but there are many local schemes to encourage residents onto the saddle, such as cycle hire, training courses and more. The result is a city centre where two wheels rule the road.

KEY PLACES BY BICYCLE

SAINSBURY'S SUPERSTORE 8 MINUTES	COLDHAM'S COMMON 11 MINUTES
CAMBRIDGE RAILWAY STATION 17 MINUTES	CITY CENTRE 19 MINUTES



--- CYCLE PATHS

Travel times are approximate only taken from Google maps. Map is indicative only.



THE CITY OF CULTURE

THIS UNIVERSITY CITY MAY HAVE BEEN BUILT ON CENTURIES OF HARD WORK, BUT IT STILL KNOWS HOW TO ENJOY LIFE

Main image: Fitzwilliam Museum

MUSEUMS

From art and antiquities to polar research, Cambridge's unique selection of museums provide the perfect balance of education and entertainment.



PUNTING ON THE RIVER CAM

There's no better way to admire the stunning architecture of the city's renowned college backs than by drifting lazily along the famous River Cam.



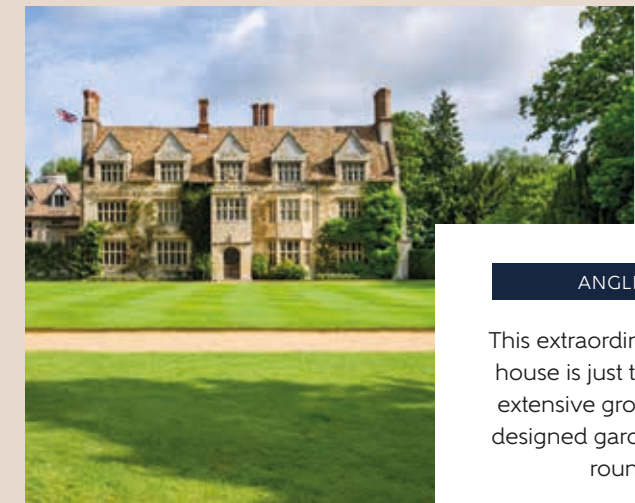
WORLD CUISINE

Foodies can travel the globe in flavours at the city's diverse selection of independent restaurants - Mill Road is the perfect place to start.



ANGLESEY ABBEY

This extraordinary Jacobean-style house is just the beginning, with extensive grounds and carefully designed gardens that offer year-round beauty.



CAMBRIDGE ARTS THEATRE

A packed schedule of stage shows awaits at this historic theatre, with everything from Shakespearean classics to raucous pantomimes.



CAMBRIDGE ICE ARENA

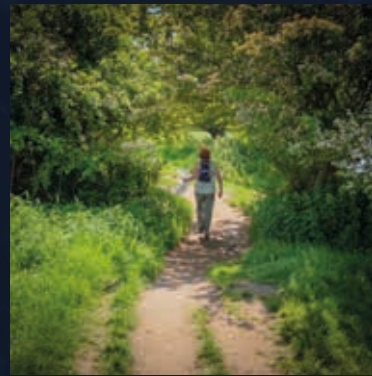
There's nothing quite like the magic of gliding across the ice and this state-of-the-art rink offers skating, hockey and curling all year round.





JESUS GREEN

Located within walking distance of the city, this huge open space features a play area, lido and tennis courts.



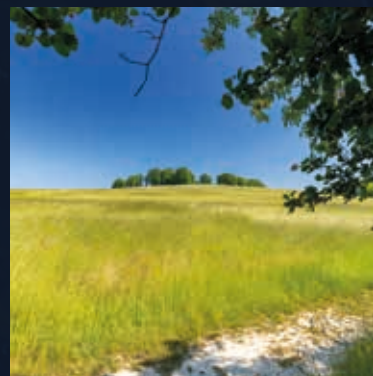
FULBOURN FEN

Characterised by ancient grassland and woodland, this reserve is home to an abundance of rare and beautiful wildlife.



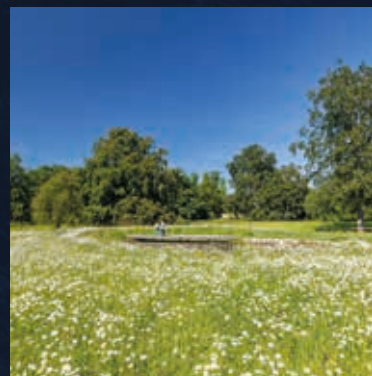
DITTON MEADOWS

Follow the River Cam as it meanders its way peacefully out of the city through lush green meadows.



MAGOG DOWN

Walk, run or relax with stunning views of the city and beyond on the gently rolling Gog Magog Hills.



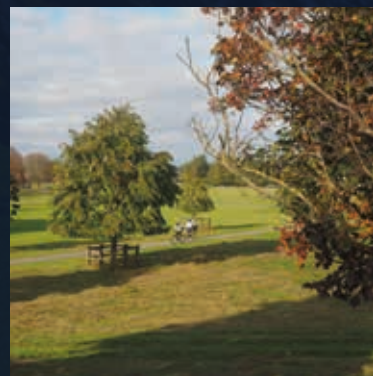
WANDLEBURY PARK

Explore a beautiful network of footpaths that wind their way through woodland and wildflower meadows.



MILTON COUNTRY PARK

Extensive woodlands and wetlands with cycle paths, walking routes, a playground and even open-water swimming.



MIDSUMMER COMMON

Stroll past grazing cows on one visit and attend a music festival the next at this unique area of open parkland.



PARKER'S PIECE

Believed by some to be the birthplace of modern football, this green space provides a place to relax in the city.



CHERRY HINTON HALL

A Victorian country house and accompanying parkland that hosts the famous annual Cambridge Folk Festival.



SPACES TO

RELAX & ENJOY

DISCOVER TRANQUIL PARKLAND THAT PROVIDES EVERYTHING YOU NEED FOR A HEALTHY MIND, HEALTHY BODY AND HEALTHY SOUL





LEISURE

ON YOUR DOORSTEP

FROM FAMILY DAYS TO DATE NIGHTS, WHATEVER YOUR IDEA OF A GOOD TIME, THERE'S SURE TO BE AN OPTION NEARBY



FULBOURN TENNIS CLUB

7 minutes drive

Floodlit, all-weather and just a few minutes from home, what more could an avid tennis player need?



THE GOG MAGOG GOLF CLUB

8 minute drive

While these two 18-hole courses present different challenges, they both enjoy the same panoramic views.



ABBEY LEISURE COMPLEX

8 minutes drive

Your local leisure centre, offering a swimming pool, fully equipped gym and a wide variety of fitness classes.



FAMILY FUN AT ANGLESEY ABBEY

10 minutes drive

Whether they run around in the gardens or run riot in the woodland play area, the kids are sure to love it.



THE LIGHT CINEMA

11 minutes drive

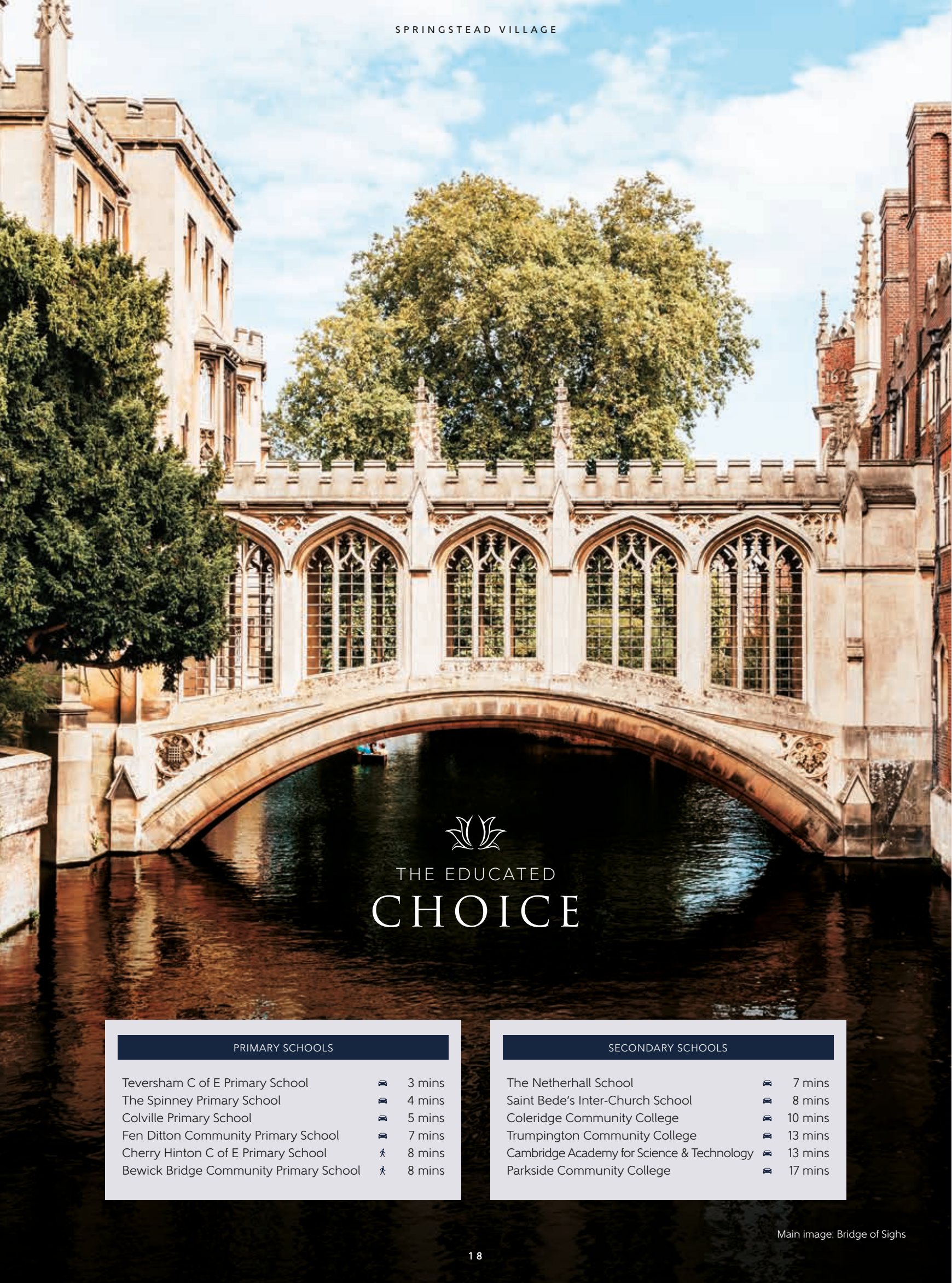
A multi-screen cinema offering the city's only IMAX auditorium and a delicious selection of in-movie treats.



TENPIN CAMBRIDGE

11 minute drive

Ten-pin bowling at its best, along with arcades, air hockey, pool tables, karaoke and a fully licensed bar.



THE EDUCATED
CHOICE

PRIMARY SCHOOLS

Teversham C of E Primary School	🚗	3 mins
The Spinney Primary School	🚗	4 mins
Colville Primary School	🚗	5 mins
Fen Ditton Community Primary School	🚗	7 mins
Cherry Hinton C of E Primary School	🚶	8 mins
Bewick Bridge Community Primary School	🚶	8 mins

SECONDARY SCHOOLS

The Netherhall School	🚗	7 mins
Saint Bede's Inter-Church School	🚗	8 mins
Coleridge Community College	🚗	10 mins
Trumpington Community College	🚗	13 mins
Cambridge Academy for Science & Technology	🚗	13 mins
Parkside Community College	🚗	17 mins

Main image: Bridge of Sighs

TWO NEW SCHOOLS FOR SPRINGSTEAD VILLAGE

Cambridge is world-renowned for its exceptionally high standard of education and Springstead Village puts it all a few minutes away. The development itself features two new proposed schools for absolute convenience, while the choice of highly regarded nearby alternatives is abundant – from reception right through to university.

PRIVATE SCHOOLS

Cambridge International School	🚗	7 mins
The Perse School	🚗	11 mins
St Faith's School	🚗	14 mins
St Mary's School	🚗	15 mins
The Leys School	🚗	15 mins
The Stephen Perse Foundation	🚗	16 mins
St John's College School	🚗	18 mins
King's College School	🚗	19 mins



The Perse School, Cambridge



Kings College Cambridge

COLLEGES AND UNIVERSITIES

Long Road Sixth Form College	🚗	11 mins
Hills Road Sixth Form College	🚗	12 mins
Cambridge Regional College	🚗	14 mins
Queens' College, University of Cambridge	🚗	17 mins
Trinity College, University of Cambridge	🚗	20 mins
Christ's College, University of Cambridge	🚗	21 mins

The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Travel times are approximate only taken from Google maps as journey times by car.



BE PART OF THIS NEW COMMUNITY

SPRINGSTEAD VILLAGE MARKS THE BEGINNING OF AN
EXCITING NEW ERA FOR CAMBRIDGE. THIS IS YOUR
OPPORTUNITY TO INVEST IN THAT FUTURE AND THRIVE





CREATING COMMUNITIES

CREATING STRONG COMMUNITIES IS ABOUT BRINGING PEOPLE TOGETHER AND SPRINGSTEAD VILLAGE IS DESIGNED TO DO EXACTLY THAT



CHILDREN'S PLAY AREAS

With a local playground and a substantial community sports field to enjoy, there are plenty of places to play.



COMMUNITY ALLOTMENTS

Whether it's a family activity or an escape from busy modern life, there's something extraordinarily rewarding about being in touch with nature.

HEALTHY LIFESTYLES

A network of cycleways and 11 hectares of public green space provide the perfect opportunity to walk, stroll or work out with friends.



COMMUNITY CENTRE

Acting as a true hub for the community, this is a perfect space for the classes, clubs and activities that form the basis of so many local relationships.



ABOUT
BELLWAY

BELLWAY HAS BEEN BUILDING EXCEPTIONAL QUALITY NEW HOMES THROUGHOUT THE UK FOR OVER 75 YEARS, CREATING OUTSTANDING PROPERTIES IN DESIRABLE LOCATIONS.



Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



ABOUT
LATIMER

LATIMER BUILDS HOMES FOR PRIVATE AND SHARED OWNERSHIP, PUSHING THE BOUNDARIES OF WHAT YOU WOULD EXPECT FROM A HOUSING DEVELOPER



Latimer is part of Clarion Housing Group, whose history can be traced back to the early 1900s. Today, Clarion is a social landlord and the country's largest housing association. We own 125,000 properties, homes for more than 350,000 people.

Latimer is Clarion's development arm. It was created to ensure that Clarion has an organisation capable of building homes of all tenures, for multiple communities and locations, realising our mission to play a part in tackling Britain's housing crisis.

With nearly 300 employees, Latimer is a growing and ambitious development company, specialising in the development, project management and delivery of complex projects. We are committed to investing

billions of pounds in new housing over the next decade, building at scale and creating vibrant new places to live. Surplus made by Latimer goes back into Clarion, giving the Group even more opportunities to build homes and create communities.

Along with these ambitions, we remain mindful of the ideals of Clarion. Social purpose is at the heart of Clarion, as is a passion for maximising the opportunities available to everyone who lives in a Clarion home and community. This is supported by Clarion Futures, the charitable foundation of Clarion Housing Group, with a mission to provide people with the tools and support they need to transform their lives and communities for the better.





OUR PASSION FOR GREAT CUSTOMER CARE

FROM THE FIRST DAY YOU VISIT ONE OF OUR SALES CENTRES TO THE DAY YOU MOVE IN, WE AIM TO PROVIDE A LEVEL OF SERVICE AND AFTER-SALES CARE THAT IS SECOND TO NONE

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens, it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process

we have after sales support that is specifically tasked to respond to all customer enquiries. We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home.

Our homes come with a 10-year NHBC Buildmark policy which includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.*

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

*For more details, we advise you to visit the NHBC website at www.nhbc.co.uk/homeowners and take a look at the 'Welcome to NHBC warranty and insurance' brochure.



OUR COMMITMENT TO THE LOCAL COMMUNITY

WITH SUSTAINABILITY AND COMMUNITY AT ITS HEART, SPRINGSTEAD VILLAGE IS PROUD TO BE MAKING SIGNIFICANT CONTRIBUTIONS TOWARDS STRENGTHENING LOCAL INFRASTRUCTURE

By investing over £16m back into the community, we aim to ensure local services are equipped to provide the highest quality of life for residents.

Key areas of investment include the local health facility, library, schooling and bus service, along with improvements to roads, cycle ways and other community facilities.



AWARDED HIGHEST RATING BY HBF

9/10 WOULD RECOMMEND US TO A FRIEND

Bellway has been awarded five-star status by the Home Builders Federation (HBF), confirming the developer's place among the country's elite house-builders. More than nine out of ten customers said they would recommend Bellway to a friend.

The award is the highest accolade a new homes developer can receive. HBF ratings are based on feedback from customers in the weeks after they move into their new home. Only a small handful of housebuilders achieved five-star status this year.



Correct at time of print.

CHERRY HINTON, CAMBRIDGESHIRE, CB1 9GU

///basket.tall.model

DIRECTIONS FROM GRAND ARCADE CAR PARK, CENTRAL CAMBRIDGE:

Exit Grand Arcade car park and turn left onto Downing Street. Turn right onto St Andrews Street and continue straight, following the A1307. After approximately 1.5 miles turn left onto Cherry Hinton Road. Continue straight for approximately 2.2 miles until you reach a roundabout. Take the first exit onto Yarrow Road and continue straight over the next two roundabouts. At the third roundabout, take the second exit into Springstead Village



BROUGHT TO YOU BY:



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Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google and the National Rail. The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. All maps are for illustrative purposes only and not to scale. 03908-01/09/23.

Brought to you by

Bellway



LATIMER
by Clarion Housing Group