

A person wearing a wicker hat is seen from behind, tending to a bicycle. The bicycle has a handlebar with a floral pattern. The background is a dark, teal-tinted image of the person and the bicycle.

L&Q at  
**DARWIN  
GREEN**

**L&Q**



Image is a CGI and is for indicative purpose only

## Thriving city *and convenient living*

L&Q at Darwin Green presents a new collection of 1 - 4 bedroom Shared Ownership homes in a desirable and leafy neighbourhood just minutes from the shops, restaurants and entertainment of Cambridge city centre's charming and historic streets.

This collection of contemporary homes is the perfect choice for couples, growing families and young professionals looking for a home that offers everything on the wish list – a great location, speedy transport links and plenty of space.

Each brand-new home is ready to move into, with sleek fully-equipped fitted kitchens and bathrooms, and bright living spaces designed for getting together.

If it's connectivity, character and a close-knit community atmosphere you're looking for, you've come to the right place.

Close to London yet with the great outdoors and vibrant Cambridge on your doorstep, L&Q at Darwin Green is an address that really does tick all the boxes. From L&Q at Darwin Green you can have the best of city life and country charm, all within an easy reach of your front door.

We provide the home  
*and you make it your own*





## The essentials you need *and all close at hand*



Homes with plenty of space to grow



Beautiful countryside in the surrounding area



Paths and cycle routes on your doorstep



Riverside restaurants and bars close by



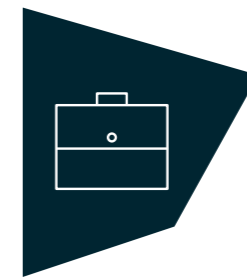
Great local nurseries, schools and further education



Local supermarkets close to home



Three shopping centres nearby

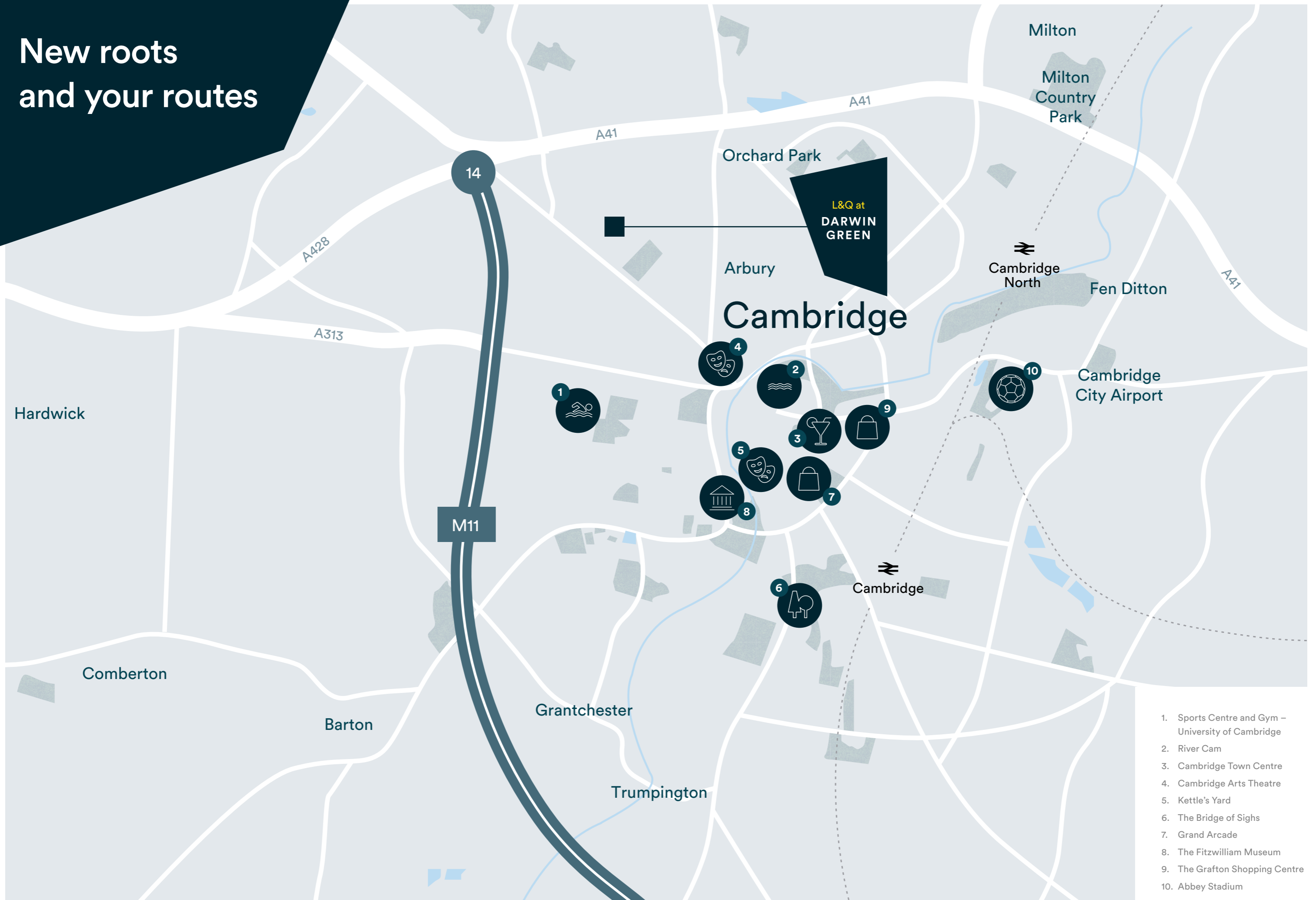


Several business centres nearby



Handy access to the A14 and M11

# New roots and your routes



1. Sports Centre and Gym – University of Cambridge
2. River Cam
3. Cambridge Town Centre
4. Cambridge Arts Theatre
5. Kettle's Yard
6. The Bridge of Sighs
7. Grand Arcade
8. The Fitzwilliam Museum
9. The Grafton Shopping Centre
10. Abbey Stadium



## Sports

The university's world-class sports centres are available for everyone to use, with membership and pay-as-you-go options for a range of fitness classes and facilities.

- Sports Centre and Gym – University of Cambridge  
1.5 miles by bike\*
- St John's College Playing Fields  
1.4 miles by bike\*



## Outdoors

From the city's famous River Cam to the open green spaces of Parker's Piece and the Botanic Garden, locals are spoilt for places to lounge, exercise and socialise.

- River Cam  
1.3 miles by bike\*
- Cambridge University Botanic Garden  
2.7 miles by bike\*



## Culture

The city's streets are a living museum of history, but don't miss the university-owned Kettle's Yard, a contemporary art gallery, as well as the Arts Theatre for impressive drama productions.

- Cambridge Arts Theatre  
1.8 miles by bike\*
- Kettle's Yard  
1.4 miles by bike\*



## Eat & Drink

For something a little different head to Mill Road, a mile long stretch of independent cafés, quirky shops and international restaurants – one of the city's most vibrant destinations.

- Cambridge Town Centre  
1.8 miles by bike\*
- Riverside dining spots  
1.3 miles by bike\*



## Education

Cambridge is famed all across the world for its first class university education, but it doesn't stop there, all ages are blessed with the very best academic opportunities.

- University of Cambridge  
1.1 miles by bike\*
- University of Cambridge Primary School  
1.1 miles by bike\*



## Shopping

Find a great selection of high street brands at the Grand Arcade and The Grafton shopping centres near by and for your everyday essentials there are a variety of supermarkets in close reach.

- Sainbury's  
1.8 miles by bike\*
- Grand Arcade  
2.0 miles by bike\*

# New routes and fast commutes



Cambridge Train Station



Cambridge Cycle Routes

Just a short cycle from your front door, Cambridge Station offers regular rail services into London, which can take as little as 50 minutes

Frequent train services take commuters working in London to King's Cross in under 50 minutes, and Liverpool Street in just over an hour. L&Q at Darwin Green's handy access to the A14 and M11 makes getting around by car just as easy.

For shorter journeys closer to home, the main road outside the development offers a regular bus service into Cambridge city centre, stopping at the central interchange for a variety of onward routes across the city.

This beautiful city has been designed to explore, grab your bike or take a walk around the unforgettable sights.



### By rail from Cambridge Station

Newmarket	19 mins
Stansted Airport	26 mins
Bishops Stortford	30 mins
King's Cross	49 mins
Norwich	1 hr 20 mins



### On foot from Darwin Green

Sainsbury's	12 mins
Brook Leys	14 mins
Kettle's Yard	23 mins
River Cam	25 mins
Cambridge Market Square	33 mins



### By road from Darwin Green

Cambridge city centre	6 mins
M11	7 mins
Stansted	36 mins
Bury St Edmunds	43 mins
Peterborough	47 mins
Milton Keynes	1 hr
Luton	1 hr 4mins



### By cycle from Darwin Green

University of Cambridge Sports Centre & Gym	9 mins
Jesus Green	10 mins
Cambridge University Botanic Garden	15 mins
Cambridge Station	17 mins
Cambridge North Station	26 mins

Train times taken from [nationalrail.co.uk](http://nationalrail.co.uk)  
Distances taken from [google.co.uk/maps](http://google.co.uk/maps)





Mid morning bites  
and afternoon  
delights

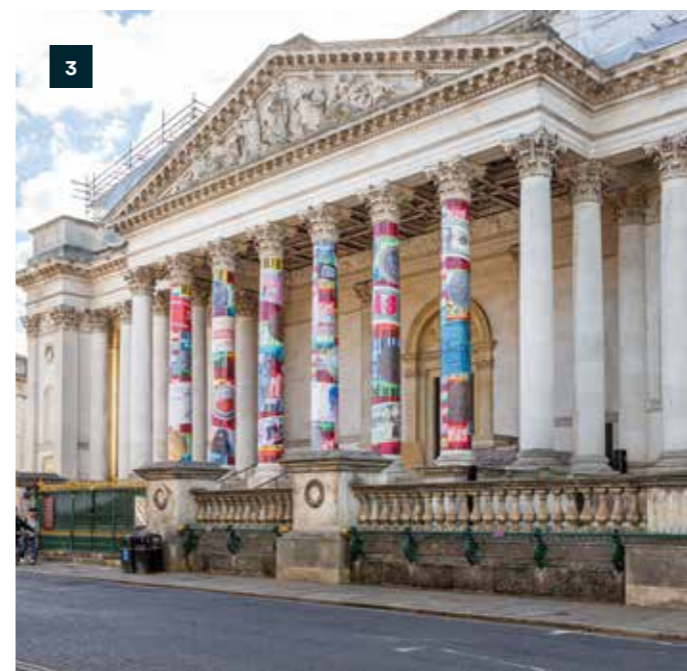
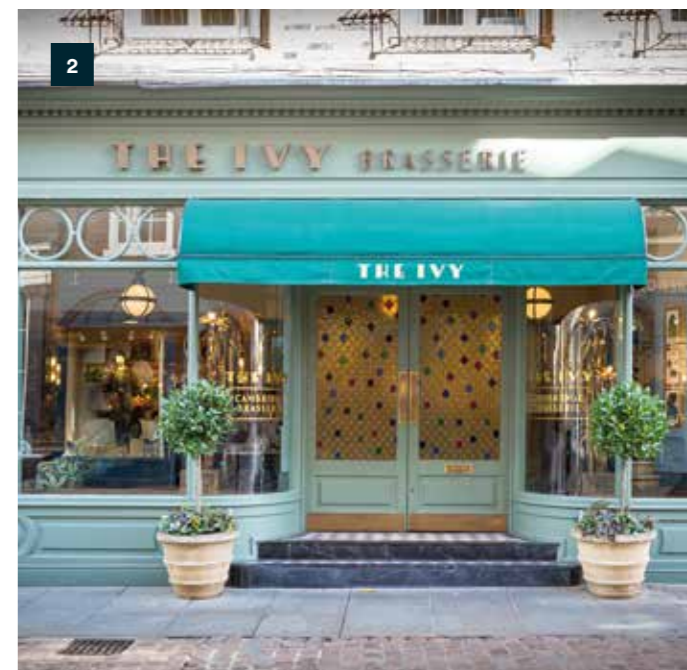
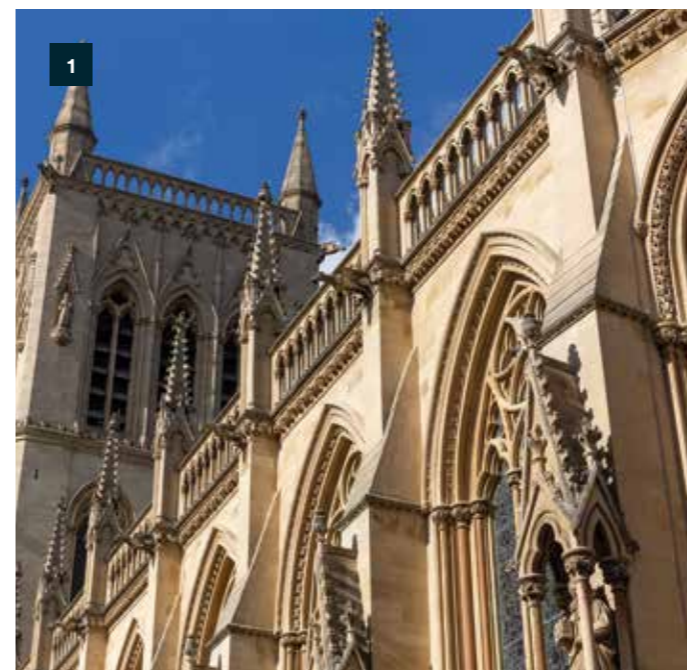
# City and country

Is there any wonder that Cambridge is regularly voted one of the best places in Britain to live and work?

At the heart of this beautiful historic city is the famous River Cam, and on its banks locals can enjoy everything from quiet walks to off-the-beaten-track running trails, and bustling beer gardens to restaurant terraces with a view.

The city's multi-national population also makes for an eclectic mix of food and drink destinations, while Cambridge's shopping scene takes in the big High Street names and one-of-a-kind boutiques, and plenty of interiors shops to help put an individual stamp on your new home.

To enjoy Cambridge's thriving shopping, food and drink scene, a short bus or car journey takes you into the city centre, where you can take your pick from a wide range of options, while the city's famous green spaces, gardens and riverside make for a relaxing way to spend the weekend.



1. St John's College Chapel
2. The Ivy Cambridge Brasserie
3. The Fitzwilliam Museum
4. The Mill
5. Grand Arcade
6. The Bridge of Sighs

Thriving city  
*and a wonderful location*





Images depict a typical L&Q show home

# Specification

All the homes located within L&Q at Darwin Green have a fully inclusive specification throughout and will be covered by NHBC warranty. Each apartment will be complete with private outdoor space and allocated parking.

## Kitchen



- Modern kitchen cabinets with a complementary worktop and matching upstand
- Full height stainless steel splashback behind the hob
- Under cupboard lighting
- Stainless steel 1.5 bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, gas hob, fridge/freezer, dishwasher, washing machine and integrated extractor

## Bathroom



- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Mirror
- Steel bath with bespoke bath panel
- Chrome towel radiator
- Steel bath with glass shower screen, chrome bath mixer tap and thermostatic shower valve with overhead shower attachment
- White shaver point

## Wall & Floor Finishes



- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Vinyl flooring to hallway/kitchen/living/dining areas
- Ceramic large format floor and wall tiles to bathrooms

## Bedroom



- Fitted carpet
- Fitted wardrobe to master bedrooms

## Heating, Electrical and Lighting



- Radiators sourced by onsite CHP heating system (subject to supply agreement)
- Low energy white LED downlights to kitchen and bathrooms
- Pendant lights to living/dining areas, bedrooms, hallways and store cupboards
- White switches and sockets. Double sockets to include USB charging where applicable
- Mains operated ceiling mounted smoke/heat detector

## General



- White internal doors
- Private balcony or terrace to all apartments
- Video door entry system to apartments
- Communal bicycle storage in all apartment blocks
- NHBC 12-year Warranty
- Allocated parking to every home

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.



## Investing in homes *and neighbourhoods*

**At L&Q we believe passionately that people's health, security and happiness depend on where they live.**

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.



Invest for the future

*and own your own home*

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more visit  
[lqhomes.com/shared-ownership](https://lqhomes.com/shared-ownership)

# Buying a Shared Ownership home with L&Q

With Shared Ownership you start by buying a share in your home and then progress to full ownership by buying more shares. Your deposit will be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a rent to L&Q on the share you don't own.

## Are some applicants prioritised?

Some developments may initially be reserved for those who live or work locally, but in most cases the development is open to everyone so please register if you are interested. You can find out more about the development eligibility criteria on our website or by speaking to the Sales Team.

## Is Shared Ownership really affordable?

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a deposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

## Can I buy more shares in my home?

Yes, this process is known as staircasing. You can also sell the share you own at any time, either via the L&Q Resales team or on the open market.

## Am I Eligible?

To buy a home under the Shared Ownership scheme you must meet these basic requirements:

- have a combined annual household income under £80,000, or £90,000 in London
- not own a property, or part of a property, at the time of completing on your purchase
- be 18 years or older and be able to obtain a mortgage

Complete our Shared Ownership Application form to confirm your eligibility.

If you have any questions about the application form please contact the Homebuy Application Team at [applications@lqgroup.org.uk](mailto:applications@lqgroup.org.uk) or call 0300 456 9997 opt 1, Monday to Friday 9am-5pm  
You can learn all about Shared Ownership at [lqhomes.com/shared-ownership](https://lqhomes.com/shared-ownership)

## Getting started with L&Q Shared Ownership



### Step 1: Confirm your eligibility

Complete the online L&Q Shared Ownership Application form at [lqhomes.com/apply](https://lqhomes.com/apply). If you're purchasing a home with a friend or partner, remember to complete the Joint Application section of the form.



### Step 2: Reserve your home

Browse our website and find a home that's right for you. Book a viewing and visit the show home, once you've chosen your home reserve it with a payment of £500. Homes will be allocated based on priority.



### Step 3: We make you an offer

Once you have paid your reservation fee, we will verify your identity. If the result of this check is satisfactory, we'll contact you to make an offer of a home.

## Buying a Shared Ownership home

After we have made you an offer



### Step 1: Meet a mortgage advisor

When you accept the offer, it will be subject to a financial assessment with an independent mortgage advisor (IMA). They will assess what share you can afford to purchase and arrange your mortgage application for you.



### Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a conveyancing solicitor to work on their behalf. We can provide details of solicitors who specialise in shared ownership.



### Step 3: We exchange contracts

The Memorandum of Sale (MOS) will give a date by which to exchange contracts. This makes your intention to buy a home through L&Q a legally binding agreement.



### Step 4: Completion day arrives!

Your mortgage lender will give your solicitor the money to buy your home and complete the sale. Congratulations on purchasing your new home!



### Step 5: Time to collect your keys

We will make arrangements to meet you at your home and hand over your keys. We will also walk you through your new home and talk you through your Home User Guide.

# We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

## The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your sales associate can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: [lqgroup.org.uk](http://lqgroup.org.uk)



## L&Q Achievements



## A selection of other L&Q developments



Hooper's Green – St Neots  
[lqhomes.com/hoopersgreen](http://lqhomes.com/hoopersgreen)



L&Q at Marleigh – Cambridge  
[lqhomes.com/marleigh](http://lqhomes.com/marleigh)



L&Q at Willow Grove – Bedford  
[lqhomes.com/willowgrove](http://lqhomes.com/willowgrove)

L&Q at Darwin Green  
Cambridge, CB3 0LE

✉ [darwingreenso@lqgroup.org.uk](mailto:darwingreenso@lqgroup.org.uk)

☎ 0333 999 8387

🌐 [lqhomes.com/darwingreen](http://lqhomes.com/darwingreen)

Disclaimer  
All information in this document is correct at the time of publication going to print August 2023. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation. Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.



L&Q