

GREEN COURT

CAMBRIDGE

An exclusive development of five
unique, architect-designed homes in
Chesterton, Cambridge.

JUST HOMES 1 & 2 AVAILABLE
ALL OTHER HOMES NOW SOLD



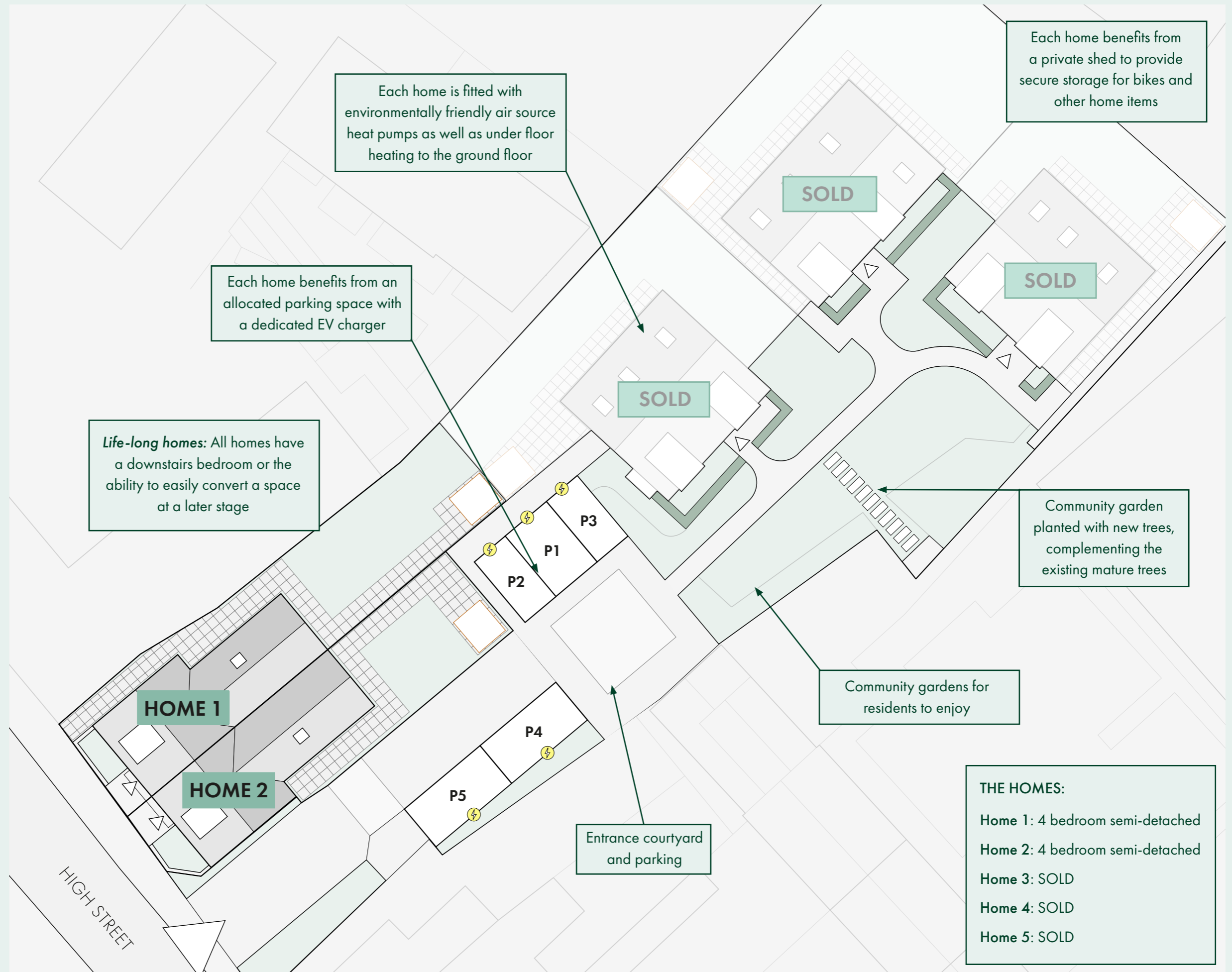
GREEN COURT

Green Court is an exclusive development of five unique, architect-designed homes in Chesterton, located close to Cambridge city centre.

Two striking four bedroom homes adjoin the High Street, with a further three detached barn-style homes to the rear. The architecture is bespoke and contemporary, and the interiors are luxurious, radiating both quality and style.

Each home benefits from the latest environmental features, including air source heat pumps, Smart heating controls and a dedicated EV charging port by an allocated parking space.

All homes at Green Court look onto generous, landscaped communal gardens with seating areas for residents to relax and meet. Green Court benefits from a large number of established trees, as well as newly planted trees within the communal garden to provide a green and verdant setting to call home, near to Cambridge city centre.



GREEN COURT

Design thinking has been key to ensuring Green Court is an outstanding place to live within.

The scheme takes its design cues from the surrounding late Victorian and Georgian terraces, reinstating the street frontage (via Homes 1 & 2) and reinforcing the character of the Chesterton Conservation Area.

The rhythms and proportions of the surrounding streets are reflected in the style of the homes, that are both contemporary and rooted in its context.

Homes 3, 4 & 5 to the rear take their inspiration from the historic outbuildings next door at 25-27 High Street, a beautiful Grade II Listed building. These unique detached homes are black-clad and lower in scale, nestled around the verdant, green communal garden with many mature trees surrounding it.



Homes 1 and 2, with access to the community at the rear.



Homes 3, 4 & 5 plus the community gardens

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GREEN HOMES

...for sustainable living

We have thought carefully about sustainability when creating the Green Court homes. Each home benefits from the latest environmental features.

Each home benefits from these features to help you reduce your carbon footprint, as well as your energy use.

AIR SOURCE HEAT PUMPS

Green Court homes have heating and hot water provided by an air source heat pump. This is a sustainable heating option (when compared to a gas boiler), which will cut your carbon emissions and could lower your fuel bills too.

(Source: <http://energysavingtrust.co.uk>)

ELECTRIC VEHICLE CHARGING POINT

...at your allocated parking space

Your EV charger is connected directly to your home allowing you to choose your own electricity provider and tariff.

RENEWABLE ENERGY

Your home will be supplied with electricity from Octopus Energy who provide 100% of their supply from renewable sources.

WATER EFFICIENCY

Water is vital for life, however, it is coming under growing pressure as we build more homes for more people and feel the effects of climate change. Green Court homes have dual flush toilets, water efficient dishwashers and water butts all fitted as standard to help you to reduce the amount of water you use.

UNDERFLOOR HEATING

Is a cleaner, smarter way to heat your home. UFH is more energy efficient than other heating methods, as it works at lower temperatures. This is especially good when combined with air source heating. With this increased efficiency you can expect savings on your heating bills too (source:

<http://warmup.co.uk>)

MECHANICAL VENTILATION & HEAT RECOVERY

MVHR optimises the efficient heating and ventilation of your home. MVHR also allows you to provide quality ventilation without opening windows if you prefer.

LATEST INSULATION TECHNOLOGY

Your home at Green Court is built to the latest building regulations, which provide significantly more insulation and overall thermal performance than older properties. All Green Court homes will be EPC B - just 11% of UK homes achieve an EPC rating of B or above. (Source: <http://epchome.co.uk>)

WORK FROM HOME

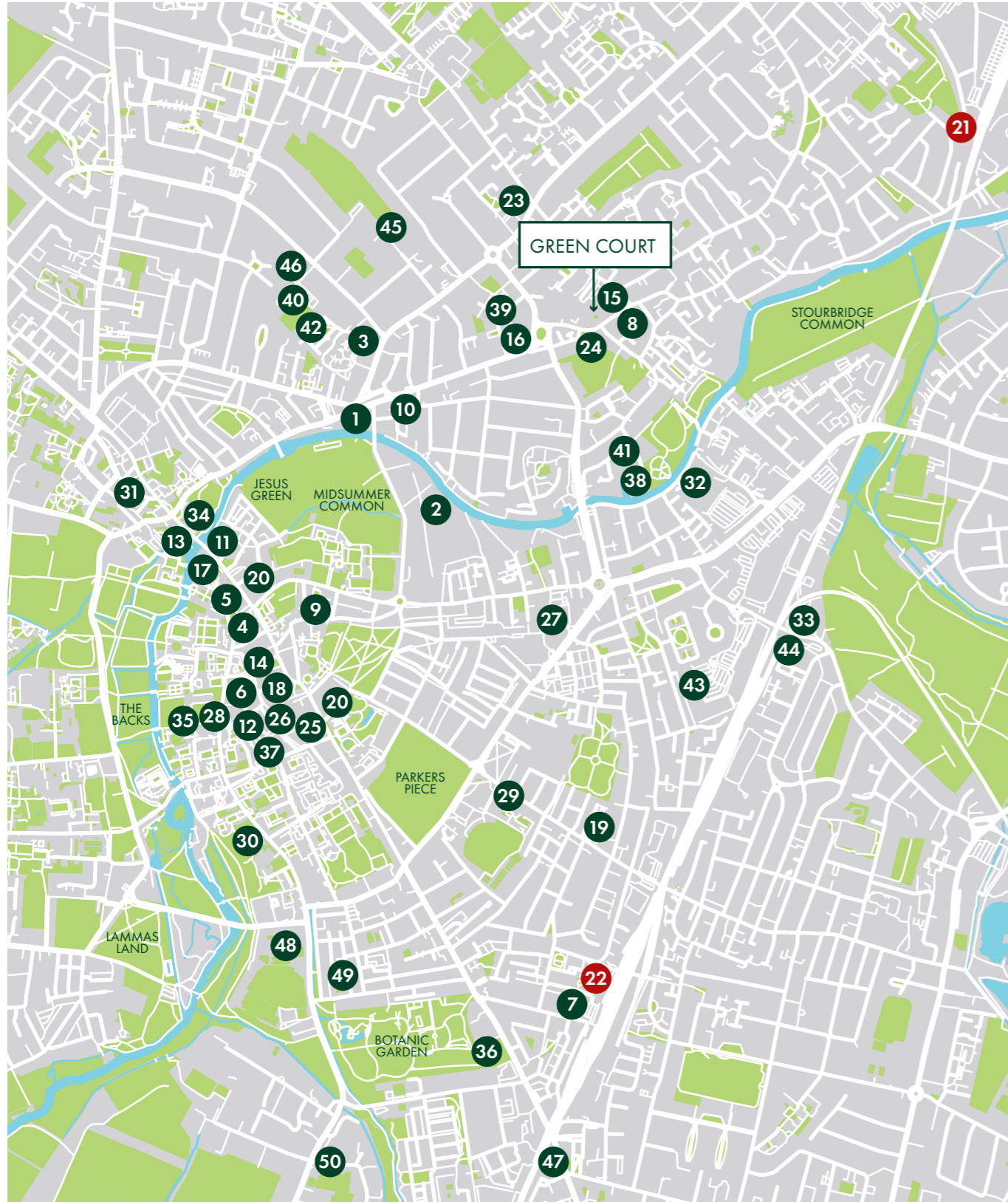
All Green Court homes have a dedicated home working area or room, allowing you to work from home or not have to travel into work as often. Fibre broadband allows you a super-fast connection meaning video calls are a dream.

BIODIVERSITY NET GAIN

Biodiversity net gain is a way to contribute to the recovery of nature while building houses. We're proud to have installed new animal habitats including bird boxes, planted new native trees and a wild-flower meadow, resulting in a 10% gain in biodiversity compared with the site prior to development.

LOCATION

Wherever you're headed GreenCourt is exceptionally well connected. In the immediate vicinity there is a wide range of amenities including a supermarket, dentist and medical centre. Green Court's excellent location also means that the city centre and Science Park is just a short walk or cycle away.



RESTAURANTS

1. Restaurant Twenty Two
2. Midsummer House
3. The Fellows House
4. The Ivy
5. Trinity
6. The Senate
7. Tawa Kitchen

BARS & INNS

8. The Haymakers
9. Cambridge Brew House
10. The Old Spring
11. Cambridge Wine Merchants
12. The Eagle
13. The Pickerel
14. Cambridge Gin Laboratory

CAFES

15. Barbarella
16. STIR
17. Fitzbillies
18. Aromi
19. Hot Numbers
20. Bould Brothers

TRAVEL

21. Cambridge North Train Station
22. Cambridge Train Station
23. Guided Busway stop
24. High Street, Chesterton Bus Stop

SHOPPING

25. Grand Arcade
26. Lion Yard
27. The Grafton Centre
28. Kings Parade
29. Mill Road

ARTS & CULTURE

30. The Fitzwilliam Museum
31. Kettle's Yard Art Museum
32. Museum of Technology
33. The Centre for Computing History
34. Scudamore's Punting
35. King's College Chapel
36. Botanic Gardens
37. Museum of Zoology

RECREATIONAL

38. Chesterton Rowing Club
39. Satyam Yoga Centre
40. Chesterton Sports Centre
41. Chesterton Bowls Club
42. Cambridge Tennis Academy
43. Gymfinity Kids
44. Nuffield Health

SCHOOLS

45. Milton Road Primary School (State)
46. Chesterton Community College (State)
47. Hills Road Sixth Form College (State)
48. The Leys (Independent)
49. The Perse (Independent)
50. St Faith's (Independent)



CAMBRIDGE

Home of one of the world's most prestigious universities, Cambridge is not only a renowned academic hub but also a wonderful place to live due to its blend of academic excellence, stunning architecture, cultural vibrancy, and strong community spirit.

Cambridge is a beautiful city. Its historic architecture is a testament to its medieval roots, with cobblestone streets, beautiful courtyards, and the iconic King's College Chapel towering over the River Cam.

Cambridge offers a high standard of living, with excellent healthcare, outstanding schooling and a low crime rate. The city boasts a diverse range of amenities, including world-class restaurants, theatres, cinemas, and music venues that cater to a wide array of tastes and interests.

The city's green spaces, such as Parker's Piece and Jesus Green, offer peaceful retreats for relaxation, picnics and sporting activities.

Cambridge also benefits from its proximity to London, being less than an hour on the train, making it very convenient for work or leisure trips.



SCHOOLING & EDUCATION

Cambridge is extremely popular with families drawn to its excellent schooling options. Green Court is close to a large number of high-performing state and independent schools. Homes at Green Court benefit from being within the catchment area for the much sought-after Milton Road Primary School, and Ofsted 'Outstanding' Chesterton Community College, taking students from Year 7 to Year 13.

Cambridge is home to several prestigious independent schools known for their high academic standards. The Perse, The Leys and St. Mary's School are among the well-regarded independent schools nearby.

For those seeking education at an under-graduate or post-graduate level, the colleges of the world-leading University of Cambridge are situated within just a 10 minute cycle ride of Green Court.

State Schools

- Primary:** Milton Road Primary School
(catchment area)
- Secondary:** Chesterton Community College
(catchment area)
- Sixth-form:** Chesterton Community College
Hills Road Sixth Form College
Long Road Sixth Form College

Independent Schools

- The Perse
The Leys
St Mary's School
St Faith's
Stephen Perse Foundation
St John's College School
Sancton Wood School



CAMBRIDGE AS A PLACE TO WORK

Cambridge is an exceptional place to work, with worldwide recognition of its prestigious university, scientific research institutions, and innovative technology companies. One of the main draws of working in Cambridge is the presence of the University of Cambridge. The university is renowned for its academic excellence, producing some of the world's brightest minds and fostering an environment of intellectual curiosity.

Cambridge's research and development sector is particularly thriving. The city hosts numerous research centres, including the renowned Cavendish Laboratory, the Medical Research Council Laboratory of Molecular Biology, and the European Bioinformatics Institute, to name just a few. Green Court is just 1.5 miles from Cambridge Science Park, which is home to 7000 people at over 170 companies, ranging from exciting start-ups to some of the world's leading technology businesses.



Astra Zeneca, Cambridge



AbCam



University of Cambridge



Microsoft, Cambridge



ARM headquarters



Napp Pharmaceuticals

CHESTERTON, CAMBRIDGE

Green Court is located on Chesterton's High Street, only a short walk or cycle ride away from the city centre. Right on the doorstep you'll also find plenty of excellent places to eat – ranging from local cafes and inns to two highly regarded fine-dining restaurants: the Michelin-starred Midsummer House and Restaurant 22 on Chesterton Road, both only a ten minute walk away.

Green Court is a two-minute walk away from Cambridge's commons and the River Cam. Cattle are often found grazing at the nearby Stourbridge Common and Midsummer Common.

Green Court is just a ten-minute cycle to the new Cambridge North train station, with fast trains into London Kings Cross in 54 minutes. You will also benefit from easy access to Milton Road and onwards to the A14 for wider destinations. London Stansted Airport is just a 35 minute drive away.



Stir, Chesterton Road



Cows grazing on Stourbridge Common



Cambridge Boathouses, off Chesterton Road



Cambridge North Train Station



STUNNING SPACES

Space planning: Careful consideration has been given to the layout and flow of each home. The intended use of each space, whether it's a living room, kitchen, bedroom, or office has been carefully curated to ensure that it not only is a space which is a joy to be within, but also serves its purpose effectively.



Main bedroom of Home 1



Lounge with view onto garden through bi-fold doors - Home 5

EXCEPTIONAL KITCHENS

The kitchen is often seen as the heart of the home, so optimising its layout is key to ensuring it is a functional and enjoyable space to be within.

Layout: The working triangle has been carefully considered to ensure the fridge, sink and hob/oven are within easy reach of one another, so carrying out everyday tasks are easy.

Premium kitchen appliances: Each home benefits from AEG appliances, including an induction hob, oven and combined fridge freezer. A separate wine cooler is also included for convenience.

Quality kitchen units: In a contemporary style with matt finish by Cambridge Kitchens.

Quartz Worktops: Premium, beautiful, and highly resistant to stains and knocks.

LED under-counter lighting: To help create different moods in the kitchen, from bright task lighting during cooking, to softer ambient lighting during meals.



Kitchen/diner of Home 4



WALK IN SHOWER ROOMS

Homes 1 & 2 benefit from a stunning family bathroom and vaulted en-suite off the main bedroom on the first floor, plus a large cloakroom and utility area on the ground floor.

The sleek and modern design of the bath and shower rooms, with their matt-black fixtures and fittings, create a spa-like experience, providing a sense of luxury and relaxation.

Walk-In Shower Room - Home 3

CAREFULLY CONSIDERED, ARTISTIC INTERIORS

From the choice of materials, the precise proportions, the generosity of the living spaces – every element of the architecture at Green Court has been considered. Each home at Green Court has been designed to blend with its surroundings and provide visually appealing, high-quality environments to live within:

Space planning: Careful consideration has been given to the layout and flow of each home. The intended use of each space, whether it's a living room, kitchen, bedroom, or office has been carefully curated to ensure that it serves its purpose effectively.

Material selection: The choice of materials is crucial in carefully considered interiors. High-quality and durable materials have been selected to ensure longevity and functionality.

Lighting design: Lighting plays a crucial role in carefully considered interiors, improving mood and well-being. Natural light has been maximised via use of large windows and skylights, with a thoughtfully designed lighting schemes to enhance each room, whatever time of day it is.

Colour palette and finishes: Colours, textures and finishes have been carefully selected to create a cohesive and harmonious home, taking into account factors such as room size and use to enhance the overall design and visual appeal of each home.

"The carefully considered interiors at Green Court are the result of a meticulous design process that has prioritised functionality, attention to detail and most importantly the likely profile of the potential buyer of these new homes. Every element of our design has been tested against this framework, to not only provide a visually appealing spaces, but to enhance the well-being and quality of life for the future occupants".

Sarah Austin, B Property



INCLUDED AS STANDARD IN EVERY GREEN COURT HOME

AIR SOURCE HEAT PUMP: Generates renewable energy by extracting heat from the ambient air to provide heating for your Green Court home, reducing your carbon emissions (when compared to a traditional gas heating system).

MECHANICAL VENTILATION & HEAT RECOVERY: Optimises the efficient heating and ventilation of your home. MVHR also allows you to provide quality ventilation without opening windows if you prefer.

SMART HEATING CONTROLS: Helps you to make your home even more efficient, allowing you to control heating in zones, and also control your heating remotely.

A PERSONAL, DEDICATED EV CHARGING PORT: Next to your parking space, for those who already have an electric vehicle, or are considering buying one in the future.

UNDERFLOOR HEATING: Is fitted to the ground floor to all homes to provide consistent and even warmth across the downstairs of your home, and remove the need for bulky radiators on the walls.

A VIDEO DOORBELL: Allows you to monitor and interact with visitors at your front door through a mobile app, whether you're at home or out and about.



DETAILED SPECIFICATION

KITCHENS BY CAMBRIDGE KITCHENS

Premium bespoke sage-green kitchen with brushed gold trim by Cambridge Kitchens.

Ultra-modern matt handleless cabinets, with soft close doors and drawers

Quartz worktop with waterfall finish and upstands

LUSSO one and a half under-mounted sink. Gold finish.

LUSSO pull out spray mixer. Gold finish.

Under cabinet and skirting LED strip lighting

Convenient single switch plate to isolate all of your kitchen appliances

Countertop power sockets with USB charging ports

KITCHEN APPLIANCES

Quality AEG appliances:

- Integrated fridge freezer
- Integrated dishwasher
- Two Integrated single ovens
- Induction hob
- Built in extractor
- Built under wine fridge
- Integrated pull out bin unit

BATHROOMS

Porcelanosa or similar natural coloured, matt textured tiles to walls and floors

Slimline shower/bath screen, LUSSO round shower head and hand-held rinser, basin mixer tap

Porcelanosa slimline shower tray

Duravit or similar quality bath

Matching matt black finish to shower screens, mixers and bathroom fixtures

LUSSO Modern concealed dual flush cistern WC with wall hung pan

LUSSO vanity units with basin tap to ensuite and family bathrooms

Full height wall mirrors with built in demister.

Electric towel rails

Shaving socket (to ensuite and bathrooms)

BEDROOMS

Neutral colour fitted carpet

Bespoke fitted wardrobe to main bedroom

INSIDE YOUR HOME

Air source heat pump

Mechanical ventilation and heat recovery

Smart thermostat plus Individual room thermostats

Underfloor heating to all ground floor rooms

Energy-efficient LED lighting

Integrated multimedia point in living area with TV aerial and wired data connection

Screwless sockets and switch faceplates, with USB charging ports in selected locations.

Super soft, easy clean carpet with natural stain-resistance to living room, bedrooms, landings and stairs.

Luxury Vinyl flooring in wood effect to downstairs areas.

Double glazed aluminium windows

Contemporary, quality internal doors with lever style handles

Off-white matt emulsion to walls and ceilings

Hard wearing white eggshell paint to skirting boards and architraves.

EXTERNAL

Individual allocated parking space with Zappi or similar 7kw EV charger

Velfac or similar front door

Chrome ironmongery, letter box and spyhole to front doors

Colour matched double glazed windows

Colour matched bi-fold doors

Velux or similar roof-lights

Paved paths and bin storage area

Turfed gardens to rear

1.8m close board timber fencing and brick walls (where appropriate) to rear boundaries

External lights to front and rear

Lockable cycle shed with space for 3 cycles plus bike stand for 2 bikes by front door

Water butt

Garden taps to rear

SECURITY FEATURES

Video doorbell

Smoke detectors

COMMUNAL AREAS

Landscaped communal areas

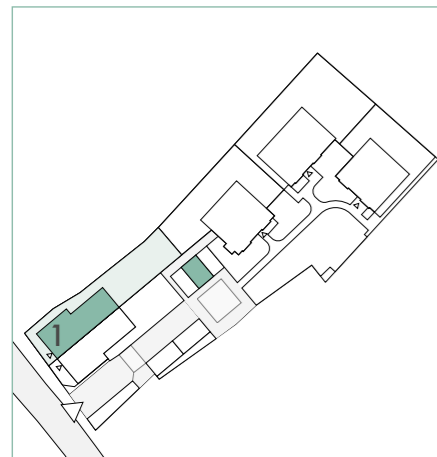
Communal bench seating

HOMES 1 & 2 29A & 29B HIGH STREET

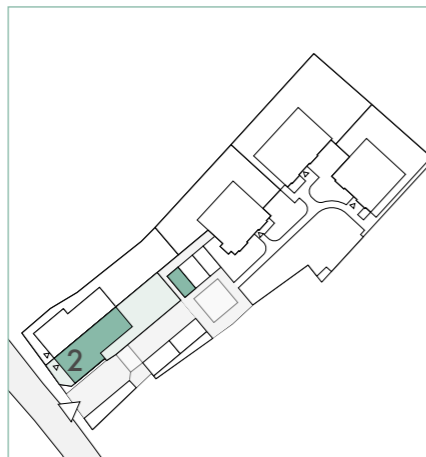
4 BEDROOM SEMI-DETACHED HOME
133M²/1431FT²

Beautiful 2.5 storey family homes that incorporate:

- 1** Stylish open-plan kitchen / living / dining area with bi-fold doors overlooking the private garden
- 2** Spacious en-suite main bedroom, with stunning double height pitched ceiling and large Juliette balcony
- 3** Multi-purpose living room / family room / home office adjacent to the powder room
- 4** Family bathroom with bath, shower, vanity unit and stylish fixtures and fittings
- 5** Multi-functional large walk-in utility area in the cloakroom to keep machine noise separate from the living areas
- 6** Large attic space on the second floor, perfect for storage.



PLOT 1



PLOT 2



HOME 1- FLOORPLAN

4 BEDROOM SEMI-DETACHED HOME – 133M²/1431FT²



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Kitchen / Diner / Family Room
3.99 x 8.18m / 13'0" x 26'8"

Living Room / Office / Bedroom 5
2.99 x 3.28m / 9'8" x 10'7"

Cloakroom (Utility Space dimension excluded)
2.99 x 1.55m / 9'8" x 5'0"

Bedroom 1 plus En-Suite
3.98 x 4.70m / 13'0" x 15'4"

Bedroom 2
5.11(max.) x 3.23m / 16'7" (max.) x 10'5"

Bedroom 3
2.72 x 2.70m / 8'9" x 8'8"

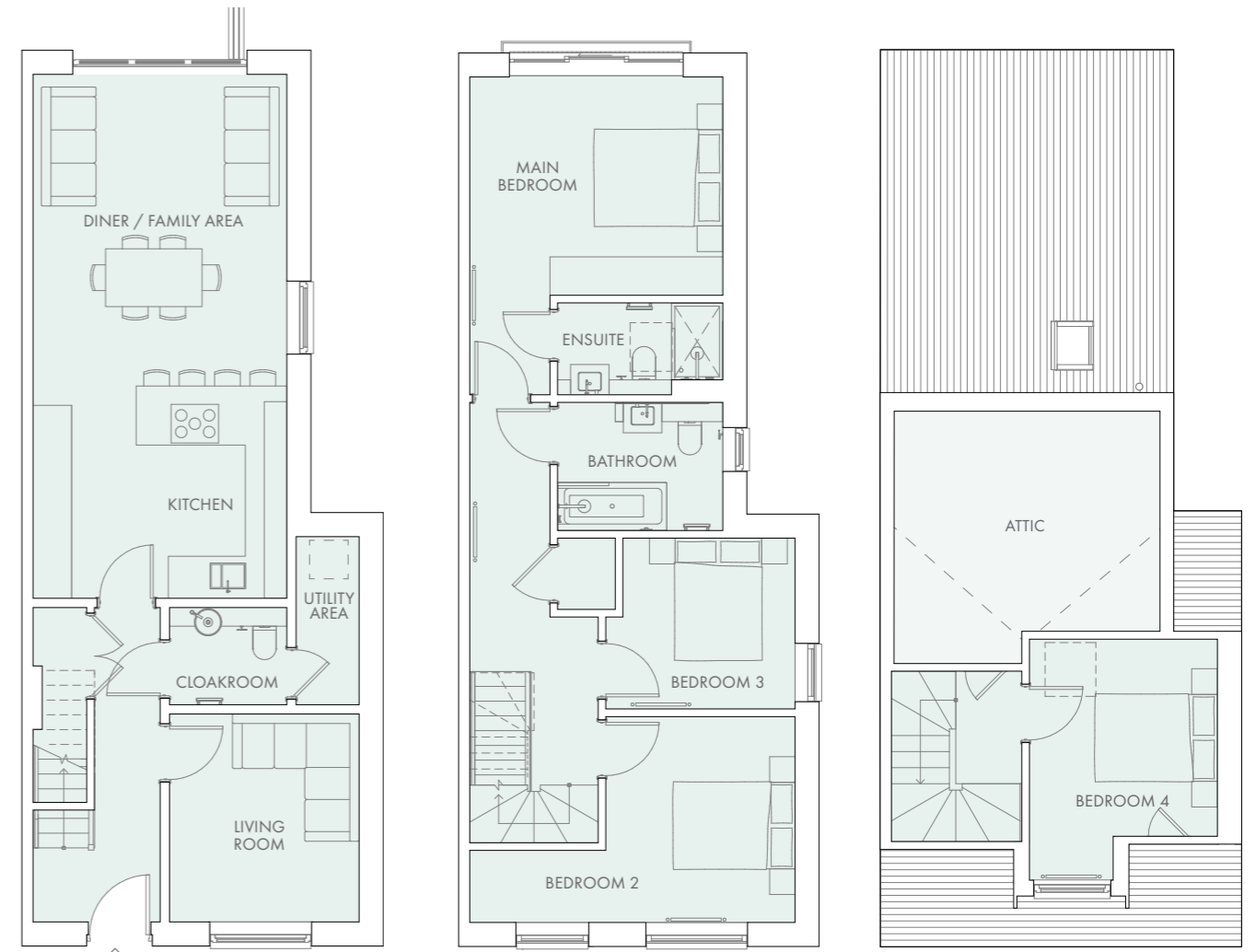
Family Bathroom
2.61 x 2.02m / 8'5" x 6'6"

Bedroom 4
2.96 x 2.79m / 9'7" x 9'1"

Note: Gross Internal Area excludes areas below 1.5m head height

HOME 2- FLOORPLAN

4 BEDROOM SEMI-DETACHED HOME – 133M²/1431FT²



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Kitchen / Diner / Family Room
3.99 x 8.18m / 13'0" x 26'8"

Living Room / Office / Bedroom 5
2.99 x 3.28m / 9'8" x 10'7"

Cloakroom (Utility Space dimension excluded)
2.99 x 1.55m / 9'8" x 5'0"

Bedroom 1 plus En-Suite
3.98 x 4.70m / 13'0" x 15'4"

Bedroom 2
5.11(max.) x 3.23m / 16'7" (max.) x 10'5"

Bedroom 3
2.72 x 2.70m / 8'9" x 8'8"

Family Bathroom
2.61 x 2.02m / 8'5" x 6'6"

Bedroom 4
2.96 x 2.79m / 9'7" x 9'1"

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PEACE OF MIND

Each home comes with our commitment to quality, built in as standard. From the high-quality materials that have been carefully selected for both style and longevity, to the exacting standards* that have been upheld, to ensure robust construction and superior standard of finish of your home.

Consumer Code Protection

We are proud members of The Consumer Code for New Homes,

which ensures all new homeowners are treated fairly and fully informed about the purchase of their new home, both before and after signing the contract.

Customer Service Guarantee

Each property is quality checked and commissioned before it is handed over to you. We will be delighted to invite you to a home demonstration to walk you through all aspects of your new home.

We hope that your first few years in your new home pass without incident. However, should any defects arise within the 24 months of build completion then our team remains on hand to resolve them.

Furthermore all homes come with an additional structural warranty, protecting against structural defects for a 10-year period following the date of legal completion.



* All elements of construction have been carefully overseen by Q Assure ensuring complete compliance with UK Building Regulations plus their own additional Q Technical Regulations.

SOLICITORS

We understand that buying a property can be a daunting process.

We want to make the purchase of your Green Court home as simple as possible. That's why we have chosen Nairnsey Fisher & Lewis (www.nfl-legal.co.uk) as the nominated purchase solicitors for Green Court.

Nairnsey Fisher & Lewis

What is a nominated solicitor?

When it comes to purchasing a property, a nominated solicitor is one that has been selected to act independently on behalf of prospective buyers and their mortgage lender (if required), to manage the conveyancing process.

What are the advantages of using the nominated solicitors?

The nominated solicitor has already received and reviewed the relevant legal documents for all of the homes at Green Court. They have "primed themselves" so that they are familiar with each of the properties, and worked to iron out any potential complications ahead of time in order to ensure the purchase goes as smoothly and as quickly as possible.

Do I have to use the nominated solicitor?

No. Using the nominated solicitors, or not, is your choice. All buyers are free to engage an alternate conveyancing solicitor to represent them in the purchase of their new home.

Why Nairnsey Fisher & Lewis?

Nairnsey Fisher and Lewis are a practice that specialise in conveyancing, and as such are able to bring the expertise and experience to ensure that the purchasing process is as efficient and uneventful as possible. Their services are competitively priced and each and every purchase will be managed by the same, dedicated Conveyancing Executive (as opposed to an impersonal automated system).

Get in touch

Should you wish to choose NF&L to represent you in the purchase of your property, or for more information, please contact:

Charlotte Murphy

01268 566655

charlotte.murphy@nfl-legal.co.uk

ABOUT THE DEVELOPER - B PROPERTY

We are a Cambridge based company who specialise in urban redevelopment.

Our mission is to bring a new sense of purpose to unloved and under-utilised spaces.

Find out more about us at www.b-property.co.uk



Properties with purpose

We are a purpose-driven developer that specialises in building distinctive properties that create a true sense of belonging. Our mission is to create "places with permanence". Attractive and aspirational places where people are proud to live and to work.

Well-considered spaces

We're passionate about creating thoughtful interiors that are both fantastic and functional, designed to work with your lifestyle. Well considered layouts that make best use of light and landscape to achieve bright & appealing spaces that encourage healthy living.

Built sustainably, and built to last

We strive to deliver all our homes in an environmentally responsible, ethical, and sustainable manner. With materials that reflect our commitment to quality and build standards based on doing the job right, we create places that will stand the test of time.

For further information, or to reserve your home at Green Court please contact:



Tel: 01223 439888

Email: theteam@grayandtoynbee.com