



# EDEN SQUARE

A DEVELOPMENT OF JUST 13 CONTEMPORARY HOMES IN THE CENTRE OF ELY

# THE HISTORIC CITY OF ELY

CAMBRIDGESHIRE



THE CITY OF ELY IS APPROXIMATELY 15 MILES NORTH OF CAMBRIDGE, RICH IN HISTORY AND ONCE HOME TO OLIVER CROMWELL. IT'S HISTORIC CENTRE BOASTS A MAGNIFICENT NORMAN CATHEDRAL DATING BACK TO THE 11TH CENTURY AND IS A SIGNIFICANT LANDMARK IN THE REGION.

MODERN DAY ELY IS A POPULAR DESTINATION FOR DAY TRIPS, AND HAS A RANGE OF ATTRACTIONS FOR VISITORS AND RESIDENTS ALIKE, INCLUDING AN ATTRACTIVE RIVERSIDE, LEAFY PARKS, GARDENS AND A FASCINATING MUSEUM. A THRIVING MARKETPLACE IS HOME TO THE AWARD WINNING ELY MARKETS AND ELY BOASTS A WIDE SELECTION OF CAFES, RESTAURANTS AND INDEPENDENT SHOPS THROUGHOUT THE CITY CENTRE.



*The ancient City of Ely occupies the largest island of the Cambridgeshire Fens - The Isle of Ely, so called as it was only accessible by boat until the 17th Century when the Fens were drained.*

# EDEN SQUARE

OUR DEVELOPMENT

POSITIONED IN THE HEART OF THE HISTORIC CITY OF ELY, EDEN SQUARE IS AN URBAN OASIS OF 13 NEW HOMES. MODERN MEETS THE CITY'S HISTORIC CHARM WITH CAREFULLY SELECTED ONE TO FOUR BEDROOM TERRACED HOUSES THAT COMPLEMENT ELY'S RICH HERITAGE AND NEARBY FEN COUNTRYSIDE.



The site is being transformed into a contemporary residential quarter, each home, with its symmetrical structure, minimalist design and clean lines, brings a sense of order to the historical city centre, creating a modern yet character-infused community.

Set adjacent to the City Centre in acres of East Cambridgeshire countryside, Eden Square is lined with mature trees, open community space and greenery. A parkland of grass and evergreen shrubs borders the development, creating the perfect place to enjoy picnics and walks amongst its cityscape backdrop. The development has been designed to feel spacious despite its central location, and several of the properties include gardens and terraces, some with views of the Cathedral Tower.

Each home benefits from a 'fabric first' approach and green energy technology, such as air source heat pumps. The biodiverse haven that encompasses the development, paired with its aesthetic and sustainable beauty and location in the heart of the city, is what makes Eden Square so desirable.

# PALACE GREEN HOMES

## ABOUT US

ESTABLISHED BY EAST CAMBRIDGESHIRE DISTRICT COUNCIL IN 2016,  
PALACE GREEN HOMES ARE HELPING TO ADDRESS THE SHORTAGE OF NEW HOUSING  
ACROSS THE DISTRICT. WE PRIDE OURSELVES ON DELIVERING DESIGN-LED  
DEVELOPMENTS AND HIGH-QUALITY HOMES OF ALL TENURES.

We reinvest any profits that we make back into the Council, helping to fund new infrastructure projects and support local services that benefit residents and businesses in the district.

We want to be recognised as a responsible developer that cares for the communities where we work. On our housing schemes, we only use building contractors who share our ethos for attention to detail, design, and build quality with each contractor appointed being locally based, ideally within the district or from Cambridgeshire.

All of our homes at Eden Square come with a 10 year One Guarantee, giving absolute peace of mind right from the first day.

For further information, our dedicated and experienced local selling agents are able to help with all enquiries.



*'Palace Green Homes is a local developer with a difference'*

# EDEN SQUARE

## SPECIFICATION

*to all properties unless stated*

### KITCHENS

- Silestone to plots 1-9
- Cabinet doors and drawers include soft-close mechanism
- Induction hob
- Single ovens
- Combination microwave/oven/grill to 4 bedroom properties
- Built-in fully integrated 50/50 frost free fridge freezer
- Dishwasher
- Under cupboard LEDs

### BATHROOM/EN-SUITE & CLOAKROOM

- Contemporary white sanitary ware throughout
- Wall tiling
- Ceramic floor tiling
- Chrome heated towel rails to all bathrooms and en-suites

### UTILITY ROOM (*where applicable*)

- Cabinet doors and drawers include soft-close mechanism
- Laminate worktops
- Space and plumbing for washing machine and tumble dryer where possible

### INTERNAL FINISHES

- Smooth ceilings
- White emulsion to all walls and ceilings
- Skirting/door frames – white painted gloss
- Stairs with timber painted spindles
- Contemporary oak panel doors

*Specification details may be subject to variation*

### ELECTRICAL FITTINGS

- CAT6 data points
- Down lighting and LED to the ground floor

### HOME WORKING & ENTERTAINMENT

- Fibre optics to premises
- Digital TV sockets ready for connection
- Openreach point

### HEATING

- Air source heat pump and hot water cylinder
- Underfloor heating to ground floor (*excluding plots 8 & 9*)
- White radiators to first floor (*and second floor where applicable*)
- Chrome heated towel rail to bathrooms/en-suites

### SECURITY & PEACE OF MIND

- Intruder alarm
- Mains powered smoke alarms
- Mains powered carbon monoxide detector
- Double glazed locking windows
- 5 lever locking front door and back door where applicable
- External PIR light to front and rear
- External tap & external power socket

### WARRANTY

- One Guarantee 10 year warranty

### KEEPING IT GREEN & ENVIRONMENTALLY CLEAN

- We have designed each house with a focus on efficiency and cost saving. All homes are insulated to a high standard with air source heat pumps supplying hot water, underfloor heating downstairs and radiators to the first floor, with double glazing. All supporting improved energy efficiency.

# EDEN SQUARE

SITE PLAN



*Any building perspectives, plans, illustrations and photographs used in this literature are intended to be a general guide to the appearance of the development. The right is expressly reserved to improve or change specification and details as deemed necessary.*

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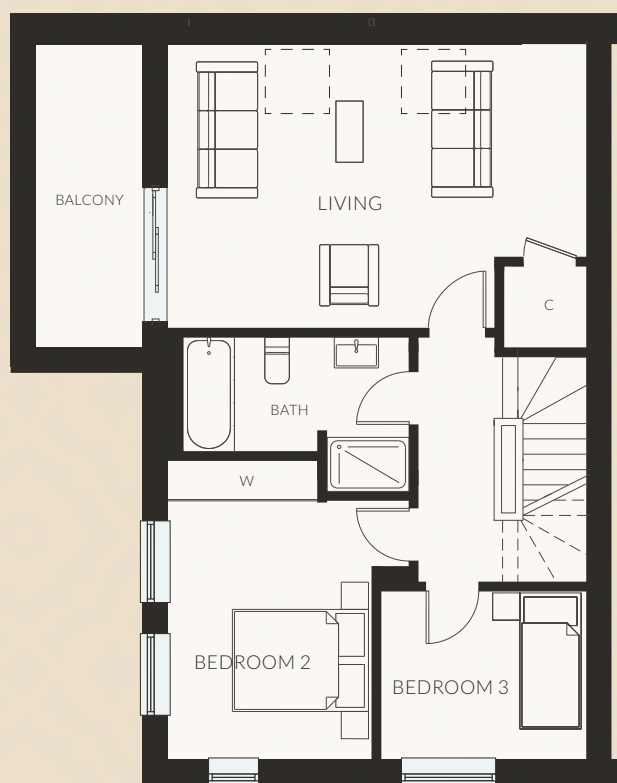
# EDEN SQUARE

## NUMBER ONE

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Family/Dine/Kitchen	8042 x 4457	26' 5" x 14' 7"
Bedroom 1	4000 (max) x 3065	13' 1" (max) x 10' 1"
Bathroom	3065 x 1798 (max)	10' 1" x 5' 11" (max)

FIRST FLOOR

Living	6130 (max) x 4187 (max)	20' 1" (max) x 13' 9" (max)
Bedroom 2	3776 x 3002	12' 5" x 9' 10"
Bedroom 3	3014 x 2499	9' 11" x 8' 2"
Bathroom	3317 x 2300 (max)	10' 11" x 7' 7" (max)

SECOND FLOOR

Bedroom 4	4526 x 3502 (max)	14' 10" x 11' 6" (max)
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All dimensions in mm and feet & inches

2

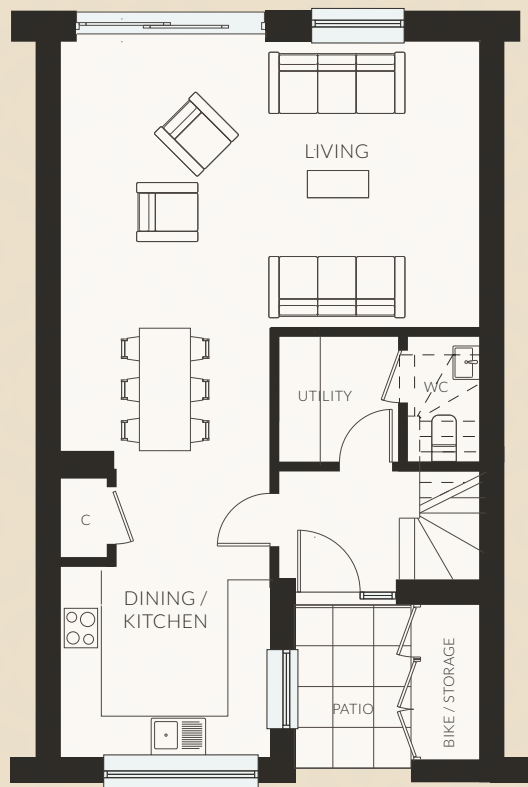
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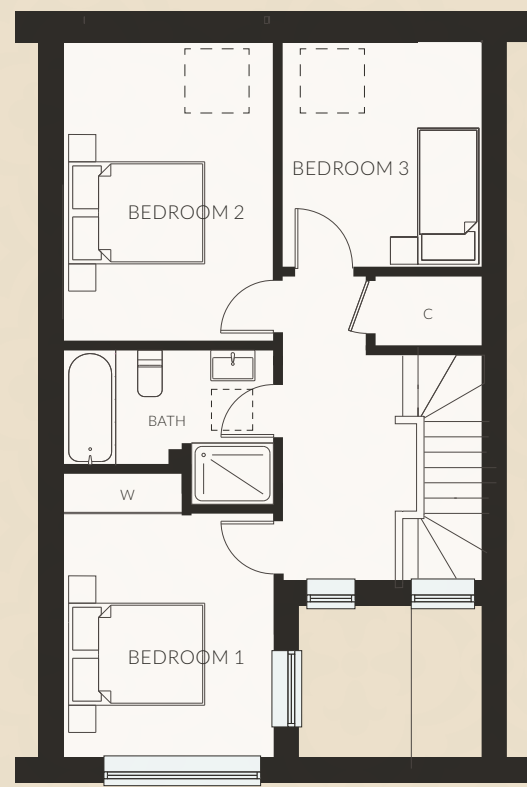
# EDEN SQUARE

NUMBERS TWO - SEVEN

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Living	6180 x 4027	20' 3" (max) x 13' 3"
Dining/Kitchen	6308 (max) x 3065 (max)	20' 8" (max) x 10' 1" (max)
Utility	1770 x 1600	5' 10" x 5' 3"

FIRST FLOOR

Bedroom 1	4417 x 3065	14' 6" x 10' 1"
Bedroom 2	3551 x 3065	11' 8" x 10' 1"
Bedroom 3	3255 x 3001	10' 8" x 9' 10"
Bathroom	3065 x 2300 (max)	10' 1" x 7' 7" (max)



9

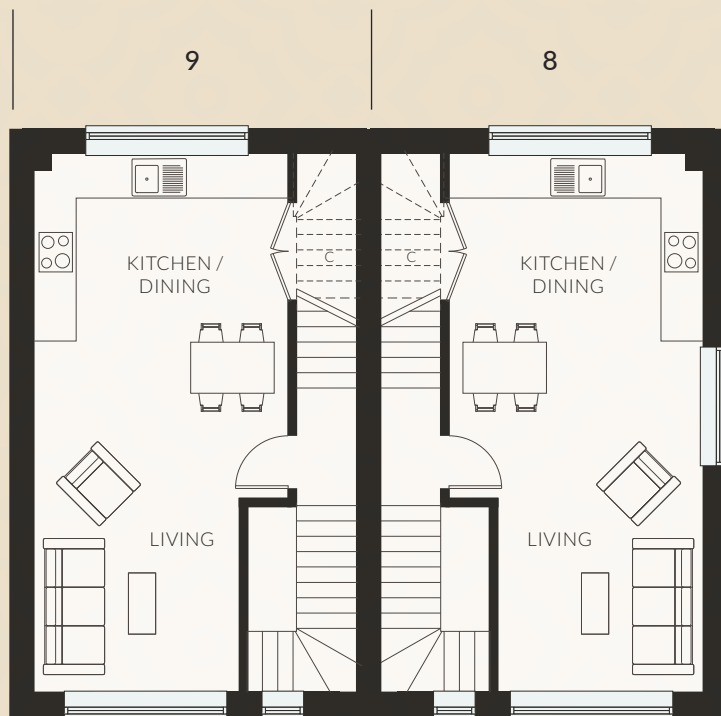
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REAR VIEW OF NOS 8 & 9  
SHOWING PARKING

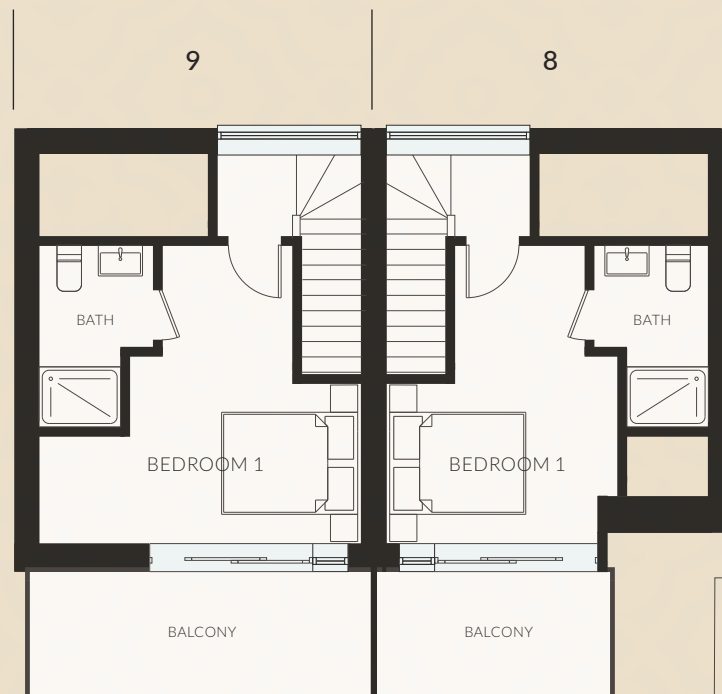


# EDEN SQUARE

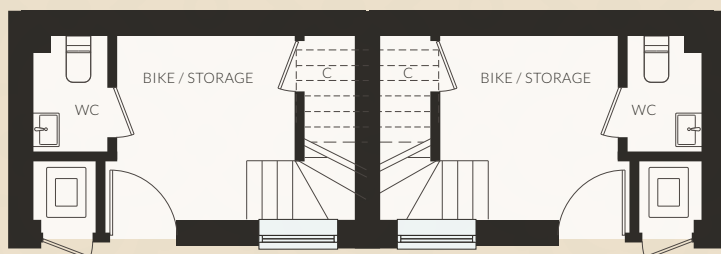
NUMBERS EIGHT - NINE



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

SECOND FLOOR (plot 8)

Bedroom 1	3427 (max) x 2350 (min)	11' 3" x 7' 9" (min)
Bathroom	3153 (max) x 1700 (max)	10' 4" (max) x 5' 7" (max)

FIRST FLOOR (plot 8)

Living/Kitchen/Dine	7903 (max) x 3727 (max)	26' 0" (max) x 12' 3" (max)
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GROUND FLOOR (plot 8)

Storage area	2728 (max) x 2638 (max)	8' 11" (max) x 8' 8" (max)
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Plot 9 Bedroom & Balcony differ from above, please check exact details with agent.

# EDEN SQUARE

TRANSPORT & EDUCATION



Ely is well served by road with the A10 and A142 connecting Ely to the national road network. Cambridge is around a 35 minute drive away, while Peterborough and Newmarket are 45 and 20 minutes respectively. The nearest airport is London Stansted, around 50 minutes away. Ely also benefits from a mainline railway station, offering commuters a fast train service to the larger centres of Cambridge (18 mins), Peterborough (33 mins) and London Kings Cross (80 mins).

Schooling is an important element of family life and Ely offers an excellent choice of schools and colleges for all ages and academic levels. Close by, younger children can attend a good variety of primary schools, several of which are within walking distance. Older children are catered for at Ely College and Highfield Academy, and the world-renowned King's Ely, an independent day and boarding school, is also in the area. Cambridge's internationally renowned universities are just on the doorstep while Anglia Ruskin University also has a campus in the city.

*All times and distances are approximate.*

EDEN SQUARE

ACCESS VIA  
NEWNHAM STREET CAR PARK





# EDEN SQUARE

BY PALACE GREEN HOMES



For more information please contact:  
[www.palacegreenhomes.co.uk](http://www.palacegreenhomes.co.uk)

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