

A home in the city with enough space to breathe

Brought to you by





Welcome to



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.

#### CONTENTS

NTRODUCTION	2
THE MASTERPLAN	4
THE BEST OF CAMBRIDGE	6
TRAVEL CONNECTIONS	8
EXPLORE BY BICYCLE	10
CITY OF CULTURE	12
LOCAL PARKS	14
LEISURE ON YOUR DOORSTEP	16
SCHOOLS AND EDUCATION	18
A NEW COMMUNITY	20
ABOUT BELLWAY	24
ABOUT LATIMER	25
CUSTOMER CARE & FIVE STAR BUILDER	26
LOCATION AND MAPS	28









SECOND PHAS

PROPOSED PRIMARY

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



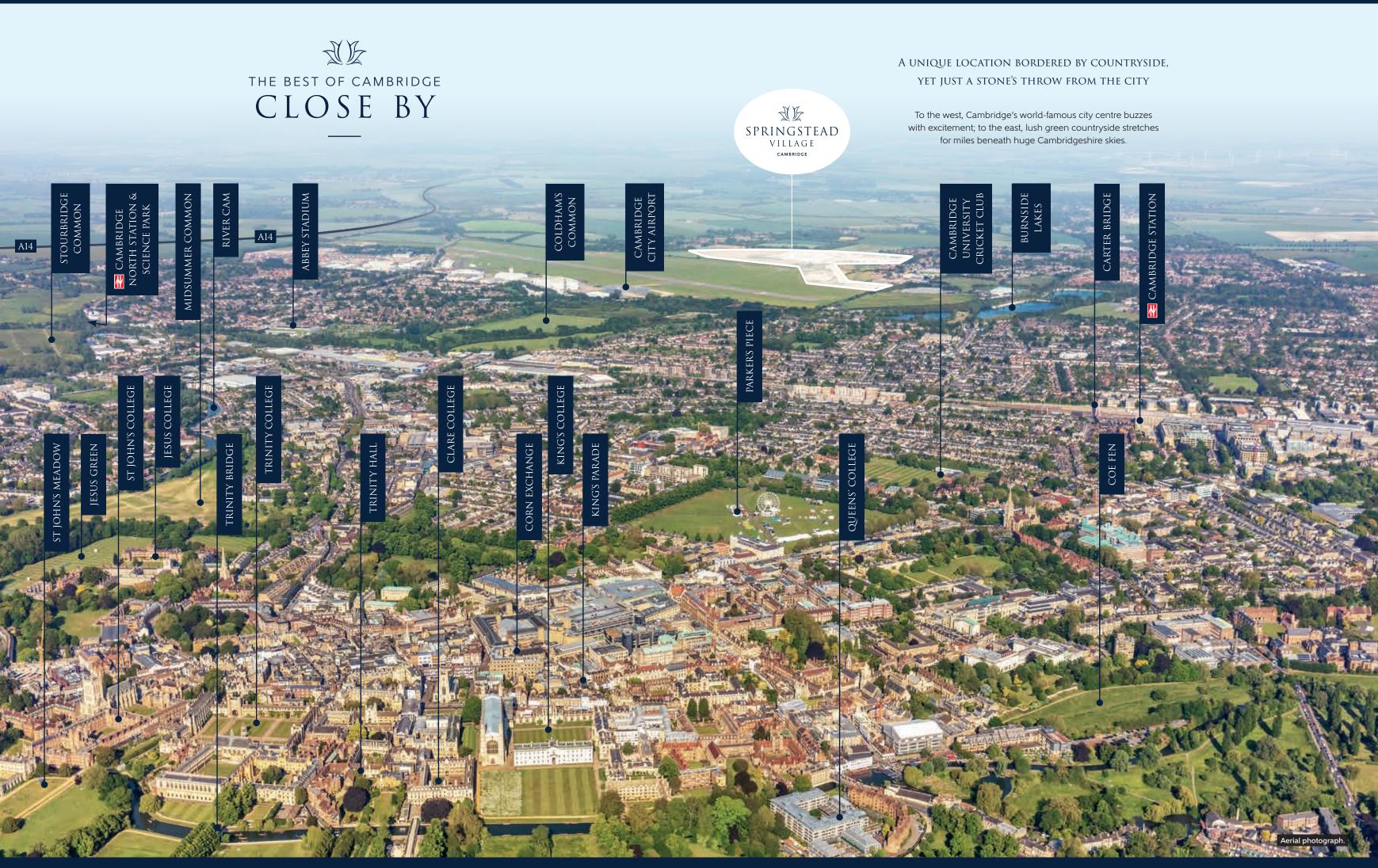
# Pollard Thomas Edwards

THE ARCHITECTS

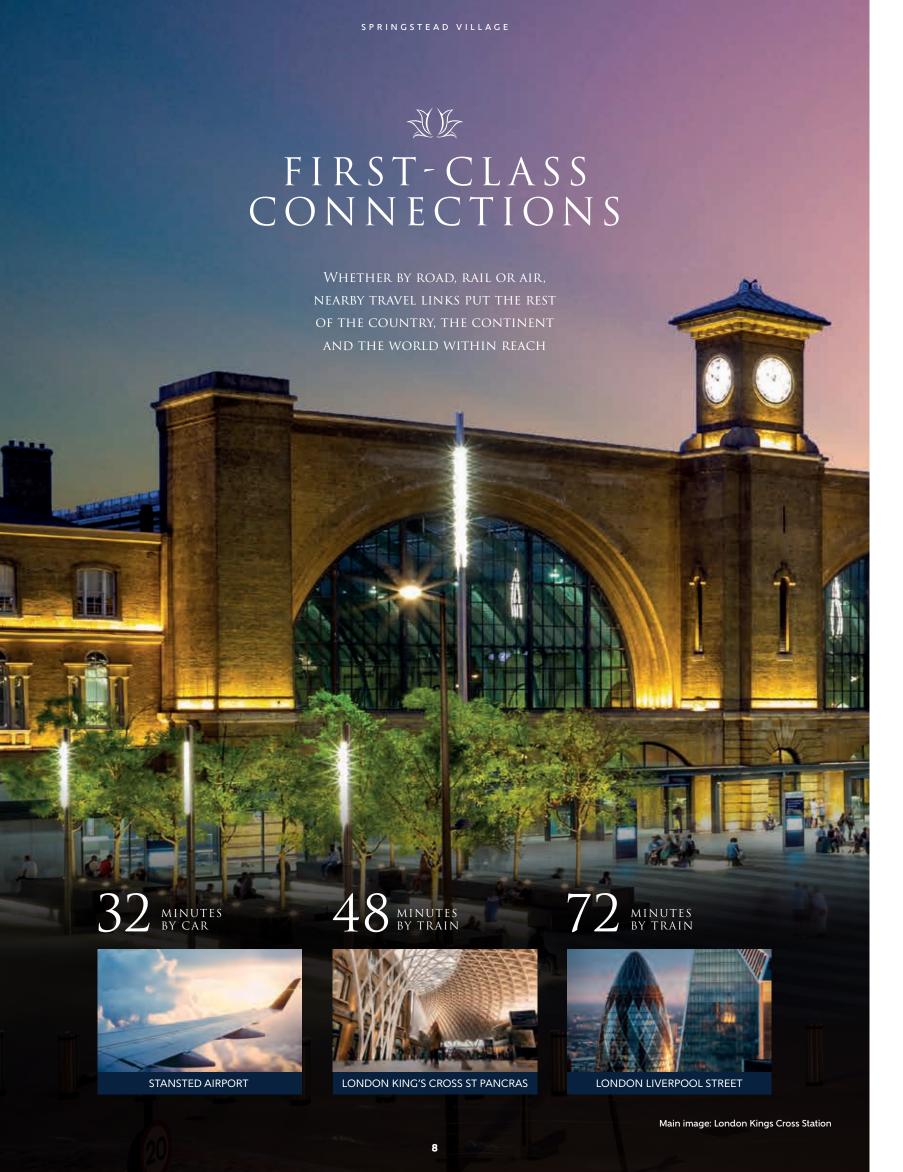
When we designed Springstead Village we were inspired to make a neighbourhood where people could get to know one another and be close to green spaces, trees and nature. We are specialists in sustainable neighbourhood design, and we have incorporated our knowledge here, conserving energy and water and 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.

Artistic plan is indicative only and is subject to changes and planning approval.

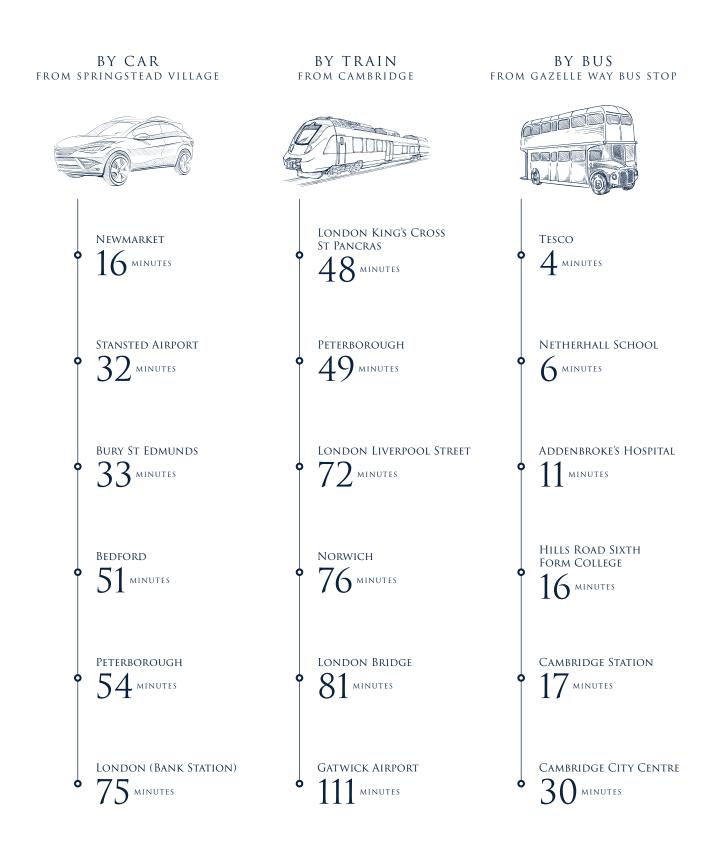




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Springstead Village is located a few minutes from the Newmarket Road Park & Ride, which, along with regular bus services from nearby Gazelle Way, makes a great way to access the city. For longer journeys, the nearby A14 carves a continuous line from 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.





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



---- CYCLE PATHS

10



#### 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.



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

MUSEUMS

#### 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.

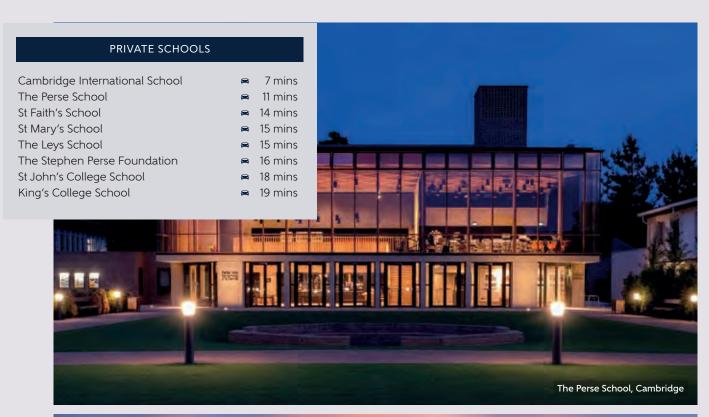




# SPRINGSTEAD VILLAGE THE EDUCATED CHOICE PRIMARY SCHOOLS SECONDARY SCHOOLS Teversham C of E Primary School a 3 mins The Netherhall School ≈ 7 mins The Spinney Primary School → 4 mins Saint Bede's Inter-Church School 8 mins Colville Primary School ≈ 5 mins Coleridge Community College ■ 10 mins ≈ 7 mins Fen Ditton Community Primary School Trumpington Community College ≈ 13 mins Cherry Hinton C of E Primary School ★ 8 mins Cambridge Academy for Science & Technology 13 mins Bewick Bridge Community Primary School \* 8 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.





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.







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.





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.









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.



2 4



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.

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

OUR PASSION FOR GREAT

CUSTOMER

CARE

SPRINGSTEAD VILLAGE

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.

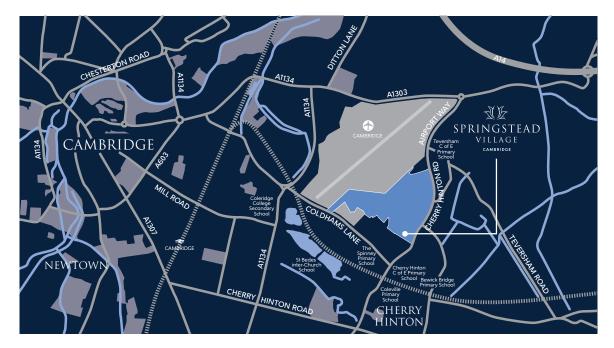


#### CHERRY HINTON, CAMBRIDGESHIRE, CB1 9GU

///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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⊚ @bellway

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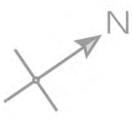
Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The 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. 0.3908-0/109/23.



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### KEY TO PLAN

c/p Carport

s/s Sub station

c/s Apartment cycle storage

b/s Bin store

bcp Bin collection point

## MATERIAL FINISHES

W - Weatherboard Version

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.

# APARTMENTS & MAISONETTES

The Sherrington Apartments
Plots 86 - 95

The Rutherford Apartments
Plots 105 - 129

The Dainton Apartments
Plots 252 - 273

# 2 Bedroom Homes

The Tapiter Plots 15, 68, 71 & 78

The Hooper Plots 44, 45, 46, 47, 69 & 70

The Brigettine
Plots 51, 137, 156, 301, 319, 325, 335 & 352

The Coiner Plots 74, 278, 279, 281, 282, 291, 292, 299 & 300

The Herdsman
Plots 317, 318, 353 & 354

# 3 Bedroom Homes

The Blemmere
Plots 3, 4, 7, 12, 18, 48, 66, 73, 77, 83, 176, 277 & 280

The Coppersmith
Plots 36, 37, 38, 39, 286, 287, 288 & 289

The Causeway
Plots 52, 104, 136, 155, 246, 302, 326 & 334

Plots 52, 104, 136, 155, 246, 302, 326 & 334

Plots 53, 84, 85, 103, 135, 247, 303, 316, 327, 333 & 355

The Framer Plots 62, 67 & 179

# 4 Bedroom Homes

The Watermill
Plots 35, 40, 64, 285 & 290

The Richmond
Plots 54, 55, 56, 57, 58, 96, 97, 98, 99, 100, 101, 102, 130, 131, 132, 133, 134, 157, 158, 159, 248, 249, 250 & 251

The Arkwright
Plots 65 & 178

The Parmebey
Plots 274, 304, 305, 306, 307, 308, 336, 337, 338, 339, 340, 341 & 342

The Headland Plots 309, 310, 311, 312, 313, 314 & 315

The Okes
Plots 320, 321, 322, 323, 324, 328, 329, 330, 331 & 332

## 1-4 BEDROOM HOMES

Shared Ownership and Affordable Homes via Latimer and Clarion Housing