

DARWIN GREEN
CAMBRIDGE

PHASE 2





Darwin Green is an exciting new community located just 1.6 miles from central Cambridge. This new development will consist of more than 1,500 homes split between a collection of one and two bedroom apartments and two, three and four bedroom houses. Darwin Green will also include a primary school, supermarket, library, sports facilities and more. A 15-acre central park will be a feature integrated seamlessly with the surrounding area. There are cycling and pedestrian-friendly routes to use as well as key main roads within easy reach.

As well as a variety of shops, activities and eateries, there is the opportunity to explore Cambridge city's outstanding architecture, cobbled streets and the River Cam.





Thanks to advanced systems and smart technologies, all our homes have an energy efficiency rating of either EPC A or B, a level of energy-efficiency shared by just 3.1% of existing homes*. In fact, a brand-new home could be up to 65% more energy-efficient, meaning you could save over £2,400 on your energy bills per year, compared to an updated Victorian equivalent^.

Our homes come with the latest water and energy saving appliances as standard. In fact, our water efficient kitchen and bathroom fittings could reduce consumption by up to 26% per day per person compared to the national average**.

*Source: GOV.UK. This figure represents the level of energy-efficiency of existing housing stock only (homes built up to 2007 when EPCs were introduced).

**Source: Water UK

^Indicative figures, based on research from Briary Energy, September 2022

DEVELOPMENT LAYOUT



- | | | | | |
|---|---|---|--|--------------------------------|
| ● The Hadley
3 bedroom home | ● The Hurst
4 bedroom home | ● The Holden
4 bedroom home | ● Affordable Housing Shared Ownership | CS Cycle Store |
| ● Thorney
4 bedroom home | ● The Bradgate
4 bedroom home | ● The Exeter
4 bedroom home | ● Affordable Housing Rented | BS Bin Store |
| ● The Wilburton
4 bedroom home | ● The Herford
4 bedroom home | ● The Elsworth
4 bedroom home | | V Visitor Parking Space |
| | | | | SS Sub Station |



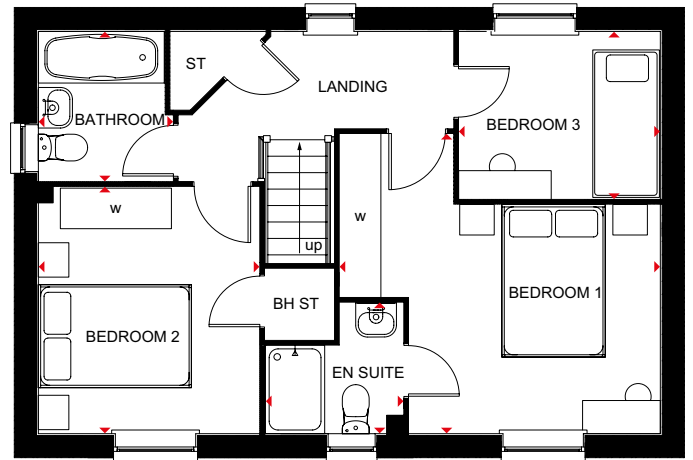
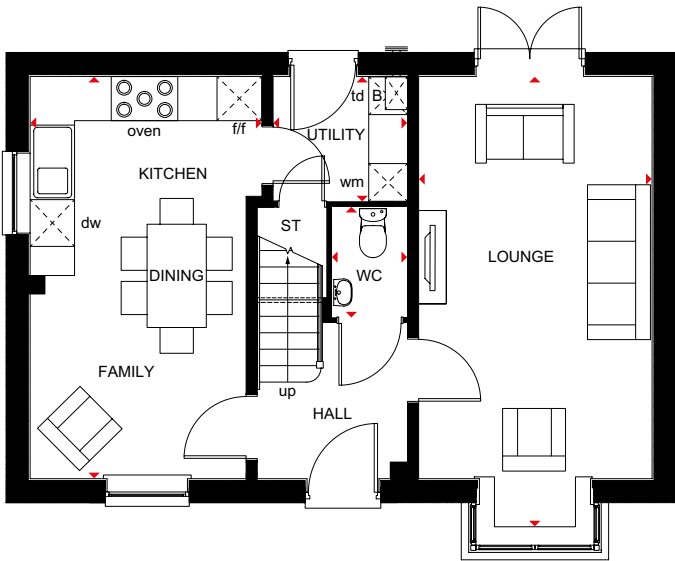
After a successful phase one at Darwin Green we have now moved onto phase two. Discover a range of 1 and 2 bedroom apartments, 2, 3 and 4 bedroom houses, including two and three storey contemporary style homes.

Over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty as standard.



THE HADLEY

THREE BEDROOM HOME



Ground Floor

Lounge	6105 x 3153 mm	20'0" x 10'4"
Kitchen/Family/Dining	5455 x 3131 mm	17'10" x 10'3"
Utility	1816 x 1685 mm	5'11" x 5'6"
WC	1481 x 1011 mm	4'10" x 3'4"

First Floor

Bedroom 1	4322 x 4056 mm	14'2" x 13'3"
En Suite	1852 x 1769 mm	6'1" x 5'10"
Bedroom 2	3339 x 2976 mm	10'11" x 9'9"
Bedroom 3	2711 x 2263 mm	8'11" x 7'5"
Bathroom	2023 x 1809 mm	6'8" x 5'11"

Key

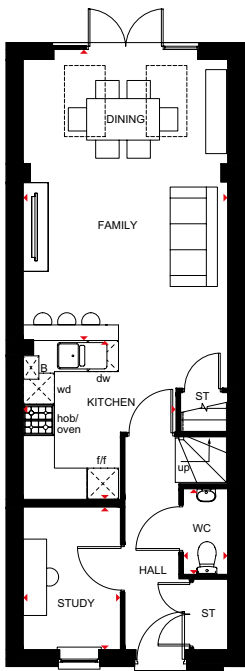
B	Boiler	wm	Washing machine space	WFH	Working from home space
ST	Store	dw	Dishwasher space	◀▶	Dimension location
f/f	Fridge/freezer space	td	Tumble dryer space		



DAVID WILSON HOMES
WHERE QUALITY LIVES

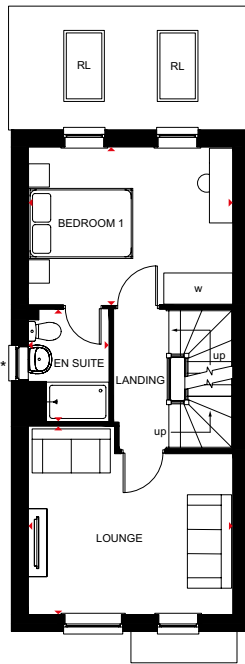
THE THORNEY

THREE BEDROOM HOME



Ground Floor

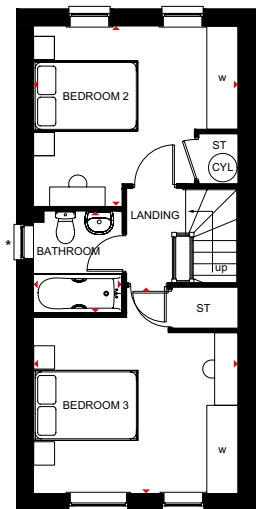
Family/Dining	5308 x 3928 mm	17'5" x 12'10"
Kitchen	3061 x 2934 mm	10'0" x 9'7"
Study	2748 x 1867 mm	9'0" x 6'1"
WC	1648 x 850 mm	5'5" x 2'9"



First Floor

Lounge	3928 x 3632 mm	12'10" x 11'11"
Bedroom 1	3928 x 3044 mm	12'10" x 10'0"
En Suite	2176 x 1550 mm	7'2" x 5'1"

*Window omitted from selected plots.



Second Floor

Bedroom 2	4976 x 3928 mm	13'0" x 12'10"
Bedroom 3	3928 x 3486 mm	12'10" x 11'5"
Bathroom	1961 x 1700 mm	6'5" x 5'7"

*Window omitted from selected plots.

Key

B	Boiler	CYL	Cylinder	dw	Dishwasher space	RL	Roof Light	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	wd	Washer dryer space	w	Wardrobe space		

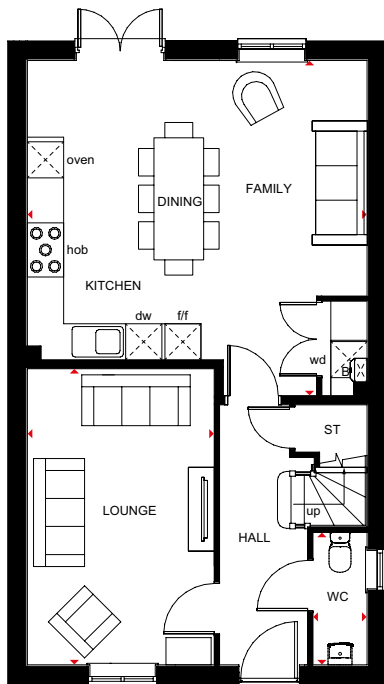


DAVID WILSON HOMES
WHERE QUALITY LIVES

All images used are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. All images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

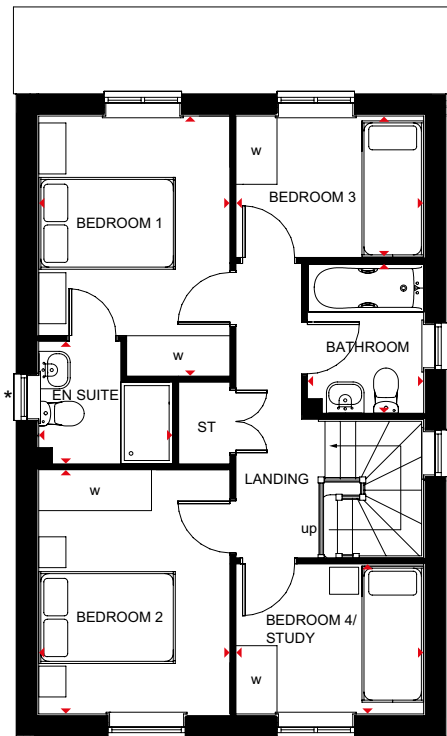
THE WILBURTON

FOUR BEDROOM HOME



Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/Dining	5635 x 5565 mm	18'6" x 18'3"
WC	2206 x 900 mm	7'3" x 2'11"



First Floor

Bedroom 1	3822 x 2800 mm	12'6" x 9'2"
En Suite	1962 x 1800 mm	6'5" x 5'11"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2066 mm	9'0" x 6'9"
Bedroom 4/Study	2747 x 2203 mm	9'0" x 7'3"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

*Window omitted from selected plots

Key

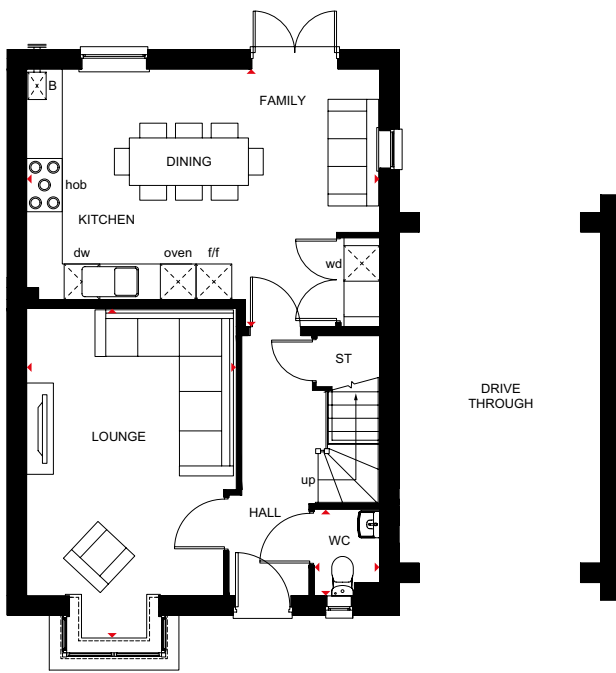
B	Boiler	wd	Washer dryer space	◀▶	Dimension location
ST	Store	dw	Dishwasher space		
f/f	Fridge/freezer space	w	Wardrobe space		



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WHERE QUALITY LIVES

THE HURST

FOUR BEDROOM HOME



Ground Floor

Kitchen/Family/Dining	5934 x 4350 mm	19'5" x 14'10"
Lounge	5525 x 3523 mm	17'4" x 11'6"
WC	1459 x 1098 mm	4'9" x 3'7"



First Floor

Bedroom 1	4848 x 4373 mm	15'11" x 14'4"
En Suite	2216 x 1459 mm	7'3" x 4'9"
Bedroom 2	5592 x 3335 mm	18'4" x 10'11"
Bedroom 3	3123 x 2997 mm	10'3" x 9'10"
Bedroom 4	3123 x 2843 mm	10'3" x 9'4"
Bathroom	2176 x 1923 mm	7'2" x 6'4"

*Window omitted from selected plots.

Key

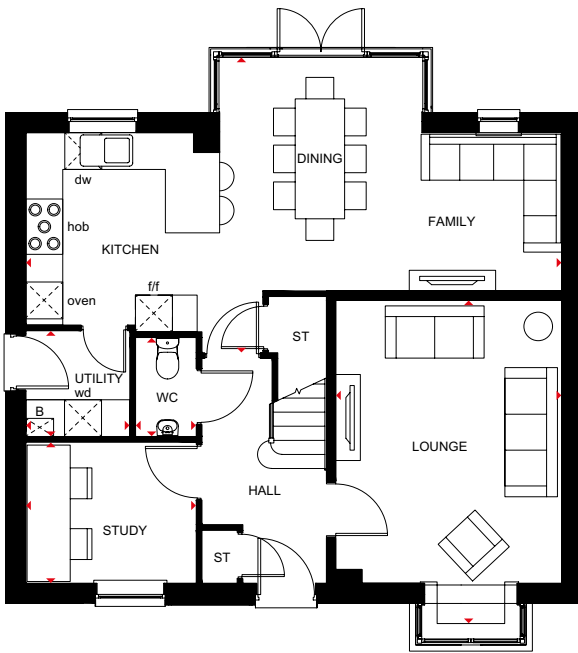
B	Boiler	CYL	Cylinder	wd	Washer dryer space	w	Wardrobe space
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	◄►	Dimension location



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE BRADGATE

FOUR BEDROOM HOME

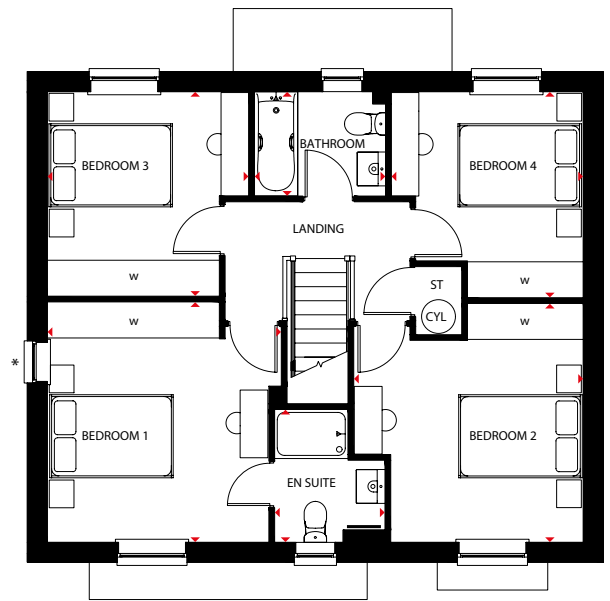


Ground Floor

Lounge	5277 x 3658 mm	17'4" x 12'0"
Kitchen/Dining/ Family	8677 x 4804 mm	28'6" x 15'9"
Utility	1720 x 1685 mm	5'8" x 5'6"
Study	2760 x 2293 mm	9'1" x 7'6"
WC	1609 x 982 mm	5'3" x 3'3"

Key

B	Boiler	f/f	Fridge/freezer space
ST	Store	wd	Washer dryer space
CYL	Cylinder	dw	Dishwasher space



First Floor

Bedroom 1	3908 x 3788 mm	12'10" x 12'5"
En Suite	2160 x 1788 mm	7'1" x 5'10"
Bedroom 2	3883 x 3717 mm	12'9" x 12'2"
Bedroom 3	3326 x 3262 mm	10'11" x 10'8"
Bedroom 4	3351 x 3110 mm	11'0" x 10'2"
Bathroom	2122 x 1700 mm	7'0" x 5'7"

*Window omitted from selected plots.

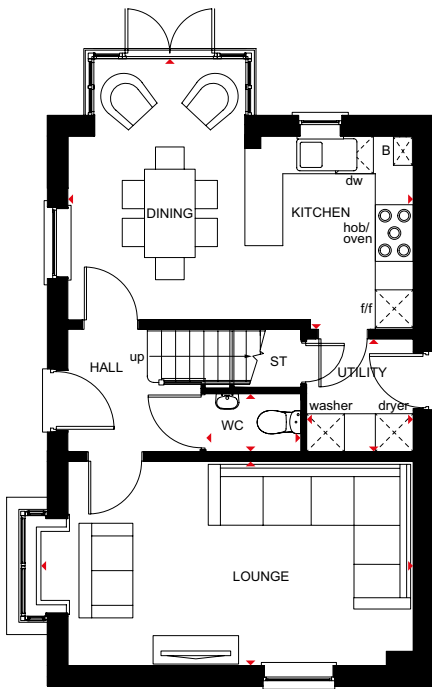
w	Wardrobe space
◀▶	Dimension location



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WHERE QUALITY LIVES

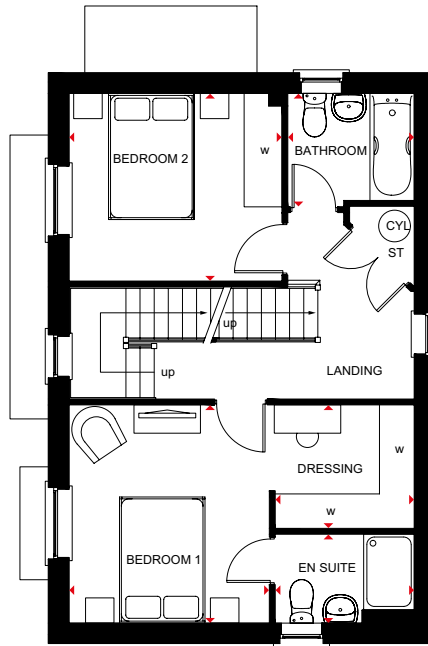
THE HERTFORD

FOUR BEDROOM HOME



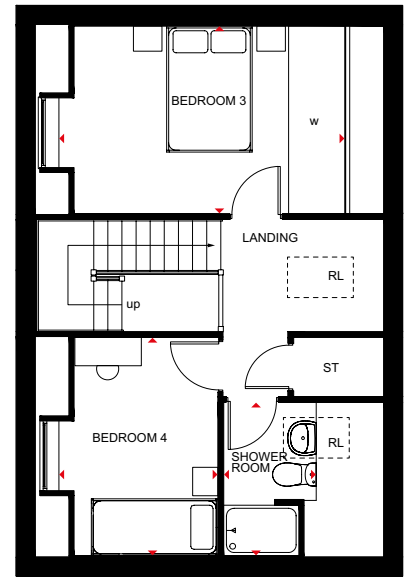
Ground Floor

Kitchen/Dining	4117 x 5465 mm	17'10" x 13'7"
Lounge	6180 x 3178 mm	19'6" x 10'7"
Utility	1855 x 1685 mm	5'10" x 5'6"
WC	1500 x 932 mm	4'11" x 3'0"



First Floor

Bedroom 1	3460 x 3164 mm	11'4" x 10'4"
En Suite	2198 x 1408 mm	7'2" x 4'7"
Dressing	2198 x 1959 mm	7'2" x 6'5"
Bedroom 2	3364 x 2976 mm	11'0" x 9'9"
Bathroom	1998 x 1798 mm	6'7" x 5'11"



Second Floor

Bedroom 3	4515 x 2975* mm	14'10" x 9'9"*
Bedroom 4	2485 x 3465* mm	8'2" x 11'4"*
Shower room	1448 x 2443* mm	4'9" x 8'0"*

*Overall floor dimensions include lower ceiling areas

Key

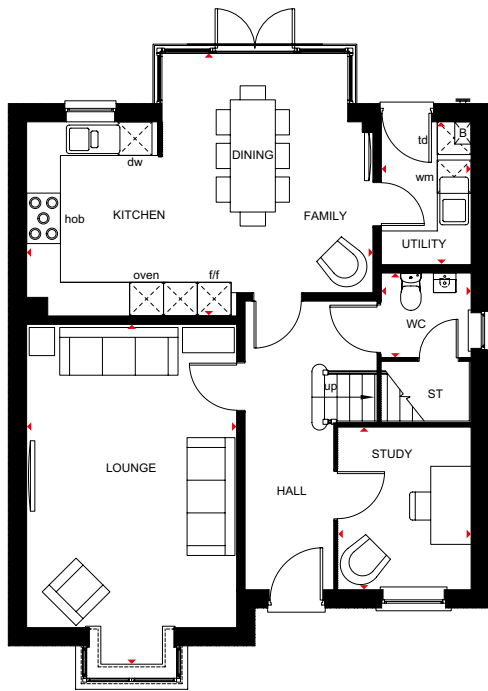
B	Boiler	CYL	Cylinder	wd	Washer dryer space	RL	Roof light	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	w	Wardrobe space		



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WHERE QUALITY LIVES

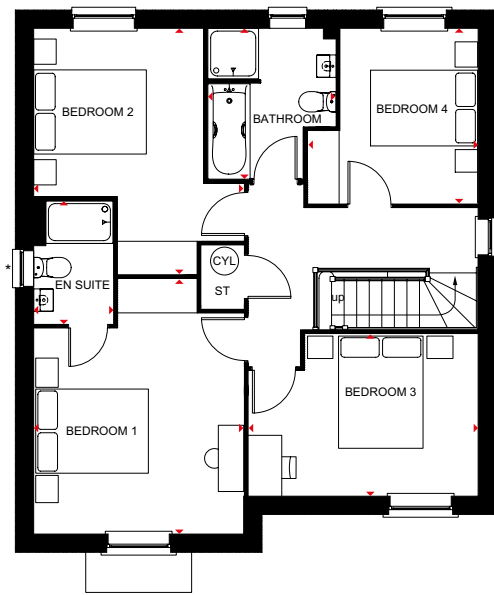
THE HOLDEN

FOUR BEDROOM HOME



Ground Floor

Kitchen/ Dining/Family	6147 x 4685 mm	20'2" x 15'4"
Lounge	6130 x 3728 mm	20'0" x 12'3"
Utility	2545 x 1593 mm	8'4" x 5'3"
Study	2886 x 2361 mm	9'5" x 7'9"
WC	1593 x 1498 mm	5'3" x 4'11"



First Floor

Bedroom 1	4541 x 3728 mm	14'10" x 12'3"
En Suite	2186 x 1406 mm	7'2" x 4'7"
Bedroom 2	4381 x 3728 mm	14'4" x 12'3"
Bedroom 3	4071 x 2884 mm	13'4" x 9'5"
Bedroom 4	3118 x 3081 mm	10'3" x 9'11"
Bathroom	2687 x 2277 mm	8'10" x 7'5"

*Window omitted from selected plots.

Key

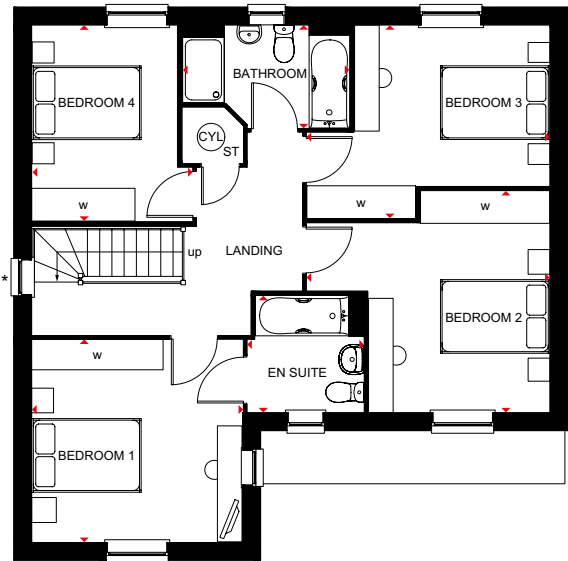
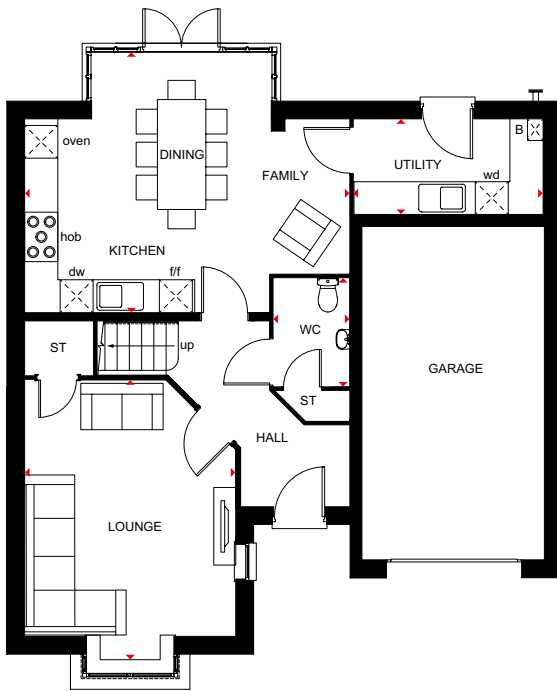
B Boiler	CYL Cylinder	wm Washing machine space	td Tumble dryer space
ST Store	f/f Fridge/freezer space	dw Dishwasher space	◀▶ Dimension location



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE EXETER

FOUR BEDROOM HOME



Ground Floor

Lounge	5370 x 4775 mm	17'7" x 15'8"
Kitchen/Family/Dining	5915 x 4775 mm	19'5" x 15'8"
Utility	3512 x 1735 mm	11'6" x 5'8"
WC	1970 x 1370 mm	6'6" x 4'6"

First Floor

Bedroom 1	3850 x 3709 mm	12'8" x 12'2"
En Suite	2111 x 2150 mm	6'11" x 7'1"
Bedroom 2	4432 x 4068 mm	14'6" x 13'4"
Bedroom 3	4432 x 3545 mm	14'6" x 11'8"
Bedroom 4	2929 x 3589 mm	9'7" x 11'9"
Bathroom	3042 x 1884 mm	10'0" x 6'2"

*Window omitted from selected plots.

Key

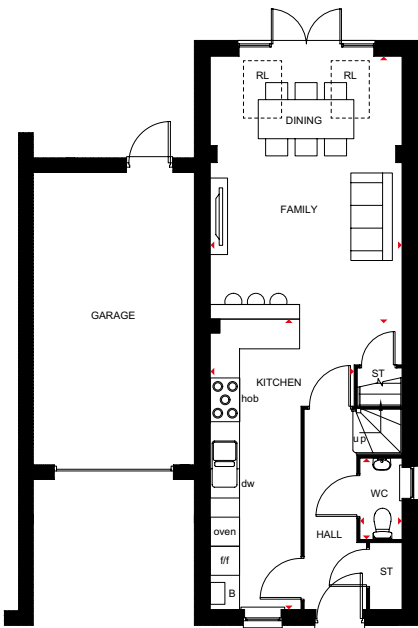
B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
ST	Store	wd	Washer dryer space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE ELSWORTH

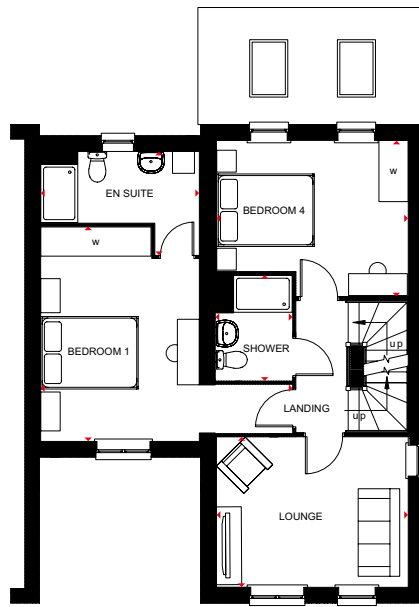
FOUR BEDROOM HOME



Ground Floor

Dining/Family	3935 x 5405mm	12'11" x 17'9"
Kitchen	1835 x 5975mm	6'0" x 19'7"
WC	860 x 1650mm	2'10" x 5'5"

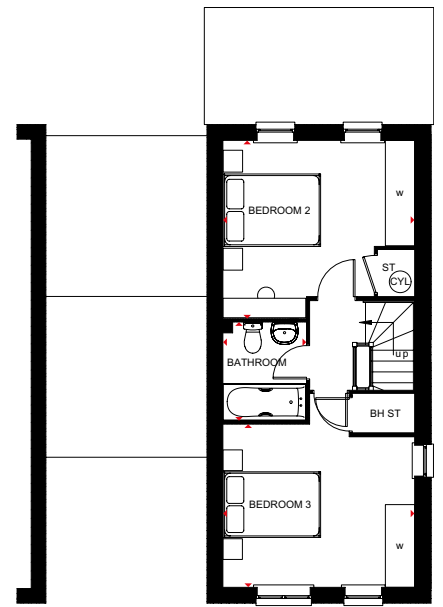
(Approximate dimensions)



First Floor

Bedroom 1	3250 x 4413mm	10'8" x 14'6"
En Suite	3250 x 2126mm	10'8" x 7'0"
Lounge	3934 x 3084mm	12'11" x 10'1"
Bedroom 4	3935 x 2085mm	12'11" x 6'10"
Shower room	1551 x 2160mm	5'1" x 7'1"

(Approximate dimensions)



Second Floor

Bedroom 2	3935 x 3658mm	12'11" x 12'0"
Bedroom 3	3935 x 3345mm	12'11" x 11'0"
Bathroom	1700 x 2008mm	5'1" x 6'7"

(Approximate dimensions)

Key

B	Boiler	BH ST	Bulkhead store	f/f	Fridge/freezer space	w	Wardrobe space	◀▶	Dimension location
ST	Store	CYL	Cylinder	dw	Dishwasher space	RL	Roof light		



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WHERE QUALITY LIVES

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DARWIN GREEN
CAMBRIDGE



NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



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