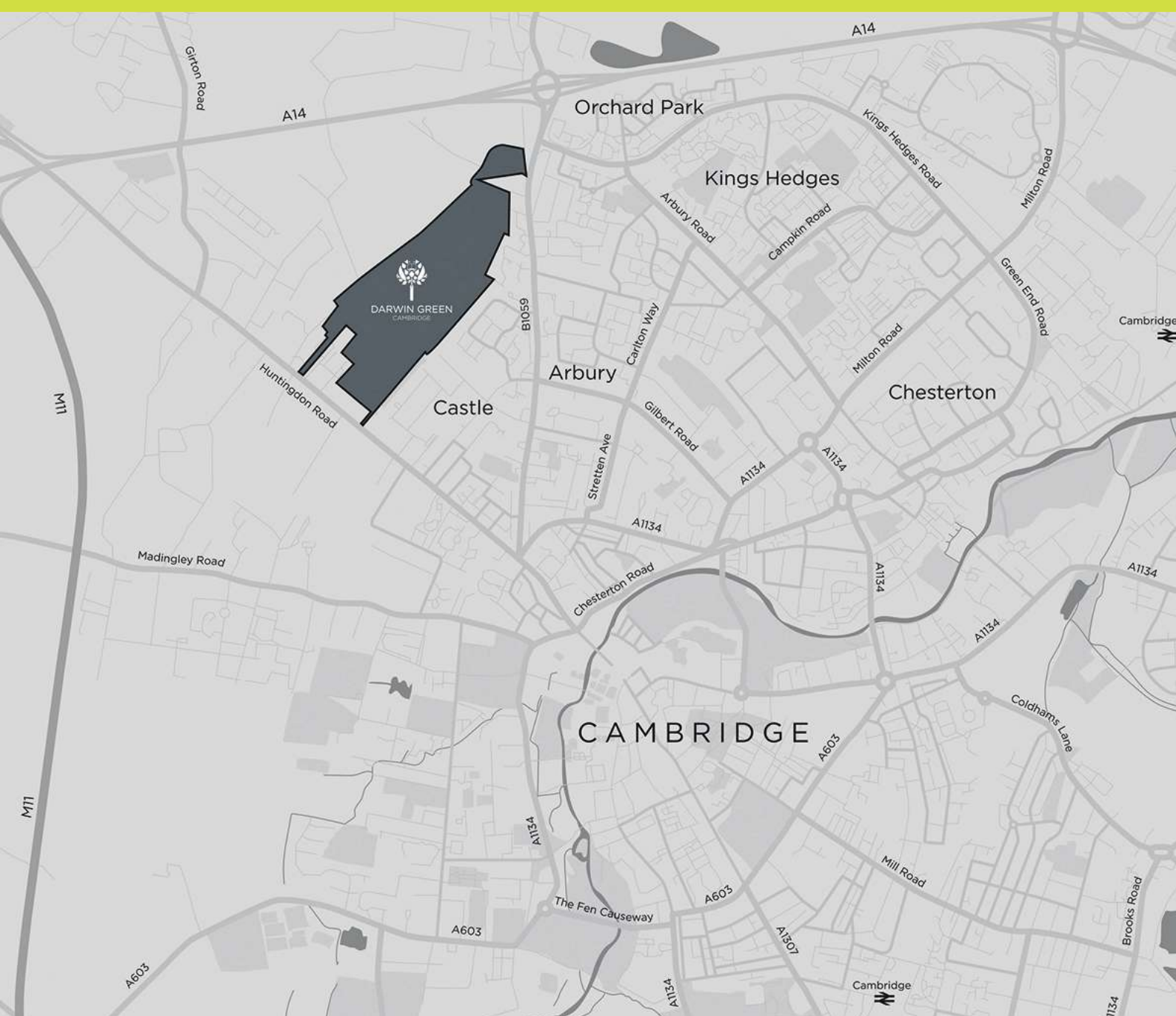




DARWIN GREEN
CAMBRIDGE

PHASE 2





Find your new home amongst an exciting new community located just 1.6 miles from central Cambridge. The tree-lined public spaces incorporate the charm of Cambridge-style greenery with a contemporary feel. This brand-new development will deliver sustainable living across a distinctive selection of modern houses and apartments.

Darwin Green will provide residents with quick access to the city centre, key amenities, green spaces and travel links; bringing convenience to everyday living. 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 beautiful gardens, and the River Cam.

The heart of Darwin Green is the 15-acre central park, with sports pitches and facilities. The development will also benefit from a primary school, supermarket, library and community centre.



- Marketing Suite
- Potential Supermarket
- Primary School
- Health Centre
- The Library
- Community Centre
- Allotments
- Multi-Use Playing Fields
- Sports Pavilion
- Darwin Green Phase - 1
- Darwin Green Phase - 2
- Darwin Green Phase - 3
- Darwin Green Phase - 4
- Franklin Gardens
- Cycle Route





Our energy efficient homes could reduce your energy costs and save you thousands. We use highly thermally efficient insulation and argon-filled double-glazing as standard, which allows the heat from the sun in whilst minimising heat loss. Plus, the latest water saving technologies to help reduce your consumption. Homes at Darwin Green also benefit from solar PV panels and electric car charging points. Visit our website for more information.

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars[^] by the Home Builders Federation, year after year. 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. This is just one of the added benefits of buying a brand-new home.

[^]Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes.

DEVELOPMENT LAYOUT

- Falkirk
1 & 2 apartment
- Dodington
2 bedroom home
- Amber
2 bedroom home
- Amber V1
2 bedroom home
- Kimbolton
3 bedroom home
- Hemingford
3 bedroom home
- Histon
3 bedroom home
- Haversham
3 bedroom home
- Slambourne
3 bedroom home
- Brampton
4 bedroom home
- Oakington
4 bedroom home
- Girton
4 bedroom home
- Affordable Housing
Shared Ownership
- Affordable Housing
Rented
- V Visitor Parking Space
- SS Sub Station
- CS Cycle Store
- BS Bin Store
- 🏠 Swift Nesting Brick
- 🐼 Bat Box

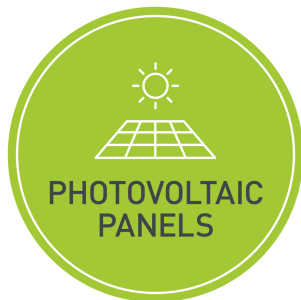


ENERGY-EFFICIENT HOMES

THE FEATURES AND BENEFITS



Save thousands per year on your energy bills with a brand-new energy efficient home. Every new home we build has been designed with the future in mind. We use innovative design and smart technologies to make your new home more economical, comfortable and enjoyable to live in. **Selected homes at Darwin Green will benefit from these energy saving features.**



Features on selected plots only. The changes apply to individual homes, rather than across an entire development, so please liaise with the Sales Adviser on the development you are interested in about the specific inclusions of individual homes. We, 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. Information correct at time of publishing.



BARRATT
HOMES



DARWIN GREEN

GIVING NATURE A HOME

BUILDING SUSTAINABLE COMMUNITIES



Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen in. At Darwin Green we have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfil our customers' every need whilst respecting today's environment. Our homes are not only great places to live; they are good for the environment and good for future generations too.



17+ acres

of public
open space



Community

allotments



800+

new trees
planted



120+

bird boxes and
swift bricks



Play

area for
the community

Features on selected plots only. More biodiversity features to come on our future phases. *We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. Visit our website for more information. Information correct at time of publishing.



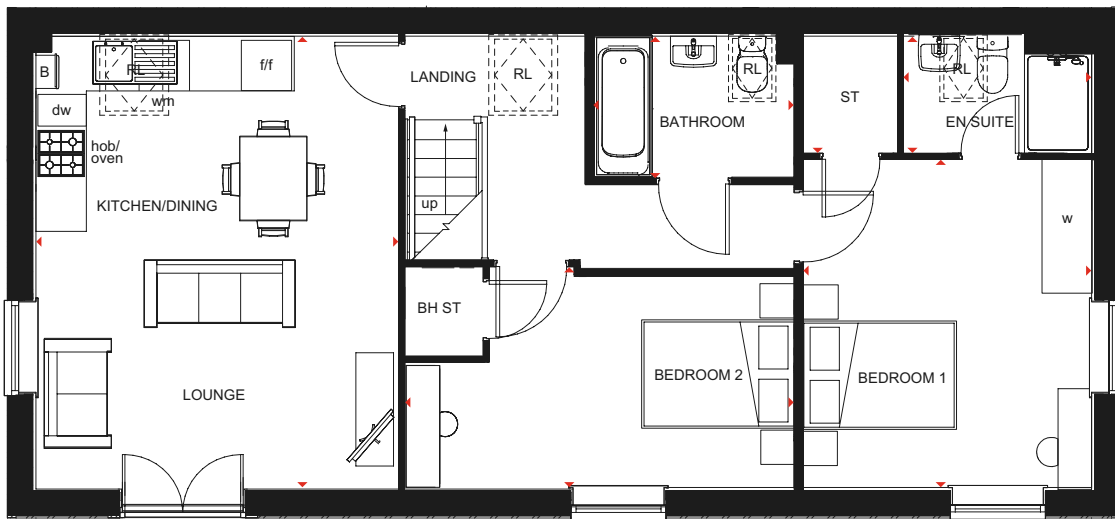
BARRATT
HOMES



DARWIN GREEN

DODINGTON

TWO BEDROOM HOME



First Floor

Kitchen/Living/Dining	4325 x 5425mm	14'2" x 17'10"
Bedroom 1	3463 x 3942mm	11'4" x 12'11"
En Suite	2057 x 1411mm	6'9" x 4'8"
Bedroom 2	4641 x 2550mm	15'3" x 8'4"
Bathroom	2395 x 1714mm	7'10" x 5'7"

(Approximate dimensions)

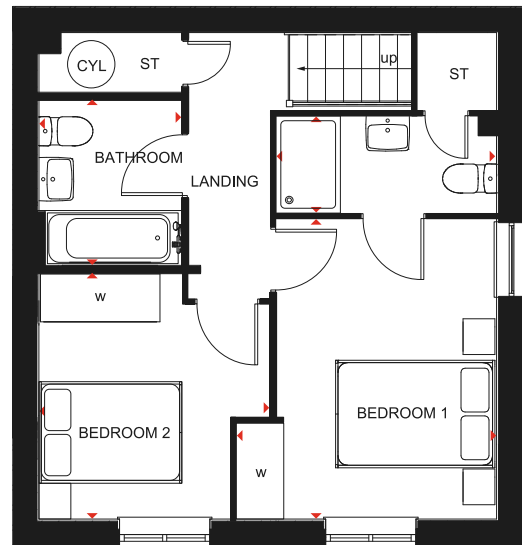
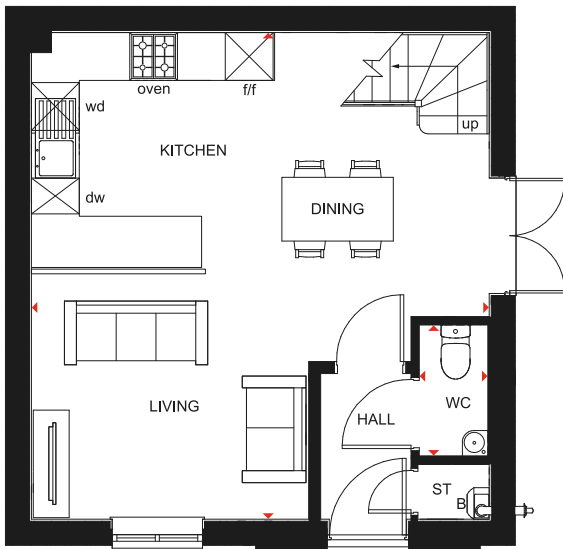
KEY	B	Boiler	wm	Washing machine space	WFH	Working from home space
	ST	Store	f/f	Fridge/freezer space	RL	Roof light
	BH ST	Bulkhead store	w	Wardrobe space	◀▶	Dimension location



BARRATT
HOMES

AMBER

TWO BEDROOM HOME



*window omitted to selected plots

GROUND FLOOR

Kitchen/Dining/Living	5798 x 6160 mm	19'0" x 20'2"
WC	932 x 1705 mm	3'0" x 5'7"

[Approximate dimensions]

FIRST FLOOR

Bedroom 1	3250 x 3750 mm	10'7" x 12'3"
En Suite	2750 x 1200 mm	9'0" x 3'11"
Bedroom 2	2900 x 3135 mm	9'6" x 10'3"
Bathroom	1829 x 2112 mm	6'0" x 6'11"

[Approximate dimensions]

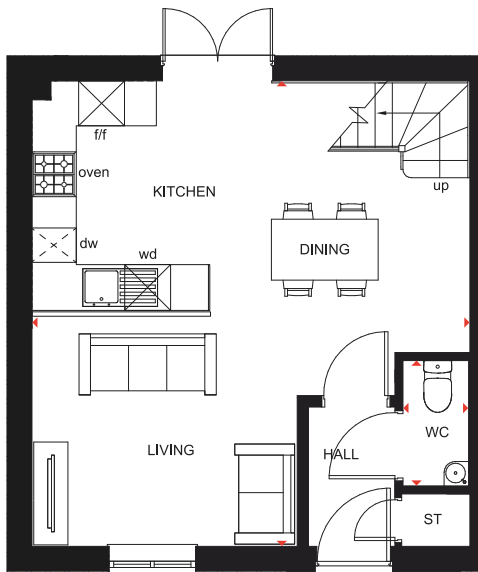
KEY	ST	Store	wd	Washer dryer space
	f/f	Fridge/freezer space	W	Wardrobe space
	dw	Dishwasher space	◀▶	Dimension location



BARRATT
HOMES

AMBER V1

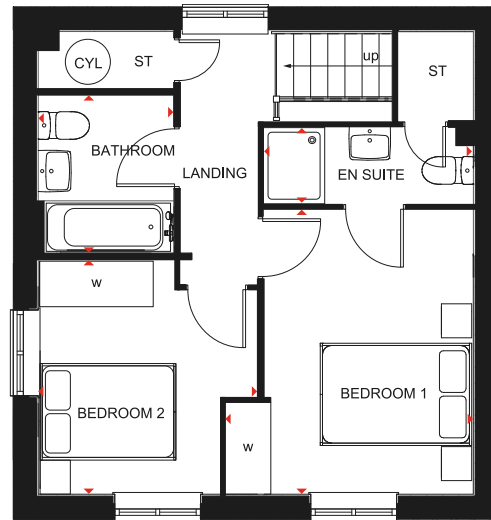
TWO BEDROOM HOME



GROUND FLOOR

Kitchen/Dining/Living	5798 x 6160 mm	19'0" x 20'2"
WC	932 x 1705 mm	3'0" x 5'7"

[Approximate dimensions]



FIRST FLOOR

Bedroom 1	3250 x 3750 mm	10'7" x 12'3"
En Suite	2750 x 1000 mm	9'0" x 3'3"
Bedroom 2	2935 x 3135 mm	9'7" x 10'3"
Bathroom	1829 x 2112 mm	6'0" x 6'11"

[Approximate dimensions]

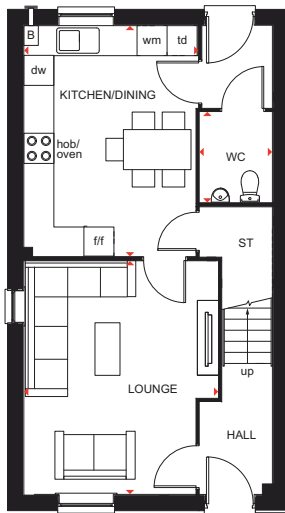
KEY	ST	Store	wd	Washer dryer space
	f/f	Fridge/freezer space	W	Wardrobe space
	dw	Dishwasher space	◀▶	Dimension location



BARRATT
HOMES

KIMBOLTON

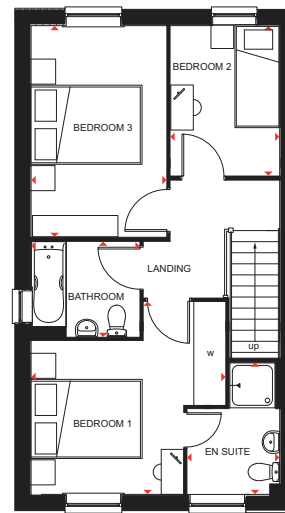
THREE BEDROOM HOME



Ground Floor

Lounge	3875 x 4670 mm	12'9" x 15'4"
Kitchen/Dining	3480 x 4632 mm	11'5" x 15'2"
WC	1395 x 1800 mm	4'7" x 5'11"

[Approximate dimensions]



First Floor

Bedroom 1	3878 x 3862 mm	12'9" x 12'8"
En Suite	1840 x 1710 mm	6'0" x 5'7"
Bedroom 2	2175 x 3013 mm	7'2" x 9'11"
Bedroom 3	2700 x 4233 mm	8'10" x 13'11"
Bathroom	2163 x 1910 mm	7'1" x 6'3"

[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space	◀▶ Dimension location
	ST	Store	td	Tumble dryer space	
	wm	Washing machine space	w	Wardrobe space	

For planning purposes, rooms (excluding kitchens, bathrooms and en-suites) in our properties may be given different labels or descriptions to those we use for marketing and selling purposes. In our advertising and marketing materials we may label a room a bedroom. That same room may be labelled a study in our planning documents and drawings.

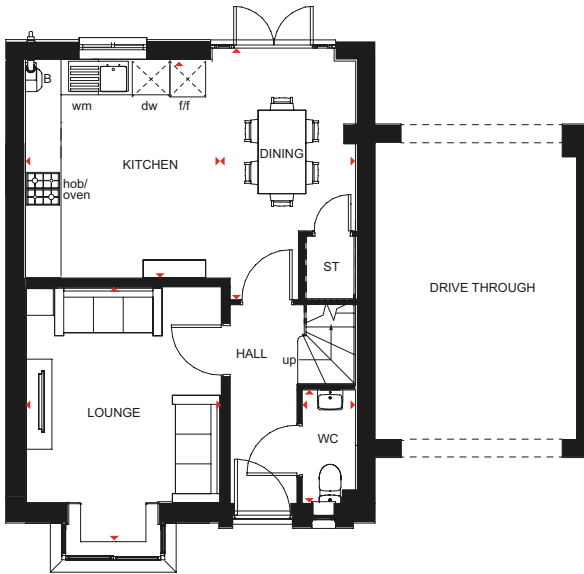
For example purposes only, a property we describe in our marketing material as a '4 bedroom' property may be described in our planning documents and drawings as a '3 bedroom' property and describe the 4th bedroom as a 'study'. If you have any questions or would like more information about what you have read in this disclaimer, please contact our Sales Adviser and/or your solicitor/conveyancer for further information and assistance.



BARRATT
HOMES

HEMINGFORD

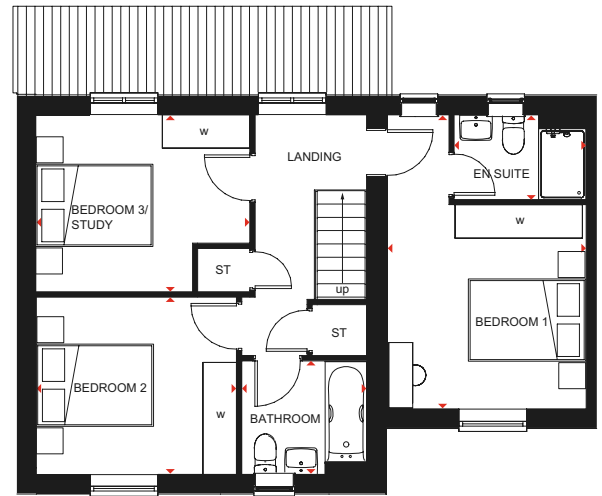
THREE BEDROOM HOME



Ground Floor

Lounge	4317 x 3291mm	14'2" x 10'10"
Kitchen	3265 x 3647mm	10'9" x 11'11"
Dining	4010 x 2280mm	13'1" x 7'6"
WC	1910 x 897mm	6'3" x 2'11"

[Approximate dimensions]



First Floor

Bedroom 1	4945 x 3338mm	16'3" x 10'11"
En Suite	2218 x 1426mm	7'3" x 4'8"
Bedroom 2	3360 x 2979mm	11'0" x 9'9"
Bedroom 3	3585 x 2979mm	11'9" x 9'9"
Bathroom	2097 x 1910mm	6'11" x 6'3"

[Approximate dimensions]

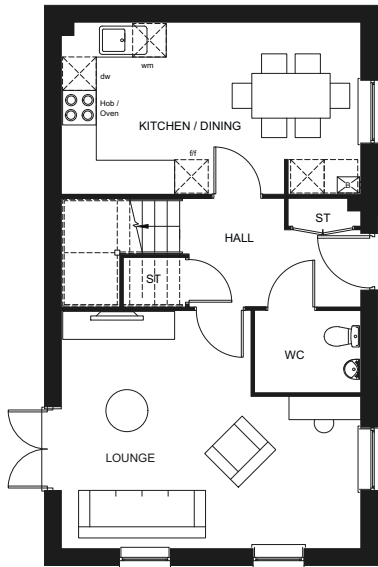
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		



BARRATT
HOMES

HISTON

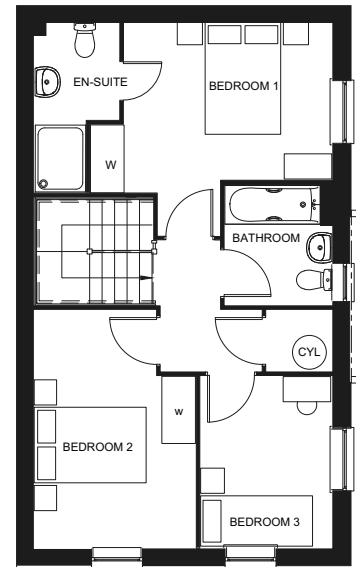
THREE BEDROOM HOME



Ground Floor

Kitchen	2131 x 2264 mm	7'0" x 7'5"
Lounge/Dining	4149 x 5320 mm	13'7" x 17'5"
Bedroom 1	2979 x 3324 mm	9'9" x 10'9"
Dressing	1891 x 1969 mm	6'4" x 6'5"
Bathroom	1961 x 2113 mm	6'5" x 6'11"

(Approximate dimensions)



First Floor

Kitchen	2131 x 2264 mm	7'0" x 7'5"
Lounge/Dining	4149 x 5320 mm	13'7" x 17'5"
Bedroom 1	2979 x 3324 mm	9'9" x 10'9"
Dressing	1891 x 1969 mm	6'4" x 6'5"
Bathroom	1961 x 2113 mm	6'5" x 6'11"

(Approximate dimensions)

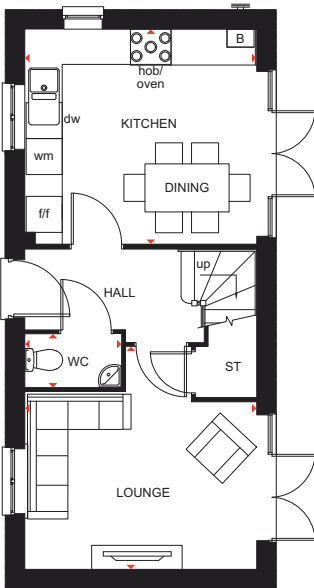
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		



BARRATT
HOMES

BRAMPTON

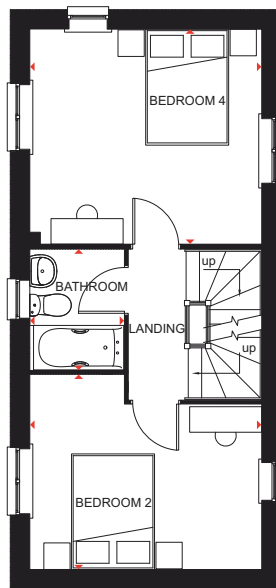
FOUR BEDROOM HOME



Ground Floor

Kitchen/Dining	3860 x 3590 mm	12'8" x 11'9"
Lounge	3860 x 3712 mm	12'8" x 12'2"
WC	1600 x 1865 mm	5'3" x 6'1"

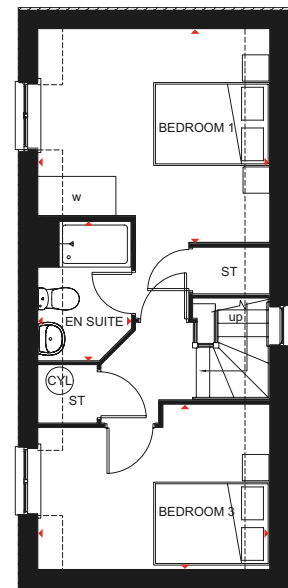
[Approximate dimensions]



First Floor

Bedroom 4	3860 x 3590 mm	12'8" x 11'9"
Bedroom 2	3860 x 3245 mm	12'8" x 10'8"
Bathroom	1560 x 2000 mm	5'1" x 6'7"

[Approximate dimensions]



Second Floor

Bedroom 1	3860 x 3665 mm	12'8" x 12'0"
Bedroom 3	3860 x 2740 mm	12'8" x 9'0"
En Suite	1625 x 2315mm	5'4" x 7'7"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

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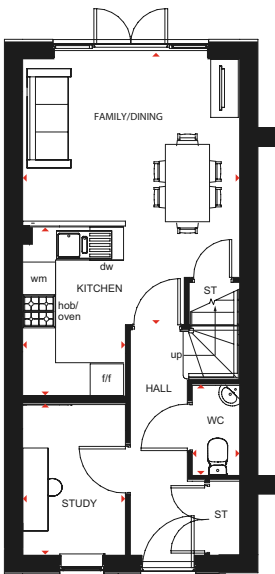
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BARRATT
HOMES

HAVERSHAM

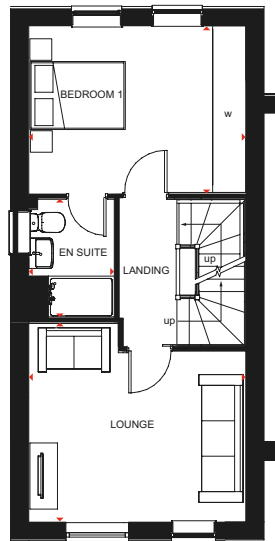
THREE BEDROOM HOME



Ground Floor

Family/Dining	3971 x 3935mm	13'0" x 12'11"
Kitchen	3060 x 1865mm	10'0" x 6'1"
Study	2753 x 1865mm	9'0" x 6'1"
WC	1649 x 861mm	5'5" x 2'10"

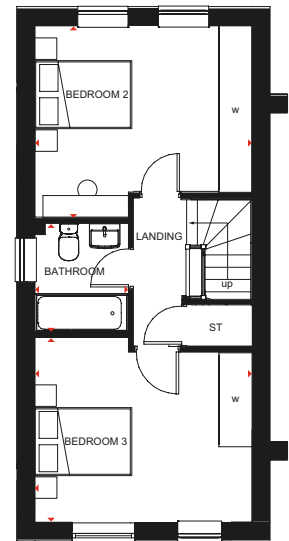
(Approximate dimensions)



First Floor

Lounge	3935 x 3630mm	12'11" x 11'11"
Bedroom 1	3935 x 3037mm	12'11" x 10'0"
En Suite	2163 x 1551mm	7'1" x 5'1"

(Approximate dimensions)



Second Floor

Bedroom 2	3935 x 3488mm	12'11" x 11'5"
Bedroom 3	3935 x 3345mm	12'11" x 11'0"
Bathroom	1963 x 1695mm	6'5" x 5'7"

(Approximate dimensions)

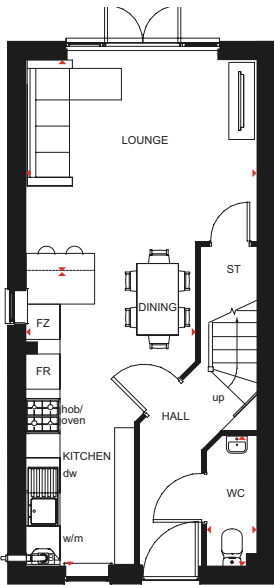
KEY	ST	Store	dw	Dishwasher space
	wm	Washing machine space	w	Wardrobe space
	f/f	Fridge/freezer space	◀▶	Dimension location



BARRATT
HOMES

STAMBOURNE

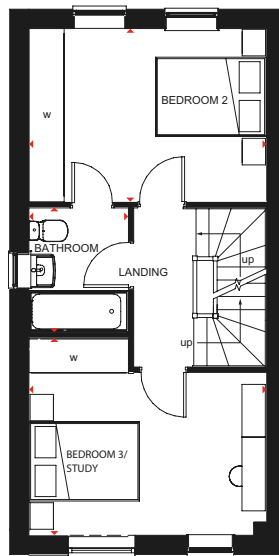
THREE BEDROOM HOME



Ground Floor

Lounge	4050 x 3730 mm	13'3" x 12'2"
Kitchen/Dining	2980 x 5150 mm	9'9" x 16'10"
WC	860 x 2230 mm	2'9" x 7'3"

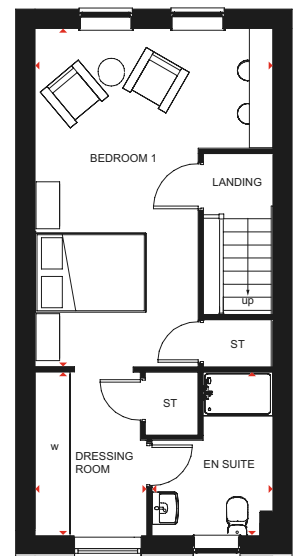
[Approximate dimensions]



First Floor

Bedroom 2	4056 x 3194 mm	13'4" x 10'6"
Bedroom 3/Study	4056 x 3380 mm	11'1" x 13'3"
Bathroom	2147 x 1699 mm	7'1" x 5'7"

[Approximate dimensions]



Second Floor

Bedroom 1	6021 x 4056 mm	19'9" x 13'4"
Dressing Room	2794 x 1906 mm	9'2" x 6'3"
En Suite	2794 x 2063 mm	9'2" x 6'9"

[Approximate dimensions]

KEY	B	Boiler	FZ	Freezer	w	Wardrobe space
	ST	Store	wd	Washer dryer space	◀▶	Dimension location
	FR	Fridge	dw	Dishwasher space		

This ground floor layout is to selected plots only. Speak to a sales adviser for more information.



BARRATT
HOMES

OAKINGTON

FOUR BEDROOM HOME



Ground Floor

Lounge	4050 x 3520 mm	13'3" x 12'2"
Kitchen/Dining	2980 x 5150 mm	9'9" x 16'10"
WC	860 x 2230 mm	2'9" x 7'3"

(Approximate dimensions)

First Floor

Bedroom 2	4398 x 3250 mm	14'4" x 10'7"
Bedroom 3	4056 x 2957 mm	13'4" x 9'8"
Bedroom 4/Study	4056 x 2768 mm	13'4" x 9'1"
Bathroom	2147 x 1699 mm	7'1" x 5'7"

(Approximate dimensions)

Second Floor

Bedroom 1	5792 x 4056 mm	19'0" x 13'4"
Dressing Room	2794 x 1906 mm	9'2" x 6'3"
En Suite	2794 x 2063 mm	9'2" x 6'9"

(Approximate dimensions)

KEY	B	Boiler	FZ	Freezer	w	Wardrobe space
	ST	Store	wd	Washer dryer space	◀▶	Dimension location
	FR	Fridge	dw	Dishwasher space		

This ground floor layout is to selected plots only. Speak to a sales adviser for more information.



BARRATT
HOMES

GIRTON

FOUR BEDROOM HOME



Ground Floor

Family/Dining	3971 x 3935mm	13'0" x 12'11"
Kitchen	3060 x 1865mm	10'0" x 6'1"
Study	2753 x 1865mm	9'0" x 6'1"
WC	1649 x 861mm	5'5" x 2'10"

(Approximate dimensions)

First Floor

Lounge	3935 x 3099mm	12'11" x 10'2"
Bedroom 1	4222 x 3325mm	13'10" x 10'11"
En Suite 1	3325 x 2326mm	10'11" x 7'8"
Bedroom 2	3935 x 3099mm	12'11" x 10'2"
En Suite 2	2163 x 1544mm	7'1" x 5'1"

(Approximate dimensions)

Second Floor

Bedroom 3	3935 x 3488mm	12'11" x 11'5"
Bedroom 4	3935 x 3345mm	12'11" x 11'0"
Bathroom	1963 x 1695mm	6'5" x 5'7"

(Approximate dimensions)

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



BARRATT
HOMES





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.



BARRATT
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