



MARLEIGH

Newmarket Road, Cambridge



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An inspiring new place to live

Imagine living somewhere that offers so much more than just a home – a flourishing place with a sense of community that grows with you.

This vibrant new community of exceptional homes, beautiful green spaces and high quality amenities is ideally located just three miles east of Cambridge's historic city centre. Bordered by open fields and close to charming villages, it offers an idyllic balance of town and country life, combining the city's opportunities with rural tranquillity.

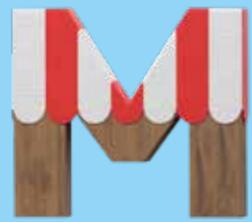
A natural home

Nature lies at the heart of Marleigh, with the meadows and water features of Gregory Park running through it, along with Kingsley Woods at its edge. A selection of homes offer undisturbed and enviable views over this stunning landscape.



A new destination within Cambridge

Marleigh is the first step towards the transformation of this corner of Cambridge – one that will see much change and the emergence of a desirable new district, Cambridge East.



Marleigh Square
for a thriving community



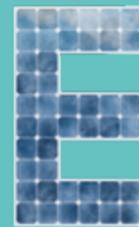
Allotments
and green space for a healthy way of life



Ride
to your destination on new cycleways or take a bus from nearby Park and Ride



Learning
is child's play with Marleigh Primary Academy



Elegantly
engineered living with nature at its heart



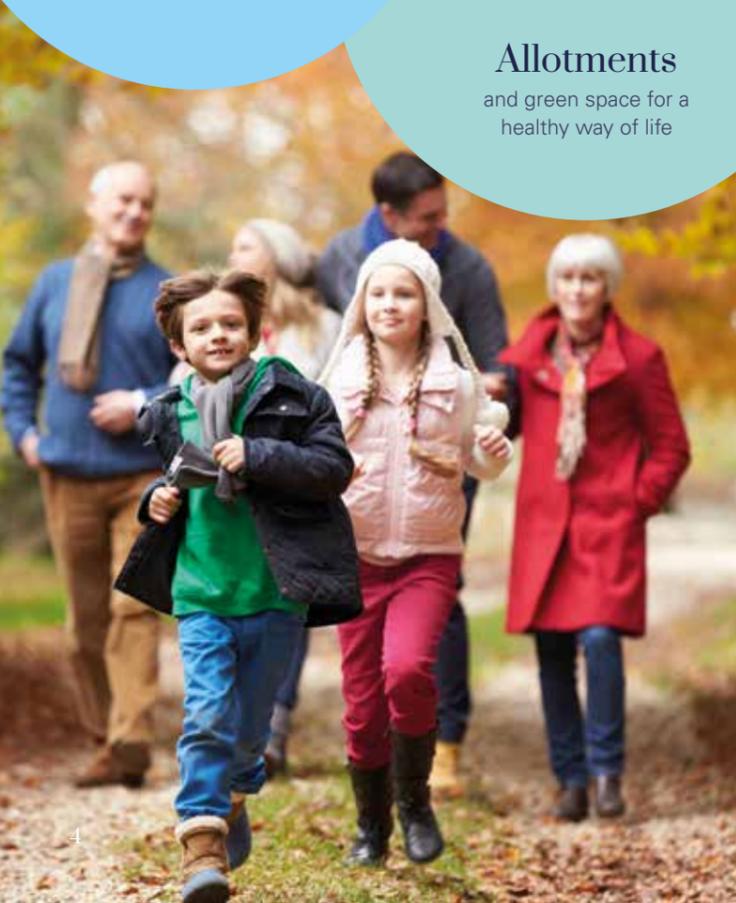
Inspired
masterplan for a new urban neighbourhood



Green
outdoor space and sports pitches
(approx. the size of 44 football pitches)



Historic Cambridge
a world renowned city



Marleigh will be an exciting neighbourhood to work, live and thrive. It will boost the reputation of the city and offer residents a desirable lifestyle with excellent amenities right on their doorstep.

Marshall has unveiled an ambitious vision to relocate Cambridge Airport and its aviation activities. Future plans also include further residential projects with culture, sport, shopping and beautiful natural surroundings.

Some of the planned highlights of what's envisaged include:

- New homes
- Schools and further education facilities
- Pop-up events in Marleigh Square
- Sports playing fields

This new hub will have community at its heart, with an abundance of facilities to complement the historic city centre, whilst contributing to its own character and identity.



Bringing people together

Marleigh will offer a wealth of amenities, giving its residents the opportunity to enjoy a rich and fulfilling lifestyle, all within a short walk of home.



Computer generated images represent Marleigh Square



“Marleigh has a lovely community feel already and there will soon be shops and other facilities for us to use too, as well as cycle paths which we have already begun exploring.”

Sam Fuller, resident

**Marleigh Square
– a thriving market
square on your doorstep.**

Home to:



The wide choice of homes and diverse facilities will appeal to a mix of people, helping to create a vibrant community of different generations and lifestyles.

Marleigh will be a place that’s full of character and encourages people to come together, share experiences and feel connected to everything around them. The design has neighbourliness at its heart and every detail has been carefully considered to maximise these connections.

The masterplan for the first phase of Marleigh is focused around this connectivity, providing people with everything they need. The heartbeat of the community will be Marleigh Square, home to a Co-op supermarket and The Monkey Puzzle Nursery, as well as playing host to regular community events. The Hangar will be a buzzing hub with a community centre, café

and office space which will provide spaces for socialising and getting to know neighbours.

Opening in September 2022, the brand new Marleigh Primary Academy will be an easy walk from the homes and will also help strengthen community ties between families further; children and parents can meet and make friends on their journey to school. All of this will result in a neighbourhood that’s full of life, where residents can enjoy modern 21st century living with a good old-fashioned community feel.

In addition to the abundance of local amenities within walking distance, there will also be new and improved walkways and cycle paths that will link to the city centre, Cambridge train station and wider Cambridge. This makes Marleigh the ideal destination for work, rest and play.





Uplifting natural surroundings

Marleigh has been designed with nature at its heart, giving the outside environment equal prominence to the homes and buildings it surrounds.

The great outdoors is a big part of life at Marleigh with more than 57 acres of beautifully landscaped green spaces to enjoy.

To keep these areas at their best, national charity the Land Trust will maintain and protect them. The Land Trust are dedicated to managing and preserving over 70 sites across the UK, and proud to be custodians of some of the country's most glorious parks, meadows and nature reserves.

The Land Trust will manage and maintain the green open spaces, play areas and other amenities, as well as collecting the estate service charge to pay for upkeep and maintenance.

The Land Trust will also lead on community engagement activities such as supporting community groups and a residents' association, and establishing a programme of events to promote health and wellbeing, education and environmental initiatives.



Gregory Park

A green sanctuary of trees, meadows, ponds and lawns running through the centre of Marleigh.



Kingsley Woods

Borders the northern edge, with leafy trails and woodland walks to explore.



Allotments

Discover the joy of growing your own fruit and vegetables, just a short walk from home.



Pockets of green

Smaller green spaces amongst the homes bring nature to the streets.

Fields and open countryside

Stretching out for miles from Marleigh, ideal for long walks and rambles.



Sports facilities

Football pitches and multi-use game areas for competing at a high level, or just enjoying some active fun.



First class education

Cambridge is renowned for its excellence in education, making it an appealing location for families.



Marleigh Primary Academy is the new school opening at the development, with places for 420 primary and nursery aged children. Part of Anglian Learning multi-academy trust, it will have a particular focus on STEM subjects – science, technology, engineering and mathematics – reflecting Cambridge’s strength in these areas.

The innovative design provides generous interior classrooms set around a shared learning area, with extensive facilities for sports and outdoor learning, including a multi-sports all-weather pitch, green spaces, a vegetable garden and a woodland area. Arts will also play a key role in the curriculum to support children’s cognitive skills and excitement for learning.



“We are delighted to get the go ahead to bring the wonderful plans for the Marleigh Primary Academy to life. The new school and nursery will offer an outstanding environment both indoors and outdoors to excite and engage children in their learning.”

Prue Rayner, Director of Primary Education of Anglian Learning



There are a number of other primary schools in the local area, including Fen Ditton Community Primary School, which is currently rated ‘Good’ by Ofsted, along with two Ofsted rated ‘Outstanding’ secondary schools within easy reach for older children.

Independent schools to choose from include The Perse School, a leading mixed independent school, and King’s College School, which dates back to the 15th century. St John’s College School, the winner of the national Best Prep School, is open to boys and girls aged four to 13.



Renowned higher education

Cambridge is, of course, most famous for its university. These ancient colleges are an integral part of the city, growing over the years to include new, state-of-the-art facilities to accompany the historic buildings. Marleigh is well positioned for students attending the university, with all the colleges a short bicycle ride away. Thanks to excellent transport links, other universities in the area, as well as the top London institutions, are also within commuting distance.



Primary education

Marleigh Primary Academy
(opening September 2022)
On the development

Teversham C of E Primary School
OFSTED: Good
20 mins on foot, 1 mile

Fen Ditton Community Primary School
OFSTED: Good
7 mins by bike, 1.3 miles

Ridgefield Primary School
OFSTED: Good
7 mins by car, 2.3 miles

Secondary education

Saint Bede's Inter-Church School
OFSTED: Outstanding
13 mins by bike, 2.6 miles

Parkside Community College
OFSTED: Outstanding
13 mins by bike, 2.6 miles

North Cambridge Academy
OFSTED: Good
18 mins by bike, 3.4 miles

Netherhall School
OFSTED: Good
19 mins by bike, 3.3 miles

Independent schools

St Mary's School
Girls, ages 3-18
16 mins by bike, 3 miles

The Leys School
Co-ed, ages 11-18
17 mins by bike, 3.2 miles

St John's College School
Co-ed, ages 4-13
20 mins by bike, 3.7 miles

The Perse School
Co-ed, ages 4-18
21 mins by bike, 3.8 miles

King's College School
Co-ed, ages 4-13
21 mins by bike, 3.8 miles



Christ College University of Cambridge
Co-ed, ages 18+
16 mins by bike, 3.1 miles

Pembroke College University of Cambridge
Co-ed, ages 18+
16 mins by bike, 3.1 miles

Peterhouse College University of Cambridge
Co-ed, ages 18+
16 mins by bike, 3.1 miles

Trinity College University of Cambridge
Co-ed, ages 18+
18 mins by bike, 3.4 miles

Queens' College University of Cambridge
Co-ed, ages 18+
18 mins by bike, 3.4 miles

Keeping you connected

Marleigh is well connected for work, socialising and leisure with excellent road and rail links.



By bike from Marleigh

Cambridge North Train Station

15 mins
2.9 miles*

Cambridge Train Station

16 mins
3 miles

Cambridge Business Park

16 mins
3 miles

Cambridge Market Square

18 mins
3.4 miles

Cambridge Science Park

21 mins
4 miles



By car from Marleigh

A14 (access to M11)

4 mins
1.5 miles

City Centre Grand Arcade

11 mins
3 miles

Cambridge Train Station

12 mins
3.4 miles

Cambridge Science Park

9 mins
5.5 miles

Cambridge Business Park

10 mins
5.6 miles



Cambridge Train Station

Stansted Airport

30 mins

London King's Cross

51 mins

London Liverpool Street

1hr 12 mins

Travelling into the city centre is simple and enjoyable with enhanced cycling and walking trails, including plans for a cycle path link to Cambridge North Train Station. There are also regular bus routes connecting Newmarket Road to central Cambridge, plus the Park & Ride is just next-door.

If you are planning on using pedal power to get into the city, you can either choose a direct route or use the National Cycle Route 51, where you can enjoy a traffic-free ride through Ditton Meadows and along the River Cam to Midsummer Common.





Discover Cambridge's thriving food, shopping and cultural scene

With Marleigh's convenient location, you can enjoy everything that vibrant, historic Cambridge has to offer.

Dine in style

The centre of Cambridge is bursting with culinary delights, and there's something to suit every occasion. Traditional pubs, smart restaurants, street food vans and cosy cafés give you plenty of choice whether you are looking for an indulgent meal or a quick bite to eat.

Marleigh is also just a short bike ride from Mill Road, well-known for its global cuisine, quirky independent shops and excellent coffee spots.



Indulge in retail therapy

Cambridge is a shopper's paradise, offering everything from high street brands and retailers to one-off boutiques.

The Grand Arcade is the main shopping centre in the city and is well-lined with big-name brands including Apple, John Lewis, Kurt Geiger, Russell & Bromley and The White Company. For a more bespoke shopping experience, head to Trinity Street. This beautiful street is stocked with an array of independent retailers and stylish brands such as Whistles and Reiss. Or head to Angela Reed Furnishings on Peas Hill, a family-run business that specialises in contemporary home furniture and accessories.

The centre of the city is bursting with life. Visitors travel from afar to shop at the famous Market Square, where they can buy everything from vinyl and vintage clothes to freshly grown produce.



Say yes to adventure

In Cambridge there's a new experience around every corner; no matter what your interests are, there's plenty to see and do.

The brand new Cambridge Ice Arena is an iconic venue for Cambridge and couldn't be more local to Marleigh. This full size, state-of-the-art facility offers public skating for all ages, ice hockey, curling, figure skating, lessons and parties on ice. Anglesey Abbey is just a 20 minute bike ride to the east of Marleigh, and hosts a year-long calendar of events and activities for all ages. It's famous for its February snowdrops, when the gardens suddenly flourish into bloom. There are over 114 acres of woodland and gardens to explore, as well as its historic watermill.

Cambridge is home to several theatres – including the ADC theatre, Britain's oldest university playhouse – showing a lively variety of plays, musicals, comedy and other performances. There is also a strong tradition of musical performance in the city, ranging from classical concerts to rock and pop gigs.



A taste of Cambridge

Feeling peckish? Take your pick from this selection of local food shops and eateries.

Fortune Donuts

Irresistible hand-made donuts with flavours like chocolate hazelnut and lemon meringue.

www.fortunedonuts.com
@fortune.donuts
Delivery service

Toast on Cheese

Food van selling an inventive range of cheese toasties such as Stilton, bacon and pear chutney.

www.toastoncheese.com
@toastoncheese
Food van at various venues

Cambridge Artisan Cheese

Delicious artisan Cheddars with unique flavour combinations, plus crackers, chutneys and hampers.

www.cambridgeartisancheese.com
@cambridgeartisancheese
Delivery service

All On Boards

Beautiful picnic boards and baskets available to order, including grazing boards, dessert boxes and brunch boxes.

www.allonboardsevents.co.uk
@allonboardsevents
Delivery service

Stuff My Pitta

The Green Dragon, Chesterton, Cambridge CB4 1NZ

Tasty grilled kebabs, burgers and sides, served at The Green Dragon pub.

greendragoncambridge.co.uk
@stuffmypitta
10 mins by bike

Thrive

5-7 Norfolk Street, Cambridge CB1 2LD

This café and bistro serves a delicious plant-based menu and has space available to hire for events.

thrivecambridge.com
@thrivecambridge
11 mins by bike

Aromi

30 Fitzroy Street, Cambridge CB1 1EW

Café serving traditional Sicilian food, gelato and coffee.

www.aromi.co.uk
@Aromicaffe
11 mins by bike

The Old Bicycle Shop

104 Regent Street, Cambridge CB2 1DP

Said to be the oldest bicycle shop in the country, now a café/bar serving a selection of fresh, locally sourced food.

www.oldbicycleshop.com
@oldbicycleshop
14 mins by bike

Pint Shop

10 Peas Hill, Cambridge CB2 3PP

Atmospheric pub serving food and a range of drinks.

pintshop.co.uk
@PintShop
15 mins by bike

Bread & Meat

4 Bene't Street, Cambridge CB2 3QN

Café specialising in roast meats and sourdough bread to create gourmet sandwiches as well as full meals.

www.breadandmeat.co.uk
@BreadandMeatCambridge
16 mins by bike



Life with everything on your doorstep

The abundance of green open space creates a natural playground and there's plenty of opportunity to pause and take a breath.

With up to 1,300 homes and numerous facilities, there's so much planned for Marleigh. It's all building towards making it a place that is welcoming, enables people to thrive and inspires a healthier way of life in natural surroundings.

- 1 Marleigh Square
- 2 The Hangar Community Centre
- 3 Marleigh Primary Academy
- 4 Gregory Park
- 5 Kingsley Woods
- 6 The Avenue
- 7 Woodside
- 8 Greenways
- 9 Jubilee Central
- 10 Kingsley View
- 11 Allotments
- 12 The Plains – Sports Pitches
- 13 Newmarket Road Park & Ride
- 14 Cambridge Ice Arena
- 15 M&S Food and BP Petrol Station
- 16 Phase 2
- 17 Phase 3 (subject to planning)
- 18 Cambridge City Airport (to be relocated)

The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Areas such as road, drives, paths and patios plus trees and landscaping are indicative only and may vary.



Visionary architecture and design

With leading names from the world of architecture, landscaping and sculptural art involved in its vision and design, Marleigh will be a beautifully crafted place to live, with its own distinctive character.

“Marleigh is inspired by the distinctive character of Cambridge and by contemporary lifestyles and technology.”

PTE Architects

Pollard Thomas Edwards, our architects, have won over 200 awards including the 2017 Building Design Housing Architect of the Year, and the 2018 Architects' Journal Sustainable Practice of the year. Landscape architect Robert Myers and sculptor Matthew Lane Sanderson also played a part in creating this special place.

The design for the exterior architecture takes its inspiration from the brick artisan cottages and villas found throughout Cambridge, with their duo-pitched roofs and contemporary materials. Other buildings throughout the community will be carefully constructed to reflect and blend with the local area.

The surrounding environment has been given just as much thought. Clever landscaping, careful planting of new trees and greenery, inventive public art and beautiful street scenes will all come together to make this a special place to be.

With so much to explore and a bustling, cosmopolitan atmosphere, Marleigh will be full of surprise and delight.

With its timeless appeal, high quality design, carefully planned amenities and welcoming environment, Marleigh is a place where you will immediately feel at home.



Computer generated image is indicative only.

The art of living

Marleigh will feature a series of inspiring and thought-provoking pieces of public art, helping to shape its identity and make it a unique place to live.



Matthew Lane Sanderson is a sculptor specialising in large-scale works and civic fine art, and has been involved with Marleigh from its conception.

He has created the dramatic landmark Torus sculpture and will be creating six large graphic art panels that will be placed throughout Marleigh, as well as aero and motor engineering inspired seating and cycle hoops.

These wonderful pieces will reflect Marleigh's rich heritage, as well as creating eye-catching public spaces that will enhance the environment for everyone to enjoy.



"It has been my honour to create work with Hill and Marshall for Marleigh, upon land that I have known since my childhood. Hill has embraced the idea of transforming the ordinary, while the staff and history of Marshall have been my inspiration."

Matthew Lane Sanderson

Created for contemporary living

Exceptional design, quality craftsmanship and sustainable features come together at Marleigh to create homes that are a delight to live in, and are fit for the demands of 21st century life.



Interior image represents The Beech show home



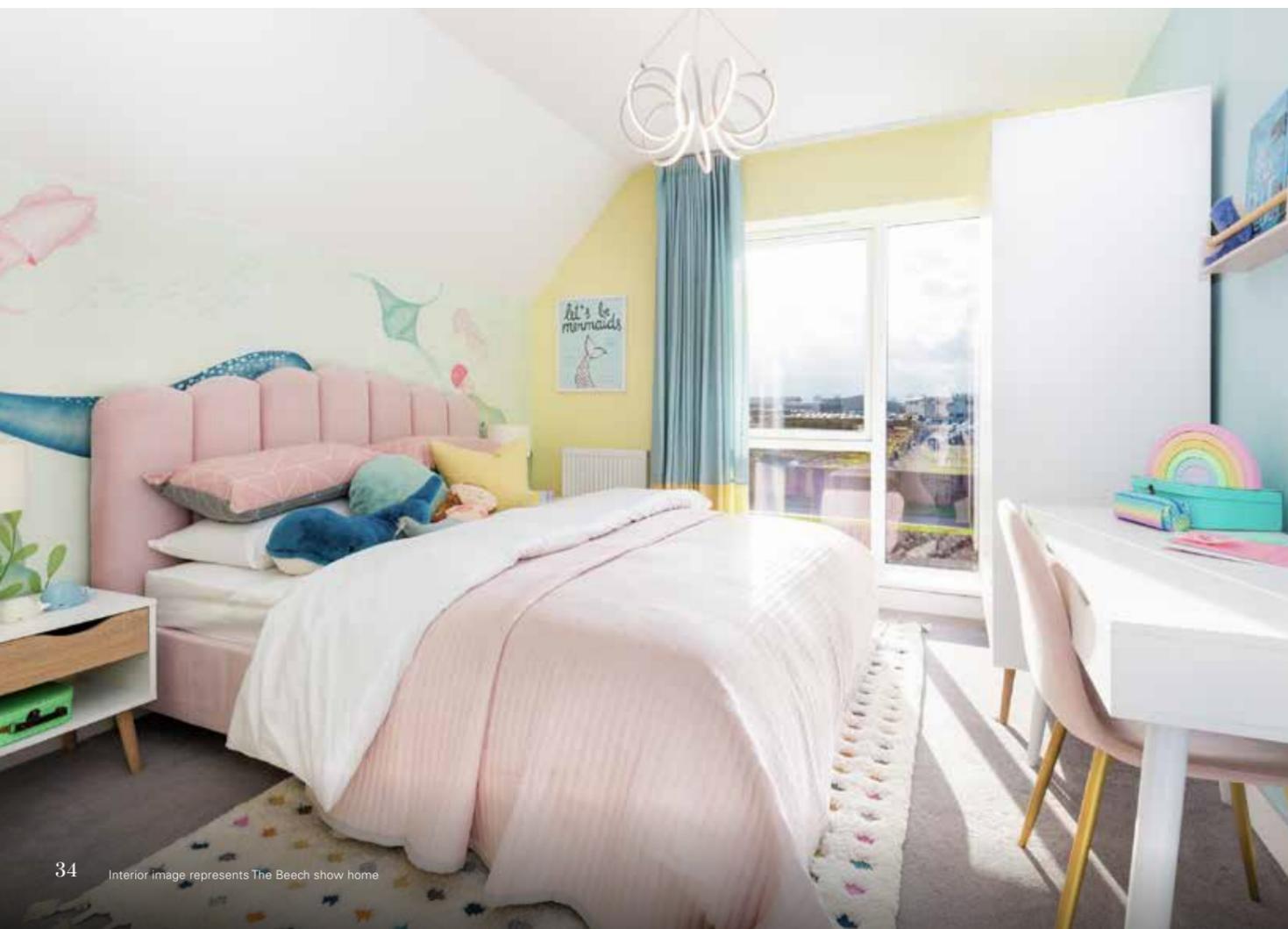
Exterior image represents The Oak show home garden



The homes have been beautifully designed with well-proportioned light spaces, and offer private gardens so you can always extend your entertainment space. Layouts offer the flexibility that we now want from our homes, with open plan spaces and rooms that can accommodate places to work, relax, socialise and entertain.

Feel immediately at home

Marleigh's homes were created to offer long lasting appeal. With quality appliances and stylish interiors, their design will stand the test of time and inspire generations to come.



Modern elegance is a constant theme in every Marleigh home. Clean lines, a natural palette and quality materials create a welcoming and tranquil feel. You'll also enjoy the flexibility to style your home to your personal taste.

All homes have been built to an exceptional 5-star standard and the interior of each home has been designed with high quality appliances. As soon as you move in you will have the perfect blank canvas to decorate in your own style and turn your house into a home that suits you.



Proudly brought to you by

Hill

Hill is an award-winning housebuilder and one of the leading developers in London and the south east of England, delivering both private for sale and affordable homes.

This family-owned and operated company has grown to establish itself as the UK's third-largest privately-owned housebuilder. It has an impressive and diverse portfolio ranging from landmark mixed-use regeneration schemes and inner-city apartments to homes in idyllic rural countryside.

Hill prides itself on putting its customers first and has a dedicated customer journey designed to help buyers at every step of the way to homeownership. Hill was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey in 2018, 2019, 2020, 2021 and 2022.

In 2019, to mark the 20th anniversary and to give back to local communities, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £15 million pledge through its award-winning Foundation 200 social impact initiative.

Marshall

Marshall is an independent UK company with a diverse portfolio of businesses and a shared commitment to keeping our customers moving forward.

Whether that's supporting global armed forces to deliver mission-critical activities, keeping the UK distribution industry on the road, creating new, sustainable communities where people can live and thrive, or developing the next generations of industry talent – we are incredibly proud to have been building extraordinary futures since 1909.

Headquartered in Cambridge, we currently employ around 2,000 people across locations in the UK, Northern Europe, North America, and the UAE.

  Follow us on social media for updates @marleighcb5



Every care has been taken with the preparation of this brochure. The details and descriptions contained herein are for guidance only and do not constitute a contract, part of a contract, nor a warranty. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Computer generated images and the landscaping may have been enhanced and are therefore representative only. Details correct at the time of going to print.

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