



# MARLEIGH

Newmarket Road, Cambridge

## NEWSLETTER WINTER EDITION

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Discover some of the new amenities joining the community, and what is already here to enjoy.

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# There is so much planned for Marleigh

Here we are delighted to present some of the new amenities joining our community.

## Signorelli's Deli

PLANNED OPENING WINTER 2023

Already popular in Cambridge city centre, Signorelli's Deli will be opening its doors later this year, offering a range of traditional Italian delicacies, baked goods, salads, hot dishes and coffee. It is the perfect place to meet friends and neighbours, or pick up some deli goods to enjoy at home.

by *Signorelli's*



## Co-Op Supermarket

PLANNED OPENING WINTER 2023

Pick up all your daily essentials and meal ingredients from this new Co-Op Supermarket, conveniently located in the heart of Marleigh. Selling fresh fruit and veg, meat, fish and dairy products, vegan alternatives and a range of baked and tinned goods, it will have everything you need to restock your cupboards.



## Monkey Puzzle Nursery



Monkey Puzzle Marleigh is part of an award-winning nursery group, offering high quality childcare in its specially equipped nursery for children aged three months to five years old. With different areas for different aged children, it is able to tailor care and create a home-from-home environment. There is also a large, all-season outdoor play area, and daily extra-curricular activities available.

## Marleigh Primary Academy

Part of Anglian Learning Trust, Marleigh Primary Academy welcomed its first cohort of pupils back in September 2022. A two-form entry primary school and 52-place nursery, it has established a strong STEM (Science, Technology, Engineering and Mathematics) curriculum and focus on creative arts subjects. The school is open for children from age three up to Year 6, and looks forward to welcoming new families as they join this growing and vibrant community.



R3FORM  
TO THE CORE

## R3FORM Pilates

NOW OPEN!

Increase your fitness levels, strength, and ability to move more freely, whatever your age, body shape or background, with R3FORM's vast array of classes led by highly experienced instructors. Qi spa can also be found at the studio, offering a superior range of treatments including facials, massages and reflexology.

Find out more at [r3formstudio.co.uk](https://r3formstudio.co.uk) or follow @r3form.studio.cambridge on Facebook and Instagram.

Apartments  
ideal for  
city living



Computer generated image represents The Kestrel Building.

## Introducing The Kestrel Building

With a selection of one and two bedroom apartments and two bedroom duplexes available, expertly finished in a contemporary style, these homes present the perfect opportunity to join a welcoming community just outside Cambridge city centre.

Leafy walkways and streets weave around the apartment building, with a private residents' podium garden located on the first floor, with natural landscaping and seating available enjoy this tranquil space.

Take a copy of our apartment brochure and explore our collection of homes before finding your dream home here at Marleigh.

**Call 01223 827 241 or email  
hello@marleigh-cambridge.co.uk**



Images represent the show apartment.

## Meet the Team

Isaac, our Sales Executive, shares what he loves about Marleigh and why it is such a fantastic place to live.



### Q: What are your three favourite things about Marleigh?

**A:** The location is ideal for those wanting a country atmosphere with a city lifestyle. For fitness fans, as you will have R3FORM Pilates on your doorstep, cycle paths and David Lloyds gym a short distance away. For those who enjoy socialising you can drive into town easily or hop on the Park & Ride bus service and be in the city centre within 15 minutes for a day with friends or family.

Even from the moment you arrive at the Sales and Marketing Suite, you can feel the sense of community. One of the first things we show customers is our Marleigh development model, and they are always amazed at the open spaces and cycle paths. It's not like a typical new build estate at all. Jubilee Square's central position creates a real social hub to bring all the neighbours together, which is what Marleigh is all about.

Having worked for a number of PLC developers, I find the difference with

a family-run company quite obvious: the attention to detail and time taken to design our homes with well-thought out living spaces, commitment to landscaping and green open areas and overall site presentation. The positive feedback we always receive from our customers regarding the specification represents the clear distinction between us and our competitors, which is why Marleigh is one of Cambridge's hotspots for home buyers.

### Q: What is your favourite feature of a Marleigh home?

**A:** Selected homes have been designed with vaulted ceilings. We are one of only a few new homes builders to incorporate these and people love them. Not only do they make the rooms feel bigger and airier, but they also add more character to the properties.

### Q: What would be your top three recommended places to visit for someone visiting Cambridge for the first time?

**A:** Cambridge Market Square is a fantastic shopping experience. Punting on the river is a good day out – you see the history and architecture of the city really well. I would suggest finishing up at The Mill pub where you can sit and relax on a nice summer's evening. Parker's Piece is a large open green space, right in the city centre – it's a good place to meet up with friends.

### Q: Where is your favourite place to eat in Cambridge?

Without a doubt my first choice would be Smokeworks, followed closely by Sticks 'n' Sushi.

### Q: Tell us a fun fact about yourself

**A:** When I was 19, I volunteered in Morocco and helped build a school and orphanage near Marrakech, plus I lived and worked in America while travelling for five years.

## BUY WITH A 5% DEPOSIT USING DEPOSIT UNLOCK\*

The Deposit Unlock scheme could be the key to getting you onto the property ladder with just a 5% deposit. It has been developed in collaboration with lenders and the housebuilding industry to help first-time buyers get onto the property ladder, while helping existing homeowners or second-time buyers to keep moving.

With a variety of homes available across our Greenways and Beaumont Gardens phase, as well as apartments and duplexes available, speak to the sales team today to find out how this low deposit solution could help you secure your new home at Marleigh, and explore our homes currently available.

\*The Deposit Unlock scheme is subject to the lender's participation on selected homes at eligible developments. Terms and conditions apply. Please speak with our sales team for more information.



# Progress at Marleigh



Gregory Park

## Jubilee Central to launch soon

We are delighted to announce that Phase 1D, Jubilee Central, will be launching soon. This forthcoming addition to the Marleigh community features 2, 3, 4 and 5 bedroom houses, and is bordered by Kingsley Wood to the north, and Gregory Park to the south.

With its range of home sizes and layouts, Jubilee Central has something to offer

every buyer, whether you are looking for your first home, or a larger house for your growing family.

With a selected number of homes offering enviable views of Gregory Park, you'll want to keep a close eye on this next highly-anticipated phase and book a viewing when these homes become available!



# What's on in Cambridge?

Look out for these forthcoming events taking place in Cambridge and at Marleigh itself this autumn and winter.

## Bach to Baby

Little St Mary's Church

28th October, 25th November and 9th December 2023

This critically acclaimed classical concert series has been specially designed for babies, toddlers and their carers. Tots revel in the wonder of live music, while their adults enjoy performances by outstanding musicians.

Little St Mary's Church,  
Trumpington Street, Cambridge CB2 1QG

[bachtobaby.com/cambridge-music-concerts-for-baby-and-family](http://bachtobaby.com/cambridge-music-concerts-for-baby-and-family)

## And Then There Were None

Cambridge Arts Theatre

13th - 18th November

You'll be on the edge of your seat with this brand new production of Agatha Christie's classic crime novel, set in a solitary mansion off the coast of Devon.

Cambridge Arts Theatre,  
6 St Edward's Passage, Cambridge CB2 3PJ

[cambridgeartstheatre.com](http://cambridgeartstheatre.com)



## Christmas Illuminations Trail at Wimpole

Wimpole Estate

24th November - 31st December

This illuminated festive spectacular takes you through the grounds and gardens of the Wimpole Estate. A newly designed trail for 2023 promises plenty of magic and delight for all ages, including a glimpse of Father Christmas along the way.

Wimpole Estate, Arrington, Royston SG8 0BW

[nationaltrust.org.uk/visit/cambridgeshire/wimpole-estate/christmas-at-wimpole](http://nationaltrust.org.uk/visit/cambridgeshire/wimpole-estate/christmas-at-wimpole)

## Knights Park Festive Market

Hyatt and Turing Locke Hotel

Saturday 25th November, 12pm - 4pm

Start your Christmas shopping with this vibrant festive market in Eddington. A wide array of stalls will feature gifts, crafts, delicious food and local produce.

Head over to the Knights Park website to secure your ticket.

Hyatt and Turing Locke Hotel,  
Eddington Avenue, Cambridge CB3 1SE

[knightspark-eddington.co.uk](http://knightspark-eddington.co.uk)

## Christmas at Marleigh

Saturday 2nd December

A joyful festive event with food and drinks stalls, crafts for children and some added Christmas surprises! Look out for more information closer to the date.

[marleigh-cambridge.co.uk](http://marleigh-cambridge.co.uk)



## Father Christmas at Audley End House

Audley End House and Gardens

2nd, 3rd, 9th, 10th, 16th, 17th and 20th - 23rd December

Make the festive season extra special with a visit to Father Christmas at one of the country's grandest historic mansions, featuring seasonal storytelling, traditional Christmas decorations and a small gift for each child.

Audley End House and Gardens, Audley End Road,  
Audley End, Saffron Walden CB11 4JF

[english-heritage.org.uk/visit/whats-on/audley-end-father-christmas/](http://english-heritage.org.uk/visit/whats-on/audley-end-father-christmas/)

## New restaurant: Flat Iron

This specialist steak restaurant has opened its first branch outside of London in Cambridge. Located on popular Market Street, the menu features the signature 'Flat Iron' steak and delicious sides, along with a few specials.

23 Market Street, Cambridge CB2 3PA

[flatironsteak.co.uk](http://flatironsteak.co.uk)

## Hop On Hop Off Cambridge Bus Tour

Operating all year excluding 25th and 26th December and 1st January

Explore the many sights and attractions of this historic city at your own pace with this bus tour. Offering panoramic views, 18 bus stops and audio guides in nine different languages, it is the ideal way to see the city.

Board at various locations in Cambridge.  
[hoponhopoffplus.com/cambridge/](http://hoponhopoffplus.com/cambridge/)



# Introducing The Land Trust



The Land Trust aims to nurture this green oasis for the benefit of residents and visitors, businesses and wildlife.

As Marleigh continues to develop, more areas of formal and natural green space, playgrounds, sports pitches and allotments will come under the management of Land Trust Residential Services from Hill and Marshall.

The new community has been designed to encourage neighbourliness and interaction. This includes a woodland trail, cycle facilities, play areas, wildlife ponds and a market square with splashpad – a cherished hub bounded by the community centre, café, office space, nursery school and primary school. There are also plans for retail space, sports pitches and allotments to sit alongside the new homes

There is so much to do in the great outdoors at Marleigh: walk, run, cycle, picnic, party, play, splash in the square, shop, read, meet for coffee, meander, pond dip, bird spot, plane spot, close your eyes, chill and chat.

## Conservation, wildlife, flora and fauna

The landscape at Marleigh has been designed to help support a wide variety of natural life. Chalky former agricultural land, young broadleaves and Scots pine in the shelterbelt, together with newly planted trees and shrubs, provide good habitat for birds and other wildlife. Sustainable drainage ponds that extend for 500m provide shelter and food for a range of wildlife including amphibians, insects, birds, bats and other mammals.

**If you'd like to learn more or find out how to get involved in developing this new community, contact The Land Trust on 0300 365 9500, send an email to [marleigh@thelandtrust.org.uk](mailto:marleigh@thelandtrust.org.uk) or sign up for the community news feed by scanning the QR code.**



## Marleigh Community Hall

This fantastic facility is open to everyone at Marleigh, with regular community activities and events up and running. Currently these include table tennis, walking groups and a Cantonese market offering an exciting array of food and produce.

Table Tennis, Marleigh Community Hall, Mondays 8pm- 10pm

Walking Group, Meet at the bridge at Gregory Park, Fridays 12pm-12.45pm

Cantonese Market, Jubilee Square, Fridays 10.30am-2pm

**To find out more, confirm times and dates, and to book your place, please scan the QR codes.**



### Community calendar

Centre opening hours, all indoor and outdoor activities, classes, events and availability



Links to the HallMaster online booking platform. To book online you will need a Hallmaster account. **Contact Hilary at The Land Trust on 07586 479135**

How to? Open the camera app on your smartphone and hold it up to this QR code and click the the diary will appear on screen.

# Jubilee Central launching early 2024

A new collection of 2, 3, 4 & 5 bedroom houses



Follow us on social media for updates  
**@marleighCB5**

**Marleigh-Cambridge.co.uk**  
**01223 827 241**  
**NEWMARKET ROAD, CAMBRIDGE CB5 8AA**

**MARSHALL**

**Hill**  
*Created for Living*