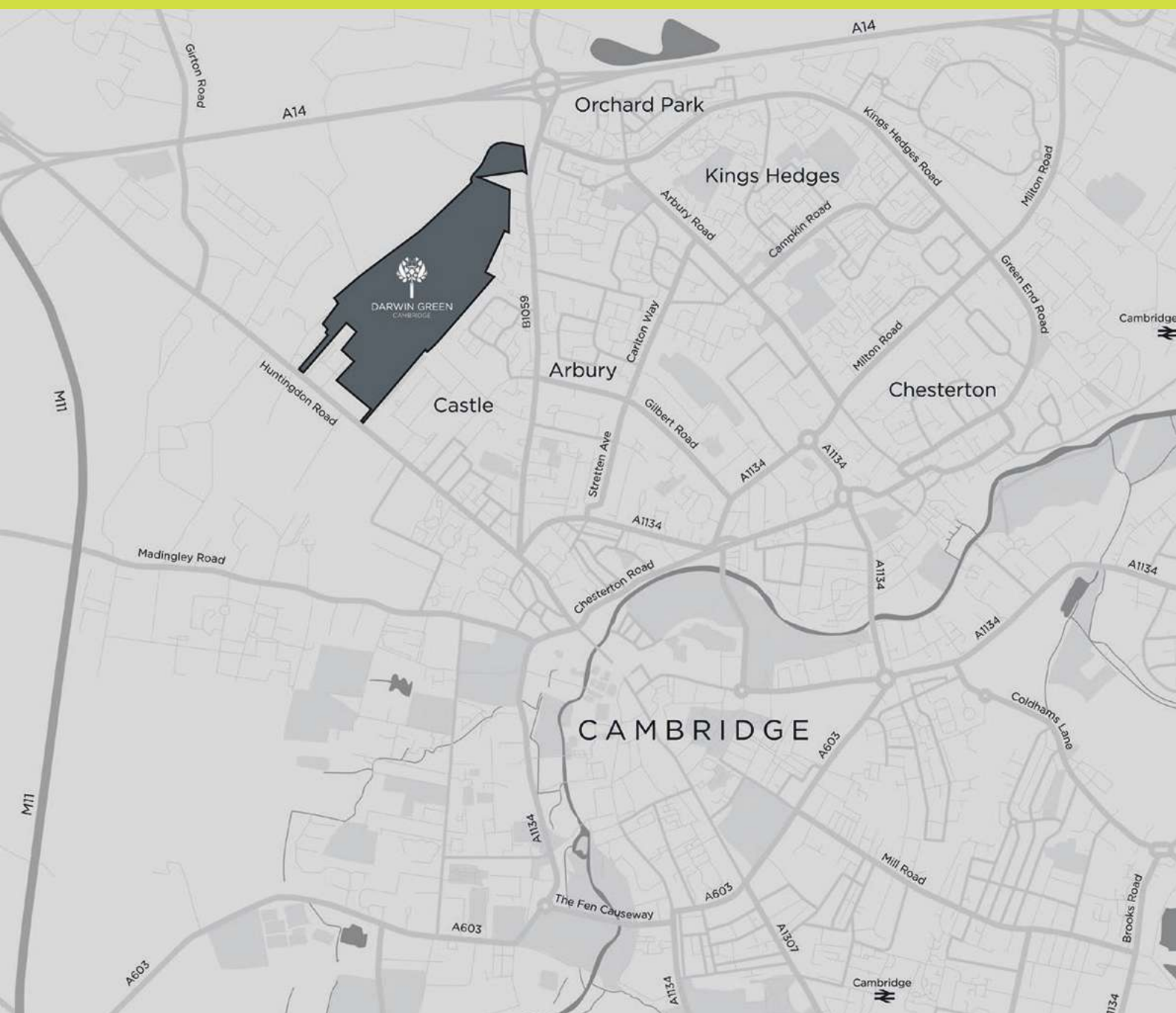




DARWIN GREEN
CAMBRIDGE





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.



DG Darwin Green Marketing Suite

FG Franklin Gardens Marketing Suite

● Multi-Use Playing Fields

● Tennis Courts

● Basketball Courts

● Sports Pavilion

● Play Area

● Allotments

● Library

● Community Centre

● Health Centre

● Mixed-Use Retail Space

● Potential Future Supermarket

● Potential Future Primary School

— Local Centre

— Phase - 1

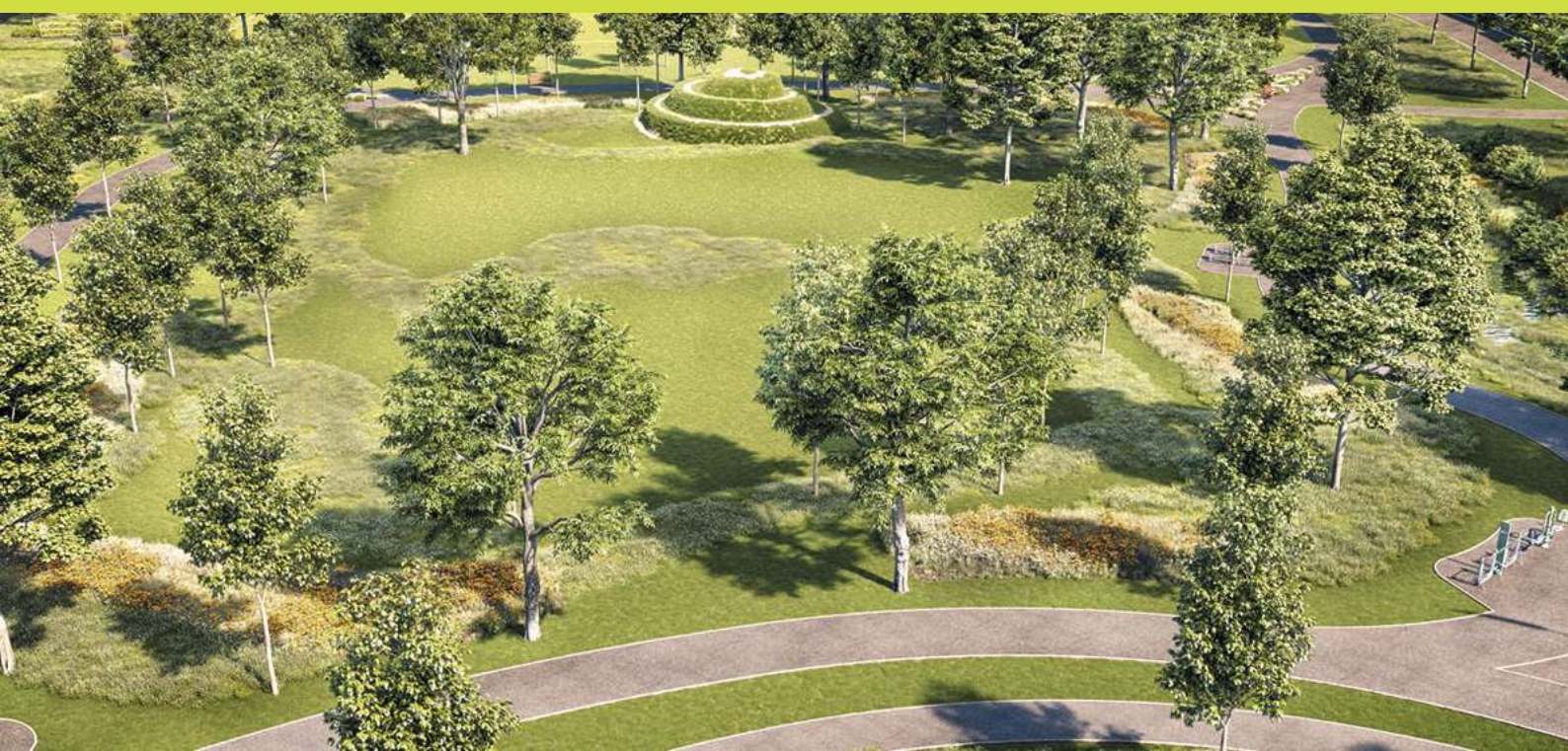
— Phase - 2

— Phase - 3

— Phase - 4

— Franklin Gardens

... Cycle Route

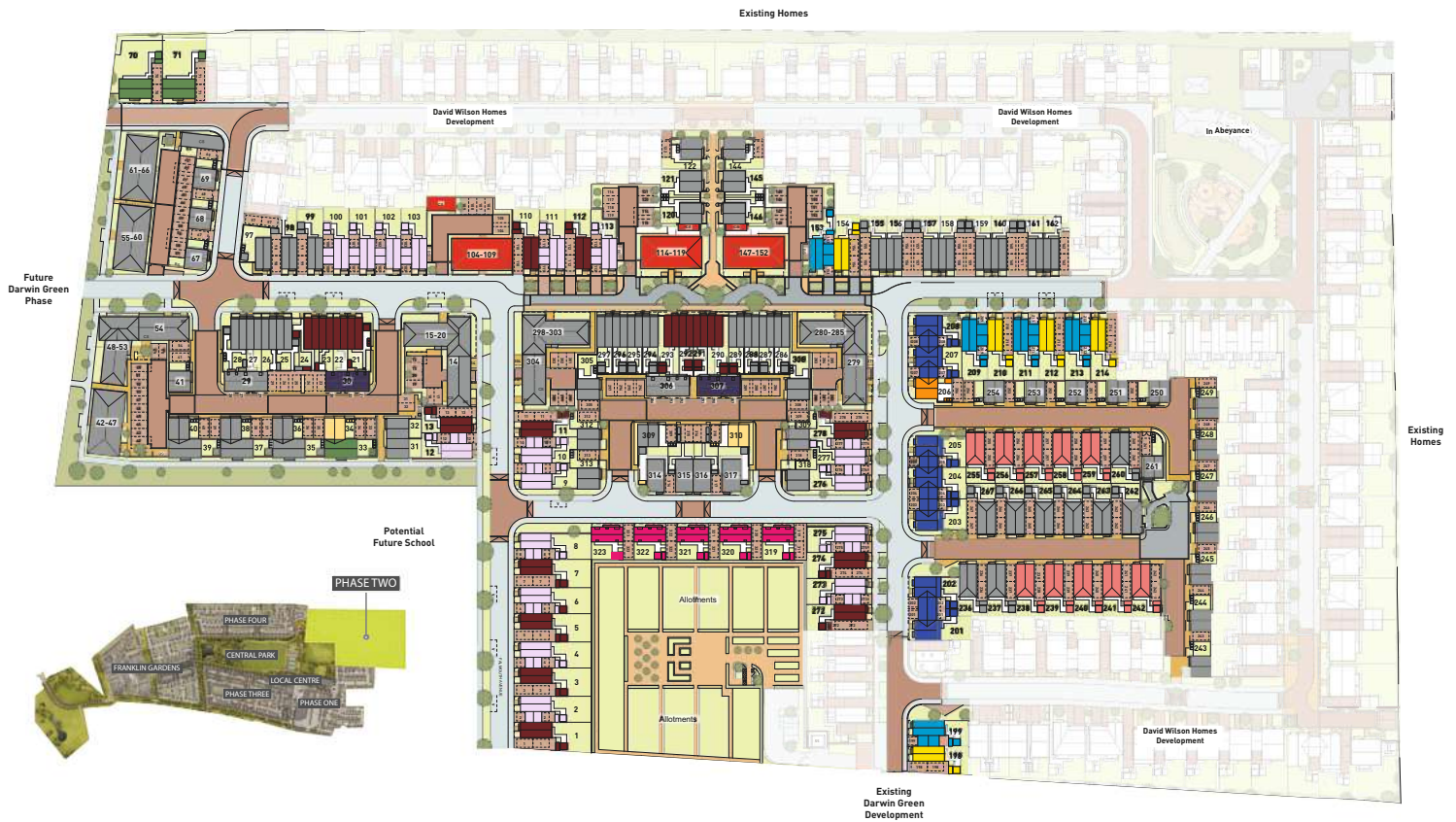




Our energy efficient homes could reduce your energy costs and save you thousands. We use highly thermally efficient insulation and argon-filled double-glazing as standard, which allows the heat from the sun in whilst minimising heat loss. Plus, the latest water saving technologies to help reduce your 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.

PHASE TWO





- **Falkirk**
1 & 2 apartment
- **Dodington**
2 bedroom home
- **Burwell**
2 bedroom home
- **Burwell Special**
2 bedroom home

- **Kimbolton**
3 bedroom home
- **Hemingford**
3 bedroom home
- **Histon**
3 bedroom home
- **Haversham**
3 bedroom home

- **Stambourne Special**
3 bedroom home
- **Brampton**
4 bedroom home
- **Oakington**
4 bedroom home
- **Girton**
4 bedroom home

- **Affordable Housing**
- V **Visitor Parking Space**
- SS **Sub Station**
- CS **Cycle Store**
- BS **Bin Store**

Giving nature a home
on this development:

-  **Bat Box**
Selected plots*
-  **Swift Nesting Brick**
Selected plots*

Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.



Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Darwin Green is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

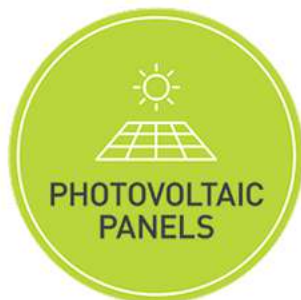


ENERGY-EFFICIENT HOMES

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.**



GIVING NATURE A HOME

BUILDING SUSTAINABLE COMMUNITIES

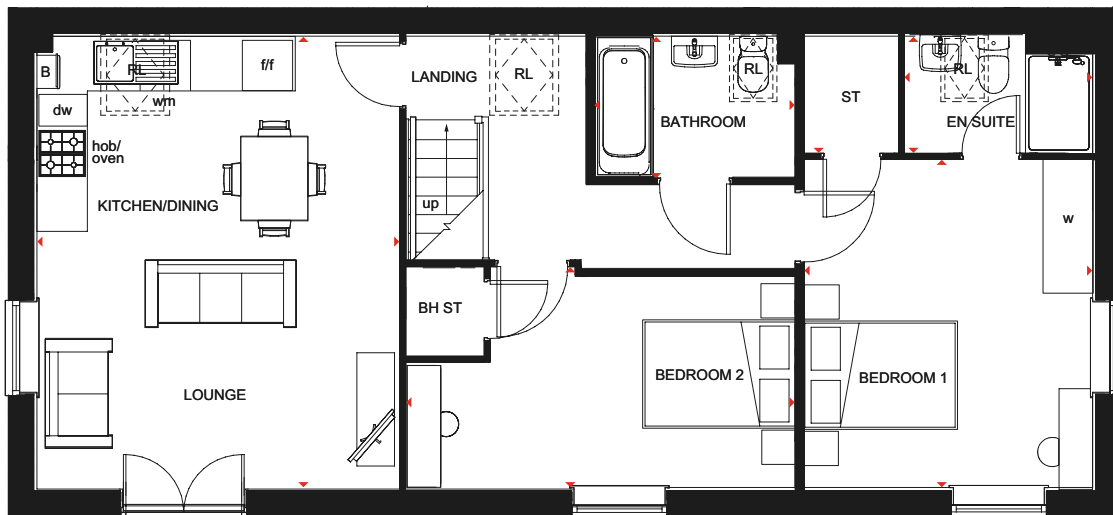


Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen in. At Darwin Green we have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfil our customers' every need whilst respecting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



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

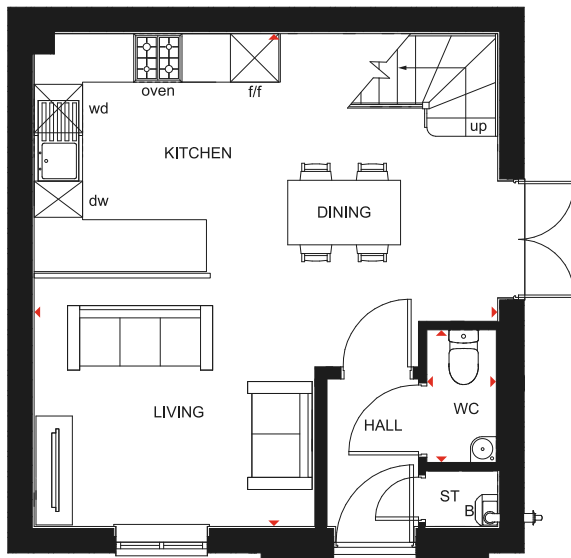


BARRATT
HOMES

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BURWELL

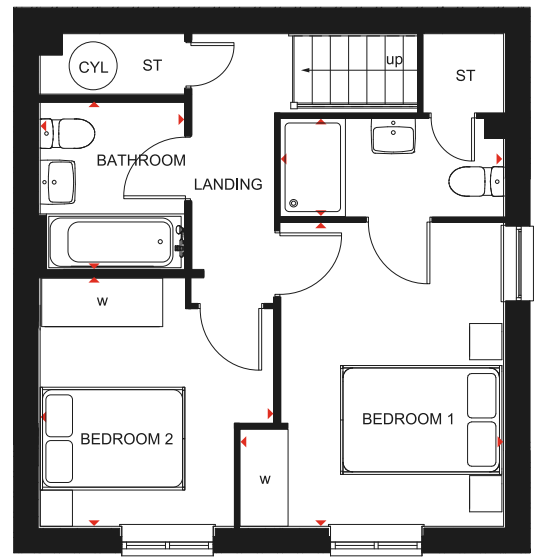
TWO BEDROOM HOME



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]



*window omitted to selected plots

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
	f/f	Fridge/freezer space
	dw	Dishwasher space

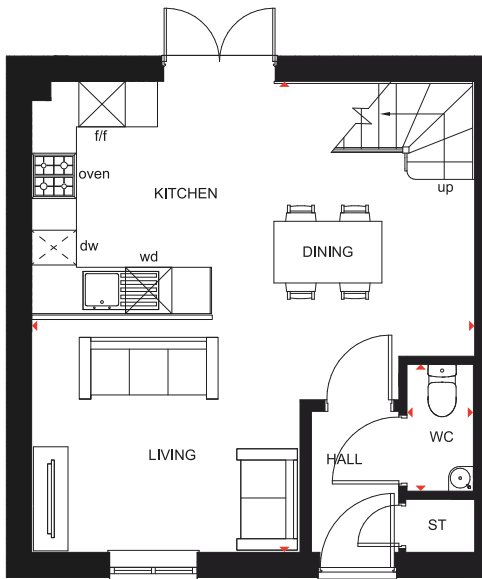
wd	Washer dryer space
W	Wardrobe space
◀ ▶	Dimension location



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BURWELL SPECIAL

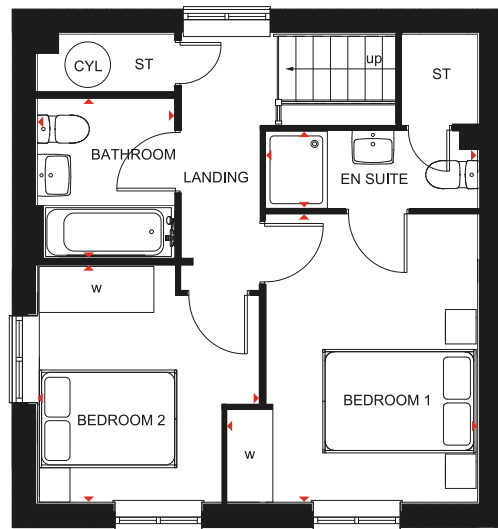
TWO BEDROOM HOME



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
	f/f	Fridge/freezer space
	dw	Dishwasher space

wd	Washer dryer space
W	Wardrobe space
◀▶	Dimension location

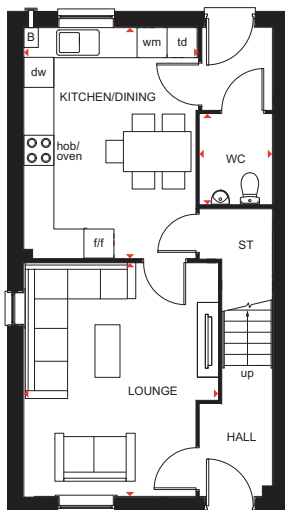


BARRATT
HOMES

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KIMBOLTON

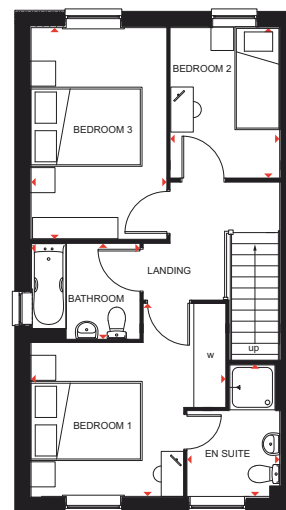
THREE BEDROOM HOME



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	

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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.

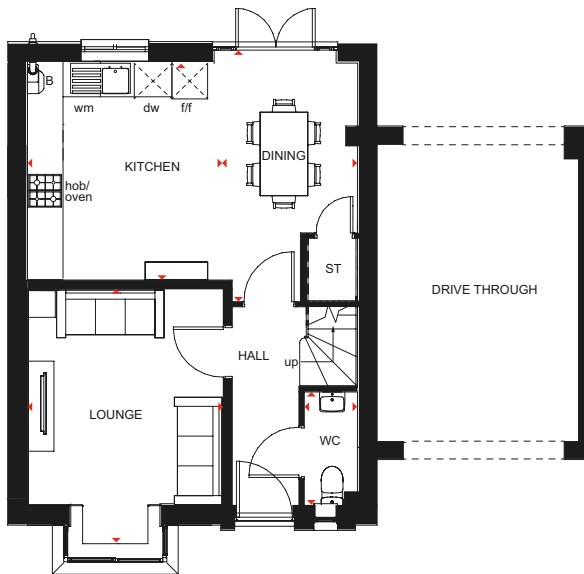


BARRATT
HOMES

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HEMINGFORD

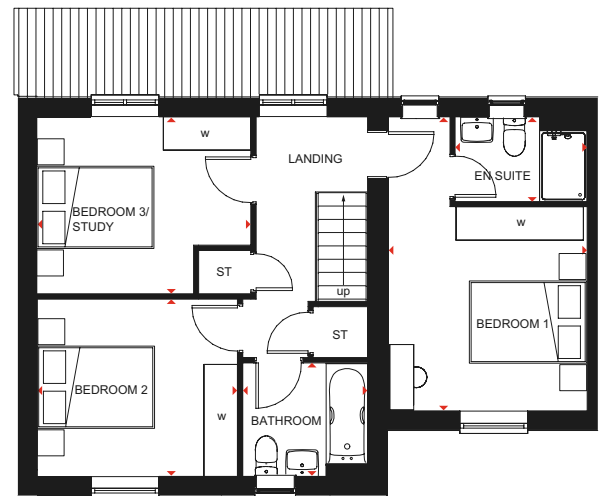
THREE BEDROOM HOME



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	

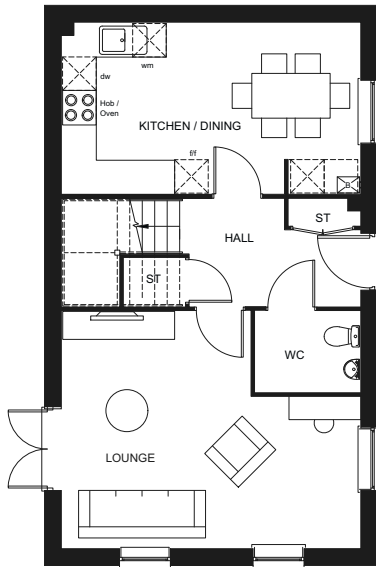


BARRATT
HOMES

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HISTON

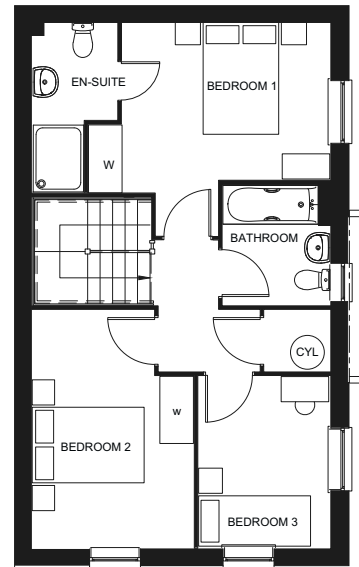
THREE BEDROOM HOME



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	

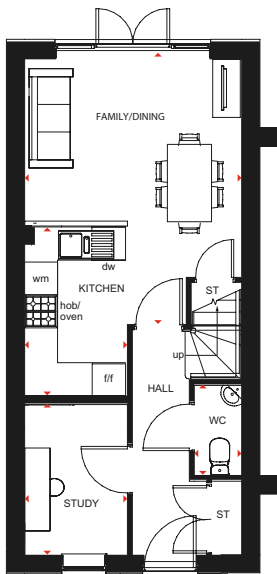


BARRATT
HOMES

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HAVERSHAM

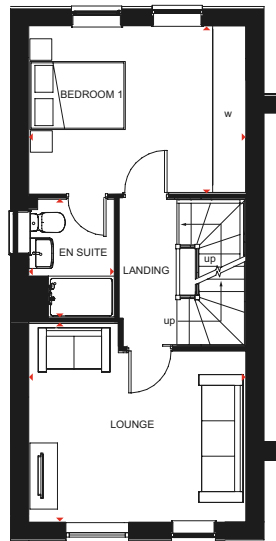
THREE BEDROOM HOME



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"

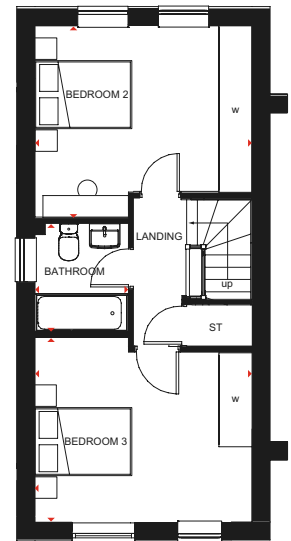
(Approximate dimensions)



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

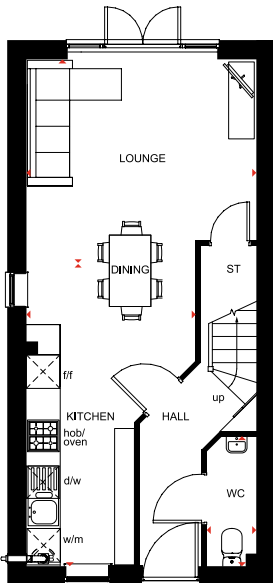


BARRATT
HOMES

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STAMBOURNE SPECIAL

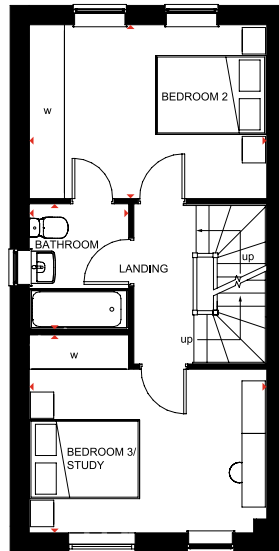
THREE BEDROOM HOME



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"

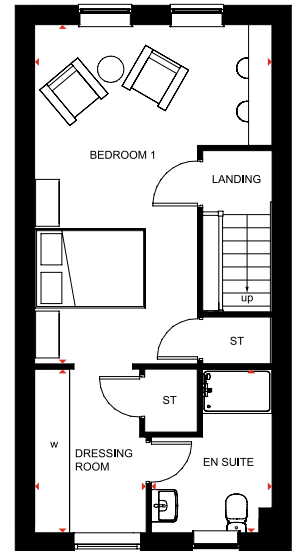
(Approximate dimensions)



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.

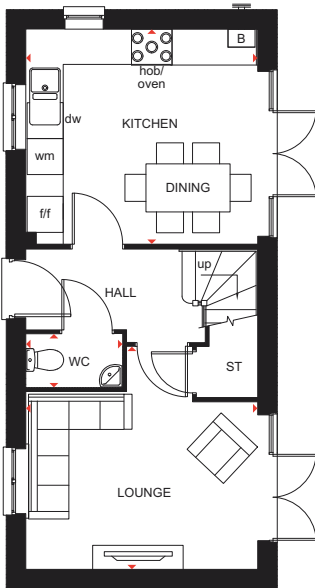


BARRATT
HOMES

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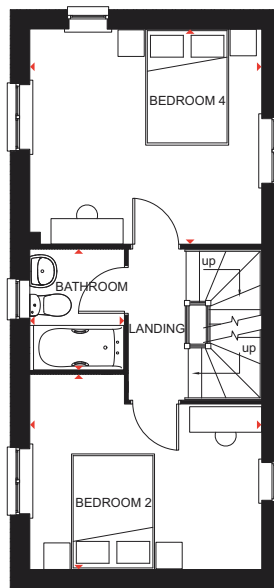
BRAMPTON

FOUR BEDROOM HOME



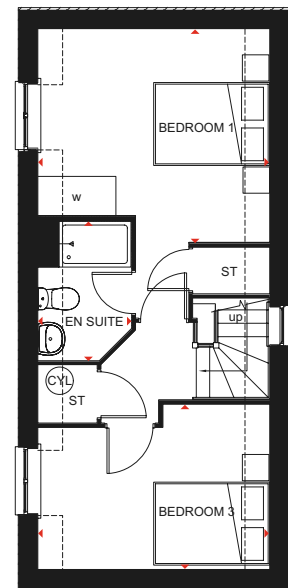
Ground Floor		
Kitchen/Dining	3860 x 3590 mm	12'8" x 11'9"
Lounge	3860 x 3712 mm	12'8" x 12'2"
WC	1600 x 1865 mm	5'3" x 6'1"

(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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BARRATT
HOMES

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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		

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BARRATT
HOMES

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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



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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.



PHASE THREE



Potential Future Development and School

- | | | | |
|-------------------------------------|---|---|---|
| Severn
1 bedroom home | Williamsburg
4 bedroom home | Plaza Apartments
2 bedroom apartments | Liberty Apartments
2 & 3 bedroom apartments |
| Foxton
2 bedroom home | Empire Apartments
1 bedroom apartments | Soho Apartments
2 bedroom apartments | Affordable Housing |
| Comberton
2 bedroom home | Manhattan Apartments
1 & 2 bedroom apartments | Vestry Apartments
2 bedroom apartments | Visitor Parking Space |
| Barrington
3 bedroom home | Hudson Apartments
1 & 2 bedroom apartments | Metro Apartments
2 & 3 bedroom apartments | Bin Collection Point |
| Brooklyn
3 bedroom home | Brooklyn Apartments
2 bedroom apartments | Avenue Apartments
2 & 3 bedroom apartments | Substation |
| Mapleton
4 bedroom home | Central Apartments
2 bedroom apartments | Greenwich Apartments
2 & 3 bedroom apartments | Cycle Store |
| | | | Bin Store |



Giving nature a home on this development:



Bat Box
Selected plots*



Swift Nesting Brick
Selected plots*

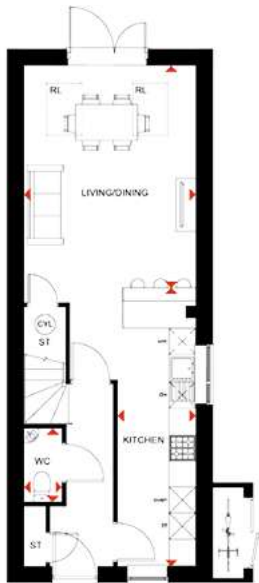
Positioning of our sustainability features are subject to change.
Speak to a Sales Adviser for more information.

Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Darwin Green is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.



WILLIAMSBURG

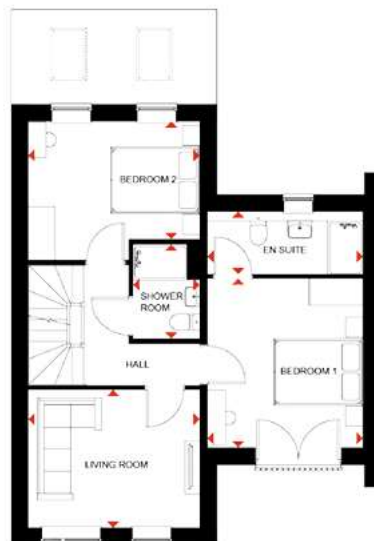
FOUR BEDROOM HOME



Ground Floor

Kitchen	1750 x 6275 mm	5'8" x 20'7"
Living / Dining	3850 x 5000 mm	12'7" x 16'4"
WC	850 x 1650 mm	2'9" x 5'4"

(Approximate dimensions)



First Floor

Living Room	3850 x 3100 mm	12'7" x 10'2"
Bedroom 1	3480 x 3800 mm	11'5" x 12'5"
En suite 1	3480 x 1400 mm	11'5" x 4'7"
Bedroom 2	3850 x 3120 mm	12'7" x 10'2"
Shower Room	1500 x 2120 mm	4'11" x 6'11"

(Approximate dimensions)



Second Floor

Bedroom 3	3650 x 3950 mm	12'7" x 12'11"
Bedroom 4	3650 x 3110 mm	12'7" x 10'2"
Bathroom	1680 x 2280 mm	5'6" x 7'5"

(Approximate dimensions)

KEY

B Boiler
ST Store
RL Roof light

wm Washing machine
f/f Fridge freezer
dw Dishwasher

◀▶ Dimension location



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MOVEMAKER

Take the hassle out of selling your existing home. We could get you moving to a brand new Barratt home in just 5 simple steps.

1

FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2

VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3

AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4

FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5

MOVING DAY

Now you can move into your dream Barratt home, saving money and hassle.



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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.



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