



DARWIN GREEN
CAMBRIDGE





Discover a collection of brand-new contemporary David Wilson homes at Darwin Green. Join a 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.

Residents will benefit from convenient links to the city centre, key amenities, and green spaces. 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.





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.

David Wilson 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

- **The Hadley**
3 bedroom home
- **The Thorney**
4 bedroom home
- **The Wilburton**
4 bedroom home
- **The Herford**
4 bedroom home
- **The Hurst**
4 bedroom home
- **The Bradgate**
4 bedroom home
- **The Exeter**
4 bedroom home
- **The Elsworth**
4 bedroom home
- **The Holden**
4 bedroom home
- **Affordable Housing**
- V **Visitor Parking Space**
- S/S **Sub Station**
- C/S **Cycle Store**
- B/S **Bin Store**

Giving nature a home on this development:



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

DARWIN GREEN
 CAMBRIDGE



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. David Wilson Homes at 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.**



PHOTOVOLTAIC
PANELS



ELECTRIC CAR
CHARGING
POINT



WASTE WATER
HEAT RECOVERY
SYSTEM



FLUE GAS
HEAT RECOVERY



ARGON-FILLED
DOUBLE-GLAZING



HIGHLY-EFFICIENT
INSULATION



DAVID WILSON HOMES
WHERE QUALITY LIVES

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.

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.

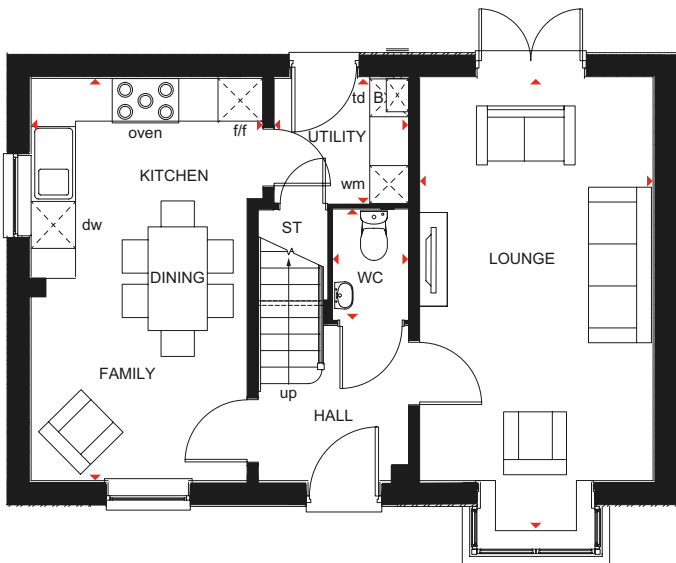


DAVID WILSON HOMES
WHERE QUALITY LIVES

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.

THE HADLEY

THREE BEDROOM HOME

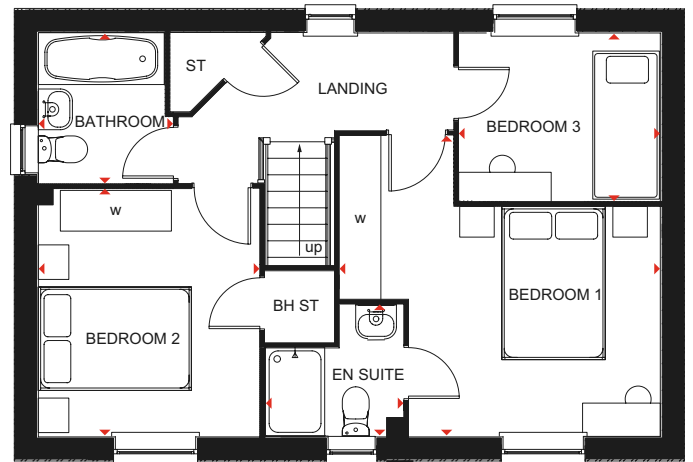


Ground Floor

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"

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		



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"

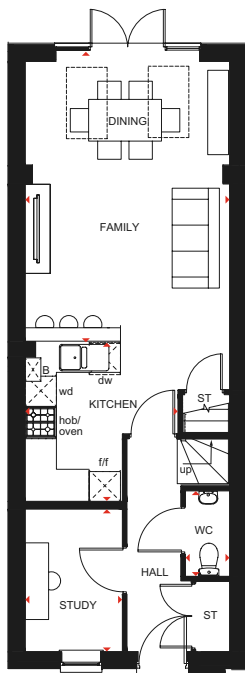


DAVID WILSON HOMES
WHERE QUALITY LIVES

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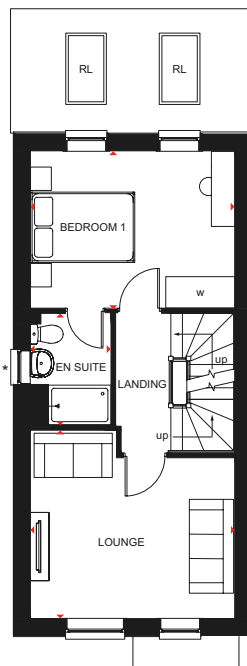
THE THORNEY

THREE BEDROOM HOME



Ground Floor

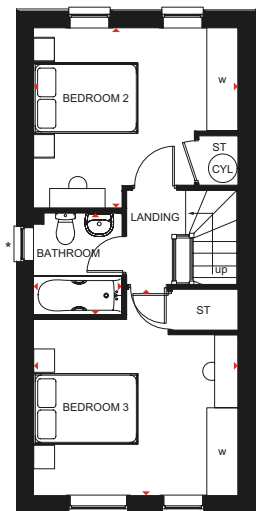
Family/Dining	5308 x 3928 mm	17'5" x 12'10"
Kitchen	3061 x 2934 mm	10'0" x 9'7"
Study	2748 x 1867 mm	9'0" x 6'1"
WC	1648 x 850 mm	5'5" x 2'9"



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		

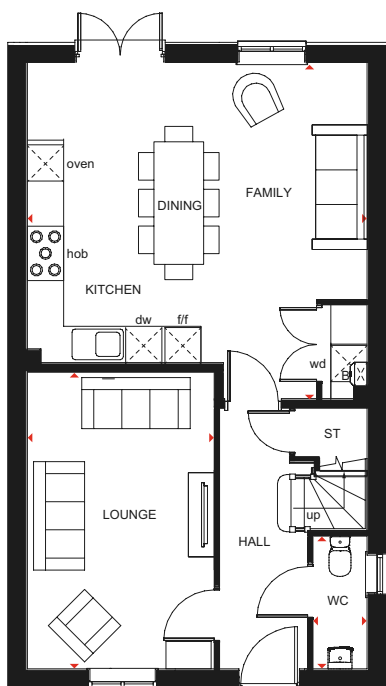


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THE WILBURTON

FOUR BEDROOM HOME

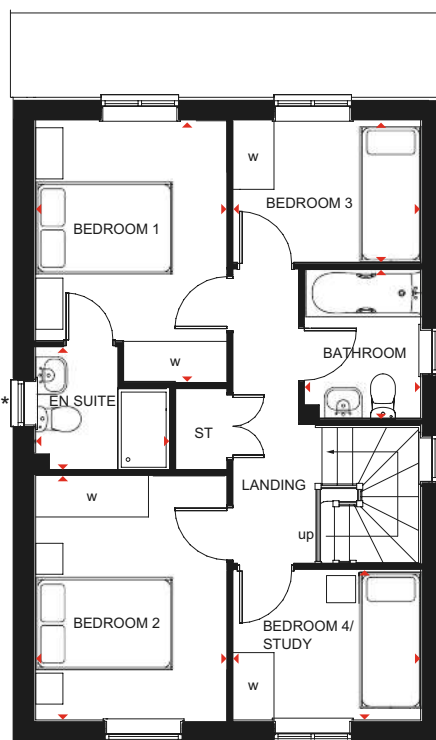


Ground Floor

Lounge
Kitchen/Family/Dining
WC

4930 x 3100 mm
5635 x 5565 mm
2206 x 900 mm

16'2" x 10'2"
18'6" x 18'3"
7'3" x 2'11"



First Floor

Bedroom 1
En Suite
Bedroom 2
Bedroom 3
Bedroom 4/Study
Bathroom

3822 x 2800 mm
1962 x 1800 mm
3587 x 2800 mm
2747 x 2066 mm
2747 x 2203 mm
2179 x 1700 mm

12'6" x 9'2"
6'5" x 5'11"
11'9" x 9'2"
9'0" x 6'9"
9'0" x 7'3"
7'2" x 5'7"

*Window omitted from selected plots

Key

B Boiler
ST Store
f/f Fridge/freezer space

wd Washer dryer space
dw Dishwasher space
w Wardrobe space

◀▶ Dimension location

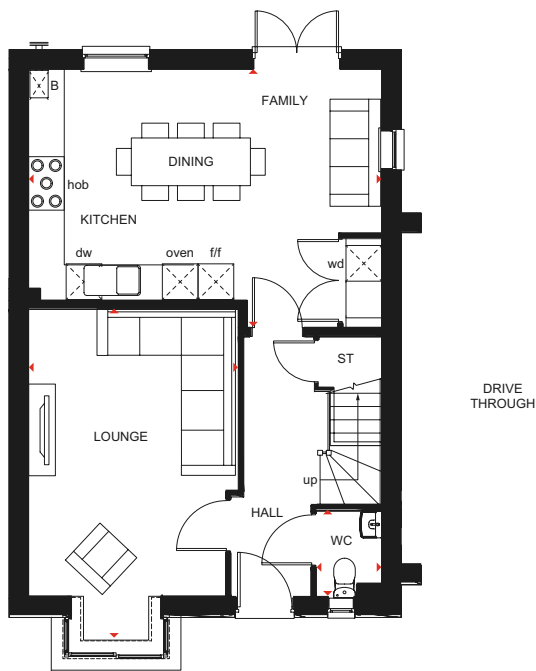


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THE HURST

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

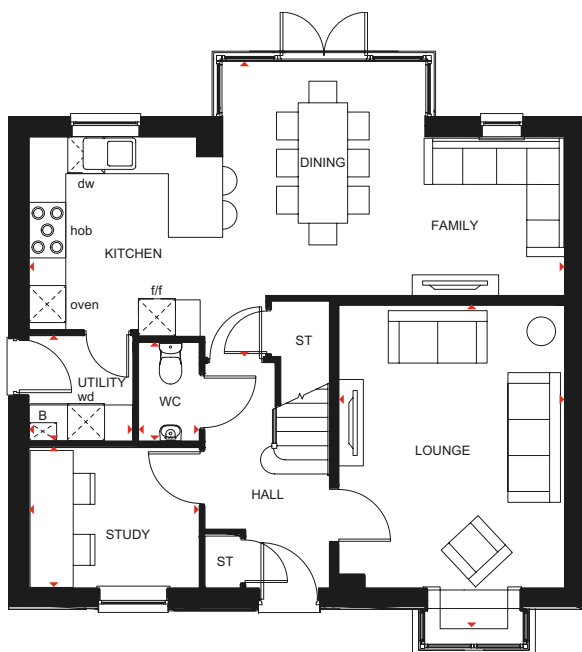


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THE BRADGATE

FOUR BEDROOM HOME

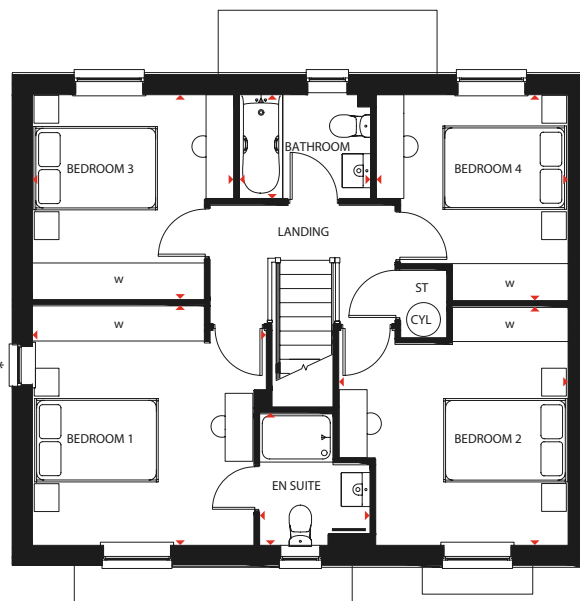


Ground Floor

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

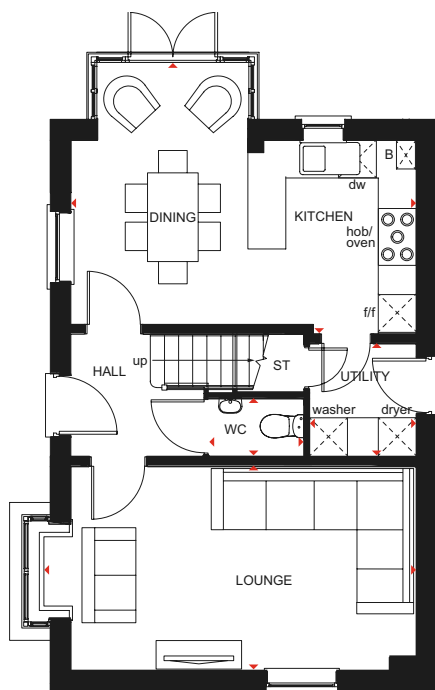


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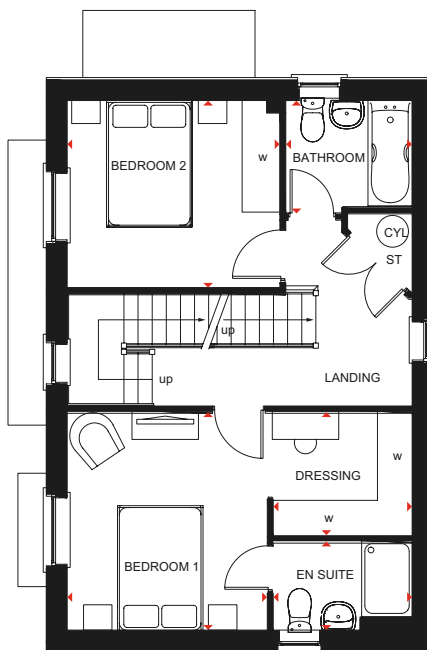
THE HERTFORD

FOUR BEDROOM HOME



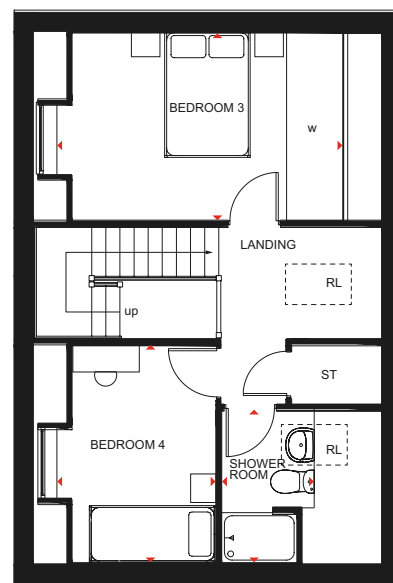
Ground Floor

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		

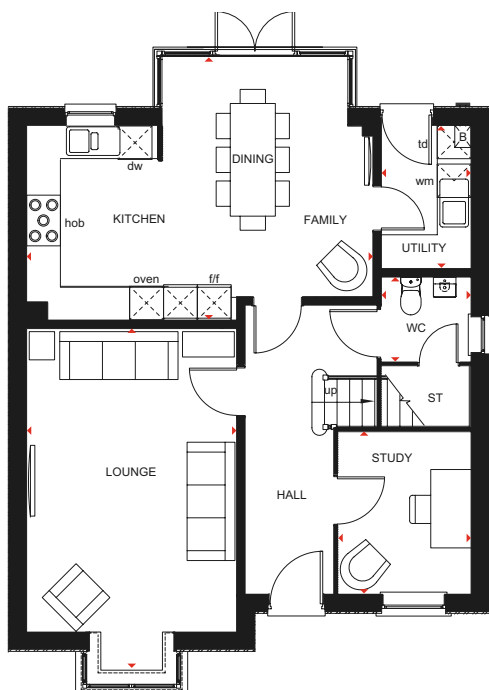


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THE HOLDEN

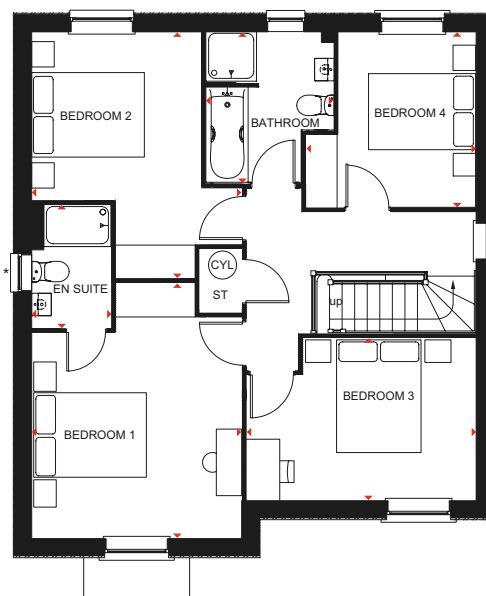
FOUR BEDROOM HOME



Ground Floor

Kitchen/ Dining/Family
Lounge
Utility
Study
WC

6147 x 4685 mm	20'2" x 15'4"
6130 x 3728 mm	20'0" x 12'3"
2545 x 1593 mm	8'4" x 5'3"
2886 x 2361 mm	9'5" x 7'9"
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

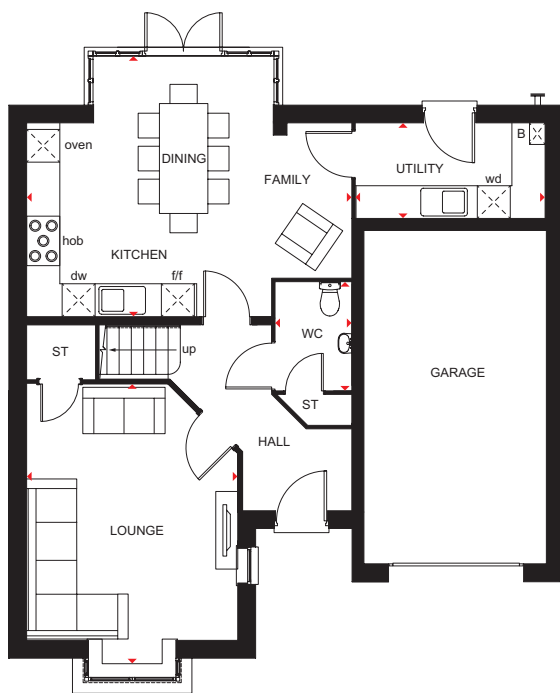


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THE EXETER

FOUR BEDROOM HOME

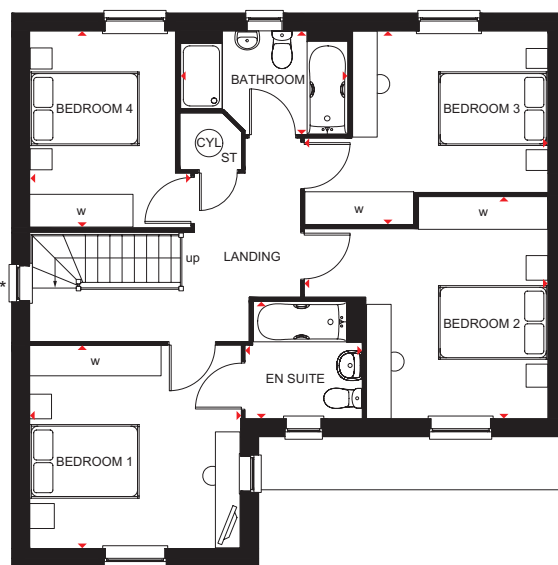


Ground Floor

Lounge	5370 x 3850 mm	17'7" x 12'7"
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"

Key

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



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.

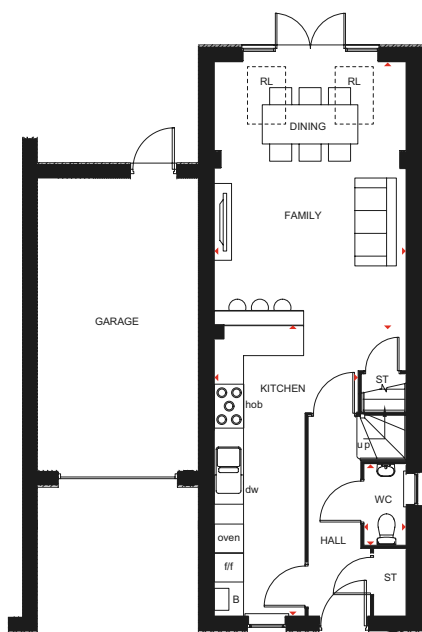


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THE ELSWORTH

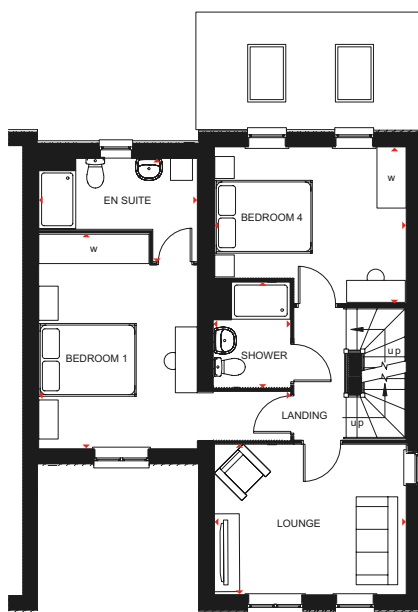
FOUR BEDROOM HOME



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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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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