



FRANKLIN GARDENS



BARRATT
HOMES

DEVELOPMENT LOCATION



Franklin Gardens is located just 2.1 miles from central Cambridge. Discover a new development of contemporary 2, 3, 4 and 5 bedroom homes. This new community will benefit from a primary school, supermarket, library, sports facilities and more. A 15-acre central park will be a feature integrated seamlessly with the surrounding area. There are cycling and pedestrian-friendly route 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 the River Cam.

Living at Franklin Gardens, you can enjoy the finest aspects of the city and countryside living. Peaceful evenings and weekends await, whilst the thrill of the hustle and bustle of flourishing city is still only moments away.

DEVELOPMENT OVERVIEW



- | | | |
|--|--|------------------|
| FG Franklin Gardens Marketing Suite | DG Darwin Green Marketing Suite | Phase - 1 |
| ● Potential Supermarket Location | ● Multi-Use Playing Fields | Phase - 2 |
| ● Potential Primary School Location | ● Sports Pavilion | Phase - 3 |
| ● Health Centre | ● Tennis Courts | Phase - 4 |
| ● The Library | ● Commercial Outlets | Franklin Gardens |
| ● Community Centre | ● Central Square | ● Cycle Route |
| ● Allotments | ● Children's Play Area | |



SITE PLAN



Giving nature a home on this development:

- Bat Brick**
Roofed plants
- Bird Box**
Roofed plants
- Swift Nesting Box**
Roofed plants
- Sparrow Box**
Roofed plants
- Log Pile**
- Hibernacula**
- Hedgehog Highway**

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

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- | | | | | |
|-----------------------|--|--------------------------------------|------------------------------------|--------------------------------|
| Existing Trees | Noble House
2 bedroom apartments | Stambourne
3 bedroom home | Kingsley
4 bedroom home | Affordable Housing |
| New Tree Lines | Peter House
2 bedroom apartments | Hesketh
4 bedroom home | Thornton
4 bedroom home | V Visitor Parking Place |
| Swale | Alverton
2 bedroom home | Newman
4 bedroom home | Brentford
4 bedroom home | POS Public Open Space |
| Allotments | Mews
2 bedroom home | Fitzwilliam
4 bedroom home | Malvern
5 bedroom home | S Substation |
| | Richmond
2 bedroom home | Pembroke
4 bedroom home | Martlowe
5 bedroom home | |
| | Kingsville
3 bedroom home | Hughes
4 bedroom home | | |



Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, play areas and public open spaces, may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Franklin Gardens is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.



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 the environment. At Barratt Homes we have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfill our customers' every need whilst respecting today's environment.

Our homes are thoughtfully designed and built to the highest quality, whilst the design and layout of our development create a true sense of place. But our homes are not only great places to live, they are good for the environment and good for the future generations too.

Take a look at some of the features we have included at Franklin Gardens.



17+ acres
of public
open space



Community
allotments



800+
new trees
planted



Hedgehog
highways



132
Bird boxes, bat
boxes and swift
bricks



Play
area for the
community

*We, 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every Barratt home or on every Barratt development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. To find out more about the energy-efficiency and sustainability of our homes visit our website. All images used are for illustrative purposes only. Information correct at time of publishing. *These ecological stats are site wide which includes Darwin Green.



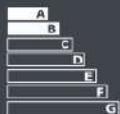
BARRATT
HOMES

RICHMOND

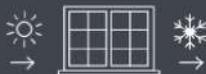
2 BEDROOM HOME



Highly-efficient insulation



A/B EPC rating



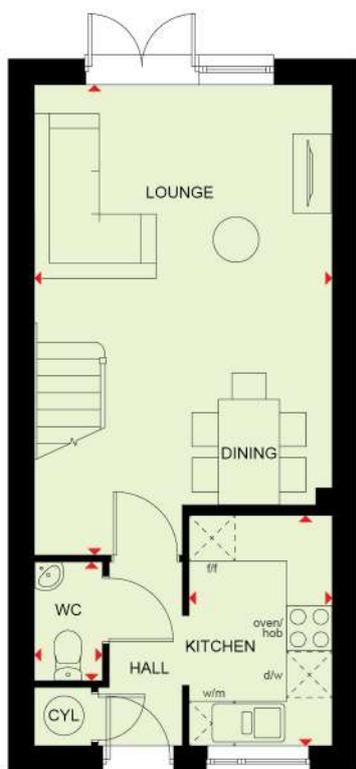
Argon-filled double-glazing



Electric car charging point



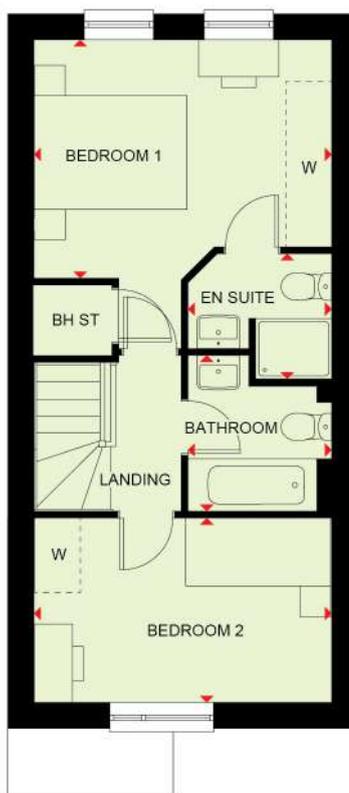
Decentralised mechanical extract ventilation (d-MEV)



Ground Floor

Lounge/Dining	6241 x 3920 mm	20'6" x 12'10"
Kitchen	3063 x 1880 mm	10'1" x 6'2"
WC	1575 x 904 mm	5'2" x 3'0"

(Approximate dimensions)



First Floor

Bed 1	3162 x 3920 mm	10'4" x 12'10"
Bed 2	2447 x 3920 mm	8'0" x 12'10"
Bath	2059 x 1888 mm	6'9" x 6'2"
En-suite	1259 x 1888 mm	4'2" x 6'2"

(Approximate dimensions)

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



BARRATT
HOMES

BRENTFORD

3 BEDROOM HOME



Ground Floor

Lounge	3925 x 3779 mm	12'10" x 12'5"
Kitchen/Dining	3925 x 3638 mm	12'10" x 11'11"

(Approximate dimensions)

First Floor

Lounge/Bedroom 4	3925 x 3638 mm	12'10" x 11'11"
Bedroom 1	3925 x 3328 mm	12'10" x 10'11"

(Approximate dimensions)

Second Floor

Bedroom 2	3925 x 3390 mm	12'10" x 11'1"
Bedroom 3	3925 x 2797 mm	12'10" x 9'2"

(Approximate dimensions)

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

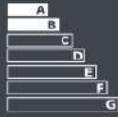


THORNTON

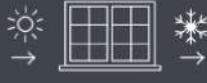
4 BEDROOM HOME



Highly-efficient insulation



A/B EPC rating



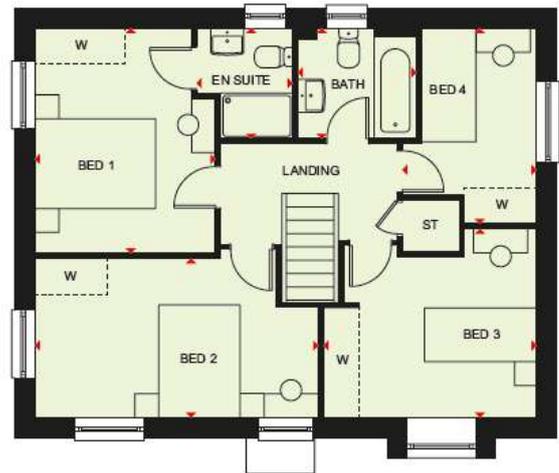
Argon-filled double-glazing



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Ground Floor

Lounge	6479 x 3160 mm	21'3" x 10'4"
Kitchen/Dining	6479 x 3278 mm	21'3" x 10'9"
Utility	2050 x 1657 mm	6'9" x 5'5"
WC	1520 x 1657 mm	5'0" x 5'5"

(Approximate dimensions)

First Floor

Bedroom 1	3752 x 2986 mm	12'4" x 9'10"
Bedroom 2	2644 x 4691 mm	8'8" x 15'5"
Bedroom 3	3139 x 3523 mm	10'4" x 11'7"
Bedroom 4	3257 x 2216 mm	10'8" x 7'3"
Bathroom	1835 x 1962 mm	6'0" x 6'5"
En Suite	1835 x 1589 mm	6'0" x 5'3"

(Approximate dimensions)

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

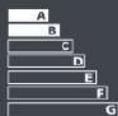


HESKETH

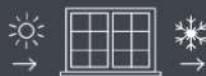
4 BEDROOM HOME



Highly-efficient insulation



A/B EPC rating



Argon-filled double-glazing



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Ground Floor

Lounge	3126 x 4934 mm	10'3" x 16'2"
Kitchen/Dining	3164 x 4934 mm	10'5" x 16'2"
WC	1901 x 957 mm	6'3" x 3'2"

(Approximate dimensions)

First Floor

Bedroom 1	3154 x 3674 mm	10'4" x 12'1"
Bedroom 3	3126 x 3037 mm	10'3" x 10'0"
Bathroom	1886 x 1638 mm	6'2" x 5'4"
En Suite	2267 x 1612 mm	7'5" x 5'3"

(Approximate dimensions)

Second Floor

Bedroom 2	3299 x 3621 mm	10'10" x 11'11"
Bedroom 4	3026 x 3621 mm	9'11" x 11'11"
Shower Room	2163 x 1575 mm	7'1" x 5'2"

(Approximate dimensions)

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



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HOMES

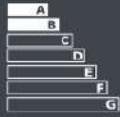
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NEWMAN

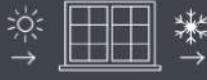
4 BEDROOM HOME



Highly-efficient insulation



A/B EPC rating



Argon-filled double-glazing



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Ground Floor

Kitchen/Dining	4643 x 3928 mm	15'3" x 12'10"
Study	2503 x 2365 mm	8'2" x 7'9"

(Approximate dimensions)

First Floor

Lounge	3395 x 5205 mm	11'1" x 17'1"
Bedroom 1	2582 x 4110 mm	8'5" x 13'5"
Bedroom 3	4643 x 2983 mm	15'3" x 9'9"

(Approximate dimensions)

Second Floor

Bedroom 2	4643 x 3112 mm	15'3" x 10'2"
Bedroom 4	2581 x 3831 mm	8'5" x 12'7"

(Approximate dimensions)

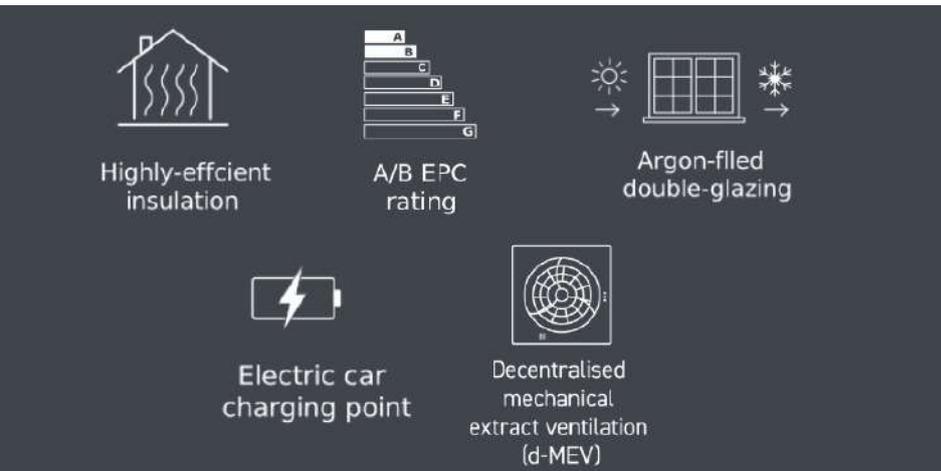
KEY	ST Store	dw Dishwasher	w Wardrobe
	wm Washing machine	td Tumble dryer	◀▶ Dimension location
	f Fridge/freezer		



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FITZWILLIAM

4 BEDROOM HOME



Highly-efficient insulation

A/B EPC rating

Argon-filled double-glazing

Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)



Ground Floor

Kitchen/Dining	4643 x 8244 mm	15'3" x 27'1"
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(Approximate dimensions)

First Floor

Lounge	3335 x 5206 mm	10'11" x 17'1"
Bedroom 1	3154 x 4110 mm	10'4" x 13'6"
Bedroom 3	4643 x 2984 mm	15'3" x 9'9"

(Approximate dimensions)

Second Floor

Bedroom 2	4643 x 3112 mm	15'3" x 10'2"
Bedroom 4	2591 x 3831 mm	8'6" x 12'7"

(Approximate dimensions)

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

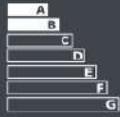


PEMBROKE

4 BEDROOM HOME



Highly-efficient insulation



A/B EPC rating



Argon-filled double-glazing



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Ground Floor

Hall	2068 x 5188 mm	6'0" x 17"
Stairs	1000 x 6000 mm	3'3" x 19'7"
WC	1008 x 1717 mm	3'3" x 5'6"
Study	2439 x 2703 mm	8'0" x 8'9"
Kitchen/Dining	4595 x 4736 mm	15'1" x 15'5"
Store	2703 x 605 mm	8'9" x 1'10"

(Approximate dimensions)

First Floor

Bedroom 1	3098 x 3494 mm	10'2" x 11'6"
Bedroom 2	4601 x 2946 mm	15'1" x 9'7"
Ensuite	1589 x 1971 mm	5'2" x 6'5"
Dressing	1805 x 1971 mm	5'10" x 6'5"
Stairs	1000 x 6000 mm	3'3" x 19'7"
Landing	2954 x 3543 mm	9'7" x 11'6"
Living Room	4595 x 4085 mm	15'1" x 13'4"

(Approximate dimensions)

Second Floor

Bedroom 3	4595 x 3075 mm	15'1" x 10'1"
Bedroom 4	3794 x 2540 mm	12'5" x 8'4"
Bathroom	1963 x 2865 mm	6'4" x 9'4"
Terrace	4935 x 3390 mm	16'2" x 11'1"
Landing	2079 x 3549 mm	6'8" x 11'6"

(Approximate dimensions)

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



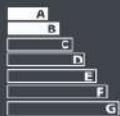
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HUGHES

4 BEDROOM HOME



Highly-efficient insulation



A/B EPC rating



Argon-filled double-glazing



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Ground Floor

Kitchen/Dining	4643 x 3928mm	15'3" x 12'11"
Utility	2503 x 1825mm	8'3" x 6'0"
WC	932 x 1746mm	3'1" x 5'9"
Study	2503 x 2365 mm	8'3" x 7'9"

(Approximate dimensions)

First Floor

Lounge	3395 x 5205mm	11'2" x 17'1"
Bedroom 1	2582 x 4110mm	8'6" x 13'6"
En suite	1980 x 1391mm	6'6" x 4'7"
Bedroom 3	4643 x 2983mm	15'3" x 9'9"

(Approximate dimensions)

Second Floor

Bedroom 2	4643 x 3112mm	15'3" x 10'3"
Bedroom 4	2581 x 3831mm	8'6" x 12'7"
Bathroom	1998 x 3112mm	6'7" x 10'3"

(Approximate dimensions)

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



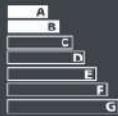
BARRATT
HOMES

MALVERN

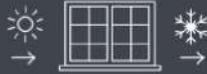
5 BEDROOM HOME



Highly-efficient insulation



A/B EPC rating



Argon-filled double-glazing



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Ground Floor

Lounge	6394 x 3484 mm	21'0" x 11'5"
Kitchen	3482 x 3186 mm	11'5" x 10'5"
Dining	2794 x 3186 mm	9'2" x 10'5"
Utility	3186 x 2092 mm	10'5" x 6'10"
WC	1629 x 902 mm	5'4" x 3'0"

(Approximate dimensions)

First Floor

Bedroom 1	4057 x 3211 mm	13'4" x 10'6"
Bedroom 2	3662 x 3484 mm	12'0" x 11'5"
Bedroom 3	3484 x 2640 mm	11'5" x 8'8"
Bathroom	1698 x 2387 mm	5'7" x 7'10"
En Suite 1	2245 x 2918 mm	7'4" x 9'7"
En Suite 2	1620 x 2093 mm	5'4" x 6'10"

(Approximate dimensions)

Second Floor

Bedroom 4	4575 x 3442 mm	15'0" x 11'4"
Bedroom 5	2723 x 3227 mm	8'11" x 10'7"
Shower Room	1776 x 2236 mm	5'10" x 7'4"

(Approximate dimensions)

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

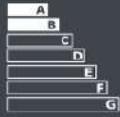


MARLOWE

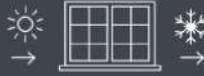
5 BEDROOM HOME



Highly-efficient insulation



A/B EPC rating



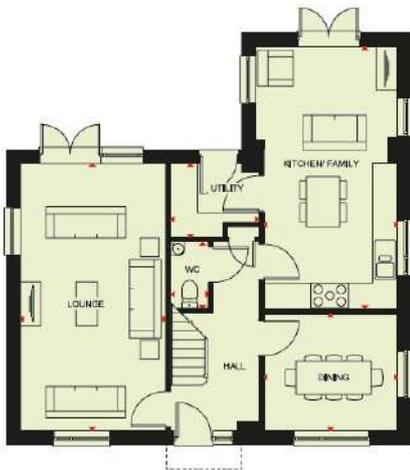
Argon-filled double-glazing



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Ground Floor

Lounge	6412 x 3476 mm	12'0" x 11'5"
Kitchen/Family	6293 x 3195 mm	20'8" x 10'6"
Dining	2803 x 3195 mm	9'2" x 10'6"
Utility	1779 x 2092 mm	5'10" x 6'10"
WC	1600 x 902 mm	5'3" x 3'0"

(Approximate dimensions)

First Floor

Bedroom 1	6282 x 3194 mm	20'7" x 10'6"
Bedroom 2	3673 x 3476 mm	12'1" x 11'5"
Bedroom 3	2651 x 3476 mm	8'8" x 11'5"
Bath	1693 x 3111 mm	5'7" x 10'2"
En Suite 1	2844 x 3375 mm	11'1" x 9'4"
En Suite 2	1632 x 2092 mm	5'4" x 6'10"

(Approximate dimensions)

Second Floor

Bedroom 4	5372 x 3433 mm	17'7" x 11'3"
Bedroom 5	3508 x 3241 mm	11'6" x 10'8"
Shower	1776 x 2236 mm	5'10" x 7'4"

(Approximate dimensions)

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



NOBLE HOUSE

2 BEDROOM APARTMENTS LOCATED AT THE HEART OF
FRANKLIN GARDENS



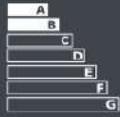
All Noble House apartments have a **999 year lease & no ground rent to pay**. Noble House apartments are complete with **free allocated parking & EV charging**.

NOBLE HOUSE APARTMENTS

2 BEDROOM APARTMENT | PLOTS 260 & 263



Highly-efficient insulation



A/B EPC rating



Argon-filled double-glazing



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



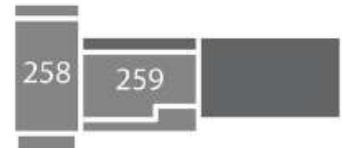
PLOTS 260 & 263 NOBLE HOUSE		
KITCHEN/FAMILY/LOUNGE	7873 x 2906mm	25'10" x 9'6"
BEDROOM 1	4100 x 3427mm	13'5" x 11'3"
EN SUITE 1	1507 x 2149mm	4'11" x 7'1"
BEDROOM 2	3500 x 3928mm	11'6" x 12'11"
BATHROOM	2118 x 2906mm	6'11" x 9'6"



SECOND FLOOR



FIRST FLOOR



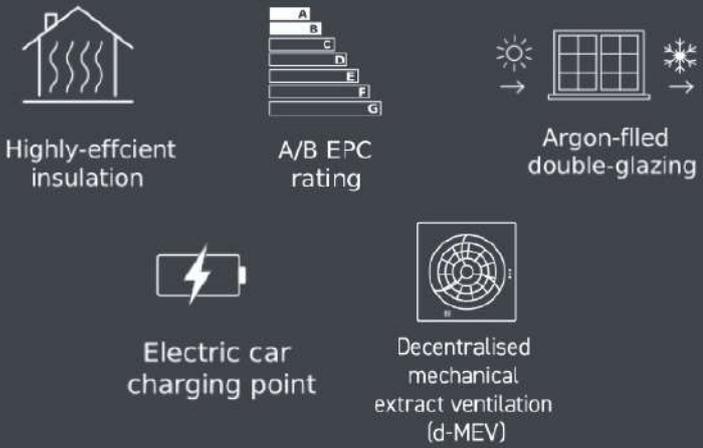
GROUND FLOOR

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



NOBLE HOUSE APARTMENTS

2 BEDROOM APARTMENT | PLOTS 261 & 264



PLOTS 261 & 264 NOBLE HOUSE

KITCHEN/FAMILY/LOUNGE	4847 x 5014mm	15'11" x 16'5"
BEDROOM 1	4100 x 3427mm	21'3" x 8'10"
EN SUITE 1	2177 x 1588mm	7'2" x 5'3"
BEDROOM 2	3963 x 4818mm	15'6" x 10'2"
BATHROOM	2172 x 2147mm	7'2" x 7'1"



SECOND FLOOR



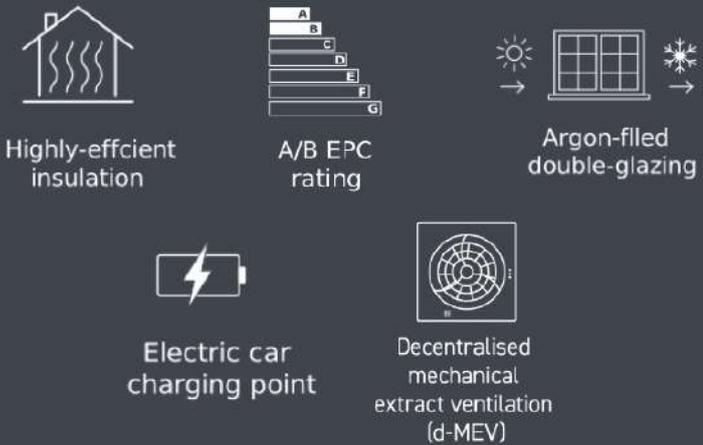
FIRST FLOOR

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



NOBLE HOUSE APARTMENTS

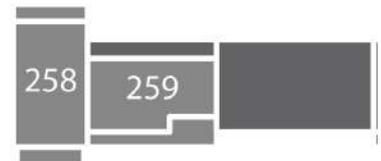
2 BEDROOM APARTMENT | PLOTS 262 & 265



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

PLOTS 262 & 265 NOBLE HOUSE			EN SUITE 1	1490 x 2124mm	4'11" x 7'0"
KITCHEN/FAMILY/LOUNGE	6927 x 4625mm	22'9" x 15'5"	BEDROOM 2	2921 x 3722mm	9'7" x 12'3"
BEDROOM 1	4464 x 3403mm	14'8" x 11'2"	BATHROOM	2165 x 2124mm	7'1" x 7'0"

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

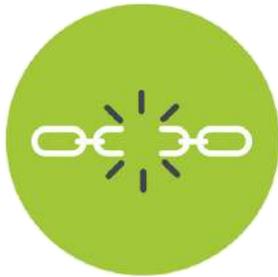


HOUSE TO SELL?

DISCOVER PART EXCHANGE[^]

If you're keen to move quickly, our Part Exchange scheme[^] might be just what you need. We could buy your current home from you, giving you peace of mind of having a guaranteed buyer.

Part Exchange[^] makes selling your existing home and moving to your new home at Franklin Gardens quicker and easier, so you could be moving sooner than you think. Visit our friendly Sales Advisers to see how we can help you.



No chain



**No price
concerns**



**No agent
fees**



**No renting
or storage**



No worries

[^]Any offer made to purchase your existing home will be based on a presumed sale within 8 to 10 weeks (exchange on your existing home within 42 working days of accepting an offer). Part Exchange is only available on selected plots and developments and is subject to our standard terms and conditions. Part Exchange will only be available where the existing property being traded in is no more than 80% of the selling price of the plot you are considering purchasing, up to a maximum value of £500,000. Terms and conditions apply. See <https://www.barratthomes.co.uk/offers/part-exchange/part-exchange-terms-and-conditions/> for details, subject to contract and status.



BARRATT
HOMES

KEY WORKER DEPOSIT CONTRIBUTION

Whether you're looking to take your first step onto the property ladder, or move into a bigger home, we could help you make your move to Franklin Gardens with our Key Worker Deposit Contribution scheme*.

We could contribute up to £25,000 towards your deposit, so a new home could be more affordable than you think. Visit our friendly Sales Advisers to find out more and to see if you are eligible.

Key Worker Deposit Contribution Scheme



If you're an eligible **key worker**, we could contribute to your deposit



£1,000 for every £20,000 you spend



It's a **thank you** for all the great work you do



Start **your move** today



*Offer available on selected developments and plots only. Offer available to eligible Key Workers who purchase a new Barratt Development who will receive a lump sum payment of £1,000 for each and every full £20,000 of the purchase price, payable on legal completion. Subject to status and availability, and Barratt Homes' standard terms and conditions. Terms and conditions apply. See <https://www.barratthomes.co.uk/offers/key-worker-deposit-contribution/>



BARRATT
HOMES





FRANKLIN GARDENS



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.



