



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.

## **SITE PLAN**



Existing Trees

New Tree Lines

Allotments

Giving nature a home on this development: Bat Brick

Swift Nesting Box Sparrow Box

Log Pile



**Noble House** 2 bedroom apartments

Peter House 2 bedroom apartments

Alverton 2 bedroom home

> Mews 2 bedroom home

Richmond 2 bedroom home

Kingsville 3 bedroom home

Stambourne

3 bedroom home

Hesketh 4 bedroom home Fitzwilliam 4 bedroom home Pembrooke

Newman

4 bedroom home

4 bedroom home

**Kingsley** 4 bedroom home

Thornton 4 bedroom home

Brentford 4 bedroom home

Malvern

5 bedroom home Marlowe 5 bedroom home Affordable Housing

Visitor Parking Place

POS Public Open Space

S/S

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.





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. And that's not all. 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 new home. We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

Our energy efficient homes could save you money. Every home we build is sustainable and energy efficient -minimising their impact on the environment, whilst reducing your energy costs too. 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. Visit our website to find out more.

# 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 fulfil 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.

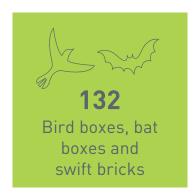
Take a look at some of the features we have included in our development.













'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.



## **DEVELOPMENT OVERVIEW**



- FG Franklin Gardens Marketing Suite
- Potential Supermarket Location
- Potential Primary School Location
- Health Centre
- The Library
- Community Centre
- Allotments

- DG Darwin Green Marketing Suite
- Multi-Use Playing Fields
- Sports Pavilion
- Tennis Courts
- Commercial Outlets
- Central Square
- Childrens Play Area

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- --- Franklin Gardens
- • Cycle Route



# **ALVERTON**

### 2 BEDROOM HOME



Argon-filled double-glazing







Electric car charging point



Highly-efficient insulation



Air Source Heat Pump





(Approximate dimensions)







Ground Floor		
Hall	1249 x 1130 mm	4'1" x 3'8"
Garage	3630 x 5547 mm	11'11" x 18'2"
Store	949 x 3000 mm	3'1" x 9'11"

First Floor		
Bedroom 1	5445 x 3661 mm	17'9" x 12'0"
Bedroom 2	4294 x 2662 mm	14'1" x 8'7"
Ensuite 1	2062 x 1425 mm	6'8" x 4'7"
Bathroom	2361 x 1728 mm	7'7" x 5'6"
Store	927 x 1022 mm	3'0" x 3'4"
Kitchen/Lounge/Dining	3943 x 5445 mm	12'9" x 17'9"
Landing	1000 x 6000 mm	3'2" x 19'7"

(Approximate dimensions)

**KEY** 

ST

Dishwasher

td

Wardrobe

Washing machine wm f/f Fridge/freezer

Tumble dryer





# **BRENTFORD**

#### 3 BEDROOM HOME



Argon-filled double-glazing







charging point



Highly-efficient insulation



Air Source Heat Pump









**Ground Floor** 

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 I tool		
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

wm f/f

Dishwasher

Wardrobe

Washing machine td Fridge/freezer

Tumble dryer

Dimension location

Second Floor





# HESKETH PLUS

#### 4 BEDROOM HOME



Systems



Argon-filled







charging point



Highly-efficient insulation



Air Source Heat Pump









#### Ground Floor

Lounge	3126 x 4934 mm	10'3" x 16'2"
Kitchen/Dining	3164 x 4934 mm	10'5" x 16'2"
MC	1001 v 0E7 mm	('2" v 2'2"

(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	)	

Shower Room
(Approximate dimensions

Bedroom 4

**Second Floor** Bedroom 2

KEY

ST

wm

Dishwasher

Wardrobe

f/f Fridge/freezer

Washing machine

td Tumble dryer Dimension location





3299 x 3621 mm 10'10" x 11'11"

2163 x 1575 mm 7'1" x 5'2"

3026 x 3621 mm

9'11" x 11'11"

# **NEWMAN**

### 4 BEDROOM HOME



Argon-filled double-glazing







Electric car charging point



Highly-efficient insulation



Air Source Heat Pump









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

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** 

Dishwasher

Wardrobe

Washing machine wm f/f Fridge/freezer

td Tumble dryer





# FITZWILLIAM

#### 4 BEDROOM HOME



Argon-filled double-glazing



Waste Water Heat Recovery Systems





Electric car charging point



Highly-efficient insulation



Air Source Heat Pump









G	ro	und Floor	

Kitchen/Dining

4643 x 8244 mm 15'3" x 27'1"

First Floor 3335 x 5206 mm 10'11" x 17'1" Lounge 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

(Approximate dimensions)

**KEY** 

ST

Washing machine

Fridge/freezer

wm

f/f

td

Dishwasher Tumble dryer Wardrobe





# **PEMBROOKE**

### 4 BEDROOM HOME











Electric car charging point



Highly-efficient insulation



Air Source Heat Pump









#### **Ground Floor**

Hall	2068 x 5188 mm	6'0" x 1'7"
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 v 405 mm	8'9" v 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)

Seco	nd	Flo	or
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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

Fridge/freezer

wm

f/f

Washing machine

Dishwasher

td

Wardrobe

Tumble dryer





# 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!

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 Barratt home quicker and easier, so you could be moving sooner than you think.

### WHAT ARE THE BENEFITS?

- No estate agent fees and no chain
- Fair value for your current home
- Stay in your old home until your new one is ready
- Buy and sell in one easy move



Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



# 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.

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.

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.

MOVING DAY

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

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.









#### **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.







