

**MARLEIGH**

Newmarket Road, Cambridge



Where life  
keeps growing



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# Join Marleigh for the next chapter

Marleigh has entered a new and exciting stage  
and you will want to become a part of it.

This vibrant new destination of exceptional homes, beautiful green spaces and high quality amenities is ideally located just three miles east of Cambridge's historic city centre. Bordered by open fields and close to charming villages, it offers an idyllic balance of town and country life, combining the city's opportunities with rural tranquillity.

**This thriving new community is growing  
and now is the perfect time to join it.**



# A natural home

Nature lies at the heart of Marleigh, with the wildflowers and water features of Gregory Park, along with green open spaces including The Titch, and Kingsley Woods bordering its edge. A selection of homes offer undisturbed and enviable views over the stunning landscape of Gregory Park.





# A flourishing destination within Cambridge

Marleigh is the first step towards the transformation of this corner of Cambridge – one that will see much change and the emergence of a desirable new district, Cambridge East.



**Jubilee Square**  
a thriving space for community events



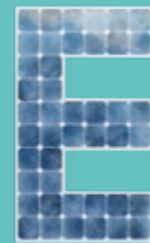
**Allotments**  
and green space for a healthy way of life



**Ride**  
to your destination on new cycleways or take a bus from nearby Park and Ride



**Learning**  
is child's play with Marleigh Primary Academy



**Elegantly**  
engineered living with nature at its heart



**Inspired**  
masterplan for a new urban neighbourhood



**Green**  
outdoor space and sports pitches  
(approx. the size of 36 football pitches)



**Historic Cambridge**  
a world renowned city

Marleigh is an exciting neighbourhood to work, live and thrive. It boosts the reputation of the city and offers residents a desirable lifestyle with excellent amenities right on their doorstep.

This new hub will have community at its heart, with an abundance of facilities to enjoy.

Highlights include:

- Jubilee Square
- The Hangar
- Marleigh Primary Academy
- Monkey Puzzle Nursery
- Signorelli's Deli
- Co-op supermarket
- Allotments
- Sports playing fields

Marshall have unveiled an ambitious vision to relocate Cambridge Airport and its aviation activities. Future plans also include further residential projects.





A group of diverse people are sitting at a wooden table outdoors, laughing and eating. The scene is set in a modern, open-air cafe or restaurant. In the background, a man in a white shirt is working behind a counter. The atmosphere is warm and social. The text 'Bringing people together' is overlaid on the right side of the image in a large, white, serif font.

# Bringing people together

Marleigh offers a wealth of amenities, giving its residents the opportunity to enjoy a rich and fulfilling lifestyle, all within a short walk of home.





JUBILEE SQUARE

# The heart of Marleigh

Jubilee Square.

Marleigh is a place that's full of character and encourages people to come together, share experiences and feel connected to everything around them.

The design has community at its heart and every detail has been carefully considered to maximise neighbourly connections.

The heartbeat of the neighbourhood is Jubilee Square- home to Marleigh Primary Academy, Monkey Puzzle Nursery and Marleigh Community Centre. Signorellis Deli and Co-op supermarket will also be joining!



Computer generated image is indicative only.



# A place to make memories

The Hangar is a buzzing hub which houses a number of amenities.

This includes the community centre, an independent café, Monkey Puzzle nursery and office spaces.

Whether it's at an event in the community hall or lunch outing at the café, The Hangar offers a central place to meet friends, family and new neighbours.

Recent community events at Jubilee Square



Easter Meet & Greet



Farmers' Market



Platinum Jubilee



Movies at Marleigh



Paddington Afternoon Tea







# Uplifting natural surroundings

Marleigh has been designed with nature at its heart, giving the outside environment equal prominence to the homes and buildings it surrounds.



The great outdoors is a big part of life at Marleigh with more than 57 acres of landscaped green spaces to enjoy.

To keep these areas at their best, national charity the Land Trust will maintain and protect them. The Land Trust are dedicated to managing and preserving over 70 sites across the UK, and proud to be custodians of some of the country's most glorious parks, meadows and nature reserves.

The Land Trust will manage and maintain the green open spaces, play areas and other amenities, as well as collecting the estate service charge to pay for upkeep and maintenance.

The Land Trust will also lead on community engagement activities such as supporting community groups and a residents' association, and establishing a programme of events to promote health and wellbeing, education and environmental initiatives.



## Gregory Park

A green sanctuary of trees, meadows, ponds and lawns running through the centre of Marleigh.



## Kingsley Woods

Borders the northern edge, with leafy trails and woodland walks to explore.



## Allotments

Discover the joy of growing your own fruit and vegetables, just a short walk from home.



## Pockets of green

Smaller green spaces amongst the homes bring nature to the streets.

## Fields and open countryside

Stretching out for miles from Marleigh, ideal for long walks and rambles.



## Sports facilities

Football pitches and multi-use game areas for competing at a high level, or just enjoying some active fun.





# First class education

Cambridge is renowned for its excellence in education, making it an appealing location for families.



Marleigh Primary Academy is a 420 place school, with a 52 place nursery. Part of the Anglian Learning multi-academy trust; it has a particular focus on STEM subjects – science, technology, engineering and mathematics – reflecting Cambridge’s strength in these areas.

The innovative design provides generous interior classrooms set around a shared learning area, with extensive facilities for sports and outdoor learning, including a multi-sports all-weather pitch, green spaces, a vegetable garden and a woodland area. Arts will also play a key role in the curriculum to support children’s cognitive skills and excitement for learning.



*“The new school and nursery will offer an outstanding environment both indoors and outdoors to excite and engage children in their learning.”*

**Prue Rayner,**  
Director of Primary Education  
of Anglian Learning



There are a number of other primary schools in the local area, including Fen Ditton Community Primary School, which is currently rated ‘Good’ by Ofsted, along with two Ofsted rated ‘Outstanding’ secondary schools within easy reach for older children.

Independent schools to choose from include The Perse School, a leading mixed independent school, and King’s College School, which dates back to the 15th century. St John’s College School, the winner of the national Best Prep School, is open to boys and girls aged four to 13.





## Renowned higher education

Cambridge is, of course, most famous for its university. These ancient colleges are an integral part of the city, growing over the years to include new, state-of-the-art facilities to accompany the historic buildings. Marleigh is well positioned for students attending the university, with all the colleges a short bicycle ride away. Thanks to excellent transport links, other universities in the area, as well as the top London institutions, are also within commuting distance.



### Primary education

#### Marleigh Primary Academy

On the development

#### Teversham CofE Primary School

OFSTED: Good  
20 mins on foot, 1 mile

#### Fen Ditton Community Primary School

OFSTED: Good  
7 mins by bike, 1.3 miles

#### Ridgefield Primary School

OFSTED: Good  
7 mins by car, 2.3 miles

### Secondary education

#### Saint Bede's Inter-Church School

OFSTED: Outstanding  
13 mins by bike, 2.6 miles

#### Parkside Community College

OFSTED: Outstanding  
13 mins by bike, 2.6 miles

#### North Cambridge Academy

OFSTED: Good  
18 mins by bike, 3.4 miles

#### Netherhall School

OFSTED: Good  
19 mins by bike, 3.3 miles

### Independent schools

#### St Mary's School

Girls, ages 3-18  
16 mins by bike, 3 miles

#### The Leys School

Co-ed, ages 11-18  
17 mins by bike, 3.2 miles

#### St John's College School

Co-ed, ages 4-13  
20 mins by bike, 3.7 miles

#### The Perse School

Co-ed, ages 4-18  
21 mins by bike, 3.8 miles

#### King's College School

Co-ed, ages 4-13  
21 mins by bike, 3.8 miles



#### Christ College University of Cambridge

Co-ed, ages 18+  
16 mins by bike, 3.1 miles

#### Pembroke College University of Cambridge

Co-ed, ages 18+  
16 mins by bike, 3.1 miles

#### Peterhouse College University of Cambridge

Co-ed, ages 18+  
16 mins by bike, 3.1 miles

#### Trinity College University of Cambridge

Co-ed, ages 18+  
18 mins by bike, 3.4 miles

#### Queens' College University of Cambridge

Co-ed, ages 18+  
18 mins by bike, 3.4 miles



# Keeping you connected

Marleigh is well connected for work, socialising and leisure with excellent road and rail links.

Travelling into the city centre is simple and enjoyable with enhanced cycling and walking trails, including plans for a cycle path link to Cambridge North Train Station. There are also regular bus routes connecting Newmarket Road to central Cambridge, plus the Park & Ride is just next-door.

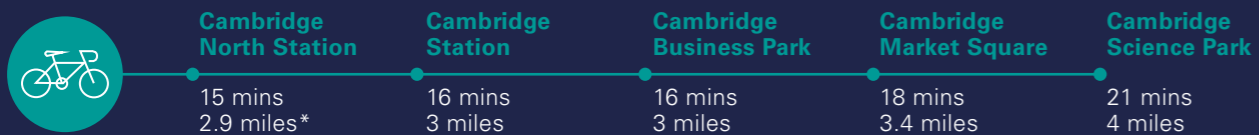
If you are planning on using pedal power to get into the city, you can either choose a direct route or use the National Cycle Route 51, where you can enjoy a traffic-free ride through Ditton Meadows and along the River Cam to Midsummer Common.



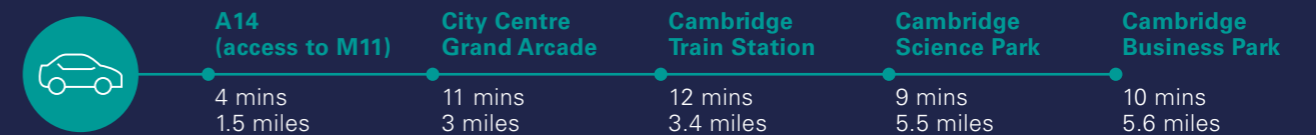
## By train from Cambridge Station



## By bike from Marleigh



## By car from Marleigh





# Discover Cambridge's thriving food, shopping and cultural scene

With Marleigh's convenient location, you can enjoy everything that vibrant, historic Cambridge has to offer.

## Dine in style

The centre of Cambridge is bursting with culinary delights, and there's something to suit every occasion. Traditional pubs, smart restaurants, street food vans and cosy cafés give you plenty of choice whether you are looking for an indulgent meal or a quick bite to eat.

Marleigh is also just a short bike ride from Mill Road, well-known for its global cuisine, quirky independent shops and excellent coffee spots.



## Indulge in retail therapy

Cambridge is a shopper's paradise, offering everything from high street brands and retailers to one-off boutiques.

The Grand Arcade is the main shopping centre in the city and is well-lined with big-name brands including Apple, John Lewis, Kurt Geiger, Russell & Bromley and The White Company. For a more bespoke shopping experience, head to Trinity Street. This beautiful street is stocked with an array of independent retailers and stylish brands such as Whistles and Reiss. Or head to Angela Reed Furnishings on Peas Hill, a family-run business that specialises in contemporary home furniture and accessories.

The centre of the city is bursting with life. Visitors travel from afar to shop at the famous Market Square, where they can buy everything from vinyl and vintage clothes to freshly grown produce.



## Say yes to adventure

In Cambridge there's a new experience around every corner; no matter what your interests are, there's plenty to see and do.

The brand new Cambridge Ice Arena is an iconic venue for Cambridge and couldn't be more local to Marleigh. This full size, state-of-the-art facility offers public skating for all ages, ice hockey, curling, figure skating, lessons and parties on ice.

Anglesey Abbey is just a 20 minute bike ride to the east of Marleigh, and hosts a year-long calendar of events and activities for all ages.

It's famous for its February snowdrops, when the gardens suddenly flourish into bloom. There are over 114 acres of woodland and gardens to explore, as well as its historic watermill.

Cambridge is home to several theatres – including the ADC theatre, Britain's oldest university playhouse – showing a lively variety of plays, musicals, comedy and other performances. There is also a strong tradition of musical performance in the city, ranging from classical concerts to rock and pop gigs.





# A taste of Cambridge

Feeling peckish? Take your pick from this selection of local food shops and eateries.

## Yo Cambridge

1-2 Petty Cury, Lion Yard,  
Cambridge CB2 3NE

Japanese dishes taken from the belt or ordered from the open kitchen at a colourful chain eatery.

**yosushi.com**  
@YOSushi  
18 mins by bike

## Tawa

Entrance on 50, 60 Station Road,  
Mill Park Road, Cambridge CB1 2JH

Authentic and nutritious urban Indian food.

**tawakitchen.co.uk**  
@tawacambridge  
17 mins by bike

## Cambridge Artisan Cheese

Delicious artisan Cheddars with unique flavour combinations, plus crackers, chutneys and hampers.

**cambridgeartisancheese.com**  
@cambridgeartisancheese  
Delivery service

## All On Boards

Beautiful picnic boards and baskets available to order, including grazing boards, dessert boxes and brunch boxes.

**allonboardsevents.co.uk**  
@allonboardsevents  
Delivery service

## Stuff My Pitta

The Green Dragon, Chesterton,  
Cambridge CB4 1NZ

Tasty grilled kebabs, burgers and sides, served at The Green Dragon pub.

**greendragoncambridge.co.uk**  
@stuffmypitta  
10 mins by bike

## Thrive

5-7 Norfolk Street,  
Cambridge CB1 2LD

This café and bistro serves a delicious plant-based menu and has space available to hire for events.

**thrivecambridge.com**  
@thrivecambridge  
11 mins by bike

## Aromi

30 Fitzroy Street,  
Cambridge CB1 1EW

Café serving traditional Sicilian food, gelato and coffee.

**aromi.co.uk**  
@Aromicaffe  
11 mins by bike

## The Old Bicycle Shop

104 Regent Street,  
Cambridge CB2 1DP

Said to be the oldest bicycle shop in the country, now a café/bar serving a selection of fresh, locally sourced food.

**oldbicycleshop.com**  
@oldbicycleshop  
14 mins by bike

## Bedouin

98-100 Mill Road  
Cambridge CB1 2BD

Traditional North African cuisine served in an authentic Bedouin tent.

**bedouin-cambridge.com**  
@bedouincambridge  
16 mins by bike

## Bread & Meat

4 Bene't Street,  
Cambridge CB2 3QN

Café specialising in roast meats and sourdough bread to create gourmet sandwiches as well as full meals.

**breadandmeat.co.uk**  
@BreadandMeatCambridge  
16 mins by bike





The abundance of green open space creates a natural playground and there's plenty of opportunity to pause and take a breath.

# Life with everything on your doorstep

With inspiring new homes and numerous facilities, there's so much planned for Marleigh. It's all building towards making it a place that is welcoming, enables people to thrive and inspires a healthier way of life in natural surroundings.

- 1 Jubilee Square
- 2 The Hangar
- 3 Marleigh Primary Academy
- 4 The Avenue
- 5 Gregory Park
- 6 Woodside
- 7 Greenways
- 8 Jubilee Central
- 9 Kingsley View
- 10 Kingsley Woods
- 11 Allotments
- 12 The Plains – Sports Pitches
- 13 Beaumont Gardens
- 14 The Cleveland Building (left) and The Olympus Building (right)
- 15 The Franklin Building (left) and The Kestrel Building (right)
- 16 Phase 3 (coming soon)
- 17 Marleigh Sales Suite
- 18 M&S Food and BP Petrol Station
- 19 Newmarket Road Park & Ride
- 20 Cambridge Ice Arena
- 21 Cambridge City Airport (to be relocated)



The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Areas such as road, drives, paths and patios plus trees and landscaping are indicative only and may vary.



# A place to call home

The wide choice of houses and apartments available at Marleigh helps create a vibrant community, that is made up of different generations and lifestyles. The masterplan focuses on connectivity and integration amongst the community, with open green spaces and amenities for all.



Computer generated image is indicative only and represents green open space in front of The Franklin Building.

Leafy walkways and streets weave around the homes, while beautiful landscaped gardens and green spaces are the perfect place for residents to relax, meet and for children to play. With water flowing through Gregory Park, it is a tranquil retreat to unwind after a busy day.





# Visionary architecture and design

With leading names from the world of architecture, landscaping and sculptural art involved in its vision and design, Marleigh is a beautifully crafted place to live, with its own distinctive character.





Marleigh is inspired by the distinctive character of Cambridge and by contemporary lifestyles and technology.

The design for the exterior architecture takes its inspiration from the brick artisan cottages and villas found throughout Cambridge, with their duo-pitched roofs and contemporary materials. Other buildings throughout the community will be carefully constructed to reflect and blend with the local area.

The surrounding environment has been given just as much thought. Clever landscaping, careful planting of new trees and greenery, inventive public art and beautiful street scenes will all come together to make this a special place to be.

With so much to explore and a bustling, cosmopolitan atmosphere, Marleigh will be full of surprise and delight.

With its timeless appeal, high quality design, carefully planned amenities and welcoming environment, Marleigh is a place where you will immediately feel at home.





# The art of living

Marleigh will feature a series of inspiring and thought-provoking pieces of public art, helping to shape its identity and make it a unique place to live.



Matthew Lane Sanderson is a sculptor specialising in large-scale works and civic fine art, and has been involved with Marleigh from its conception.

He has created the dramatic landmark Torus sculpture and will be creating six large graphic art panels that will be placed throughout Marleigh, as well as aero and motor engineering inspired seating and cycle hoops.

These wonderful pieces will reflect Marleigh's rich heritage, as well as creating eye-catching public spaces that will enhance the environment for everyone to enjoy.



*"It has been my honour to create work with Hill and Marshall for Marleigh, upon land that I have known since my childhood. Hill has embraced the idea of transforming the ordinary, while the staff and history of Marshall have been my inspiration."*

**Matthew Lane Sanderson**



# Life at Marleigh

More and more people are making their home at Marleigh and helping this vibrant community to grow.

Residents Tracy Lu and Jason Zhang and their two young children bought their home at Marleigh after relocating to Cambridge from Birmingham. As Tracy explains, "Cambridge is a lovely area – there are lots of excellent schools, parks, and amenities that are great for young families."

They initially rented a home in the nearby village of Bottisham, and drove past Marleigh every day on the school run. Keen to ensure their family could enjoy everything this exciting city has to offer, they began looking for their dream family home.

"We viewed the five-bedroom semi-detached show home, which really did have the wow factor! We ideally wanted a detached home and on the day we visited Marleigh, one of the detached properties had just become available – it was almost like it was meant to be and we reserved the following day. We considered other Cambridge developments, however, the houses at Marleigh surpassed anything else we had seen. The high ceilings, the bedroom sizes and the internal specification were very impressive."

With two young children, Tracy and Jason also appreciate all the amenities that are available at Marleigh, and the welcoming environment. "There is a lovely community at Marleigh, our neighbours are really nice and we have made some new friends too."

As well as their home, Tracy and Jason were also delighted with the service they received from the Hill sales team. "The sales team at Marleigh were absolutely brilliant – the best we have ever dealt with. The staff were amazing and would always go out of their way to be helpful and make sure we were taken care of. We would definitely recommend them to our friends and family."

"We are really happy here and hope to stay here for a while to come."

"It was almost like it was meant to be when we visited – we reserved the following day!"





# Created for contemporary living

Exceptional design, quality craftsmanship and sustainable features come together at Marleigh to create homes that are a delight to live in, and are fit for the demands of 21st Century life.



The homes have been beautifully designed with well-proportioned light spaces, and offer private gardens, balconies or terraces so you can extend your entertainment space. Layouts offer the flexibility that we now want from our homes, with open plan spaces and rooms that can accommodate places to work, relax, socialise and entertain.



# The ultimate sanctuary

Marleigh's homes were created to offer long lasting appeal. With quality appliances and stylish interiors, their design will stand the test of time and inspire generations to come.



Modern elegance is a constant theme in every Marleigh home. Clean lines, a natural palette and quality materials create a welcoming and tranquil feel. You'll also enjoy the flexibility to style your home to your personal taste.

All homes have been built to a high standard and the interior of each home has been designed with high quality appliances.

As soon as you move in you will have the perfect blank canvas to decorate in your own style and turn your house into a home that suits you.





# Proudly brought to you by

## The Hill Group

Hill is an award-winning housebuilder and one of the leading developers creating exceptional homes and sustainable communities across Cambridgeshire, London, and the South East. Delivering both private for sale and affordable homes, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder. Its impressive and diverse portfolio ranges from landmark mixed-use regeneration projects to homes in the idyllic rural countryside.

Hill takes pride in prioritising customer satisfaction and offers a dedicated customer journey designed to help buyers at every step of their path to homeownership. As a registered New Homes Quality Board (NHQB) developer, Hill proudly adopts the new industry code of practice, demonstrating its dedication to delivering high-quality homes and exceptional customer service. This consistent approach has earned Hill the coveted 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past six years.

Hill has won over 480 industry awards in the past 24 years, including Best Medium Housebuilder at the Housebuilder Awards for the last three years. In 2022, Hill's commitment to creating exceptional homes and sustainable communities was recognised with the Best Community Initiative and Best Sustainability Initiative. Hill's impressive Cavendish Villas at the highly sustainable Knights Park development in Eddington, Cambridge, won Best Family Home at the 2022 Evening Standard New Homes Awards, as well as Best House and Best Exterior Design at the 2022 WhatHouse? Awards.

Employing over 800 staff, the company operates from five strategically located regional offices, with its head office based in Waltham Abbey, Essex.

Hill builds around 2,600 homes a year, and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities, and housing associations.

The Hill Group is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

## Marshall

Marshall is an independent UK company with a diverse portfolio of businesses and a shared commitment to keeping our customers moving forward.

Whether that's supporting global armed forces to deliver mission-critical activities, keeping the UK distribution industry on the road, creating new, sustainable communities where people can live and thrive, or developing the next generations of industry talent – we are incredibly proud to have been building extraordinary futures since 1909.

Headquartered in Cambridge, we currently employ around 2,000 people across locations in the UK, Northern Europe, North America, and the UAE.

  Follow us on social media for updates @marleighcb5



Every care has been taken with the preparation of this brochure. The details and descriptions contained herein are for guidance only and do not constitute a contract, part of a contract, nor a warranty. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Computer generated images and the landscaping may have been enhanced and are therefore representative only. Details correct at the time of going to print.







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

 MARSHALL

 Hill  
*Created for Living*