



Juniper Place
WILBURTON



etopia
HOMES

Juniper Place; a unique housing development pioneering UK sustainable development. Our homes are better for the environment, smart and most importantly of all, special.

Be smart, buy smart, live smart.



Welcome to

Juniper Place

Discover 21 beautiful eco homes within the delightful village of Wilburton

Featuring spacious, considered design with parkland and driveways, Juniper Place offers the perfect combination of space and location for sustainable living.

With Kings Cross just an hour by train from nearby Waterbeach Station, and local schools close at hand, Juniper Place is the ideal synthesis of soothing village life and top class connections to Ely, Cambridge, London and beyond.

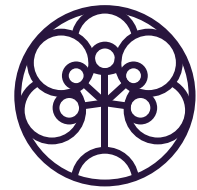




More space
to enjoy life

We don't know why we fall in love;
we feel it. Step into an Etopia home
at Juniper Place. Our homes are
sustainable, smart and spacious.

Bringing your world together perfectly



Juniper Place: a new sustainable vision for why and how we live, work and play.



A rural escape with unrivalled connections, Juniper Place is set within the beautiful village of Wilburton; an hour outside London by train from Waterbeach Station, and 41 miles from Stansted Airport. The A10 conveniently connects you to both Cambridge and Ely, making Juniper Place a forward-thinking, flexible and modern housing hub.

Ways of working are fast changing; perhaps forever. Juniper Place matches countryside living with easy accessibility to cutting edge cities and jobs. Juniper Place has been built with sustainability at heart. Our sustainable homes combine Modern Methods of Construction, renewable energy and intelligent technologies to create a healthier home and community, to live and work in.



Live and work in beautiful harmony, with local and London jobs aplenty

Excellent employment opportunities

Packed with renowned firms like the BBC, Autonomy and Qualcomm, Cambridge Business Park is ideal for your new work/life balance.

Quality jobs are at hand in the nearby city of Ely, plus a plethora of careers in Cambridge.

Don't forget; home working at Juniper Place is a breeze with all our homes including CAT 6 data points providing excellent connections, and with Ely, Cambridge and the capital highly accessible when Zoom won't do.



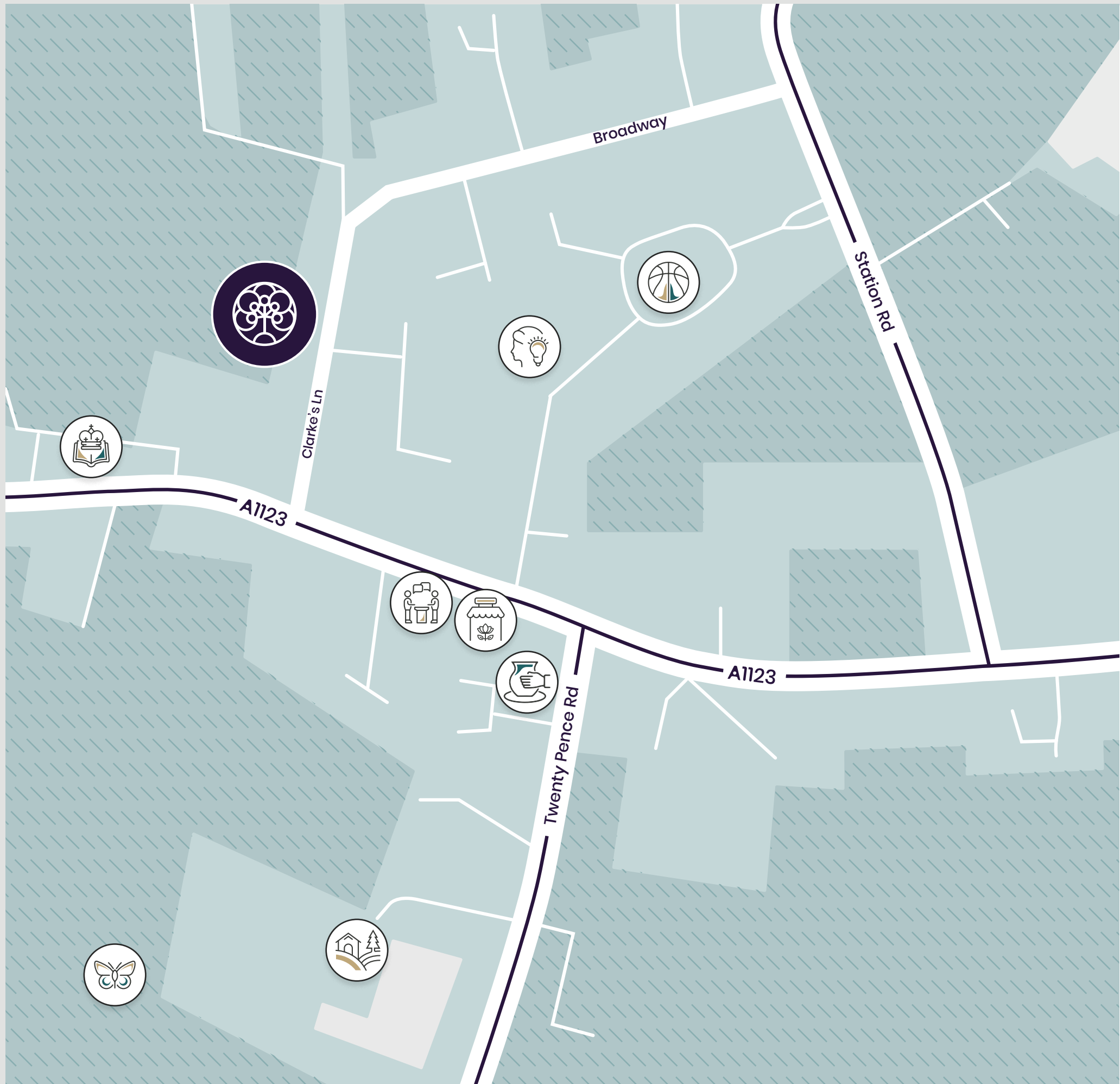
Fine learning opportunities to truly broaden both hearts and minds

Schools, education and the gift of learning

Maximise their potential at Haddenham Pre, Arkenstall and Wilburton Church of England Primary Schools, plus desirable local nurseries.

Further afield, Ely offers a vast range of primaries, junior schools, academies and colleges, including the sought-after, historic King's Ely founded in 970AD.

As for further education, Cambridge, Anglia Ruskin, The University of Essex and the wealth of London's degree-grade institutions are easily accessible.



Your local area gifts the enjoyment of rural life

The local area offers so many options to enjoy. Nearby Twentypence Garden Centre has something for all the family, from a choice of restaurants to go-karting and mini-golf. The superb food hall with coffee bar, sells a wide selection of locally sourced produce as well as in-house baked goods. It also has an extensive array of plants and garden accessories as well as a variety of gifts.

The Wildlife Trust managed Doghouse Nature Reserve offers 0.8 hectares of unspoiled woodland, where walks can be enjoyed, and visitors in spring can admire the beautiful display of daffodils. Sports and social life is well catered for with the local football and cricket clubs, the friendly social club and the popular annual beer festival.

Local amenities all within walking distance



Twenty Pence Garden Centre



Thatch & Roses Flower Studio



St Peter's Church



Wilburton Social Club



Wilburton C of E Primary School



Doghouse Grove Nature Reserve



Play Area



Twentypence Pottery



Today's world is hectic, busy and pressurised. We all need breathing space.

With so many activities on your doorstep, there's never an issue finding new and interesting ways to enjoy your spare time.

- Walk in Doghouse Grove woodland
- Parks and playground a short distance from home
- Try the local garden centre and its restaurants
- Fancy punting or a day out in Cambridge?
- Check out the local potteries
- Visit Ely Cathedral
- Experience local open-air markets
- Join Wilburton's theatre or cricket clubs
- Drink up at Wilburton's annual beer festival



A variety of local hobbies for your body and soul



Perfectly located with direct routes to outer & central London



Train & Road links

-  London Kings Cross just under an hour by train
-  M11 is 13 miles away by car
-  Cambridge Science Park is 11 miles away
-  18 minutes to Ely on the Ely Zipper bus
-  Waterbeach to Cambridge is 9 minutes by train





The Hatfield

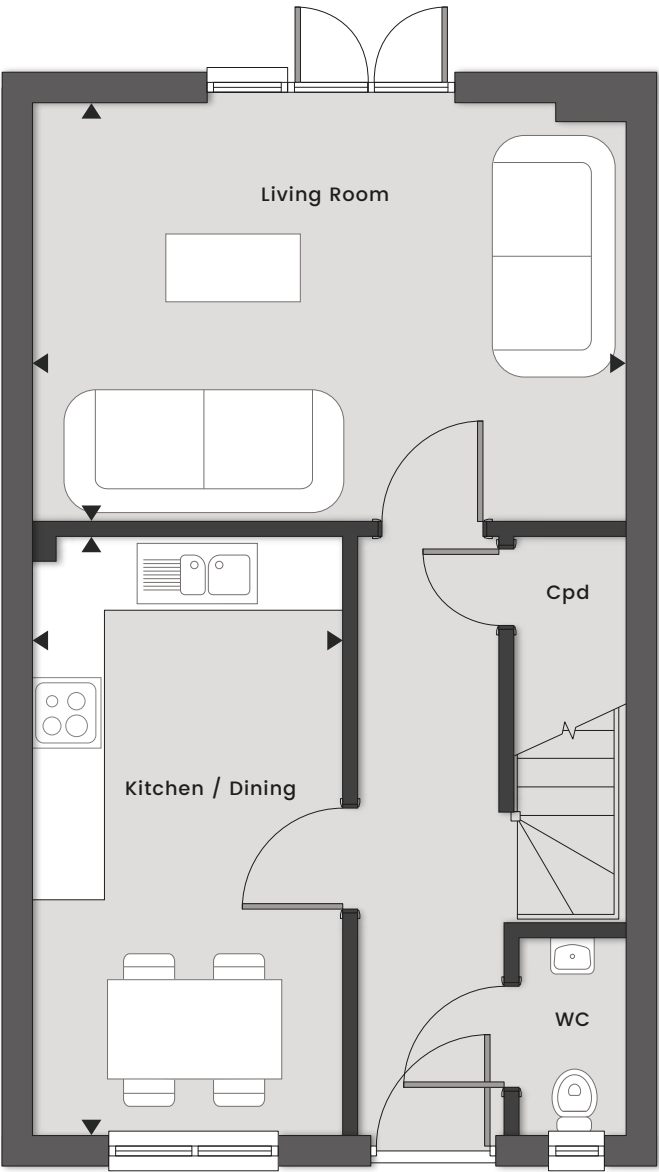
TWO BEDROOM HOME

Ground floor		
Living room	4830mm x 3448mm	15'8" x 11'3"
Kitchen / Dining	4902mm x 2555mm	16'1" x 8'4"
First floor		
Master bedroom	4830mm x 3488mm	15'8" x 11'3"
Bedroom 2	4830mm* x 2688mm*	15'8" x 8'8"

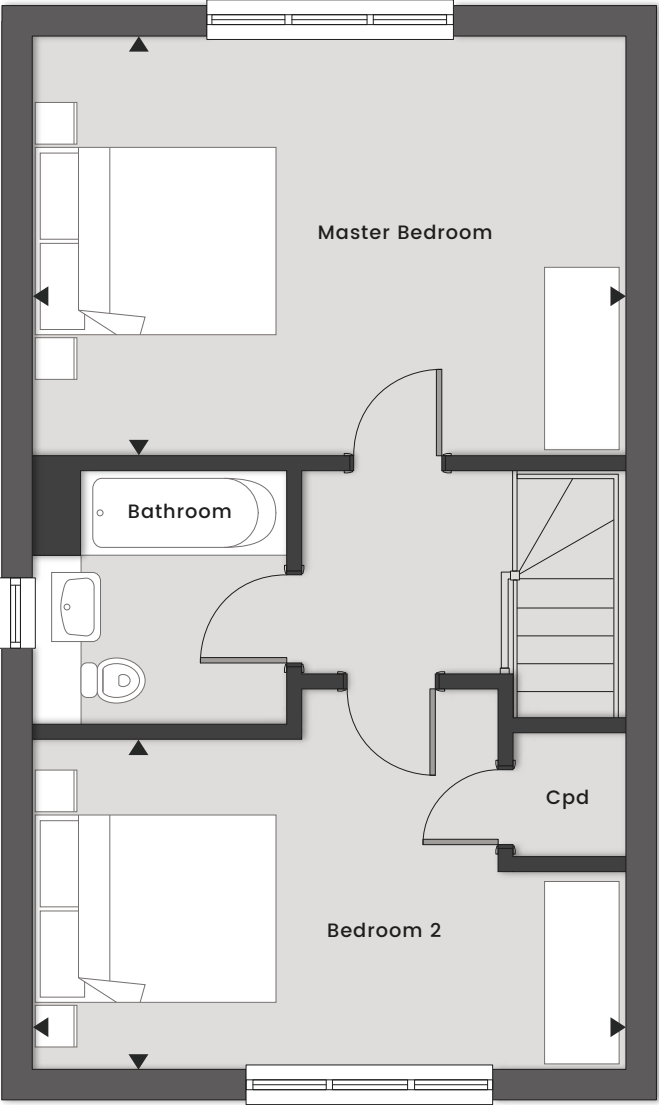
Plot: 22, 23^ & 24^	Total sqft: 880
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* Max dimension | ^ Handed

Ground floor



First floor



Cpd Cupboard | WC Cloakroom

Please note that layouts are indicative only and should not be used for space planning. Please speak to your Sales Advisor for further details.



Digital illustration of external elevations is indicative only

The Arden

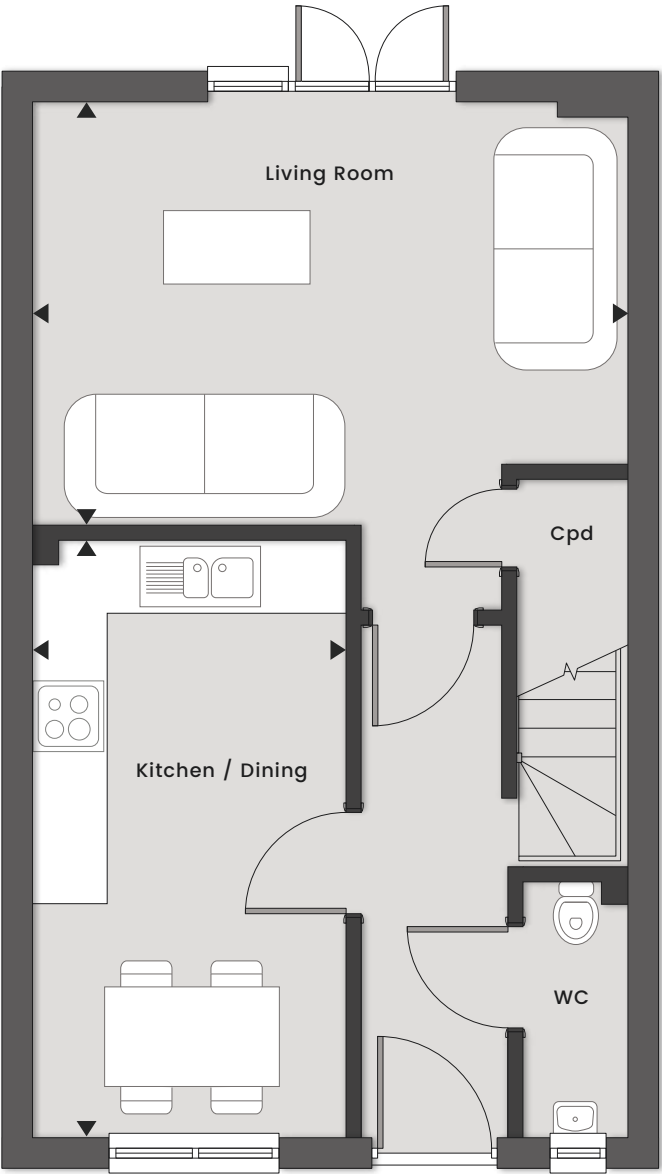
TWO BEDROOM HOME

Ground floor		
Living room	4847mm* x 3450mm*	15'9" x 11'3"
Kitchen / Dining	4900mm x 2555mm	16'1" x 8'4"
First floor		
Master bedroom	3602mm x 3233mm	11'8" x 10'6"
Bedroom 2	4847mm* x 2948mm*	15'9" x 9'7"

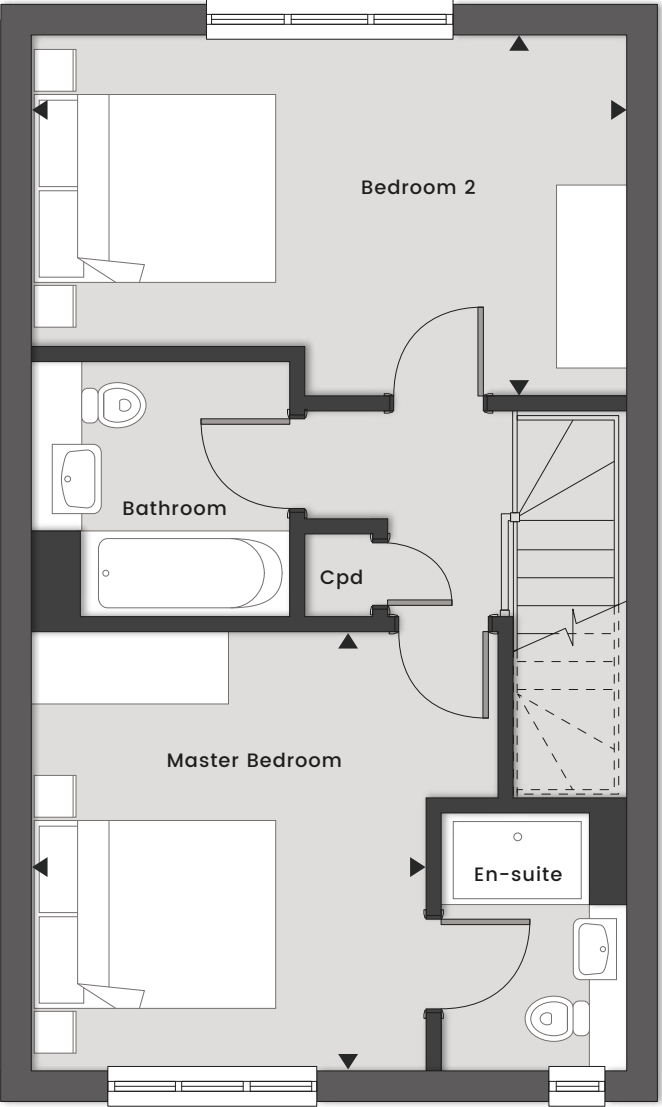
Plot: 25	Total sqft: 883
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* Max dimension

Ground floor



First floor



Cpd Cupboard | WC Cloakroom

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Digital illustration of external elevations is indicative only

The Parkhurst

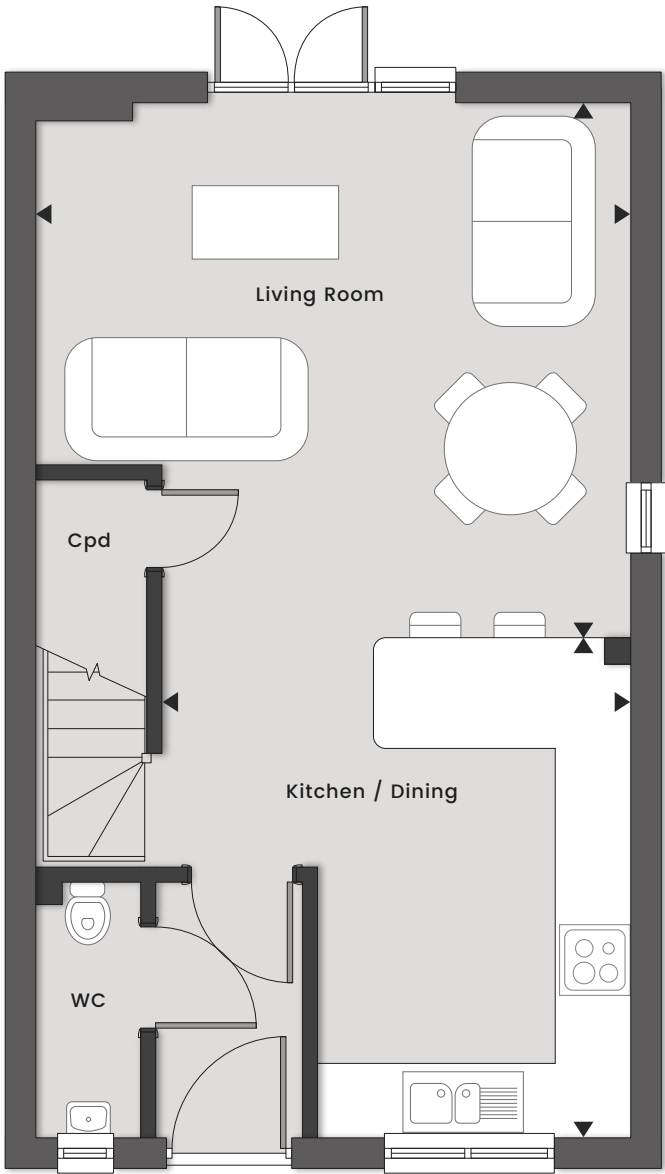
TWO BEDROOM HOME

Ground floor		
Living room	4847mm* x 4679mm*	15'9"* x 15'4"*
Kitchen / Dining	3833mm* x 3786mm*	12'6"* x 12'4"*
First floor		
Master bedroom	3602mm x 3233mm	11'8" x 10'6"
Bedroom 2	4847mm* x 2948mm*	15'9"* x 9'7"*

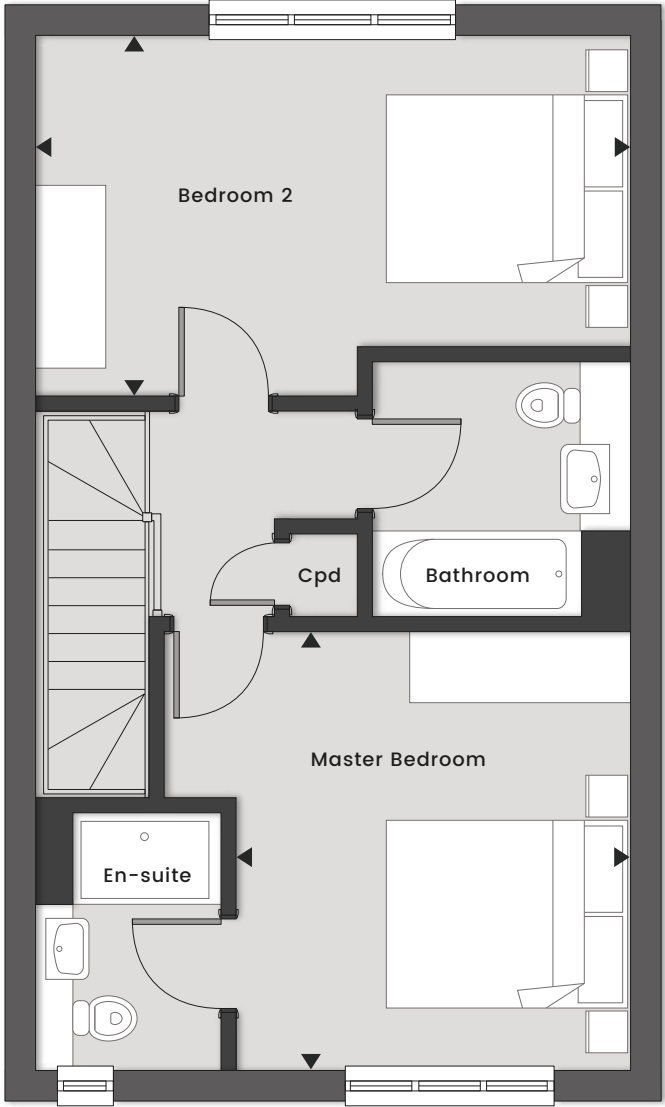
Plot: 26	Total sqft: 883
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* Max dimension

Ground floor



First floor



Cpd Cupboard | WC Cloakroom

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Digital illustration of external elevations is indicative only

The Sherwood

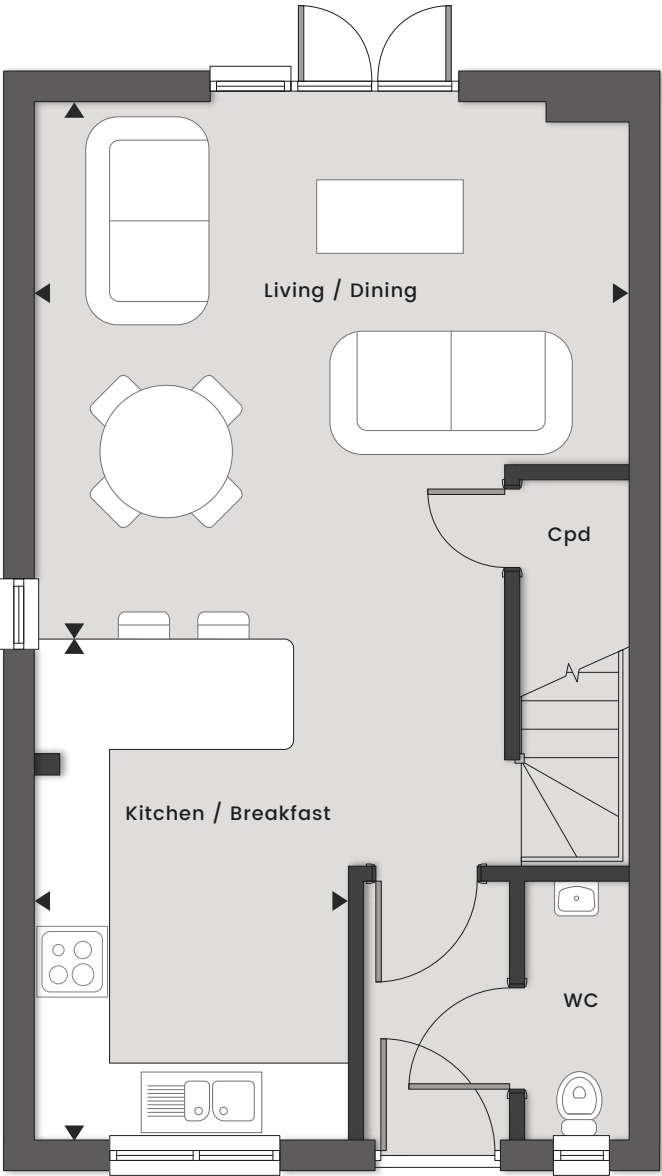
TWO BEDROOM HOME

Ground floor		
Living / Dining	4679mm* x 4847mm*	15'4"* x 15'9"*
Kitchen / Breakfast	3786mm x 2555mm	12'4" x 8'4"
First floor		
Master bedroom	4847mm x 2948mm	15'9" x 9'7"
Bedroom 2	4847mm* x 2686mm*	15'9"* x 8'8"*

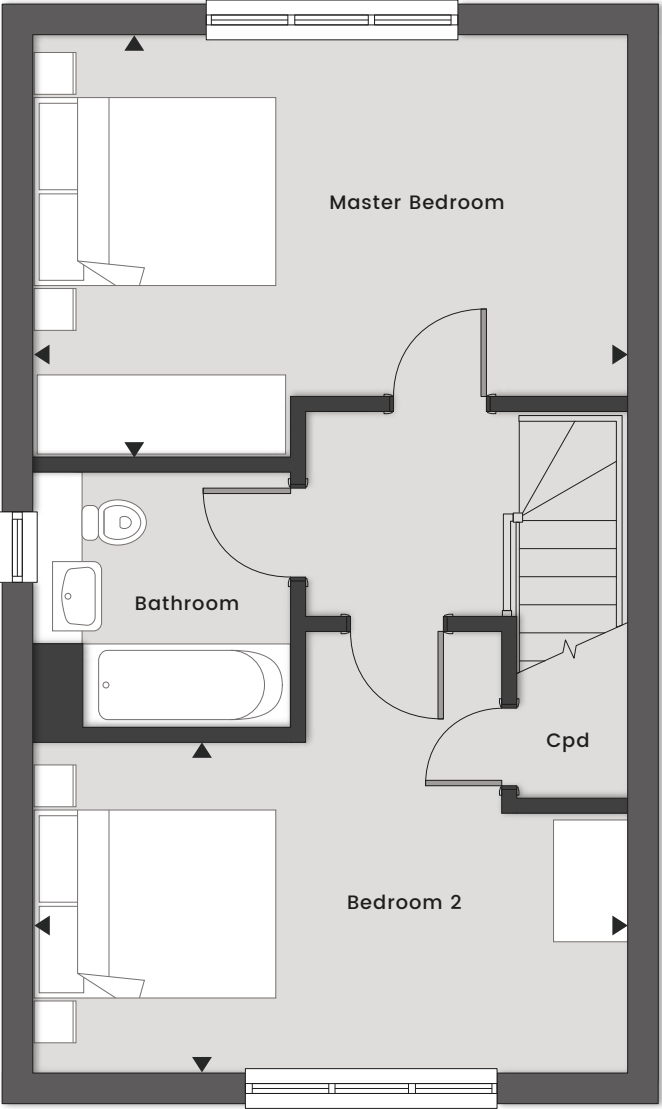
Plot: 27 & 28^	Total sqft: 883
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* Max dimension | ^ Handed

Ground floor



First floor



Cpd Cupboard | WC Cloakroom

Please note that layouts are indicative only and should not be used for space planning. Please speak to your Sales Advisor for further details.



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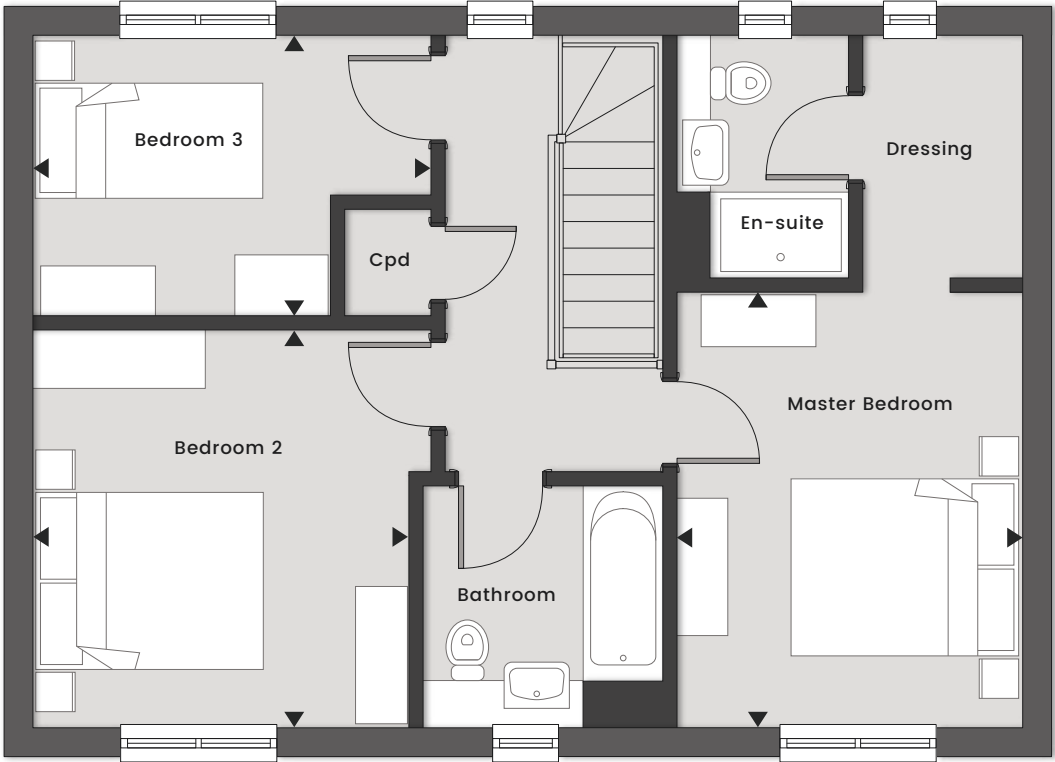
The Tollymore

THREE BEDROOM HOME

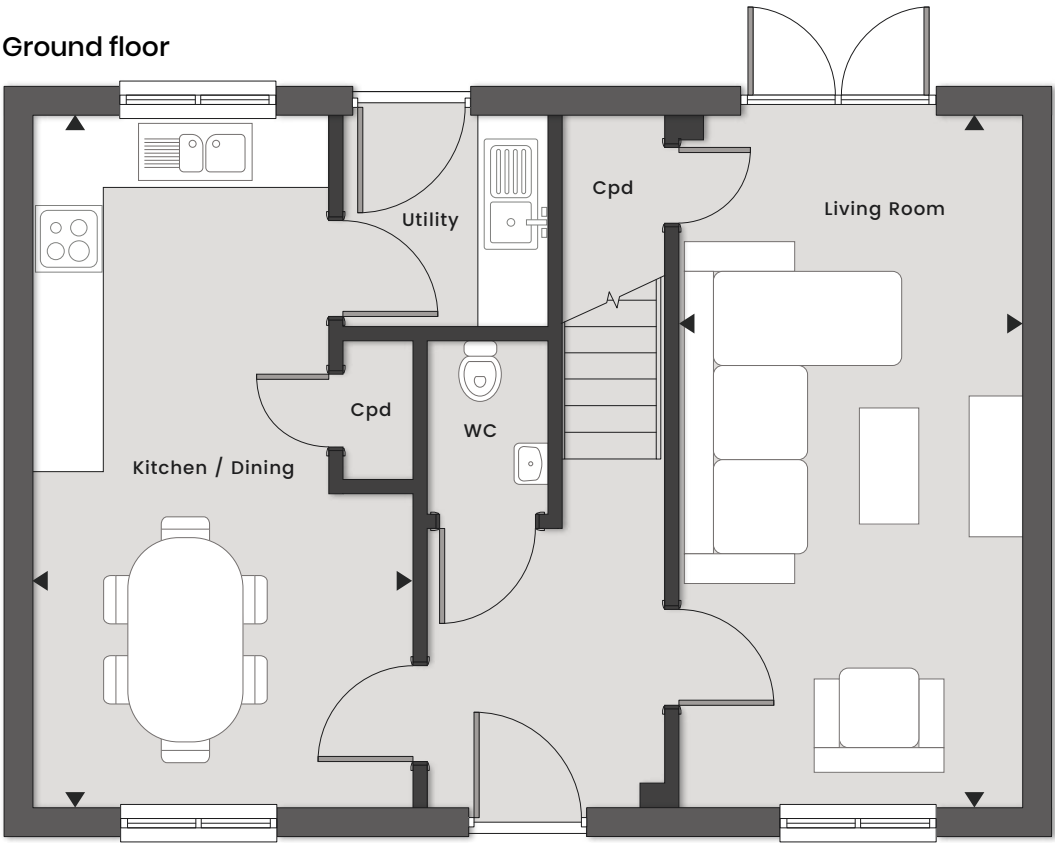
Ground floor		
Living room	5990mm x 2980mm	19'7" x 9'8"
Kitchen / Dining	5990mm* x 3305mm*	19'7"* x 10'8"*
First floor		
Master bedroom	3776mm x 2980mm	12'4" x 9'8"
Bedroom 2	3443mm x 3269mm	11'3" x 10'7"
Bedroom 3	3467mm* x 2432mm*	11'4"* x 7'10"
Plot: 2, 3 & 10		Total sqft: 1,106

* Max dimension

First floor



Ground floor



Cpd Cupboard | WC Cloakroom

Please note that layouts are indicative only and should not be used for space planning. Please speak to your Sales Advisor for further details.



Digital illustration of external elevations is indicative only

The Foxley

THREE BEDROOM HOME

Ground floor

Living room	5635mm x 3736mm	18'5" x 12'3"
Kitchen / Dining	5402mm x 3192mm	17'7" x 10'5"

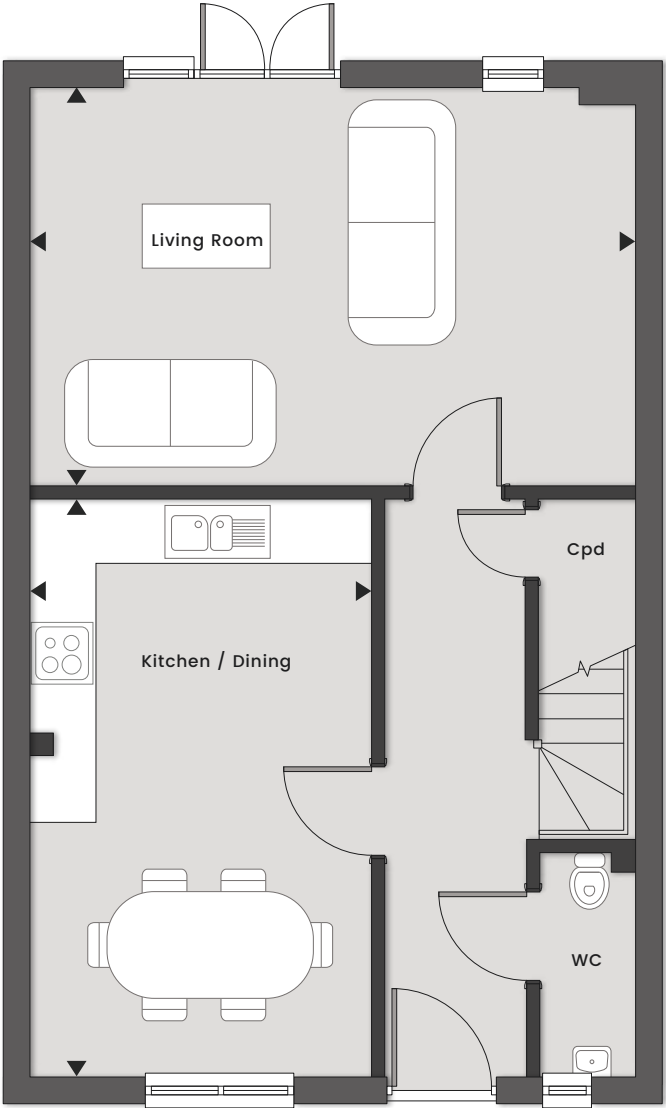
First floor

Master bedroom	4021mm* x 3842mm*	13'2"* x 12'6"*
Bedroom 2	4172mm x 2795mm	13'7" x 9'2"
Bedroom 3	2849mm x 2726mm	9'3" x 8'9"

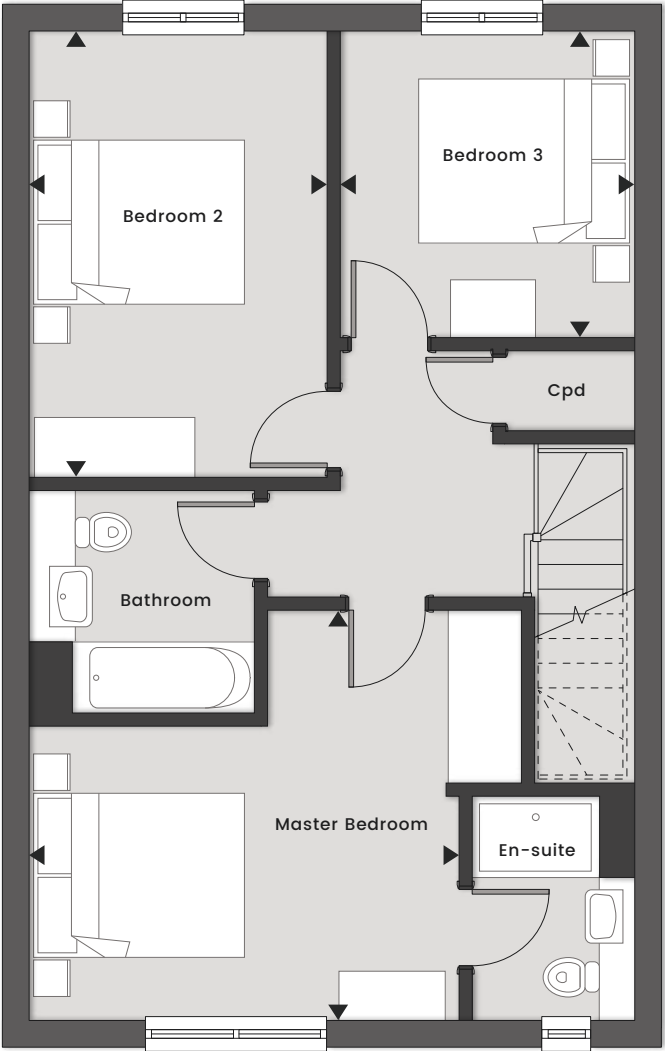
Plot: 29 & 30^	Total sqft: 1,122
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* Max dimension | ^ Handed

Ground floor



First floor



Cpd Cupboard | WC Cloakroom

Please note that layouts are indicative only and should not be used for space planning. Please speak to your Sales Advisor for further details.



The Ashdown

THREE BEDROOM HOME

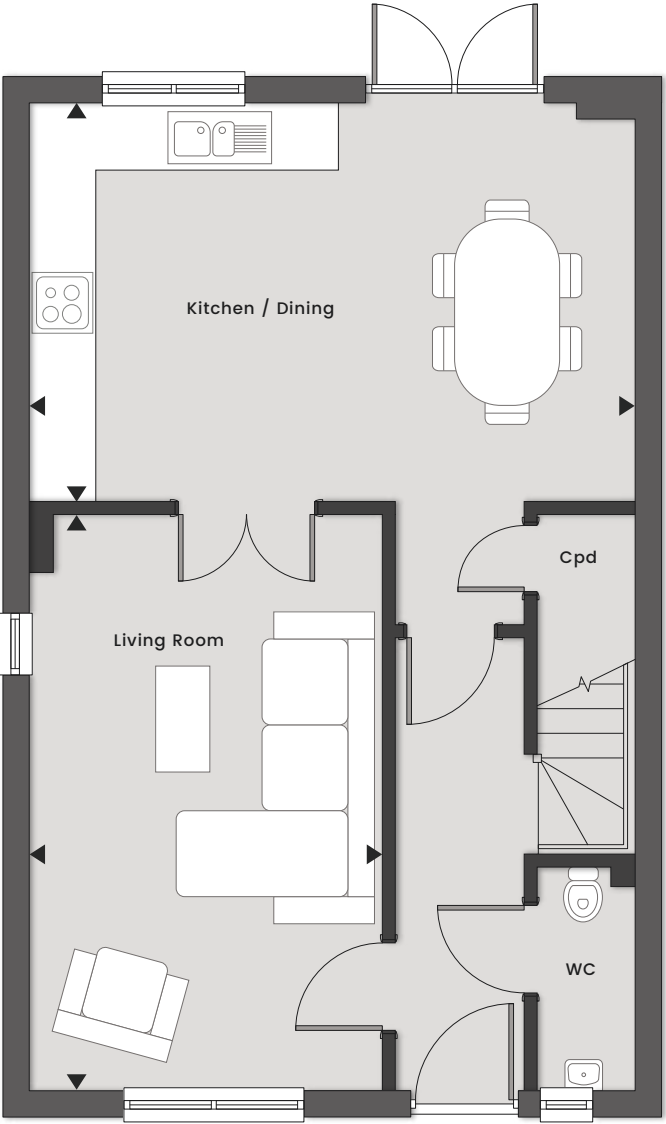
Ground floor		
Living room	5402mm x 3289mm	17'7" x 10'8"
Kitchen / Dining	5635mm x 3736mm	18'5" x 12'3"

First floor		
Master bedroom	4021mm* x 3842mm*	13'2"* x 12'6"*
Bedroom 2	4077mm x 2860mm	13'4" x 9'4"
Bedroom 3	2849mm x 2661mm	9'3" x 8'7"

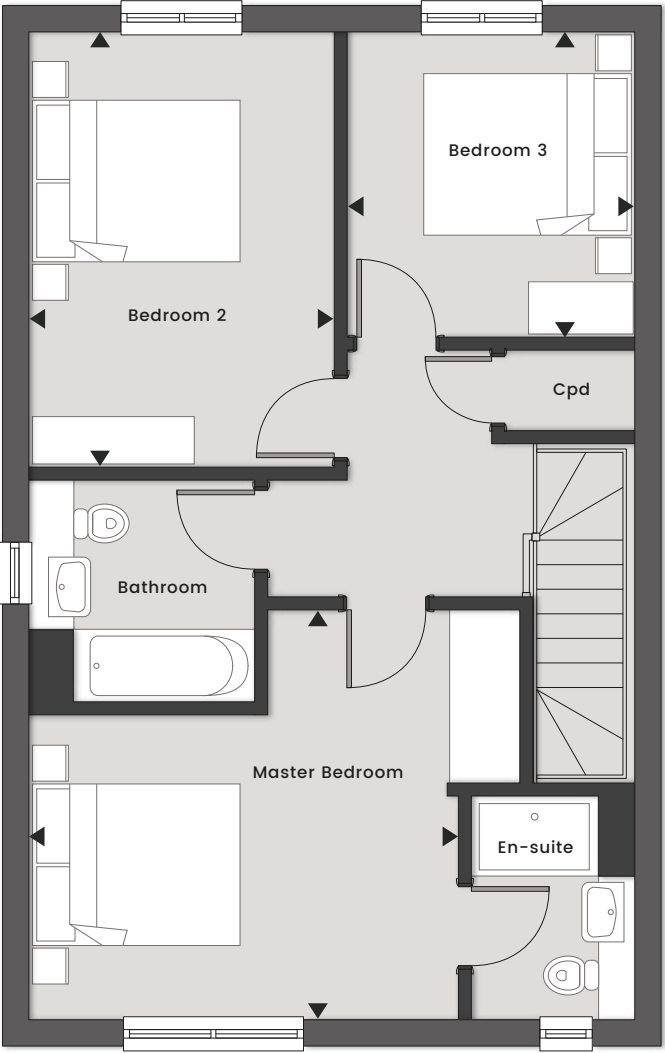
Plot: 4, 5^, 13^ & 14	Total sqft: 1,122
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* Max dimension | ^ Handed

Ground floor



First floor



Cpd Cupboard | WC Cloakroom

Please note that layouts are indicative only and should not be used for space planning. Please speak to your Sales Advisor for further details.



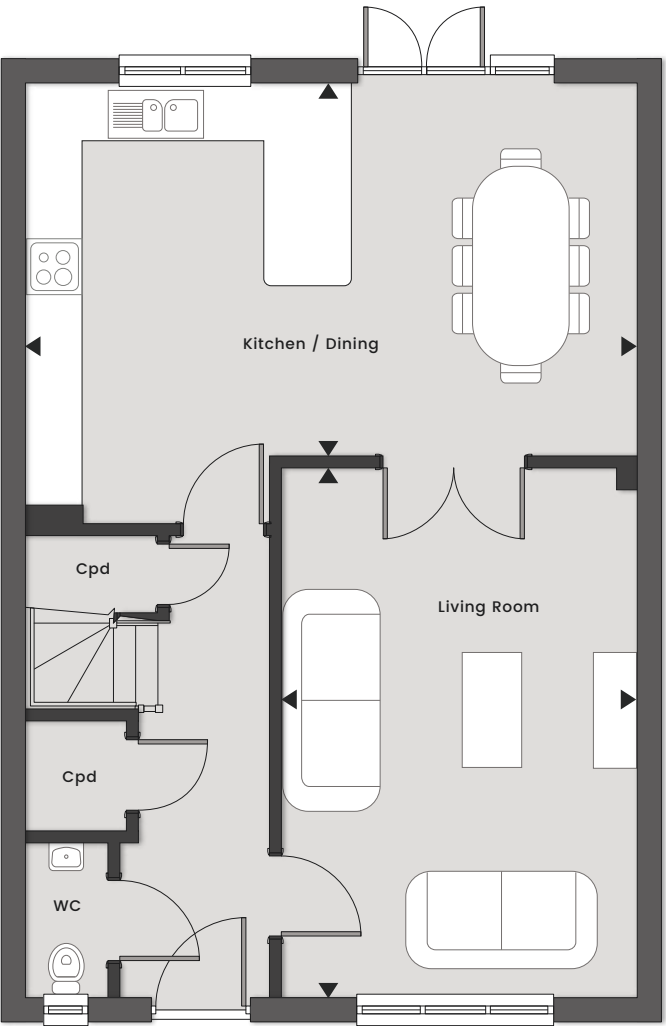
The Worlebury

FOUR BEDROOM HOME

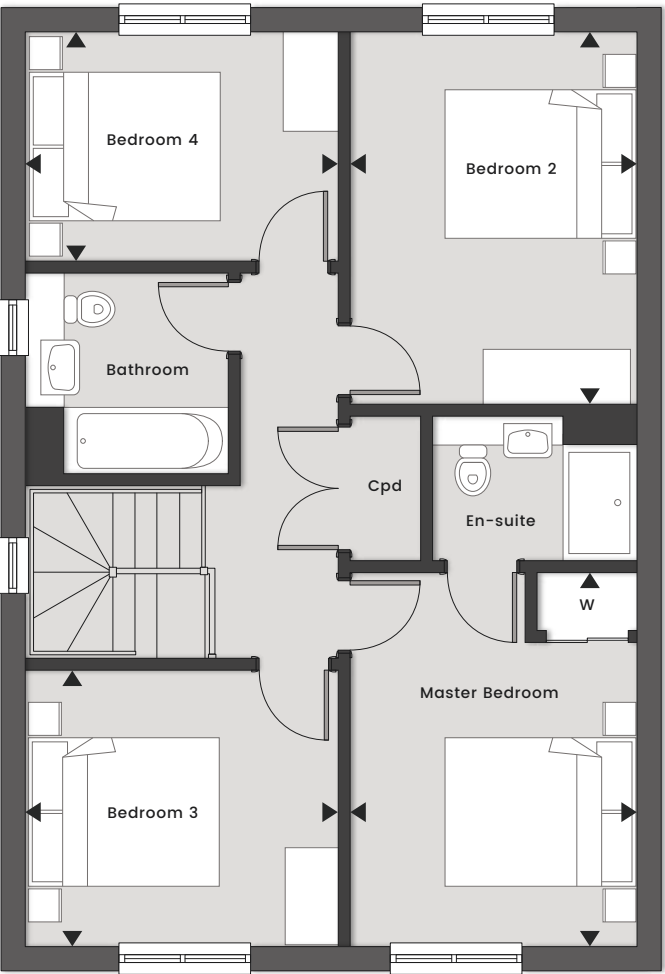
Ground floor		
Living room	5483mm x 3887mm	17'10" x 12'8"
Kitchen / Dining	6327mm x 3867mm	20'8" x 12'7"
First floor		
Master bedroom	3882mm x 2977mm	12'7" x 9'8"
Bedroom 2	3867mm x 2977mm	12'7" x 9'8"
Bedroom 3	3236mm x 2865mm	10'6" x 9'4"
Bedroom 4	3236mm x 2370mm	10'6" x 7'8"
Plot: 7 & 9		Total sqft: 1,291

* Max dimension

Ground floor



First floor



Cpd Cupboard | W Wardrobe | WC Cloakroom

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Digital illustration of external elevations is indicative only

The Rendlesham

FOUR BEDROOM HOME

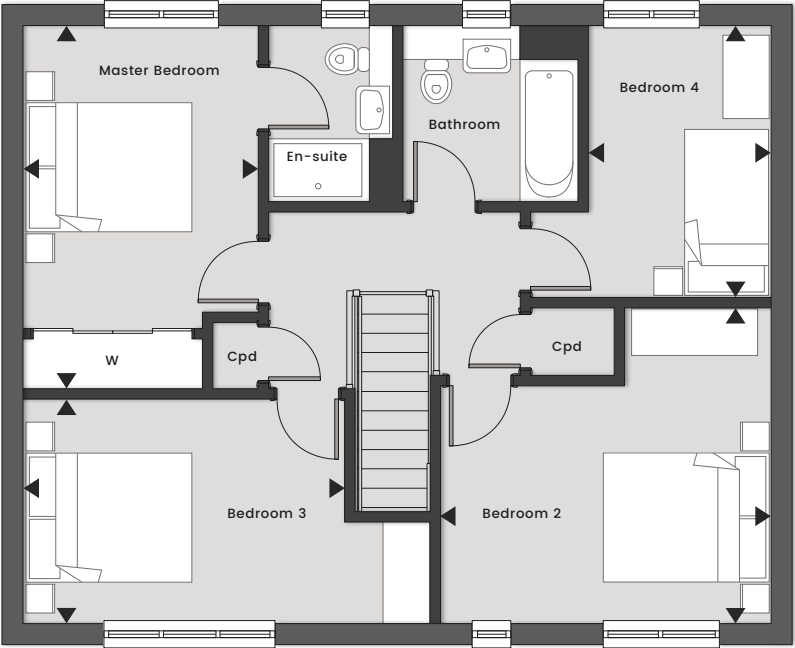
Ground floor		
Living room	4410mm x 3833mm	14'5" x 12'6"
Dining room	3833mm x 2590mm	12'6" x 8'5"
Kitchen / Breakfast	4958mm x 3090mm	16'3" x 10'1"
Study	2677mm x 2096mm	8'8" x 6'9"
First floor		
Master bedroom	4326mm* x 2798mm*	14'2"* x 9'2"*
Bedroom 2	3944mm x 2840mm	12'9" x 9'3"
Bedroom 3	3842mm x 2675mm	12'6" x 8'8"
Bedroom 4	3247mm x 2174mm	10'7" x 7'1"

Plot: 1, 6 & 8

Total sqft: 1,366

* Max dimension

First floor



Ground floor



Cpd Cupboard | W Wardrobe | WC Cloakroom

Please note that layouts are indicative only and should not be used for space planning. Please speak to your Sales Advisor for further details.

Soothe your soul
with beautiful finishes
to admire and enjoy



We know the little touches mean a lot. Our homes have been designed with modern living in mind and boast quality fixtures and fittings. We understand life's pleasures stem from the simple things.

Every home at Juniper Place features spacious rooms beaming with light. The interiors are painted white throughout creating a fresh canvas for you to curate your new home. Even our heated towel rails make everyday life a snugglier experience.

Quality and comfort.
This is fine living, that
doesn't cost the earth

	2 BEDROOM HOMES				3 BEDROOM HOMES			4 BEDROOM HOMES	
	Hatfield	Parkhurst	Arden	Sherwood	Foxley	Ashdown	Tollymore	Worlebury	Rendlesham
Kitchen									
Fully fitted kitchens with choice of handled or handle-less soft close doors and drawers, post formed worktops and upstands in a choice of colours*	●	●	●	●	●	●	●	●	●
Stainless steel splashback behind hob	●	●	●	●	●	●	●	●	●
Stainless steel 1 ½ bowl sink with contemporary chrome mixer tap	●	●	●	●	●	●	●	●	●
Stainless steel single bowl sink with chrome mixer tap to utility room							●		●
Samsung single oven with 4 ring induction hob and extractor hood	●	●	●	●	●	●	●	●	●
Samsung integrated fridge/freezer	●		●		●	●	●	●	●
Integrated under counter fridge and freezer		●		●					
Samsung integrated dishwasher					●	●	●	●	●
Pull-out trio of recycling bins fitted to one cupboard	●	●	●	●	●	●	●	●	●
Bathroom, en-suite and WC									
Fully fitted sanitaryware in white to the bathroom, en-suite*^ and cloakroom	●	●	●	●	●	●	●	●	●
Vanity unit in cloakroom with splashback tiling	●	●	●	●	●	●		●	●
Wall-hung basin in cloakroom with splashback tiling							●		
Full height tiling to en-suite shower enclosure with half-height tiling to walls incorporating bath with low-level handheld shower		●	●		●	●	●	●	●
Shower screen, riser and full height tiling to walls incorporating bath	●			●					
Chrome Hansgrohe mixer taps and shower fittings	●	●	●	●	●	●	●	●	●
Chrome heated towel rail and shaver socket to bathroom	●			●					
Chrome heated towel rail and shaver socket to bathroom and en-suite		●	●		●	●	●	●	●
Choice from a selected range of Saloni wall tiles*	●	●	●	●	●	●	●	●	●
Joinery and doors									
Composite front door with multi-point locking	●	●	●	●	●	●	●	●	●
White cottage 5-panel internal doors with stainless steel ironmongerytiling	●	●	●	●	●	●	●	●	●
White finish square-edge architraves and skirtings. White bullnosed window boards.	●	●	●	●	●	●	●	●	●
Double-glazed UPVC windows with chrome satin ironmongery	●	●	●	●	●	●	●	●	●
Double-glazed UPVC French doors	●	●	●	●	●	●	●	●	●
Full height wardrobes to master bedroom with sliding mirror door								●	●

*Choices and options are available to personalise your new home but are subject to timeframes, availability and change.

**Enablement and subscription are the responsibility of the homeowner.
^*Excludes plot 10. ^^Plot 10 only.

	2 BEDROOM				3 BEDROOM			4 BEDROOM	
Decoration									
Internal walls and ceilings painted with neutral emulsion throughout	●	●	●	●	●	●	●	●	●
Electrical									
Electrical sockets in white throughout	●	●	●	●	●	●	●	●	●
USB charging point to kitchen/dining and master bedroom	●	●	●	●					
USB charging point to kitchen/dining, master bedroom and bedroom 2					●	●	●		
USB charging point to kitchen/dining, master bedroom, bedrooms 2 and 3								●	●
TV point to lounge	●	●	●	●	●	●	●	●	●
CAT 6 point to lounge and master bedroom	●	●	●	●	●	●	●	●	
CAT 6 point to lounge, master bedroom and study									●
Low energy LED downlights in white to hallway, lounge/kitchen/dining, bathrooms and en-suites	●	●	●	●	●	●	●	●	●
Pendant light fittings to bedrooms	●	●	●	●	●	●	●	●	●
Garage with electric door, socket and lighting							● ^{^^}	●	●
Heating and energy efficiency									
Zoned underfloor heating to ground floor with radiators to first floor	●	●	●	●	●	●	●	●	●
Samsung Air Source Heat Pump for high efficiency heating and hot water	●	●	●	●	●	●	●	●	●
Mechanical Ventilation with Heat Recovery system	●	●	●	●	●	●	●	●	●
Roof mounted solar PV	●	●	●	●	●	●	●	●	●
Hot water storage system	●	●	●	●	●	●	●	●	●
Outside space									
Turf and planting to front garden. Topsoiled and levelled to rear garden	●	●	●	●	●	●	●	●	●
Pre-wired for EV charging**	●	●	●	●	●	●	●	●	●
Rear garden shed to all plots without a garage	●	●	●	●	●	●	● ^{^^}		
External tap	●	●	●	●	●	●	●	●	●
Up down wall light to front and rear	●	●	●	●	●	●	●	●	●
Wall mounted black mailbox	●	●	●	●	●	●	●	●	●
Smart technology									
Hub and two sensors to enable you to connect numerous smart devices to one app and monitor the conditions within your home	●	●	●	●	●	●	●	●	●
ring video doorbell 4	●	●	●	●	●	●	●	●	●
Security and peace of mind									
Etopia Homes two-year dedicated customer care warranty	●	●	●	●	●	●	●	●	●
Complete Advantage 10-year warranty	●	●	●	●	●	●	●	●	●
Demonstration of your new home before it is handed to you	●	●	●	●	●	●	●	●	●
Mains operated smoke and heat detectors with battery back-up	●	●	●	●	●	●	●	●	●

Whilst every reasonable effort has been made to ensure that the information contained in this specification document is correct, it is designed specifically as a guide only and Etopia Homes reserves the right to amend the specification as necessary and without notice at its absolute discretion.



Etopia is like no other business. We align three fundamental pillars: sustainability, society and technology

We create socially impactful, innovative low carbon buildings and communities, while aiming to solve global housing and environmental crises for the long term.



Etopia homes are built with consumers and communities in mind, and unlike all other U.K. developers, our homes are built beyond 2025 building regulations and standards. We aim to be the leader in sustainability for housing. So when you buy an Etopia home, not only can you be sure you're making a conscious decision to fight climate change, but when used correctly can also positively impact energy bills."

Joseph Michael Daniels
Founder of Etopia

Etopia Homes adheres to the Consumer Code Scheme



Redefining how sustainable homes, lives and communities, build a better future

Using smart ideas and technology, Etopia creates environmentally friendly homes, that will make you healthier and happier. We believe in making a better standard of living accessible to everybody. That's why we ensure every Etopia home is built with four key aspects at it's heart:

- Wellbeing
- Environment
- Location
- Livability

Wellbeing

Smart home enabled. Our hub works with many of your smart devices, monitoring your home 24/7 to help create a comfortable living environment.

Cleaner living. Our Mechanical Ventilation with Heat Recovery system removes allergens, pollen and spores which can aggravate asthma and hayfever. Year-round automated ventilation minimises mould and condensation; extracting stale, moisture-laden air and creating a fresh, filtered environment.

Environment

Eco conscious. Our materials and technology minimise environmental impact; reducing carbon footprint and lowering energy needs. Our unique panelling system is 50% more airtight than traditionally built homes helping to dramatically reduce heat loss.

Roof-mounted photovoltaic (PV)

solar panels produce renewable energy, converting light into electricity, plus our homes feature an air source heat pump; absorbing warmth from outside air to heat your home and hot water even when it seems cold outside.

EPC rating. All our homes have an A EPC rating. This means they are extremely energy efficient.

Building for the future. By 2025 all homes must meet higher standards on energy efficiency. Our homes are already there. Relax, safe in the knowledge your new home will be fully compliant with current regulations and legislation for many years to come.

Location

Transport and home working. As work habits change, so should housing. Ideally placed within easy reach of major cities, Juniper Place contributes to a healthier, more-balanced and sustainable lifestyle.

Livability

Your dream home should nurture every aspect of your life. Etopia homes at Juniper Place match your desire for quality of life, for individuals and communities.

Our developments complement your built and natural environment, offer peaceful home working, social and educational opportunities plus culture, entertainment, exercise and recreation on your doorstep.

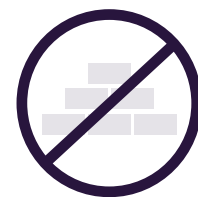


Cutting edge modern construction for homes of the 21st Century



Our homes are built using our unique 4Wall SIP panel system. It's so advanced and flexible, it can be used for any development project, from a single home to garden cities or even new towns.

We supply and fit our panels, replacing traditional bricks and mortar, to build a super-structure that achieves an air-tightness twice the standard of Passivhaus. Using this system we can achieve a faster, better, cleaner, safer and simpler method of construction to build your home.



« The SIP panel – developed by 4Wall and manufactured in the UK.



STRUCTURAL AIRTIGHTNESS
Minimises heat loss making your home very energy-efficient



ACOUSTIC PERFORMANCE
Excellent soundproofing, above Building Regulations standards



EXTREMELY FIRE RESISTANT
Structure dramatically slows the spread of fire for over an hour



AIR QUALITY
Our MVHRs help remove allergens in the air, to keep your family healthy



EXCEPTIONALLY STRONG
Each panel has a structural loading strength of 825kn or 80 tonnes



BAD WEATHER? NO PROBLEM
Withstands 472kph hurricane strength storms and winds



Renewable technology in your new Etopia home



Mechanical Ventilation with Heat Recovery (MVHR)

Mechanical Ventilation with Heat Recovery which brings in clean filtered air through a heat exchanger.



Air Source Heat Pump (ASHP)

Samsung Air Source Heat Pump to extract energy from the environment giving a high efficiency and hot water solution.



Solar panels (PV)

2.7kWp or above array of solar panels to capture sunlight which is then converted to electricity via an inverter.

How to find Juniper Place

Juniper Place

Clarke's Lane, Wilburton,
East Cambridgeshire, CB6 3RH

Tel: 01353 888604

Email: juniperplace@etopiahomes.com

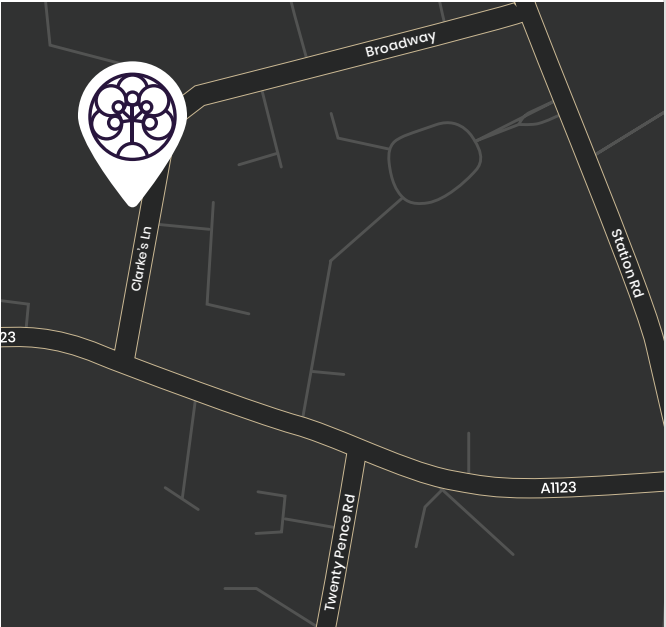
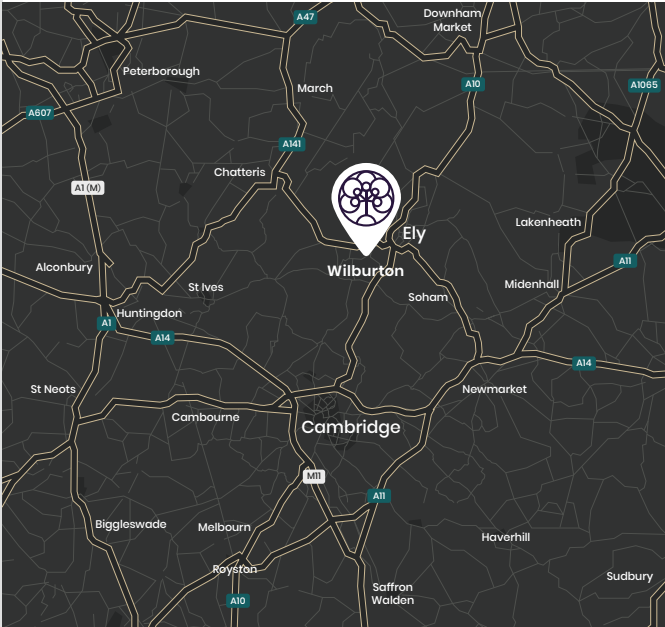
Web: etopiahomes.com/juniperplace

From Ely

- Head south-west on Cambridge Road (A10) towards Stretham
- At the Stretham Recreation Ground roundabout take the 3rd exit onto Wilburton Road (A1123)
- Turn right into Clarke's Lane
- Juniper Place will be on your left

From Cambridge

- Head north on Elizabeth Way (A1134)
- Take the Milton Road (A1309) towards Milton
- At the Tesco Superstore/St John's Innovation Centre roundabout take the A10 towards Stretham
- At the Stretham Recreation Ground roundabout take the first exit onto Wilburton Road (A1123)
- Turn right into Clarke's Lane
- Juniper Place will be on your left



Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a broad indicative guide only and Etopia Homes reserves the right to amend the specification at its absolute discretion as necessary and without any formal notice of the changes made. This brochure does not in any way constitute or form any part of a contract of sale, transfer or lease. Photography taken at similar Etopia Homes' developments and computer generated images are indicative only.

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