

GREAT KNEIGHTON

TRUMPINGTON • CAMBRIDGE

A great place to call home



COUNTRYSIDE

Places People Love



A MULTI AWARD WINNING NEW COMMUNITY

Discover a new place to enjoy
the best in modern living.
Imagine stylish new homes,
a warm and welcoming
community and a wide range
of new facilities in a prime
location within Cambridge.

**GREAT
KNEIGHTON**

TRUMPINGTON • CAMBRIDGE

GREAT KNEIGHTON – A PLACE FOR LIFE

Great thought has gone into the planning and creation of Great Kneighton to bring together inspirational architecture and landscape, with exemplary community infrastructure in a highly accessible location.

Already a fabulous place to call home with a wealth of facilities to support residents throughout their lives, Great Kneighton is setting the standard for living in Cambridge.

It exudes vibrancy as a place to live and is within easy reach of the ever growing and evolving, Cambridge Biomedical Campus, one of the largest centres of health science and medical research in the world.

Since the development began in 2013 Great Kneighton has already won ten prestigious awards, including the renowned Civic Trust Award 2015, four Housing Design Awards, the Sunday Times Development of the Year Award 2014, and the House Builder Best Design in 2017, making it an award winning community in one of the most sought after locations in Cambridge.





A GREAT PLACE FOR LIVING

For each stage of your life, Great Kneighton offers a home for you, allowing you to stay within the community as your life evolves. One to five bedroom homes are being created alongside extensive community and recreational facilities for all ages, including a brand new secondary and primary school, 120 acre Country Park and Town Square.

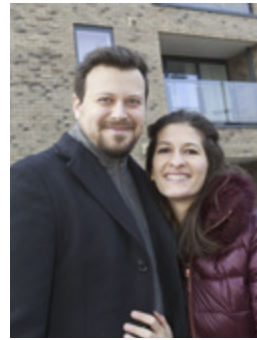
The development is served by the Cambridgeshire Guided Bus which travels through the development, providing a direct service to Addenbrooke's Hospital, the Cambridge Biomedical Campus, and on to the City Centre. Extensive footpaths and cycleways have been laid throughout Great Kneighton linking homes to play areas, Hobsons Square and the Country Park. The wider network of footpaths/cycle ways also lead into the City Centre and surrounding countryside.



DISCOVER A NEW COMMUNITY IN CAMBRIDGE



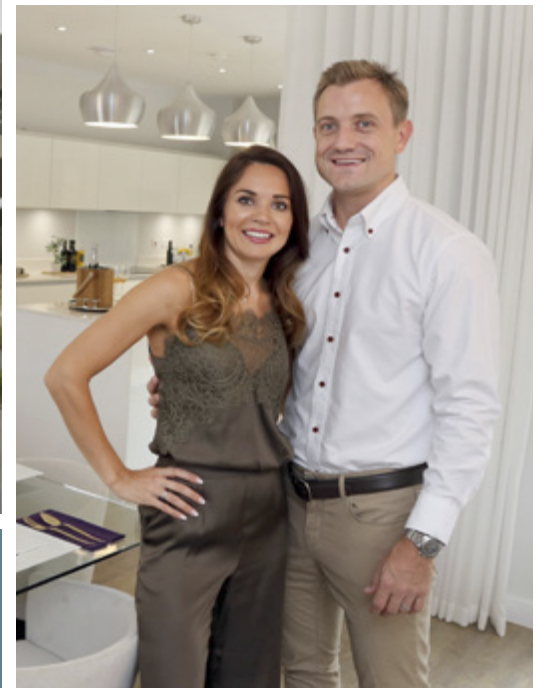
A MULTI AWARD WINNING NEW COMMUNITY



INSPIRATIONAL ARCHITECTURE



HOMES TO SUIT
EVERYONE



“The layout of our new home is perfect, the open-plan living and dining area is beautifully light and airy.”



“The location is great and we love being part of the community!”



INNOVATION & QUALITY

FROM FIRST TIME
BUYERS TO GROWING
FAMILIES



UNWIND IN ACRES OF OPEN SPACE

The 120 acre Country Park created at Great Kneighton has been thoughtfully designed to offer extensive recreational space to keep residents active as well as providing a new home for a wide variety of wildlife, who have already taken up residence. The woodland and four ponds, one of which is a 50,000sqm bird reserve, are attracting many varieties of birds, some of whom have not been observed in the area for several years.

Hobsons Brook runs through the centre of the development, and with careful management and regular monitoring, this existing habitat has resulted in a key green corridor for wildlife with recent evidence of Otters now living there.

Ecologists have also found evidence of foraging badgers within the Country Park and a pair of Kingfishers have been spotted on the site for the first time in twenty years.

Construction of the park is taking place in phases and will provide playing fields for the new secondary school, allotments and a range of adventure play areas.



HOBSON'S SQUARE: BRINGING THE COMMUNITY TOGETHER

Great Kneighton has been designed with traditional community values in mind, in order to bring the new residents together.

At the heart is Hobson's Square, an attractively designed central space that will host essential facilities and services, including a new three storey community building. This impressive new multi-use building has been designed in consultation with the local residents and includes a community hall with conference and meeting rooms, public library, exercise studio, café and health centre.



Hobson's Square is set to be a focus for the community; designed to include shops, a large sculpture, seating with views across rainwater gardens and an open plaza. This flexible space serves as a place for meeting and socialising and is able to accommodate events such as concerts, farmers markets, community days, street parties and much more.

Here, residents at Great Kneighton can come to understand the true meaning of community.

Living here offers the chance to enjoy life in a friendly neighbourhood where you can spend time with family, socialise with friends and get to know your neighbours.

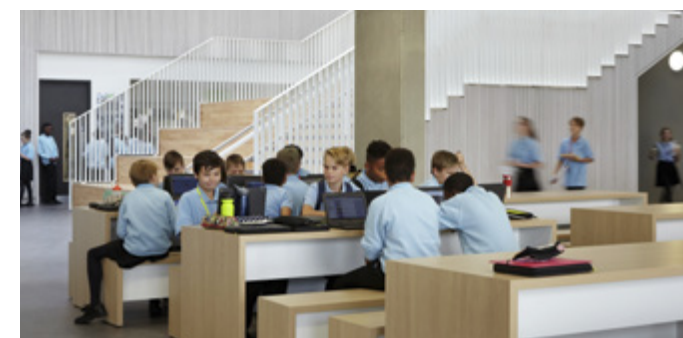


AN EXCITING NEW
DEVELOPMENT ENCOMPASSING
NEW HOMES, SCHOOLS,
SHOPPING, COMMUNITY
AND HEALTH FACILITIES WITH
OVER 120 ACRES OF PUBLIC
OPEN SPACE

STRATEGICALLY LOCATED

Great Kneighton is strategically located just three miles from Cambridge City Centre, next to Addenbrooke's Hospital and the internationally renowned Cambridge Biomedical Campus. The development is well served by public transport including the Cambridgeshire Guided Busway.

PULLS OUT ▶



AN EXCITING NEW DEVELOPMENT ENCOMPASSING NEW HOMES, SCHOOLS, SHOPPING, COMMUNITY AND HEALTH FACILITIES WITH OVER 120 ACRES OF PUBLIC OPEN SPACE

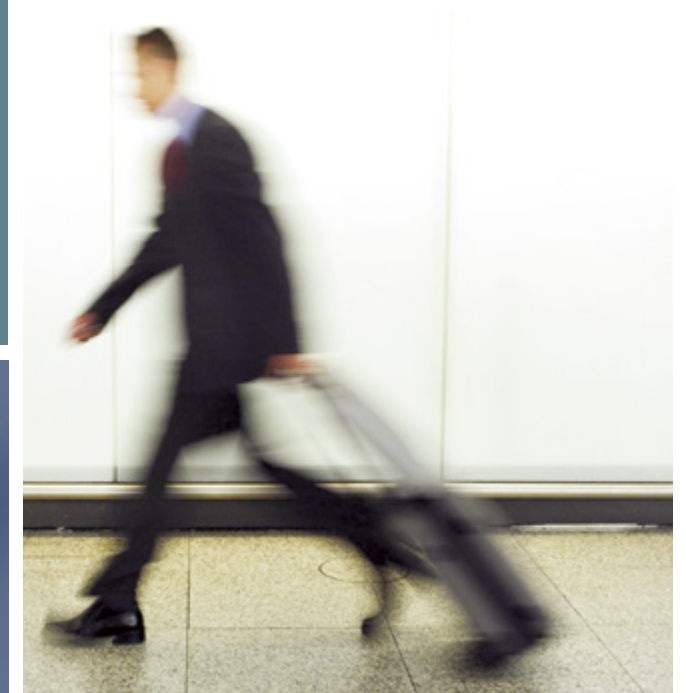


STAY PERFECTLY CONNECTED

BY BUS, BIKE OR CAR



TRAINS TO LONDON IN 50 MINUTES

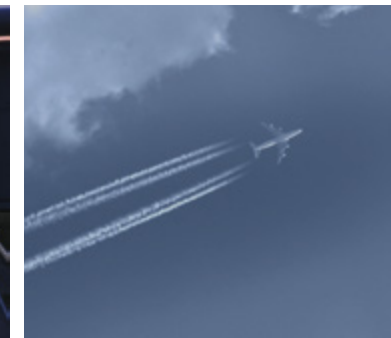


UNDER 30 MILES TO STANSTED AIRPORT

PARK AND RIDE



EASY ACCESS TO THE M11



A DEDICATED STOP ON THE CAMBRIDGESHIRE GUIDED BUSWAY

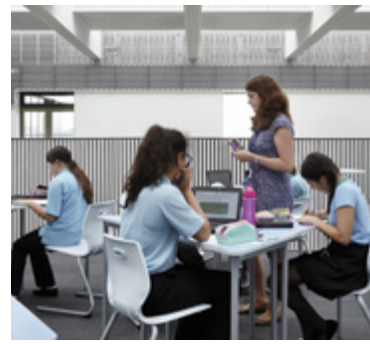
The Cambridgeshire Guided Busway links to the city, train station, nearby Addenbrooke's Hospital and Cambridge Biomedical Campus.



A NETWORK OF FOOTPATHS AND CYCLEWAYS

Linking to the city centre, Addenbrooke's Hospital and Cambridge Biomedical Campus.





TOP MARKS FOR EDUCATION

A brand new primary and secondary school have been built at Great Kneighton to meet the future demand from this growing community.

Trumpington Community College is a unique place of learning. Opening its doors at Great Kneighton in September 2016, this state-of-the-art facility is Cambridge's first new secondary school for over 50 years.

The school has extensive sports and performance facilities, including floodlit outdoor pitches, a sports building with a fully equipped gym, fitness studios and an auditorium, which are shared with the whole community out of school hours.

The building has an open design with learning spaces built around a large central atrium. It also incorporates a special educational needs centre.

For younger students, is the brand new Trumpington Park Primary School which opened in September 2017. The new school has been designed with the intention to grow into a three form entry school able to accommodate 630 pupils. Its facilities include two halls, a food technology room, library and a nursery.

A host of other nursery, primary and secondary schools are also close at hand in the area. This includes the recently opened University Technical College Cambridge with a specialism in Bio-medical and Environmental Science and Technology.

There is an array of distinguished private establishments close by, such as The Perse School, one of the UK's top independent schools, and of course for further education, Cambridge University needs no introduction as one of the world's foremost seats of learning.

Families are perfectly placed to take advantage of the brand new primary and secondary schools at Great Kneighton.

UNCOVER AN EXCITING PUBLIC ART PROGRAMME

An ambitious Public Arts Programme for Great Kneighton was launched in 2010 by Countryside to help integrate both the old and new communities and establish a sense of place. Local residents, together with the City Council, were involved in developing the Public Arts Strategy, which takes its influence largely from the history and landscape of the site.

This led to the commissioning of six leading artists to create exciting and varied projects across Great Kneighton.

The 'Haboritorials' arts project focused on creative community engagement, bringing the residents of Great Kneighton and the existing residents of Trumpington together. The project was led by two artists, who based themselves in one of the show homes.



Bird Screen. Great Kneighton, Cambridge

The show home became a 'Public Home' – the two 'artists in residence' ran and facilitated many community events whilst living in the show home. The home also became an interim communal space, hosting a variety of community events and activities, from meetings and debates, to a pop-up library, pub, café and children's cinema as well as skills workshops on film production, cookery and gardening.

This project led to a number of community champions coming forward to take over the reins from the Haboritorials team allowing the residents to take forward their plans for the future of their community. This spontaneous and creative place for resident-led discussions has ensured the longevity of community engagement and the future delivery of amenities such as the Community Gardens. A short film showing some of the Haboritorials highlights can be viewed at www.greatkneighton.com

Some of the artworks at Great Kneighton now form major focal points, such as the Bronze House sculpture which is located within Hobsons Square. This extraordinary piece, by Heather and Ivan Morrison, was inspired by archaeological discoveries on the site dating from the Bronze Age.

Artist Nils Norman is developing public art proposals for Great Kneighton's 120 acre Country Park, as well as the allotments and community gardens.

Nils has already created the bird screens located within the wetland area of the Country Park, providing the perfect vantage point to observe the wildlife, and has designed the footbridges that will provide access from the development into the Country Park. He is also designing seating and way-finding across the park and is part of the team designing the Active Recreation Area also to be located within the Country Park.

In addition, a multi-media project focusing on biodiversity, by London Fieldworks, took place at Great Kneighton and included the creation of sculptures forming habitats for insects, as well as an ongoing film about local wildlife.

The art project by Simon and Tom Bloor called 'Art & Play' features in the play areas across the whole site.

DELIVERING ON PROMISES

A contemporary sustainable development with a range of new amenities already underway

A NETWORK OF FOOTPATHS AND CYCLEWAYS

Leading to Addenbrooke's Hospital and the Cambridge Biomedical Campus



A 120 ACRE COUNTRY PARK

Including bird reserve, sports pitches and allotments



IMAGINATIVELY DESIGNED NEW HOMES FROM APARTMENTS TO FAMILY HOUSES



TRUMPINGTON PARK PRIMARY SCHOOL AND TRUMPINGTON COMMUNITY COLLEGE NOW OPEN



COMMUNITY AND HEALTH CENTRE

Including a community hall, library and café



14,000 NEW TREES



NEW PLAY AREAS



HANDCRAFTED BIRD SCREENS FOR OBSERVING THE EXTENSIVE WILDLIFE



NEW HOMES FOR WILDLIFE



1.1 MILLION POPPIES PLANTED TO COMMEMORATE WORLD WAR

Countryside has already created a 120-acre country park, with allotments, ponds and a bird reserve accessed by a network of footpaths and cycleways.



Trumpington Community College, the new Secondary School at Great Kneighton is a thriving new centre of learning. The school includes state-of-the-art sports facilities which are available for use by the whole community.

The recently opened Trumpington Park Primary School will eventually accommodate 630 children aged 4 – 11. The school will provide a friendly, caring and safe community for an outstanding educational experience.



Hobson's Square is at the heart of Great Kneighton and together with the new Community and Health Centre serves as a great place for meeting and socialising. The Square can accommodate events such as concerts, farmers' markets, community days, street parties and much more.



ADDING VALUE TO COMMUNITIES

Creating a community is not just about creating new homes of lasting quality.

Countryside has been incorporating public art into developments for more than 20 years. The introduction of good quality public art helps to create a better quality environment, enhancing the setting of the buildings, enriching people's lives and above all, establishing a distinctive character and sense of place for a new development.

Countryside works together with planning authorities and specialists in public art and cultural placemaking to ensure a public art strategy that will add value as well as contribute to the unique identity of a place. The starting point for ideas is normally rooted in the character and heritage of the site, helping to link existing and new communities.

Most of the artworks commissioned are permanent, such as sculptural pieces which act as focal points and landmarks or which have a function such as a bench, or way-finding system. Creative public art initiatives are a great way to engage the community and get them involved.

Countryside's commitment to creating places that people love also includes the provision of high quality landscaped environments and community facilities. Great Kneighton is no exception new schools, 120 acre Country Park, allotments, several play areas and multi-use community building already in place.

CAMBRIDGE: A CITY STEEPED IN HISTORY



FOR BOTH NEW AND OLD



A CENTRE FOR KNOWLEDGE AND LEARNING



A COSMOPOLITAN VIBE



FOR CULTURE AND LIVING



FROM BOUTIQUES
AND MARKETS TO
THE BEST OF THE
HIGH STREET



ABOUT US

Countryside Properties is a leader in property development, the creation of sustainable communities and urban regeneration. We believe that where we live matters.

We're passionate about creating places where people aspire to live, that deliver enduring value and where people feel a true sense of belonging.

Founded more than 55 years ago, our success in creating residential developments and major new communities that generate value and benefit local people has given us a reputation that sets us apart.

From the character of the homes we build to the planning of environments and considerate use of materials, our creative approach to placemaking ensures we have a positive impact on all those who live in and around our developments.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials and landscaping that reflect its commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.



COUNTRYSIDE
Places People Love

For further information visit www.countrysideproperties.com

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Abode, Great Kneighton, Cambridge



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www.greatkneighton.com

All information is correct at the time of publication. Spring 2018.