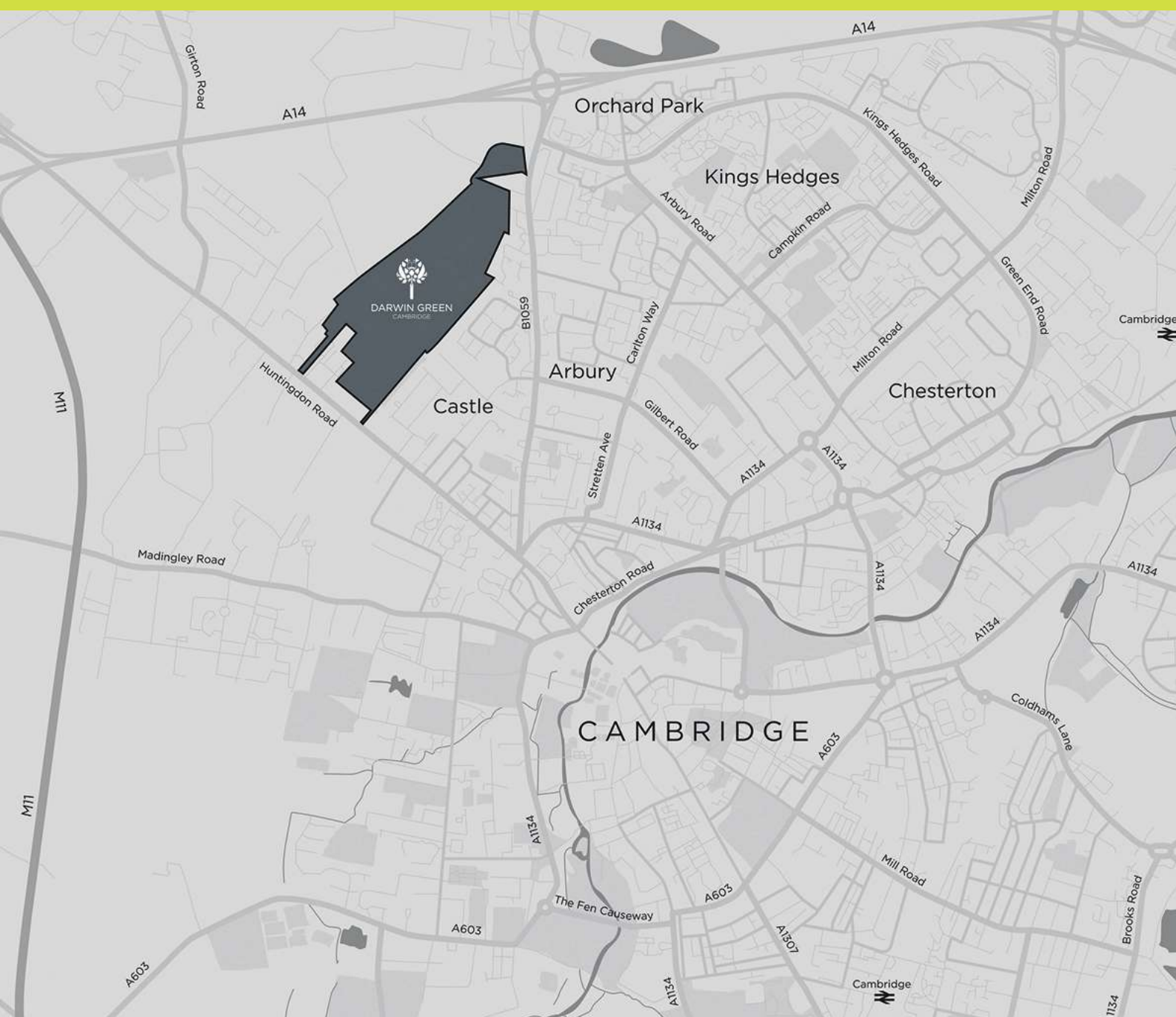




DARWIN GREEN  
CAMBRIDGE

**PHASE 2**





Darwin Green is an exciting new community located just 1.6 miles from central Cambridge. This new development will consist of more than 1,500 homes split between a collection of one and two bedroom apartments and two, three and four bedroom houses. Darwin Green will also include 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 routes 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.





Thanks to advanced systems and smart technologies, all our homes have an energy efficiency rating of either EPC A or B, a level of energy-efficiency shared by just 3.1% of existing homes\*. In fact, a brand-new home could be up to 63% more energy-efficient, meaning you could save over £3,100 on your energy bills per year, compared to an updated Victorian equivalent^.

Our homes come with the latest water and energy saving appliances as standard. In fact, our water efficient kitchen and bathroom fittings could reduce consumption by up to 26% per day per person compared to the national average\*\*.

\*Indicative figures, based on HBF "Get on with living" report published February 2023.

^Indicative figures, based on HBF "Watt a Save" report published February 2023.

\*\*Source: Water UK.

## DEVELOPMENT LAYOUT



- |   |   |  |   |  |                       |
|---|---|--|---|--|-----------------------|
| <span style="color: red;">●</span> <b>Falkirk</b><br>2 bedroom home         | <span style="color: orange;">●</span> <b>Amber V1</b><br>3 bedroom home | <span style="color: green;">●</span> <b>Histon</b><br>3 bedroom home     | <span style="color: darkred;">●</span> <b>Stambourne</b><br>3 bedroom home    | <span style="color: grey;">●</span> <b>Affordable Housing Shared Ownership</b> | CS <b>Cycle Store</b> |
| <span style="color: darkblue;">●</span> <b>Doddington</b><br>2 bedroom home | <span style="color: pink;">●</span> <b>Kimbolton</b><br>3 bedroom home  | <span style="color: magenta;">●</span> <b>Brampton</b><br>3 bedroom home | <span style="color: lightpurple;">●</span> <b>Oakington</b><br>4 bedroom home | <span style="color: darkgrey;">●</span> <b>Affordable Housing Rented</b>       | BS <b>Bin Store</b>   |
| <span style="color: yellow;">●</span> <b>Amber</b><br>2 bedroom home        | <span style="color: blue;">●</span> <b>Hemingford</b><br>3 bedroom home | <span style="color: yellow;">●</span> <b>Haversham</b><br>3 bedroom home | <span style="color: cyan;">●</span> <b>Girton</b><br>4 bedroom home           | ∨ <b>Visitor Parking Space</b>   | SS <b>Sub Station</b> |



After a successful phase one at Darwin Green we have now moved onto phase two. Discover a range of 1 and 2 bedroom apartments, 2, 3 and 4 bedroom houses, including two and three storey contemporary style homes.

Over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars by the Home Builders Federation every year since 2010<sup>^</sup>.

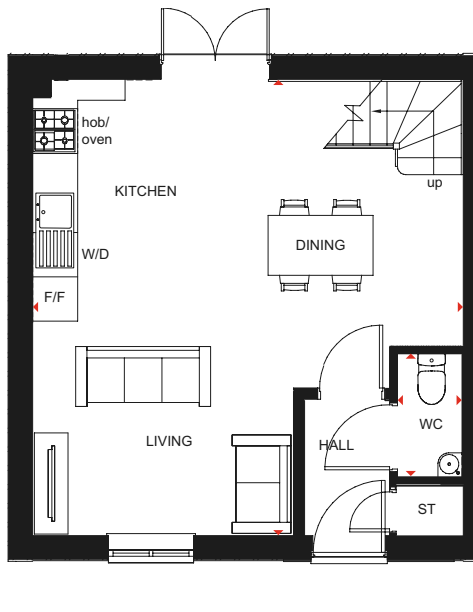
What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty as standard.



<sup>^</sup>We are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2023 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend.

# AMBER V1

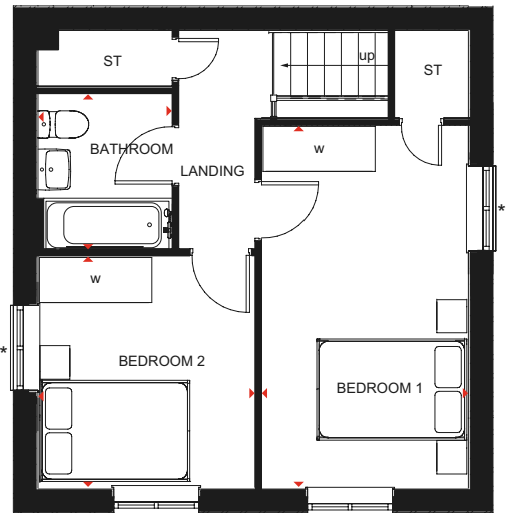
## 2 BEDROOM HOME



### GROUND FLOOR

Kitchen/Dining/Living	5748 x 6110 mm	18'10" x 20'1"
WC	895 x 1680 mm	2'11" x 5'6"

(Approximate dimensions)



### FIRST FLOOR

Bedroom 1	2763 x 4850 mm	9'1" x 15'11"
Bedroom 2	2895 x 3095 mm	9'6" x 10'2"
Bathroom	1790 x 2080 mm	5'10" x 6'10"

(Approximate dimensions)

\*Window omitted from plots 34 & 310  
\*\*Window omitted from plots 34 & 206

**KEY** ST Store  
W/D Washer dryer  
F/F Fridge/freezer

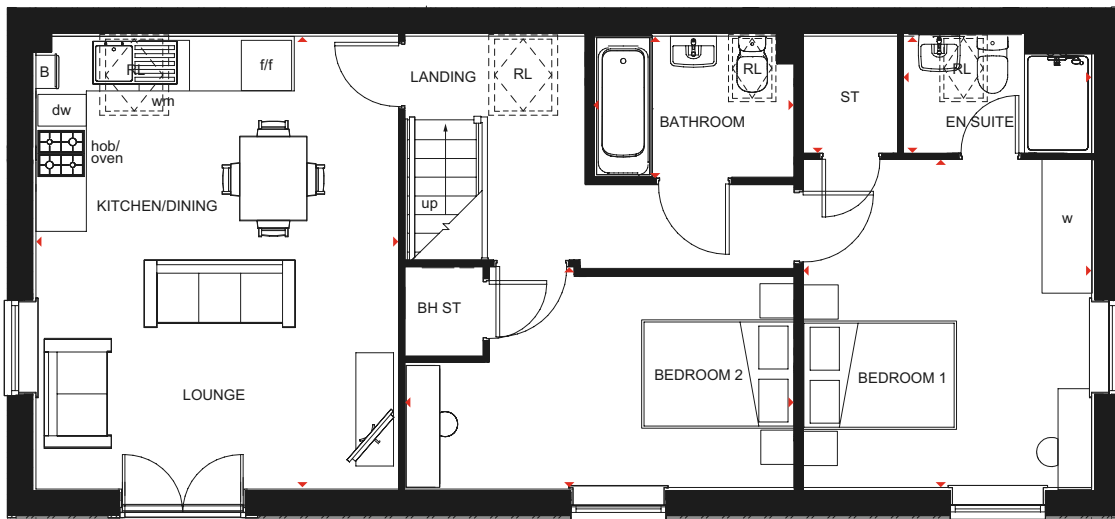
W Wardrobe space  
◀▶ Dimension location



**BARRATT**  
HOMES

# DODINGTON

## TWO BEDROOM HOME



### First Floor

Kitchen/Living/Dining	4325 x 5425mm	14'2" x 17'10"
Bedroom 1	3463 x 3942mm	11'4" x 12'11"
En Suite	2057 x 1411mm	6'9" x 4'8"
Bedroom 2	4641 x 2550mm	15'3" x 8'4"
Bathroom	2395 x 1714mm	7'10" x 5'7"

(Approximate dimensions)

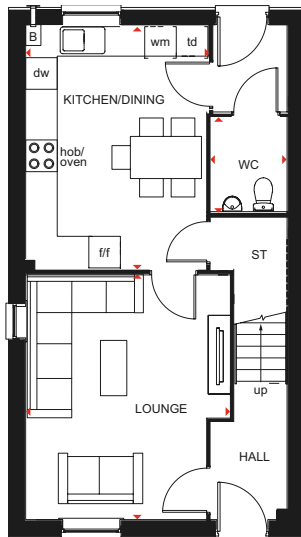
<b>KEY</b>	B	Boiler	wm	Washing machine space	WFH	Working from home space
	ST	Store	f/f	Fridge/freezer space	RL	Roof light
	BH ST	Bulkhead store	w	Wardrobe space	◀▶	Dimension location



**BARRATT**  
HOMES

# KIMBOLTON

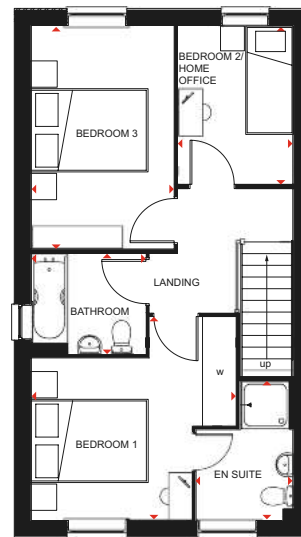
## THREE BEDROOM HOME



### Ground Floor

Lounge	3875 x 4670mm	12'9" x 15'4"
Kitchen/Dining	3480 x 4632mm	11'5" x 15'2"
WC	1395 x 1800mm	4'7" x 5'11"

[Approximate dimensions]



### First Floor

Bedroom 1	3878 x 3862mm	12'9" x 12'8"
En Suite	1840 x 1710mm	6'0" x 5'7"
Bedroom 2/ Home Office	2175 x 3013mm	7'2" x 9'11"
Bedroom 3	2700 x 4233mm	8'10" x 13'11"
Bathroom	2163 x 1910mm	7'1" x 6'3"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶ Dimension location
	ST	Store	td	Tumble dryer space	
	wm	Washing machine space	w	Wardrobe space	

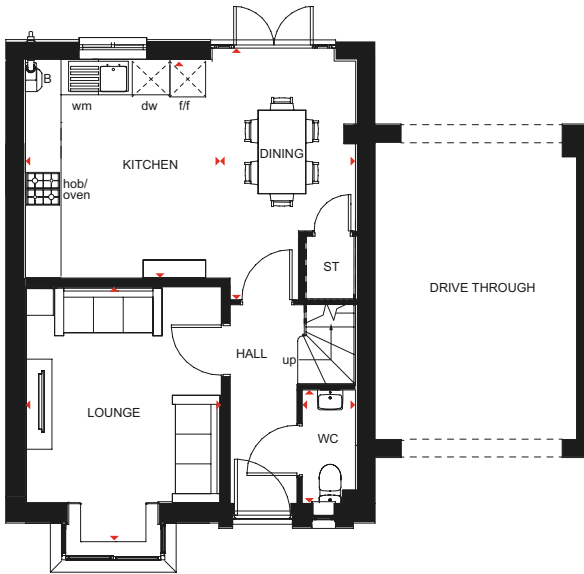


**BARRATT**  
HOMES



# HEMINGFORD

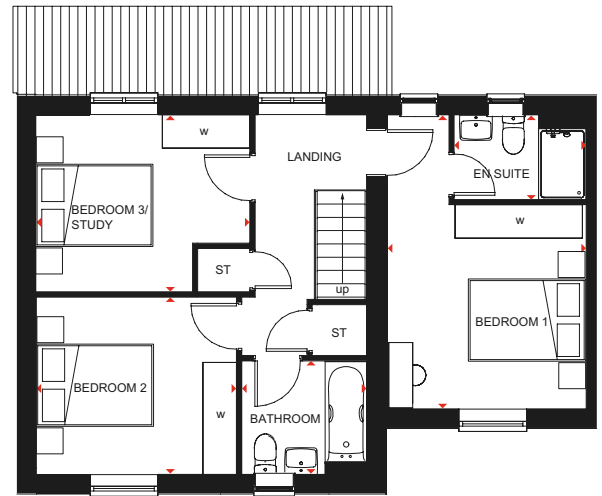
## THREE BEDROOM HOME



### Ground Floor

Lounge	4317 x 3291mm	14'2" x 10'10"
Kitchen	3265 x 3647mm	10'9" x 11'11"
Dining	4010 x 2280mm	13'1" x 7'6"
WC	1910 x 897mm	6'3" x 2'11"

[Approximate dimensions]



### First Floor

Bedroom 1	4945 x 3338mm	16'3" x 10'11"
En Suite	2218 x 1426mm	7'3" x 4'8"
Bedroom 2	3360 x 2979mm	11'0" x 9'9"
Bedroom 3	3585 x 2979mm	11'9" x 9'9"
Bathroom	2097 x 1910mm	6'11" x 6'3"

[Approximate dimensions]

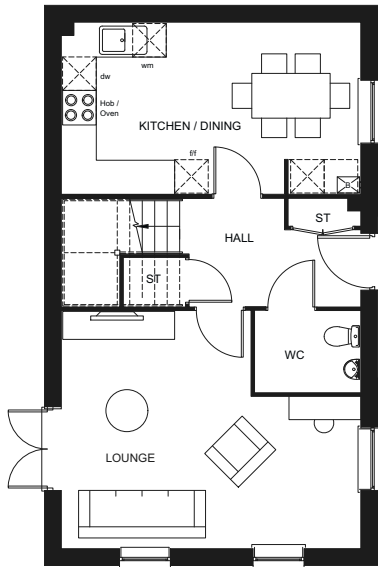
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		



**BARRATT**  
HOMES

# HISTON

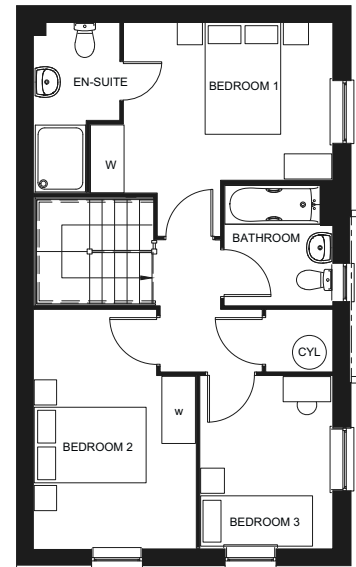
## THREE BEDROOM HOME



### Ground Floor

Kitchen	2131 x 2264 mm	7'0" x 7'5"
Lounge/Dining	4149 x 5320 mm	13'7" x 17'5"
Bedroom 1	2979 x 3324 mm	9'9" x 10'9"
Dressing	1891 x 1969 mm	6'4" x 6'5"
Bathroom	1961 x 2113 mm	6'5" x 6'11"

(Approximate dimensions)



### First Floor

Kitchen	2131 x 2264 mm	7'0" x 7'5"
Lounge/Dining	4149 x 5320 mm	13'7" x 17'5"
Bedroom 1	2979 x 3324 mm	9'9" x 10'9"
Dressing	1891 x 1969 mm	6'4" x 6'5"
Bathroom	1961 x 2113 mm	6'5" x 6'11"

(Approximate dimensions)

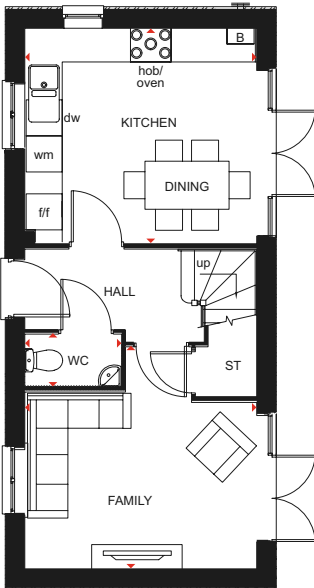
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		



**BARRATT**  
HOMES

# BRAMPTON

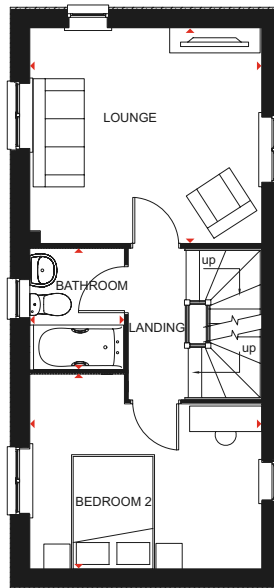
## THREE BEDROOM HOME



### Ground Floor

Kitchen/Dining	3860 x 3590mm	12'8" x 11'9"
Family	3860 x 3712mm	12'8" x 12'2"
WC	1600 x 1865mm	5'3" x 6'1"

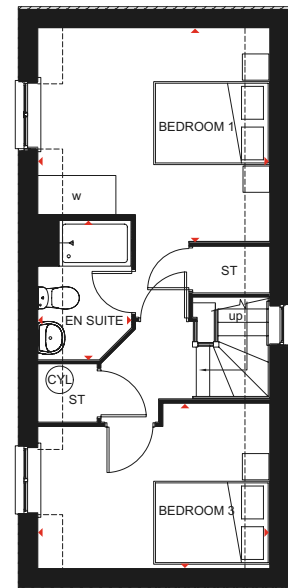
(Approximate dimensions)



### First Floor

Lounge	3860 x 3590mm	12'8" x 11'9"
Bedroom 2	3860 x 3245mm	12'8" x 10'8"
Bathroom	1560 x 2000mm	5'1" x 6'7"

(Approximate dimensions)



### Second Floor

Bedroom 1	3860 x 3665mm	12'8" x 12'0"
Bedroom 3	3860 x 2740mm	12'8" x 9'0"
En Suite	1625 x 2315mm	5'4" x 7'7"

(Approximate dimensions)

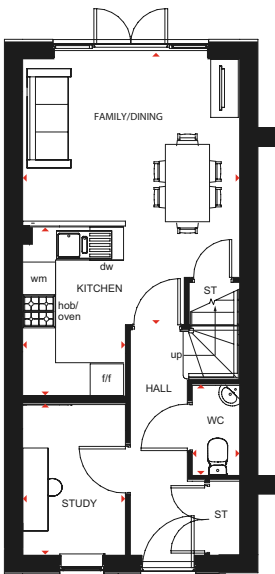
<b>KEY</b>	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		



**BARRATT**  
HOMES

# HAVERSHAM

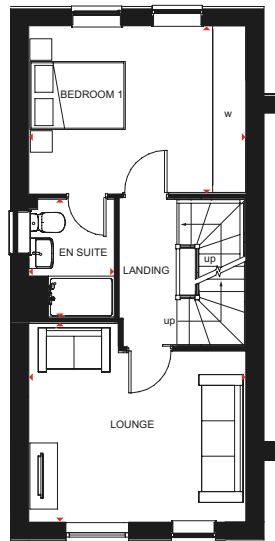
## THREE BEDROOM HOME



### Ground Floor

Family/Dining	3971 x 3935mm	13'0" x 12'11"
Kitchen	3060 x 1865mm	10'0" x 6'1"
Study	2753 x 1865mm	9'0" x 6'1"
WC	1649 x 861mm	5'5" x 2'10"

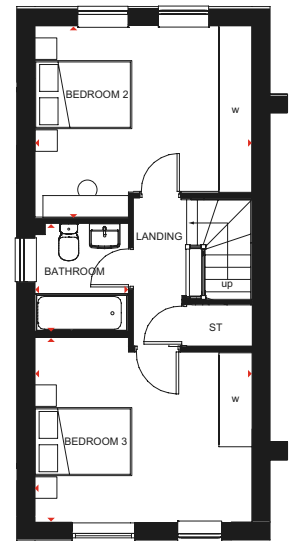
(Approximate dimensions)



### First Floor

Lounge	3935 x 3630mm	12'11" x 11'11"
Bedroom 1	3935 x 3037mm	12'11" x 10'0"
En Suite	2163 x 1551mm	7'1" x 5'1"

(Approximate dimensions)



### Second Floor

Bedroom 2	3935 x 3488mm	12'11" x 11'5"
Bedroom 3	3935 x 3345mm	12'11" x 11'0"
Bathroom	1963 x 1695mm	6'5" x 5'7"

(Approximate dimensions)

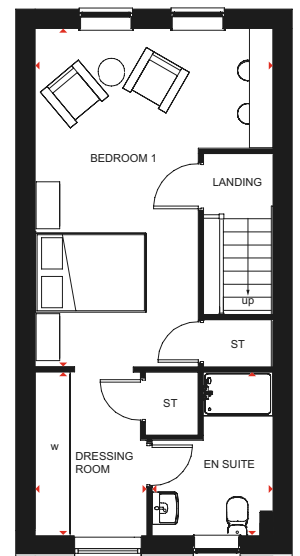
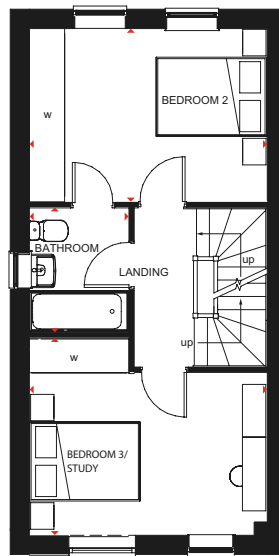
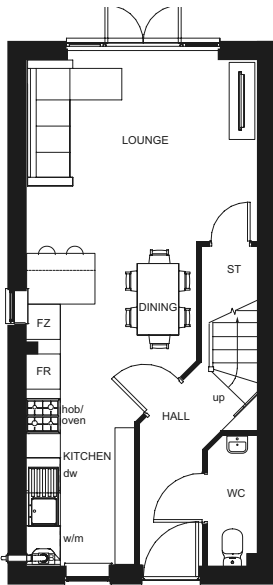
<b>KEY</b>	ST	Store	dw	Dishwasher space
	wm	Washing machine space	w	Wardrobe space
	f/f	Fridge/freezer space	◀▶	Dimension location



**BARRATT**  
HOMES

# STAMBOURNE

## THREE BEDROOM HOME



### Ground Floor

Lounge/Dining	5220 x 4056mm	17'2" x 13'4"
Kitchen	3908 x 1900mm	12'10" x 6'3"
WC	2268 x 900mm	7'5" x 2'11"

(Approximate dimensions)

### First Floor

Bedroom 2	4056 x 3194mm	13'4" x 10'6"
Bedroom 3/ Study	4056 x 3882mm	13'4" x 12'9"
Bathroom	2147 x 1699mm	7'1" x 5'7"

(Approximate dimensions)

### Second Floor

Bedroom 1	6021 x 4056mm	19'9" x 13'4"
Dressing Room	2794 x 1906mm	9'2" x 6'3"
En Suite	2794 x 2063mm	9'2" x 6'9"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	FZ	Freezer	w	Wardrobe space
	ST	Store	wd	Washer dryer space	◀▶	Dimension location
	FR	Fridge	dw	Dishwasher space		

This ground floor layout is to selected plots only. Speak to a sales adviser for more information.



**BARRATT**  
HOMES

# OAKINGTON

## FOUR BEDROOM HOME



### Ground Floor

Lounge/Dining	4677 x 4056mm	15'4" x 13'4"
Kitchen	3908 x 1900mm	12'10" x 6'3"
WC	2268 x 900mm	7'5" x 2'11"

(Approximate dimensions)

### First Floor

Bedroom 2	4398 x 3250mm	14'4" x 10'7"
Bedroom 3	4056 x 2957mm	13'4" x 9'8"
Bedroom 4/ Study	4056 x 2768mm	13'4" x 9'1"
Bathroom	2147 x 1699mm	7'1" x 5'7"

(Approximate dimensions)

### Second Floor

Bedroom 1	5792 x 4056mm	19'0" x 13'4"
Dressing Room	2794 x 1906mm	9'2" x 6'3"
En Suite	2794 x 2063mm	9'2" x 6'9"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	FZ	Freezer	w	Wardrobe space
	ST	Store	wd	Washer dryer space	◀▶	Dimension location
	FR	Fridge	dw	Dishwasher space		

This ground floor layout is to selected plots only. Speak to a sales adviser for more information.



**BARRATT**  
HOMES

# GIRTON

## FOUR BEDROOM HOME



### Ground Floor

Family/Dining	3971 x 3935mm	13'0" x 12'11"
Kitchen	3060 x 1865mm	10'0" x 6'1"
Study	2753 x 1865mm	9'0" x 6'1"
WC	1649 x 861mm	5'5" x 2'10"

(Approximate dimensions)

### First Floor

Lounge	3935 x 3099mm	12'11" x 10'2"
Bedroom 1	4222 x 3325mm	13'10" x 10'11"
En Suite 1	3325 x 2326mm	10'11" x 7'8"
Bedroom 2	3935 x 3099mm	12'11" x 10'2"
En Suite 2	2163 x 1544mm	7'1" x 5'1"

(Approximate dimensions)

### Second Floor

Bedroom 3	3935 x 3488mm	12'11" x 11'5"
Bedroom 4	3935 x 3345mm	12'11" x 11'0"
Bathroom	1963 x 1695mm	6'5" x 5'7"

(Approximate dimensions)

<b>KEY</b>	ST	Store	dw	Dishwasher space
	wd	Washer dryer space	w	Wardrobe space
	f/f	Fridge/freezer space	◀▶	Dimension location



**BARRATT**  
HOMES







DARWIN GREEN  
CAMBRIDGE



## 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.



BARRATT  
HOMES

