

Built around you

# CivicLiving

Home  
**Alconbury  
Weald**

# Built around you

4	Philosophy
6	A clear vision
8	Streetscape
10	Masterplan
12	Development
14	The houses
28	Design
30	Specification
36	The apartments
46	Built around you
54	Connections





# CivicLiving

We build life ready places,  
ready for life's possibilities



Computer generated illustration depicts view from The Boulevard and is indicative only.



# A clear vision

**Civic Living homes lie at the gateway of the development, providing an important synergy between the award-winning office buildings that sit at the heart of the Enterprise Campus, and the wider residential area that nestles around the development's first Primary School, Ermine Street Church Academy.**

Civic Living is a new venture for Urban&Civic, borne out of a deep understanding of the aspirations and dynamics at the heart of Alconbury Weald.

"Some areas of the development are so intrinsic to our blueprint for this extraordinary new place that we know we are best placed to deliver the design and layout there," said Nigel Hugill, Chief Executive of Urban&Civic, the owner and developer of Alconbury Weald.

"Building homes ourselves allows us to push the architecture and features in modern directions. We have responded to people that we know are interested in making a home here with new and different designs.

"Modern lifestyles require an evolution of thought and an understanding and reflection of the way we are choosing to live our lives. "Built around you" encapsulates a philosophy that runs through the fundamentals of our whole approach; creating generous community facilities, connections and green spaces, within which new homes are not just constructed but integrate and grow."

Urban&Civic's design team worked with leading architects, John Thompson Partners, to develop designs that reflect a contemporary desire for bespoke homes, well thought out, different from the norm and, most importantly, seeking to use space in a more creative way.

The designs focus on light and shade, with high ceilings and flexible free-flowing layouts to deliver a range of house and apartment types.

Each reflects individual ways that residents choose to use space for living, dining, working from home and relaxing. Civic Living provides a complementary alternative to the range of housebuilders at Alconbury Weald.

Graeme Phillips, partner at John Thompson, added: "As example, we know some people find front and back gardens take a lot of upkeep but still want outdoor space for relaxing and entertaining. Given the expansive green spaces quite literally on the doorstep, we developed ground floor courtyards and generous upstairs terraces and balconies, for people to enjoy a morning coffee in the sunshine or an evening drink to relax after work."

Good design is also deeply functional, and the team has tested everything from bike and bin stores, through to ensuring the large windows and balconies retain privacy. Homes are positioned to maximise natural light and on plot parking enables easy unloading of shopping and an attractive street scene.

Civic Living places homeowners within walking distance of the Gym and Cafe, business space, parks, the local shop and the wonderful Ermine Street primary school.

Nigel added: "We work forensically and with all our hearts on the fundamentals that we hope provide a foundation and backdrop for our residents to live an active, low carbon and happy life. Deciding where to live represents an emotional, as well as financial investment. Civic Living enlarges that choice".

## "Modern lifestyles require an evolution of thought"



Computer generated illustration depicts view from Rawlyns Way and is indicative only.



# Characterful design

The design blends perfectly with the impressive streetscape, where inspired landscaping draws the eye to nature.



Computer generated illustration depicts view from Lenveyse Avenue and is indicative only.



# The bigger picture

## Alconbury Weald

Built around you  
**CivicLiving**

Alconbury Weald is taking shape fast, with businesses and families already happily settled into this vibrant new community.

The first phase of development, shown to the right, includes over 980 homes, nearly 900,000 sq ft of offices, research and development and manufacturing business space, and our first primary school, shop, sports and community facilities. These sit alongside the Café, Gym and event space in The Club.

So far we have laid over 6,600 metres of road and cycle and pedestrian routes, planted more than 3,000 trees, and opened up 4 busy play areas, including a skate park and Multi-use games space. Our allotments launch next year.

Alconbury Weald will be developed in key phases, each will provide residents with new facilities and connections to meet their needs as well as the needs of the wider community. These include:



5,000 new homes



3 new primary schools



290,000m<sup>2</sup> employment floor space



Reserve site for new railway station



3,800m<sup>2</sup> of community facilities including a gym, café and library



1 new secondary school



District centre and 3 local centres



608 acres of woodland and green space



Network of footpaths and cycleways



15,000m<sup>2</sup> health centre



21 hectares of formal open spaces and sports pitches



Enterprise zone

- 1 The Club & Gym
- 2 The Incubator
- 3 Incubator 2
- 4 Watch Office Green
- 5 Orchard
- 6 Cricket Pitch
- 7 Children's Play Park
- 8 Community Park, Allotments and Shop
- 9 Ermine Street Church Academy Primary School
- 10 Civic Living Sales and Marketing Suite
- Site Entrance

Illustration depicts phase 1 of Alconbury Weald and is indicative only.



# Site plan



Site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. Plan not to scale and is indicative only. Please refer to Sales Advisor for further details.

## 1 bedroom homes



Page 14  
**The Perry**  
Plots 136-138

## 2 bedroom homes



Page 16  
**The Staughton**  
Plots 6-13



Page 18  
**The Stukeley**  
Plot 2

## 3 bedroom homes



Page 20  
**The Broughton**  
Plots 4, 5, 14 & 15



Page 22  
**The Maltings**  
Plots 1 & 3



Page 24  
**The Ellington**  
Plots 16-19



Page 26  
**The Covington**  
Plots 116-121

## Apartments



Page 38  
**Radmyle Apartments**  
Plots 102-115



Page 42  
**Kennett Apartments**  
Plots 122-135



# The Perry

Plots 136-138

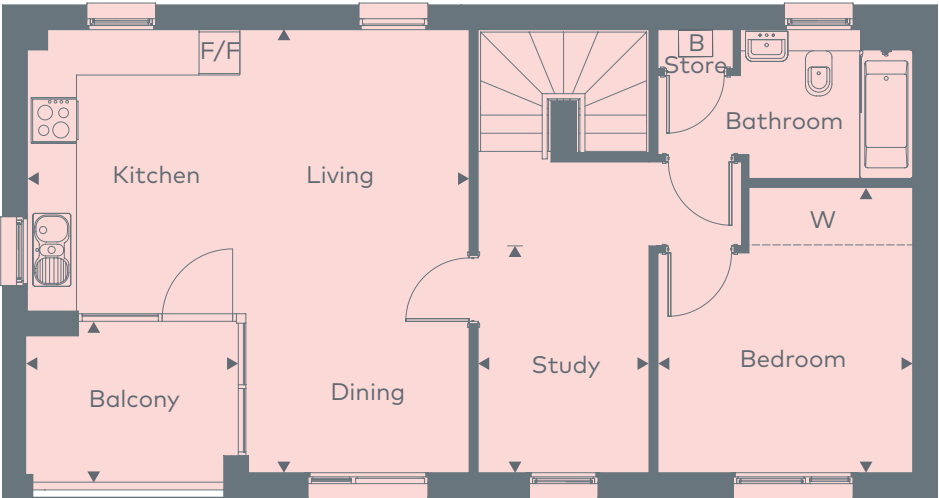
A coach house style apartment with the individuality and street presence of a detached home.

Features include

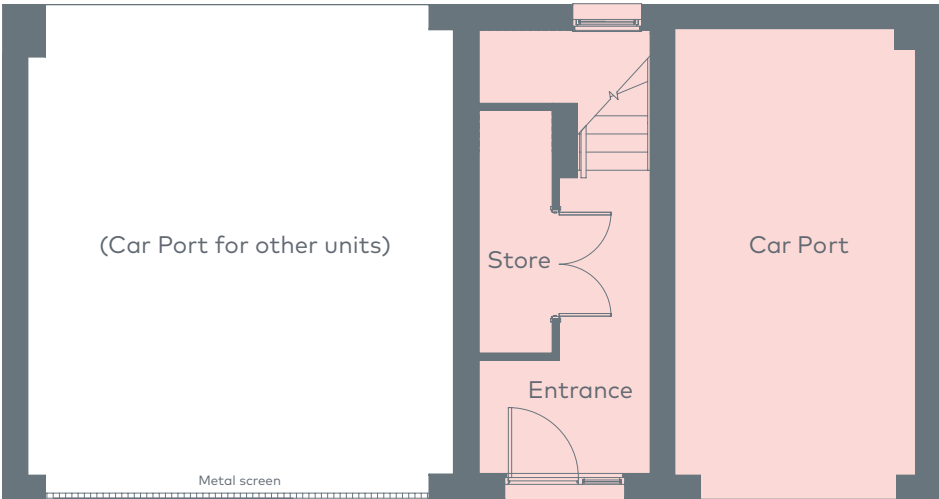
- On plot parking beneath living area.
- Open plan living, kitchen and dining space.
- Private balcony.
- Generous floor-to-ceiling heights and large windows creating light, airy living spaces.



Computer generated image indicative only. External finishes, landscaping and configuration may vary.



First Floor



Ground Floor

First Floor

Kitchen/Living/Dining	5.86m x 5.84m	19'3" x 19'2"
Bedroom	3.77m x 3.37m	12'4" x 11'1"
Study	2.88m x 2.26m	9'5" x 7'5"
Balcony	2.62m x 1.83m	8'7" x 6'0"

F/F Fridge freezer space provided.  
Integral fridge freezer provided on upgraded kitchens.  
B Denotes Boiler  
W Denotes Wardrobe

All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Please refer to Sales Advisor for further details. Not to scale.



# The Staughton

Plots 6-13

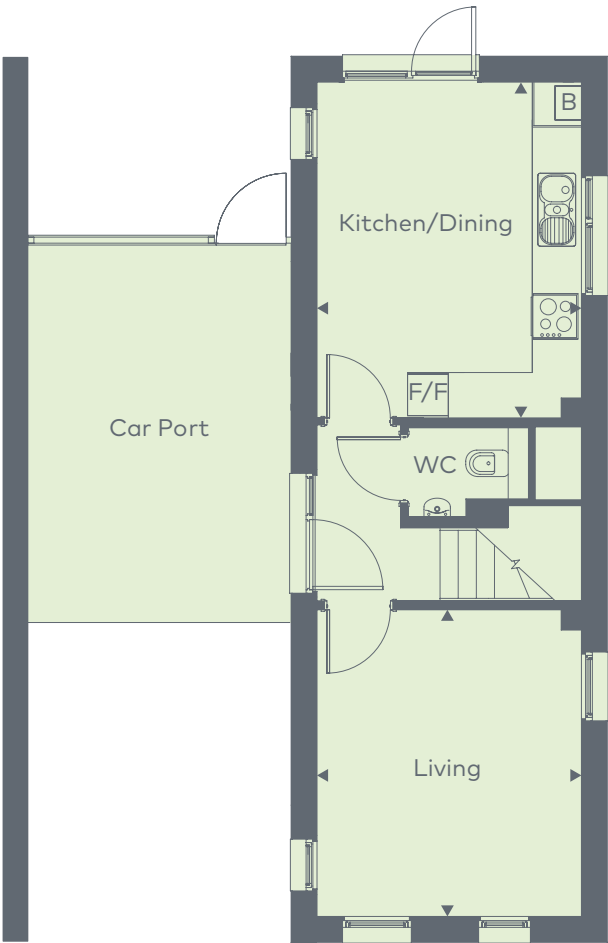
A contemporary 2 bedroom link detached home, with a spacious first floor terrace.

Features include

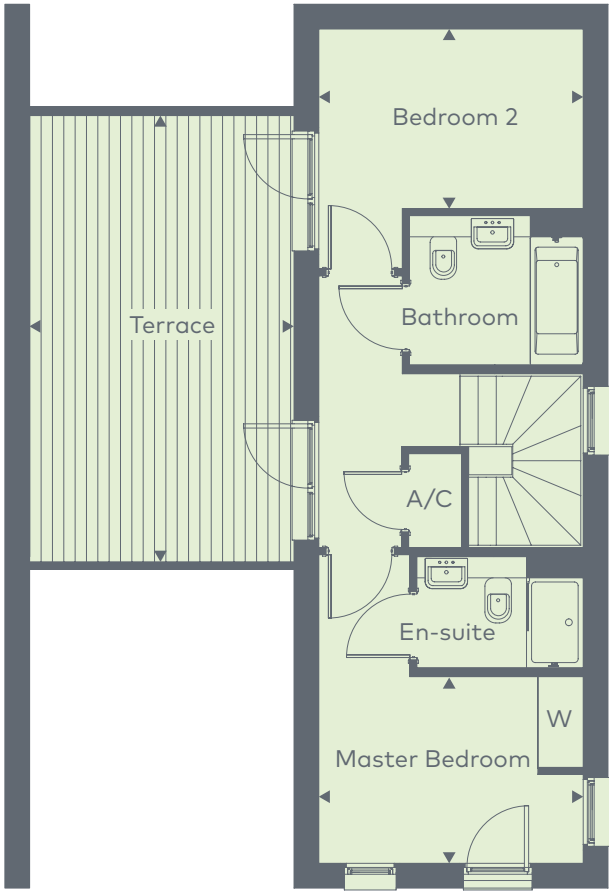
- On-plot parking for two cars.
- Kitchen-diner opening onto private courtyard.
- Separate front living room.
- Double master bedroom with en-suite shower room and Juliet balcony.
- A generous 1st floor level terrace for entertaining and relaxation.
- Generous floor-to-ceiling heights and large windows creating light, airy living spaces.



Computer generated image indicative only. External finishes, landscaping and configuration may vary.



Ground Floor



First Floor

Ground Floor		
Kitchen/Dining	4.43m x 3.50m	14'6" x 11'6"
Living	4.06m x 3.50m	13'4" x 11'6"
First Floor		
Master Bedroom	3.50m x 2.47m	11'6" x 8'1"
Bedroom 2	3.50m x 2.38m	11'6" x 7'10"
Terrace	5.90m x 3.50m	19'4" x 11'6"

F/F Fridge freezer space provided.  
Integral fridge freezer provided on upgraded kitchens.  
B Denotes Boiler  
W Denotes Wardrobe  
A/C Denotes Airing Cupboard  
\* Windows only on plots 9 & 10

All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Please refer to Sales Advisor for further details. Not to scale.



# The Stukeley

Plot 2

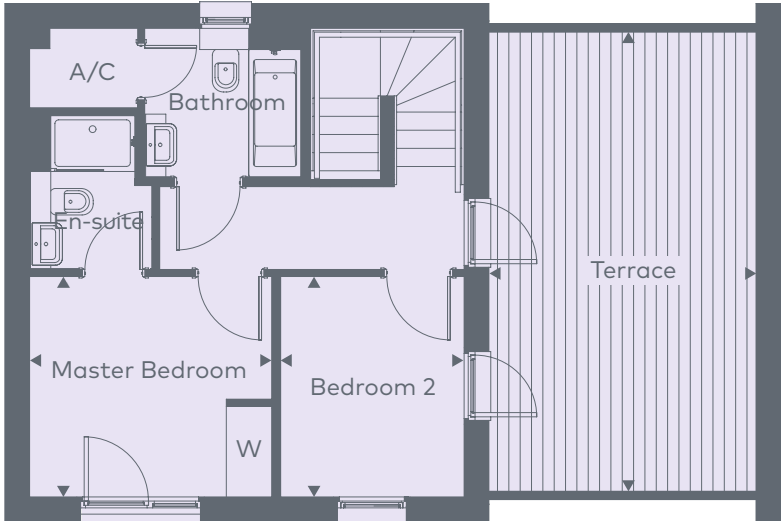
A contemporary 2 bedroom link detached home, with a spacious first floor terrace.

Features include

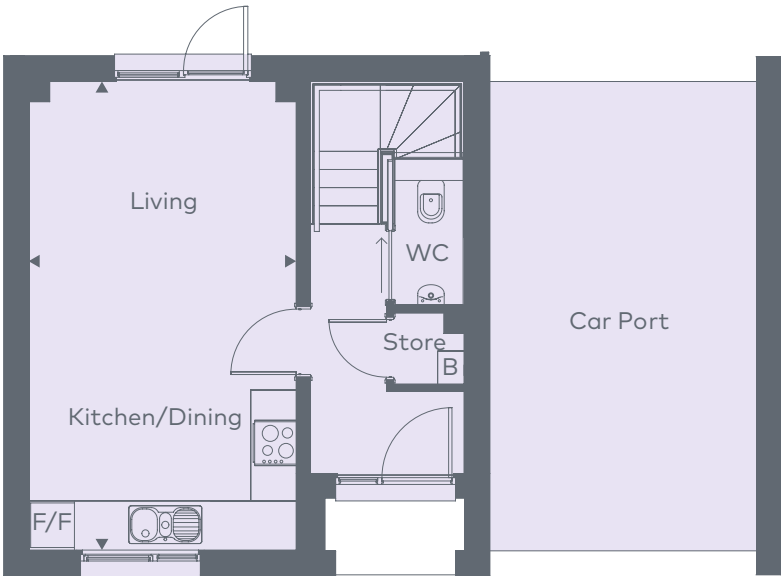
- On-plot parking for two cars.
- Living space opening onto private courtyard.
- Double master bedroom with en-suite shower room and Juliet balcony.
- Double second bedroom with direct access to first floor terrace.
- Generous floor-to-ceiling heights and large windows creating light, airy living spaces.



Computer generated image indicative only. External finishes, landscaping and configuration may vary.



First Floor



Ground Floor

Ground Floor		
Kitchen/Living/Dining	6.20m x 3.53m	20'4" x 11'7"
First Floor		
Master Bedroom	3.20m x 2.92m	10'6" x 9'7"
Bedroom 2	2.92m x 2.43m	9'7" x 7'11"
Terrace	6.09m x 3.53m	19'11" x 11'7"

F/F Fridge freezer space provided.  
Integral fridge freezer provided on upgraded kitchens.  
B Denotes Boiler  
W Denotes Wardrobe  
A/C Denotes Airing Cupboard

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# The Broughton

Plots 4, 5, 14 & 15

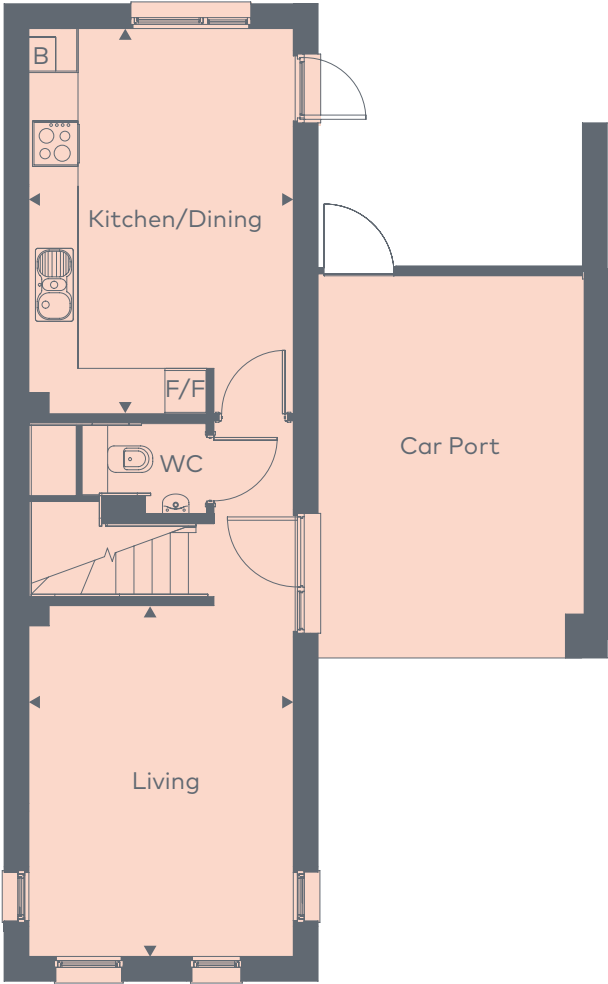
A contemporary 3 bedroom house with balcony.

**Features include**

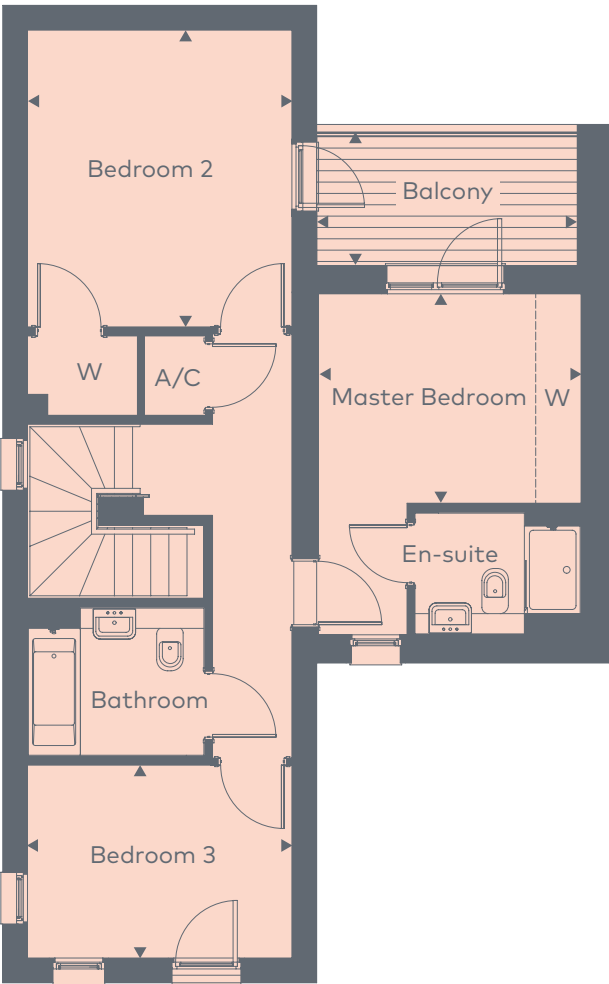
- On-plot parking for two cars.
- Kitchen-diner opening onto private courtyard garden.
- Separate front living room.
- Double master bedroom with en-suite shower room and access to the balcony.
- Two further double bedrooms, one with access to the balcony.



Computer generated image indicative only. External finishes, landscaping and configuration may vary.



Ground Floor



First Floor

Ground Floor		
Kitchen/Dining	5.09m x 3.50m	16'8" x 11'6"
Living	4.64m x 3.50m	15'3" x 11'6"
First Floor		
Master Bedroom	3.48m x 2.77m	11'5" x 9'1"
Bedroom 2	3.93m x 3.50m	12'11" x 11'6"
Bedroom 3	3.50m x 2.55m	11'6" x 8'4"
Balcony	3.45m x 1.80m	11'4" x 5'11"

F/F Fridge freezer space provided.  
Integral fridge freezer provided on upgraded kitchens.  
B Denotes Boiler  
W Denotes Wardrobe  
A/C Denotes Airing Cupboard

All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Please refer to Sales Advisor for further details. Not to scale.



# The Maltings

Plots 1 & 3

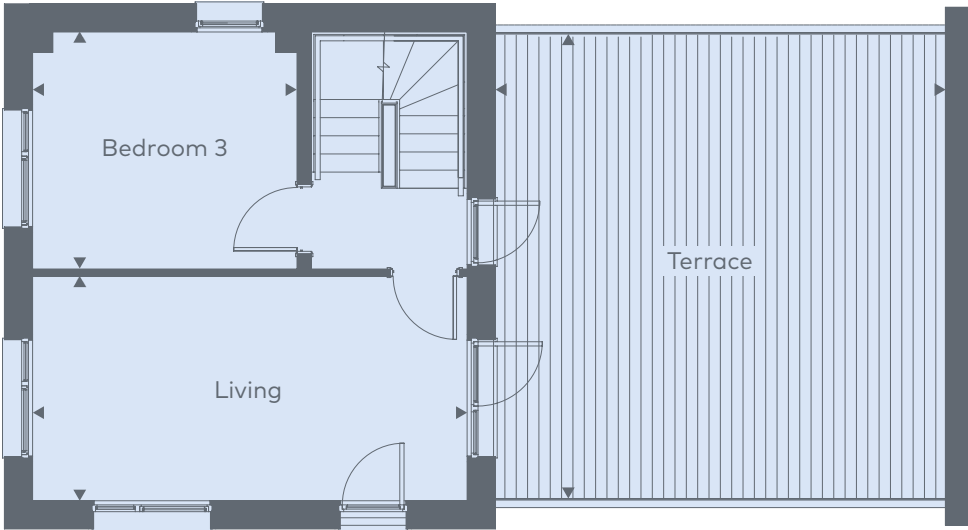
A 3-storey, 3 bedroom link detached house with a generous first floor terrace.

Features include

- On-plot double car port for two cars.
- Open plan kitchen-dining space that leads onto a private rear courtyard garden.
- A separate living space at first floor level, with direct access onto the terrace.
- Double master bedroom at 2nd floor level with en-suite shower room.
- Generous first floor terrace.



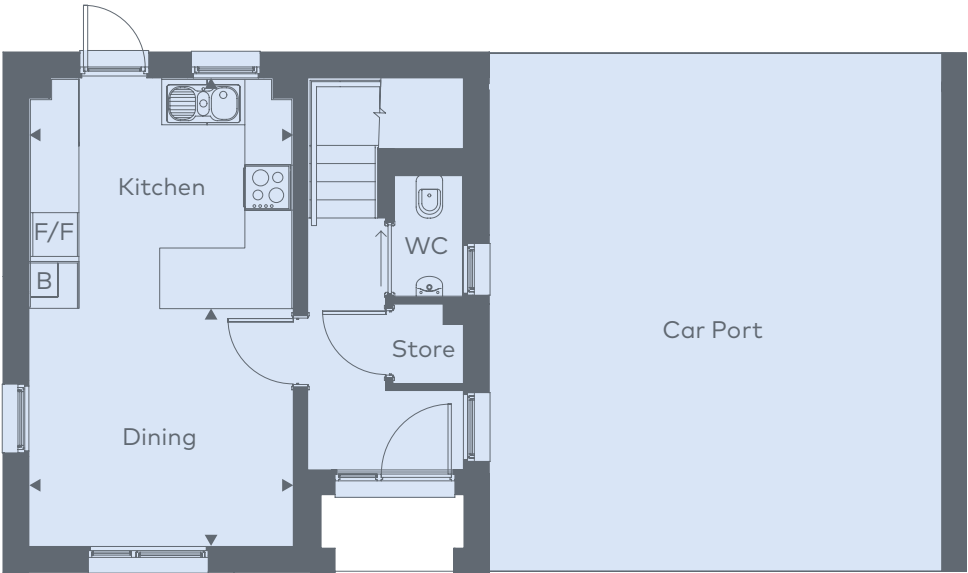
Computer generated image indicative only. External finishes, landscaping and configuration may vary.



First Floor



Second Floor



Ground Floor

Ground Floor		
Kitchen/Dining	6.20m x 3.50m	20'4" x 11'6"
First Floor		
Living	5.75m x 2.97m	18'10" x 9'9"
Bedroom 3	3.50m x 3.14m	11'6" x 10'3"
Terrace	6.10m x 5.92m	20'0" x 19'5"
Second Floor		
Master Bedroom	3.38m x 3.06m	11'1" x 10'0"
Bedroom 2	2.88m x 2.57m	9'5" x 8'5"

F/F Fridge freezer space provided.  
Integral fridge freezer provided on upgraded kitchens.  
B Denotes Boiler  
W Denotes Wardrobe

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# The Ellington

Plots 16-19

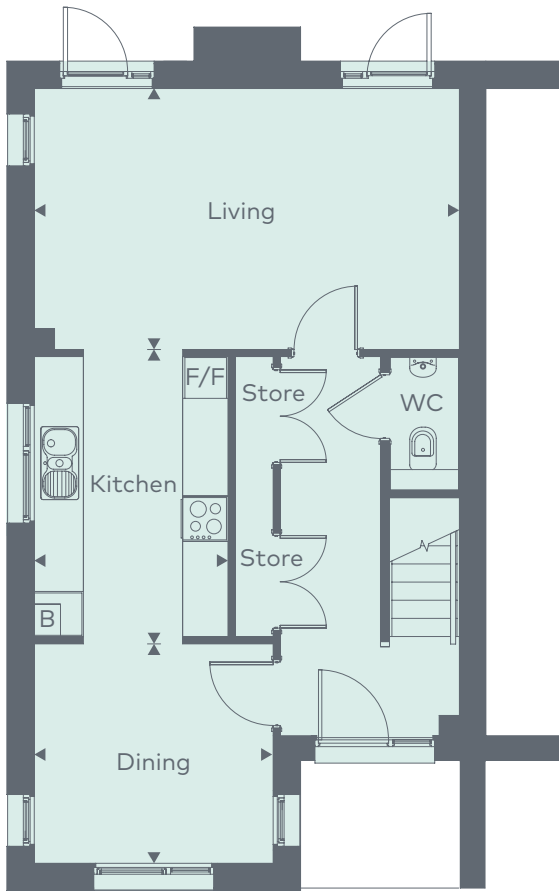
A prestigious 3 bedroom semi-detached property for modern family living.

**Features include**

- Open plan dining, kitchen and living space.
- Private south west facing garden.
- Double master bedroom with en-suite shower room.
- Two further bedrooms.
- Generous floor-to-ceiling heights and large windows creating light, airy living spaces.



Computer generated image indicative only. External finishes, landscaping and configuration may vary.



Ground Floor



First Floor

Ground Floor		
Living	5.62m x 3.45m	18'6" x 11'4"
Dining	3.16m x 2.90m	10'4" x 9'6"
Kitchen	3.71m x 2.56m	12'2" x 8'5"

First Floor		
Master Bedroom	3.51m x 3.30m	11'6" x 10'10"
Bedroom 2	3.21m x 2.70m	10'6" x 8'10"
Bedroom 3	3.72m x 2.33m	12'3" x 7'8"

F/F Fridge freezer space provided.  
Integral fridge freezer provided on upgraded kitchens.  
B Denotes Boiler  
W Denotes Wardrobe  
A/C Denotes Airing Cupboard

All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Please refer to Sales Advisor for further details. Not to scale.



# The Covington

Plots 116-121

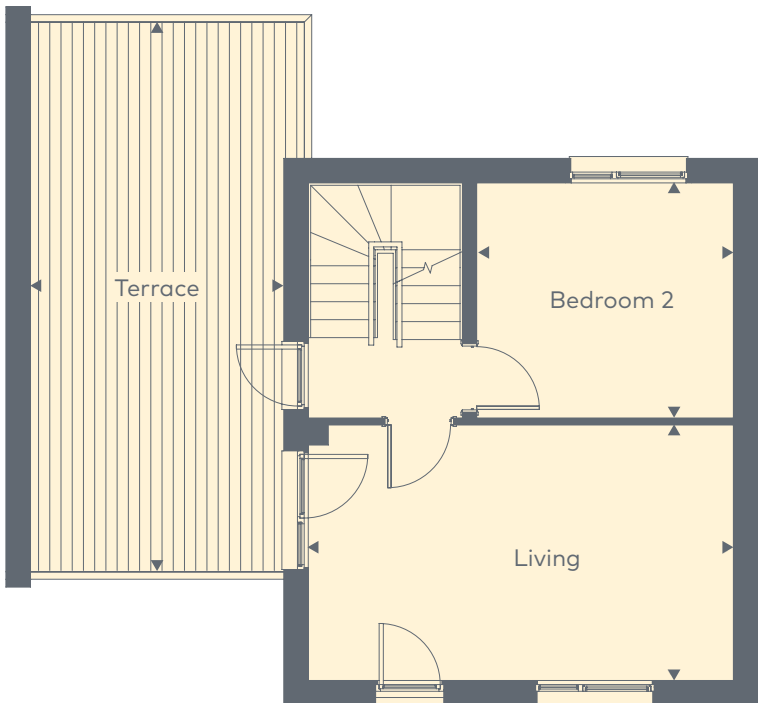
A contemporary 3-storey, 3 bedroom townhouse facing The Boulevard.

**Features include**

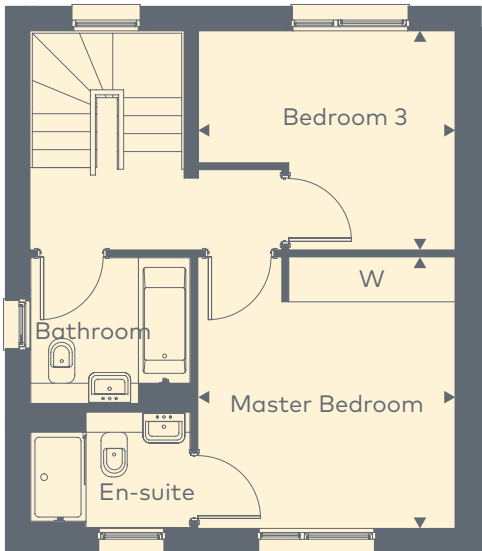
- Car Port parking.
  - Open plan kitchen-dining room opening onto a private rear courtyard.
  - A separate living space at first floor level, with direct access onto the terrace.
- Spacious first floor terrace over car port.
  - Master bedroom at with en-suite shower room.



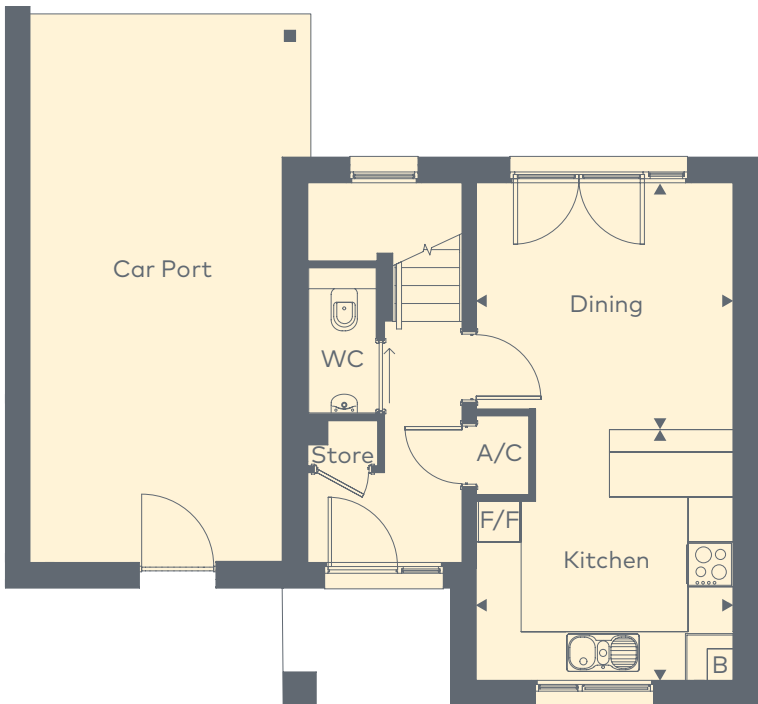
Computer generated image indicative only. External finishes, landscaping and configuration may vary.



First Floor



Second Floor



Ground Floor

Ground Floor		
Kitchen/Dining	6.65m x 3.43m	21'10" x 11'3"
First Floor		
Living	5.68m x 3.41m	18'8" x 11'2"
Bedroom 2	3.43m x 3.14m	11'3" x 10'4"
Terrace	7.32m x 3.39m	24'0" x 11'1"
Second Floor		
Master Bedroom	3.63m x 3.44m	11'11" x 11'3"
Bedroom 3	3.43m x 2.93m	11'3" x 9'7"

F/F Fridge freezer space provided.  
Integral fridge freezer provided on upgraded kitchens.  
B Denotes Boiler  
W Denotes Wardrobe  
A/C Denotes Airing Cupboard

All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Please refer to Sales Advisor for further details. Not to scale.



# Modern design with a timeless aesthetic

Civic Living's homes at Alconbury Weald have an elegant simplicity designed to showcase your unique style.



The view from the terrace at Civic Living's Show Home.





Computer generated illustration depicts cross section of The Ellington housetype and is indicative only.

# Specification

## Kitchens

- Choice of kitchen door fronts, worktops and splashbacks\*
- Zanussi oven, hob and extractor fan fitted as standard
- Plumbing for washing machine and dishwasher provided for all kitchens
- Upgrade options for fully integrated Zanussi or AEG kitchen appliances\*
- Large format tiling to kitchen floor
- 1.5 bowl sink with mixer tap

## Electrical and heating

- Double socket outlets throughout
- USB charging socket outlet per bedroom, living room, and kitchen
- TV points to living rooms and to all bedrooms
- Telephone points to living rooms and all bedrooms
- Lockable electrical exterior socket for all driveways and car ports†
- Gas central heating with pressurised water tank
- Central heating via thermostatically controlled radiators
- Zoned heating control with a 7 day programmer for space and water heating

## Bathrooms and En-suites†

- Contemporary white Roca sanitaryware
- Chrome-effect mixer taps and controls
- Half-height, large format tiling to walls
- Fully tiled floors in bathrooms
- Heated chrome towel rail

## Interior finishes

- Contemporary square edge skirting and architraves painted white
- Contemporary five vertical panel moulded doors with chrome effect handles
- All internal walls painted brilliant white
- Loft lights provided
- Energy efficient double glazing

## Exterior features

- Closeboard fencing on concrete posts between rear gardens
- Landscaped front gardens
- Rear garden rotivated with topsoil†
- Patio area†
- Low maintenance solid composite terraced areas by Ecodeck to the first floor†
- Outside taps to all gardens or courtyards
- 10 year NHBC Warranty

Computer generated image indicative only.  
External landscaping and configuration may vary.  
Subject to stage of construction.

\* Subject to availability and stage of construction  
† Where applicable



# Be creative in the kitchen

Computer generated illustration of the kitchen layout in The Broughton, indicative only.  
Kitchen layouts and number of units vary by housetype.



With a Civic Living property, there is a range of choice to upgrade your home to reflect your own personal taste. From our standard selection, to upgraded standard or premium, there is something to suit all tastes and budgets.

Standard



1.  
Wall units: Woodbury Gloss White  
Base units: Minnesota



2.  
Wall units: Woodbury Gloss White  
Base units: Kansas

Upgraded Standard



3.  
Wall units: Woodbury Gloss White  
Base units: Minnesota



4.  
Wall units: Woodbury Gloss White  
Base units: Kansas

Integrated appliances are included in upgraded standard and premium packages

Subject to stage of construction. Computer generated illustration of the kitchen layout in The Broughton, indicative only. Kitchen layouts and number of units vary by housetype. Please contact the Sales Advisor for plot specific upgrade pricing.

Premium



5.  
Wall units: Inline Gloss Ice Ivory  
Base units: Inline Avola Ivory



9.  
Wall units: Inline Dark Oak  
Base units: Inline Gloss Ice Ivory



7.  
Wall units: Inline Gloss Ice White  
Base units: Inline Gloss Ice Anthracite



8.  
Wall units: Inline Gloss Ice White  
Base units: Inline Gloss Ice White



6.  
Wall units: Inline Avola Grey Grained  
Base units: Inline Avola Grey Grained



10.  
Wall units: Inline Gloss Ice White  
Base units: Inline Dark Oak



# The Apartments

A collection of spacious 1 and 2 bedroom apartments.

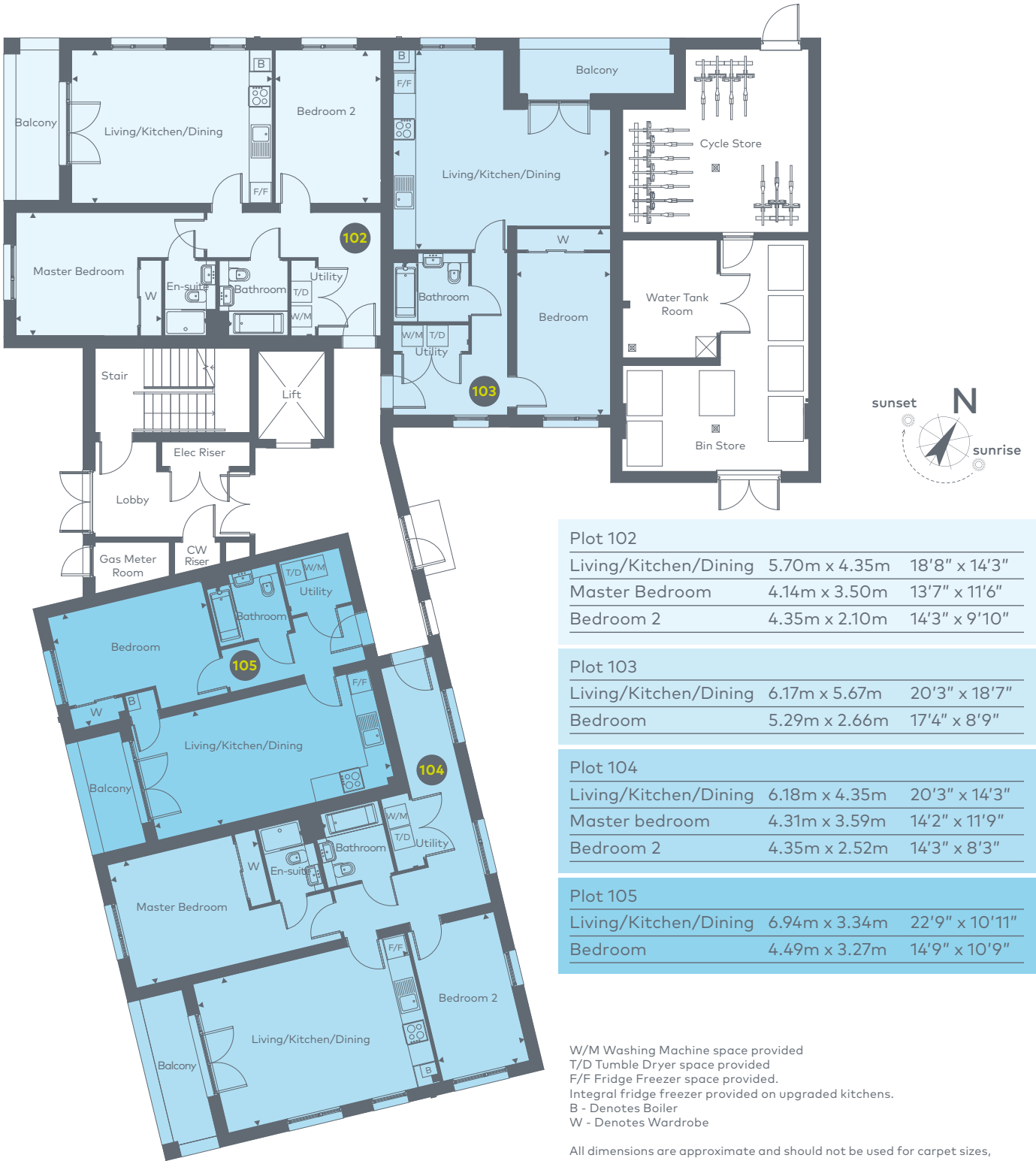


Computer generated illustration depicts view from the junction of The Boulevard and Rawlyns Way and is indicative only.



# Radmyle apartments

## ground floor



# Radmyle apartments

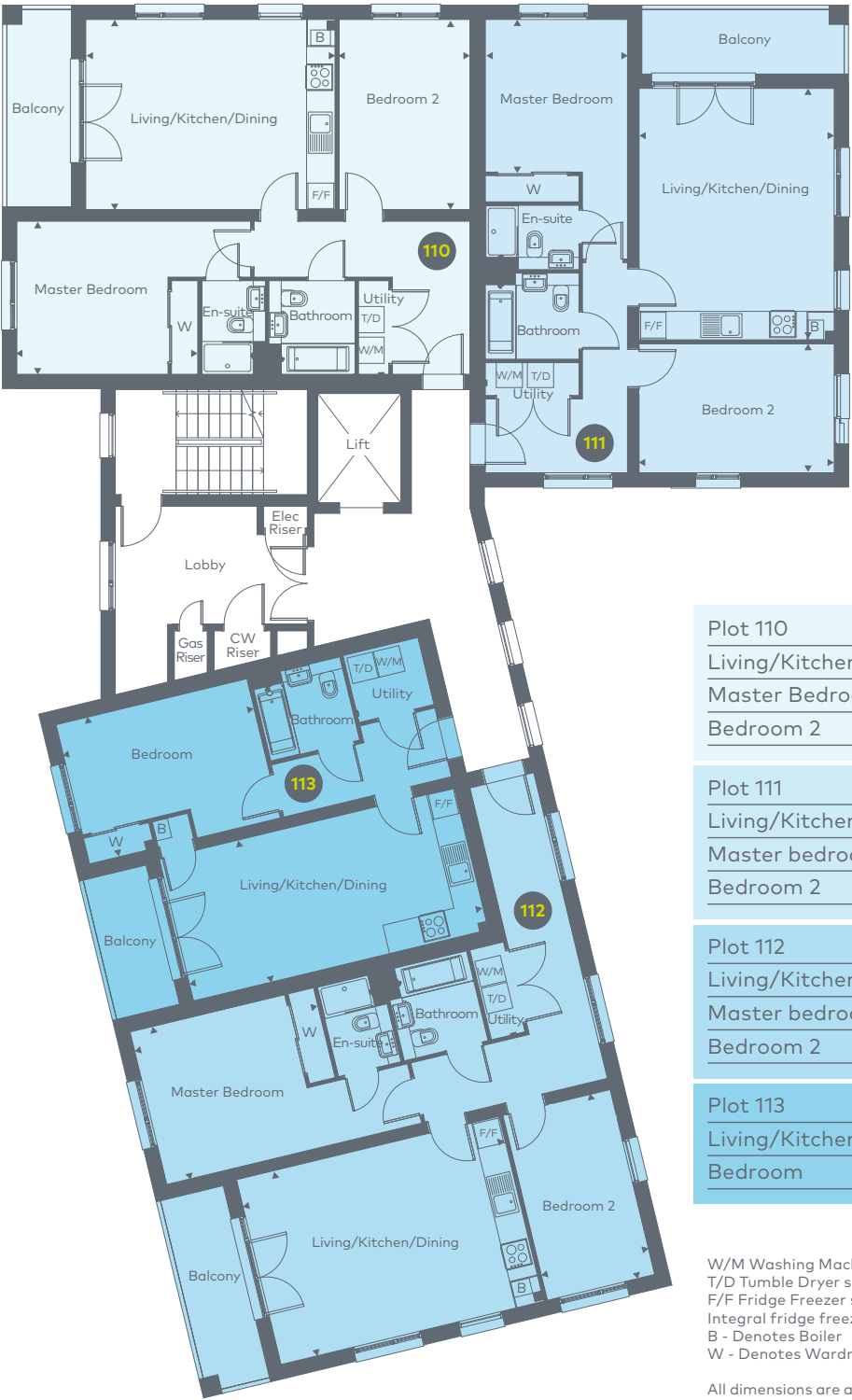
## first floor





# Radmyle apartments

## second floor



Plot 110			
Living/Kitchen/Dining	5.70m x 4.35m	18'8" x 14'3"	
Master Bedroom	4.14m x 3.50m	13'7" x 11'6"	
Bedroom 2	4.35m x 2.10m	14'3" x 9'10"	

Plot 111			
Living/Kitchen/Dining	5.75m x 4.46m	18'10" x 14'8"	
Master bedroom	4.17m x 3.25m	13'8" x 10'8"	
Bedroom 2	4.46m x 2.95m	14'8" x 9'9"	

Plot 112			
Living/Kitchen/Dining	6.18m x 4.35m	20'3" x 14'3"	
Master bedroom	4.31m x 3.59m	14'2" x 11'9"	
Bedroom 2	4.35m x 2.52m	14'3" x 8'3"	

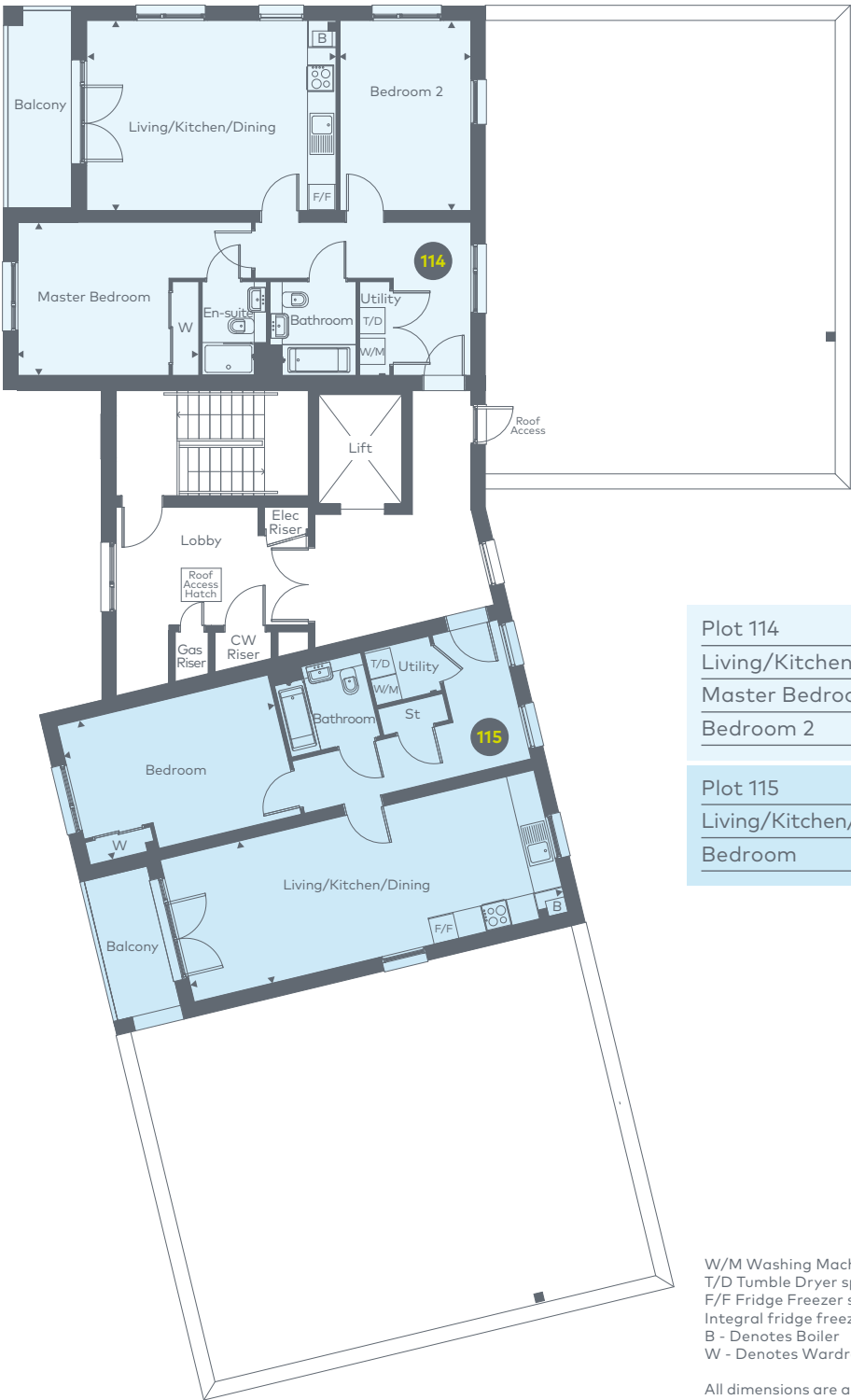
Plot 113			
Living/Kitchen/Dining	6.94m x 3.34m	22'9" x 10'11"	
Bedroom	4.49m x 3.27m	14'9" x 10'9"	

W/M Washing Machine space provided  
T/D Tumble Dryer space provided  
F/F Fridge Freezer space provided.  
Integral fridge freezer provided on upgraded kitchens.  
B - Denotes Boiler  
W - Denotes Wardrobe

All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Please refer to Sales Advisor for further details. Not to scale.

# Radmyle apartments

## third floor



Plot 114			
Living/Kitchen/Dining	5.70m x 4.35m	18'8" x 14'3"	
Master Bedroom	4.14m x 3.50m	13'7" x 11'6"	
Bedroom 2	4.35m x 2.10m	14'3" x 9'10"	

Plot 115			
Living/Kitchen/Dining	8.79m x 3.34m	28'10" x 10'11"	
Bedroom	4.96m x 3.27m	16'3" x 10'9"	

W/M Washing Machine space provided  
T/D Tumble Dryer space provided  
F/F Fridge Freezer space provided.  
Integral fridge freezer provided on upgraded kitchens.  
B - Denotes Boiler  
W - Denotes Wardrobe

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# Kennett apartments

## ground floor



Plot 122			
Living/Kitchen/Dining	5.70m x 4.35m	18'8" x 14'3"	
Master Bedroom	4.14m x 3.50m	13'7" x 11'6"	
Bedroom 2	4.35m x 2.10m	14'3" x 9'10"	

Plot 123			
Living/Kitchen/Dining	6.94m x 3.34m	22'9" x 10'11"	
Bedroom	4.49m x 3.27m	14'9" x 10'9"	

Plot 124			
Living/Kitchen/Dining	5.99m x 6.06m	19'8" x 19'11"	
Bedroom	4.29m x 2.58m	14'1" x 8'5"	

Plot 125			
Living/Kitchen/Dining	6.17m x 5.67m	20'3" x 18'7"	
Bedroom	5.29m x 2.66m	17'4" x 8'6"	

W/M Washing Machine space provided  
T/D Tumble Dryer space provided  
F/F Fridge Freezer space provided  
Integral fridge freezer provided on upgraded kitchens  
B Denotes Boiler  
W Denotes Wardrobe

\* Plots 122, 126 and 129 are Shared Ownership

All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Please refer to Sales Advisor for further details. Not to scale.

# Kennett apartments

## first floor



Plot 126			
Living/Kitchen/Dining	5.70m x 4.35m	18'8" x 14'3"	
Master Bedroom	4.14m x 3.50m	13'7" x 11'6"	
Bedroom 2	4.35m x 2.10m	14'3" x 9'10"	

Plot 127			
Living/Kitchen/Dining	6.94m x 3.34m	22'9" x 10'11"	
Bedroom	4.49m x 3.27m	14'9" x 10'9"	

Plot 128			
Living/Kitchen/Dining	5.99m x 6.06m	19'8" x 19'11"	
Bedroom	4.29m x 2.58m	14'1" x 8'5"	

Plot 129			
Living/Kitchen/Dining	5.75m x 4.46m	18'10" x 14'8"	
Master Bedroom	4.17m x 3.25m	13'8" x 10'8"	
Bedroom 2	4.46m x 2.95m	14'8" x 9'9"	

W/M Washing Machine space provided  
T/D Tumble Dryer space provided  
F/F Fridge Freezer space provided  
Integral fridge freezer provided on upgraded kitchens  
B Denotes Boiler  
W Denotes Wardrobe

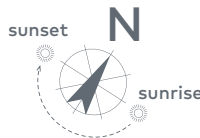
\* Plots 122, 126 and 129 are Shared Ownership

All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Please refer to Sales Advisor for further details. Not to scale.



# Kennett apartments

## second floor



Plot 130			
Living/Kitchen/Dining	5.70m x 4.35m	18'8" x 14'3"	
Master Bedroom	4.14m x 3.50m	13'7" x 11'6"	
Bedroom 2	4.35m x 2.10m	14'3" x 9'10"	

Plot 131			
Living/Kitchen/Dining	6.94m x 3.34m	22'9" x 10'11"	
Bedroom	4.49m x 3.27m	14'9" x 10'9"	

Plot 132			
Living/Kitchen/Dining	5.99m x 6.06m	19'8" x 19'11"	
Bedroom	4.29m x 2.58m	14'1" x 8'5"	

Plot 133			
Living/Kitchen/Dining	5.75m x 4.46m	18'10" x 14'8"	
Master Bedroom	4.17m x 3.25m	13'8" x 10'8"	
Bedroom 2	4.46m x 2.95m	14'8" x 9'9"	

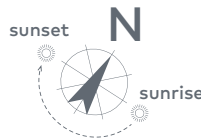
W/M Washing Machine space provided  
T/D Tumble Dryer space provided  
F/F Fridge Freezer space provided  
Integral fridge freezer provided on upgraded kitchens  
B Denotes Boiler  
W Denotes Wardrobe

\* Plots 130, 133 and 134 are Shared Ownership

All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Please refer to Sales Advisor for further details. Not to scale.

# Kennett apartments

## third floor



Plot 134			
Living/Kitchen/Dining	5.70m x 4.35m	18'8" x 14'3"	
Master Bedroom	4.14m x 3.50m	13'7" x 11'6"	
Bedroom 2	4.35m x 2.10m	14'3" x 9'10"	

Plot 135			
Living/Kitchen/Dining	8.79m x 3.34m	28'10" x 10'11"	
Bedroom	4.49m x 3.27m	14'9" x 10'9"	

W/M Washing Machine space provided  
T/D Tumble Dryer space provided  
F/F Fridge Freezer space provided  
Integral fridge freezer provided on upgraded kitchens  
B Denotes Boiler  
W Denotes Wardrobe

\* Plots 130, 133 and 134 are Shared Ownership

All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Please refer to Sales Advisor for further details. Not to scale.

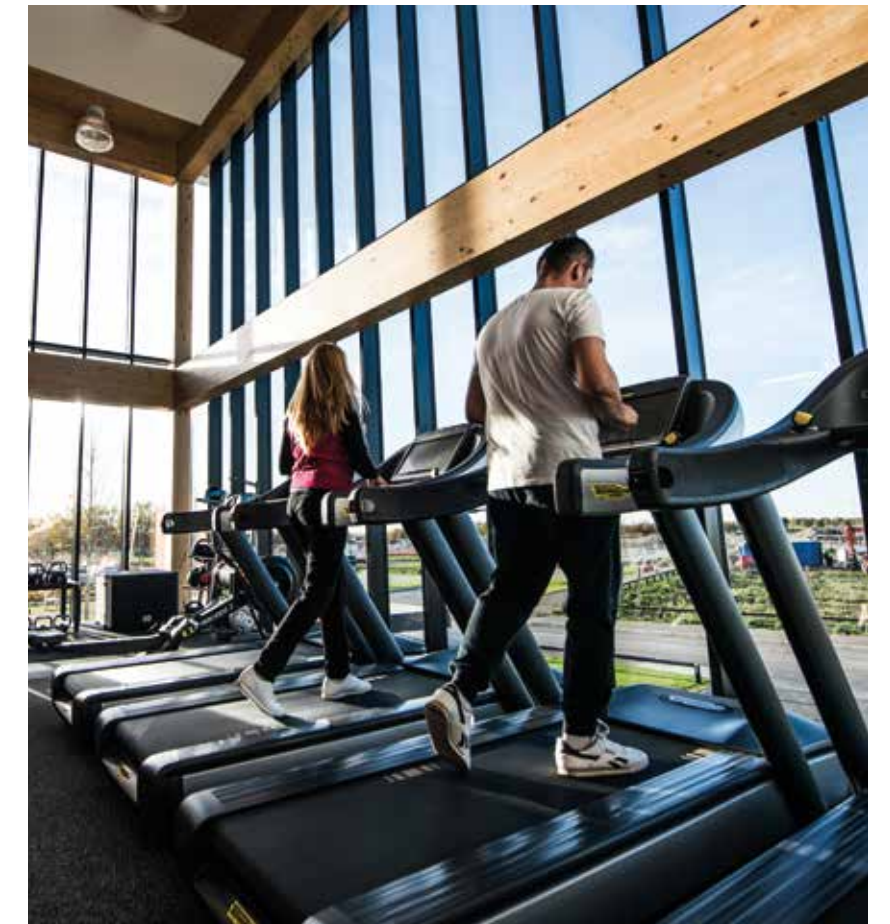




Chill out  
at the café



Work out  
at the gym



## A warm welcome

Residents moving to Alconbury Weald can enjoy being part of a new, emerging community. From the moment you arrive there are open spaces and facilities, as well as support and advice to help you enjoy a wide range of leisure activities.

Sitting at the heart of the first phase of Alconbury Weald, The Club provides a range of facilities including The Café, The Gym and event spaces that play host to regular community events.

The Café is the perfect meeting place for families, friends and colleagues. Here you can chill out with a tea or coffee, enjoy delicious, freshly prepared meals or indulge your love of cakes and pastries. The Café regularly reviews its menu and opening hours to respond to the needs of both businesses and residents at Alconbury Weald and provides catering for a range of different events, living up to its reputation as the heart of our community.

The Gym is run by The Unit Fitness, whose experienced team coaches, motivates and guides members to reach their health goals. Each member's personal targets are identified, and they are given bespoke support to ensure they achieve these results.

Urban&Civic manage the event space and has organised a wide variety of community activities at The Club, including local heritage and theatre workshops, singing and rhyme for children and babies, and regular resident consultation and "Meet Your Neighbour" events.



# The nature of place



## Cycle trails

What better way to explore your new community than by bike. Well-lit and carefully designed cycle trails criss-cross Alconbury Weald, making this a fun, healthy way to get around. Secure cycle parking is located at key points throughout the neighbourhood to give you peace of mind whilst you are out and about. The network of cycle paths being developed will link to existing routes to local villages and into Huntingdon. Alconbury Weald is also establishing its own cycling club, so there's plenty of opportunities to get on your bike and join in.

## Open space and playgrounds

Whether you are getting from A to B or simply going for a stroll to relax in your free time, you'll love the neighbourhood. With so much open space, woods and ecology-rich wetlands you'll never be far from a peaceful spot to enjoy the local flora and fauna. Meander the many interconnected paths to discover ponds and play areas. Relax on a bench or catch up with friends. Your beautiful community park boasts something for all the family, from a skate park and play equipment to quiet spaces and a picnic area. Everywhere you will find nature on your doorstep.

## Cricket green

The historic Watch Office is being transformed into new offices for our partner charity Groundwork and an exciting new community and heritage space. A new pavilion and community centre is planned for 2019/20 which will provide a bar, community meeting rooms and function space in a building that gives a modern twist on a traditional cricket pavillion. It is bound to attract the attention of spectators and players alike who enjoy the sound of leather on willow.

## Tree planting and woodland

Trees are an essential part of the Alconbury Weald landscape: with 608 acres of woodland and green spaces coming forward as part of the development including swathes of established woodland, extensive new planting and even charming woodland play glades, you can stroll through the trees, admire the wildlife or simply sit and read a book. The beautiful green heart of Alconbury Weald is yours to enjoy.







The outdoor cinema event.

# A sense of community

Community is at the heart of Alconbury Weald. We have ensured there are a wide range of community facilities from the moment you move in, so that you can immerse yourself in your new neighbourhood. We also have a dedicated community officer who can help you find out about other activities in the local area or establish new groups and clubs at Alconbury Weald.

## Clubs and societies

Ermine Street Church Academy and The Club provide great venues and facilities for a range of local community clubs and societies, including Alconbury Weald Brownies, Huntingdon Table Tennis Club and fitness classes.

## Events

Urban&Civic has helped organise a range of events for the Alconbury Weald community, including:

- Pop up restaurants and quiz nights
- Outdoor cinema event
- Summer Fete
- Carols around the Christmas Tree
- Regular Meet Your Neighbour events
- Exploration Trails, tours and healthy walks, singing and rhyme workshops for children and babies.

## Residents' Forum

We have established a Residents' Forum to encourage people living at Alconbury Weald to meet up, discuss the growing community and identify opportunities for future events and activities.

The Forum is held quarterly and is open to all residents. It is also attended by Urban&Civic, the house builders and a representative from the estate management team. Residents are invited to identify specific areas of interest – for example landscaping and heritage – and guest speakers are invited to attend.

## The Warbler

Urban&Civic produces a resident newsletter every couple of months that provides information on development activity at Alconbury Weald, forthcoming community events and frequently asked questions, as well as providing useful contact details for key services including healthcare.

Photography provided by Urban&Civic



Pop up food events take place all year round.



The Incubator enterprise zone

Community tree planting.



Christmas charity gift donation project.



One of the numerous playgrounds.



Skate Park 1st Birthday event.

Synford Stores community shop.



Community fun day with Wood Green Animal Shelter.



Clubs and societies for all ages close by.

Community allotments available to residents.





# Explore, discover and learn

**Alconbury Weald is a place for families, and education has always been a key part of the exciting plans for this new development. Its first primary school, Ermine Street Church Academy (ESCA), opened in September 2016, with a secondary school and two further primary schools to follow in the coming years.**

Eventually, ESCA will accommodate 420 pupils, with two classes for each year group, as well as 52 early years and childcare places. The Academy also provides community facilities and meeting space and hosts an after-school club. Jointly Anglican and Methodist, ESCA is supported by both the Diocese of Ely Multi-Academy Trust and Methodist Academies and Schools Trust.

The schools approach to education is based on exploration, discovery and

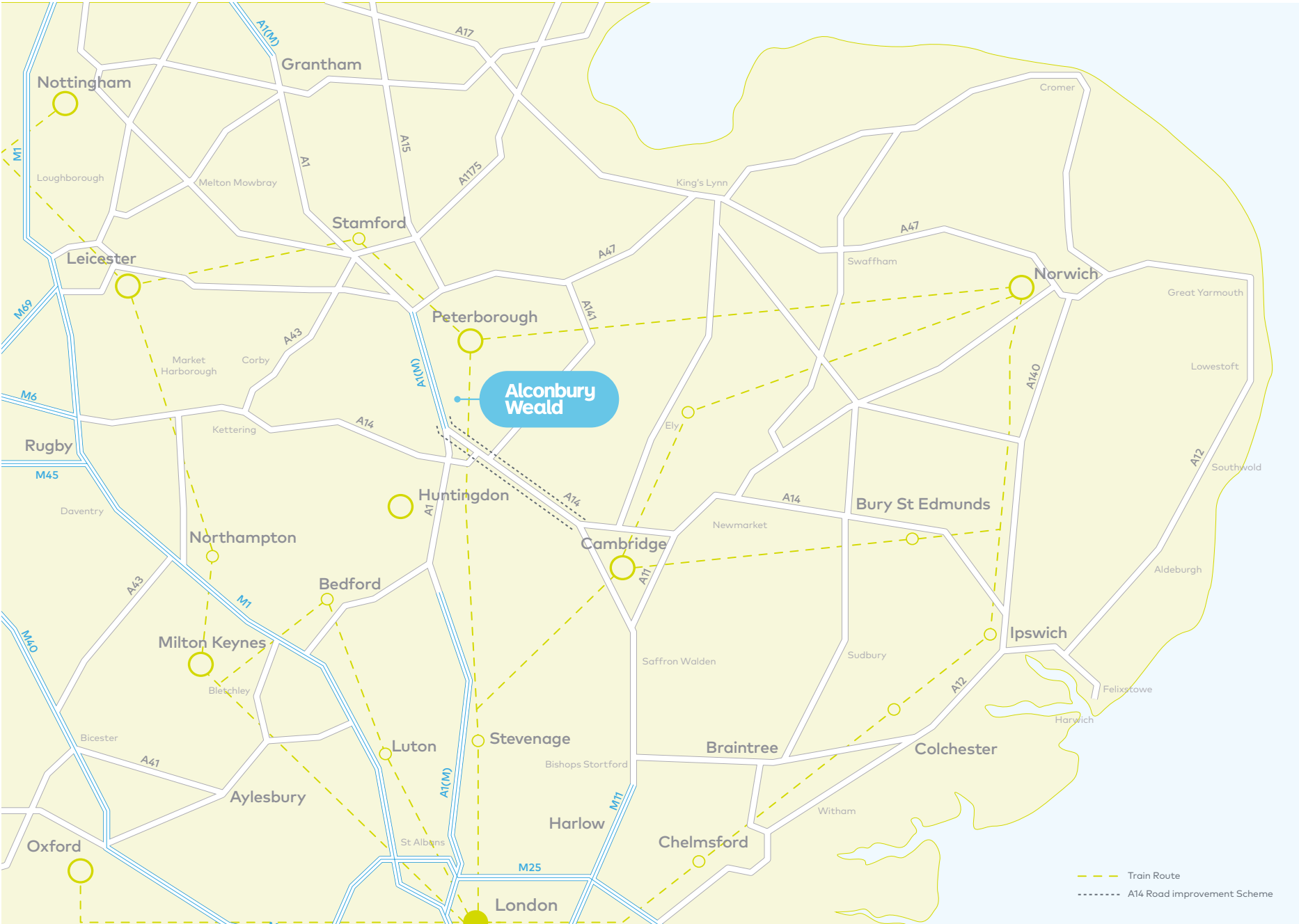
learning. Head teacher Adrian Shepherd explained: "This places the emphasis on designing learning experiences that enable the children to discover and understand things for themselves much more than simply being told," he said.

Mr Shepherd added that new pupils are warmly welcomed into the school fold. He said: "We keep in close contact with new families, supporting their communications with the admissions authority prior to them being offered a place.

"We then offer transition sessions for new children and, once they have officially joined us, they have the support of other children as 'buddies'. They complete a treasure hunt around the school and they create an item for our belonging tree.

"With every child being new to our school, all of the staff and children are very focused on welcoming new arrivals and helping them to settle."





Map not to scale

At its heart, Alconbury Weald has been designed to encourage a healthy, sustainable lifestyle by creating walkable neighbourhoods, providing an extensive network of safe, well-lit cycleways and investing in easily accessible, reliable public transport.

Alconbury Weald is ideally located to explore the surrounding rural villages, enjoy the hustle and bustle of nearby market towns and experience the vibrancy and versatility of major cities.

Huntingdon Town Centre is around five minutes away by car and Huntingdon's train station is a similar distance, affording you access to Peterborough (16 minutes), Stevenage (35 minutes) and London St Pancras (just over an hour).

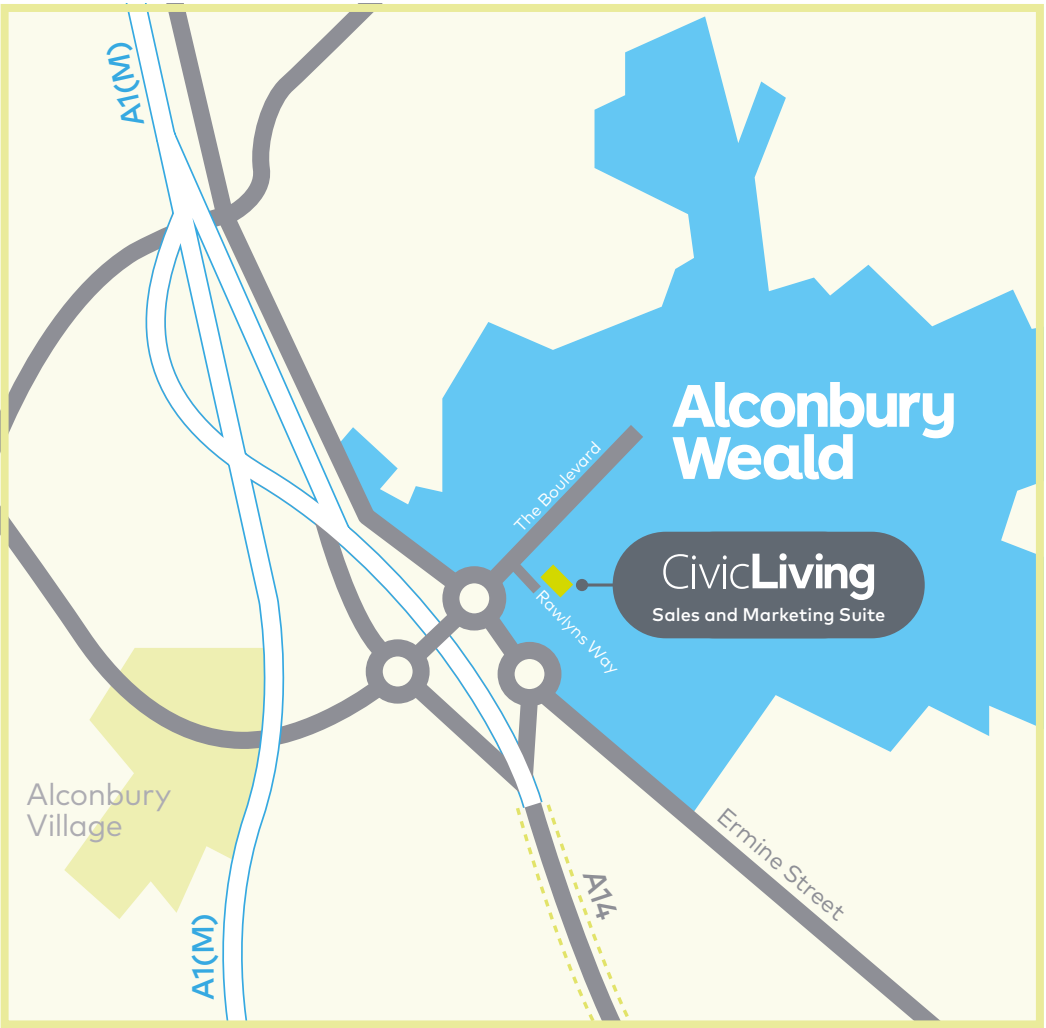
In time, Alconbury Weald will have its own railway station sitting between Huntingdon and Peterborough on the East Coast Main Line.

The development is on Route B of the Cambridgeshire Guided Busway, taking you directly into the city via St Ives. Meanwhile, you will benefit from close proximity to the A141 for journeys into Norfolk, the A14 for Cambridge and the A1 for travel to the north of England.

For international travel, both London Stansted Airport and Cambridge Airport can be reached in less than an hour.

A dedicated website for Alconbury Weald residents is available with real-time information on all public transport travelling to and from Alconbury Weald. The website also offers information on cycle-ways and footpaths, a car-sharing scheme and links to local resources all designed to help you get from A to B.

[travelalconburyweald.co.uk](http://travelalconburyweald.co.uk)



Map not to scale



Huntingdon	5	Northampton	37
Peterborough	18	Milton Keynes	40
Bedford	23	London Stansted Airport	47
Cambridge	23	Leicester	51
Cambridge Airport	24	London	80

Approximate distance in miles



St Neots	7	London (King's Cross)	69
Peterborough	16	Cambridge	89

Approximate time in minutes from Huntingdon station



The Gym & Café Ermine Street	7	Community Shop	69
Church Academy	16	Alconbury Village	89

Approximate time in minutes

Travel times are approximate and are courtesy of nationalrail.co.uk and Google maps October 2018





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