



MARLEIGH

Newmarket Road, Cambridge

Jubilee Central



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Newmarket Road, Cambridge

Introducing Jubilee Central



Our newest collection features two, three, four and five bedroom houses, with selected homes bordering Gregory Park, Kingsley Wood or Kingsley Park, offering views across green open spaces.

The careful planting of new trees, beautiful landscaping and modern street scenes all come together to make Jubilee Central a special place to call home.

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

Life with everything on your doorstep

With inspiring new homes and numerous facilities, Marleigh has so much to offer. Jubilee Square sits at the heart of the community and is already home to **Marleigh Primary Academy**, **Monkey Puzzle Nursery**, **R3FORM pilates**, **Co-op supermarket** and **Signorellis' deli**. There is also **Marleigh Community Centre**, a welcoming centre with a varied programme of events and activities for all ages.

Marleigh is a vibrant and sociable community that you will want to become part of and enjoy for years to come.

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

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





Computer generated image represents The Holly and The Lavender.

Site Plan Jubilee Central Houses

The Cherry

Two bedroom house
Plots 394, 395, 396, 397, 398 & 399

The Willow

Three bedroom house
Plots 364, 365, 367, 368, 369, 370, 371,
372, 374, 375, 383, 384, 404, 413 & 414

The Boxwood

Three bedroom house
Plots 407, 410, 417 & 420

The Oak

Three bedroom house
Plots 334, 335, 336, 337, 338, 339,
340, 341 & 342

The Alder

Four bedroom house
Plots 325, 327, 329 & 331

The Beech

Four bedroom house
Plots 328, 330 & 332

The Cedar

Four bedroom house
Plots 326 & 333

The Mulberry

Four bedroom house
Plots 363, 366, 376, 377, 378, 379, 380,
381, 382, 393, 405, 412, 415 & 416

The Sycamore

Four bedroom house
Plots 373, 392, 406, 411, 421 & 422

The Lime

Five bedroom house
Plots 400, 408, 409, 418 & 419

The Holly

Five bedroom house
Plots 385, 388, 391, 401 & 403

The Lavender

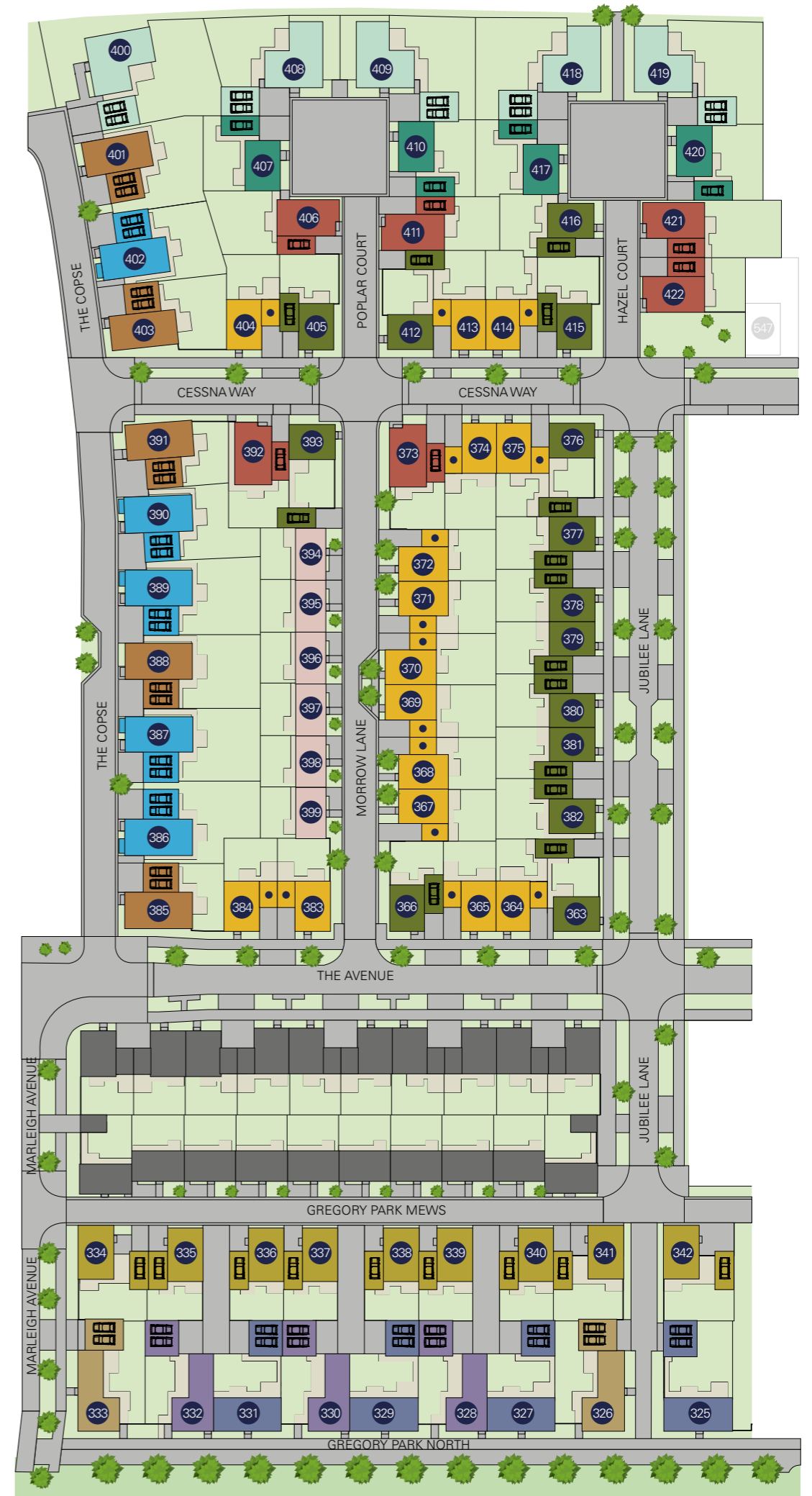
Five bedroom house
Plots 386, 387, 389, 390 & 402

Affordable Housing with Clarion



● Denotes
Carport

■ Denotes
Garage



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Exterior brick colour varies along with roof tiles. Computer generated image of Plots 395 and 396 is indicative only.

The Cherry

TWO BEDROOM TERRACED HOUSE – 85.6 SQ M (921.4 SQ FT)

Plots 395, 396, 397 & 398

TWO BEDROOM END OF TERRACE HOUSE – 85.6 SQ M (921.4 SQ FT)

Plots 394* & 399

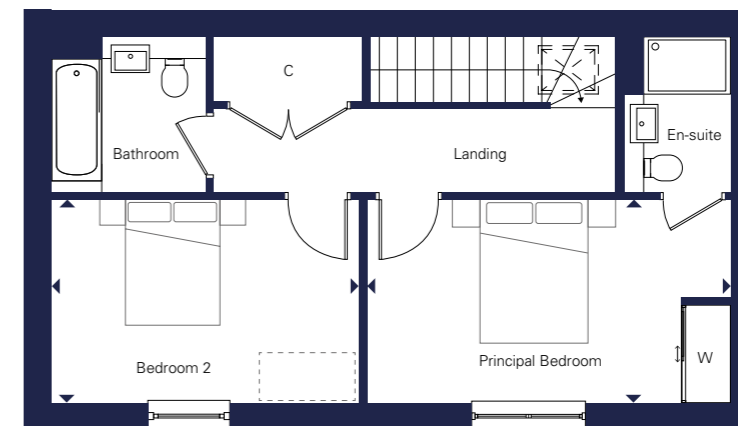
Ground Floor

Kitchen/Dining/Living
7.30m x 5.05m 23'11" x 16'6"

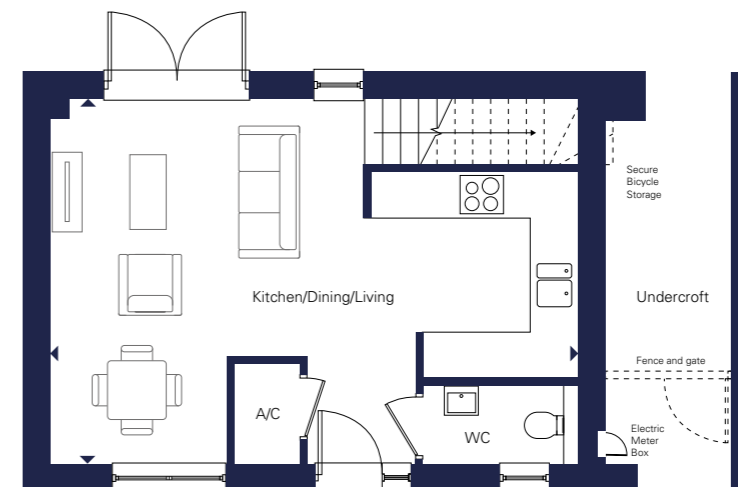
First Floor

Principal Bedroom
5.05m x 2.80m 16'6" x 9'2"

Bedroom 2
4.25m x 2.80m 13'11" x 9'2"



First Floor



Ground Floor

*Plot 394 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position ☼ Skylight

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



Exterior brick colour varies along with roof tiles. Computer generated image of Plots 367 and 368 is indicative only.

The Willow A

THREE BEDROOM DETACHED HOUSE – 108.7 SQ M (1,170.0 SQ FT) | SINGLE CAR PORT

Plots 383*, 384* & 404*

THREE BEDROOM SEMI-DETACHED HOUSE – 108.3 SQ M (1,165.7 SQ FT) | SINGLE CAR PORT

Plots 364*, 365*, 367, 368, 371, 372, 374 & 375

Ground Floor

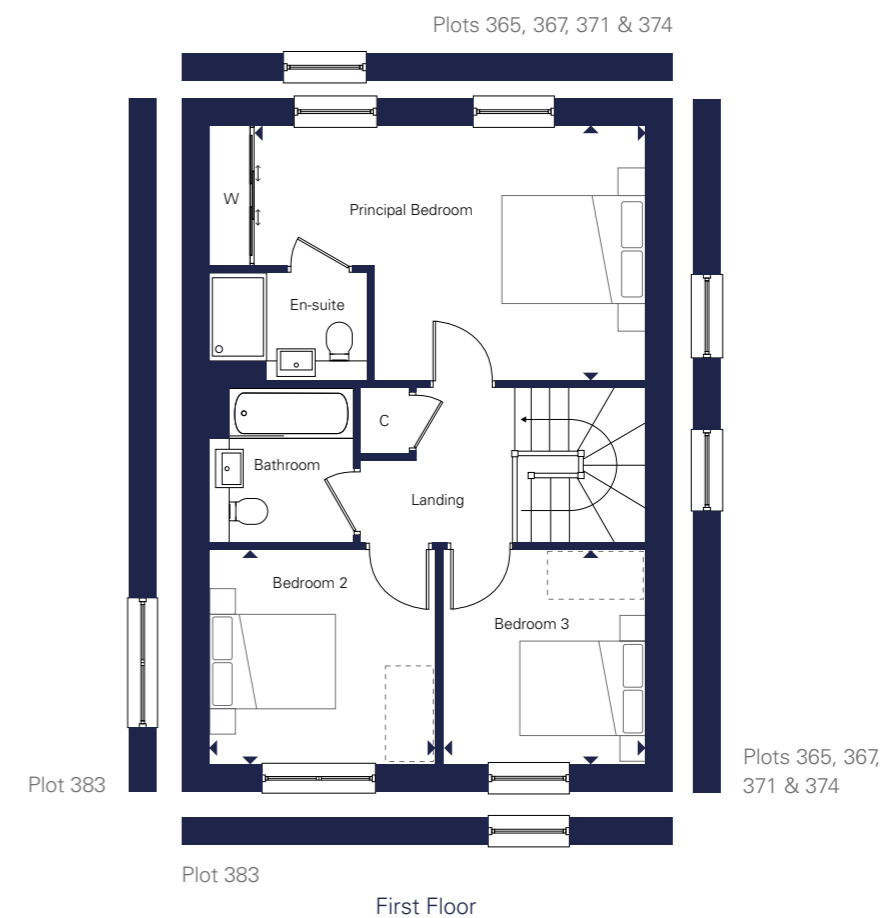
Kitchen/Dining/Living
6.05m x 8.90m 19'10" x 29'2"

First Floor

Principal Bedroom
5.45m x 3.55m 17'10" x 11'7"

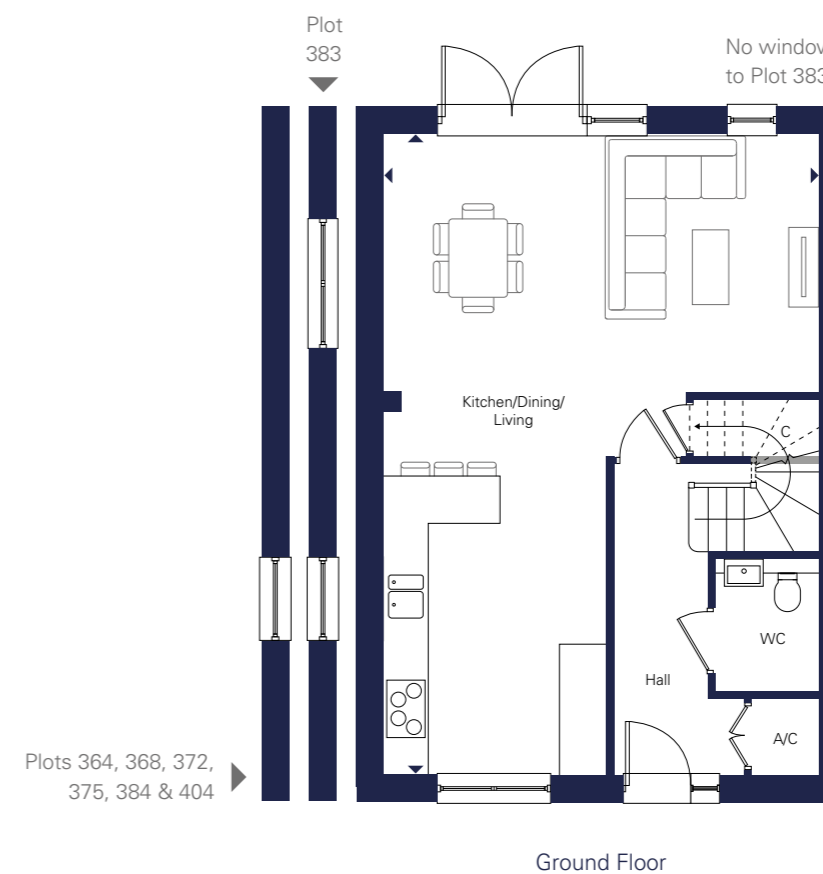
Bedroom 2
3.10m x 2.95m 10'2" x 9'8"

Bedroom 3
2.80m x 2.95m 9'2" x 9'8"



Plot 383

First Floor



Plots 364, 368, 372, 375, 384 & 404

Ground Floor

*Plots 364, 365, 383, 384 & 404 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position



Exterior brick colour varies along with roof tiles. Computer generated image of Plots 413 and 414 is indicative only.

The Willow B

THREE BEDROOM SEMI-DETACHED HOUSE – 108.3 SQ M (1,165.7 SQ FT) SINGLE CAR PORT

Plots 369*, 370*, 413 & 414

Ground Floor

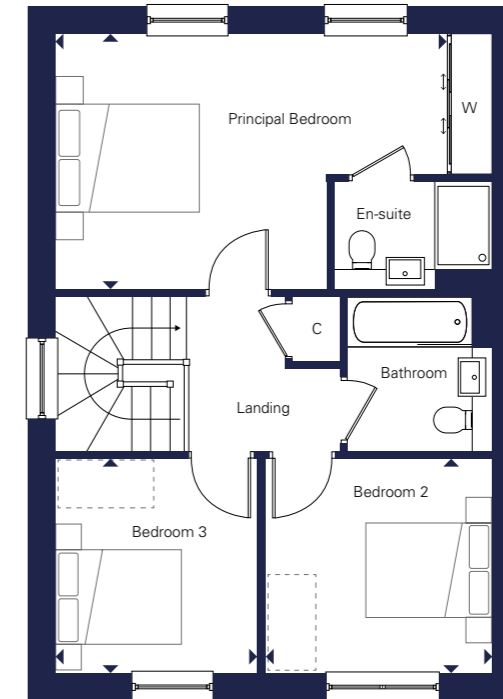
Kitchen/Dining/Living
6.05m x 8.90m 19'10" x 29'2"

First Floor

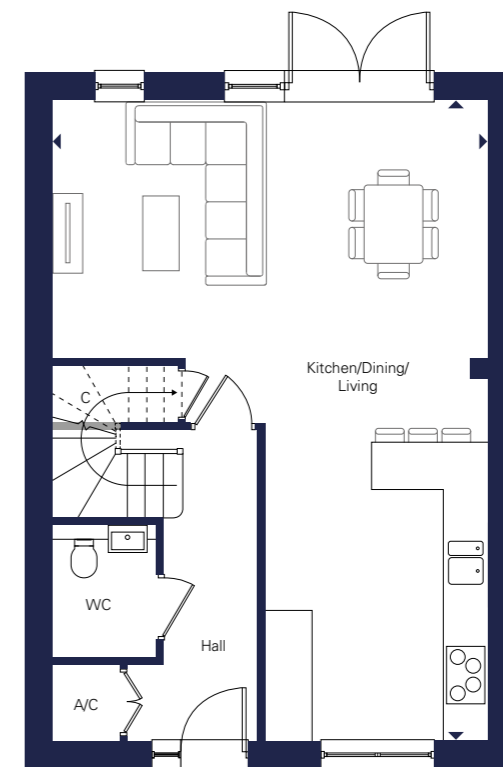
Principal Bedroom
5.45m x 3.55m 17'10" x 11'7"

Bedroom 2
3.10m x 2.95m 10'2" x 9'8"

Bedroom 3
2.80m x 2.95m 9'2" x 9'8"



First Floor



Ground Floor

*Plots 369 & 370 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position



Exterior brick colour varies along with roof tiles. Computer generated image of Plot 410 is indicative only.

The Boxwood

THREE BEDROOM DETACHED HOUSE – 108.7 SQ M (1,170.0 SQ FT) SINGLE GARAGE

Plots 407*, 410, 417* & 420

Ground Floor

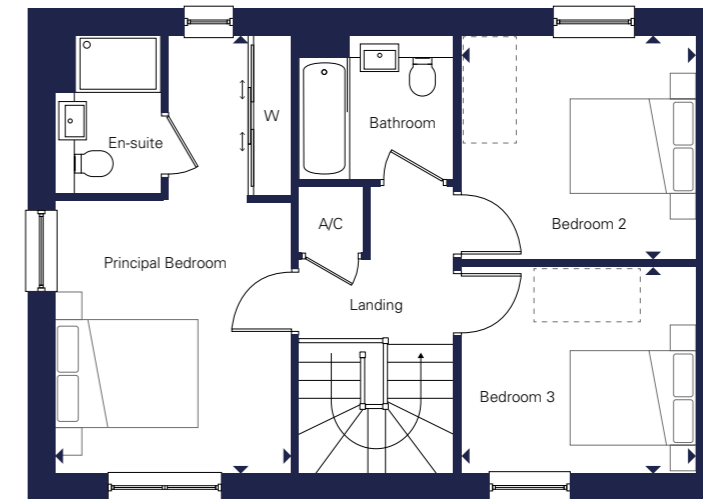
Kitchen/Dining/Living
8.90m x 6.05m 29'2" x 19'10"

First Floor

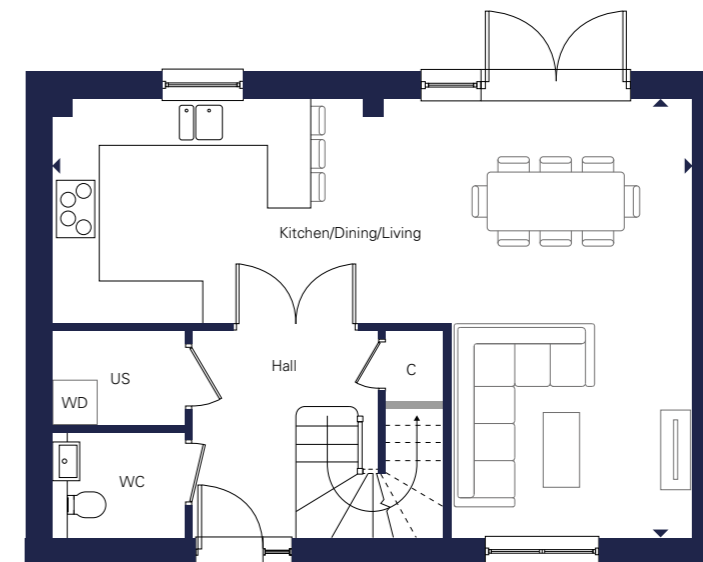
Principal Bedroom
3.25m x 6.05m 10'8" x 19'10"

Bedroom 2
3.25m x 3.10m 10'8" x 10'2"

Bedroom 3
3.25m x 2.85m 10'8" x 9'4"



First Floor



Ground Floor

*Plots 407 & 417 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard US Utility Store WD Washer/Dryer [] Indicative wardrobe position

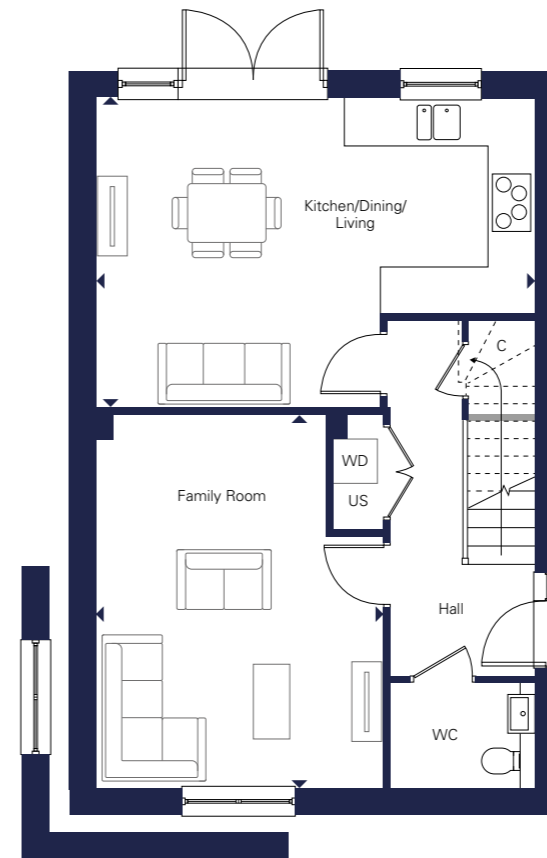


Exterior brick colour varies along with roof tiles. Computer generated image of Plot 337 is indicative only.

The Oak

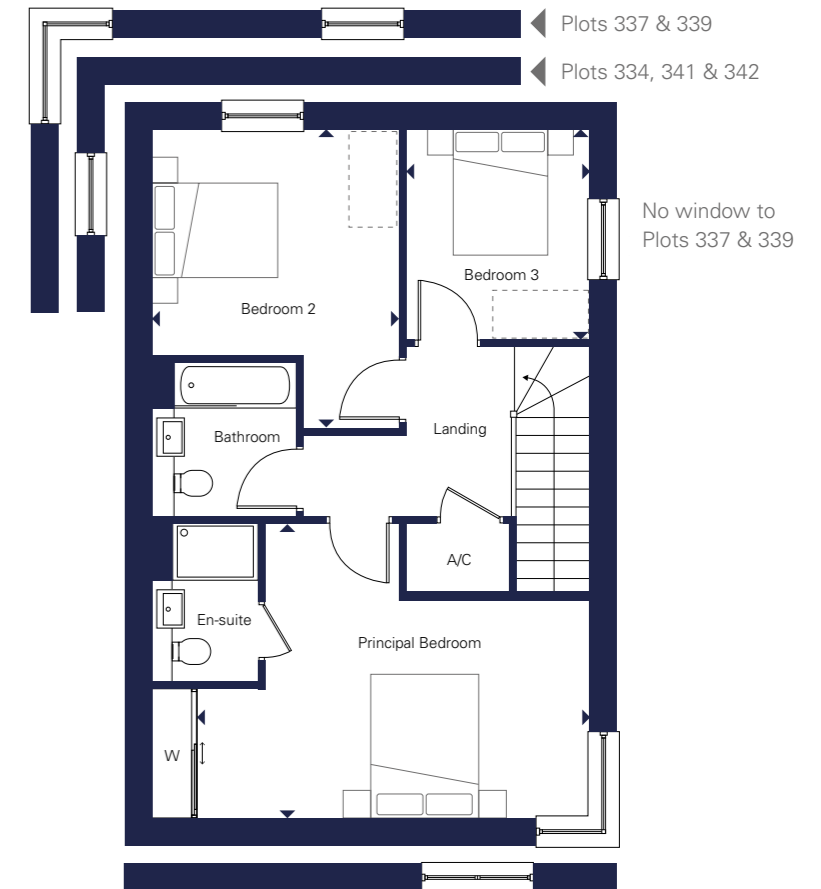
THREE BEDROOM DETACHED HOUSE – 116.9 SQ M (1,258.3 SQ FT) SINGLE GARAGE

Plots 334*, 335, 336, 337, 338, 339, 340, 341 & 342*



Plots 341 & 334

Ground Floor



Plots 337 & 339

First Floor

Ground Floor

Kitchen/Dining/Living
6.00m x 4.25m 19'8" x 13'11"

Family Room
3.95m x 5.15m 12'11" x 16'10"

First Floor

Principal Bedroom
5.45m x 4.10m 17'10" x 13'5"

Bedroom 2
3.40m x 4.15m 11'1" x 13'7"

Bedroom 3
2.55m x 2.90m 8'4" x 9'6"

*Plots 334 & 342 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard US Utility Store WD Washer/Dryer [] Indicative wardrobe position



The Alder

FOUR BEDROOM DETACHED HOUSE – 157.9 SQ M (1,699.6 SQ FT) DOUBLE GARAGE

Plot 325

FOUR BEDROOM SEMI-DETACHED HOUSE – 156.6 SQ M (1,685.6 SQ FT) DOUBLE GARAGE

Plots 327, 329 & 331

Ground Floor

Kitchen/Dining/Living (Plot 325)
5.00m x 5.75m 16'4" x 18'10"

Kitchen/Dining/Living
4.85m x 5.75m 15'10" x 18'10"

Family Room
4.15m x 5.75m 13'7" x 18'10"

First Floor

Bedroom 3
3.55m x 3.50m 11'7" x 11'5"

Bedroom 4
3.55m x 3.50m 11'7" x 11'5"

Second Floor

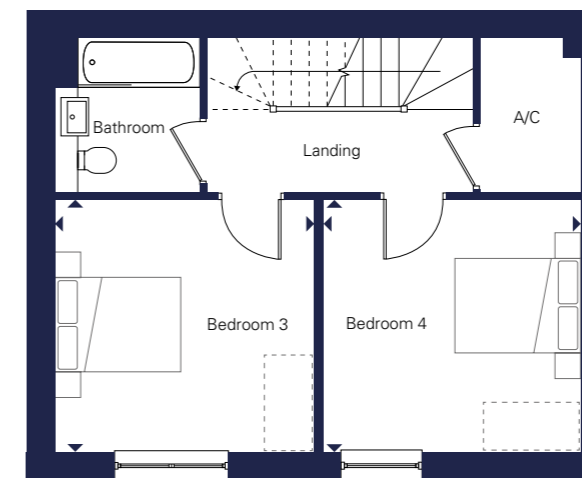
Principal Bedroom
3.55m x 3.45m 11'7" x 11'3"

Bedroom 2
3.60m x 3.45m 11'9" x 11'3"

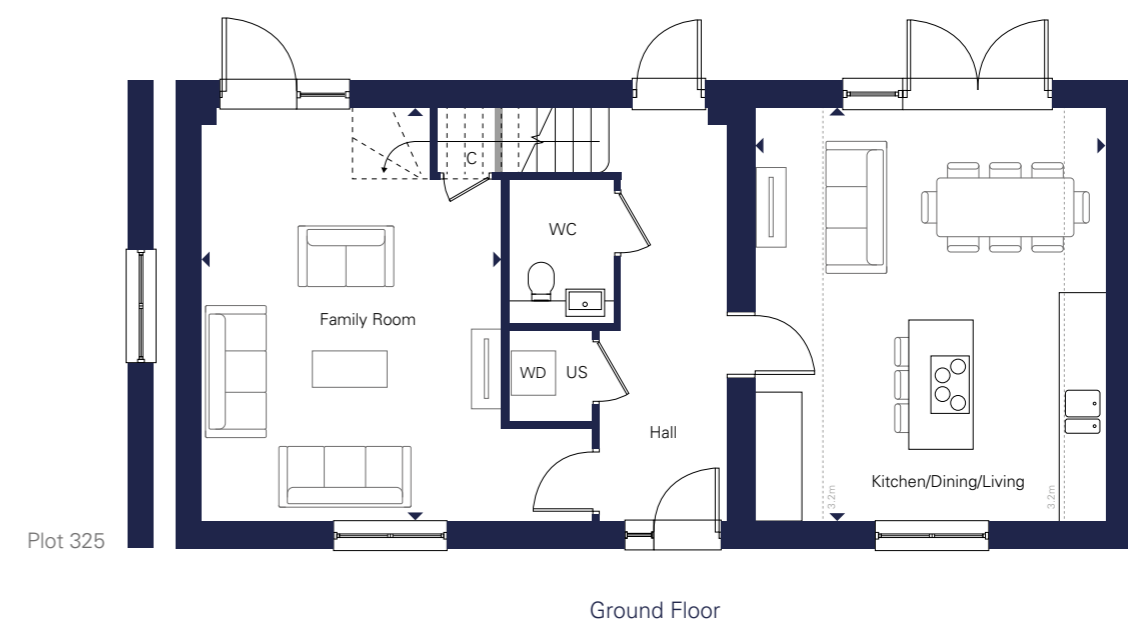
Plot 325



Second Floor



First Floor



Plot 325

Ground Floor

C Cupboard W Wardrobe A/C Airing Cupboard US Utility Store WD Washer/Dryer
 [] Indicative wardrobe position Vaulted ceiling height



Exterior brick colour varies along with roof tiles. Computer generated image of Plot 328 (left) is indicative only.

The Beech

FOUR BEDROOM SEMI-DETACHED HOUSE – 161.6 SQ M (1,739.4 SQ FT) DOUBLE GARAGE

Plots 328, 330 & 332

Ground Floor

Kitchen/Dining/Living
4.15m x 7.90m 13'7" x 25'11"

Family Room
4.20m x 5.75m 13'9" x 18'10"

Utility
2.45m x 1.95m 8'0" x 6'4"

First Floor

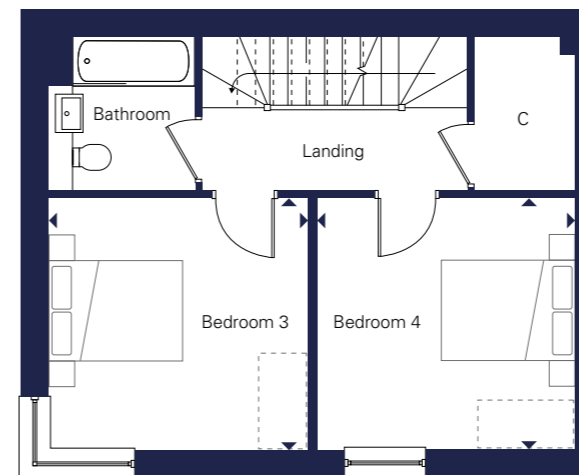
Bedroom 3
3.60m x 3.50m 11'9" x 11'5"

Bedroom 4
3.55m x 3.50m 11'7" x 11'5"

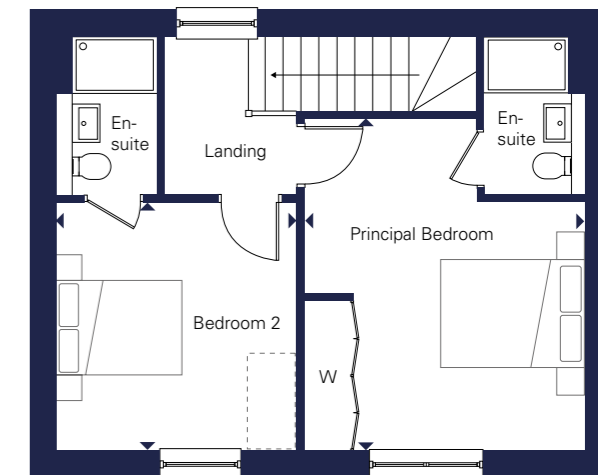
Second Floor

Principal Bedroom
3.90m x 4.60m 12'9" x 15'1"

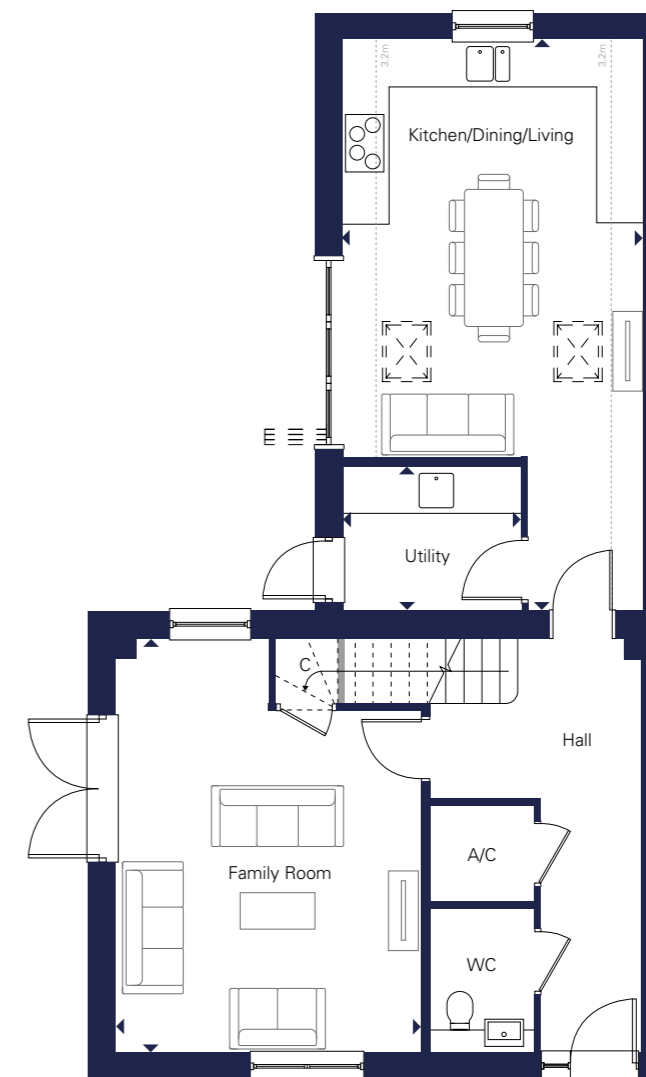
Bedroom 2
3.30m x 3.45m 10'9" x 11'3"



First Floor



Second Floor



Ground Floor

C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position
 - - - - Vaulted ceiling height [] Skylight



The Cedar

FOUR BEDROOM DETACHED HOUSE – 162.5 SQ M (1,749.1 SQ FT) DOUBLE GARAGE

Plots 326 & 333*

Ground Floor

Kitchen/Dining/Living
5.75m x 7.20m 18'10" x 23'7"

Family Room
5.15m x 4.15m 16'10" x 13'7"

Utility
1.75m x 2.20m 5'8" x 7'2"

First Floor

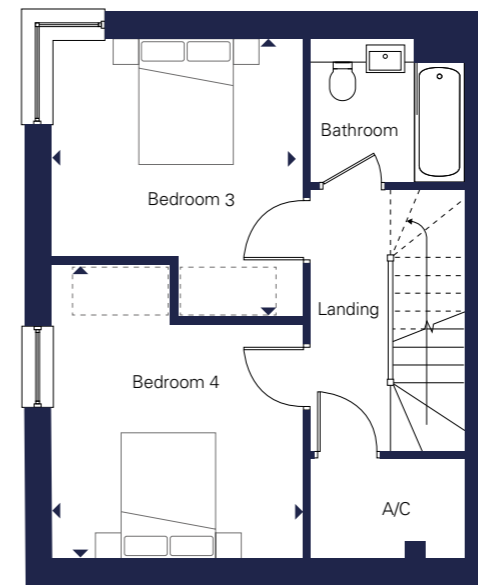
Bedroom 3
3.50m x 3.85m 11'5" x 12'7"

Bedroom 4
3.50m x 4.05m 11'5" x 13'3"

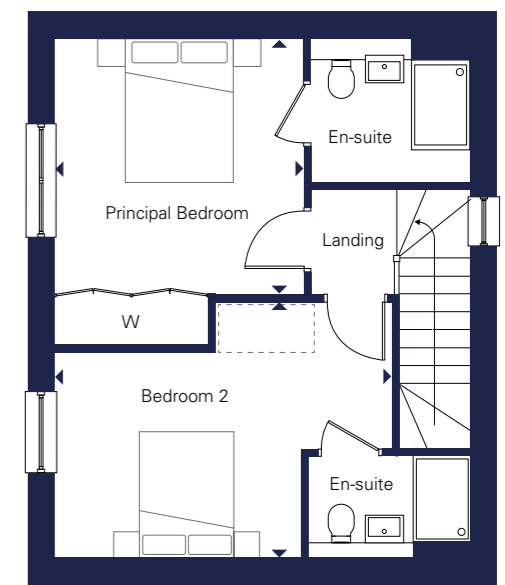
Second Floor

Principal Bedroom
3.45m x 3.55m 11'3" x 11'7"

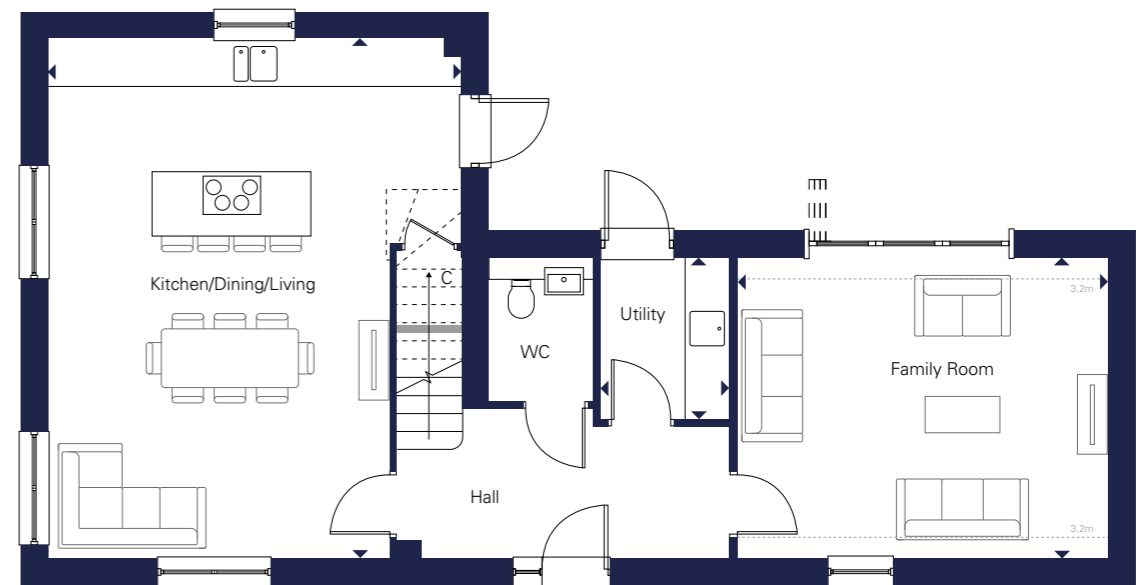
Bedroom 2
4.65m x 3.50m 15'3" x 11'5"



First Floor



Second Floor



Ground Floor

*Plot 333 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position - - - - Vaulted ceiling height



Exterior brick colour varies along with roof tiles. Computer generated image of Plots 379 (left) and 378 (right) is indicative only.

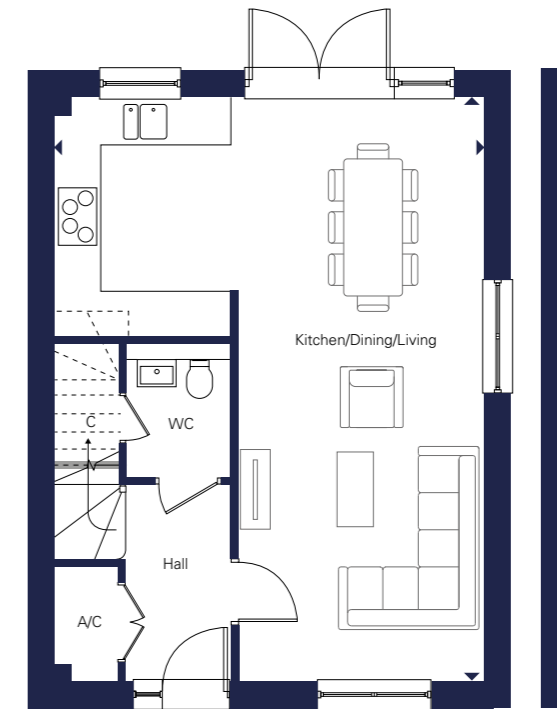
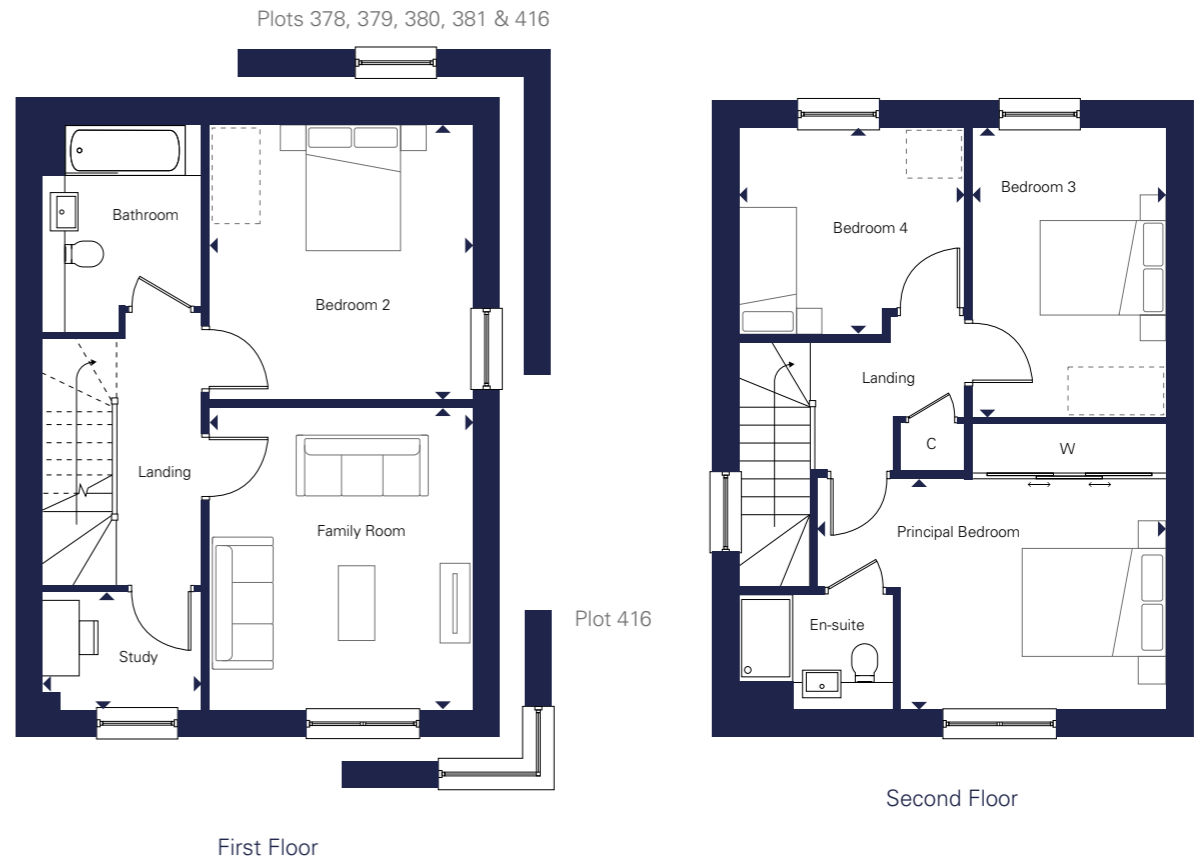
The Mulberry A

FOUR BEDROOM SEMI-DETACHED HOUSE – 146.8 SQ M (1,580.1 SQ FT) SINGLE GARAGE

Plots 378*, 379, 380* & 381

FOUR BEDROOM DETACHED HOUSE – 145.8 SQ M (1,569.4 SQ FT) SINGLE GARAGE

Plots 366*, 377, 382*, 405, 415 & 416



Ground Floor

Kitchen/Dining/Living
5.95m x 8.10m 19'6" x 26'6"

First Floor

Family Room
3.65m x 4.20m 11'11" x 13'9"

Bedroom 2
3.65m x 3.80m 11'11" x 12'5"

Study
2.15m x 1.60m 7'0" x 5'2"

Second Floor

Principal Bedroom
4.85m x 3.20m 15'10" x 10'5"

Bedroom 3
2.65m x 4.00m 8'8" x 13'1"

Bedroom 4
3.15m x 2.85m 10'4" x 9'4"

*Plots 366, 378, 380 & 382 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position

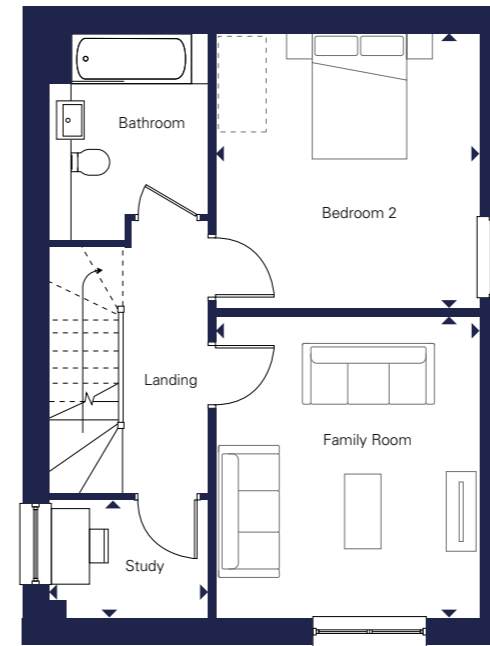


Exterior brick colour varies along with roof tiles. Computer generated image of Plots 379 (left) and 378 (right) is indicative only.

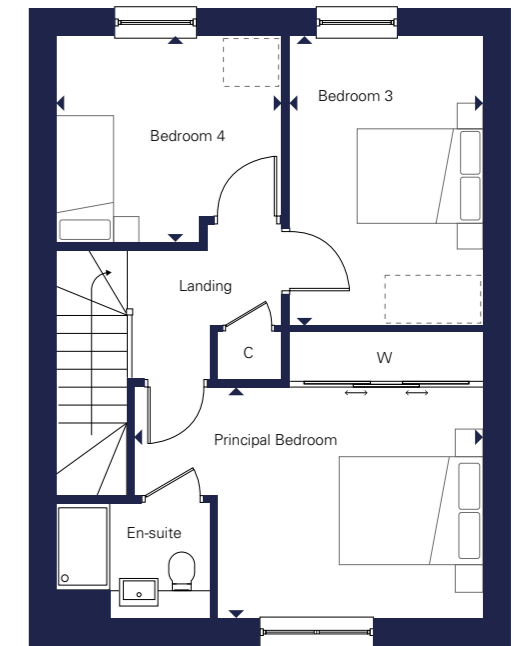
The Mulberry B

FOUR BEDROOM DETACHED HOUSE – 145.8 SQ M (1,569.4 SQ FT) SINGLE GARAGE

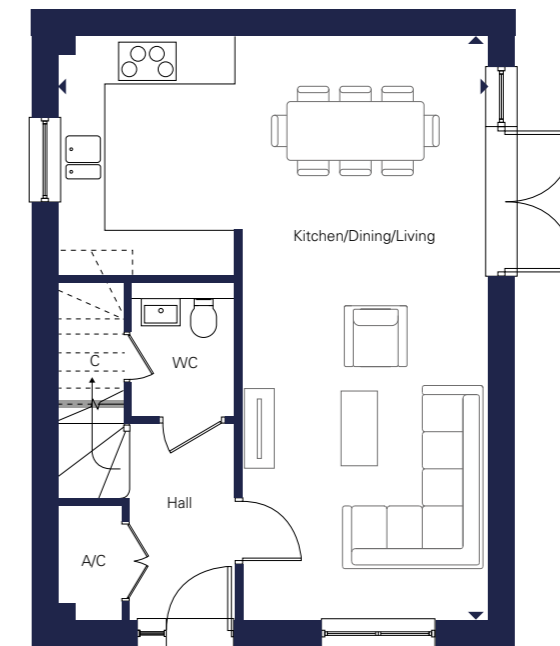
Plots 363, 376*, 393* & 412*



First Floor



Second Floor



Ground Floor

Ground Floor

Kitchen/Dining/Living
5.95m x 8.10m 19'6" x 26'6"

First Floor

Family Room
3.65m x 4.20m 11'11" x 13'9"

Bedroom 2
3.65m x 3.80m 11'11" x 12'5"

Study
2.15m x 1.60m 7'0" x 5'2"

Second Floor

Principal Bedroom
4.85m x 3.20m 15'10" x 10'5"

Bedroom 3
2.65m x 4.00m 8'8" x 13'1"

Bedroom 4
3.15m x 2.85m 10'4" x 9'4"

*Plots 376, 393 & 412 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position



Exterior brick colour varies along with roof tiles. Computer generated image of Plot 411 is indicative only.

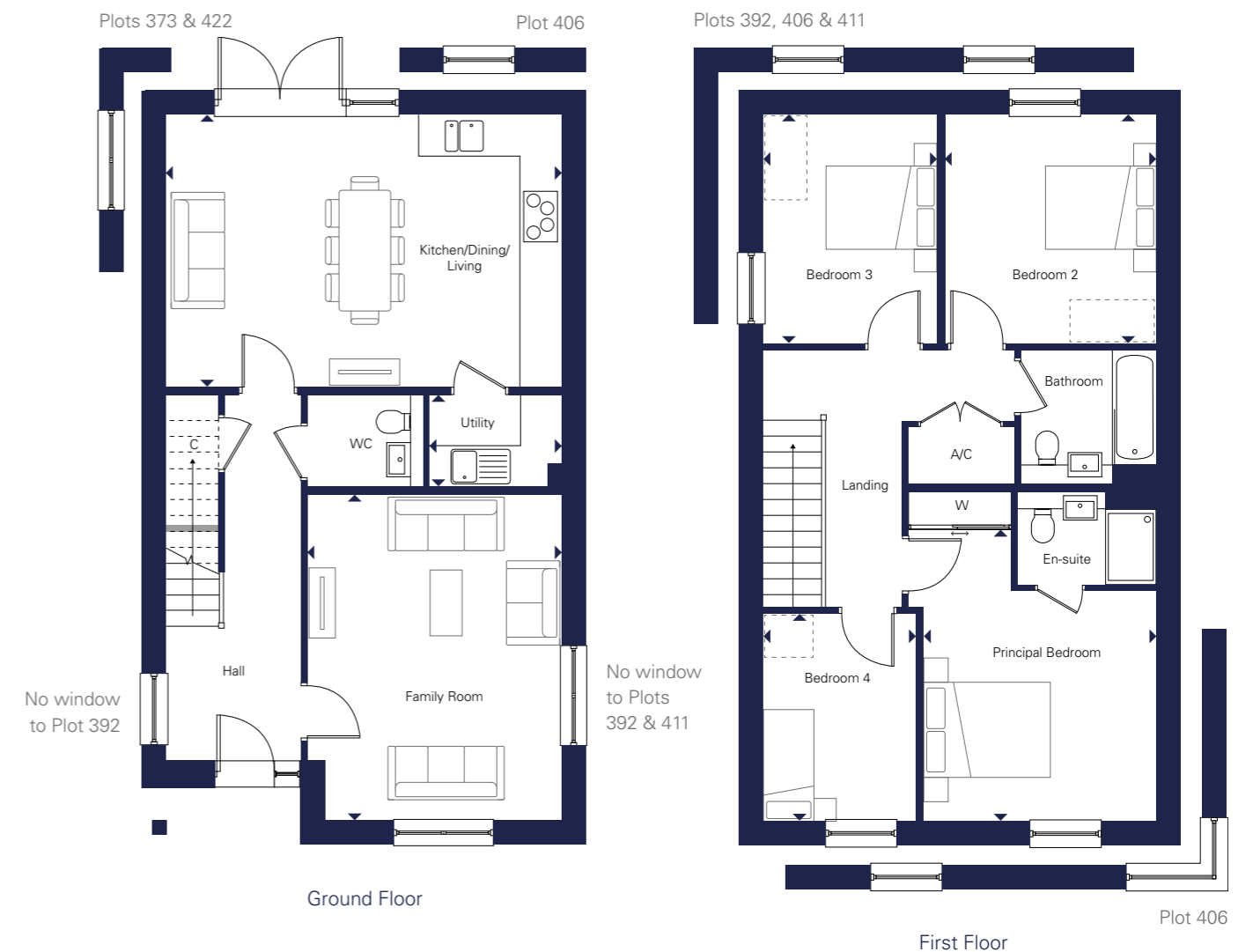
The Sycamore

FOUR BEDROOM DETACHED HOUSE – 136.3 SQ M (1,467.1 SQ FT) SINGLE GARAGE

Plots 373*, 392, 421* & 422*

FOUR BEDROOM DETACHED HOUSE – 136.2 SQ M (1,466.0 SQ FT) SINGLE GARAGE

Plots 406 & 411



Ground Floor

Kitchen/Dining/Living
6.20m x 4.30m 20'4" x 14'1"

Family Room
4.00m x 5.15m 13'1" x 16'10"

First Floor

Principal Bedroom
3.65m x 4.60m 11'11" x 15'1"

Bedroom 2
3.30m x 3.60m 10'9" x 11'9"

Bedroom 3
2.70m x 3.60m 8'10" x 11'9"

Bedroom 4
2.40m x 3.25m 7'10" x 10'7"

*Plots 373, 421 & 422 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position



Exterior brick colour varies along with roof tiles. Computer generated image of Plot 400 is indicative only.

The Lime

FIVE BEDROOM DETACHED HOUSE – 194.7 SQ M (2,095.7 SQ FT) DOUBLE GARAGE

Plots 400, 408*, 409, 418* & 419

Ground Floor

Kitchen/Dining/Living
5.75m x 5.15m 18'10" x 16'10"

Dining Room
3.55m x 4.20m 11'7" x 13'9"

Family Room
4.40m x 6.30m 14'5" x 20'8"

Utility
2.00m x 2.00m 6'6" x 6'6"

First Floor

Principal Bedroom
5.75m x 5.15m 18'10" x 16'10"

Bedroom 2
2.75m x 4.70m 9'0" x 15'5"

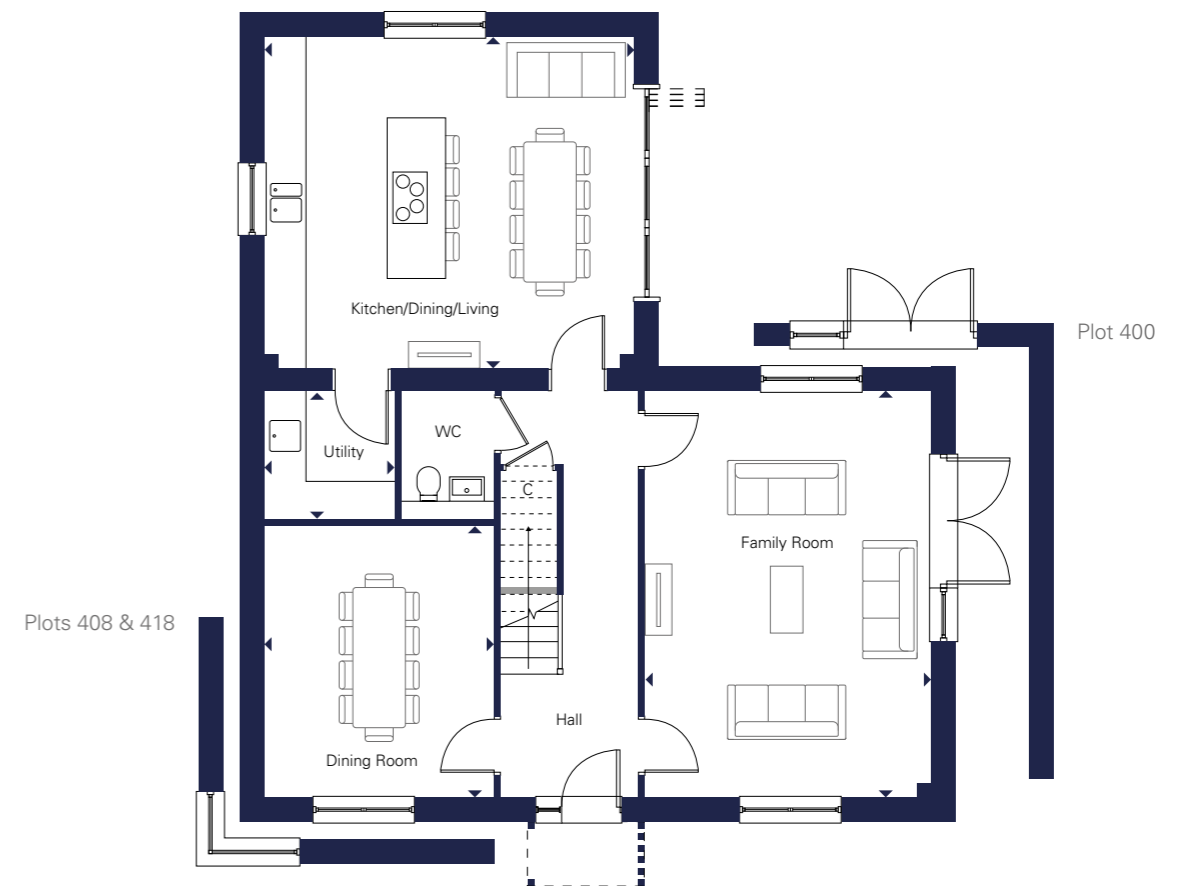
Bedroom 3
3.20m x 4.00m 10'5" x 13'1"

Bedroom 4
4.15m x 2.80m 13'7" x 9'2"

Bedroom 5
2.45m x 3.35m 8'0" x 10'11"



First Floor



Ground Floor

*Plots 408 & 418 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position



Exterior brick colour varies along with roof tiles. Computer generated image of Plot 391 is indicative only.

The Holly

FIVE BEDROOM DETACHED HOUSE – 211.8 SQ M (2,279.8 SQ FT) DOUBLE GARAGE

Plots 385*, 388, 391, 401 & 403*

Ground Floor

Kitchen/Dining/Living
5.85m x 6.85m 19'2" x 22'5"

Utility
1.65m x 2.05m 5'4" x 6'8"

Snug
3.75m x 3.35m 12'3" x 10'11"

First Floor

Principal Bedroom
3.75m x 5.20m 12'3" x 17'0"

Family Room
5.30m x 5.75m 17'4" x 18'10"

Bedroom 3
3.75m x 3.25m 12'3" x 10'7"

Second Floor

Bedroom 2
5.85m x 2.95m 19'2" x 9'8"

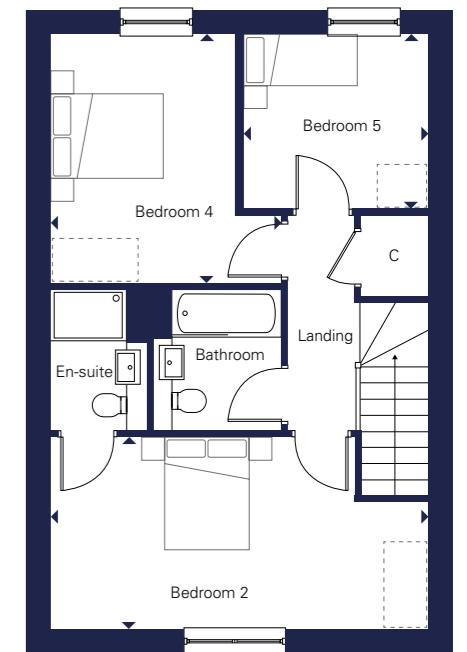
Bedroom 4
3.60m x 3.80m 11'9" x 12'5"

Bedroom 5
2.85m x 2.70m 9'4" x 8'10"

Plots 385,
391, 401
& 403

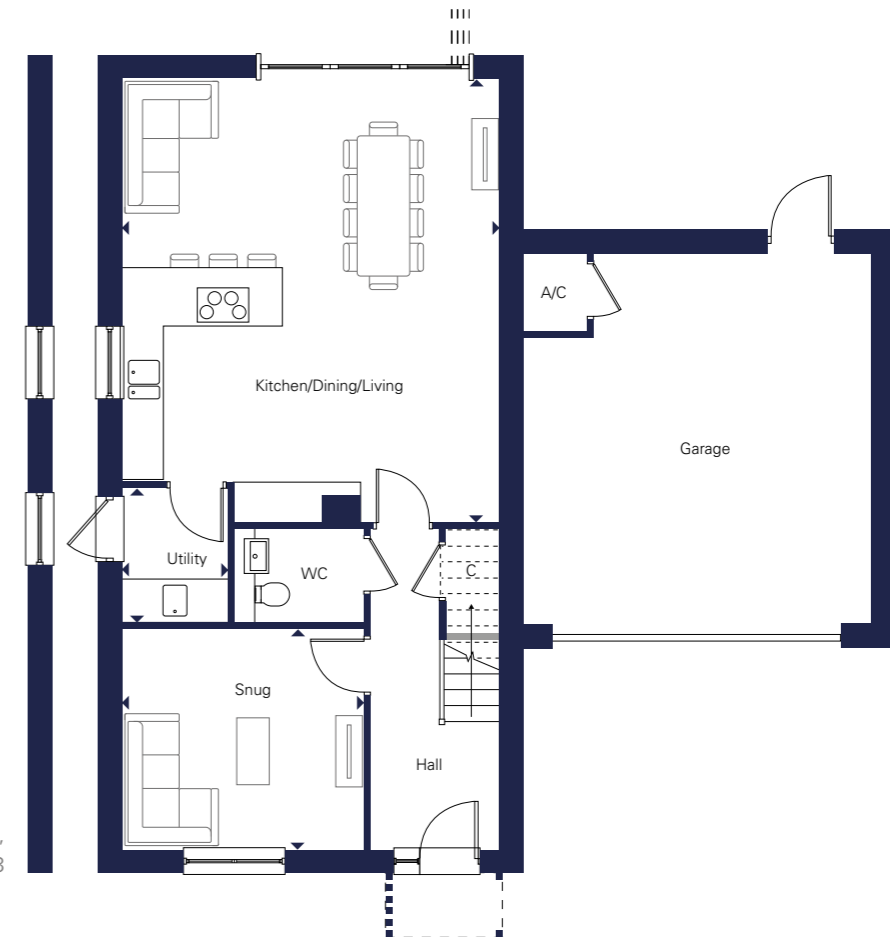


First Floor



Second Floor

Plots 385,
391 & 403



Ground Floor

*Plots 385 & 403 handed to floorplan shown

C Cupboard W Wardrobe A/C Airing Cupboard [] Indicative wardrobe position



Exterior brick colour varies along with roof tiles. Computer generated image of Plot 402 is indicative only.

The Lavender

FIVE BEDROOM DETACHED HOUSE – 213.3 SQ M (2,295.9 SQ FT) DOUBLE GARAGE

Plots 386, 387*, 389*, 390* & 402

Ground Floor

Kitchen/Dining/Living
5.85m x 6.85m 19'2" x 22'5"

Utility
1.65m x 2.05m 5'4" x 6'8"

Snug
3.75m x 3.35m 12'3" x 10'11"

First Floor

Principal Bedroom
3.75m x 5.20m 12'3" x 17'0"

Family Room
5.30m x 5.75m 17'4" x 18'10"

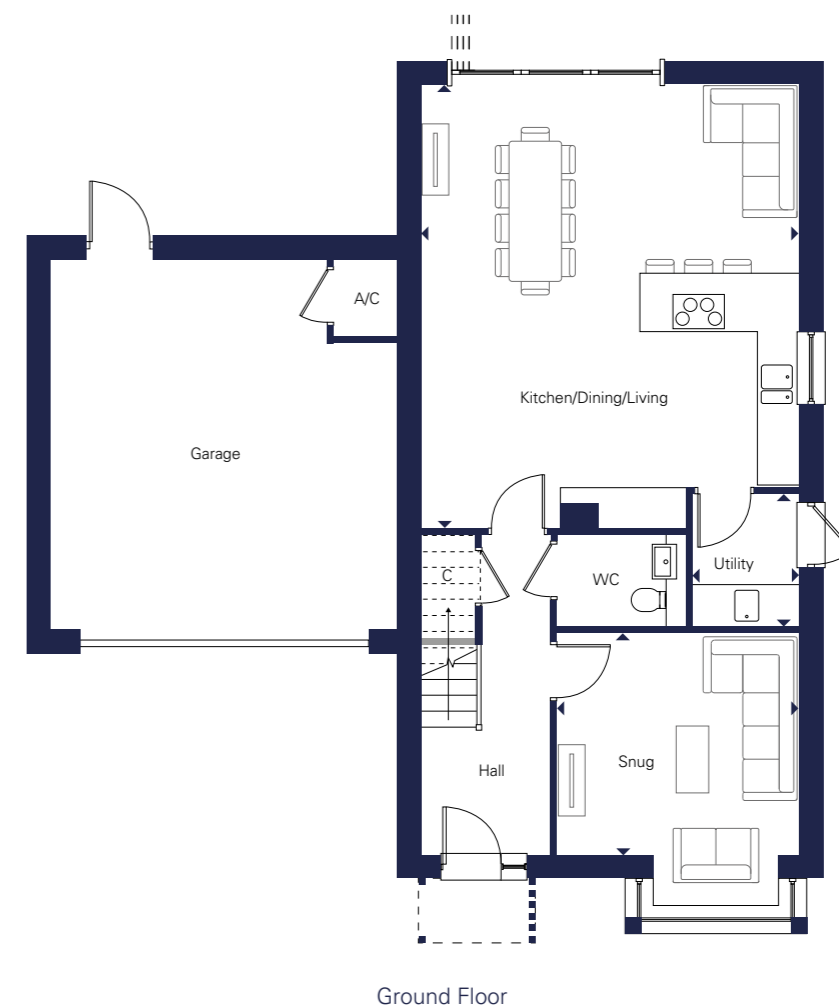
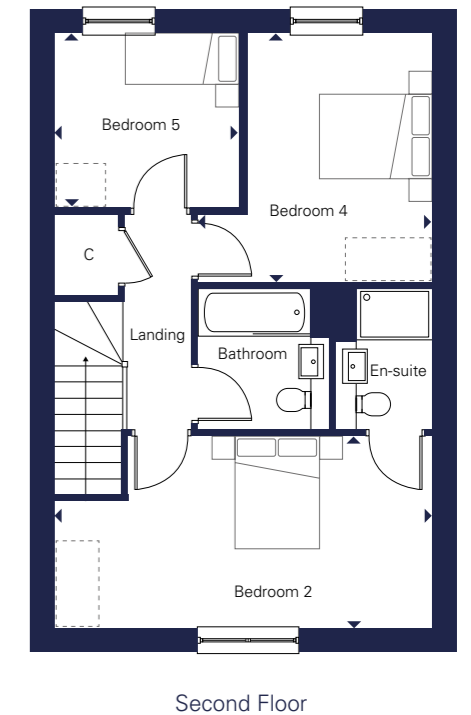
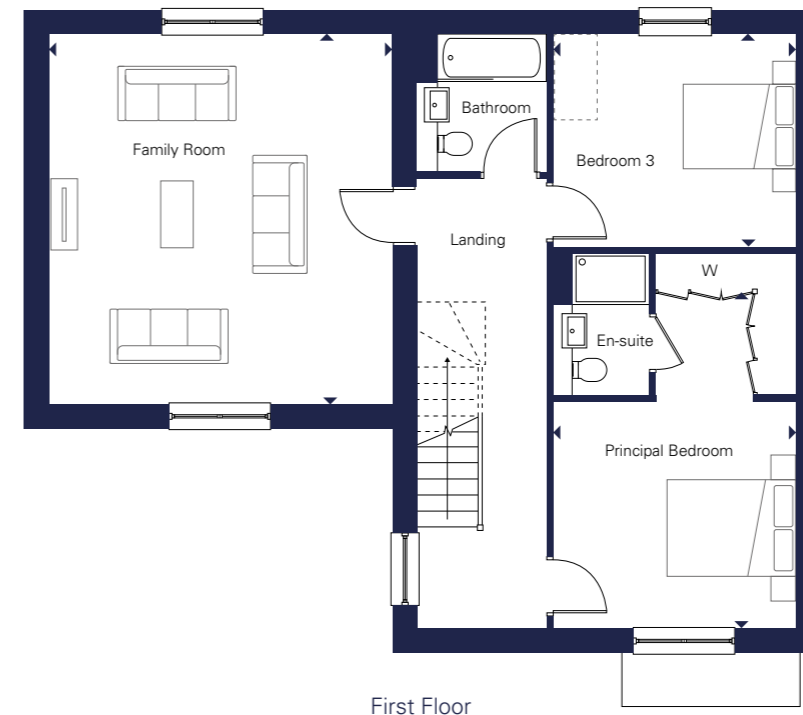
Bedroom 3
3.75m x 3.25m 12'3" x 10'7"

Second Floor

Bedroom 2
5.85m x 2.95m 19'2" x 9'8"

Bedroom 4
3.60m x 3.80m 11'9" x 12'5"

Bedroom 5
2.85m x 2.70m 9'4" x 8'10"



*Plots 387, 389 & 390 handed to floorplan shown

Specification

Kitchen

- Matt finish handleless units with soft close to doors and drawers
- Caesarstone worktops with matching upstand and splashback behind hob (where applicable)
- Induction hob (with integrated extractor where on island or peninsula)
- Integrated single oven
- Integrated microwave
- **Integrated combi oven/microwave***
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer where in kitchen or freestanding where in utility cupboard
- Integrated cooker hood (except where hob on island or peninsula)
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units

Kitchen designs and layouts vary; please speak to our Sales Team for further information

Utility Room

- Matt finish handleless units with soft close hinges to doors
- Slimline laminate worktop with matching upstand
- **Caesarstone worktop with matching upstand***
- Stainless steel sink with brushed steel mixer tap
- Freestanding washer/dryer
- **Freestanding washing machine and condenser dryer***

Utility room designs and layouts vary; please speak to our Sales Team for further information

En-suites

- Low profile shower tray with glass shower door
- Feature mirror with shelf (to principal en-suite only)
- **Feature mirror and cabinet with LED lighting (to principal en-suite only – where layouts allow)***
- Large format wall and floor tiles
- Heated chrome towel rail

Bathroom

- Bath with shower over and glass screen
- Bath panel to match vanity tops
- Feature mirror with shelf
- **Feature mirror, with shelf and cabinet with LED lighting***
- Large format wall and floor tiles
- Heated chrome towel rail

Decorative Finishes

- White painted timber staircase with carpeted treads and risers
- White flush internal doors with dual finish ironmongery
- Built-in mirrored wardrobe with sliding doors to principal bedroom
- **Built-in wardrobe with hinged doors and LED lighting to principal bedroom***
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

Floor Finishes

- Amtico flooring throughout ground floor
- Carpet to stairs, landings, upper floor family rooms and all bedrooms
- Large format tiles to bathrooms and en-suites

Doors and Windows

- Composite front door with multi-point locking system
- High efficiency double glazed aluminium/timber composite windows with matching patio doors finished white inside
- **Bi-fold patio doors where shown on floorplan***
- Skylights where shown on floorplan
- **Electrically controlled garage door, colour to match front door***
- Garages and carports are plot specific (see site layout for reference)

Electrical

- Downlights to entrance hall, open plan kitchen/dining/living rooms, utility, WC, bathroom, en-suites
- **Additional downlights to principal bedroom***
- Pendant fittings to separate family room, dining room, study, snug, landings, and bedrooms (except principal bedroom to upgraded plots)
- LED feature lighting to wall units in kitchen
- **Electrical sockets with USB port to kitchen, study and principal bedroom***
- Shaver sockets to bathroom and en-suites
- TV, BT and data points to selected locations
- Wiring for customer's own broadband connection
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garages
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel

Heating and Water

- Underfloor heating to ground floor, radiators to upper floors
- Heated chrome towel rails to bathroom and en-suites
- Air source heat pump
- Hot water storage tank

External Finishes

- Landscaping to front garden (where applicable)
- Garden shed to homes with car port only
- Turf to rear garden
- Paved patios
- External tap and power socket
- PV panels (to selected plots)

Construction

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior material treatments comprise a variety of coloured brick with tile hanging to selected plots and grey or red roof tiles

Warranty

- 10 year NHBC warranty

***Bold items are part of an upgraded specification: Plots 325-333, 385-391, 400-403, 408, 409, 418 & 419.**

An Estate Management Company has been set up at Marleigh and will be responsible for the management and maintenance of the external communal areas on the estate, including the green open spaces, play areas, unadopted estate roads and footpaths.

The Land Trust have been appointed on behalf of the Estate Management Company to deliver the estate management service and all homeowners at Marleigh will be required to contribute an equal share towards the cost of the management and maintenance of the estate, which will be collected by The Land Trust in the form of an annual estate charge.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

Proudly brought to you by

The Hill Group

Hill is an award-winning housebuilder and one of the leading developers in London, the home counties, and the South.

The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise. It is now in the process of opening new regional offices to facilitate growth in the Midlands.

In its 24th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

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

Hill anticipates completing over 3,000 homes by the close of its current financial year and has a controlled land bank with planning consent for over 8,500 units. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed titles of WhatHouse? Housebuilder of the Year in 2015, 2020, and most recently in 2023, when it also won the Best Large Housebuilder accolade in its first year entering the category. Rubicon, Hill's innovative and beautifully designed development at Knights Park in Eddington, Cambridge, has been recognised with four prestigious WhatHouse? Awards in 2023, including

gold awards for Best Development and Best Exterior Design. Rubicon also won Best Design for Four Storeys or More at the 2023 Housebuilder Awards. The Beech, a stunning contemporary home at Marleigh, won the Best Family Home award at the Evening Standard New Homes Awards 2023 and silver in the Best House category at the WhatHouse? Awards in the same year.

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past six years.

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

Marshall

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

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

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

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

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