

RAYNERS
GREEN

FORDHAM



RAYNERS GREEN: THE PERFECT PLACE TO GROW

From the green open spaces which greet you at the entrance to Rayners Green, to its boundaries of mature trees and views of rural Cambridgeshire's iconic big skies, it is clear that this is a community with an emphasis on landscaping and nature. Rayners Green is a proud collaboration between Hill – the award-winning developers known for creating homes and communities in harmony with their surroundings – and Scotsdales, the local leading garden centre and plant experts.

All 68 new two, three and four-bedroom homes have been designed to complement the existing architecture in the historic, thriving village of Fordham. The unique location and environment has inspired this community – from the leafy shared streets to your home and garden with its sense of space, and character-touches such as bay windows and pitched roofs.

The village of Fordham has everything you need day-to-day – and quite a few unexpected hidden gems including a Michelin-featured restaurant, an outstanding school and an active community. When you need to venture further afield, you have an array of superb rail and road links in all directions for days out and comfortable commuting. All of this, plus gardening experts on your doorstep, makes Rayners Green the perfect place for you to grow.

A THRIVING COMMUNITY OF MAKERS, CREATORS AND EDUCATORS



At first glance, Fordham is the quintessential Cambridgeshire village, with its pretty thatched cottages, duck pond and historic public houses. It is also home to a thriving community and some of the region's lesser-known treasures – such as Fordham primary school – rated Outstanding by Ofsted, Michelin-guide featured restaurant and the boutique Hat Shop, perfect for browsing for that special event at the world-famous Newmarket racecourse. There are weekly events for all ages at Fordham's Victoria Hall, a Georgian manor house and gardens. Fordham Abbey is also home to the UK's first Sake brewery and centre for Japanese Culture, while Fordham Woods are a designated biological site of special interest due to the rare flora and fauna there. Everything you need is on your doorstep, from the local Co-op to the traditional butchers. When you don't want the hassle of cooking, or want an impromptu evening out, local pubs The Crown and The Chequers provide traditional pub food – the latter also providing takeaway Indian meals – and both run regular community events. For special occasions The White Pheasant – featured in The Good Food Guide and The Michelin Guide – is well-known in the region for fine dining using local seasonal ingredients. And of course, Scotsdales Garden Centre is literally on your doorstep, with its beautiful arrangements of plants, flowers and gifts as well as its Sunflower café. When you need to venture further afield, you couldn't be better placed...

Left to right: The White Pheasant; Fordham village sign; Bridge over River Snail; Scotsdales Garden Centre





FROM A DAY AT THE RACES TO YOUR DAILY COMMUTE



From a day at the races to your daily commute, your new home at Rayners Green could not be more perfectly positioned.

Newmarket is under five miles away with its thriving town, its world-famous racecourse and its train station where you can catch regular railway services to Cambridge, Stansted Airport, Norwich, London King's Cross, Peterborough and Ipswich. Ely is less than 10 miles away, with its iconic cathedral, pretty scenery and numerous shops and eateries.

The beautiful architecture and world-class shopping, culture and leisure facilities of Cambridge are less than 20 miles way – perfect for days out or daily commuting. The Park and Ride on Newmarket Road takes the hassle of parking away and makes visiting this wonderful city even easier. Cambridge is also home to major employers, such as Addenbrooke's Hospital and the Cambridge Biomedical Campus, occupied by organisations such as AstraZeneca, GSK, Abcam and CRUK.

When you need the car, the A14 (approximately three miles) and the A11 (approximately six miles) are all within easy reach of Fordham, taking you directly north, south, east or west. Fordham also has shared cycle routes which link to national routes taking you into Cambridge, Ely and the wider network.

For days out further afield, Thetford Forest is just over 20 miles away with its excellent walking and bike trails, and the brilliant shopping and eateries of Bury St Edmunds are also less than 20 miles from your door.

Rayners Green offers you the peace of village life with an abundance of things to do when you are ready for a change of pace. It is the perfect place to grow.

Distances are courtesy of Google Maps, are approximate only and are not necessarily direct routes

Left to right: Newmarket Training Grounds; Ely Cathedral; Thetford Forest; River Cam, Cambridge



SITE PLAN

- 2 BEDROOM SEMI-DETACHED HOUSE
- 3 BEDROOM SEMI-DETACHED HOUSE
- 3 BEDROOM DETACHED HOUSE
- 4 BEDROOM SEMI-DETACHED HOUSE
- 4 BEDROOM DETACHED HOUSE
- RETAIL PREMISES
- £100k HOMES - Please ask the sales team for more information
- Homes and apartments available through East Cambridgeshire Council
- Homes in review for future development

- Brick wall
- Timber post and rail fence with stock proof mesh to lower half
- Timber fence
- Bollards
- S Substation
- P Pumping station
- ▽ Visitor parking

Site plan is indicative only and may be subject to change.



Computer generated image depicts plots 21 & 20 – INSET: Computer generated image depicts plots 18 & 17

THE WILLOW

PLOTS 17*, 18, 20*, 21, 54*, 55, 56*, 57, 81* & 82

2 BEDROOM SEMI-DETACHED HOUSE

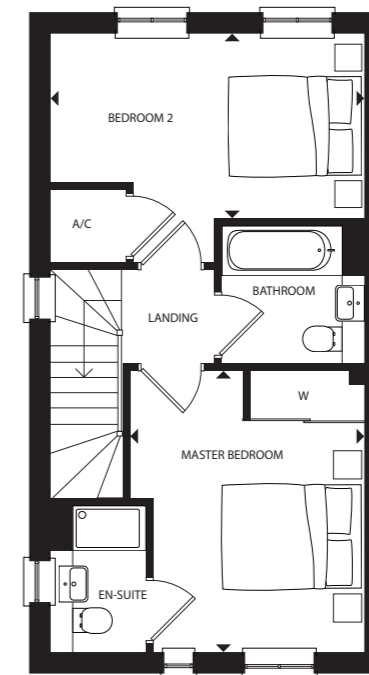
GROUND FLOOR

Kitchen	3.60m x 2.05m	11'8" x 6'7"
Living / Dining Room	4.30m x 4.80m	14'1" x 15'7"

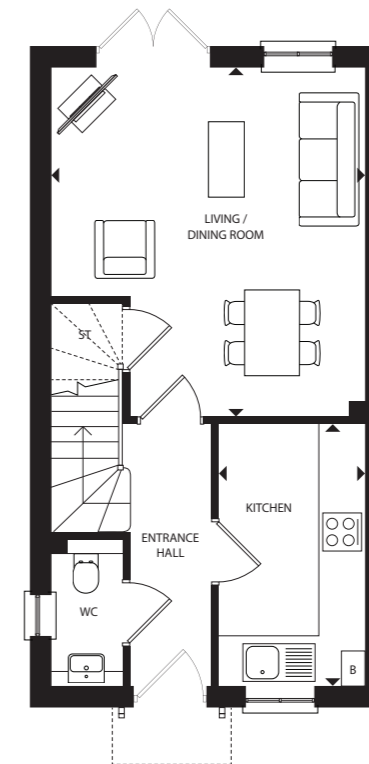
FIRST FLOOR

Master Bedroom	3.20m x 3.85m	10'5" x 12'6"
Bedroom 2	4.30m x 2.45m	14'1" x 8'0"

* Plots 17, 20, 54, 56 & 81 are handed to floor plans shown.



FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD

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.



Computer generated image depicts plots 60 & 59 – INSET: Computer generated image depicts plots 23 & 22

THE YEW

PLOTS 22*, 23, 59*, 60, 79*, 80

3 BEDROOM SEMI-DETACHED HOUSE

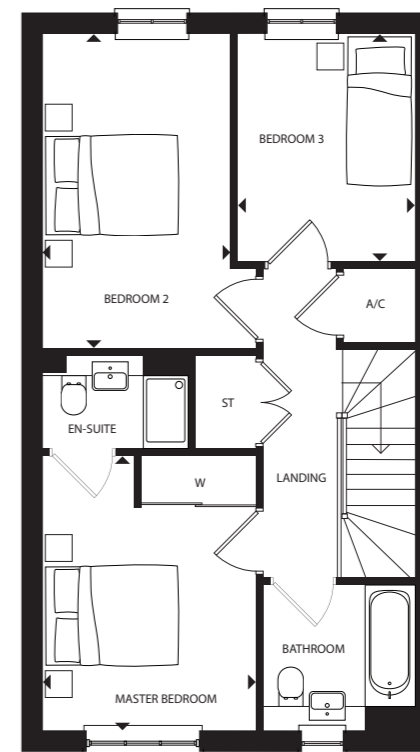
GROUND FLOOR

Kitchen / Dining Room	4.00m x 5.40m	13'1" x 17'7"
Living Room	5.05m x 4.20m	16'6" x 13'8"

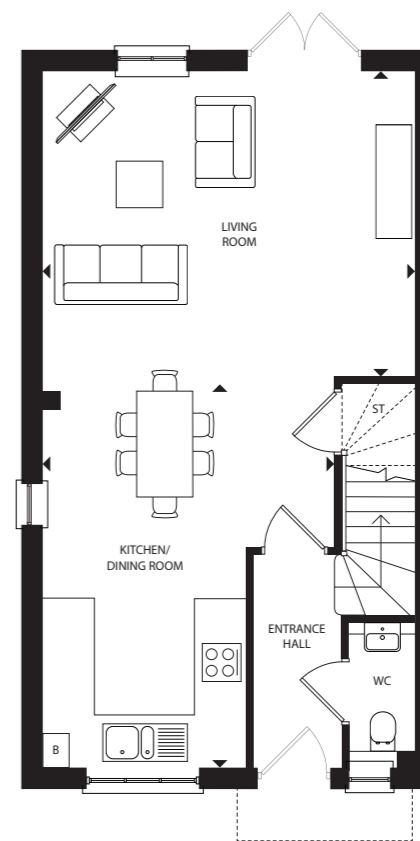
FIRST FLOOR

Master Bedroom	2.90m x 3.80m	9'5" x 12'5"
Bedroom 2	2.60m x 4.30m	8'5" x 14'1"
Bedroom 3	2.35m x 3.10m	7'7" x 10'2"

* Plots 22, 59 & 79 are handed to floor plans shown.



FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD

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Computer generated image depicts plots 45 & 44

THE ROWAN

PLOTS 44*, 45, 46*, 47, 50*, 51, 74*, 75, 85*, 86, 87* & 88

3 BEDROOM SEMI-DETACHED HOUSE

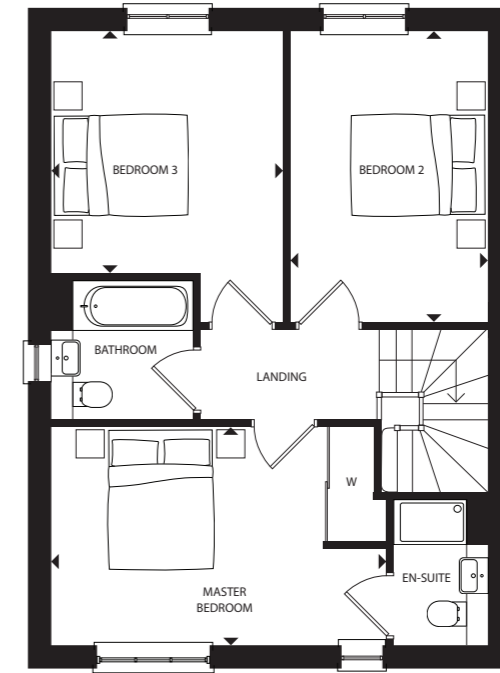
GROUND FLOOR

Kitchen / Breakfast Room	3.55m x 4.35m	11'6" x 14'3"
Living / Dining Room	6.10m x 4.00m	20'0" x 13'1"

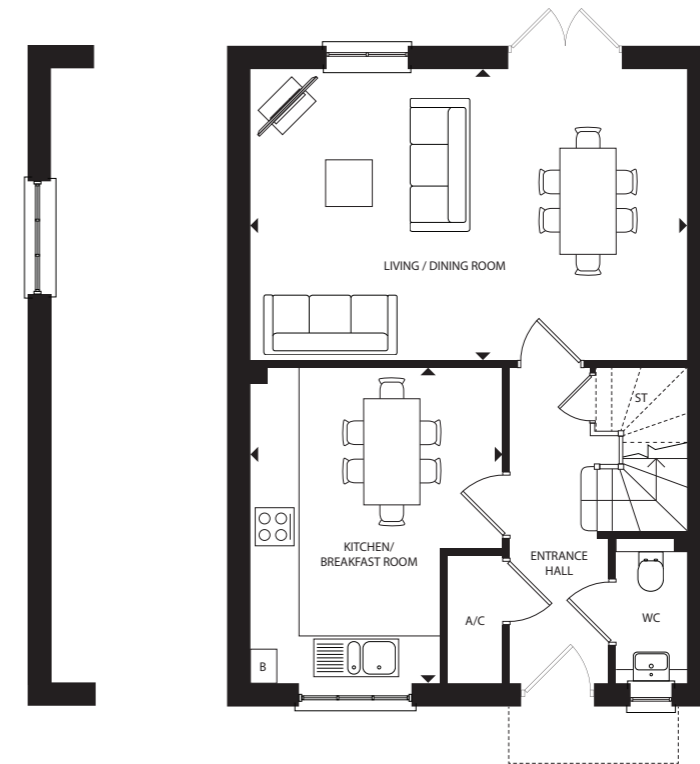
FIRST FLOOR

Master Bedroom	4.70m x 3.00m	15'4" x 9'8"
Bedroom 2	2.80m x 4.05m	9'2" x 13'3"
Bedroom 3	3.15m x 3.30m	10'3" x 10'8"

* Plots 44, 46, 50, 74, 85 & 87 are handed to floor plans shown.



FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD

Plot 86 features an alternative window layout

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Computer generated image depicts plot 53 – INSET: Computer generated image depicts plot 26

THE ASPEN

PLOTS 26* & 53

3 BEDROOM HOUSE**

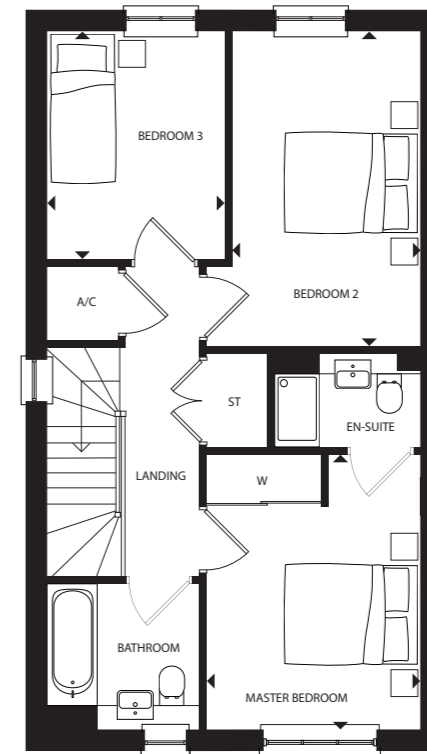
GROUND FLOOR

Kitchen / Dining Room	4.05m x 5.40m	13'3" x 17'7"
Living Room	5.10m x 4.20m	16'7" x 13'8"

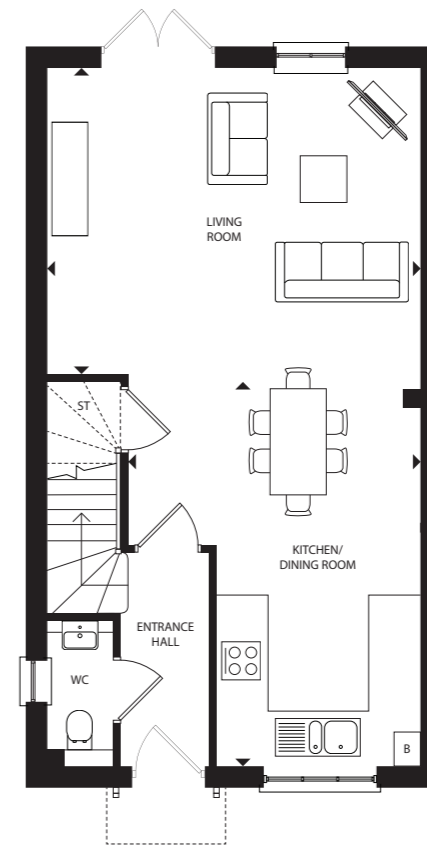
FIRST FLOOR

Master Bedroom	2.95m x 3.80m	9'7" x 12'5"
Bedroom 2	2.60m x 4.30m	8'5" x 14'1"
Bedroom 3	2.40m x 3.10m	7'9" x 10'2"

* Plot 26 is handed to floor plans shown.
 ** Plot 53 is detached and plot 26 is semi-detached



FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD

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Computer generated image depicts plot 43

THE BIRCH

PLOT 43

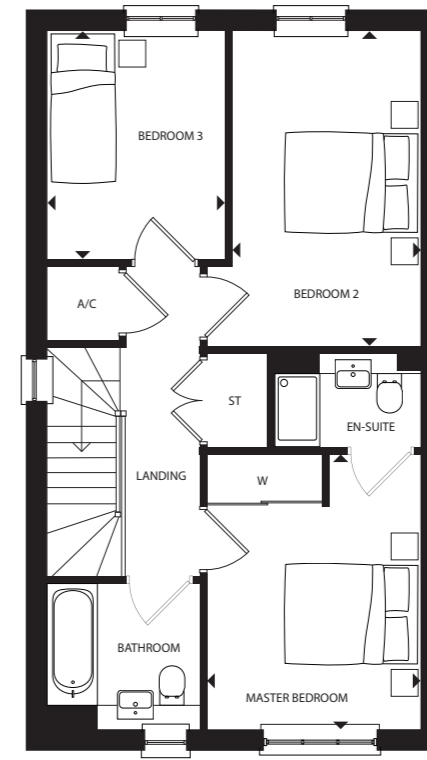
3 BEDROOM DETACHED HOUSE

GROUND FLOOR

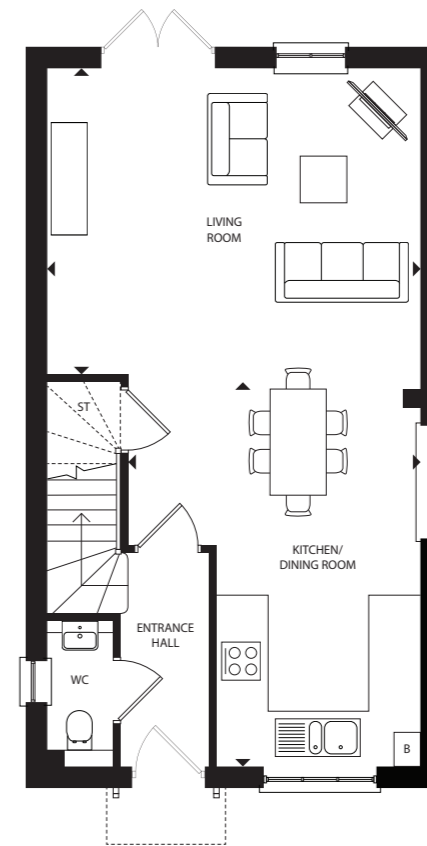
Kitchen / Dining Room	4.05m x 5.40m	13'3" x 17'7"
Living Room	5.10m x 4.20m	16'7" x 13'8"

FIRST FLOOR

Master Bedroom	2.95m x 3.80m	9'7" x 12'5"
Bedroom 2	2.60m x 4.30m	8'5" x 14'1"
Bedroom 3	2.40m x 3.10m	7'9" x 10'2"



FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD

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Computer generated image depicts plot 61

THE HAZEL

PLOTS 24, 25*, 42, 58, 61 & 66**

3 BEDROOM DETACHED HOUSE

GROUND FLOOR

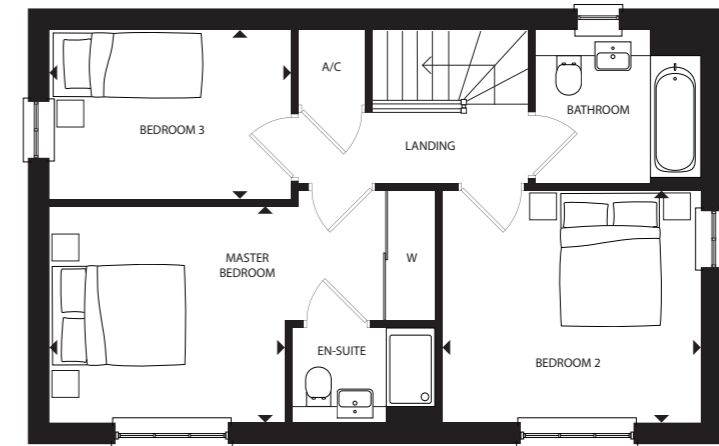
Kitchen / Dining Room	3.10m x 5.35m	10'2" x 17'6"
Living Room	3.30m x 5.35m	10'8" x 17'6"

FIRST FLOOR

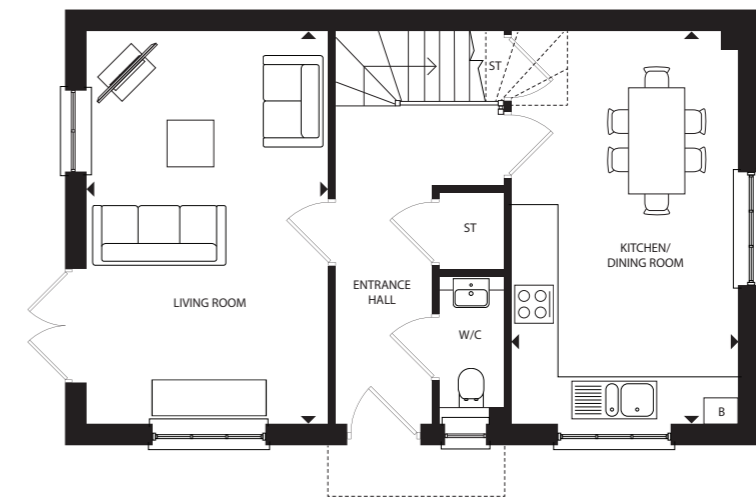
Master Bedroom	3.20m x 2.95m	10'5" x 9'7"
Bedroom 2	3.50m x 3.15m	11'5" x 10'3"
Bedroom 3	3.30m x 2.30m	10'8" x 7'5"

* Plot 25 is handed to floor plans shown.

**Window and door arrangements for plot 66 differ from those shown - please speak to the sales team for more information



FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD

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Computer generated image depicts plot 16 – INSET: Computer generated image depicts plot 93

THE ELM

PLOTS 16, 49*, 52*, 76, 78, 83, 84 & 93*

3 BEDROOM DETACHED HOUSE

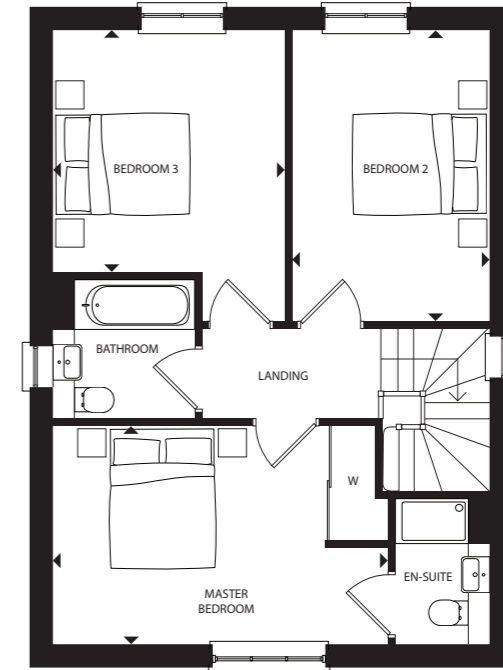
GROUND FLOOR

Kitchen / Breakfast Room	3.45m x 4.35m	11'3" x 14'3"
Living / Dining Room	6.00m x 4.00m	19'7" x 13'1"

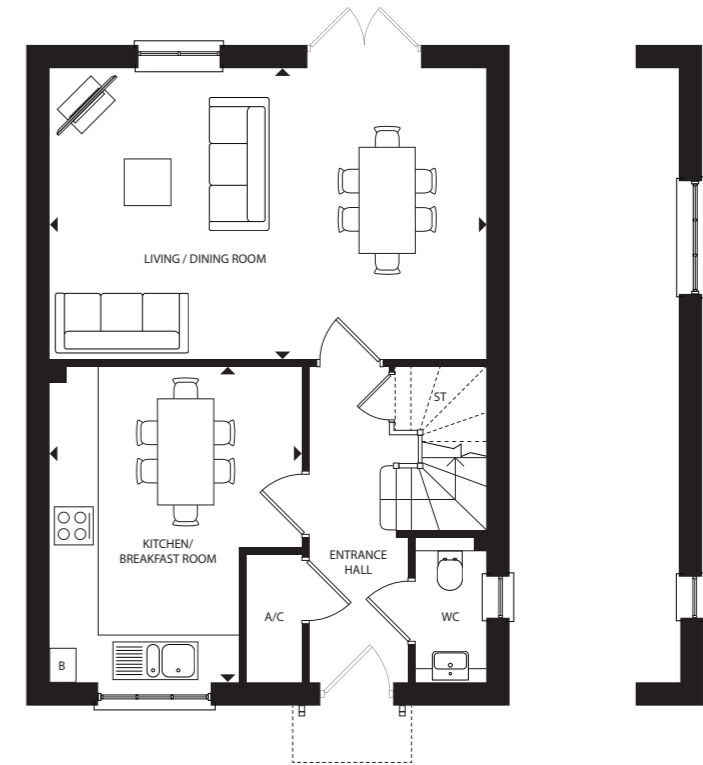
FIRST FLOOR

Master Bedroom	4.65m x 3.00m	15'3" x 9'8"
Bedroom 2	3.15m x 3.30m	10'3" x 10'8"
Bedroom 3	2.75m x 4.05m	9'0" x 13'3"

* Plots 49, 52 & 93 are handed to floor plans shown.



FIRST FLOOR



GROUND FLOOR

Plots 52*, 78 and 83 feature an alternative window layout

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD

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Computer generated image depicts plot 92

THE MAPLE

PLOTS 91* & 92

4 BEDROOM SEMI-DETACHED HOUSE

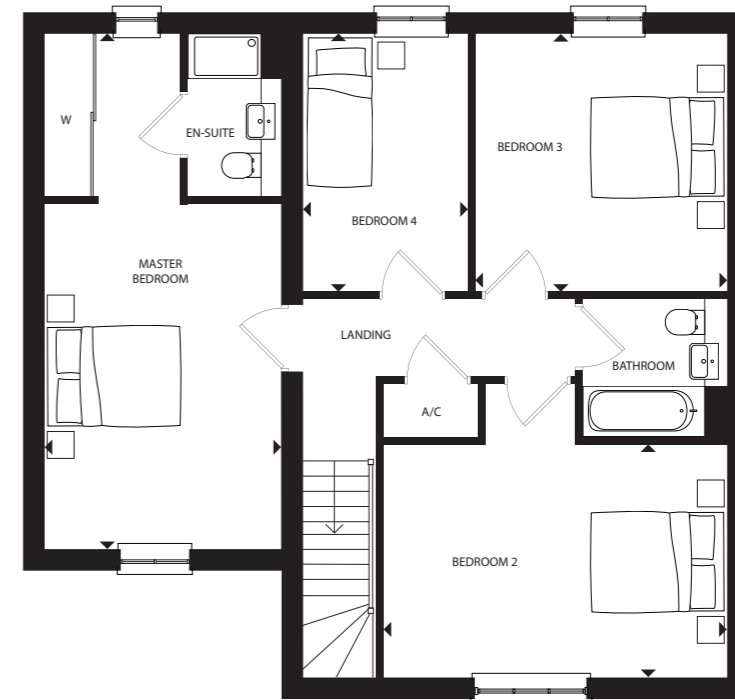
GROUND FLOOR

Kitchen / Breakfast Room	3.60m x 4.35m	11'8" x 14'3"
Living / Dining Room	5.80m x 4.35m	19'0" x 14'3"

FIRST FLOOR

Master Bedroom	3.20m x 7.05m	10'5" x 23'1"
Bedroom 2	4.70m x 3.15m	15'4" x 10'3"
Bedroom 3	3.45m x 3.50m	11'3" x 11'5"
Bedroom 4	2.25m x 3.50m	7'4" x 11'5"

* Plot 91 is handed to floor plans shown.



FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD

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Computer generated image depicts plot 15

THE BEECH

PLOTS 15, 19*, 48 & 90

4 BEDROOM DETACHED HOUSE

GROUND FLOOR

Kitchen / Breakfast Room	3.60m x 4.35m	11'8" x 14'3"
Living / Dining Room	5.80m x 4.35m	19'0" x 14'3"

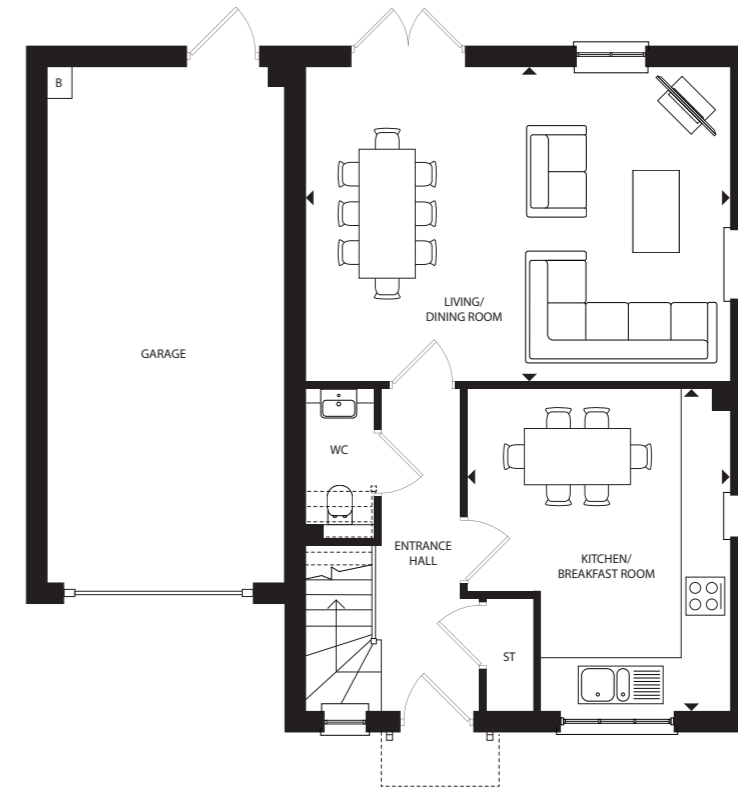
FIRST FLOOR

Master Bedroom	3.20m x 7.05m	10'5" x 23'1"
Bedroom 2	4.70m x 3.15m	15'4" x 10'3"
Bedroom 3	3.45m x 3.50m	11'3" x 11'5"
Bedroom 4	2.20m x 3.50m	7'2" x 11'5"

* Plot 19 is handed to floor plans shown.



FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD

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Computer generated image depicts plot 62 – INSET: Computer generated image depicts plot 89

THE HORNBEAM

PLOTS 62, 67, 89* & 96*

4 BEDROOM DETACHED HOUSE

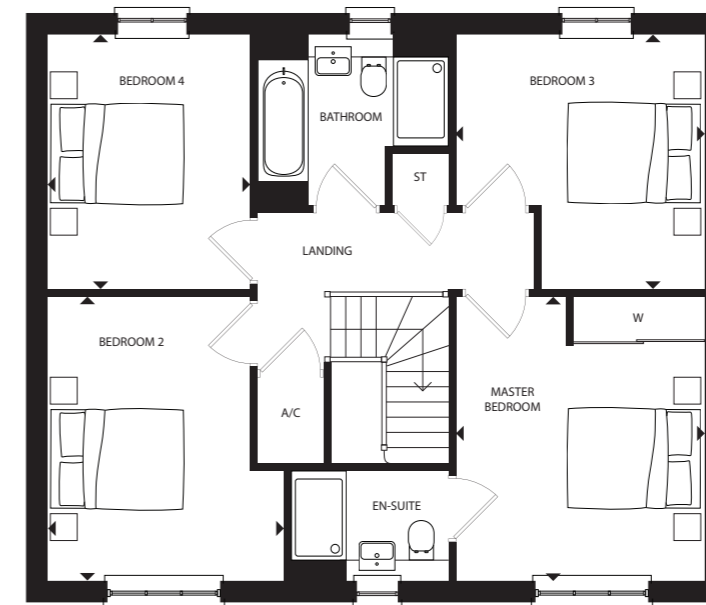
GROUND FLOOR

Kitchen / Breakfast Room	5.50m x 4.10m	18'0" x 13'5"
Living / Dining Room	3.40m x 7.45m	11'2" x 24'4"
Study	2.45m x 3.20m	8'0" x 10'5"

FIRST FLOOR

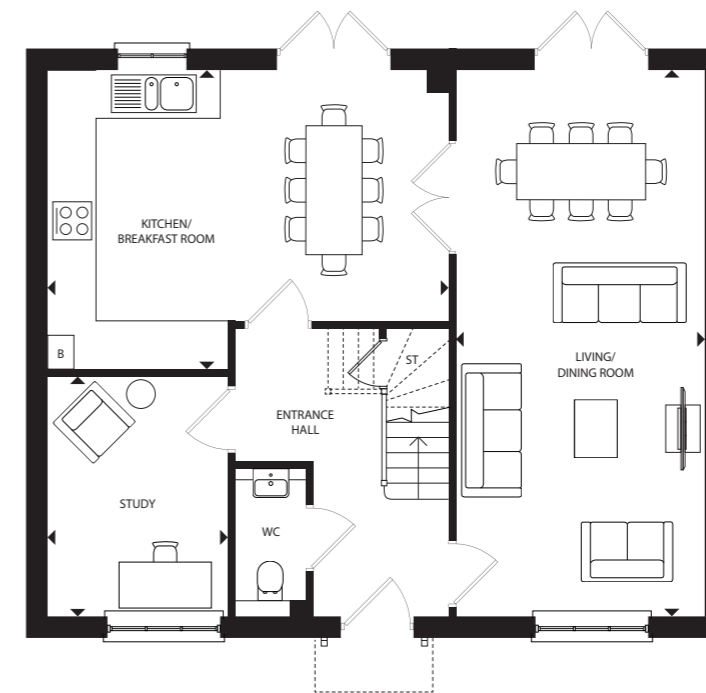
Master Bedroom	3.45m x 3.90m	11'3" x 12'8"
Bedroom 2	3.25m x 3.90m	10'7" x 12'8"
Bedroom 3	3.45m x 3.45m	11'3" x 11'3"
Bedroom 4	2.75m x 3.45m	9'0" x 11'3"

* Plots 89 & 96 are handed to floor plans shown.



FIRST FLOOR

Plots 67 & 89* feature an alternative window layout



GROUND FLOOR

Plots 67 & 89* feature an alternative window layout

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD

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Computer generated image depicts plot 73 – INSET: Computer generated image depicts plot 95

THE CHESTNUT

PLOT 73 & 95

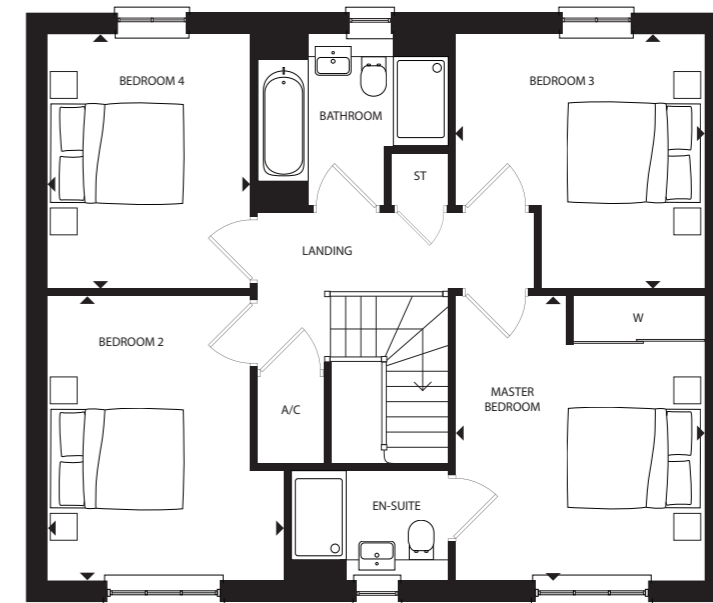
4 BEDROOM DETACHED HOUSE

GROUND FLOOR

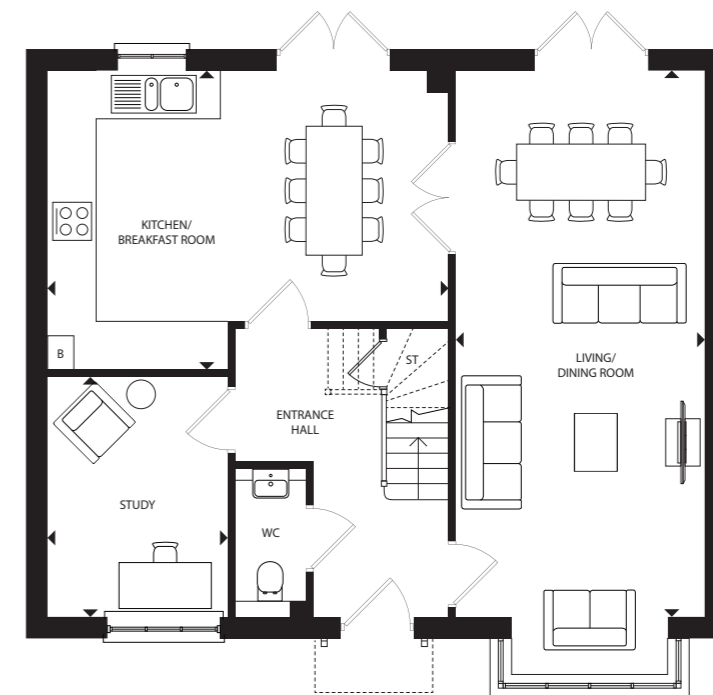
Kitchen / Breakfast Room	5.50m x 4.10m	18'0" x 13'5"
Living / Dining Room	3.40m x 7.45m	11'2" x 24'4"
Study	2.45m x 3.20m	8'0" x 10'5"

FIRST FLOOR

Master Bedroom	3.45m x 3.90m	11'3" x 12'8"
Bedroom 2	3.25m x 3.90m	10'7" x 12'8"
Bedroom 3	3.45m x 3.45m	11'3" x 11'3"
Bedroom 4	2.75m x 3.45m	9'0" x 11'3"



FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD

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Computer generated image depicts plot 72 – INSET: Computer generated image depicts plot 71

THE ALDER

PLOTS 63*, 70, 71* & 72

4 BEDROOM DETACHED HOUSE

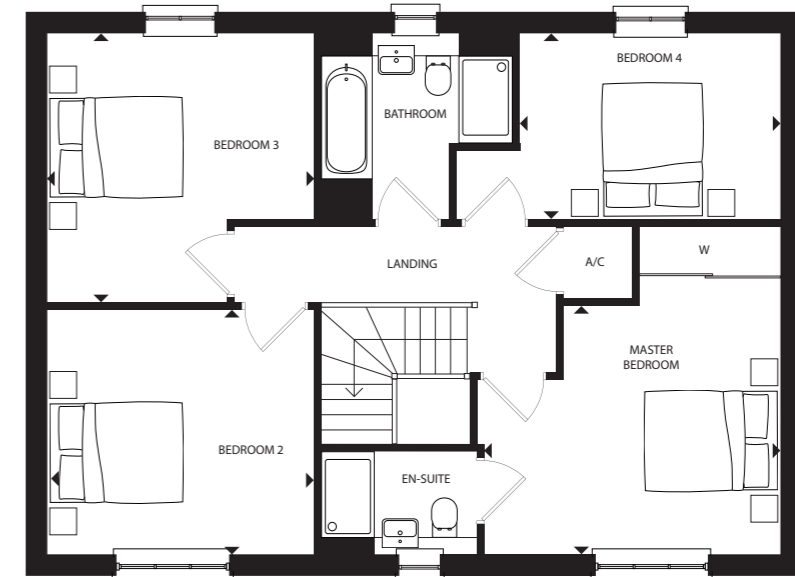
GROUND FLOOR

Kitchen / Breakfast Room	6.35m x 3.60m	20'8" x 11'8"
Living / Dining Room	3.65m x 7.25m	12'0" x 23'8"
Utility Room	2.20m x 1.95m	7'2" x 6'4"
Study	3.25m x 2.00m	10'7" x 6'6"

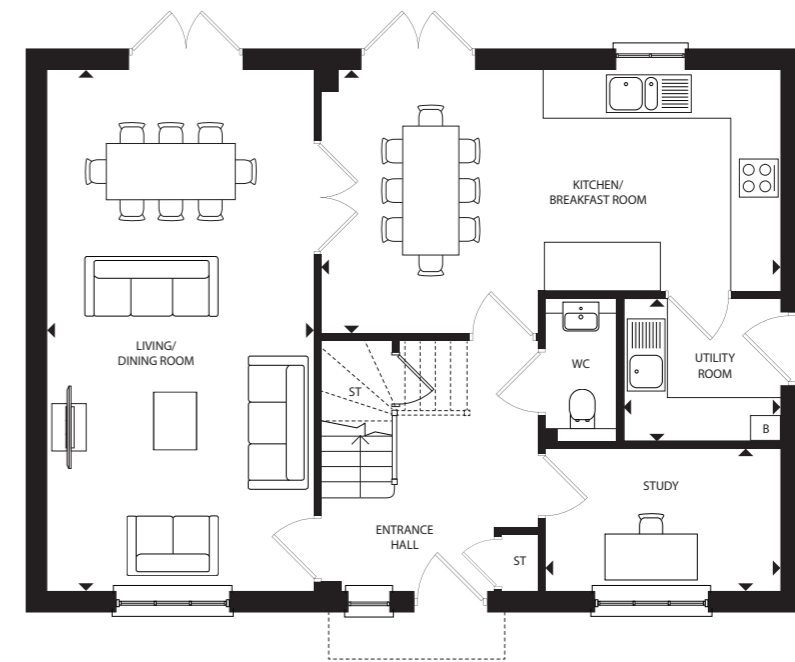
FIRST FLOOR

Master Bedroom	4.10m x 3.50m	13'5" x 11'5"
Bedroom 2	3.65m x 3.40m	12'0" x 11'2"
Bedroom 3	3.65m x 3.70m	12'0" x 12'1"
Bedroom 4	3.60m x 2.55m	11'8" x 8'4"

* Plots 63 & 71 are handed to floor plans shown.



FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD

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Computer generated image depicts plot 65

THE ASH

PLOT 65 & 68*

4 BEDROOM DETACHED HOUSE

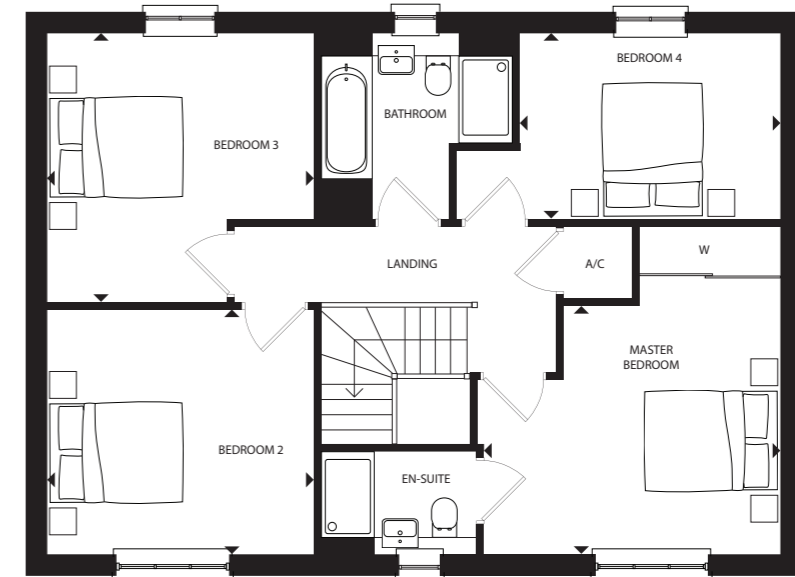
GROUND FLOOR

Kitchen / Breakfast Room	6.35m x 3.60m	20'8" x 11'8"
Living / Dining Room	3.65m x 7.25m	12'0" x 23'8"
Utility Room	2.20m x 1.95m	7'2" x 6'4"
Study	3.25m x 2.00m	10'7" x 6'6"

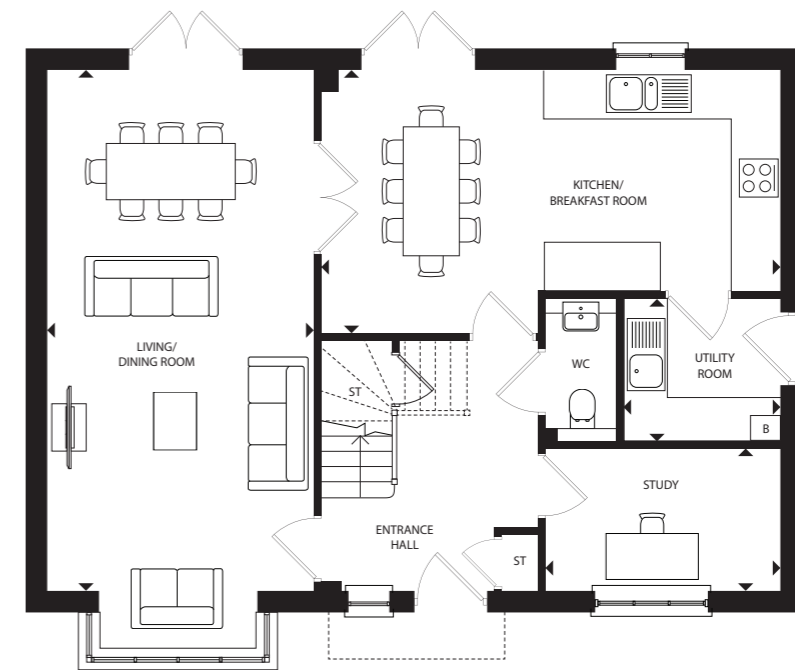
FIRST FLOOR

Master Bedroom	4.10m x 3.50m	13'5" x 11'5"
Bedroom 2	3.65m x 3.40m	12'0" x 11'2"
Bedroom 3	3.65m x 3.70m	12'0" x 12'1"
Bedroom 4	3.60m x 2.55m	11'8" x 8'4"

* Plot 68 is handed to floor plans shown.



FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD

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.



Computer generated image depicts plot 69

THE OAK

PLOT 69

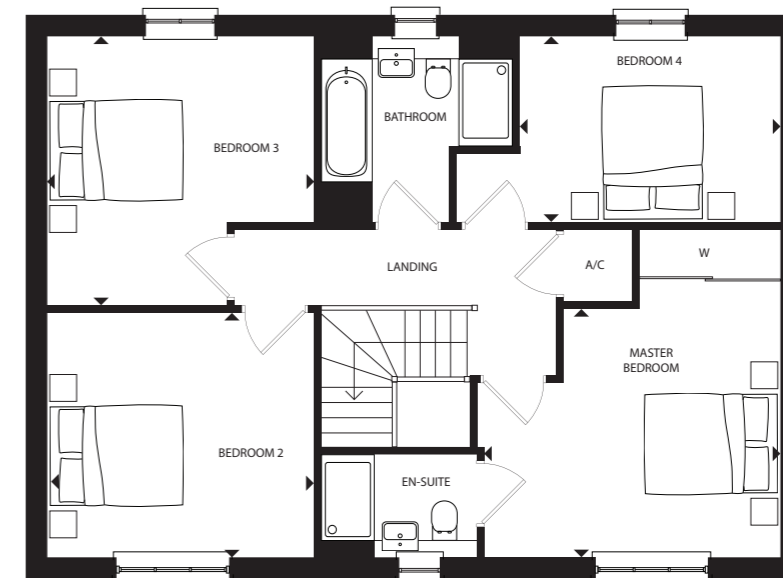
4 BEDROOM DETACHED HOUSE

GROUND FLOOR

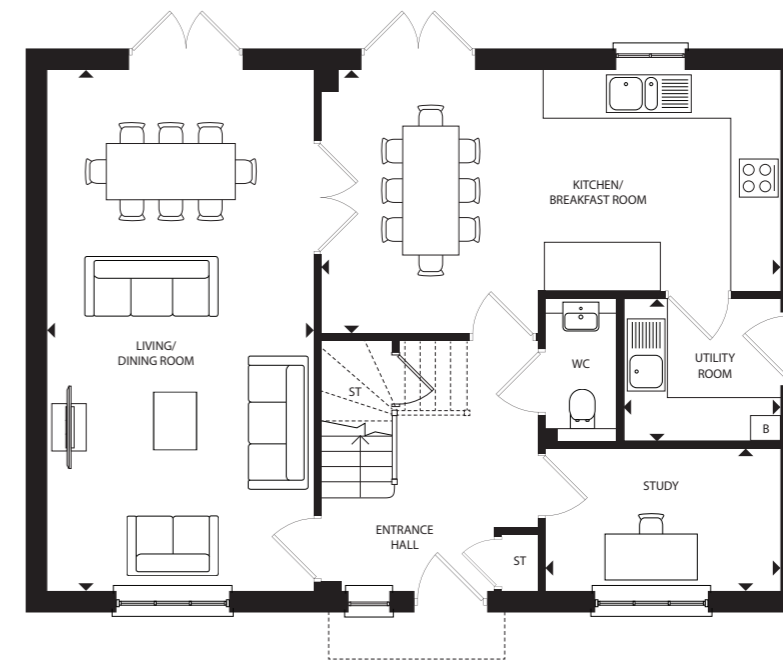
Kitchen / Breakfast Room	6.35m x 3.60m	20'8" x 11'8"
Living / Dining Room	3.65m x 7.25m	12'0" x 23'8"
Utility Room	2.20m x 1.95m	7'2" x 6'4"
Study	3.25m x 2.00m	10'7" x 6'6"

FIRST FLOOR

Master Bedroom	4.10m x 3.50m	13'5" x 11'5"
Bedroom 2	3.65m x 3.40m	12'0" x 11'2"
Bedroom 3	3.65m x 3.70m	12'0" x 12'1"
Bedroom 4	3.60m x 2.55m	11'8" x 8'4"



FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD

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Computer generated image depicts plot 64 – INSET: Computer generated image depicts plot 77

THE SYCAMORE

PLOTS 64 & 77*

4 BEDROOM DETACHED HOUSE

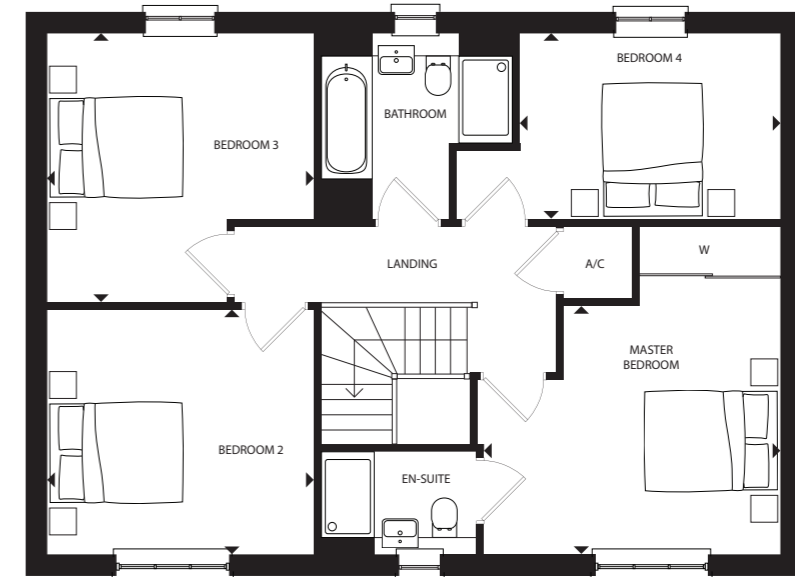
GROUND FLOOR

Kitchen / Breakfast Room	6.35m x 3.60m	20'8" x 11'8"
Living / Dining Room	3.65m x 7.25m	12'0" x 23'8"
Utility Room	2.20m x 1.95m	7'2" x 6'4"
Study	3.25m x 2.00m	10'7" x 6'6"

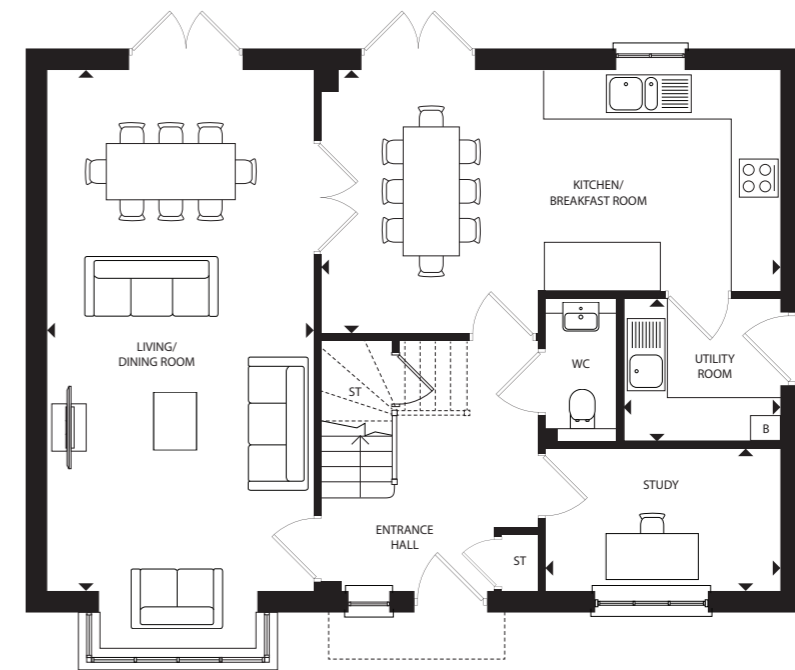
FIRST FLOOR

Master Bedroom	4.10m x 3.50m	13'5" x 11'5"
Bedroom 2	3.65m x 3.40m	12'0" x 11'2"
Bedroom 3	3.65m x 3.70m	12'0" x 12'1"
Bedroom 4	3.60m x 2.55m	11'8" x 8'4"

* Plot 77 is handed to floor plans shown.



FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - WARDROBE B - BOILER A/C - AIRING CUPBOARD

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SPECIFICATION

KITCHEN

Contemporary and stylish bespoke kitchens, each kitchen designed and specified for the individual house type and featuring high gloss doors and drawers with laminate worktops and matching upstands. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchens.

- Zanussi ceramic hob with stainless steel splashback
- Zanussi integrated single oven
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher
- Integrated cooker hood
- Blanco stainless steel sink with contemporary Blanco mixer tap
- LED feature lighting to wall units
- Soft close to doors and drawers
- Zanussi integrated washer/dryer (where no utility)

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

UTILITY ROOM (WHERE APPLICABLE)

- Units and worktops to complement kitchen
- Blanco stainless steel sink with Blanco mixer tap
- Zanussi integrated washer/dryer

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

MASTER EN-SUITE

Our elegant and stylish master en-suites feature white Ideal Standard sanitary ware and complementing taps and showers by Hansgrohe, with dark wood effect vanity tops adding a hint of sophistication.

- Low profile shower tray with glass shower door
- Dark wood effect vanity tops
- Large format wall and floor tiles
- Heated chrome towel rails

BATHROOM

Ideal Standard sanitary ware combined with Hansgrohe taps and showers are used throughout and dark wood effect vanity tops add a touch of elegance to create stunning bathrooms.

- Bath with shower over and glass screen or separate shower enclosure
- Low profile shower tray with glass shower door where applicable
- Dark wood effect vanity tops
- Large format wall and floor tiles
- Heated chrome towel rails

DECORATIVE FINISHES

To achieve a contemporary style interior, we have selected clean lines for stairs, doors, architraves and skirting, keeping everything white or in subtle colours to create a calm and tranquil environment.

- White painted timber staircase with carpeted treads and risers
- White painted flush internal doors with contemporary brushed stainless steel ironmongery
- Built in mirrored wardrobe with sliding doors to master bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring to entrance hall, WC, kitchen, kitchen/breakfast room, kitchen/dining room, open plan kitchen/living/dining areas and utility room
- Carpet to separate living rooms, living/dining rooms, study, stairs, landing and bedrooms
- Large format tiles to bathroom and en-suite

DOORS AND WINDOWS

- GRP front door with multi-point locking system
- High efficiency double glazed UPVC windows, with matching patio doors, finished white inside
- Up and over garage door, colour to match front door

HEATING AND WATER

- Radiators throughout
- Heated chrome towel rails to bathroom and en-suite
- Gas fired boiler
- Hot water storage tank

ELECTRICAL

- Downlights to selected locations including kitchen, bathroom, en-suite, WC and utility room
- Pendant fittings to selected locations including entrance hall, living room, dining room and all bedrooms
- LED feature lighting to wall units in kitchen
- White moulded electrical switches and sockets throughout
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- Wiring for customer's own broadband connection
- Pre-wired for customer's own SkyQ 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

EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patio
- Timber or brick divisional and boundary fencing
- External tap

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of buff and red facing bricks and with render to some properties
- Plain concrete roof tiles
- uPVC rain-water goods

WARRANTY

- 10 year NHBC warranty

A management company has been set up and will be responsible for the management and maintenance of the ecological buffer zone to the rear of Plots 69-77. Only the homeowners of these plots will be members and directors of this management company.

A management company has been set up and will be responsible for the management and maintenance of the private road serving Plots 79-82 and Plots 53-57. Only the homeowners of these plots will be members and directors of this management company.

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.

ABOUT HILL

Hill is one of the country's top housebuilders, specialising in developing distinctive new homes across London and the South East. We bring together contemporary design, sustainable materials and a sympathetic approach to create stunning, individual new properties and communities. By employing some of the very best in the business, we have been able to successfully deliver many exciting development projects and win awards for our achievements.

Our team includes:

- Creative architects and designers
- Experienced planning and technical specialists
 - Efficient construction experts
- Effective sales and marketing professionals
 - A dedicated customer care team

Each Hill development is unique and each is designed to work in perfect harmony with its surroundings. A home is a personal space - and choosing a Hill property is the chance to buy a truly unique new home.

Registered office address:

The Power House, Gunpowder Mill, Powdermill Lane, Waltham Abbey, Essex, EN9 1BN

Company registration number: 4251718 Place of registration: England & Wales
For further information contact us on Tel: 0808 178 9063 or Email: sales@hill.co.uk



THE ORCHARDS - GREAT ABINGTON



THE GLEBES - CAMBRIDGE



NINEWELLS - CAMBRIDGE



MOOREFIELD - GREAT ABINGTON



GRANARY COURT - BOURN



THE AVENUE - SAFFRON WALDEN

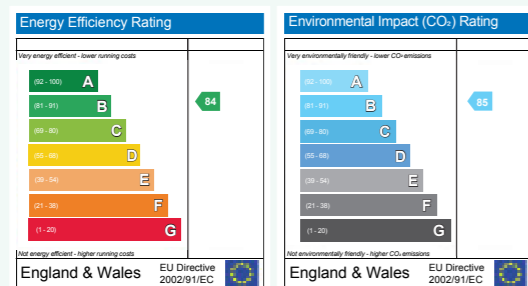


ANSTEY HALL BARNES - TRUMPINGTON

HOW TO FIND US



PREDICTED ENERGY ASSESSMENT CHARTS



Energy performance has been assessed using the SAP 2012 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. EPC shown is an average across all houses. Please consult your sales negotiator for plot specific ratings.

Every care has been taken in the preparation of this brochure. The details contained herein are for guidance only and should not be relied upon as exactly describing any of the particular materials illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. The developer operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. All floorplans contained within this brochure are not to scale and room sizes are approximate and subject to change. Measurements contained herein were taken from plans in metric measurements; imperial measurements are for guidance only. Computer generated images and photography used within this brochure are indicative only and landscaping may have been enhanced. Rayners Green is a marketing name and may not form part of the postal address for these properties.

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