



TIMBER — — WORKS

CROMWELL ROAD - ROMSEY CB1



A NEW PLACE **A CUT ABOVE**

**A COLLECTION OF CONTEMPORARY
1 AND 2 BEDROOM APARTMENTS PLUS
2, 3 AND 4 BEDROOM HOUSES
SET AROUND A LANDSCAPED CENTRAL PARK.**

LOCATED CLOSE TO THE INDEPENDENT CAFÉS, RESTAURANTS AND SHOPS OF
BUZZING MILL ROAD, ONLY AN EIGHT MINUTE BIKE RIDE FROM CAMBRIDGE TRAIN STATION
AND WITH THE BEST OF CENTRAL CAMBRIDGE ALL ON YOUR DOORSTEP,
TIMBER WORKS IS A CUT ABOVE.

GOING TO
GREAT LENGTHS

INSIDE & OUT • CREATING GREAT PLACES
DESIGNED FOR MODERN LIVING

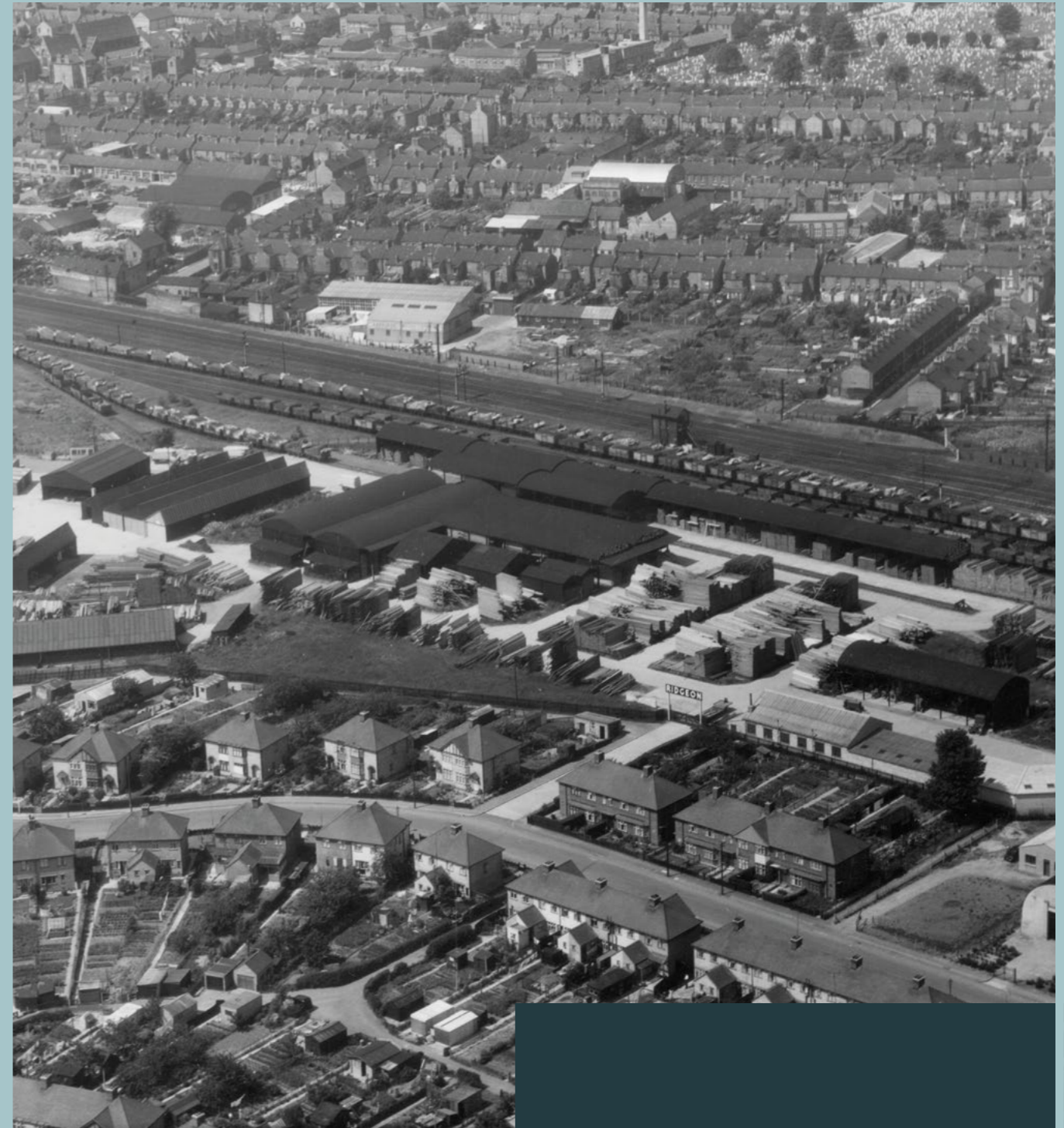


We create contemporary homes through a combination of high quality materials, efficient layout design and considered building practices. Our attention to detail produces landscapes that are environmentally responsible and beautiful homes that are both full of light and energy efficient. Above all we aim to provide a great place where people will choose to come to put down roots and help to build a stable and lasting community.



ROOTED

IN AN INDUSTRIOUS PAST
DESTINED TO CREATE NEW GROWTH
FOR THE FUTURE



Images from the Ridgeons Archive at the Cambridgeshire Collection, Cambridge Central Library.

The name Timber Works is inspired by the former use of the land. In 1911 Cyril Ridgeon founded Ridgeons Timber from the back of his house in St Barnabus Road, Cambridge. By 1928 the business had grown enough to require the timber yard at Cromwell Road. Logs were sawn, cut and stored on the yard for almost 80 years under the management of four generations of the Ridgeon family.

We are building on this great heritage to deliver a place with solid foundations for future growth.



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FIND THE
PLACE THAT
WORKS
FOR YOU.

A PLACE TO
**NURTURE
& GROW**

At Timber Works we have focused on providing everything you need to instantly feel at home both inside and out. Our modern homes are designed and equipped with fixtures and fittings you need for stylish contemporary living. The outdoor space at Timber Works is designed to give you green spaces on your doorstep; a place the kids can play, somewhere to take a moment to reflect and relax whilst appreciating the public art that will be installed in the central park. A children's nursery and a community room add to a winning combination of urban living with room to grow



OPEN UP YOUR DOOR TO THE
**GREAT
OUTDOORS**



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The central park extends the full length of Timber Works offering views from many of the houses and the private balconies and terraces of the apartments onto beautifully landscaped areas. A variety of trees will be planted within the central park, not only to enhance the park visually, trees are good for us as they to filter our air, reduce pollution and can improve health and wellbeing.

DESIGN THAT GOES WITH THE GRAIN

The contemporary look of Timber Works makes a statement of individuality with bold lines and striking materials.

The distinctive brick patterning of the new houses at Timber Works is complemented by the modern architecture of the apartment buildings that feature large windows to create light and spacious apartments. Our houses and apartments all have their own outdoor space, whether a garden, balcony, terrace or winter garden, as well as their own bike and car parking space.



EMBRACE IT WITH OPEN ARMS • CAMBRIDGE ON YOUR DOORSTEP • ESCAPE FROM IT ALL OR

TIMBER WORKS

CB1

LIFE IN OUR



Looking for more on your doorstep? Browse the various independent shops and boutiques for quirky and unusual finds. Sample some great flavours in one of the many pubs, bars or restaurants. Superb delis on Mill Road are the perfect place to find that missing ingredient and if you need a caffeine fix, why not grab a coffee from one of the nearby coffee shops? Cambridge station is just a short bike ride away connecting you to the excitement of the capital.



RUN OF THE MILL JUST WON'T CUT IT HERE

Located just a short bike ride away you will find you the eclectic Mill Road with its independent shops, cafés and restaurants. Browse quirky antique shops, dig for vinyl in the local record shop or follow the heady smells of freshly ground coffee and oven fresh food to discover your new favourite pit stop or lunch spot.



A FUTURE PLACE OF DISCOVERY • CAMBRIDGE • AN HISTORIC PLACE OF LEARNING



FROM THE 13TH TO THE 21ST CENTURY, KINGS COLLEGE TO SILICON FEN, SIR ISAAC NEWTON TO A HOST OF DIGITAL TECH COMPANIES, **CAMBRIDGE HAS ALWAYS LED THE WAY.**

A WORLD RENOWNED CITY WITH AN
INTERNATIONAL REPUTATION

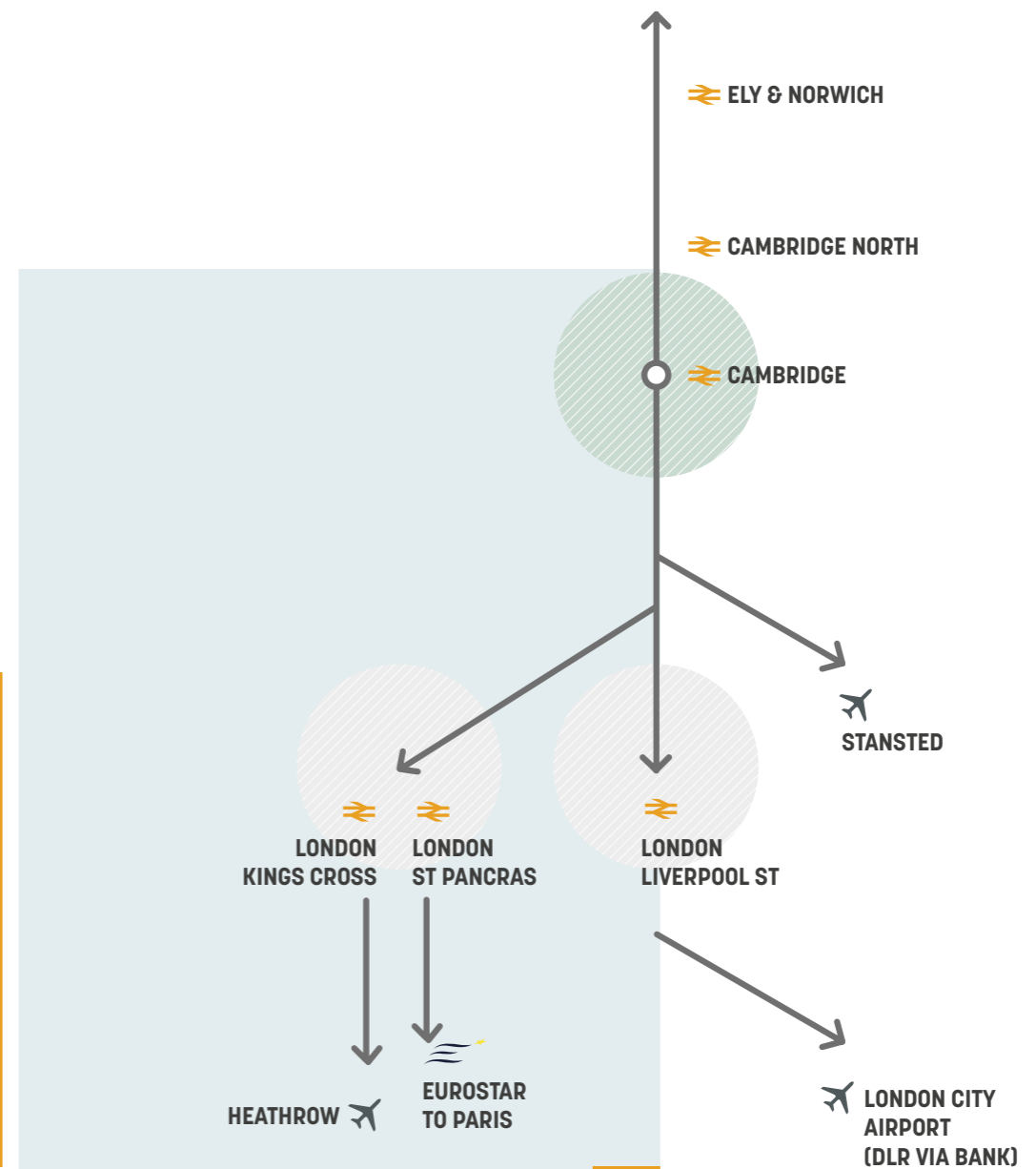
Above all you are in Cambridge. A world renowned seat of learning and a place where the iconic architecture of this university town meets the cutting edge research and development industries populated by companies from across the globe.



CAMBRIDGE : AN INTERNATIONAL GATEWAY



Cambridge's reputation as world leader in education, research and development means that many international businesses are drawn to the city to be part of this exciting process of discovery. Cambridge is well serviced by rail and road links to the capital and beyond to European cities via connections to EuroStar train services and the UK's major airports.



PERFECTLY PLACED

Whether you cycle, walk, use public transport or drive, Timber Works offers easy access across the city and further afield.

A bike ride to the vibrant city centre takes just eleven minutes. Heading out of the centre? Cambridge railway station is located just an eight minute bike ride from Timber Works.

The central location makes Timber Works easily commutable to the capital - under an hour on the train to King's Cross, meaning you can arrive into central London ready to take the world by storm.

Timber Works sits close to Chisholm Trail - a cycling route that will prioritise the safety of cyclists by providing an off-road and traffic-free route between Cambridge railway station and Cambridge North station. With easy access to the trail, Timber Works helps you enjoy an active lifestyle and promote a happy and healthy community.



--- Chisholm Trail

Travel:

- Cambridge market square 11 mins by bike
- Cambridge railway station 8 minutes by bike
- Cambridge to Kings Cross 53 mins by train
- M11 motorway, (junction 11) 6 miles
- Stansted Airport 28 miles

(All travel times are taken from Google)

Schools:

- St Matthew's Primary School 5 mins by bike
- Ridgefield Primary School 6 mins by bike
- Hills Road Sixth Form College 8 mins by bike
- Sancton Wood Upper School 9 mins by bike
- St Alban's Catholic Primary School 9 mins by bike
- St Mary's School 9 mins by bike



EVERY ASPECT
CRAFTED
 THROUGHOUT

Our elegant interiors are finished in calm, neutral tones that create a tranquil environment and emphasise the clean, modern lines of the fixtures and fittings. Large windows flood the space with light and doors lead onto outdoor spaces.

Kitchens are contemporary and stylish with sleek, energy efficient appliances and our stunning bathrooms and en-suites are finished with an elegant combination of white sanitary ware and smart grey finishes such as mirrors, vanity tops and bath panels.

Flooring is a combination of stylish Amtico and carpets in neutral tones to create a warm welcome home.

Homes at Timber Works are full of details that give you and your family a stylish, contemporary home that's designed for modern living.

Interior images are from previous Hill developments with a similar specification





Computer generated image



Timber Works is being delivered by the Cambridge Investment Partnership LLP (CIP), an equal partnership between Cambridge City Council and housebuilder Hill. CIP will support Cambridge City Council in the delivery of 500 new affordable homes across Cambridge by developing council-owned land and other sites, bringing much needed homes to the city. Built by Hill, the new homes are designed and constructed to the high standards Hill is known and recognised for.

As a 5 Star Home Builder, Hill receives many industry leading housing awards for design, quality and customer satisfaction, including the prestigious WhatHouse? Housebuilder of the Year.

Hill is an award-winning housebuilder and one of the leading developers in London and the south east of England, delivering both private for sale and affordable homes.

This family owned and operated company has grown to establish itself as the UK's third largest privately owned housebuilder, with an impressive and diverse portfolio ranging from landmark mixed use regeneration schemes and inner-city apartments to homes set in idyllic rural countryside.

Hill prides itself on putting its customers first and has a dedicated customer journey designed to help buyers at every step of the way to homeownership. Hill was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey in 2018, 2019 & 2020.

Since its inception, Hill has won over 450 industry awards, including Large Housebuilder of the Year at the Housebuilder Awards 2018 and Best Medium Housebuilder at the WhatHouse? Awards in 2018 and WhatHouse? Best Development for three years running.

With a staff of over 650, the company operates from five strategically located offices across the South-east, with its head office based in Waltham Abbey.

Hill builds around 2,000 homes a year and around half of Hill's development portfolio is in joint venture to deliver affordable homes, reflecting the company's commitment to partnering with government, local authorities and housing associations.

In 2019, to mark its 20 year anniversary and to give back to local communities, Hill Group donated 200 fully equipped modular homes to homelessness charities as part of a £12 million pledge through its Foundation 200 initiative.

📷 Follow us on Instagram @TheWorksCBI

TIMBERWORKS-CAMBRIDGE.CO.UK



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Cambridge
Investment
Partnership



CAMBRIDGE
CITY COUNCIL

A PARTNERSHIP BETWEEN



Hill