

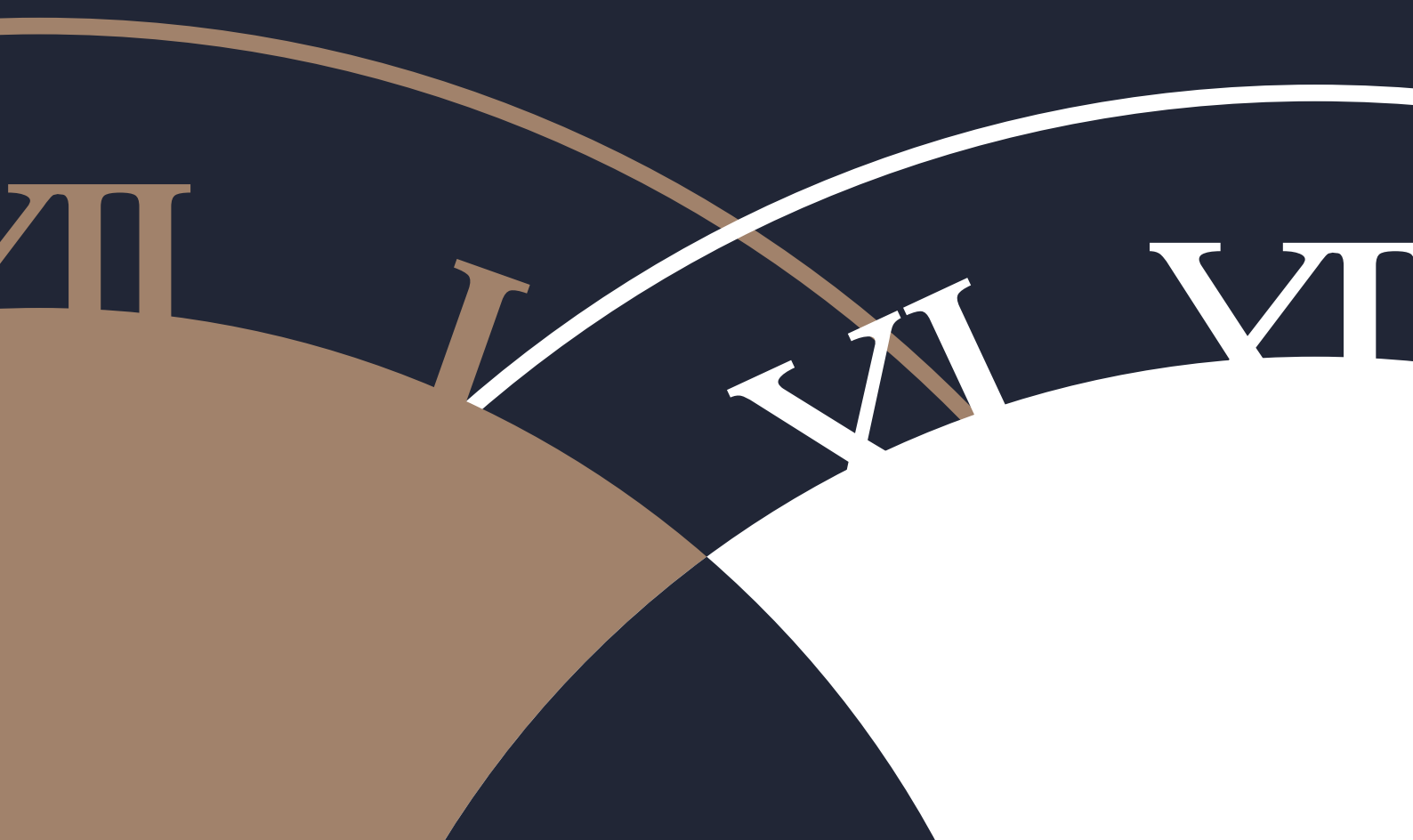
TIME TO DISCOVER A NEW WAY OF LIVING



CAMBOURNE WEST

Sheepfold

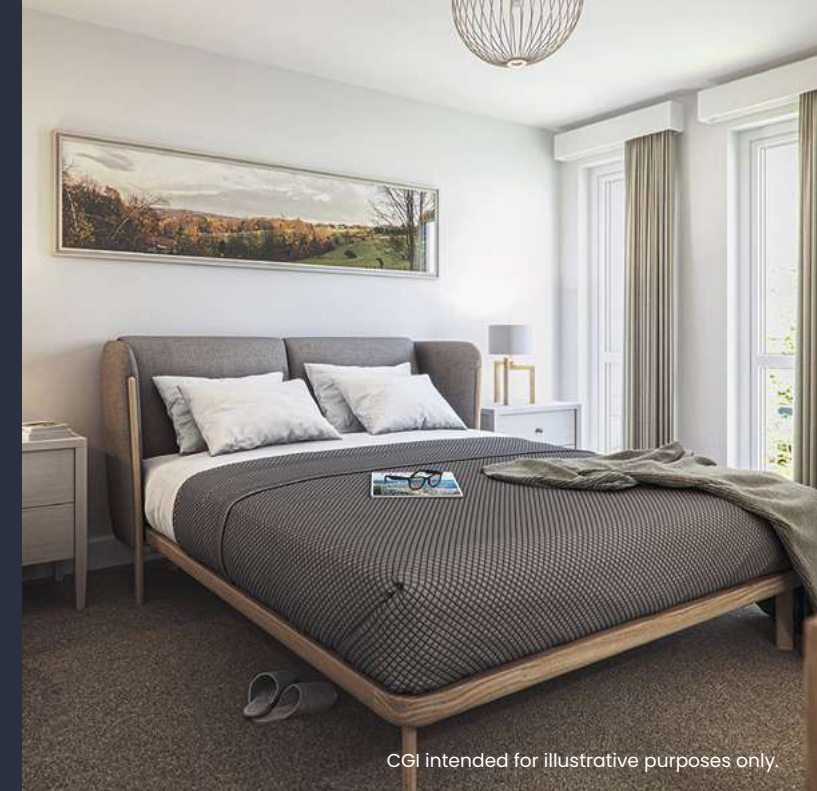
A COLLECTION OF TWO BEDROOM
APARTMENTS SET AMONGST
A COUNTRYSIDE BACKDROP



“

DISCOVER
THE PERFECT
PLACE TO
PUT DOWN
ROOTS

”



CGI intended for illustrative purposes only.



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Cambourne West – Sheepfold offers a collection of two bedroom apartments in an idyllic rural location. This stunning development has been carefully planned to make the most of the timeless local landscape.

Expansive green open spaces are crafted throughout the development with village ponds and beautiful landscaping. All of this only a short walk from Cambourne’s village centre, featuring a charming assortment of restaurants and cafés, all offering their own unique individuality and preserved by a passionate local community.

These beautiful two bedroom apartments are available with Shared Ownership, and are ideal for singles and couples, young families, commuters and downsizers alike. Cambourne West – Sheepfold allows you to indulge in stylish living by providing an affordable solution to home ownership.

LOCAL AREA GUIDE

Perfectly Positioned

Everything you could possibly want is just a stroll away, with an impressive range of village amenities including; shops, a doctor's surgery, gym, hairdressers, pubs and a selection of outstanding local schools.

Food Delivery Robots*

Cambourne residents can try Starship's zero-emission technology, in partnership with Cambridgeshire County Council and the Co-op, for fresh food deliveries.

*Starship technology currently under trial.



Cambridge Botanic Gardens

Gardening enthusiasts will enjoy nearby Cambridge Botanic Gardens, situated just 25 minutes from Cambourne West – Sheepfold, showcasing 40 acres of plant collections from over 8,000 species across the world.

Cambridge On Your Doorstep

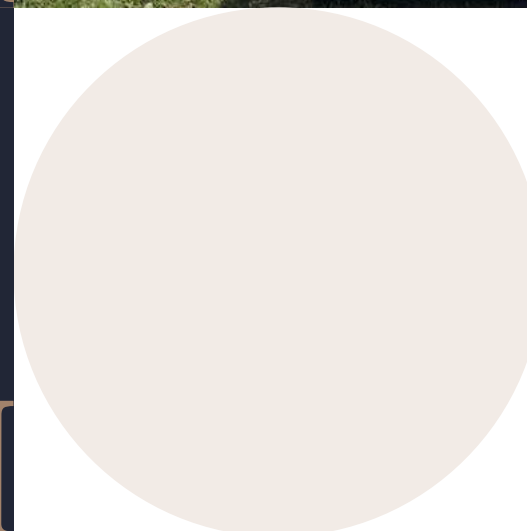
Located only 30 minutes from the centre of Cambridge, Cambourne West – Sheepfold is ideally positioned for you to make the most of this famous city.

A First Class Education

A brand new primary and secondary school will be built at Cambourne West, to benefit residents with young families and the wider local community.

Get Moving

Hop on your bike and roam the cycle routes connecting you to the local amenities within the village.



Time To Unwind

The Cambourne hub offers a great meeting space for catching up with friends or family.



Unrivalled Connections

For commuters, the A428 is close at hand, connecting to the A14, M11, M25 and other routes.

Travel Your Way

Cambourne West's enviable location is incredibly well connected, with access to London Stansted Airport within 40 minutes, making it the perfect base for year-round adventures.

At Your Leisure

Whether you're looking for a workout, a game of football or simply a stroll through the open spaces, living at Cambourne West – Sheepfold will give you every opportunity to indulge in your favourite activity.

London Awaits

Life is connected at Cambourne West – Sheepfold to central London's parks, shopping, business districts and more, via St Neots or Cambridge Train Stations, in under an hour.



Newmarket Racecourse

Located just 30 minutes from Cambourne West – Sheepfold, visit one of the leading racecourses in the UK, hosting races throughout the year, with the Darley July Cup being the highlight of the season.

CAMBOURNE WEST

Sheepfold

THE PERFECT PLACE TO PUT DOWN ROOTS







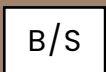
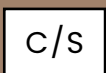
- Sheepfold
- Caxton Grange
- Phase 1
- Phase 2
- Phase 3
- School Sites
- Employment / Business
- Community Centre / Sports Pavilion

Cambourne West will be a place for everyone, a real cross-generational community where people of all ages can grow and prosper together. Shared green spaces will create the perfect opportunity for families, friends and neighbours to meet and socialise, whilst a variety of flexible commercial spaces will provide ample scope for new local businesses.

A collection of quality homes are surrounded by beautifully landscaped open green spaces in which to walk, run and cycle. The many on-site amenities include a village centre, ponds, sports facilities, a community centre and a new primary and secondary school.



LOWER CAMBOURNE

-  **Shared Ownership**
Plots 424-435 & 507-516
2 Bedroom Apartments
-  **Shared Ownership**
Plots 589-593, 611 & 614
2 Bedroom Houses
-  **Shared Ownership**
Plots 412-415, 585-588, 612, 613 & 615-618
3 Bedroom Houses
-  **BPHA Affordable Rent**
-  **Electric Car Charging Point**
-  **BCP** Bin Collection Point
-  **B/S** Bin Store
-  **C/S** Cycle Store



CAMBOURNE WEST Sheepfold SITE LAYOUT

Living at Cambourne West
- Sheepfold, you can make the
most of a quintessential village
location and a close-knit community
whilst being able to bask in the
tranquility of rural Cambridgeshire.

On-site essential amenities make
day-to-day living a breeze, whilst
Cambourne West - Sheepfold's
ideal location offers an array
of activities nearby.

TWO BEDROOM APARTMENT



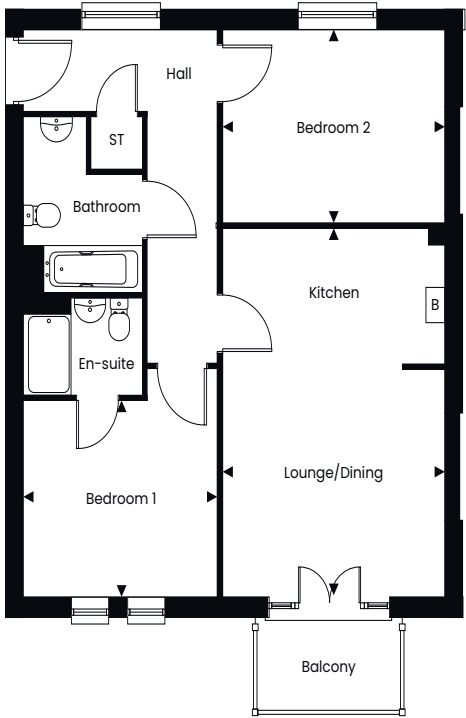
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TWO BEDROOM APARTMENT



CGI intended for illustrative purposes only.

PLOTS 507, 509 & 511



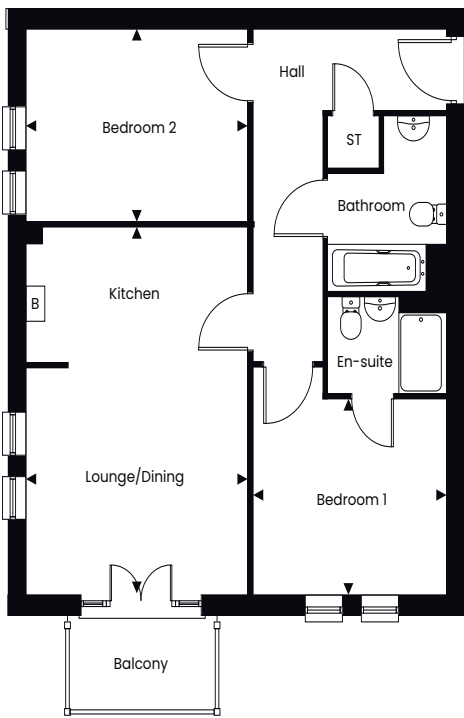
Floor plan example only. Windows may differ from the plan shown. Layout subject to change.

- KITCHEN/LOUNGE/DINING*
5.50m x 3.80m 18'1" x 12'6"
- BEDROOM 1
3.28m x 2.92m 10'9" x 9'7"
- BEDROOM 2
3.80m x 2.87m 12'6" x 9'5"



*Max measurement taken.

PLOTS 508, 510, 512 & 513



Floor plan example only. Windows may differ from the plan shown. Layout subject to change.

- KITCHEN/LOUNGE/DINING*
5.50m x 3.80m 18'1" x 12'6"
- BEDROOM 1
3.28m x 2.92m 10'9" x 9'7"
- BEDROOM 2
3.80m x 2.81m 12'6" x 9'3"

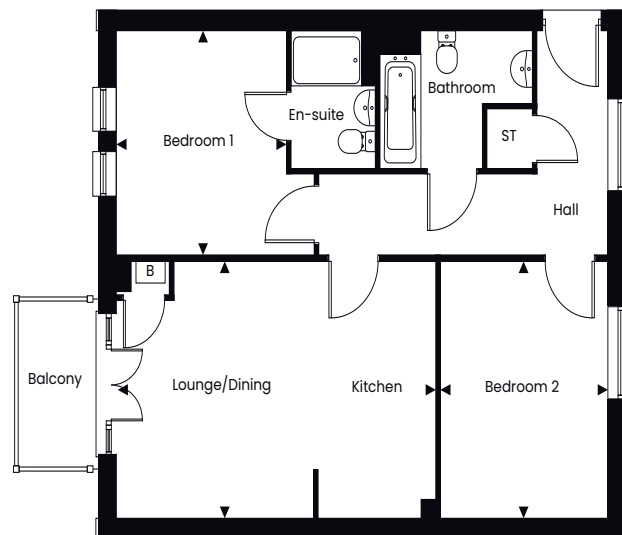


*Max measurement taken.



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PLOTS 514-516

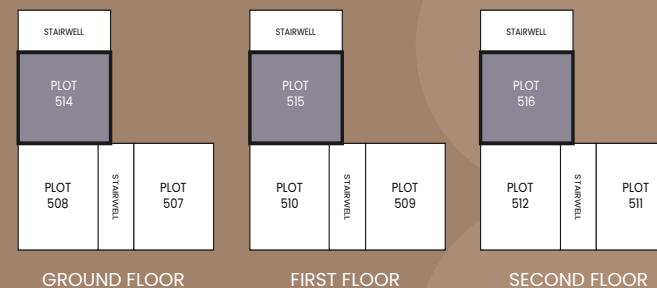


Floor plan example only. Windows may differ from the plan shown. Layout subject to change.

KITCHEN/LOUNGE/DINING*
5.50m x 3.74m 18'1" x 12'3"

BEDROOM 1
3.28m x 2.92m 10'9" x 9'7"

BEDROOM 2
3.74m x 2.87m 12'3" x 9'5"



*Max measurement taken.

SPECIFICATION

At Cambourne West – Sheepfold, you will find modern, with elegant features and high specifications adorning every home. Inside, the rooms are spacious, offering beautiful kitchens and bathrooms with luxury finishes throughout.

Every plot comes with a balcony/terrace, where you can enjoy the sunny days. In line with our commitment to creating a sustainable future and reducing our carbon footprint, each home is fitted with a state-of-the-art Pod Point* EV Charging Point that includes the Pod Point App to make managing your EV Smart Charger a breeze.

BATHROOM

- Thermostatic shower over bath
- Madagascar Blanco Porcelanosa wall tiles to wet areas
- Hazelnut timber vinyl flooring
- Shower screen

GENERAL

- Manhattan taupe carpet to dry areas
- Gas central heating
- NHBC Warranty
- Balcony/terrace to all apartments
- One car space per property
- Electric car charging point for every property

*Supplier may change in the future. Specification subject to change.



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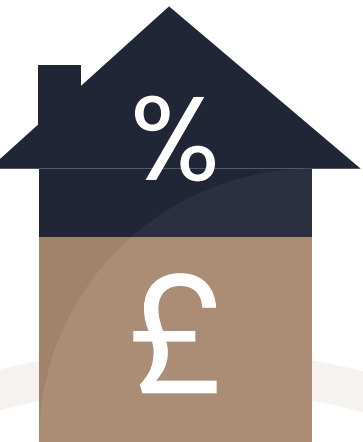
KITCHEN

- Medford white kitchen cupboards
- Copper Slate worktop with upstand
- Stainless steel splashback
- Oven, gas hob & integrated cooker hood
- Space for free standing Fridge freezer and washing machine (appliances not provided)
- Hazelnut timber vinyl flooring



Pod Point EV Charging Point

THE OPTION
YOU NEVER
KNEW
EXISTED



45% SHARE
£111,375



Buy a share of the
property between 25-75%**



Pay rent on the
share you don't own

Example based on a
two bedroom apartment***
Full market value £247,500

Shared Ownership* enables you to buy an initial share of a property and pay a subsidised rent on the rest, meaning you can get into home ownership in manageable stages and don't take on more of a financial commitment than you can afford.

Initial shares of between 25% and 75%** of our properties are available, you will pay a subsidised rent on the remaining share. In the future you can purchase further shares in your home***, or sell your share and move on.



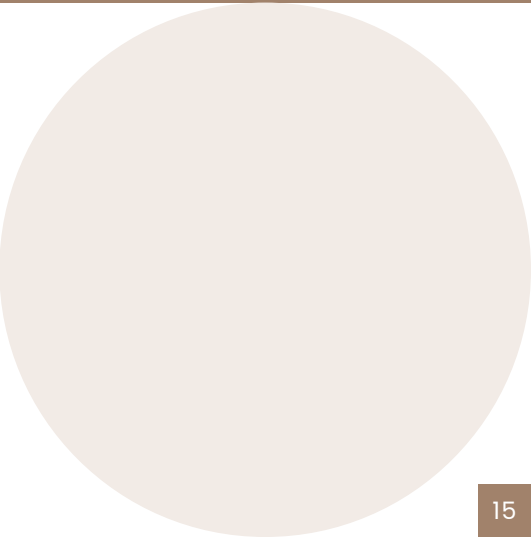
Sarah Hewitson

I NEVER
THOUGHT
I WOULD
BE ABLE TO
OWN AT ALL

When Sarah Hewitson moved to the UK from South Africa in 2015, she never imagined she would own her own home, but fate intervened and she moved into a house in Cambridge in January 2022. After several years of renting various houses with friends, she was left in a situation in 2021 where her flatmate was moving out and she could not afford to rent alone. Wanting to stay in Cambridge city centre, she chose nearby Northstowe.

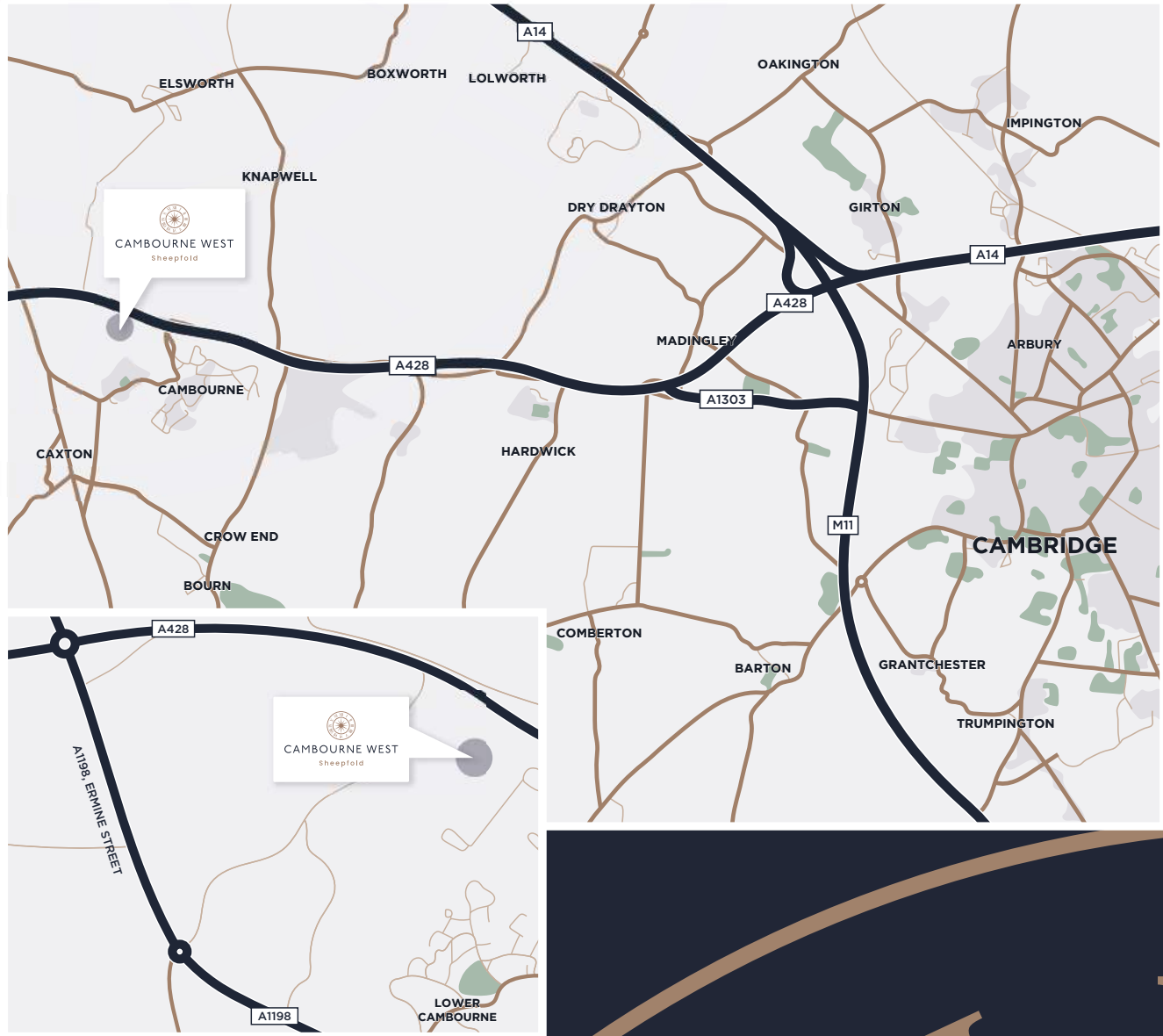
She thought her plan to have her own home before she was 30 would finally happen, however a global pandemic had other ideas, delaying the work. Just a week before her birthday in the autumn of 2021 the properties were released for sale and she chose a two-bed mid-terrace home.

Domovo were great and I had an amazing consultant who kept in touch about the process and they put me in touch with a great mortgage broker



SHEEPFOLD LANE, WEST CAMBOURNE,
CAMBRIDGE, CB23 6NJ

01234 674070 | SALES@DOMOVOHOMES.CO.UK



A development by
bpha.org.uk



Sole selling agents
domovohomes.co.uk



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