

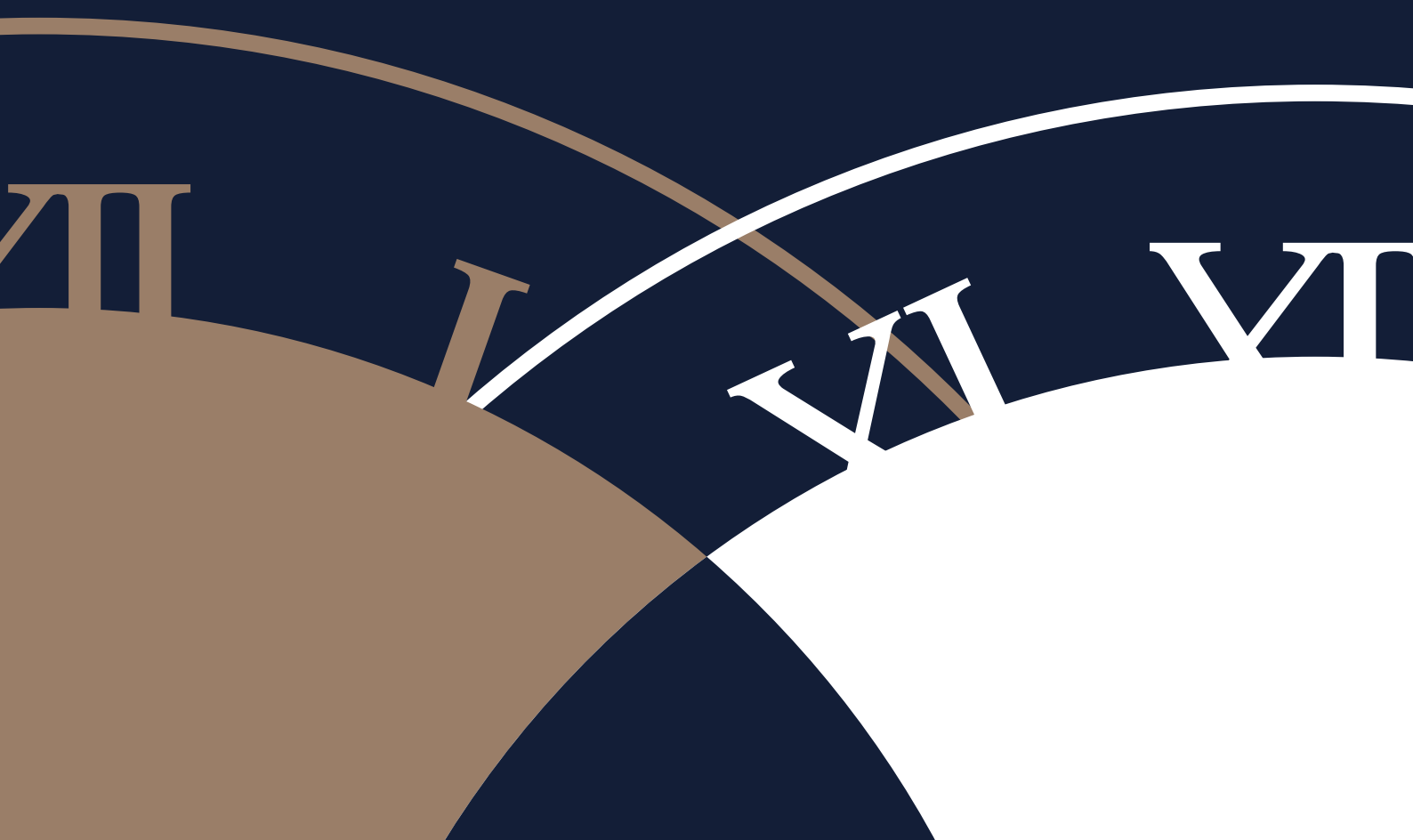
TIME TO DISCOVER A NEW WAY OF LIVING



# CAMBOURNE WEST

Sheepfold

A COLLECTION OF TWO BEDROOM APARTMENTS  
AND THREE BEDROOM HOUSES SET AMONGST  
A COUNTRYSIDE BACKDROP



“

DISCOVER  
THE PERFECT  
PLACE TO  
PUT DOWN  
ROOTS

”



Photo intended for illustrative purposes only.



CGI intended for illustrative purposes only.

**Cambourne West – Sheepfold offers a collection of two bedroom apartments and three bedroom houses 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 homes 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

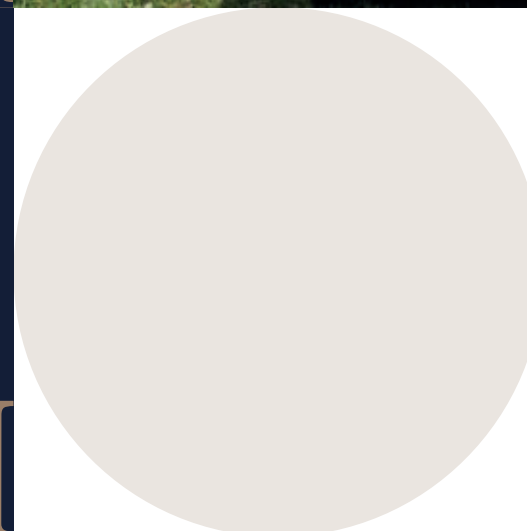
Located only 30 minutes from the centre of Cambridge, Cambourne West - Sheepfold is ideally positioned for you to make the most of this famous city.

## 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.

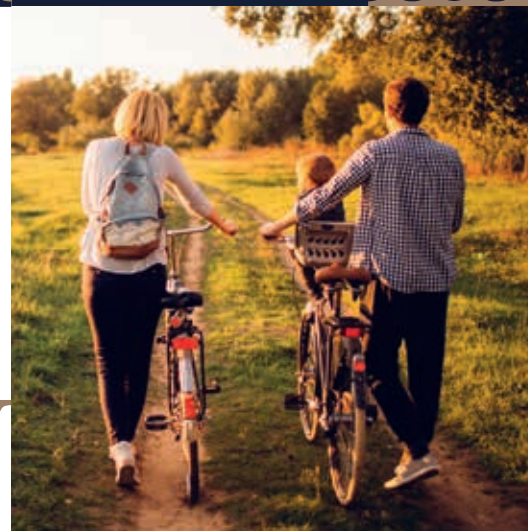
## Get Moving

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.



- 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**
- EV **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 tranquillity 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



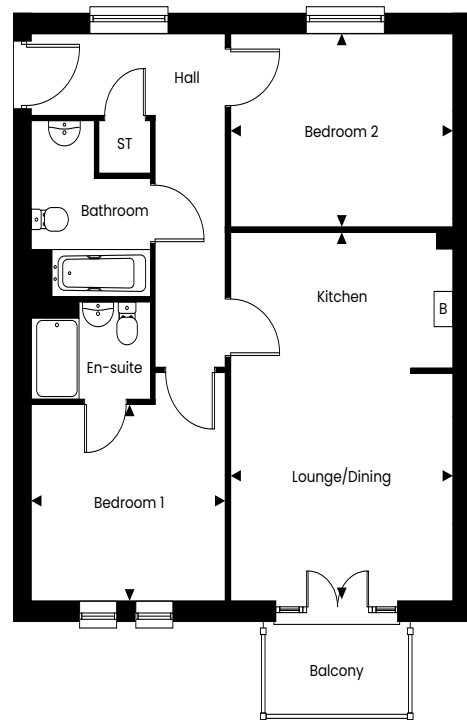
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TWO BEDROOM APARTMENT

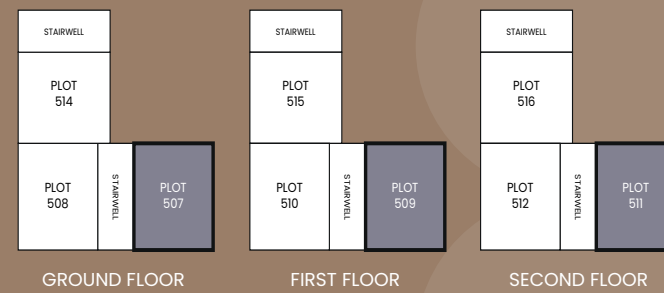


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PLOTS 507, 509 & 511



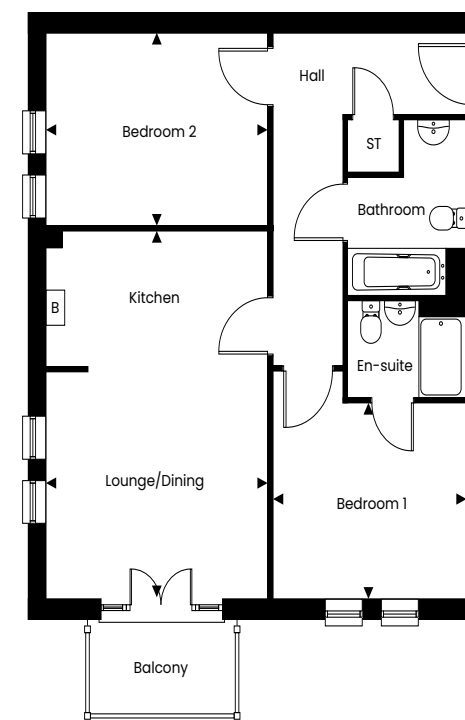
- KITCHEN/LOUNGE/DINING\*  
5.50m x 3.80m    18'1" x 12'6"
- BEDROOM 1  
3.28m x 2.92m    10'9" x 9'7"
- BEDROOM 2  
3.80m x 2.87m    12'6" x 9'5"



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

\*Max measurement taken.

PLOTS 508, 510, 512 & 513



- 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"



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

\*Max measurement taken.



TWO BEDROOM APARTMENT



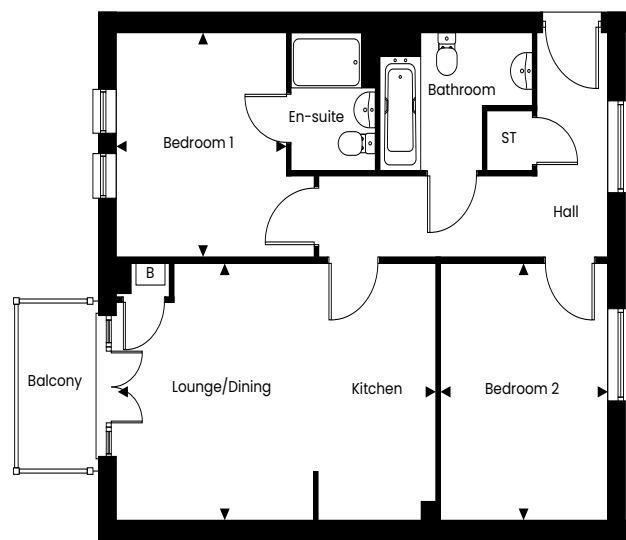
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THREE BEDROOM HOUSE

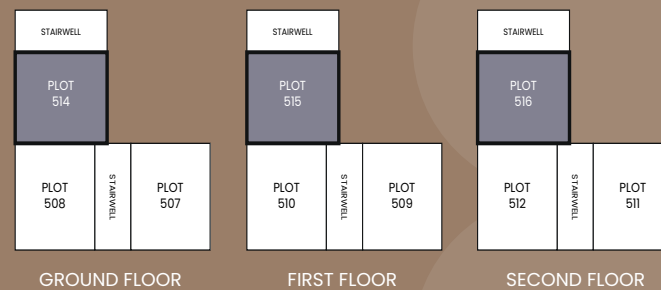


CGI intended for illustrative purposes only.

PLOTS 514-516



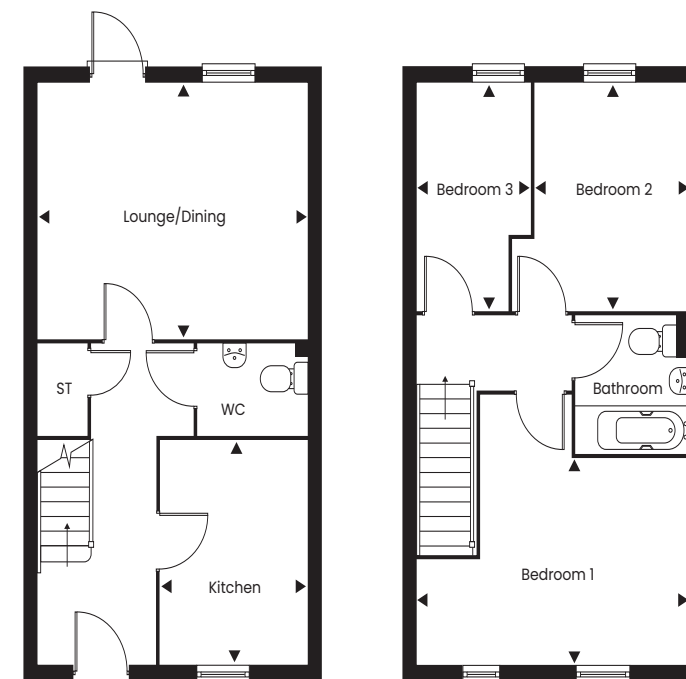
- KITCHEN/LOUNGE/DINING\*  
5.50m x 3.74m    18'1" x 12'3"
- BEDROOM 1  
3.28m x 2.92m    10'9" x 9'7"
- BEDROOM 2  
3.74m x 2.87m    12'3" x 9'5"



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

\*Max measurement taken.

PLOTS 412-415



- LOUNGE/DINING\*  
4.75m x 3.91m    15'7" x 12'9"
- KITCHEN  
2.63m x 3.42m    8'7" x 11'2"
- BEDROOM 1  
4.80m x 3.14m    15'8" x 10'3"
- BEDROOM 2  
2.73m x 3.49m    8'11" x 11'5"
- BEDROOM 3  
1.99m x 3.49m    6'6" x 11'5"

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

\*Max measurement taken. The largest dimensions have been taken - please speak to your Sales Executives for more information. Plots 413 & 414 are mirrored.



# 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
- Vinyl flooring
- Shower screen

## GENERAL

- Carpets provided
- Gas central heating
- NHBC Warranty
- Balcony/terrace to all apartments
- Apartments have one car space
- Private garden with turf (houses only)
- Houses have two car spaces
- Electric car charging point for every property

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



CGI intended for illustrative purposes only.

## 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)
- Vinyl flooring



Pod Point EV Charging Point

# THE OPTION YOU NEVER KNEW EXISTED



45% SHARE  
**£114,750**

Example based on a two bedroom apartment\*\*

Full market value £255,000



45% SHARE  
**£159,750**

Example based on a two bedroom house\*\*

Full market value £355,000



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



**Pay rent on the share you don't own**

Shared Ownership\* enables you to buy an initial share of a property and pay a subsidised rent on the rest, so you can get into home ownership in manageable stages.

Initial shares of between 25% and 75%\*\* 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.



Hayley Dixon

As a single person seeking to get on the property ladder, Hayley Dixon thought the only option she would ever have would be to buy a flat through Shared Ownership.

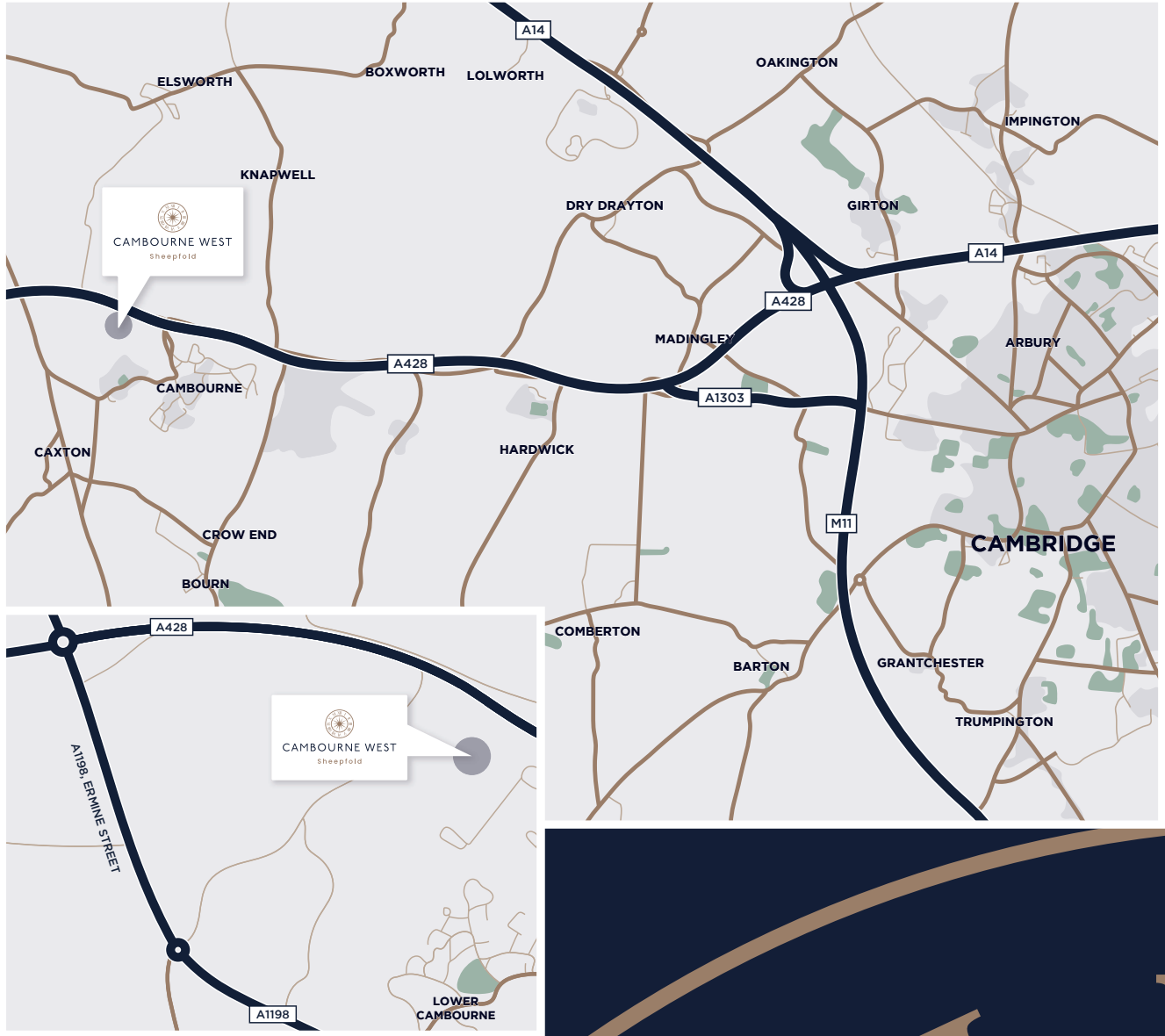
However in January 2023 she was "over the moon" to be able to move into a one bedroom house, with a separate study and complete with a garden to enjoy.

She bought 40% of the property at the new Cambourne West development in Cambridge. The house has a full market value of £265,000 and she paid a £35,000 deposit with the financial help of her parents.



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A development by  
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Marketing and  
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Disclaimer: Whilst we endeavour to make our property details accurate and reliable, these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction. The homes come unfurnished, and the imagery used has either been virtually staged or is from our showhome (Plot 509) for marketing purposes only. \*Properties are offered as leasehold, with a lease term of up to 125 years and available to purchase for a 25% share.

\*\*Shares offered are based on business need. \*\*\*Some properties are restricted to the level of share you can purchase. Prices are subject to change.