



Waterbeach

By Cala Homes








There's no place like home

Putting customers first

Building homes is what Amplius does, and we do it exceptionally well across the Midlands and beyond. Over a number of years, we've seen what people really like about the homes we build and we build on that experience.

So you know that behind the kerb appeal, there's a structure that meets the highest professional standards. You know that every detail has been checked and inspected. That's experience!

Finally, **location, location, location**. You will see, we try to find the very best spot for every taste, as we believe in quality homes, in quality places.





Home is a place for everything

Your home should fit around your life. So whether you're a budding chef, artist or just like to relax, you'll find room for whatever you're passionate about.

Home is for making memories

Your home is your haven. From the minute you unlock your front door, a new chapter in your life begins.

Home is where your family grows

From baby to young adult, having a space in which your family can grow together is so important. That's why we build more than just homes.

Home is a warm place

Whether you're curling up on the sofa or having a family meal, your home will keep you warm and content all year round.

Homes built to last

There's no feeling like stepping into your new home. Whatever your plans are for tomorrow, we build our homes with a long and happy future in mind.





Home is where love resides

Located in an area which allows you to discover the beauty of England's countryside, where amazing architecture blends effortlessly with luscious landscapes. Whether walking or cycling is your thing, this is a place you just have to explore. Waterbeach - inspired by the former barracks and airfields it sits upon – is a development built for the future.

Also boasting a rich heritage, the area has one of the most prestigious universities in the country, and the River Cam winds its way through the county which is a captivating destination for all.

Local wildlife

With ecology at its heart, Waterbeach has a 23-acre lake, wetlands and allotments. Dedicated pathways have been created to allow you to enjoy wildlife in its natural habitats.

Commuter links

Blessed with transport links, Waterbeach has been designed with sustainability in mind. Whether walking, cycling, or the sustainable travel hub, you're connected to it all.

Attractions

The local sports hall and studio has everything from football to yoga, while there's an annual summer event to showcase work from artists of all abilities as well as pop-up food festivals. Waterbeach has something for everyone.

Education



Setting up home in the Waterbeach community will present lots of opportunities for young minds to grow, with three new primary schools planned for the site, as well as a secondary school.



Waterbeach by Cala Homes

Development Plan



- Block A**
-  **The Atlas**
1 bedroom apartment
 - The Albatross**
1 bedroom apartment
 - The Danthorp**
2 bedroom apartment
 - The Griffin**
2 bedroom apartment
 - The Falcon**
2 bedroom apartment
- Block B**
-  **The Wallace**
1 bedroom apartment
 - The Harrow**
2 bedroom apartment

This development layout plan depicts the intended layout and development mix at the time of publication. However, those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process.



The Atlas



Kitchen/Lounge/ Dining room

5.94m x 4.52m

19'0" x 14'9"

Bedroom 1

4.02m x 3.81m

15'3" x 12'11"

**All dimensions are
maximum sizes**

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The Albatross



Kitchen/Lounge/ Dining room

4.13m x 5.25m

13'6" x 17'2"

Bedroom 1

4.64m x 3.25m

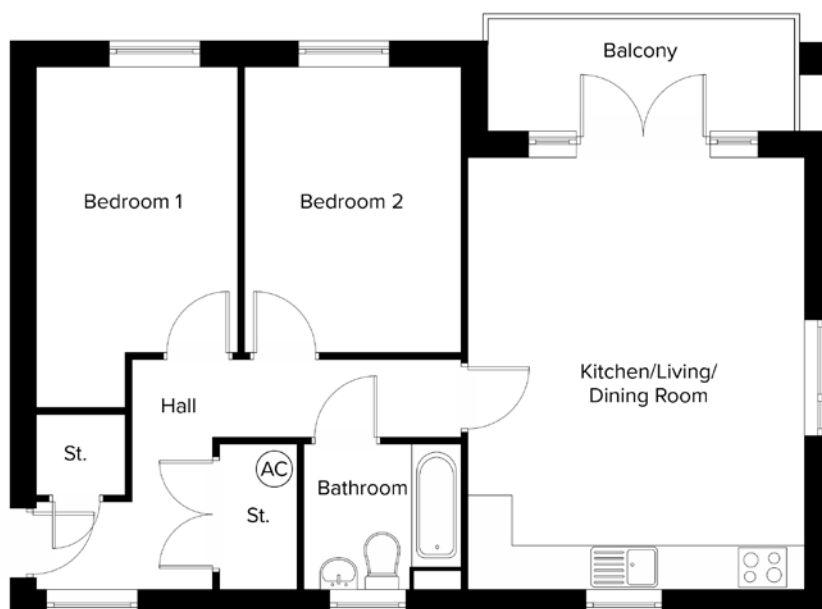
14'9" x 10'7"

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The Danthorp



Kitchen/Lounge/ Dining room

4.65m x 6.02m

15'1" x 19'5"

Bedroom 1

2.75m x 5.07m

9'0" x 16'7"

Bedroom 2

3.08m x 4.09m

9'8" x 12'9"

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The Falcon



Kitchen/Lounge/ Dining room

5.48m x 4.52m
17'11" x 14'9"

Bedroom 1

4.02m x 3.81m
13'2" x 12'6"

Bedroom 2

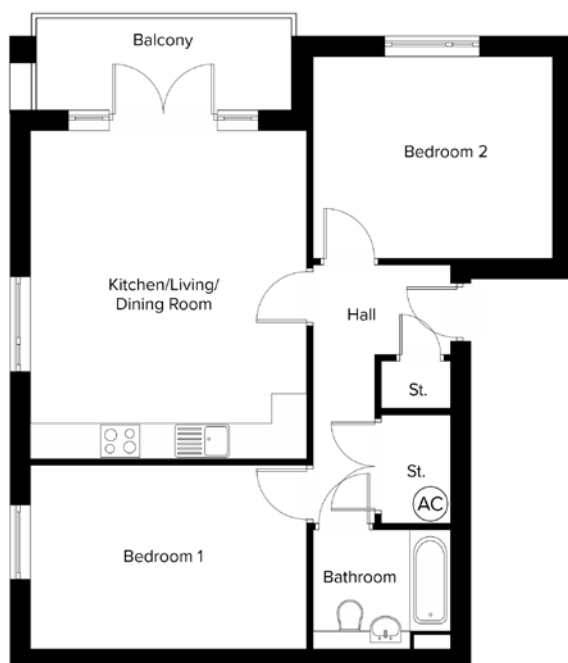
2.70m x 3.23m
8'10" x 10'7"

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The Griffin



Kitchen/Lounge/ Dining room

4.65m x 5.53m

15'1" x 18'2"

Bedroom 1

3.17m x 4.92m

10'4" x 16'1"

Bedroom 2

4.11m x 4.00m

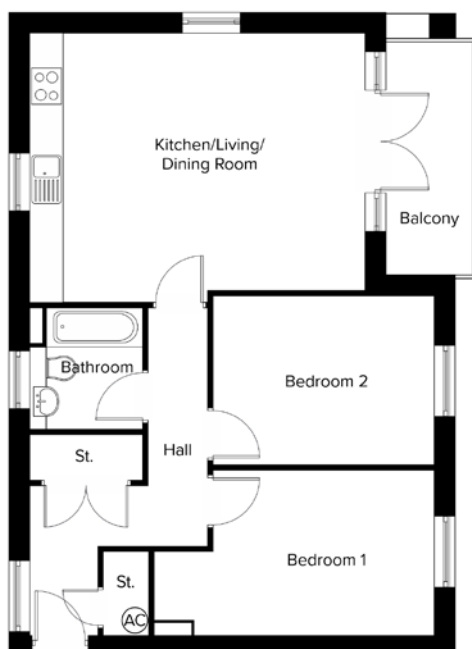
13'5" x 13'1"

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The Harrow



Kitchen/Lounge/ Dining room

5.92m x 4.81m

19'5" x 15'9"

Bedroom 1

3.47m x 3.96m

11'4" x 12'11"

Bedroom 2

3.06m x 3.96m

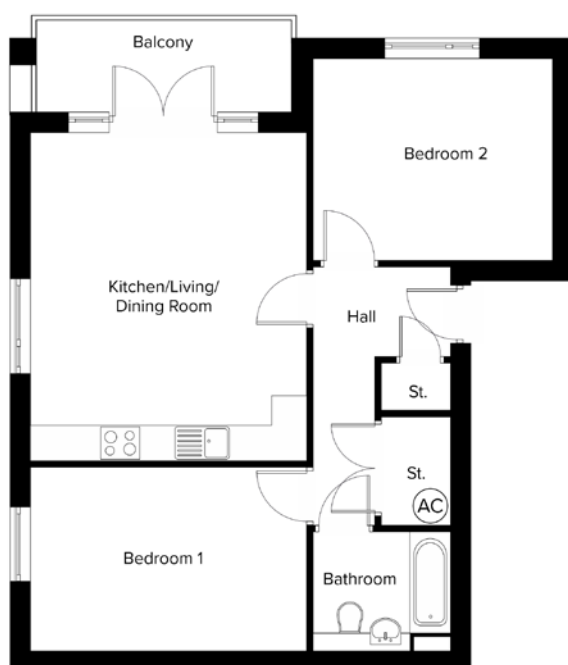
10'0" x 12'11"

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The Wallace



Kitchen/Lounge/ Dining room

7.16m x 3.11m

23'5" x 10'2"

Bedroom 1

3.66m x 3.87m

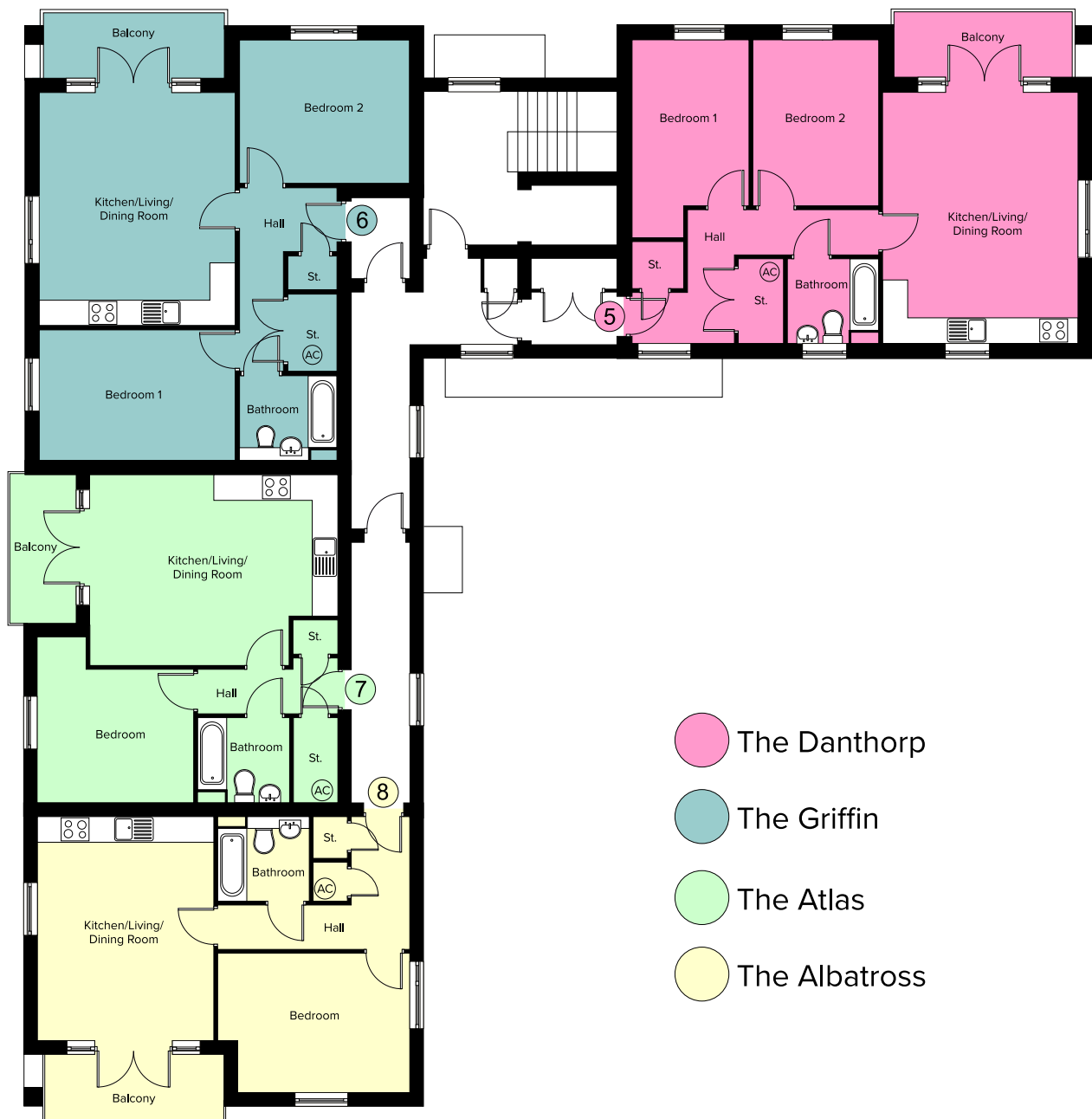
12'0" x 12'8"

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The Apartments at Waterbeach



BLOCK A FIRST FLOOR

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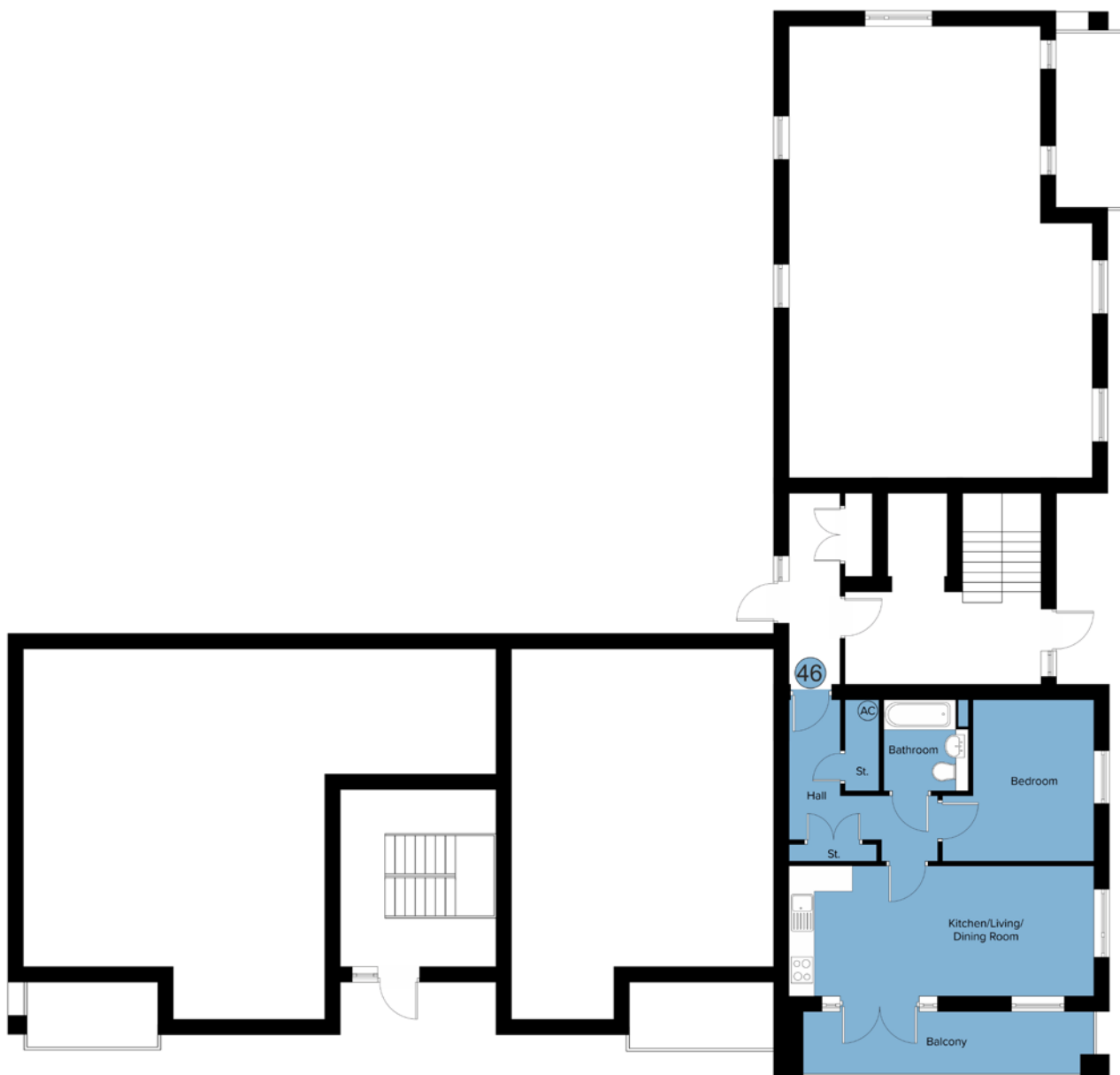
BLOCK A SECOND FLOOR

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BLOCK A THIRD FLOOR

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BLOCK B GROUND FLOOR

 The Wallace

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BLOCK B FIRST FLOOR

* Patio doors on Plot 48 floorplan are handed and may vary from plans shown above. Please speak to a member of the Sales Team to find out more.



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BLOCK B SECOND FLOOR

* Patio doors on plot 52 floorplans are handed and may vary from plans shown above. Please speak to a member of the sales team to find out more.



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BLOCK B
THIRD FLOOR

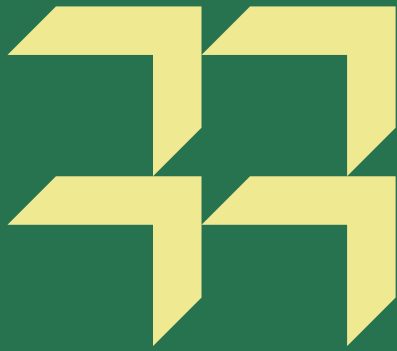
-  The Harrow
-  The Wallace

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- 1 Sustainable Travel Hub
 - 2 Space for imaginative play
 - 3 The Causeway
 - 4 Deneia Primary Academy
 - 5 Wild Woods Play Area
 - 6 Allotments (coming in 2026)
 - 7 Waterbeach Gardens
 - 8 Lake
 - 9 Community centre, café and interim health centre (coming in 2024)
 - 10 1.2km lake loop
 - 11 Memorial Park
 - 12 Sports Hall & The Playground assault course
 - 13 Mere Way cycle route
 - 14 Waterbeach Military Heritage Museum
 - 15 Squash courts
 - 16 Tillage Way cycle route
 - 17 Waterbeach Causeway
- Walking and cycling routes

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Our commitment to you

Before you move

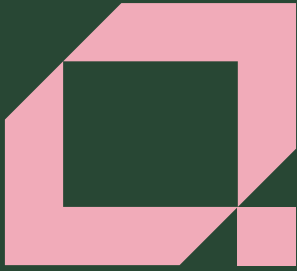
- Our friendly sales team will provide you with support and guidance throughout the home buying process
- At pre-reservation stage you will be shown details of the appearance and location of your chosen new home, together with all relevant surrounding information
- The reservation agreement will set out the key terms of your home purchase, including the reservation period, purchase price and other important information
- We will go through the specification and layout of your home and details of any pre-contractual information to enable you to make an informed decision
- We will inform you of your main point of contact who will assist you with information during your reservation and after you have moved into your new home
- We will regularly communicate with you to keep you informed of the progress of your new home and your dedicated point of contact will respond to any queries you may have
- We want to make your move as enjoyable as possible and our welcoming and knowledgeable staff will be with you every step of the way to provide a service that is tailored to you and your needs.

When/after you move in

- On the day you move a dedicated sales advisor will welcome you to your new home
- A detailed homecare booklet will be provided to help you settle in
- Shortly after you have moved in, we will make courtesy calls/visits to ensure you are happy with your new surroundings
- Your new home is covered by an NHBC or similar industry regulated 10-year insurance scheme covering the fabric and structural integrity of your new home.


We do value your comments and feedback so we can continually improve and enhance our service. If you have any comments you'd like to share with us, please contact: 0345 601 9095 or newhomessales@amplius.co.uk







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Further information relating to Amplius can be accessed via our
website: amplius.co.uk

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