

TIMBER WORKS

CROMWELL ROAD - CAMBRIDGE CB1

FACTSHEET



ABOUT TIMBER WORKS

Our collection of desirable 1 & 2 bedroom apartments and 2, 3 & 4 bedroom houses have been set around a 1.72 acre landscaped central park which sits at the heart of the development. The outdoor communal space, along with a children's nursery and community room gives residents a wide variety of places to meet and enjoy time with friends and neighbours.

Our homes provide the perfect space for everyday living with room to grow and the perfect canvas to make your own.

Located within a few minutes bike ride of the bustling Mill Road, Coldhams Common and historic city centre, Timber Works is a great place to put down roots whether you are looking for a pied-a-terre, space to grow your family or simply to be located closer to all that Cambridge city has to offer.

Developer:



Location:

Cromwell Road, Romsey, Cambridge, CB1 3YB

Local authority:

Cambridgeshire County Council

Tenure apartments:

Leasehold 250 years

Tenure houses:

Freehold

Architect:

Rock Townsend

Warranty:

NHBC

Anticipated completion:

A selection of homes are ready to move in, with future phases throughout the year, up to 2023.

A partnership between



Cambridge
Investment
Partnership



CAMBRIDGE
CITY COUNCIL



CAMBRIDGE

A WORLD RENOWNED CITY



LOVED BY LOCALS AND VISITORS ALIKE

Famous for its world-class universities, beautiful architecture and classic quads, Cambridge is a city with a magnificent heritage. But it is also a vibrant city, with a diverse mix of residents, leading technology businesses and research facilities, and striking, modern buildings. It offers fantastic career opportunities, both in the city itself and the wider area, such as the cluster of high-tech businesses known as Silicon Fen.

FALL IN LOVE WITH CAMBRIDGE

- 1. THE RIVER CAM** - The River Cam is woven into Cambridge's identity, with our punting tours famous across the nation.
- 2. SILICONE FEN** - Our very own version of Silicon Valley attracting worldwide tech and bio companies.
- 3. HISTORY** - Stretching as far back as the early 11th century, the wonderful architecture of the medieval colleges give a fascinating glimpse into life long ago, and the rich history of the colleges makes for enjoyable exploring.
- 4. BIKE FRIENDLY CITY** - Students and professionals prefer driving on two wheels instead of four, with many bike paths available to navigate the city.
- 5. THE MARKET** - Open seven days a week, this colourful market with its candy-striped awnings is a superb spot to indulge in retail therapy.



“ A VIBRANT CITY CENTRE BOASTS ARTISAN MAKERS, TO STYLISH BOUTIQUES AND GOURMET EATS; WITH BEAUTIFUL GARDENS AND GREEN SPACES NEVER FAR AWAY. ”

TWO

MICHELIN STARS

Midsummer House was awarded its first Michelin star in 2002, followed by a second in 2005. The restaurant also proudly holds five AA rosettes.

BEST OF ALL IT IS JUST A 10 MINUTE BICYCLE RIDE FROM TIMBER WORKS



A PERFECTLY

CONNECTED POSITION

WORLD CLASS EDUCATION

Synonymous with the best universities

For the past 800 years, the City and University have been drawn together in a harmonious relationship, achieving world renowned status, making Cambridge globally recognised for its academic excellence.

3rd

in The World University Rankings 2020

107

Nobel prizes won by Cambridge University affiliates



YOU'RE IN GOOD COMPANY

Amongst many others Cambridge is also home to:



£8.9b

Cambridge's GVA (2018)

1,400

technology and biotechnology companies in Cambridge and counting

Crowned one of the top 3 Best UK Towns & Cities To Work In in 2018, Cambridge has reaffirmed itself as a global centre of excellence, where innovation and education spear the city.

A technology hub, boasting a large cluster of high-tech businesses from software, electronics and biotechnology to science and engineering, harnessing the talent from the University and beyond.

EDUCATION

INFORMATION

Primary Schools:

St Philips C of E Aided Primary School

Ofsted Rating: Good
0.7 miles

St Matthews Primary School

Ofsted Rating: Outstanding
1.2 miles

St Albans Catholic Primary School

Ofsted Rating: Outstanding
1.6 miles

Secondary Schools:

Heritage School, Cambridge

Ofsted Rating: Good
2.2 miles

St Bede's Inter-Church School

Ofsted Rating: Outstanding
2.6 miles

Chesterton Community College

Ofsted Rating: Outstanding
3.4 miles

Independent Schools:

St Andrews College,

A mixed independent school and sixth form college
2.7 miles

Oaks International School

3.2 miles

Kings College School,

An independently funded junior school
3.2 miles

The University of Cambridge

2.0 miles

The historic and internationally renowned University is consistently ranked as one of the best in the world. It is spread across several colleges throughout the city, each with their own character, and combines cutting edge research and technology with magnificent period architecture and cultural activities.

Emmanuel College

2.6 miles

EMPLOYMENT

INFORMATION

Spotify

Technology company
1.0 miles

Microsoft

Technology company
1.1 miles

Apple

Technology company
1.2 miles

Cambridge University Hospitals

Healthcare
1.2 miles

Siemens

Technology company
1.3 miles

AstraZeneca

Biotech company
2.4 miles

Arm

Technology company
2.4 miles

Huawei

Technology company
2.4 miles

Qualcomm

Technology company
2.6 miles

Citrix

Technology company
2.7 miles

Abcam PLC

Biotech company
2.8 miles

Jagex

Video Games
3.0 miles

IBM

Technology company
3.0 miles

Amgen

Biotech company
3.1 miles

Johnson Matthey

Chemical manufacturing
3.1 miles

Google

Technology company
4.0 miles

GE

Industrial Manufacturing
4.1 miles

Sanger Institute

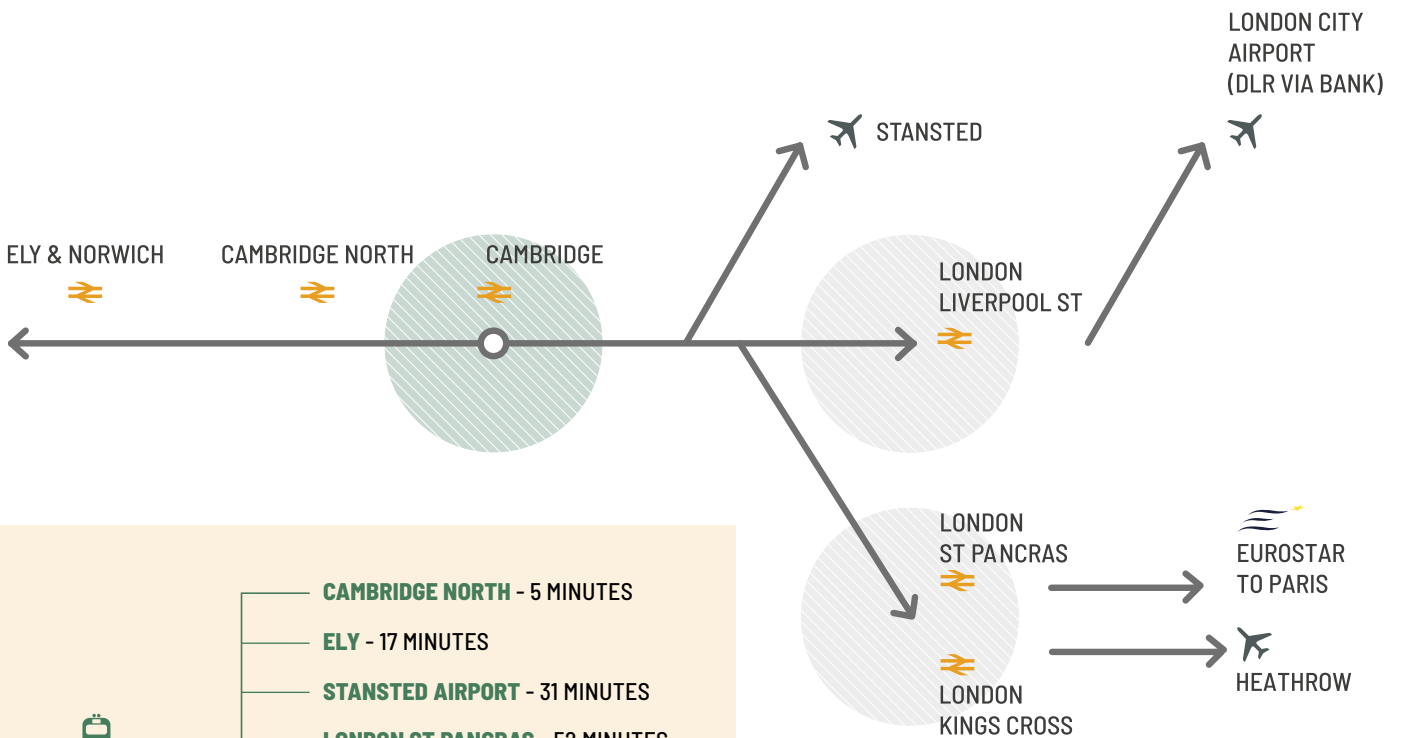
Health Fundraising
10.1 miles

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.

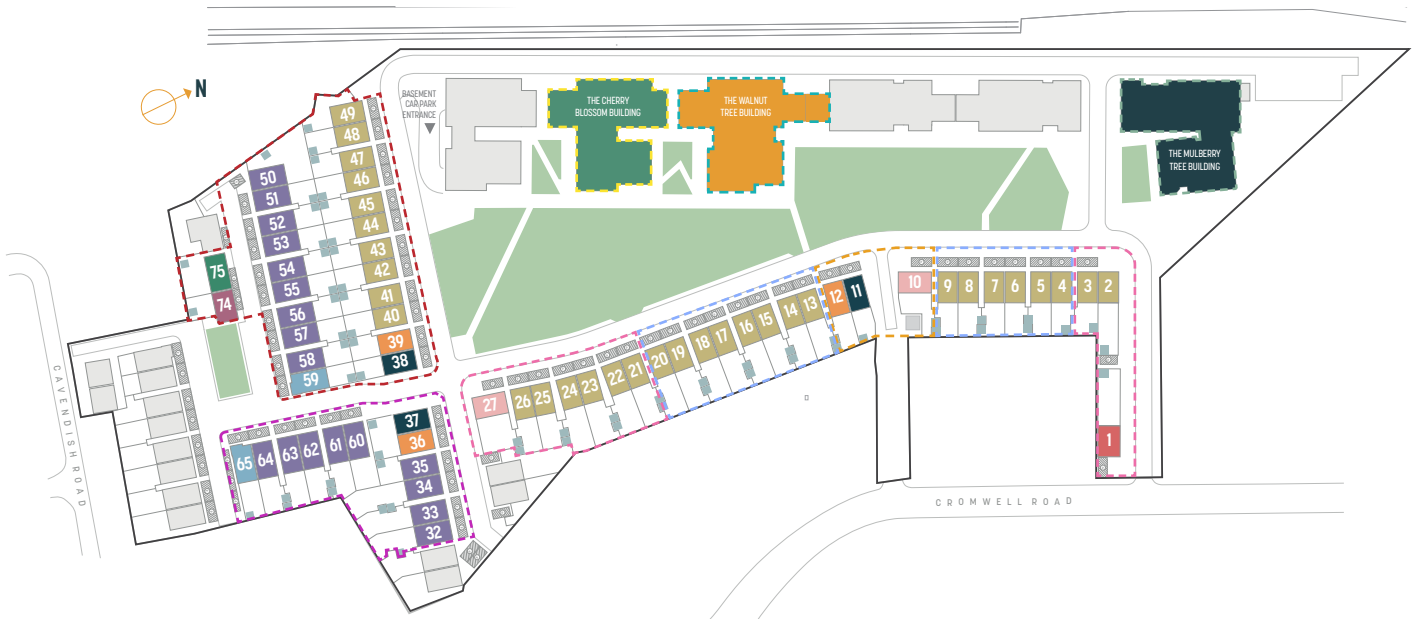


Destination	Travel Time
CAMBRIDGE NORTH	5 MINUTES
ELY	17 MINUTES
STANSTED AIRPORT	31 MINUTES
LONDON ST PANCRAS	52 MINUTES
LONDON KINGS CROSS	55 MINUTES
LONDON LIVERPOOL ST	72 MINUTES
NORWICH	76 MINUTES
LONDON CITY AIRPORT	93 MINUTES
LONDON HEATHROW	108 MINUTES



PROPERTY

INFORMATION



Private mix:

1 bedroom apartments	43
2 bedroom apartments	69
2 bedroom maisonette	2
3 bedroom houses	54
4 bedroom houses	98
Total	266

- **THE LARCH**
 - **THE OAK**
 - **THE JUNE BERRY**
 - **THE MAPLE**
 - **THE WALNUT**
 - **THE MULBERRY**
 - **THE WILLOW**
 - **THE HAZEL**
 - **THE ALDER**
- HOMES AVAILABLE THROUGH CAMBRIDGE CITY COUNCIL
 - THE CHERRY BLOSSOM APARTMENT BUILDING
 - THE WALNUT TREE APARTMENT BUILDING
 - THE MULBERRY TREE APARTMENT BUILDING
 - SHED/BIKE STORE
 - SUBSTATION

Ready to Move in:

- FEBRUARY - MARCH 2020
- MARCH - MAY 2020
- OCTOBER 2020
- SEPTEMBER 2021
- SEPTEMBER - OCTOBER 2021
- MARCH 2022
- MAY 2022
- JANUARY 2023

A PLACE

TO NURTURE & GROW



Residents will have access to the landscaped park at the heart of the development



Access the new Chisholm Cycle path – an off road and traffic free route between Cambridge railway station



Enjoy green open spaces nearby as well as popular Mill Road with its independent shops, cafes and more



On site nursery and community hub



8 minute cycle to Cambridge railway station



11 minute cycle to Cambridge market square



Home to globally renowned University of Cambridge which is just a leisurely 11 minute (2 mile) bicycle ride from Timberworks



Businesses in Cambridge include Google, AstraZeneca, Apple and Arm

ESSENTIAL

INFORMATION

Estimated annual charges* from:

Property Type	Initial Estate Charge (pa)	Service Charge (pa)
Studio apartments	N/A	N/A
1 bedroom apartment	N/A	Approximately - £1,644.59
2 bedroom apartments	N/A	Approximately - £1,844.15
2 bedroom plus study	N/A	N/A
3 bedroom houses	£153.65	N/A
4/5 bedroom houses	£153.65	N/A

To help maintain the community facilities and beautiful landscaped areas throughout the development, all homes are subject to an estate charge. All apartments will be subject to service charge for the maintenance of the apartment building and the shared areas within. All houses are freehold at Timberworks.

Managing agent:

Warwick Estates

The service charge covers the cost of maintenance of systems, energy centre, lifts and CCTV, internal communal and external repairs, basement maintenance, communal water and electricity, cleaning and landscaping of communal areas, warranty, reserve fund and professional fees. There will be no ground rent charged.

Car parking:

Car parking is available for 2 bedroom apartments only in the Mulberry Tree Building. 1 parking space will be offered at a cost of £10,000.

Car parking is available for 3 & 4 bedroom houses - 1 allocated parking space is situated at the front of the property.

Cycle parking:

Houses - Cycle mounts have been installed in secure sheds located in the back garden.

Apartments - The cycle store is located on the ground floor of the Mulberry Tree Building - other apartment blocks TBC.

*Costs are based on an average estimated charge across all similar homes. Speak to a sales consultant for charges to specific homes.

TAX & LEGAL

INFORMATION

Council tax for East Cambridgeshire:

Band	2020-2021 Charge	Band	2020-2021 Charge
A	£1,259	E	£2,307
B	£1,468	F	£2,727
C	£1,678	G	£3,146
D	£1,888	H	£3,776

Stamp duty land tax surcharge:

All incremental SDLT applies to all properties, with higher rates for purchases of additional residential properties, such as second homes and buy to let properties. Non-residents will be subject to an additional 2% SDLT as of 1st April 2021.

PAYMENT TERMS:

1. A non - refundable reservation deposit of the local currency equivalent of up to £2,500 for apartments and £5,000 for houses is payable upon reservation.
2. A further deposit of 10% of purchase price is payable upon exchange or within 21 days following reservation.
3. The balance of 90% of the purchase price will be payable upon legal completion

COMPLETION DATES:

Plot Specific from March/April 2021 onwards – until 2023 when we are due to complete on site.

DOCUMENTS REQUIRED FOR EXCHANGE OF CONTRACTS:

- Original current passport or original identify card
- Two current utility bill copies (not mobile phone) and one bank statement copy showing every buyer's name and home address - these items to be less than three months old
- In addition, your solicitor will require written evidence of the source of your deposit monies accumulating in your account
- Original or certified copies required for all buyers. Information provided must match the details given on the reservation agreement.

RECOMMENDED SOLICITOR(S):

JOANNA MILLER

Taylor Rose
Stuart House, St Johns Street, Peterborough, PE1 5DD
Joanna.Miller@taylor-rose.co.uk
01733 865608

VENDORS SOLICITOR:

ANNA CHAPMAN OF BIRKETTS

Kingfisher House, 1 Gilders Way, Norwich NR3 1UB
Anna-Chapman@birketts.co.uk

CONVEYANCING FEES:

To be provided by solicitor