

L&Q at
MARLEIGH

L&Q



CGI view of Marleigh

Thriving city *and convenient living*

L&Q at Marleigh presents a new collection of Shared Ownership homes in a desirable, best-of-both-worlds location just minutes from the shops, restaurants and entertainment of Cambridge city centre's charming and historic streets.

This collection of contemporary homes is the perfect choice for couples, families and young professionals looking for a home that offers everything you need to flourish – green spaces, speedy transport links and a great location.

Each brand-new home is ready to move into, with sleek fully-equipped fitted kitchens and bathrooms, and bright living spaces designed for getting together.

If it's opportunity, connectivity and a community atmosphere you're looking for, you've come to the right place.

Easily accessible to London yet with the great outdoors and vibrant Cambridge on your doorstep, L&Q at Marleigh is a place where you can do all the things that make you happy. At L&Q at Marleigh you will find the perfect balance of best of city living and country charm, all within an easy reach of your front door.

We provide the home

*and you make
it your own*





The essentials you need
and all close at hand



Homes with plenty of space to grow



Beautiful countryside and villages in the surrounding area



Riverside walks and pubs in easy reach



Excellent restaurants, cafés and bars close by



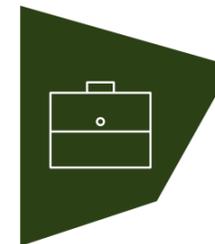
In the catchment of well-regarded primary and high schools



Four local supermarkets close to home



Shopping centres and markets nearby

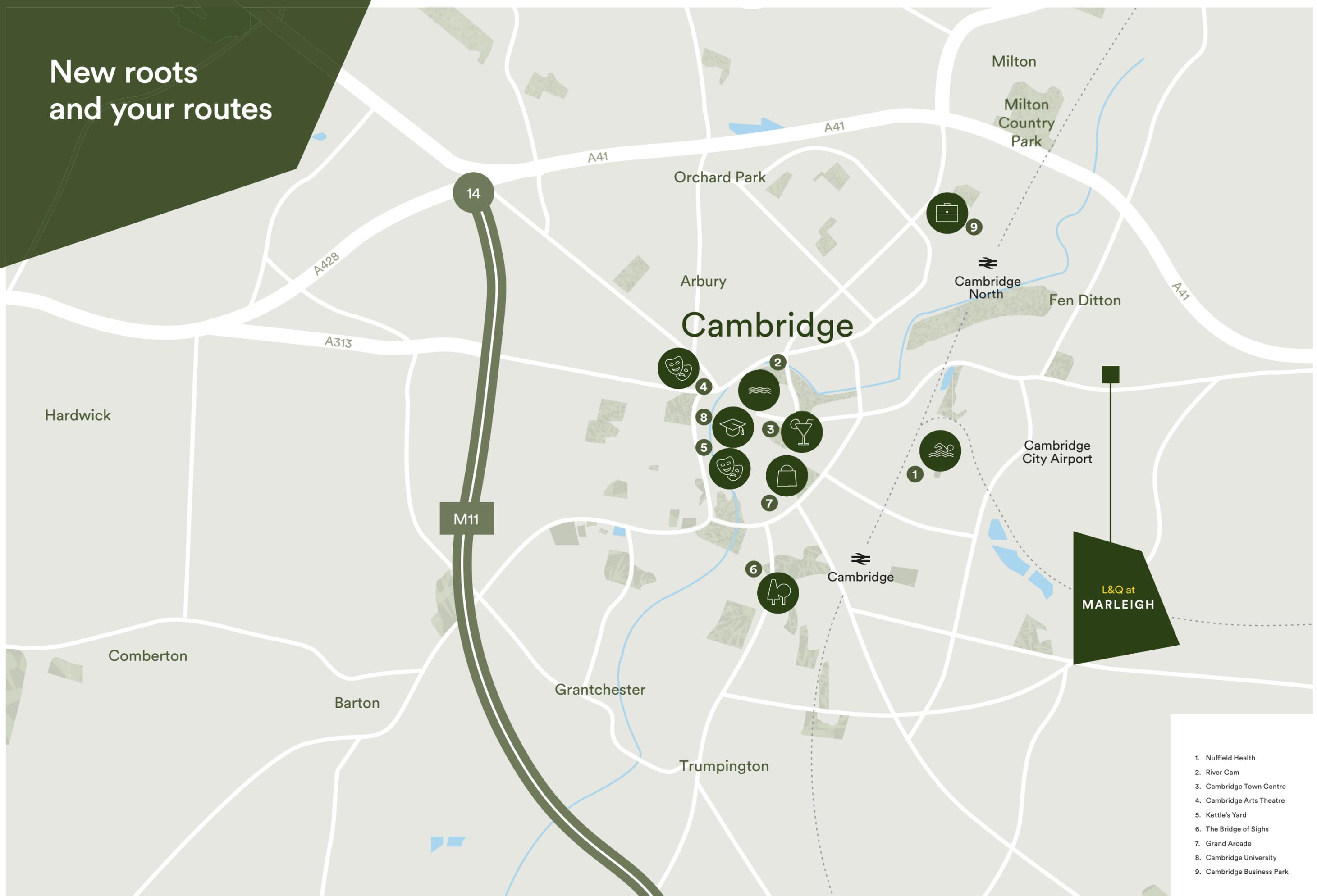


Major business park a short ride away



Handy access to the A10, A14 and M11

New roots and your routes



1. Nuffield Health
2. River Cam
3. Cambridge Town Centre
4. Cambridge Arts Theatre
5. Kettle's Yard
6. The Bridge of Sighs
7. Grand Arcade
8. Cambridge University
9. Cambridge Business Park



Sports

Dedicated training areas, classes and versatile equipment for all fitness levels, with swimming pool and spa facilities. This modern club also boasts a state-of-the-art Technogym.

Nuffield Health Cambridge Fitness & Wellbeing Gym
1.7 miles by bike*



Riverside

The city's famous River Cam offers a variety of ways to unwind, whether a leisurely punt or a stroll along its leafy banks, passing by beautiful historic buildings and colleges.

River Cam
1.6 miles by bike/car*



Culture

The city's streets are a living museum of history, but don't miss the university-owned Kettle's Yard, a contemporary art gallery, as well as the Arts Theatre for impressive drama productions.

Cambridge Arts Theatre
3.0 miles by bike*
Kettle's Yard
3.2 miles by bike*



Eat & Drink

For something a little different head to Mill Road, a mile long stretch of independent cafés, quirky shops and international restaurants – one of the city's most vibrant destinations.

Cambridge Town Centre
2.8 miles by bike*



Parks

The open green spaces of Stourbridge Commons and Ditton Meadows are a favourite spot with locals for walking and summer picnics, with many more parks scattered around the city.

Ditton Meadows
1.7 miles by bike*



Shopping

Find a great selection of high street brands and John Lewis department store at the Grand Arcade shopping centre, with plenty more on nearby St. Andrew's Street.

Grand Arcade
2.9 miles by bike*

New routes and fast commutes



Just a short drive from your front door, Cambridge North or Cambridge Station offers regular rail services into London, which can take as little as 50 minutes

Frequent train services take commuters working in London to King's Cross in under 50 minutes, and Liverpool Street in just over an hour. L&Q at Marleigh's handy access to the A14 and M11 makes getting around by car just as easy.

For shorter journeys closer to home, Cambridge's Park & Ride bus service can be found on nearby Newmarket Road for trips to the city centre and The Grafton, stopping at retail parks and Cambridge FC on its way.

And, of course, this being Cambridge, those who'd rather travel by bike are well taken care of, with a choice of cycle routes to make getting around on two wheels safer and more efficient.



By rail from Cambridge Station

Newmarket	19 mins
Stansted Airport	26 mins
Bishops Stortford	30 mins
King's Cross	49 mins
Norwich	1 hr 20 mins



To the airports by car from Marleigh

Cambridge	2 mins
Stansted	41 mins
Luton	1 hr
London City	1 hr 12 mins
Norwich	1 hr 18 mins



By road from Marleigh

Cambridge city centre	7 mins
M11	9 mins
Bury St Edmunds	35 mins
Peterborough	45 mins
Milton Keynes	1 hr



By cycle from Marleigh

Cambridge North Station (2.1 miles)	11 mins
Cambridge Station (2.1 miles)	12 mins

Train times taken from nationalrail.co.uk
Distances taken from google.co.uk/maps



Mid morning bites
and afternoon
delights

City and country

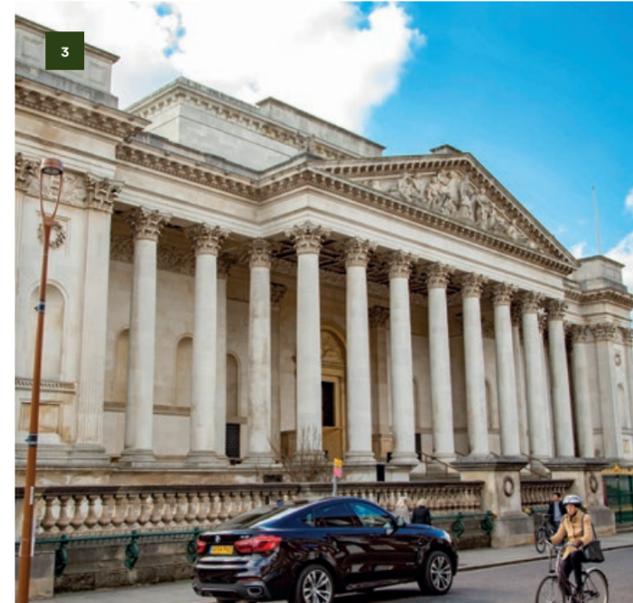
Is there any wonder that Cambridge is regularly voted one of the best places in Britain to live and work?

At the heart of this beautiful historic city is the famous River Cam, and on its banks locals can enjoy everything from quiet walks to off-the-beaten-track running trails, and bustling beer gardens to restaurant terraces with a view.

The city's multi-national population also makes for an eclectic mix of food and drink destinations, while Cambridge's shopping scene takes in the big High Street names and one-of-a-kind boutiques, and plenty of interiors shops to help put an individual stamp on your new home.

To enjoy Cambridge's thriving shopping, food and drink scene, a short bus or car journey takes you into the city centre, where you can take your pick from a wide range of options, while the city's famous green spaces, gardens and riverside make for a relaxing way to spend the weekend.

- 1. King's College Chapel
- 2. The Ivy Cambridge Brasserie
- 3. The Fitzwilliam Museum
- 4. Franco Manca
- 5. Grand Arcade
- 6. The Bridge of Sighs



High quality spec

*and good
work-life balance*



Images depict a typical L&Q show home

Specification

All the homes located within L&Q at Marleigh have a high quality specification throughout and will be covered by NHBC warranty. Each home will have allocated parking, shed and a turfed garden including paving.

Kitchen



- Contemporary Symphony kitchen with soft close doors and drawers
- Laminate worktop with matching upstand
- Stainless steel splashback behind hob
- Stainless steel 1 and half bowl sink with mixer tap
- Fully integrated appliances including oven, hob, fridge/freezer and washing machine†
- Stainless steel extractor

Electrical and Heating



- Brushed stainless steel switches and sockets to all rooms
- Downlighters to the bathroom and kitchen
- Homes are pre-wired with fibre aerial system
- TV points will be provided in the lounge and master bedroom
- Two mains operated smoke detectors
- Battery operated carbon monoxide detectors

Bathroom



- Chrome plated bath, shower and basin taps
- Contemporary white bathroom sanitary-ware
- Bath with glass shower screen
- Mirror above sink
- Neutral ceramic wall tiles
- Neutral ceramic floor tiles

Finishes



- Amtico flooring to kitchen, open plan living areas and hall
- Neutral carpet fitted to all bedrooms and lounge*
- Built in wardrobe with sliding mirror doors to master bedroom
- Neutral emulsion paint to all walls and ceilings
- White satin woodwork

*Separate living rooms only. †Washing machine position may vary dependent on plot type.

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.



Better places *and better lives*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.



Invest for the future
and own your home

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more visit
lqhomes.com/shared-ownership

Buying a Shared Ownership home with L&Q

With Shared Ownership you start by buying a share in your home and then progress to full ownership by buying more shares. Your deposit will be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a subsidised rent to L&Q on the share you don't own.

Are some applicants prioritised?

Some developments may initially be reserved for those who live or work locally, but in most cases the development is open to everyone so please register if you are interested. You can find out more about the development eligibility criteria on our website or by speaking to the Sales Team.

Is Shared Ownership really affordable?

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a deposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

Can I buy more shares in my home?

Yes, this process is known as staircasing. You can also sell the share you own at any time, either via the L&Q Resales team or on the open market.

Am I Eligible?

To buy a home under the Shared Ownership scheme you must meet these basic requirements:

- have a combined annual household income under £80,000, or £90,000 in London
- not own a property, or part of a property, at the time of completing on your purchase
- be 18 years or older and be able to obtain a mortgage

Complete our Shared Ownership Application form to confirm your eligibility.

If you have any questions about the application form please contact the Homebuy Application Team at applications@lqgroup.org.uk or call **0300 456 9997** opt 1, opening hours: 10 am - 3 pm, Monday - Friday. You can learn all about Shared Ownership at lqhomes.com/shared-ownership

Getting started with L&Q Shared Ownership



Step 1: Confirm your eligibility

Complete the online L&Q Shared Ownership Application form at lqhomes.com/apply. If you're purchasing a home with a friend or partner, remember to complete the Joint Application section of the form. You will also need to apply with your local Help to Buy agent. Details can be found on the development listing on our website.



Step 2: Reserve your home

Browse our website and find a home that's right for you. Book a viewing and visit the show home, once you've chosen your home reserve it with a payment of £500. Homes will be allocated based on priority



Step 3: We make you an offer

Once you have paid your reservation fee, we will verify your identity. If the result of this check is satisfactory, we'll contact you to make an offer of a home.

Buying a Shared Ownership home

After we have made you an offer



Step 1: Meet your financial advisor

When you accept the offer, we will arrange an interview with an independent financial advisor (IFA). They will help you choose a solicitor and decide on the right mortgage for you.



Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a solicitor to work on their behalf throughout the conveyancing process.



Step 3: We exchange contracts

The Memorandum of Sale (MOS) will give a date by which to exchange contracts. This makes your intention to buy a home through L&Q a legally binding agreement.



Step 4: Completion day arrives!

Your mortgage lender will give your solicitor the money to buy your home and complete the sale. Congratulations on purchasing your new home!



Step 5: Time to collect your keys

An L&Q Customer Liaison Manager will make an appointment to meet you at your home and hand over your keys. They will also walk you through your new home and talk you through your Home User Guide

We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your Sales Associate can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



L&Q Achievements



A selection of other L&Q developments



Birnam Mews – Warwickshire
lqhomes.com/birnammews



Huntley Wharf – Berkshire
lqhomes.com/huntleywharf



Beaulieu – Essex
lqhomes.com/beaulieu

L&Q at Marleigh Cambridge, CB5 8AA

@ marleighso@lqgroup.org.uk

📞 0333 999 8387

🌐 lqhomes.com/marleigh

Disclaimer

All information in this document is correct at the time of publication going to print April 2021. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation.

Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

L&Q