Ninewells is a beautifully designed new neighbourhood for Cambridge. Located only 2.4 miles from the city centre, Ninewells is a conveniently positioned community. Woven into its natural surroundings, it creates an enviable place to live: one where well-being and a balanced way of life has been considered.
Discover Ninewells – a stunning collection of 162 contemporary, high-specification family homes and apartments in a beautiful natural environment, created around panoramic views of the Gog Magog Downs.

Design is at the heart of these homes. It shines through architecture that is inspired by its location on the southern fringe of Cambridge, as it blends into rolling countryside. Design shapes the Ninewells landscape; green spaces, allotments, attenuation ponds and outdoor artwork nurture a deep-rooted bond between people and nature. Design helps to build the Ninewells community; it’s a safe and sustainable place where families flourish and people interact in harmony. And design makes the Ninewells way of life; it’s a place that promotes health and well-being through outdoor pursuits, supports your working life and offers easy access to the vibrant city centre; making these the perfect new homes.
THE VISION

The Ninewells team has worked closely with award-winning architects PRP, to develop a future-focused plan for both people and place. In its overall vision, Ninewells is designed to embrace and protect the positive features of the landscape and local identity.

At the heart of this vision is the ‘green fingers’ concept: a series of green spaces that make a connection with the countryside and act as viewing corridors to the Gog Magog Downs. As well as providing an inspiring backdrop to everyday life, the resulting green areas encourage a healthy outdoor lifestyle in a safe, open space.

Landscaping is rich and diverse and enhances the recreational aspect of living at this award-winning development. It is an intrinsic part of the Ninewells story. Areas of grass and wildflowers blend seamlessly with the countryside while other areas have a visual relationship with the urban environment. Another key feature is water; attenuation ponds and swales have been incorporated into the landscaping and their water levels are managed by an ingenious surface drainage system.

The architecture is also inspired by its location. Externally, styles and materials make reference to local buildings, and internally the optimisation of space, views and natural light has been the guiding principle.

As a modern, forward-looking community, multi award-winning Ninewells puts sustainability high on the agenda. All homes are designed with energy efficiency in mind and to achieve levels 3 or 4 on the Government’s Code for Sustainable Homes standard by incorporating energy saving features such as well insulated cavity walls and roofs; large windows to maximise solar gain, highly efficient boilers and water efficient sanitary ware, taps and showers. Zoned heating and low energy lighting plus A+ rated appliances are also used, allowing you to reduce your energy consumption. What’s more, the provision of footpaths and cycle paths encourages you to leave your car at home, presenting you with a simple way to improve your carbon footprint.
Ninewells life is as much about the natural world as it is about the connection with the city. With avenues, footpaths, green spaces plus the wet and dry attenuation ponds, the community’s environment is a picturesque natural playground. For exploration, relaxation, picnic making or nature watching, it’s a wonderful family environment to enjoy in peace and safety on your doorstep, the views to the open fields and hills beyond making your countryside location ever apparent.

And did you know that Ninewells takes its name from a local nature reserve? Nine Wells, a historically important site containing several chalk springs that formed the source of the Hobson Conduit, once provided Cambridge with its drinking water.

The landscaped environment, with its varied planting, provides the community with a strong sense of its natural context. The existing boundary hedge is a designated City wildlife corridor and you can further develop your relationship with nature by sowing, tending and harvesting fresh vegetables in the Ninewells allotments.*

It’s the perfect balance between the built and natural environment that defines the very spirit of Ninewells. Thoughtfully designed, the verdant communal areas serve many purposes and bring benefit to everyone. It’s an inspirational space to develop a fuller and healthier lifestyle. It’s your running track, it’s your yoga space, it’s your meeting place or it’s your open-air living room.

* Allotments at Ninewells will be available for rent from Cambridge City Council.
Images shown are of the Ninewells show apartment.
As a place that offers a fully rounded lifestyle, Ninewells looks after its working community. The number of people working from home is continually growing and we have responded to this global trend by designing homes with the space for creating a home office, all with access to super-fast broadband. Ninewells is also conveniently placed for a swift commute into Cambridge, with good road access, a range of bus links and excellent cycle routes. Addenbrooke’s Hospital and the Bio-Medical Campus are a short walk from home and for those that work in London, Cambridge station is just a short drive or cycle ride away, and the regular train service to King’s Cross takes under an hour.
A PLACE AT ONE WITH ART

To further entwine Ninewells and its community with the natural and historical context of the location, artists Peter Randall-Page and Laura Ellen Bacon are working with the design team and the local community to create original public artworks that enrich the environment.

Both artists utilise natural materials to create large-scale, organic-looking sculptures that celebrate nature and connect with their context. As well as creating visual interest with a magical quality, each piece will tell a story about the intrinsic natural aspects of the area and help to engage people with their surroundings.

Peter Randall-Page

Peter Randall-Page creates large-scale sculptures that embrace natural phenomena and express the idea of growth. His work is internationally acclaimed and pieces can be seen in many urban and rural locations throughout the UK, as well as the Tate Gallery and the British Museum.

Peter’s art at Ninewells focuses on the natural flow of spring water around the terrain. Inspired by river systems and deltas, his huge granite bowl-like sculpture features an intricate system of vein-like gullies or ‘rills’. It will be embedded into one of Ninewells’ two attenuation ponds creating a stunning centre piece in the landscape.

“My role as a sculptor will be to integrate my artwork into the fabric of the new landscape – making a positive virtue of the necessity to manage surface water in times of high rainfall.”

Laura Ellen Bacon

Laura Ellen Bacon is well known for her woven sculptures that integrate with the natural and built world. They can be found gracing numerous venues, from Chatsworth House to The Saatchi Gallery.

Laura’s work at Ninewells is two-fold.

The first element, made with the help of the local community, is a series of delicate, woven willow artworks that knot into the hedgerow that runs along the bottom of Ninewells. The second is a much larger work, sited in the open public space. This piece comprises a curvaceous pair of natural forms that appear to grow either side of one of the pathways.

“The work should feel like an intriguing combination of having been both windswept and sculptured by nature but also very clearly shaped by hand and expertise – suggesting human design in collaboration with the elements.”

In the Thick of it: A Woven Space.
The Gallery, Winchester Discovery Centre, Hampshire. 2012.

Confluence 2015
Granite and water

Spatial Place. Dicky Meadows willow.
In Cambridge, ancient seats of academia sit side by side with centres of digital innovation; artisan food markets vie for your custom with Michelin Star restaurants and peaceful riverside afternoons can be followed by buzzing, social evenings. Living at Ninewells, you’ll be close enough to feel the beat of the city’s vibrant heart and benefit from its rich diversity.
As the home of the University of Cambridge, the city is widely known as a hallowed seat of learning. Perhaps it’s this academic environment, or the fact that cycling is the preferred mode of transport, but the place is certainly imbued with a genteel air. Characterised by historic architecture, pedestrianised streets, open-air markets, picturesque green spaces and lazy riverside pastimes, Cambridge is truly a beautiful city in which to live and work.

Cambridge, today, is a hotbed of innovation. It’s a phenomenon that’s developed organically, but now the city and surrounding area, dubbed Silicon Fen, is home to an established cluster of science and technology-based businesses. Focusing on software, electronics, pharmaceuticals and biotechnology, the area is one of the most important technology centres in Europe. Companies like Apple, Amazon, ARM, AstraZeneca, Google, Microsoft, Toshiba and Spotify have all set up camp here. Of course, as a world leader in pioneering research and providing a ready source of graduates, the University is at the heart of it all.
You don’t have to look far to find a Cambridge that’s cosmopolitan and creative. If shopping is your craving, the historic centre is a delicious huddle of independent retailers and artisan makers. And don’t forget the Market Square for daily, fresh local produce or the inspiring collections of 20th-century art at Kettle’s Yard. If you’re looking for big name brands, then head to the Grand Arcade and discover the likes of John Lewis, Apple, The White Company, Ted Baker and Links of London.

If the number of restaurants is a measure of Cambridge folk’s passion for food, they must be in love. From simple fare to fine dining, from chefs championing local produce to exotic international cuisines, there's good food to suit every taste and mood. There are even two establishments holding Michelin Stars. But let’s not forget the many coffee shops, cafés, tea rooms, patisseries, crêperies, bakers and delicatessens. Cambridge also has a passion for the outdoors which means you’ll find diners on rooftops, pavements and of course, by the river. Look further afield, as far as the surrounding villages, and you’re likely to unearth some of the finest eateries in the region. Those looking for the freshest local produce will find the best at the Gog Magog Farm Shop, which is just down the road from Ninewells. This delightful local institution features a charming café and is home to The Shack, serving up some of Cambridge’s best street food and live music.
The city is known globally as the home of the University of Cambridge, an iconic institution, founded in 1209 and regarded as one of the top universities in the world. Cambridge’s other seat of further education is Anglia Ruskin University. Together the two campuses are responsible for broadening the minds of around 30,000 students a year. But the academic excellence doesn’t rest there. From primary schools to further education colleges, Cambridgeshire boasts numerous acclaimed learning establishments for its younger students too.

**SCHOOLS AND COLLEGES NEAR NINEWELLS**

- **Cambridge International School**
  Cherry Hinton Road, Cambridge CB1 8DW
  www.cambridgeinternationalschool.co.uk

- **Sancton Wood School**
  2 Saint Paul’s Road, Cambridge CB1 2EZ
  www.sanctonwood.co.uk

- **Saint Faith’s School**
  Trumpington Road, Cambridge CB2 8AG
  www.stfaiths.co.uk

- **St Mary’s School**
  Bateman Street, Cambridge CB2 1LY
  www.stmaryscambridge.co.uk

- **The Stephen Perse Foundation**
  Union Road, Cambridge CB2 1HF
  www.stephenperse.com

- **The Perse School**
  Hills Road, Cambridge CB2 8QF
  www.perse.co.uk

- **The Leys School**
  Fen Causeway, Cambridge CB2 7AD
  www.theleys.net

- **Fawcett Primary School**
  Alpha Terrace, Trumpington, Cambridge CB2 9FS
  www.trumpingtonfederation.co.uk

- **Abbey College**
  17 Station Road, Cambridge CB1 2JB
  www.abbeycambridge.co.uk

- **Hills Road Sixth Form College**
  Hills Road, Cambridge CB2 8PE
  www.hillsroad.ac.uk

- **Long Road Sixth Form College**
  Long Road, Cambridge CB2 8PX
  www.longroad.ac.uk

- **Trumpington Community College**
  Trumpington, Cambridge CB2 8HE
  www.trumpingtoncommunitycollege.org.uk
Conveniently positioned, Ninewells is within easy reach of the area’s best schools, as well as its leisure, recreation and healthcare facilities. Access to such amenities is essential to create a flourishing, sustainable community, and crucial to this access is good connectivity. Happily, Cambridge boasts a brilliant public transport system with a comprehensive bus service. There are a number of routes serving Ninewells, with the nearest bus stops around 200 metres away. From these, you can pick up various frequent services that run to the centre, the train station and outlying areas.

Famously, cycling is a favourite mode of transport in Cambridge. Ninewells’ own cycle paths will connect to a comprehensive system of off-road cycle routes and cycle lanes that link to the city and wider cycle network in no time at all.

The city also has excellent road access via the M11 and A14, and it’s well-served by rail connections. From Ninewells, it’s just a few minutes’ drive or cycle ride to Cambridge station, and regular trains run non-stop to London King’s Cross, with a journey time of 48 minutes.

Other direct rail destinations include Liverpool Street, Norwich, Birmingham, Peterborough, Ipswich and Stansted Airport. Cambridge North, due to open in 2018, will have direct services to Brighton and Gatwick Airport via London St. Pancras.
STYLISH CITY HOMES
SET WITHIN A BEAUTIFUL
NATURAL ENVIRONMENT

Homes available through BPHA/Bell Language School
Interior image of the show apartment at Ninewells.
Oakington House lies on the northern edge of Ninewells, next to one of the many delightful open green spaces. The natural brick façades of this handsome apartment building complements both the urban and rural aspects of their setting.

The one and two-bedroom apartments themselves are stunning, spacious homes, lovingly created for modern living. The interiors are thoughtfully designed and beautifully specified throughout, and the focal point is the welcoming open-plan kitchen/dining/living area.

The stunning, contemporary kitchens feature Silestone worktops, Bosch appliances and Amtico flooring. The whole space is flooded by daylight by the floor-to-ceiling windows, which open out onto either accessible south or southwest-facing balconies or ground-floor terraces.

Connecting indoor and outdoor life is the essence of Ninewells, and these luxurious outdoor spaces bring a wonderful versatility to the day-to-day living experience. Every apartment has a luxurious bathroom while the two-bedroom homes also enjoy the benefit of a master en-suite. All apartments offer the added benefit of off-road allocated parking.
PLOT 237
(16 Musgrave Drive)
1 bedroom apartment

PLOT 238
(18 Musgrave Drive)
2 bedroom apartment

SECOND FLOOR

<table>
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<tr>
<th>Room Type</th>
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<tr>
<td>Living / Kitchen / Dining</td>
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<td>Master Bedroom</td>
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<td>Master Bedroom</td>
<td>3.55 x 3.60</td>
<td>11.7 x 11.8</td>
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<tr>
<td>Bedroom 2</td>
<td>3.00 x 3.60</td>
<td>9.8 x 11.8</td>
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THE APARTMENT COLLECTION
REACH HOUSE
Positioned as a gateway to Ninewells, Reach House is a collection of sensational two-bedroom apartments. Softened by two-tone brick facades and the rich planting that surrounds them, the contemporary three-storey apartment building blends effortlessly into its setting: where city meets country idyll.

The apartments themselves are high specification, carefully crafted homes. Daily life will revolve around the bright and spacious kitchen/dining/living area. Wonderful floor-to-ceiling windows transform the space by connecting the indoors with a glass-screened balcony or ground-floor terrace area.

These spacious outdoor havens bring fantastic versatility to everyday living. The kitchens are smart, elegant workspaces, graced with integrated Bosch appliances and pristine Silestone worktops, while bathrooms – both main and en-suite, feature sanitaryware by Duravit and Hansgrohe. Every home will also be allocated a car parking space.
Two bedroom apartments
PLOT 241
(12 Knightly Avenue)
2 bedroom apartment

- Living / Kitchen / Dining: 16.1 x 22.8
- Master Bedroom: 11.2 x 12.1
- Bedroom 2: 9.0 x 12.1

GROUND FLOOR

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PLOT 242
(14 Knightly Avenue)
2 bedroom apartment

- Living / Kitchen / Dining: 19.9 x 17.4
- Master Bedroom: 12.6 x 9.8
- Bedroom 2: 12.6 x 9.0

GROUND FLOOR

WD = Wardrobe
B = Boiler

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PLOT 243
(16 Knightly Avenue)
2 bedroom apartment

PLOT 244
(18 Knightly Avenue)
2 bedroom apartment
PLOT 245
(20 Knightly Avenue)
2 bedroom apartment

PLOT 246
(22 Knightly Avenue)
2 bedroom apartment

Living / Kitchen / Dining 3.90 x 8.65 12.8 x 28.4
Master Bedroom 2.95 x 3.15 9.7 x 10.3
Bedroom 2 4.40 x 3.30 14.4 x 10.8

First Floor

WD = Wardrobe
B = Boiler

M     FT
Living / Kitchen / Dining 3.90 x 8.65 12.8 x 28.4
Master Bedroom 2.95 x 3.15 9.7 x 10.3
Bedroom 2 4.40 x 3.30 14.4 x 10.8
PLOT 251
(32 Knightly Avenue)
2 bedroom apartment

PLOT 252
(34 Knightly Avenue)
2 bedroom apartment

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WD = Wardrobe
B = Boiler

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WD = Wardrobe
B = Boiler
SPECIFICATION

KITCHEN
Contemporary and stylish German kitchens featuring high gloss doors and drawers, solid composite worktops and upstands to create a smart and modern look. Energy efficient and sleek appliances by Bosch have been selected to complement the look and design of the kitchens.

• Bosch hob with touch control
• Bosch stainless steel oven
• Bosch microwave
• Integrated Bosch fridge/freezer
• Integrated Bosch dishwasher
• Stainless steel Blanco sink with contemporary Blanco mixer tap
• Integrated extractor fan
• LED lighting to wall units
• Glass splashback behind hob
• Soft close to doors and drawers
• Integrated pull out waste bin with recycling facility
• Bosch washer/dryer (located in hallway store cupboard where possible)

Kitchen designs and layouts vary; please speak to our Sales Executives for further information.

MASTER EN-SUITE
Our elegant and stunning en-suites, with sanitary ware by Duravit and complementing taps and showers by Hansgrohe, plus our bespoke feature mirror cabinets and vanity tops, add a hotel style touch to the en-suite to create a stylish private space.

• Duravit sanitary ware
• Hansgrohe mixer taps and showers
• Low level shower tray with glass shower screen
• Feature mirror cabinet with matching vanity top
• Large format wall and floor tiles
• Heated chrome towel rails
• Underfloor heating

BATHROOM
Contemporary Duravit sanitary ware and Hansgrohe taps and showers are used to create stunning bathrooms, with vanity tops and bath panels in dark timber effect adding a touch of elegance to the rooms.

• Duravit sanitary ware
• Hansgrohe mixer taps and showers
• Bath with shower above and glass shower screen
• Timber effect vanity top with matching bath panel
• Large format wall and floor tiles
• Heated chrome towel rails
• Underfloor heating
DECORATIVE FINISHES
To achieve a contemporary style interior we have selected clean lines for doors, architraves and skirting, keeping everything white and flush to create a calm and tranquil environment.

- Painted solid front entrance door with multi-point locking system
- High efficiency double glazed composite windows and glazed doors featuring aluminium cladding externally, white painted timber internally
- White painted flush internal doors with contemporary brushed stainless steel ironmongery
- Built in wardrobes to master bedroom where shown on floor plans
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES
- Amtico wood effect floor to hallway and kitchen/dining/living room
- Carpet to bedrooms
- Large format floor and wall tiles to en-suite and bathroom

HEATING AND WATER
- Underfloor heating throughout
- Heated chrome towel rails to en-suite and bathroom
- Gas fired boiler

ELECTRICAL
- Downlights to hallway, kitchens/dining/living room, en-suite and bathrooms
- Pendant fittings in selected locations to living room and bedrooms
- Brushed stainless steel electrical switches and sockets throughout, some switches with integrated USB port
- TV and phone points to kitchen/dining/living room and bedrooms
- Wiring for customer’s own connection to super-fast Broadband, up to 100MB* 
- Pre-wired for customer’s own Sky+ connection via subscription 
- Video entry system to every apartment, linked to main entrance door
- External lighting to balcony/terrace
- Hard-wired smoke and heat detectors
*Broadband speed information provided by Seethelight

EXTERNAL FINISHES
- Decking or paving to balcony/terraces
- External electrical socket to balcony/terrace

COMMUNAL AREAS
- Fob controlled access system to entrance lobby
- Lift access to all floors
- Allocated car parking space
- Cycle storage space
- Letterboxes provided for all apartments located externally beside the communal entrance

WARRANTY
- 10 year NHBC warranty

MANAGEMENT COMPANY
The apartments buildings and non-adopted areas at Ninewells will be maintained by a management company of which every home owner will become a shareholder once all the properties have been sold and conveyed. A managing agent has been appointed to maintain these areas and a service charge will be payable by each home owner for the services provided.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Specifications may vary please ask your Sales Executive for further information.
THE TEAM

HILL

Hill, the WhatHouse? Housebuilder of the Year 2015, is one of the country’s top housebuilders, specialising in developing distinctive new homes across London and the South East.

We bring together contemporary design, sustainable materials and a sympathetic approach to create stunning, individual new properties and communities.

By employing some of the very best in the business, we have been able to successfully deliver many exciting development projects and win awards for our achievements.

Each Hill development is unique and each is designed to work in perfect harmony with its surroundings. A home is a personal space - and choosing a Hill property is the chance to buy a truly unique new home.

Our team includes
• Creative architects and designers
• Experienced planning and technical specialists
• Efficient construction experts
• Effective sales and marketing professionals
• A dedicated customer care team

BUSHMEAD

Bushmead Homes is a subsidiary company owned by bpha Limited, whose purpose is to generate surpluses to provide funds to assist with the delivery of further affordable homes. An exciting new house builder, their focus is on building well designed homes across Bedfordshire, Buckinghamshire, Cambridgeshire, Essex, Hertfordshire, Northamptonshire and Oxfordshire.

Bushmead Homes’ vision is to transform innovative and creative designs into practical and stylish homes – with an emphasis on excellence and construction quality, rather than quantity of homes built.

SCHEME ARCHITECT

PRP: one of the world’s largest multidisciplinary practices specialising in residential, specialist housing, commercial, retail, hotel, education and leisure sectors.

ARTISTS

Peter Randall-Page
Laura Ellen Bacon

OUR SOCIAL FEEDS

@Ninewells_Camb
@HillGroupUK
@hill_group

We are delighted to have been named WhatHouse? Development of the Year 2016.

Ninewells - WINNER OF THE BEST OUT OF LONDON HOME at the 2016 Evening Standard new homes awards. Also HIGHLY COMMENDED FOR BEST FAMILY HOME.

Predictive Energy Assessment shown is an average across all apartments.

Energy performance has been assessed using the SAP 2009 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating
Environmental Impact (CO2) Rating

Energy performance has been assessed using the SAP 2009 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.

This brochure, and the description and measurements herein, do not form any part of a contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Site layouts, floor plans and specifications are taken from drawings which were correct at the time of print. Linton House is a marketing name and does not form part of the approved postal address. All plans contained within this brochure are not to scale and room sizes are approximate and subject to change. Measurements contained within this brochure were taken from plans in metric measurements. Imperial measurements are for guidance purposes only. Maximum room dimensions are shown and are measured to include items such as kitchen units and are measured to a minimum ceiling height of 2.400m. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty. Images of the Ninewells properties are computer generated and the landscaping may have been enhanced.

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