



FARRIERS
Y A R D

BALSHAM



WELCOME TO FARRIERS YARD

.....

Farriers Yard is a beautiful new collection of spacious three, four and five bedroom homes located in the quaint village of Balsham. Built on a site which served as a Blacksmiths in the 1800s, all homes at Farriers Yard have been thoughtfully designed to blend perfectly with this traditional village setting. Surrounded by scenic countryside, Balsham is just 10 miles from the centre of Cambridge and less than six miles from Granta Park and its many international employers.

With its central village location and excellent links to Cambridge and Granta Park, Farriers Yard is the perfect mix of contemporary living in a traditional village setting.

BALSHAM VILLAGE

A peaceful village and a thriving community



Balsham village is home to a thriving community and benefits from two pubs, a village hall, a convenience store, pre-school and primary school. Charming thatched cottages, dating back to the 16th Century, mix with period homes from a variety of eras.

There are many local clubs and societies, ranging from bell-ringing to yoga, and many meet at the Village Hall. Here, there is also a popular regular market with local meats, game, baked savouries, crafts, and even fresh produce from the local allotments on offer. The Balsham Feast is a very popular local event and is a biennial summer fair with traditional games, food stalls, dog shows, and live music.

For day-to-day groceries, Balsham Stores and Post Office is well-stocked with all your essentials and nearby Plumbs Dairy offers a free delivery service for milk, groceries and seasonal produce. When it comes to eating out, The Bell provides traditional 'home-cooked' pub meals, holds regular quiz nights and events and receives glowing reviews from locals and visitors alike. The Black Bull Pub and Restaurant is a 16th Century Grade II listed building which has been beautifully restored to emphasise its history. Offering four-star rated accommodation, The Black Bull also boasts an AA Rosette menu, has won several awards and features in The Good Pub Guide.

For younger residents, Buttercups Community Pre-school and Meadow Primary School, rated 'Outstanding' and 'Good' by Ofsted, provide quality early years education and are just moments from Farriers Yard. For older children, Linton Village College, rated Outstanding by Ofsted, is just five miles away and accessible via the school bus service, car or bike.

If you are looking for extra-curricular activities, there are many after-school clubs, as well as cubs, scouts and football for all ages. The latter, along with the village cricket teams meet at the recreation ground, with its recently refurbished sports pavilion.

Images left to right:

*Nine Chimneys House; Balsham Ploughmen Weather Vane;
Church of the Holy Trinity; Village Green*





CONVENIENTLY CONNECTED

*World-leading science, enterprise
and culture on your doorstep*



While a home in Balsham offers you a slower pace of life and a chance to get away from the crowds, with Cambridge on your doorstep you are never far away from world-famous architecture, shopping and culture.

Everything you could need or want is here – from its quaint open-air market, to its iconic universities and punting, to places to eat and shop for all the family, whether you want national pizza chains or Michelin-starred restaurants. There is just as much life to Cambridge in the evening as there is in the daytime – with theatre, concerts, cinema, pubs and bars. All of this is just 10 miles from home.

For impromptu family days out, Duxford Imperial War Museum is 11 miles away and Linton Zoo Conservation Park is just five miles from home. While the area surrounding Balsham boasts many stately homes and gardens, such as the breathtaking Anglesey Abbey or Audley End House, both of which are less than 12 miles from Farriers Yard.

Granta Park, less than six miles from your door, was established 20 years ago and is known globally for its pioneering scientific successes, attracting international employers such as MedImmune, Illumina, Pfizer, and PPD. There are thousands of local and global employers in Cambridge itself, along with many large, public sector organisations. Both Newmarket and Haverhill are within commutable distance, being less than 10 miles away.

Cambridge railway station provides direct and frequent services to London King's Cross and St Pancras stations and Balsham is just a five minute drive from the A11, which links to the M11 and M25. From days out to the working week, everything is within easy reach.


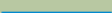



Images left to right:

Magdalene Bridge, Cambridge; Newmarket; Devil's Dyke; Anglesey Abbey

Travel times are taken from nationalrail.co.uk and google.com and are approximate only

SITE PLAN

- PLOT 1**
3 bedroom semi-detached house
- PLOT 2**
3 bedroom semi-detached house
- PLOT 3**
3 bedroom semi-detached house
- PLOT 4**
3 bedroom semi-detached house
- PLOT 5**
4 bedroom semi-detached house
- PLOT 6**
4 bedroom semi-detached house
- PLOT 7**
4 bedroom semi-detached house
- PLOT 8**
4 bedroom semi-detached house
- PLOT 9**
3 bedroom semi-detached house
- PLOT 10**
3 bedroom semi-detached house
- PLOT 11**
4 bedroom semi-detached house
- PLOT 12**
4 bedroom semi-detached house
- PLOT 13**
4 bedroom semi-detached house
- PLOT 14**
4 bedroom semi-detached house
- PLOT 15**
5 bedroom detached house
- PLOT 16**
3 bedroom end of terrace house
- PLOT 17**
3 bedroom mid-terrace house
- PLOT 18**
4 bedroom end of terrace house
- PLOT 19**
3 bedroom semi-detached house
- PLOT 20**
4 bedroom semi-detached house

-  1.8m brick wall
 -  Metal railing
 -  Timber fence
 -  Houses for shared ownership through South Cambs District Council
 -  Apartments for affordable rent through South Cambs District Council
- Roof colour depicts colour of roof tiles and is not indicative of house type



Site plan is indicative only and may be subject to change.



Computer generated image depicts plot 1.

PLOT 1

Three Bedroom Semi-Detached House

with Detached Single Garage and Car Port

.....

GROUND FLOOR

Kitchen / Dining / Living Room 5.35m x 9.15m 17'6" x 30'1"

FIRST FLOOR

Master Bedroom 3.30m x 4.40m 10'8" x 14'4"

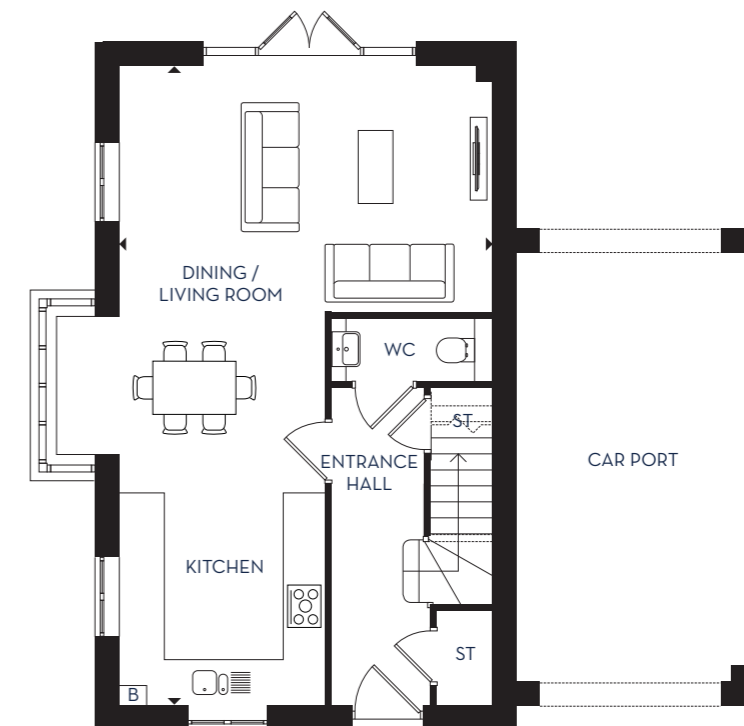
Bedroom 2 5.35m x 4.00m 17'6" x 13'2"

Bedroom 3 2.80m x 5.05m 9'2" x 16'6"

Measurements are maximum dimensions



First Floor



Ground Floor

B - BOILER ST - STORAGE CUPBOARD W - WARDROBE (Cyl) - HOT WATER CYLINDER



Computer generated image depicts plots 2

PLOT 2

Three Bedroom Semi-Detached House

with Detached Single Garage and Car Port

.....

GROUND FLOOR

Kitchen / Dining / Living Room 5.35m x 9.15m 17'6" x 30'1"

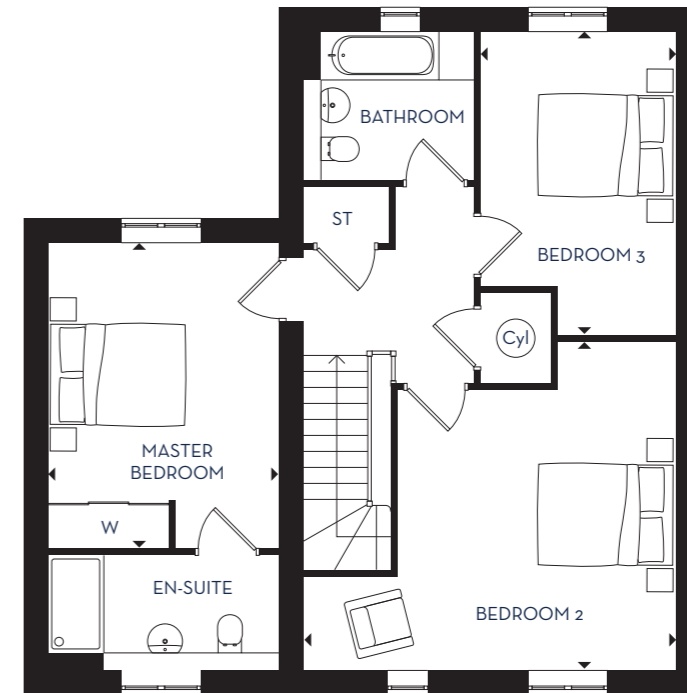
FIRST FLOOR

Master Bedroom 3.30m x 4.35m 10'8" x 14'3"

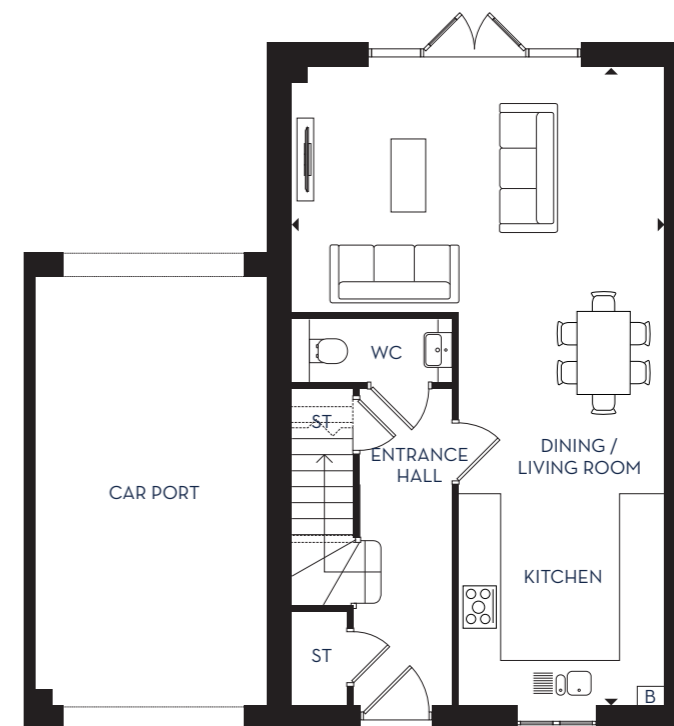
Bedroom 2 5.35m x 4.70m 17'6" x 15'5"

Bedroom 3 2.80m x 4.35m 9'2" x 14'3"

Measurements are maximum dimensions



First Floor



Ground Floor

B - BOILER ST - STORAGE CUPBOARD W - WARDROBE (Cyl) - HOT WATER CYLINDER



Computer generated image of plots 3 & 4.

PLOTS 3 & 4*

Three Bedroom Semi-Detached House

with Integral Single Garage

.....

GROUND FLOOR

Kitchen / Dining / Living Room 5.35m x 9.15m 17'6" x 30'1"

FIRST FLOOR

Master Bedroom 3.30m x 4.35m 10'9" x 14'3"

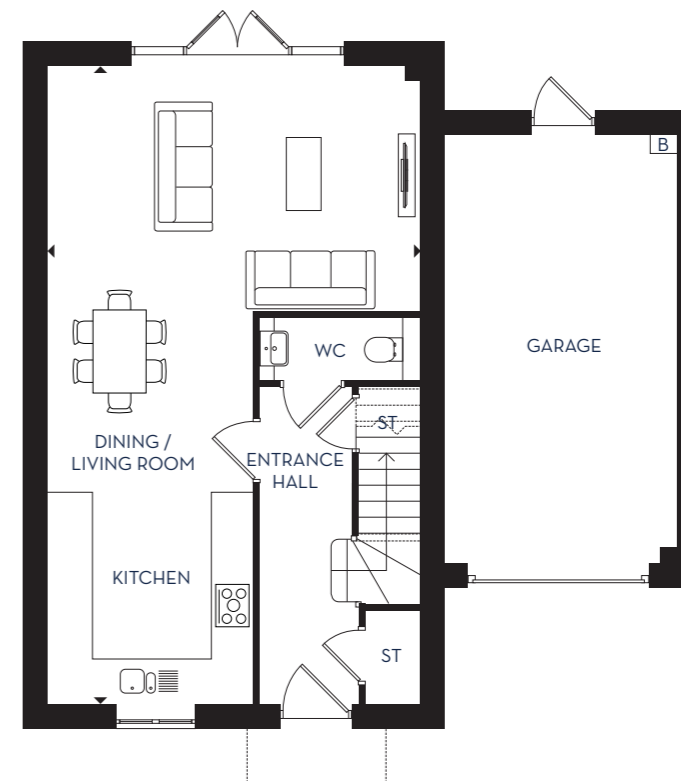
Bedroom 2 5.35m x 4.70m 17'6" x 15'5"

Bedroom 3 2.80m x 4.35m 9'2" x 14'3"

* Plot 4 is handed. Measurements are maximum dimensions



First Floor



Ground Floor

B - BOILER ST - STORAGE CUPBOARD W - WARDROBE (Cyl) - HOT WATER CYLINDER



PLOTS 5 & 6*

Four Bedroom Semi-Detached House

with Integral Single Garage

.....

GROUND FLOOR

Kitchen / Dining / Family Room	5.90m x 5.15m	19'4" x 17'0"
Living Room	3.45m x 5.00m	11'4" x 16'5"

FIRST FLOOR

Bedroom 2	3.25m x 4.60m	17'3" x 21'0"
Bedroom 3	3.40m x 4.50m	11'3" x 14'9"
Bedroom 4	3.40m x 3.50m	11'3" x 11'6"

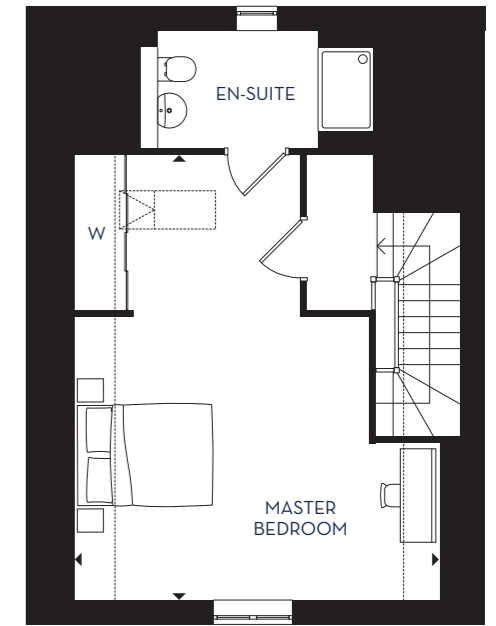
SECOND FLOOR

Master Bedroom	5.20m x 6.40m	17'3" x 21'0"
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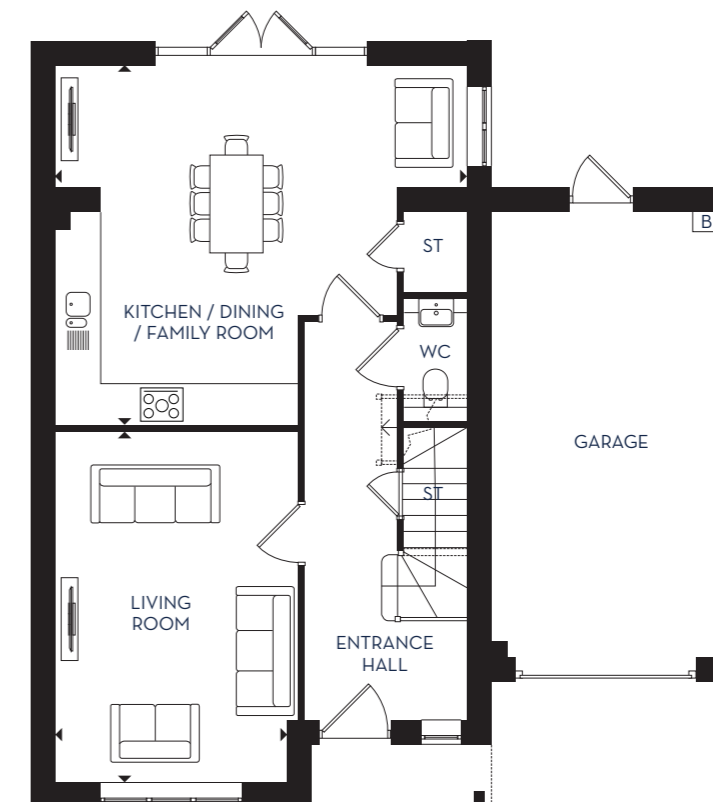
* Plot 6 is handed. Measurements are maximum dimensions



First Floor



Second Floor



Ground Floor



ROOF LIGHT REDUCED CEILING HEIGHT B - BOILER ST - STORAGE CUPBOARD W - WARDROBE Cyl - HOT WATER CYLINDER



Computer generated image depicts plots 7 & 8.

PLOTS 7 & 8*

Four Bedroom Semi-Detached House

with Integral Single Garage

.....

GROUND FLOOR

Kitchen / Dining / Family Room	5.90m x 5.15m	19'4" x 17'0"
Living Room	3.45m x 5.00m	11'4" x 16'5"

FIRST FLOOR

Bedroom 2	3.25m x 4.60m	17'3" x 21'0"
Bedroom 3	3.40m x 4.50m	11'3" x 14'9"
Bedroom 4	3.40m x 3.50m	11'3" x 11'6"

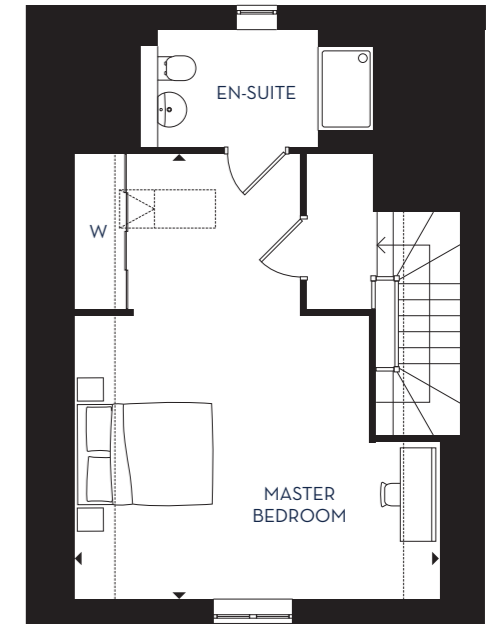
SECOND FLOOR

Master Bedroom	5.25m x 6.40m	17'3" x 21'0"
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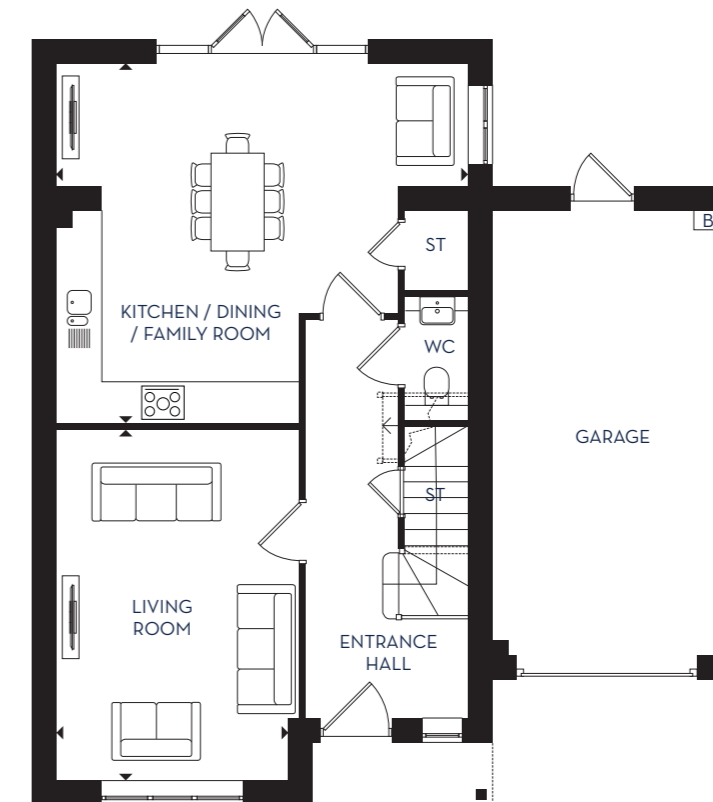
*Plot 8 is handed. Measurements are maximum dimensions



First Floor



Second Floor



Ground Floor



ROOF LIGHT

REDUCED CEILING HEIGHT

B - BOILER

ST - STORAGE CUPBOARD

W - WARDROBE

(Cyl) - HOT WATER CYLINDER



Computer generated image depicts plots 9 & 10. This view has been created for the purpose of showing plots 9 and 10. See site plan for plots layout.

PLOTS 9 & 10*

Three Bedroom Semi-Detached House

with Car Port

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GROUND FLOOR

Kitchen / Dining / Living Room 5.60m x 9.15m 18'5" x 30'1"

FIRST FLOOR

Master Bedroom 3.30m x 4.10m 10'8" x 13'5"

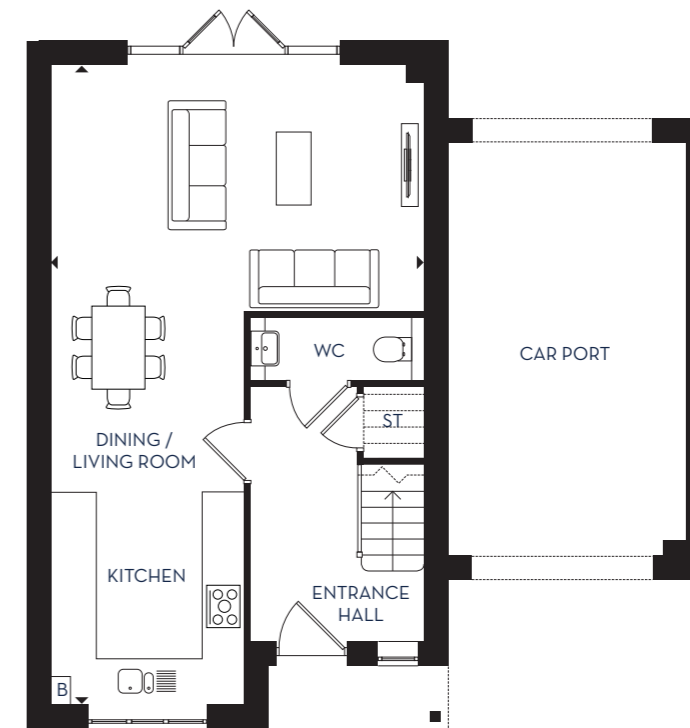
Bedroom 2 5.35m x 4.65m 17'6" x 15'4"

Bedroom 3 2.80m x 4.40m 9'2" x 14'4"

**Plot 10 is handed. Measurements are maximum dimensions*



First Floor



Ground Floor

B - BOILER ST - STORAGE CUPBOARD W - WARDROBE (Cyl) - HOT WATER CYLINDER



Computer generated image depicts plots 11 and 12.

PLOTS 11 & 13

Four Bedroom Semi-Detached House

with Integral Single Garage

.....

GROUND FLOOR

Kitchen / Dining / Family Room	5.90m x 5.15m	19' 4" x 17' 0"
Living Room	3.45m x 5.00m	11' 4" x 16' 5"

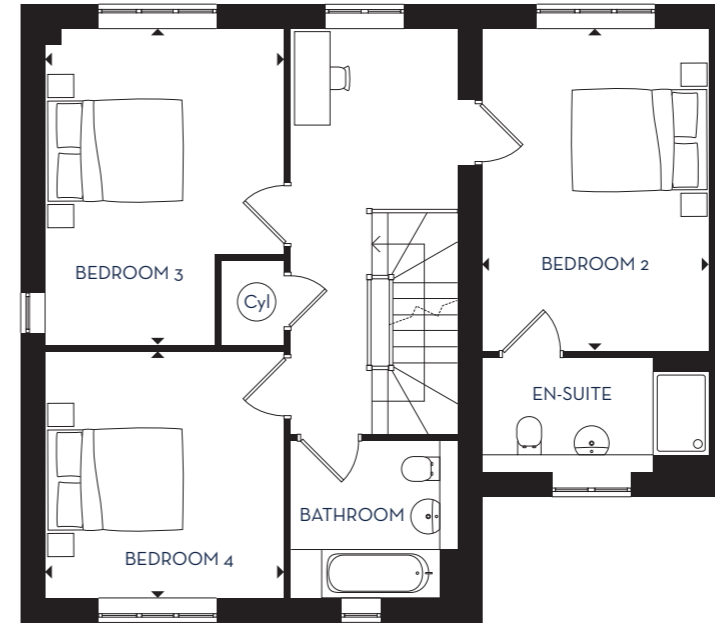
FIRST FLOOR

Bedroom 2	3.25m x 4.60m	17' 3" x 21' 0"
Bedroom 3	3.40m x 4.50m	11' 3" x 14' 9"
Bedroom 4	3.40m x 3.50m	11' 3" x 11' 6"

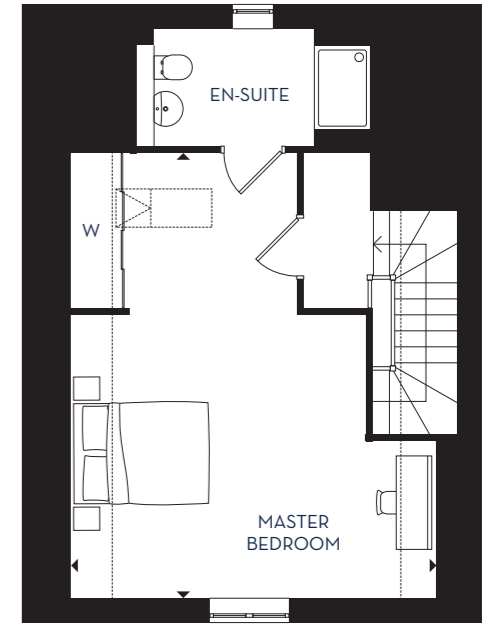
SECOND FLOOR

Master Bedroom	5.25m x 6.40m	17' 3" x 21' 0"
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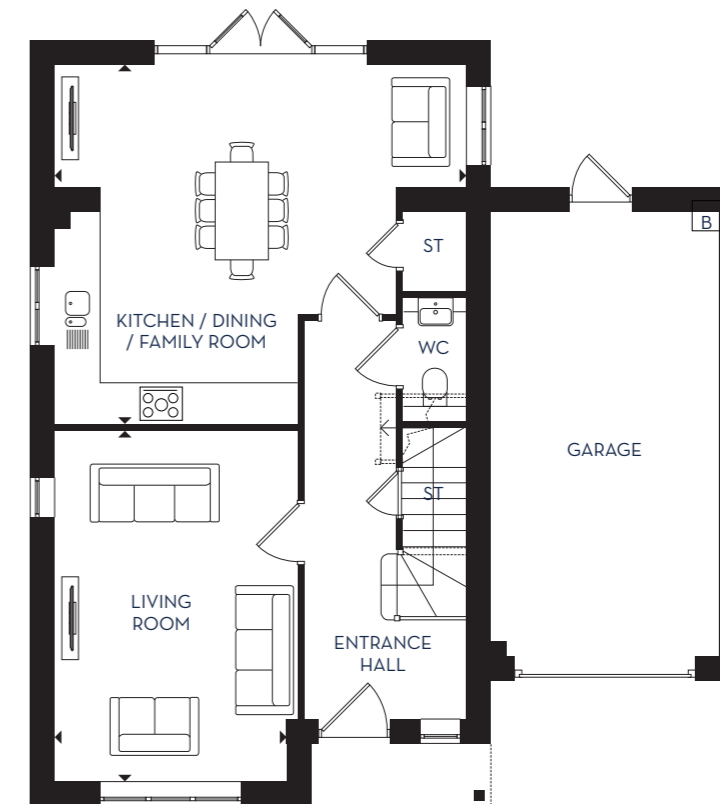
Measurements are maximum dimensions



First Floor



Second Floor



Ground Floor



ROOF LIGHT

REDUCED CEILING HEIGHT

B - BOILER

ST - STORAGE CUPBOARD

W - WARDROBE

(Cyl) - HOT WATER CYLINDER



Computer generated image depicts plot 14 and is representative of plot 12, with minor external differences.

PLOTS 12 & 14

Four Bedroom Semi-Detached House

with Integral Single Garage

.....

GROUND FLOOR

Kitchen / Dining Room	5.90m x 5.15m	19'4" x 17'0"
Living Room	3.45m x 5.00m	11'4" x 16'5"

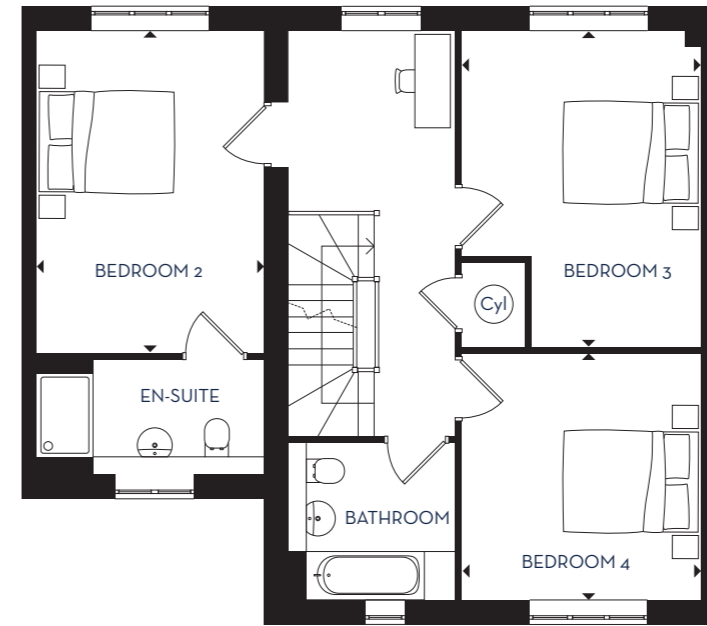
FIRST FLOOR

Bedroom 2	3.25m x 4.60m	17'3" x 21'0"
Bedroom 3	3.40m x 4.50m	11'3" x 14'9"
Bedroom 4	3.40m x 3.50m	11'3" x 11'6"

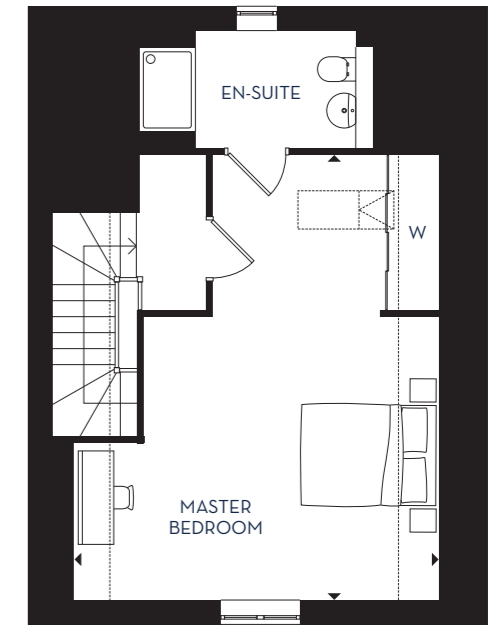
SECOND FLOOR

Master Bedroom	5.25m x 6.40m	17'3" x 21'0"
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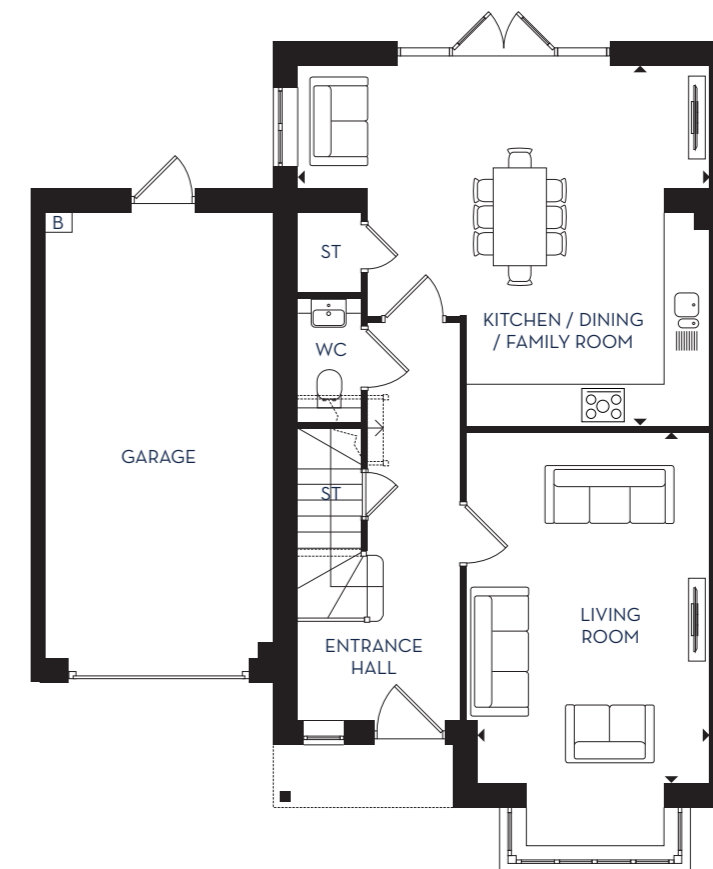
Measurements are maximum dimensions



First Floor



Second Floor



Ground Floor



ROOF LIGHT REDUCED CEILING HEIGHT B - BOILER ST - STORAGE CUPBOARD W - WARDROBE (Cyl) - HOT WATER CYLINDER



PLOT 15

Five Bedroom Detached House

with Separate Double Garage

.....

GROUND FLOOR

Kitchen / Dining / Family Room	5.90m x 6.90m	19'4" x 22'6"
Living Room	5.25m x 5.35m	17'3" x 17'6"
TV Room	2.85m x 4.90m	9'5" x 16'2"
Utility Room	1.85m x 2.50m	6'0" x 8'3"

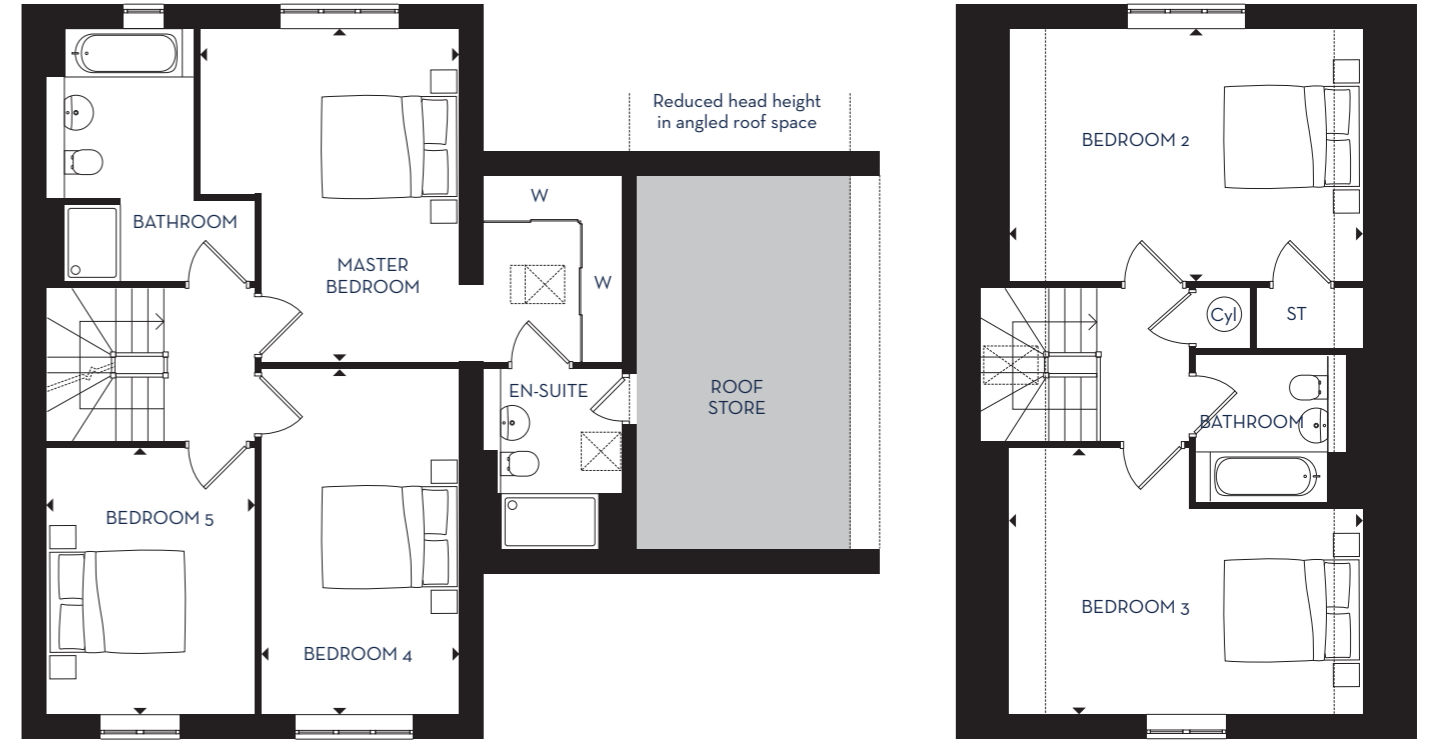
FIRST FLOOR

Master Bedroom	3.70m x 4.75m	12'2" x 15'7"
Bedroom 4	2.80m x 4.95m	9'3" x 16'3"
Bedroom 5	2.95m x 3.80m	9'8" x 12'6"

SECOND FLOOR

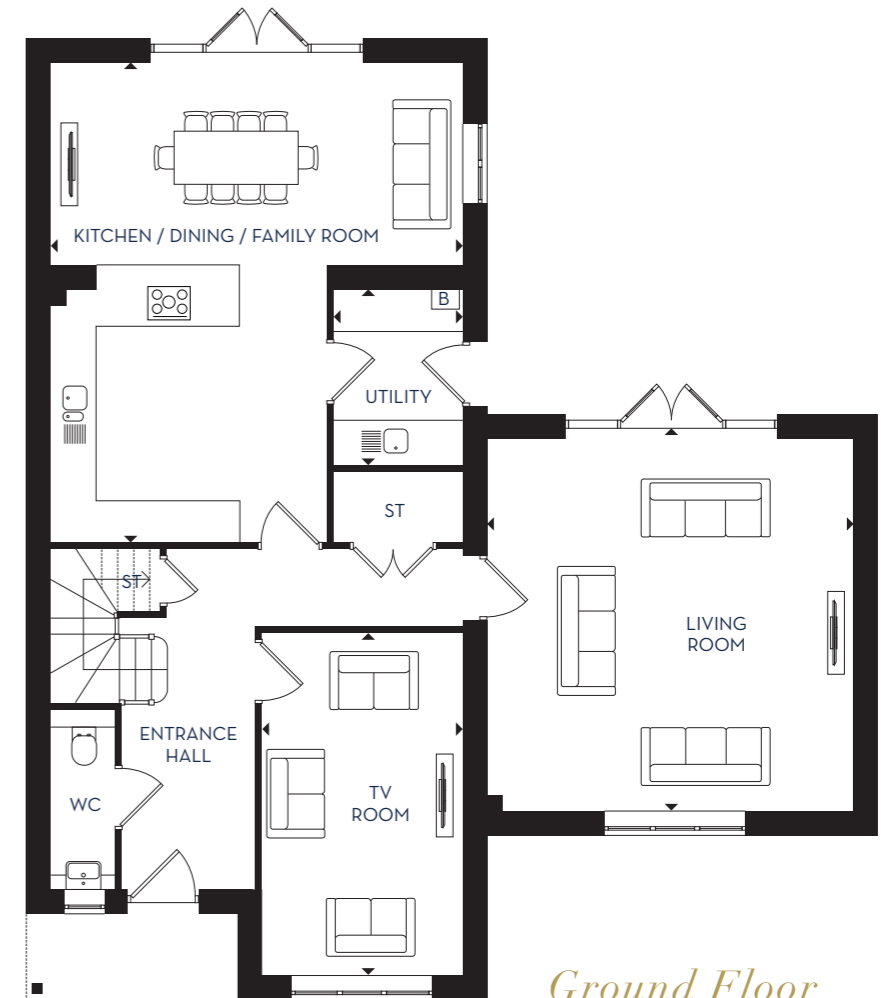
Bedroom 2	5.05m x 3.60m	16'7" x 11'9"
Bedroom 3	5.05m x 3.80m	16'7" x 12'6"

Measurements are maximum dimensions



First Floor

Second Floor



Ground Floor





Computer generated image depicts plots 16 and 17.

PLOT 16

Three Bedroom End of Terrace House

with Detached Single Garage

.....

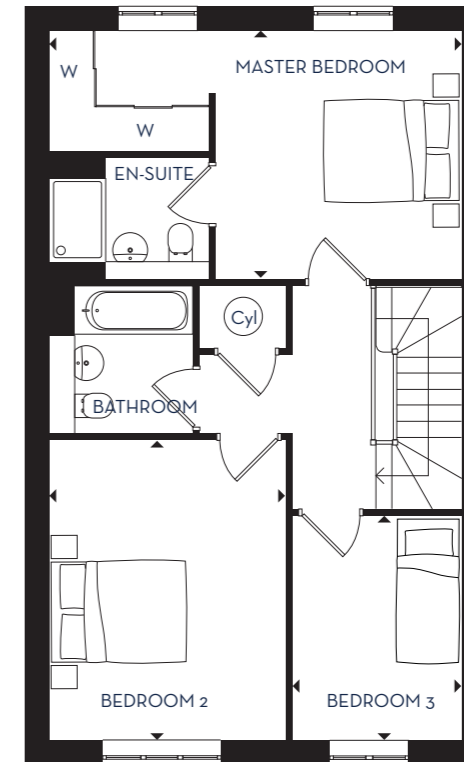
GROUND FLOOR

Kitchen / Dining / Family Room	5.90m x 6.15m	19'4" x 20'3"
Living Room	3.50m x 5.80m	11'5" x 19'1"

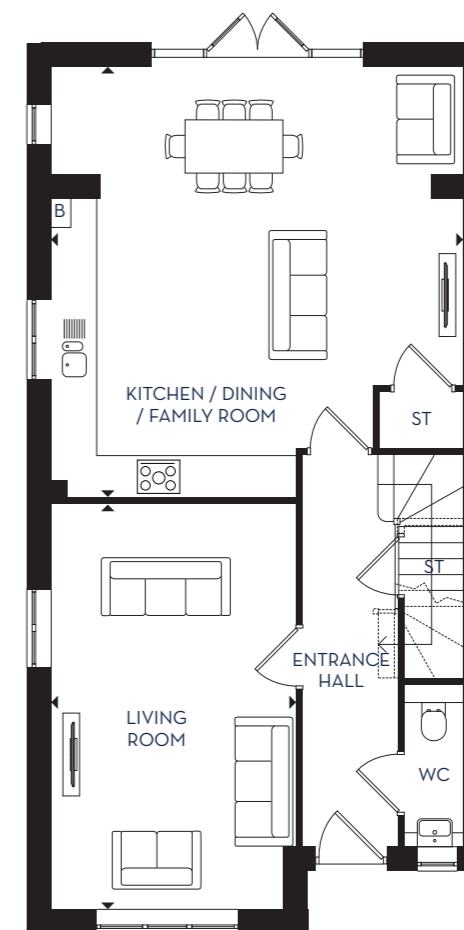
FIRST FLOOR

Master Bedroom	5.90m x 3.55m	19'4" x 11'7"
Bedroom 2	3.35m x 4.30m	11'1" x 14'1"
Bedroom 3	2.40m x 3.20m	8'0" x 10'6"

Measurements are maximum dimensions



First Floor



Ground Floor

B - BOILER ST - STORAGE CUPBOARD W - WARDROBE (Cyl) - HOT WATER CYLINDER



Computer generated image depicts plots 16, 17 and 18.

PLOT 17

Three Bedroom Mid Terrace House

with Integral Single Garage

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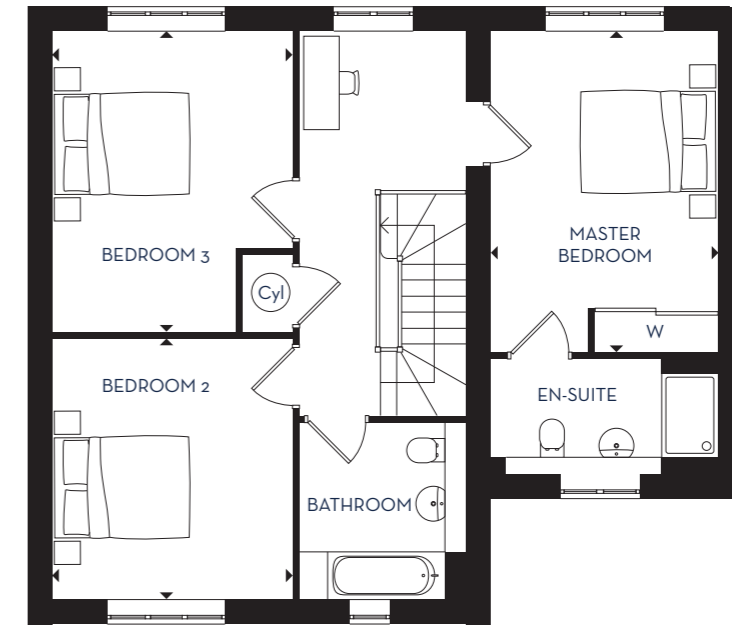
GROUND FLOOR

Kitchen / Dining / Family Room	5.95m x 5.25m	19'5" x 17'4"
Living Room	3.45m x 5.15m	11'4" x 16'9"

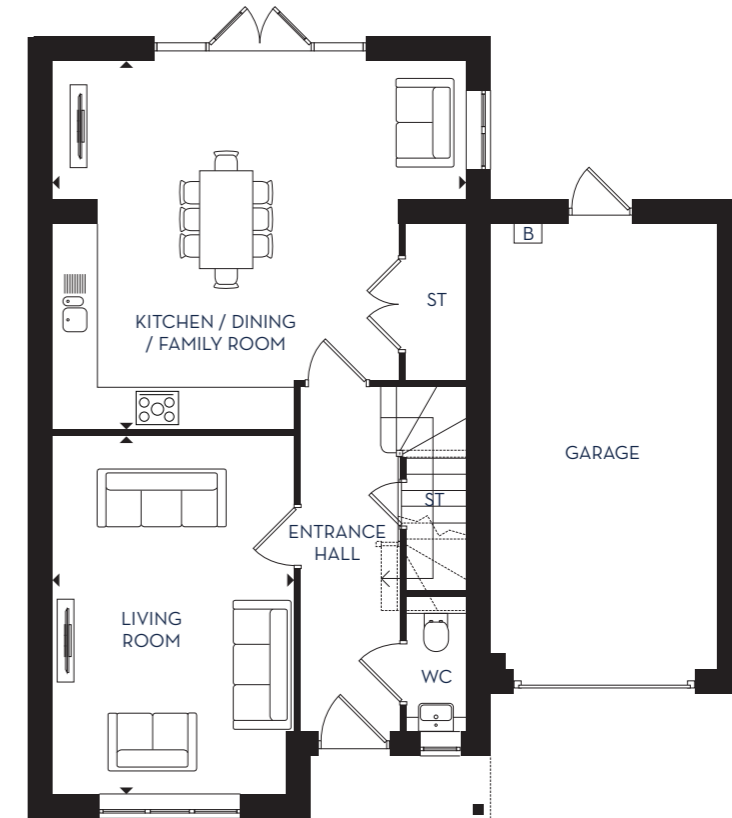
FIRST FLOOR

Master Bedroom	3.25m x 4.60m	10'7" x 15'2"
Bedroom 2	3.45m x 4.30m	11'3" x 14'2"
Bedroom 3	3.45m x 3.75m	11'3" x 12'3"

Measurements are maximum dimensions



First Floor



Ground Floor

B - BOILER ST - STORAGE CUPBOARD W - WARDROBE (Cyl) - HOT WATER CYLINDER



PLOT 18

Four Bedroom End of Terrace House

with Integral Single Garage

.....

GROUND FLOOR

Kitchen / Dining / Family Room	5.90m x 5.15m	19'4" x 17'0"
Living Room	3.45m x 5.95m	11'4" x 19'5"

FIRST FLOOR

Bedroom 2	3.25m x 4.60m	17'3" x 21'0"
Bedroom 3	3.40m x 4.50m	11'3" x 14'9"
Bedroom 4	3.40m x 3.50m	11'3" x 11'6"

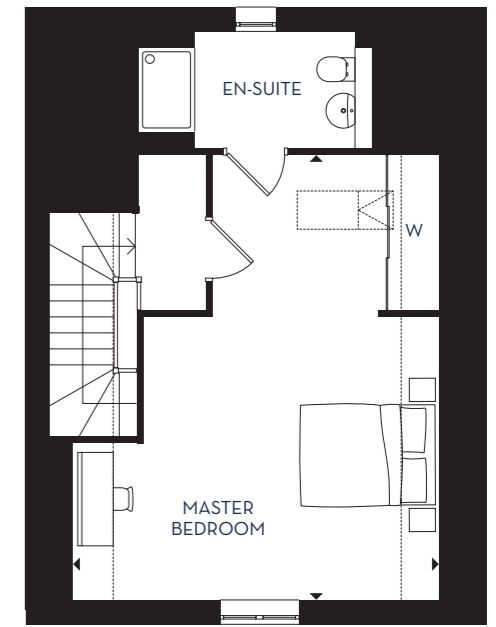
SECOND FLOOR

Master Bedroom	5.25m x 6.40m	17'3" x 21'0"
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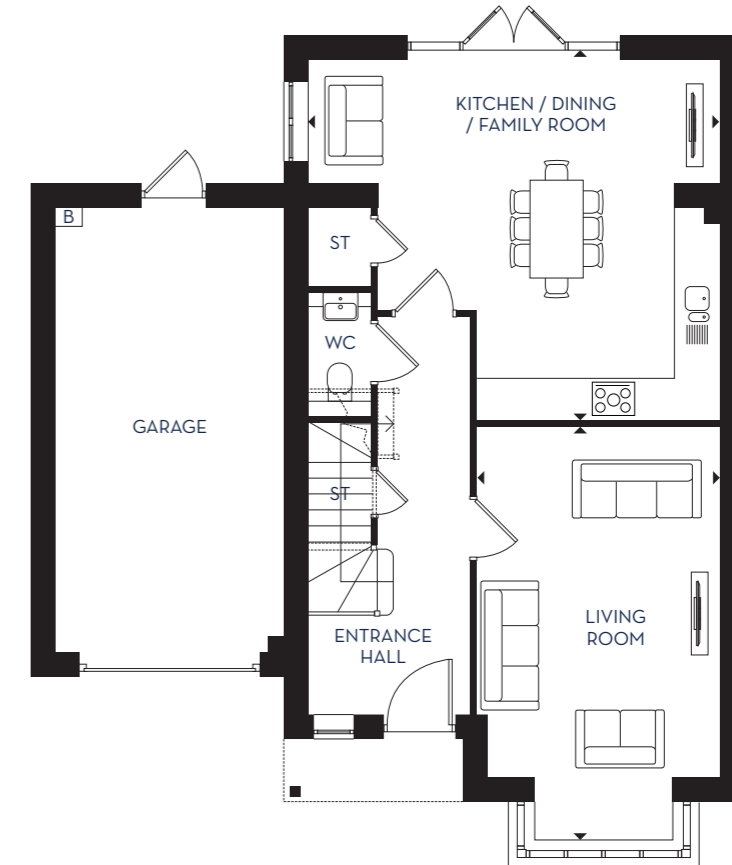
Measurements are maximum dimensions



First Floor



Second Floor



Ground Floor



ROOF LIGHT REDUCED CEILING HEIGHT B - BOILER ST - STORAGE CUPBOARD W - WARDROBE (Cyl) - HOT WATER CYLINDER



Computer generated image depicts plots 19 and 20

PLOT 19

Three Bedroom Semi-Detached House

with Integral Single Garage

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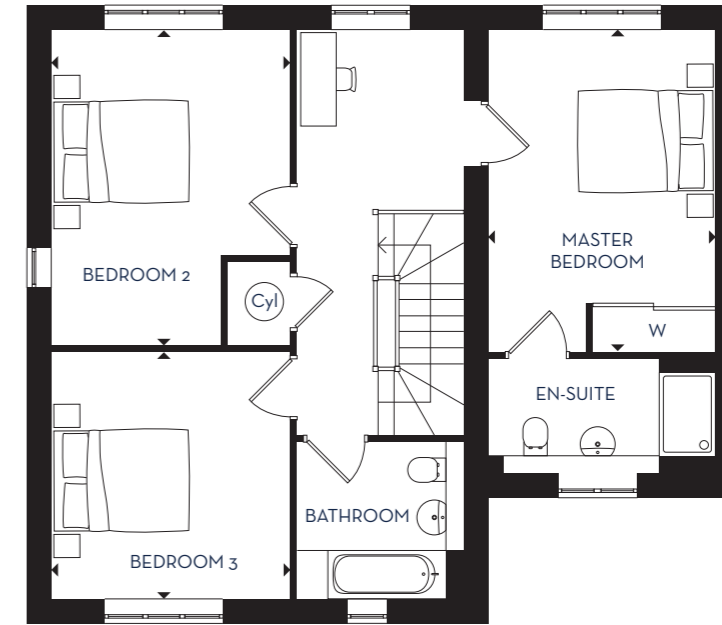
GROUND FLOOR

Kitchen / Dining / Family Room	5.90m x 5.40m	19'4" x 17'7"
Living Room	3.45m x 5.00m	11'4" x 16'5"

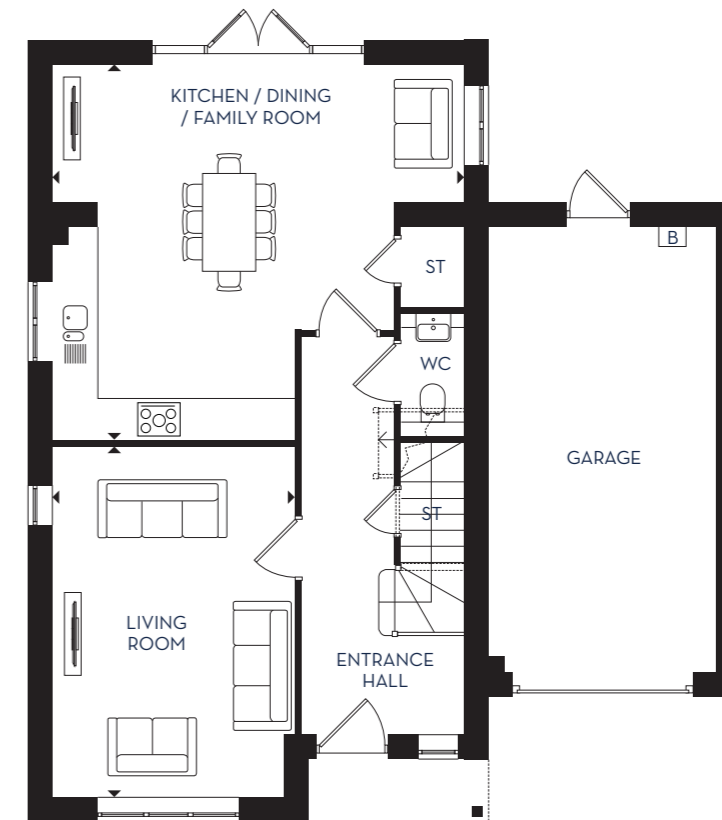
FIRST FLOOR

Master Bedroom	3.25m x 4.10m	10'8" x 13'5"
Bedroom 2	3.40m x 3.50m	11'3" x 11'6"
Bedroom 3	3.40m x 4.50m	11'3" x 14'9"

Measurements are maximum dimensions



First Floor



Ground Floor

B - BOILER ST - STORAGE CUPBOARD W - WARDROBE (Cyl) - HOT WATER CYLINDER



Computer generated image depicts plots 19 and 20.

PLOT 20

Four Bedroom Semi-Detached House

with Integral Single Garage

.....

GROUND FLOOR

Kitchen / Dining / Family Room	5.90m x 5.40m	19'4" x 17'7"
Living Room	3.45m x 5.35m	11'4" x 17'6"

FIRST FLOOR

Bedroom 2	3.25m x 4.60m	10'7" x 15'2"
Bedroom 3	3.40m x 4.50m	11'3" x 14'9"
Bedroom 4	3.40m x 3.85m	11'3" x 12'7"

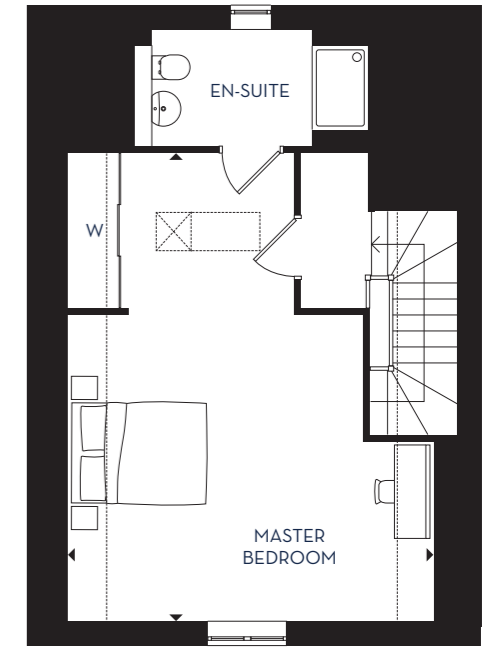
SECOND FLOOR

Master Bedroom	5.25m x 6.70m	17'3" x 22'1"
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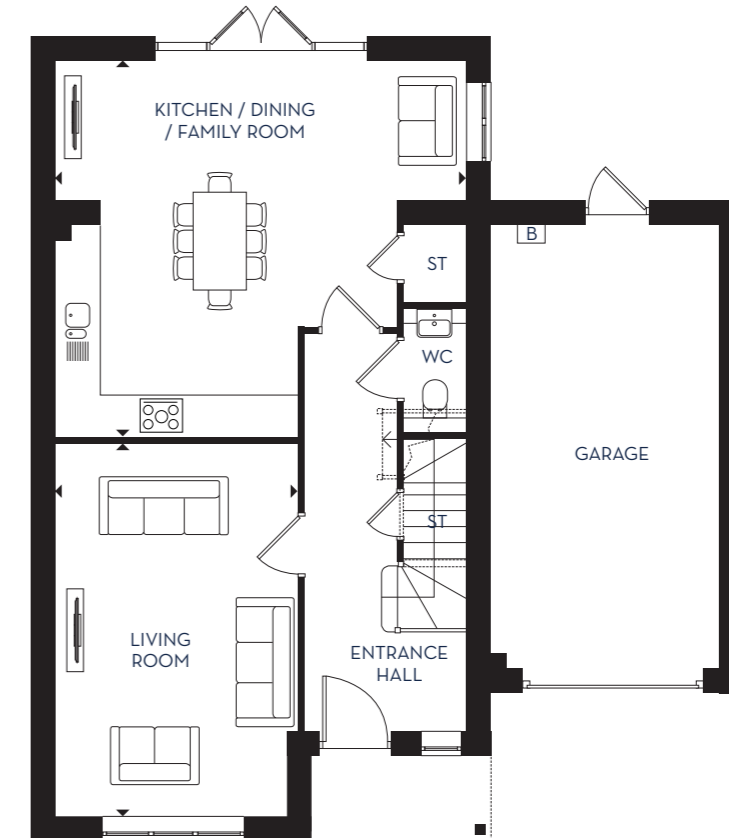
Measurements are maximum dimensions



First Floor



Second Floor



Ground Floor



SPECIFICATION

KITCHEN

Contemporary and stylish bespoke kitchen designed for the individual house type and featuring high gloss doors and drawers with Caesarstone worktops and matching upstands. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchen.

- Bosch ceramic hob with glass splash back (where applicable)
- Bosch integrated double oven (single oven to 3 bedroom homes)
- Bosch integrated microwave
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher
- Cooker hood - integrated or ceiling hood as applicable
- Blanco stainless steel under mounted sink with contemporary Blanco mixer tap
- LED feature lighting to wall units
- Soft close to doors and drawers
- Integrated pull out waste bin with recycling facility
- Zanussi integrated washer/dryer (except Plot 15)

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

UTILITY ROOM - PLOT 15 ONLY

- Units and worktops to complement kitchen
- Blanco stainless steel under mounted sink with Blanco mixer tap
- Zanussi integrated washer/dryer

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

MASTER EN-SUITE

Our elegant and stylish master en-suites feature white Ideal Standard sanitary ware and complementing taps and showers by Hansgrohe, with bespoke feature mirror with LED lighting and matching vanity tops adding a hint of sophistication.

- Low profile shower tray with glass shower screen/door
- Dark wood effect feature mirror with LED lighting and matching vanity top
- Large format wall and floor tiles
- Heated chrome towel rails

Facilities shared between the homes at Farriers Yard such as any non-adopted private roads and landscaping, plus any treatment plants, will all be looked after and maintained by a management company which will be wholly owned by and within the control of the purchasers of Farriers Yard once all homes have been sold and conveyed. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required. Photographs depict previous Hill developments and may not represent the Farriers Yard specification.

BATHROOM AND SECONDARY EN-SUITES

Ideal Standard sanitary ware combined with Hansgrohe taps and showers are used throughout and dark wood effect vanity tops add a touch of elegance to create stunning bathrooms and en-suites.

- Bath with shower over and glass screen to bathroom (where no separate shower enclosure)
- Low profile shower tray with glass shower screen/door to en-suites (and plot 15 bathroom)
- Dark wood effect vanity tops
- Large format wall and floor tiles
- Heated chrome towel rails

DECORATIVE FINISHES

To achieve a contemporary style interior we have selected clean lines for stairs, doors, architraves and skirting, keeping everything white or in subtle colours to create a calm and tranquil environment.

- White painted timber staircase with carpeted treads and risers
- White painted internal doors with contemporary satin stainless steel ironmongery
- Built in mirrored wardrobe with sliding doors to master bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring to entrance hall, WC, kitchen, kitchen/dining room, dining/living room, utility room and TV room
- Carpet to separate living room, stairs, landing and bedrooms
- Large format tiles to bathroom and en-suites

DOORS AND WINDOWS

- Secured by Design front door with multipoint locking system
- High efficiency double glazed UPVC windows, with matching swing doors, finished white inside
- Roof lights, where shown on floor plans are finished white internally and grey externally
- Up and over garage door, colour to match front door

HEATING AND WATER

- Underfloor heating to ground floor, radiators to upper floors
- Heated chrome towel rails to bathroom and en-suites
- LPG boiler for heat and hot water
- Hot water cylinder

ELECTRICAL

- Downlights to kitchen, kitchen/dining room, bathroom, en-suites, WC and utility room
- Pendant fittings to entrance hall, living room, dining/living room, TV room, landings and all bedrooms
- LED feature lighting to wall units in kitchen
- White moulded electrical switches and sockets throughout
- Shaver sockets to bathroom and en-suites
- TV points to kitchen/dining room, dining/living room, living room and all bedrooms
- Phone points to kitchen/dining room, dining/living room, living room, master bedroom and bedroom 2
- Data points to living room and selected locations on upper floors
- Wiring for customer's own broadband connection
- Pre-wired for customer's own SkyQ connection
- External lighting to front and rear of property
- Light and power to garages and car ports
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- Timber or brick divisional and boundary fencing
- External tap

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of buff and red facing bricks and tile hanging (dependent on house type)
- Plain concrete pantiles
- PVC rain-water goods

GENERAL

- 10 year NHBC warranty
- A service charge will be payable by the homeowners at Farriers Yard, for the maintenance of the shared facilities and services.



ABOUT HILL

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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.

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 - Efficient construction experts
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Company registration number: 4251718 Place of registration: England & Wales

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GRANARY COURT - BOURN



THE GLEBES - CAMBRIDGE



NINEWELLS - CAMBRIDGE



MILL GRANGE - SWAFFHAM PRIOR



GRANARY COURT - BOURN



THE AVENUE - SAFFRON WALDEN

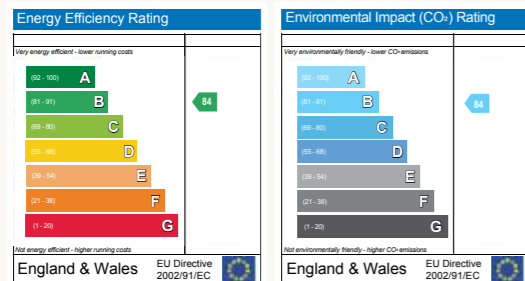


ANSTEY HALE BARNES - TRUMPINGTON

HOW TO FIND US



PREDICTED ENERGY ASSESSMENT CHARTS



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. EPC shown is an average across all houses. Please consult your sales negotiator for plot specific ratings.

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