

**Alconbury
Weald**

A place to call home

alconbury-weald.co.uk

Buying a home, not a house

Stylish new homes, in safe walkable neighbourhoods within beautifully landscaped settings, make Alconbury Weald a natural choice for a diverse, healthy lifestyle.

A thriving Enterprise Campus within walking/cycling distance, direct access to the A1 and A1307/A14, regular bus services to Huntingdon (AW1 and 904) with onward connection to the Guided Bus to Cambridge, and plans for a station on the East Coast Mainline, ensure an easy commute to key employment areas.

A range of community facilities, woodlands, parks and play areas, linked by footpaths and cycleways, mean you can immerse yourself in your new neighbourhood.

The primary school, with its innovative design and creative use of outdoor space, encourages children to explore, discover and learn.

Alconbury Weald provides everything you need in one place, however, with great transport links you are ideally situated to discover a wide range of locations and attractions in Cambridgeshire and beyond.

A place to live life to the full



Buying a house is always exciting, especially a new build — whether you favour neutral tones or a splash of colour, your new house provides a blank canvas that you can stamp your personality on and make your house a home.

When you move into your home, you will receive a *Welcome Home* pack that tells you all about your new neighbourhood.

The pack includes information about the facilities and services on your doorstep as well as walking, cycling and other interest groups. It will ensure Alconbury Weald soon feels like home.

We've continued to invest in community facilities and you can pop along to Swynford Stores to buy a newspaper and milk for your morning cuppa, or head over to the Co-op for your weekly shop. You can work out in The Gym, take an exercise class in The Pavilion, play table tennis in Garland Park or basketball in the MUGA at Swynford Park. Then relax and enjoy a meal with friends and neighbours at the café/bistro, or stop off at the community library and enjoy some quiet time curled up with a good book.

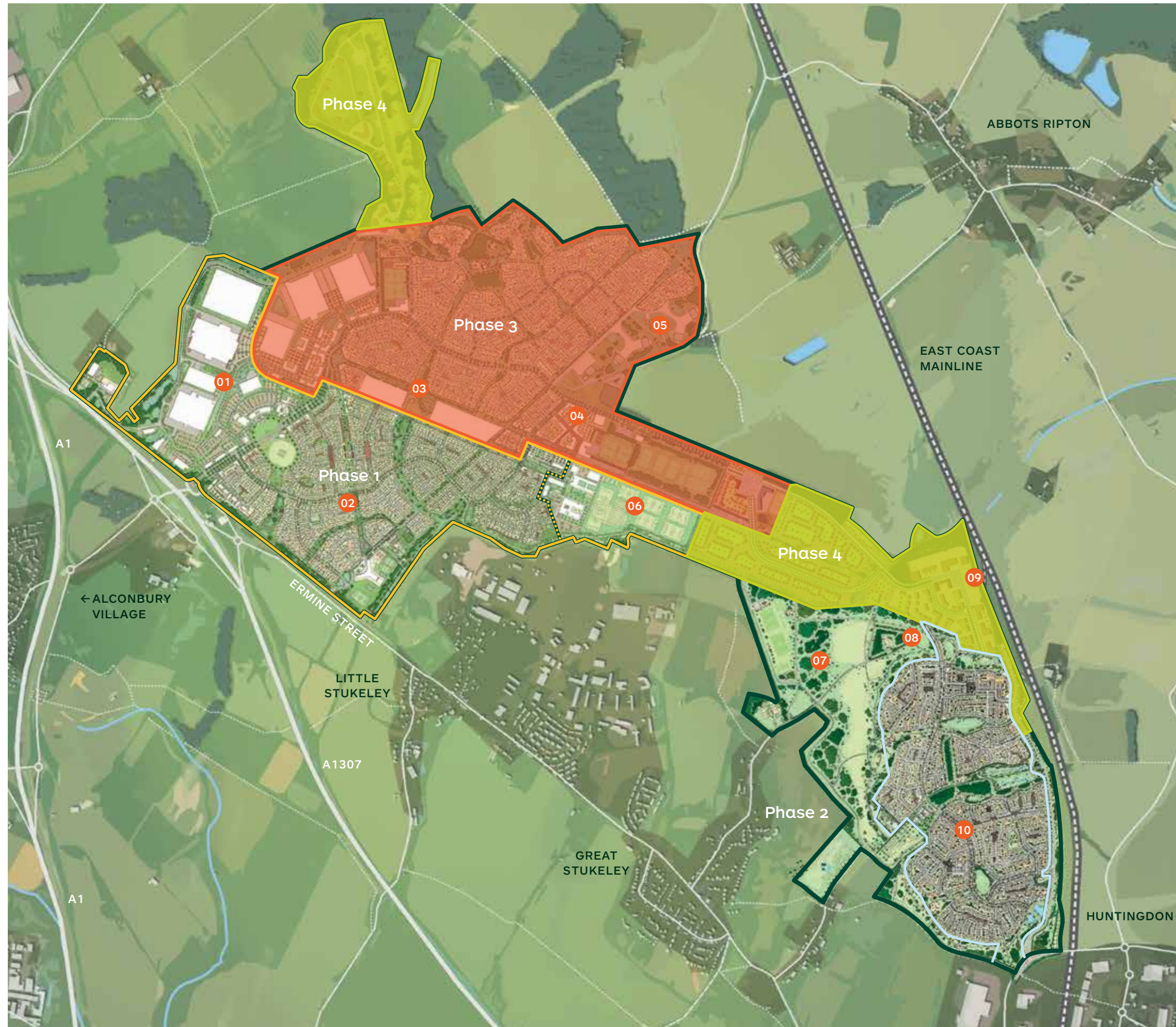
If you venture a little further into the surrounding villages or Huntingdon you'll find pubs, restaurants and shops as well as a wide range of other leisure facilities.

Our community is supported by a permanent team member — Natalie — to help residents find the information they need, support the setting up of new clubs and activities to meet local need and connect people to existing interests in the area.

We also have an active Community Association that organises a range of events and activities for residents including the popular Open Gardens and Scarecrow Festival.

Contact

Natalie Leigh-Brown Community Development
natalie.leigh-brown@urbanandcivic.com
01480 413141



Nearly £100 million has been invested so far to create a sustainable community delivering the infrastructure for 21st century living: digital connections, roads, water and power as well as exemplary green space, parks and community buildings, maintained by an experienced and caring estates management team.

All this, along with a range of stylish new homes, will ensure Alconbury Weald is a high quality, low carbon development that is cherished locally, recognised nationally and respected internationally.

Over the next 10 years, Alconbury Weald will be developed in key phases, each of which will provide new facilities and connections, including two more primary schools, a secondary school and a town centre hub with a health centre, library, shops and further amenities. Each phase will provide residents with the facilities they need on their doorstep, and add to the overall facilities for the wider community.

New residents will be involved in that process to ensure that at each stage of the development, facilities come in to meet their needs and the needs of the local area. If you would like to discuss the future plans for the development, please contact Paul at Urban&Civic.

Contact

Paul Murfin Communications, Communities and Partnerships
 paul.murfin@urbanandcivic.com
 01480 413141

- Alconbury Weald boundary
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- 01 Enterprise Campus
- 02 Phase 1 housing
- 03 Runway Park
- 04 Future central hub, including health centre, shops and services
- 05 Cold War heritage area
- 06 Education Campus, including Alconbury Weald Church Academy and Prestley Wood Special School
- 07 Prestley Country Park
- 08 Prestley Wood
- 09 Future transport hub, with potential rail station
- 10 Future housing

A vibrant new community

Alconbury Weald has a range of high quality housebuilders on site, working with experienced design teams to bring forward great homes as part of the first phase of the overall Alconbury Weald development. Detailed Design Codes and planning agreements ensure future development adheres to the ethos and quality of the early buildings and landscaping on site in the short, medium and long term. Over the next few pages we set out the details of the new homes, location and the roll-out of key facilities alongside those homes.

Homes

PAGES 12—19

Phase 1 house builders

- Barratt Homes
- Campbell Buchanan George
- Crest
- Civic Living
- David Wilson Homes
- Hopkins Homes
- Morris Homes
- Redrow

Affordable housing at Alconbury Weald is being delivered by Cross Keys, Longhurst Group and Rentplus with a range of options available including shared ownership, affordable rent and rent to buy. To find out more, visit www.alconbury-weald.co.uk/living/meet-housebuilders

Property to rent

The Hawkings is a collection of 49 homes, with 2, 3 and 4 bedroom houses, along with five 2 bedroom apartments to rent.

Learn

PAGES 20—23

Phase 1

- Jemima House Day Nursery
- Ermine Street Church Academy primary school
- Prestley Wood Academy SEN school

Completed development

- Additional child care provision
- Two more primary schools
- A secondary school

Live

PAGES 24—25

Phase 1

- Swynford Stores local shop
- The Glade local centre with Co-op, nursery, public square and bike hub
- Expansion of Alconbury Doctor's Surgery for Alconbury Weald residents
- The Gym at The Club
- Extensive green space and play areas with skatepark, table tennis and multi-use games area
- The Pavilion community centre and cricket green

Completed development

- Leisure and sports facilities
- Health Centre
- Community and faith spaces

Explore

PAGES 26—27

Phase 1

- Community orchards and allotments
- Ponds with dipping platforms
- Extensive, well-designed landscaped play spaces with opportunities for natural play
- Woodland glades with cycle routes and picnic spots
- Watch Office Green
- Parkland, including Garland Park along the historic route of a former taxiway

Completed development

- 700 acres of green space with woodlands, parks and open spaces
- Green space, and safe walking links to wider parkland, play space and woodland
- Further allotments and orchards

Connect

PAGES 28—31

Phase 1

- Access to major road network including the A1(M), A1307, A14 and A141
- Close links to Huntingdon railway station
- Two bus services an hour to Huntingdon, provided by the AW1 shuttle service and the 904
- Cycle voucher and support to get cycling
- New pedestrian and cycle access to Huntingdon
- Superfast broadband

Completed development

- Prioritised bus connections on-site and into Cambridge
- Cycle, pedestrian and bridleway network, linked to wider area
- Potential for Alconbury Weald East Coast Mainline train station

Make

PAGES 32—33

Phase 1

- A range of businesses in the Alconbury Weald Campus with more companies joining every year
- Job and contract opportunities on-site
- Incubator space for start-ups and small businesses

Completed development

- Over 8,000 jobs are expected to be generated once the Campus is fully developed
- Opportunities for working and living in one location, with a short cycle, walk or bus ride to work

First phase of Alconbury Weald



ALCONBURY WEALD CAMPUS

- 1 Incubator
- 2 Incubator 2
- 3 Cambridgeshire County Council HQ
- 4 AM Fresh
- 5 John Adams Leisure Ltd
- 6 MM Flowers Ltd
- 7 IKO Insulations UK Ltd
- 8 Magpas Air Ambulance
- FB Future business space

AMENITIES AND EDUCATION

- 1 The Club: gym, library, and meeting space
- 2 Café/bistro at the Watch Office
- 3 The Glade, including Co-op, future nursery, bike hub
- 4 The Pavilion (community centre)
- 5 Cricket pitch
- 6 Ermine Street Church Academy
- 7 Swynford Stores
- 8 Prestley Wood Academy
- 9 Future secondary school

HOUSEBUILDER SHOWHOMES

- 1 Campbell Buchanan George
- 2 Hopkins Homes
- 3 David Wilson Homes
- 4 Barratt Homes
- 5 Redrow
- 6 Morris Homes
- 7 The Hawkings

GREEN SPACES

- W Watch Office Green
- SO Somning Park
- GP Garland Park
- SW Swynford Park
- HB Hallowes Brook



Homes

Moving to Alconbury Weald is a great way to invest in you and your family's future.

With a fantastic range of stylish homes for first time buyers, growing families and downsizers — in safe walkable neighbourhoods within beautifully landscaped settings, with a range of community facilities and amenities on the doorstep — Alconbury Weald is the natural choice for a diverse, healthy lifestyle.

To find out more, visit:
www.alconbury-weald.co.uk/living



Morris Homes

Morris has been building homes for over 60 years and during that time has built an enviable reputation for remarkable designs and exceptional quality.

When planning, designing and building any development, they invest heavily in the look and feel of street design to create community settings that are spacious and welcoming.

At Alconbury Weald, Morris has provided homes for everyone, from first time buyers looking to get on the property ladder, to growing families in need of extra space. With Shared Equity, Smart Move and Trade Up schemes available, the perfect Morris home is within reach.

Morris developments are wonderfully individual and it is this extra bit of thought and attention that helps create a place you'll be proud to call home.

The collection of three, four and five bedroom homes at Alconbury Weald demonstrate meticulous attention to detail; from taps, to tiles and flooring. Morris insist on only using fixtures and appliances from quality brand partners like Villeroy and Boch, Porcelanosa, Neff and Roca in every one of its homes.

Find out more by visiting the marketing suite or by calling 07484 040412 between 10.30am and 5.30pm Thursday to Monday.

Hopkins Homes

Experience the perfect blend of traditional building techniques, modern technologies, and unparalleled design at Alconbury Weald by Hopkins Homes.

Hopkins Homes offers an impressive collection of 1 to 4-bedroom homes in various styles and sizes, all teeming with character and individuality. Their build programme is longer than that of the industry standard, allowing time to carefully craft the finer details that truly make a difference.

From lead porches and Georgian sliding sash windows to the use of local bricks, render and boarding, as well as architraves inside and out, every element of every home and every street has been considered.

The interiors combine contemporary and classical styles, superior appliances and the finest of finishing touches. Everything that you would expect and more from a Hopkins home.

If you are thinking of moving home, but not sure how, reach out to Hopkins Homes as they have a variety of schemes available to either help you get onto the property ladder or get you moving.

For further information, please call 01480 435108 or visit www.hopkinshomes.co.uk/alconbury-weald



Redrow

There are many reasons why more and more homeowners are choosing to buy a Redrow home.

It could be the reputation the developer has built for itself; one of reliability, top quality specification, creative design and attention to detail.

It could be the choice of homes and styles it offers; whether you are a first time buyer, a family in need of more space, someone making an investment purchase or looking to downsize your home, free up equity and upsize your lifestyle.

Redrow has over 18 home designs within the collection at Alconbury Weald: with different homes, garden and driveway/garage options as well as a range of sustainability features and interiors options to select the home that's right for you.

Inside they will feature specifications designed to meet the demands of modern living. Kitchens will be well equipped with integrated top brand name appliances, while bathrooms and en-suites will benefit from sleek white suites with quality fixtures and fittings. The homes will also be easy to manage and efficient to run.

Redrow has a range of incentives to help prospective buyers. To find out more, visit the show home or call 01480 710123.



Campbell Buchanan George

Campbell Buchanan George develop bespoke homes for each development ensuring homes are tailored to the space and place around them. Running through them all is a deep commitment to high quality standards of design and finish, with high spec fixtures and fittings from leading brand names you can trust.

Driven by values of quality, integrity, responsibility and passion, the team take these same standards through to exemplar customer care, and their strong environmental ethos. Complementing the communities they serve, Campbell Buchanan George create low energy, sustainable homes using ethically sourced materials and environmentally sound processes.

Campbell Buchanan George's range of contemporary homes at Alconbury Weald include two, three, four and five-bedroom homes located at the gateway to the development off the tree-lined Boulevard, a short distance from The Club — home to The Gym and community library, a café/ bistro and The Glade local centre.

Campbell Buchanan George have a range of schemes and incentives available to help buyers make their purchase. To find out more, visit the show home and marketing suite (Thursday–Monday 10am–5pm) or call 07717 574527.



David Wilson Homes

With a series of accolades, including the coveted 5 star rating from the House Builders Federation, Pride in the Job Quality Awards and Sustainable Housebuilder of the Year (2021), David Wilson Homes is bringing a range of three, four and five-bedroom Homes to Alconbury Weald.

Every home is designed to give you more open space, more natural light and an energy-efficient environment for you and your family. David Wilson Homes is committed to excellence in everything it does, from its personal, comprehensive customer service to award-winning quality year after year.

David Wilson Homes has a range of schemes to support potential buyers. To find out more, visit the show home and marketing suite or call 0333 355 8485.



Barratt Homes is launching late 2024/early 2025. To find out more, visit www.alconbury-weald.co.uk/living/meethousebuilders

The Hawkings

The Hawkings is a collection of 49 homes, with 2, 3 and 4 bedroom houses, along with five 2 bedroom apartments to rent.

The properties are stylishly designed and meticulously appointed with state-of-the-art finishes and sustainable products throughout. Ready for you to move in and apply your personal touches to make it your home.

Every home also features smart home tech, Solar PV panels and EV charging point enabled. The Hawkings provides the perfect blend of modern, stylish living, with energy efficiency at its core and easy access to green open spaces.

For more information call 0300 1246773, email info@thehawkings.co.uk or visit www.alconbury-weald.co.uk/living



A place to thrive

A safe, exciting and inspiring setting — where children want to learn and thrive — is at the heart of our community.

Learn

Ermine Street Church Academy opened in September 2016 and is the first of three new primary schools planned for Alconbury Weald. Its innovative Y-shaped design provides three separate wings for each of the key stages and the double-height vaulted roof assembly hall forms the central core of the building.

The school is designed to create a stimulating and supportive environment where all pupils develop a love of learning, and welcomes children from all backgrounds and abilities.

It delivers:

- An inspirational new school building for three key stages.
- An organic, collaborative approach to the curriculum.
- Visionary leadership and excellent standards of teaching.

Ermine Street Church Academy is part of the Diocese of Ely Multi-Academy Trust, which has extensive knowledge, experience and expertise in delivering and maintaining high quality teaching and learning.

Community Space

The school is at the heart of the new community and is available to use outside of school hours. The community can use the Main Hall, which can be divided into two smaller spaces. The sports pitches can be hired on evenings and weekends.

The school also hosts:

The Hangar Club — a before and after-school provision, with parents able to book sessions for their children from 7.45–8.40am and 3.20–6pm.

Want to know more?

Please call 01480 276510 if you have any questions or email: businessmanager@erminestreetca.org.uk.

erminestreetca.org.uk

Jemima House Day Nursery — Alconbury Weald's first day nursery provides care for children from six weeks to five years of age, between 7.30am and 6pm, Monday to Friday, all-year round. The Nursery is part of the family-run and Ofsted 'Outstanding' Mother Goose Corner Nursery in Huntingdon. For more information on Jemima House and/or to book a tour, please email or call

Tracey James:
manager@jemima-house.co.uk / 01480 276513.



Special needs school

Prestley Wood Academy, Alconbury Weald's Special Education Needs school, is run by Horizons Education Trust and will have capacity for 150 pupils aged 3–19 years old.

This state-of-the-art specialist school has been thoughtfully designed to provide equitable and inclusive access for all learners with SLD/PMLD. Its specialist areas enable delivery of a broad, balanced and progressive curriculum that is designed to be responsive to individual needs.

Kim Taylor OBE, CEO Horizons Education Trust, said: “We have a strong, inclusive vision to offer. We are so excited at the opportunities that Prestley Wood opens up and we plan to create a really special place for our young people, to help them be able to shine.”

www.horizons.org.uk

Secondary education

A secondary school is planned for Alconbury Weald, which will be run by the Diocese of Ely Multi Academy Trust. In the meantime, Alconbury Weald is in the catchment area of Sawtry Village Academy, which offers a high-quality education and is committed to developing all students into successful, confident, responsible and employable citizens. Sawtry Village Academy is part of Cambridge Meridian Academies Trust.

Other secondary schools in the area include:

- Hinchingsbrooke College
- St Peter's School
- Kimbolton.

Further and higher education

The area has a rich choice of further and higher education, including:

- Cambridge Regional College (including both Cambridge and Huntingdon campuses)
- Peterborough Regional College
- The College of West Anglia
- West Anglia Training Association
- Hills Road Sixth Form College
- Long Road Sixth Form College.



CGI of front entrance to Prestley Wood Academy



A place to get together



We want new residents moving to Alconbury Weald to enjoy being part of a thriving new community and from the moment you arrive there are community spaces and facilities for you to enjoy, as well as support and advice for all sorts of community activities.

The Club Located on The Boulevard, the Club is at the heart of the new residential and business community at Alconbury Weald. This building is home to The Gym and community library and also has meeting and event space available for hire.

The Gym, operated by The Unit Fitness The Gym has the latest in high-tech equipment, personal training programmes, exercise and wellness classes — with something for everyone, whether you are a first-time gym user or an experienced athlete.

Café/bistro Serving the finest fresh ground coffee, alongside top-quality breakfast, brunch and lunch dishes all in the comfortable, stylish setting of the historic Watch Office. In the evening it transforms into a modern restaurant and bar, serving a world tapas menu that blends many cuisines; all served in the relaxed and social style of traditional Spanish tapas.

Swynford Park Neighbouring the primary school, the new community park features a multi-use games area, a skate park, picnic tables and allotments.



Swynford Stores and Co-op The community shop is located by the Swynford Park and is a handy place to pick up your everyday essentials — so whether you need a pint of milk or fancy a latte on your way to work, this is the place for you.

Co-op is a sustainable food store, located at the heart of The Glade local centre. Co-op includes an extensive food-to-go section with hot food, an in-store bakery, self-checkouts and customer toilets with baby changing facilities.

The Pavilion Alconbury Weald's first purpose-built community building is located next to the cricket green and is host to a range of weekly sports and fitness classes for all ages and abilities.

Green, open spaces Your new home is set in beautifully landscaped, open spaces, which will include over 700 acres (equivalent to nearly 350 football pitches) of woodland, parks and play areas.

Health facilities Alconbury Weald will have its own health centre in the next few years. Until then, it comes under the care of Alconbury Doctor's Surgery. Find out more by calling 01480 890281 or visit: www.alconburybramptonssurgery.co.uk

Want to know more?
natalie.leigh-brown@urbanandcivic.com
www.alconbury-weald.co.uk/living
01480 413141



Live



Café and bistro at the Watch Office

A place to discover

Your new home is ideally located to explore the surrounding rural villages, enjoy the hustle and bustle of nearby market towns and experience the vibrancy and versatility of major cities.

Alconbury Airfield played a central part in military operations over Europe, coming under the control of both British and American Air Forces in the Second World War and Cold War.

This heritage is reflected in the architectural design of the first primary school and Enterprise Campus, and in the layout of key roads and parkways which echo the historic lines of the taxiways and maintain historic views cherished by pilots through the decades.

The listed buildings will be refurbished and become part of heritage areas that tell the story of the site. The first of these is the World War II Watch Office, which has been refurbished and is now home to a café/bistro.

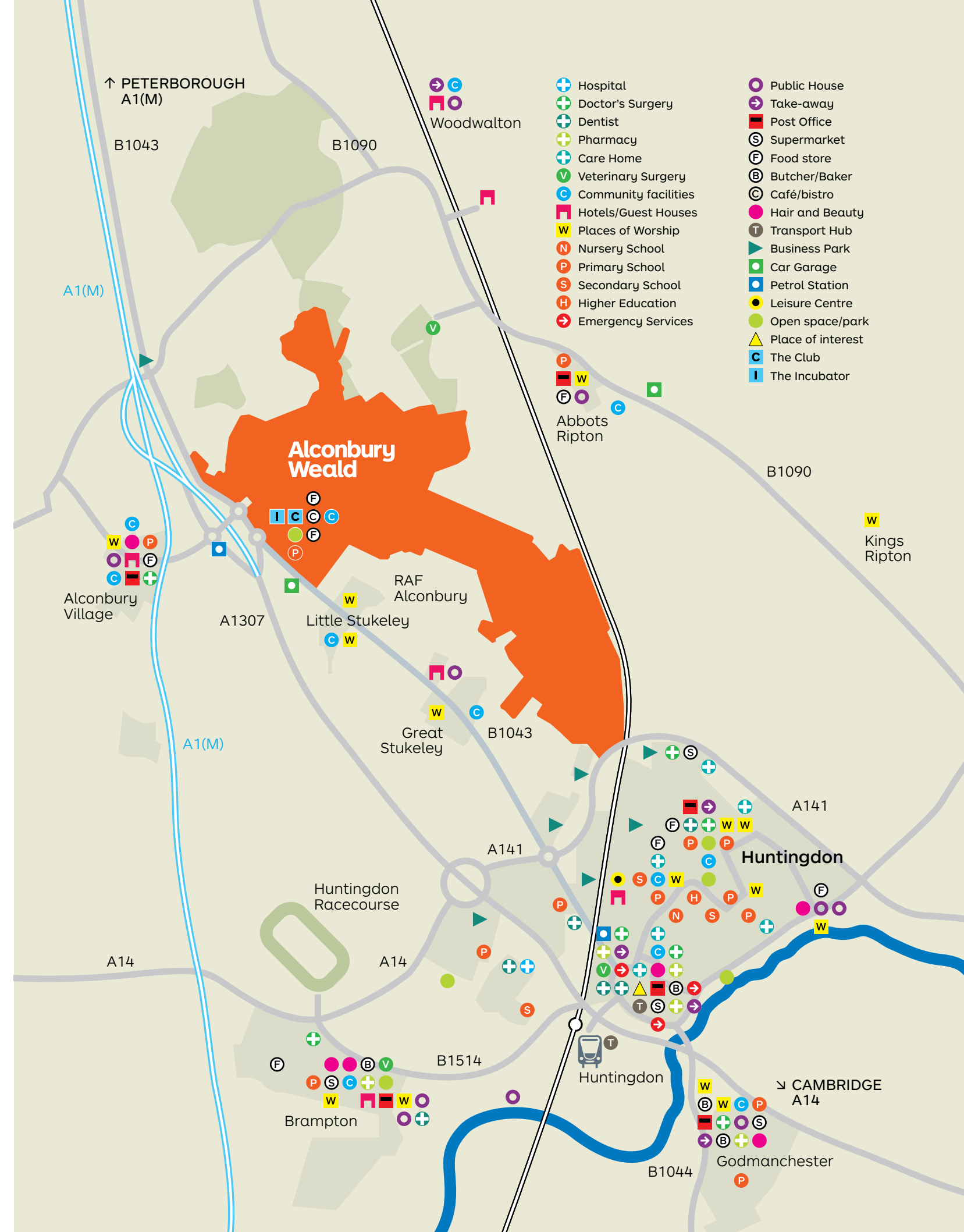
Explore



Cambridge



Café and bistro at the Watch Office



A place that connects

Connect

Your new home is in one of the best-connected locations in the UK.

At its heart, Alconbury Weald has been designed to encourage a healthy, sustainable lifestyle by creating walkable neighbourhoods, providing an extensive network of safe, well-lit cycleways and investing in easily accessible, reliable public transport.

Careful consideration has also been given to car users with investment being made in road safety and improved traffic flows on local roads.

With London Stansted Airport less than an hour away, Alconbury Weald isn't just well connected locally and regionally, but also nationally and internationally.

Key elements include:

- A bus stop within easy walking distance.
- Two buses an hour to the bus and rail station and town centre (904 and AW1), incentive available.
- Nearest train station is 15 minutes away in Huntingdon.
- Alconbury Weald rail station planned as part of future investment in the East Coast Mainline.
- Car share forums.
- Green Travel Plan to help businesses on site minimise car use by their workforce.

Getting around

A dedicated website for Alconbury Weald residents has been set up to help you explore your new area as easily as possible. With real-time information on all public transport travelling to and from Alconbury Weald, the website also offers information on cycle-ways and footpaths, a car-sharing scheme and links to local resources all designed to help you get from A to B.

www.travelalconburyweald.co.uk



Car

Alconbury Weald is well connected to the local and strategic road network, sitting adjacent to the new upgraded A14, the A1(M) and the A1307 (marking the former route of the A14). We are working with local authorities and Highways England to invest in road safety, improve traffic flows on local roads and support investment across the local network.

At the same time, we are committed to supporting new residents to use more sustainable transport options wherever possible and — where this is not an option — to car-share.

Consider sharing your journey

Alconbury Weald’s Active Travel partner smart journeys has launched a lift sharing app to find matches with local people travelling to/from similar destinations — as a driver, passenger or both.

www.liftshare.com/uk/community/alconburyweald



| Travel times by car | |
|---------------------------|--|
| Cambridge 30 | |
| Peterborough 30 | |
| Bedford 35 | |
| London Stansted 50 | |
| Bury St Edmunds 1HR | |
| Milton Keynes 1HR | |
| Northampton 1HR | |
| King’s Lynn 1HR 15 | |
| Leicester 1HR 15 | |
| Birmingham 1HR 30 | |
| Birmingham Airport 1HR 30 | |
| London 1HR 30 | |
| Nottingham 1HR 35 | |
| Felixstowe 1 HR 45 | |
| Norwich 1 HR 45 | |
| Oxford 2 HR | |
| Sheffield 2 HR 15 | |
| Leeds 2 HR 30 | |
| Manchester 3 HR | |

Significant investment is being made to ensure public transport is an accessible, reliable and viable option for Alconbury Weald residents.

Bus

To help familiarise you with the local bus service, we are giving new residents one month of free bus travel.

From the bus stops on The Boulevard and on Ermine Street, a short stroll from Ermine Street Church Academy, you can catch the 904 to Peterborough or Huntingdon, St Ives and Cambridge (direct bus — no need to change).

Approximate journey times

| | |
|--------------------------|-------------------|
| Huntingdon train station | 10 minutes |
| Huntingdon bus station | 15 minutes |
| St Ives | 30 minutes |
| Peterborough | 45 minutes |
| Central Cambridge | 1 hour 20 minutes |

You can also catch the AW1 from bus stops on The Boulevard and Senliz Road. This will take you to Huntingdon bus and train station via the local villages of Alconbury, Alconbury Weston and The Stukeleys. Local bus timetables can be viewed at:

www.traveline.info

Train

Huntingdon has fast, regular train services to London, St Neots and Peterborough. By using railcards, travelling at off-peak times or booking in advance, you can save money on your rail journey.

The National Rail website provides a journey planner that gives you train times, fares information and lets you track trains in real time:

www.nationalrail.co.uk

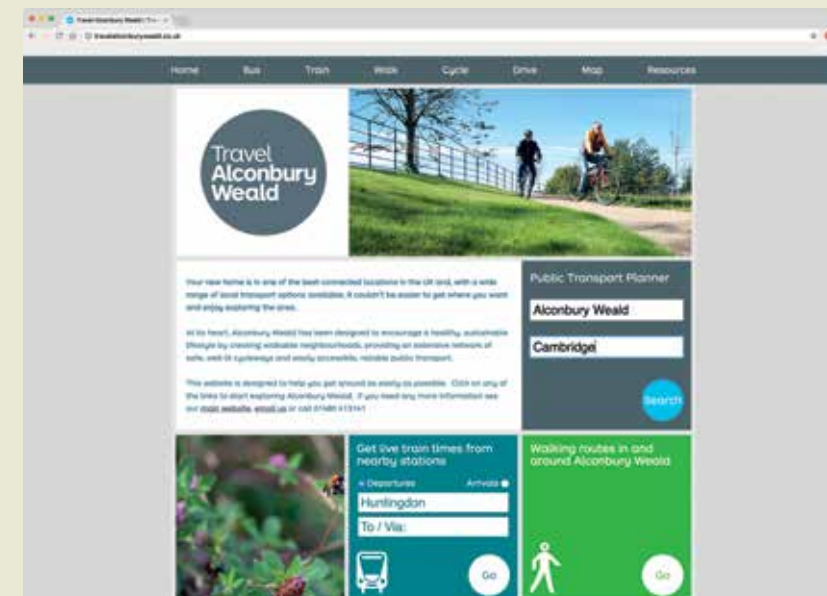
Approximate journey times

| | |
|-----------------------|------------------|
| St Neots | 7 minutes |
| Peterborough | 17 minutes |
| London (King’s Cross) | 1 hour 5 minutes |

Huntingdon railway station is less than 6km from Alconbury Weald and a 10 minute bus journey on the 904 or AW1 service, which stops just outside the station. Alternatively, it would take you around 25 minutes to cycle to Huntingdon train station and secure, sheltered cycle parking is provided free of charge there.

Car parking is available at Huntingdon Station for £7.90 per day (on weekdays) — which of course could be less if you have a car share partner.

Land has been set aside for an Alconbury Weald train station, which is planned as part of a future investment in the East Coast Mainline.



travelalconburyweald.co.uk

A place for enterprise

Your new home at Alconbury Weald sits alongside the growing Alconbury Enterprise Campus.



The Incubator building

The government-backed Enterprise Zone sits in the middle of three significant business and technology hubs: the global innovation centre of Cambridge; the industrial heartland of Peterborough and the Midlands; and the high-tech manufacturing in Huntingdonshire.

The Campus includes:

The Club, meeting and event space, library and gym — open for residents to use.

The Incubator building, offering flexible and inspiring space to start-up and small businesses.

Cambridgeshire County Council relocated to Alconbury Weald in 2022, in an historic move of its headquarters and Council Chamber from Cambridge city.

Incubator 2: office building offering flexible accommodation for a number of small businesses.

MMUK and *MM Flowers* are part of the global AMC group. They are one of the leading suppliers of citrus fruit and grapes to major supermarkets in the UK and Europe, employing up to 400 people.

AM Fresh is an international agri-tech company that supplies the majority of UK supermarkets with a range of fresh fruit products.

IKO, Canadian family-run company manufacturing waterproofing, roofing and insulation products.

John Adams Leisure, the Huntingdonshire based toy manufacturer sell well-known brands including Rubik's Cube, Tiny Tears and Fuzzy Felt.

The iMET building is home to *Encocam*, and is used for their world leading crash test dummy development.

Magpas Air Ambulance has created a new headquarters and training base for its emergency and critical care services.

Further discussions are underway with other companies looking to relocate here, whose buildings will come forward in the next phase of Alconbury Weald.

Make

First phase of Alconbury Weald



- 1 Incubator
- 2 Incubator 2
- 3 iMet (Encocam)
- 4 Cambridgeshire County Council HQ
- 5 AM Fresh
- 6 John Adams Leisure
- 7 MM Flowers
- 8 IKO Insulations
- 9 Magpas Air Ambulance
- FB Future business space
- 1 The Club: gym, library, and meeting space
- 2 Café/bistro at the Watch Office
- 3 The Glade, including Co-op, future nursery, bike hub
- 4 The Pavilion (community centre)
- 5 Cricket pitch

A place to grow together

Moving into Alconbury Weald is a great way to invest in you and your family's future. You are joining us on an exciting journey and we are committed to making this one of the best-loved and most desirable locations to live, work and experience life in Cambridgeshire and beyond.

Urban&Civic has a team based at the Club who will be working to ensure the high standards achieved from the outset are consistent throughout the whole development. Significant investment has gone into ensuring the site is sustainably prepared, with landscaping prioritised so new residents do not have to wait long to fully enjoy the lifestyle you want.

That care and attention continues from the first tree to the last brick and beyond: with an estate management team in place to ensure long term management of the landscape, community buildings, ponds and waterways.

Alconbury Weald is a flagship project for master developer Urban&Civic, which has provided us with the rare opportunity to transform not only the way the development comes forward but also how it integrates and enhances the area around it: from infrastructure and public transport links, to extensive landscaping and green spaces, to long term skills and career opportunities. We're laying the foundations for new communities to flourish.

Sustainability lies at the heart of this project. As well as ensuring the reuse and recycling of materials wherever possible during remediation, site preparation and construction, we are also using natural resources, green energy production and careful water management across the site.

Quality of place, landscape setting and inspiring civic buildings are at the heart of our approach, coupled with long term management of development sites. We directly support and facilitate active community development and engagement from our first day on site, throughout the planning and development process and into long term sustainable management of green space and community facilities. For us these are fundamental to supporting communities to thrive.

For more information about Urban&Civic visit www.urbandcivic.com



Alconbury Weald

Urban&Civic

Urban&Civic

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