

# Marleigh CAMBRIDGE Park

## Investing in Cambridge's future



Analysis by



PriceHubble | dataloft

**Hill**  
*Created for Living*





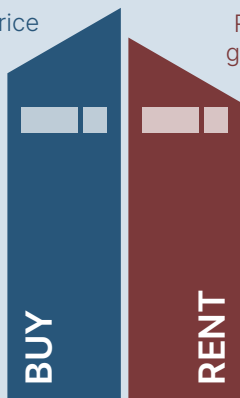
Strong price growth  
over 10 years

71%

Sales price  
growth

63%

Rental  
growth



HM Land Registry, Cambridge sales in 2022 versus  
2012, and Dataloft by PriceHubble average rental  
growth Q4 2014 vs Q4 2024 in South Cambridgeshire

Supply and demand



33,500 new  
homes required\*

across Greater Cambridge to meet  
demand from a growing population.

\*1,675 per year. Cambridge City Council, 2011-2031.  
1,456 built per year between 2020 and 2024.

## Why invest in Cambridge/ Marleigh Park?

Marleigh Park is an award-winning vibrant new community located east of Cambridge's historical city centre, offering exceptional homes, beautiful green spaces, and high-quality amenities.

Strategically positioned on the edge of Cambridge, a globally recognized innovation hub with its world-class university and thriving technology sector, make it an appealing investment choice.

One of UK's most significant  
innovation and technology hubs

91,230 tech, financial, professional and  
scientific jobs within a **45-minute commute**  
of Marleigh Park with **£46.6bn generated**  
by Cambridge based companies.

£46.6bn  
generated

91,230  
jobs



BRES 2023, growthbusiness.co.uk

Appealing to  
investors

Cambridge is the  
**6th ranked**

best UK city  
for buy-to-let investors

Aldermore 2024

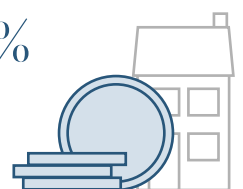


Attractive investment  
yields

Up to 5.8%

average yields  
expected  
at Marleigh Park

Dataloft by PriceHubble, Hill,





# Jobs and education – a thriving market

Europe's largest technology cluster  
and Unicorn Capital of Europe

## Silicon Fen or Cambridge Cluster

5000+ high tech business employing  
around 61,000 people focussing on  
biotechnology, software and electronics.

[growthbusiness.co.uk](https://growthbusiness.co.uk)



**£46.6bn** revenue  
generated by Cambridge  
based businesses.

## 25+ science and research parks

Produced 23 unicorn companies  
by 2023\* Aims to more than  
double this number by 2035.

[Maddyness.com](https://maddyness.com), 2023.

\*Privately held startups  
valued at over **\$1 billion**

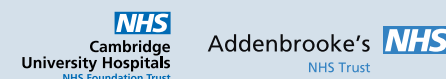
**CMR** **arm**  
SURGICAL

**DARKTRACE**

“No. 1: Cambridge is the World's most  
intensive science and technology cluster.”

Global Innovation Index (GII)

### Key local employers



### University of Cambridge:

- Founded in 1209 A.D., a world-leading institution in innovation and academic excellence
- Contributes nearly £30bn to the UK economy and supports more than 86,000 jobs
- Ranked 2nd globally
- 22,975 students of which 32% are international

HESA, The Economic and Social Impact of University of Cambridge, QS World University Rankings 2024



# Cambridge Map

# Marleigh Park



## Well-connected

Cambridge is well-connected to Marleigh Park by road (M1, A1, M11), rail (2 stations with another under construction) and air to the East of England, London and beyond.

- |  |   |
|--|---|
| <b>1</b> Cambridge Science Park<br>9 mins  15 mins   | <b>3</b> Cambridge City Centre<br>9 mins  20 mins |
| <b>2</b> Cambridge Business Park<br>10 mins  15 mins | <b>4</b> Stansted Airport<br>35 mins              |
| Cambridge Biomedical Campus<br>16 mins  24 mins      | <b>5</b> Cambridge to London<br>48 mins           |

### Cambridge South Station

With an investment of £211 million, a new railway station to support the biomedical campus is expected to be completed by 2026 and will connect to both Cambridge and Cambridge North stations.



## Cambridge biomedical campus

Already recognised as a globally significant hub for health and life sciences, the campus is expected to host 27,000 jobs by 2031, supported by the new station at Cambridge South.

# Focus for regeneration and investment



Computer generated image represents The Olympus Building apartments and Jubilee Square and is indicative only.

## Huge Government infrastructure investment

### Oxford-Cambridge Arc

- Globally significant area between Cambridge and Oxford.
- Investment to support creation of 'Europe's Silicon Valley'
- Boost economy by £78 billion by 2035
- New East-West Rail line connecting Oxford and Cambridge by 2030
- Driving innovation, economic growth and job creation through international investment in AI, life sciences, semiconductors.



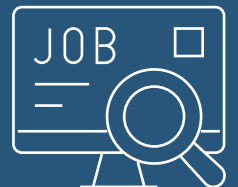
### Cambridge East

Marleigh Park is part of Cambridge's broader regeneration and investment, driving the city's evolution into Europe's hub of innovation and opportunity over the next decade.



**7,000**  
new homes

**9,000**  
new jobs



**100,000**  
sqm of retail



# Strong capital growth



The local area in and around Marleigh has seen strong capital appreciation thanks to high-tech job opportunities, top-tier education, a supply-demand imbalance, major investments, and strong government investment.

## Hotspots shifting in Cambridge

In the last 5 years, property price hotspots have moved closer to Marleigh Park.

### Sales price growth in Cambridge

71% increase

£300,000

£514,000

2012

2022

HM Land Registry, Cambridge sales in 2022 versus 2012

19.9% forecast



growth in sales prices in the East of England 2025-2029 (17.1% London)

Savills, November 2024

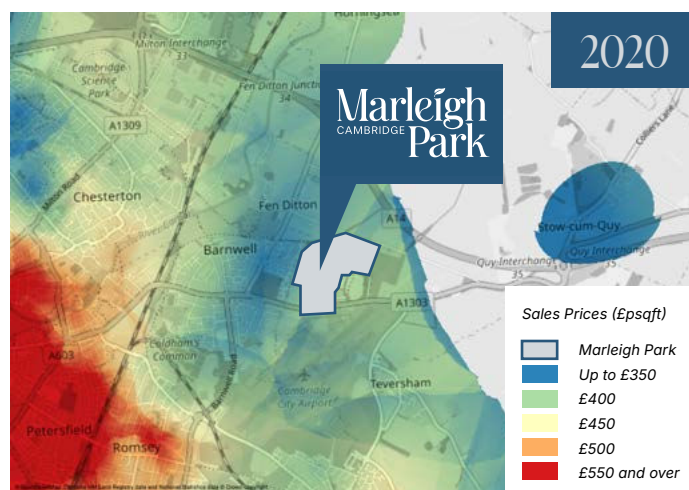
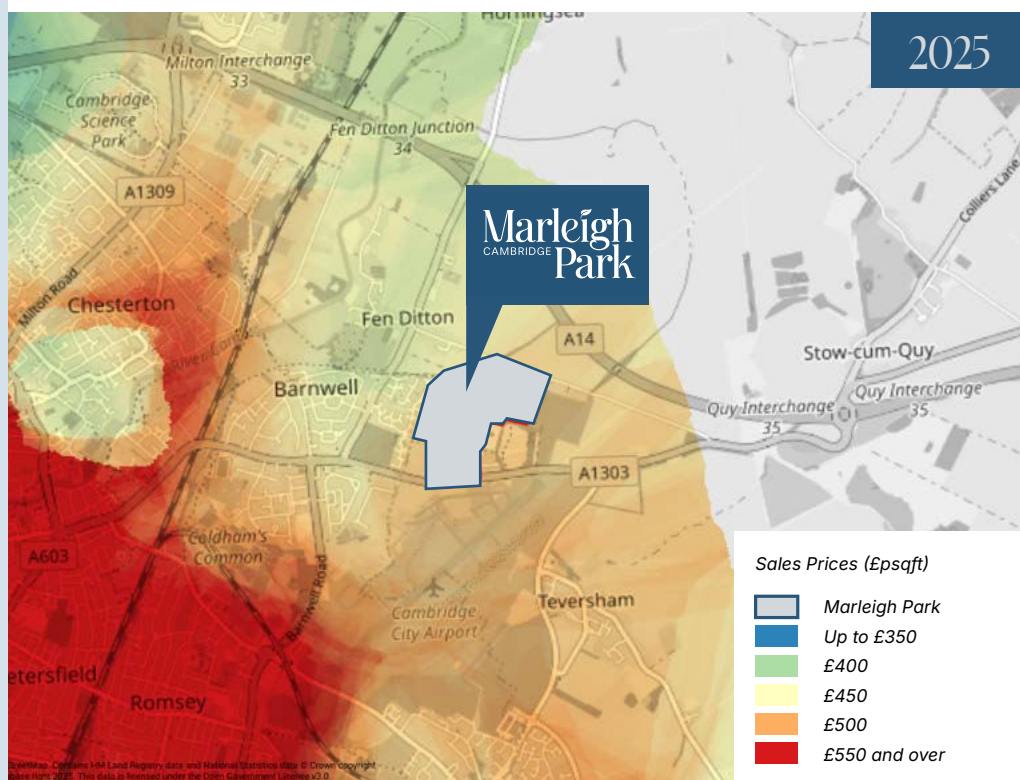
23% moves



from London

ONS 2021, migration to Cambridge area

Datafoft by PriceHubble, Hill, Land Registry, comparing upper quartile sales prices equivalent to new build in 2024.



# Rental potential

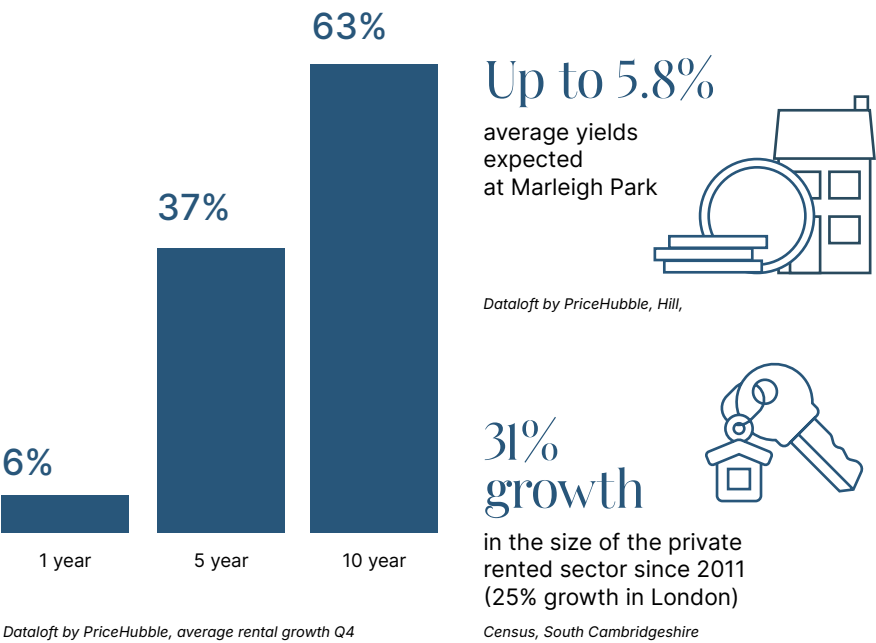


Computer generated image represents The Cleveland Building and is indicative only.

The rental market in South Cambridge is rapidly growing, drawing in well-paid renters working in tech, biotech, finance and public sectors, including local hospitals.

With the area being attractive to both families and young professionals, there is a balanced mix of tenure types.

## Rental growth in South Cambridgeshire

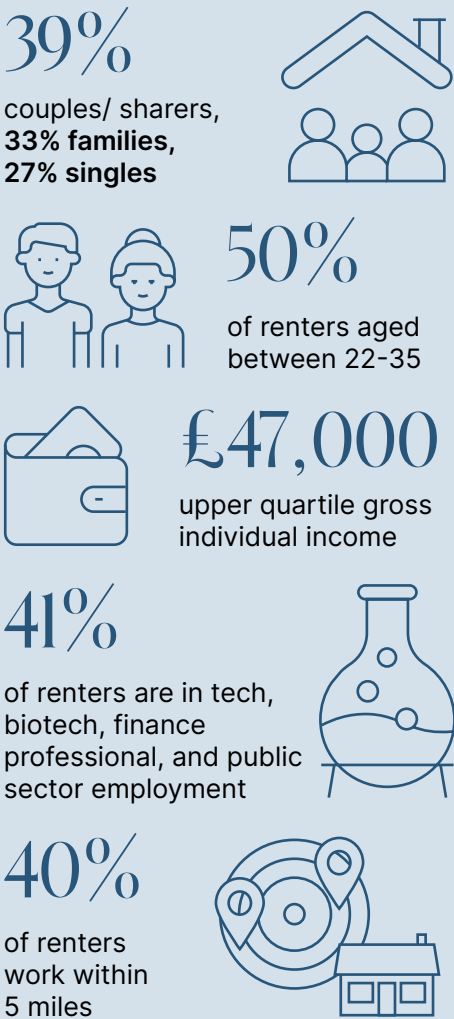


## Marleigh Park rents

	1-bed apartment	2-bed apartment	2-bed house	3-bed house
2024	£1,550*	£1,900*	£2,200*	£2,400*
2029***	£1,800**	£2,213**	£2,714**	£3,127**

Hill, Carter Jonas, Rightmove, Savills,  
\*Rents up to in 2024. \*\* projected rental values 2029. \*\*\*Estimated

## Who rents in the local area?



Dataloft Rental Market Analytics (PriceHubble), local area defined as South Cambridgeshire





# Green space and quality of life

57 acres

of green space and parkland onsite

At Marleigh Park



People living within  
300 meters

of a 1ha (2.47 acres)  
green space have a  
statistically significant  
wellbeing boost

Houliden, 2019,  
University of Warwick

Cambridge ranked  
#1  
location  
for living



2024 UK vitality Index by Lambert Smith Hampton.  
The Living pillar encompasses an analysis of education,  
lifestyle and consumption.

## 7 public parks or gardens

within a 30-minute walk from Marleigh  
Park, totalling 230 acres



Ordnance Survey. 1. Coldham's Common, 2. Ditton Meadows,  
3. Stourbridge Common, 4. Barnwell West Local Nature  
Reserve, 5. Barnwell East Local Nature Reserve,  
6. Lady Jeremy Way 7. Teverham Community Orchard

Offering a diverse selection of beautifully designed houses and apartments, thoughtfully integrated with convenient amenities and green spaces that enhance everyday living, Marleigh Park is an award-winning community where life thrives in every corner.

## Community lies at the heart, with amenities on the doorstep

- Jubilee Square
- Marleigh Park Community Centre
- Marleigh Primary Academy
- Monkey Puzzle Nursery
- Salento
- Co-op supermarket
- R3form Pilates
- Allotments
- Sports playing fields

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[www.pricehubble.com/uk](https://www.pricehubble.com/uk)

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