



FACTSHEET

Remarkably distinctive in every way

A new neighbourhood shaped to create harmony between beautiful new homes and refined green spaces; a place that encourages well-being and a life in balance.

From the tree-lined entrance to homes nestled within the natural landscape, Cambium Square offers an impressive sense of arrival and a prestigious Cambourne address.

Situated opposite the established lakes and green spaces of Cambourne Park Science & Technology Campus, the development combines a picturesque setting with excellent everyday convenience. Highly regarded schools and local amenities, including Morrisons supermarket, are all within walking distance.

Cambium Square has been thoughtfully designed to complement its surroundings, with a collection of contemporary new homes featuring spacious layouts, large windows and carefully considered interiors that create bright, modern living spaces.

The development is being delivered by the South Cambridgeshire Investment Partnership – a collaboration between The Hill Group and South Cambridgeshire District Council, with a shared commitment to creating high-quality homes and communities.

2, 3, 4 & 5 bedroom freehold houses

Location & Connectivity



PRIME POSITION

Cambium Square combines a green, well-connected setting with easy access to everything Cambourne has to offer. An established network of footpaths, bridleways and new pedestrian and cycle routes connects residents with local schools, amenities and green spaces, making everyday journeys simple and convenient.

Beyond Cambourne, excellent transport connections provide easy access to Cambridge and its world-leading employment hubs, including Cambridge Science Park, Addenbrooke's Hospital and Cambridge Biomedical Campus – placing opportunities in technology, science, healthcare and education within easy reach.



	Car	Cycle	Walk
Monkfield Arms Pub	3 mins	4 mins	10 mins
Cambridge Belfry Hotel & Spa	3 mins	6 mins	13 mins
Morrisons supermarket	4 mins	3 mins	10 mins
Cambourne Fitness and Sports Centre	4 mins	5 mins	15 mins
Cambourne Village College	5 mins	3 mins	14 mins
Central Cambourne Co-operative Shop	5 mins	9 mins	18 mins
Lake Ewart Fishing Lake	6 mins	4 mins	15 mins
Cambourne Nature Reserve	6 mins	5 mins	18 mins
Cambridge Park Science & Technology Campus	14 mins		
Cambridge Meridian Golf Club	15 mins		
University of Cambridge	16 mins		
Cambridge Business Park	16 mins		
National Trust Wimpole Estate	21 mins		
Cambridge Biomedical Campus	21 mins		
AstraZeneca Discovery Centre	22 mins		
Royal Papworth Hospital	24 mins		
RSPB Fen Drayton Lakes	25 mins		
Addenbrooke's Hospital	25 mins		
Cambridge Stem Cell Institute	25 mins		
Cambridge City Centre	25 mins		
Microsoft Research Centre	28 mins		
Apple Research	28 mins		
Granta Science Park	28 mins		
Wellcome Genome Campus	28 mins		
Amazon Cambridge UK Development Centre	29 mins		
Babraham Research Campus	32 mins		

A Place of opportunity

REASONS TO BUY:

A prestigious Cambourne address

A distinctive collection of 2, 3, 4 & 5 bedroom homes set within a beautifully landscaped neighbourhood.

Everything on your doorstep

Schools, shops, green spaces and everyday amenities are all within walking distance.

Excellent for education

Outstanding-rated secondary schools nearby, with the University of Cambridge just a 16-minute drive away.

An award-winning five-star housebuilder

Delivered by The Hill Group in partnership with South Cambridgeshire District Council

Everything you need included

- Integrated kitchen appliances
- Caesarstone worktops
- Modern bathrooms
- Amtico flooring
- Built-in wardrobes
- Flexible layouts

Future-ready homes

- Air source heat pumps
- Double glazing
- Underfloor heating
- EV charging points
- Modern insulation
- New-builds offer reduced energy bills

Living rooted in nature

Landscaped green spaces, play areas and cycleways, with Cambourne Nature Reserve, Eco Park and Oaks Wood close to home.

At the heart of Cambridge's innovation economy

Cambourne Park Science & Technology Campus is just 1 minute away, with Cambridge Science Park 16 minutes and the Biomedical Campus 21 minutes by car.



Interior photograph represents a similar Hill show home. Specification varies.

ABOUT HILL

The Hill Group is a top 10 housebuilder and the second-largest family-owned housebuilder in the UK. Established in 1999, it has now won over 500 industry awards.

Projects range from landmark, mixed-use regenerations and inner-city apartment developments to homes in rural communities.

Dedicated to delivering the highest quality homes and exceptional customer service has earned Hill its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past nine years.

Property information

HOUSES AVAILABLE:

House mix	Number
2	46
3	46
4	47
5	15

Tenure:	Freehold Houses
Ceiling Height:	Average ceiling heights of 2.4m, rising to up to 2.9m on the first floor of selected rooms and homes.
Service Charge:	No charge
Estate Charge:	Speak to a Sales Consultant for more information
Ground Rent:	No charge
Car Parking:	Parking can vary from plot to plot. Please speak to a sales negotiator for more information. All plots are provided with an electric car charger.
Cycle Parking:	Homes with garages will have cycle storage within the garage. Homes without garages will be served by a dedicated cycle shed provided by Hill. Where garage space is limited, some homes with garages will also benefit from separate cycle storage.
Warranty:	Every home is covered by a 10-year NHBC warranty, giving you long-term piece of mind. In the first 2 years, our Hill team is on hand to support you directly, after which the NHBC warranty continues for the remaining period.



Payment terms:

1. The reservation fees are as follows:

For all transactions below £500,000, a £2,000 reservation fee is payable.

For all transactions between £500,000 and £1 million, a £5,000 reservation fee is payable.

For all transactions above £1 million, a £10,000 reservation fee is payable.

2. A further deposit of 10% of the purchase price (minus the reservation fee) is payable on exchange of contracts.

3. The balance of 90% of the purchase price will be payable upon legal completion.

CAMBIUM SQUARE SALES SUITE: Land North of Lower Cambourne, Cambourne Business Park, Cambridge, CB23 6DP



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This development is subject to the following approvals: Cambium Square Planning Permission number: 23/00123/FUL. All information is correct at the time of publication. For the latest details, please refer to the official planning documents or consult with a sales advisor. Investment Risks: Purchasing properties situated outside Hong Kong involves complexities and risks. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. Please note that the Estate Agents Authority (EAA) does not regulate transactions involving properties outside Hong Kong. The laws and regulations governing such transactions may differ from those in Hong Kong, and legal recourse may be limited.