

# FITZWILLIAM GATE

CAMBRIDGE

## FACTSHEET



# EXPERIENCE MODERN LIVING CLOSE TO THE CENTRE OF CAMBRIDGE

Fitzwilliam Gate is a collection of stylish three and four-bedroom homes in the sought-after CB4 postcode, combining a leafy setting with the energy and convenience of Cambridge close by. Located on Histon Road, the development places green space, local amenities and excellent connections within easy reach, with Histon Road Recreation Ground right on the doorstep.

Thoughtfully designed for modern living, each home features well-proportioned, flexible living spaces, energy-efficient features and a high-quality specification throughout. With frequent buses into central Cambridge, the station just 15 minutes by bike and the A14 five minutes by car, Fitzwilliam Gate offers a well-connected neighbourhood where contemporary living, convenience and community come together.



# EASY CONNECTIONS

**AT FITZWILLIAM GATE, YOU ARE PERFECTLY POSITIONED TO BENEFIT FROM CAMBRIDGE'S THRIVING ECONOMY AND EXCEPTIONAL EMPLOYMENT OPPORTUNITIES**

Known as Silicon Fen, this vibrant region stands as Europe's largest technology cluster, creating an unrivalled hub for innovation and enterprise right on your doorstep.

Living here provides you with access to a world-class professional landscape. Join a dynamic workforce of over 5,000 companies, ranging from agile tech start-ups to global giants like Arm, Apple Research, AstraZeneca, and GSK. Commute in just minutes to the many businesses based in the heart of Cambridge.



**CAMBRIDGE STATION**  
15 minutes

**CAMBRIDGE BUSINESS PARK**  
15 minutes

**ST JOHN'S INNOVATION PARK**  
17 minutes

**CAMBRIDGE SCIENCE PARK**  
17 minutes

**HOMERTON COLLEGE**  
19 minutes

**ARM LIMITED**  
26 minutes



**APPLE RESEARCH**  
19 minutes

**GSK**  
23 minutes

**CAMBRIDGE BIOMEDICAL CAMPUS**  
23 minutes

**GRANTA PARK**  
26 minutes

**BABRAHAM RESEARCH CAMPUS**  
27 minutes

## REACH HIGHER WITH EXCELLENT EDUCATION

Close to Fitzwilliam Gate are several highly regarded schools with Outstanding or Good ratings. As you would expect from Cambridge, the area is an inspiring learning environment where children of all ages can thrive.

### PRIMARY SCHOOLS

#### Mayfield Primary School

Warwick Rd,  
Cambridge CB4 3HN  
8 minutes on foot

#### St Luke's C of E Primary School

French's Rd, Arbury,  
Cambridge CB4 3JZ  
8 minutes on foot

### SECONDARY SCHOOLS

#### North Cambridge Academy

Arbury Rd, Cambridge CB4 2JF  
9 minutes by bicycle

#### Parkside Community College

Parkside, Cambridge CB1 1EH  
11 minutes by bicycle

#### Chesterton Community College

Gilbert Rd,  
Cambridge CB4 3NY  
17 minutes on foot

### INDEPENDENT SCHOOLS

#### King's College School

West Rd, Cambridge CB3 9DN  
(For boys and girls aged 4 - 14)  
10 minutes by bicycle

#### Cambridge Arts & Sciences (CATS & CSVPA)

1 High Street, Chesterton,  
Cambridge CB4 1NQ  
(Mixed school from age 14 +)  
11 minutes by bicycle



# 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.



Image is for indicative and depicts a similar home from another Hill development.

\*The Hill Group was listed within the top 10 of the Top 150 UK Contractors and Housebuilders published by Building.co.uk in December 2024.

# PROPERTY INFORMATION

## AVAILABLE HOMES

| HOUSE MIX | NUMBER |
|-----------|--------|
| 3         | 19     |
| 4         | 23     |

### TENURE:

Freehold

### CEILING HEIGHT:

2.4m

### SERVICE CHARGE

No charge

### ESTATE CHARGE:

£357.10 per annum

### GROUND RENT:

No charge

### ANTICIPATED COMPLETIONS:

Spring 2027

### 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.

### WARRANTY:

Every home is covered by a 10-year NHBC warranty, giving you long-term peace 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.

### CYCLE PARKING:

All homes come equipped with dedicated cycle storage to either the front or back of the plot.

### 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 £1m, a £5,000 reservation fee is payable.
  - For all transactions above £1m, 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.



FITZWILLIAM GATE SALES SUITE, HISTON ROAD, CAMBRIDGE, CAMBRIDGESHIRE, CB4 3HZ



Cambridge  
Investment  
Partnership



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This development is subject to the following approvals: Fitzwilliam Gate Planning Permission number: 24/01354/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.