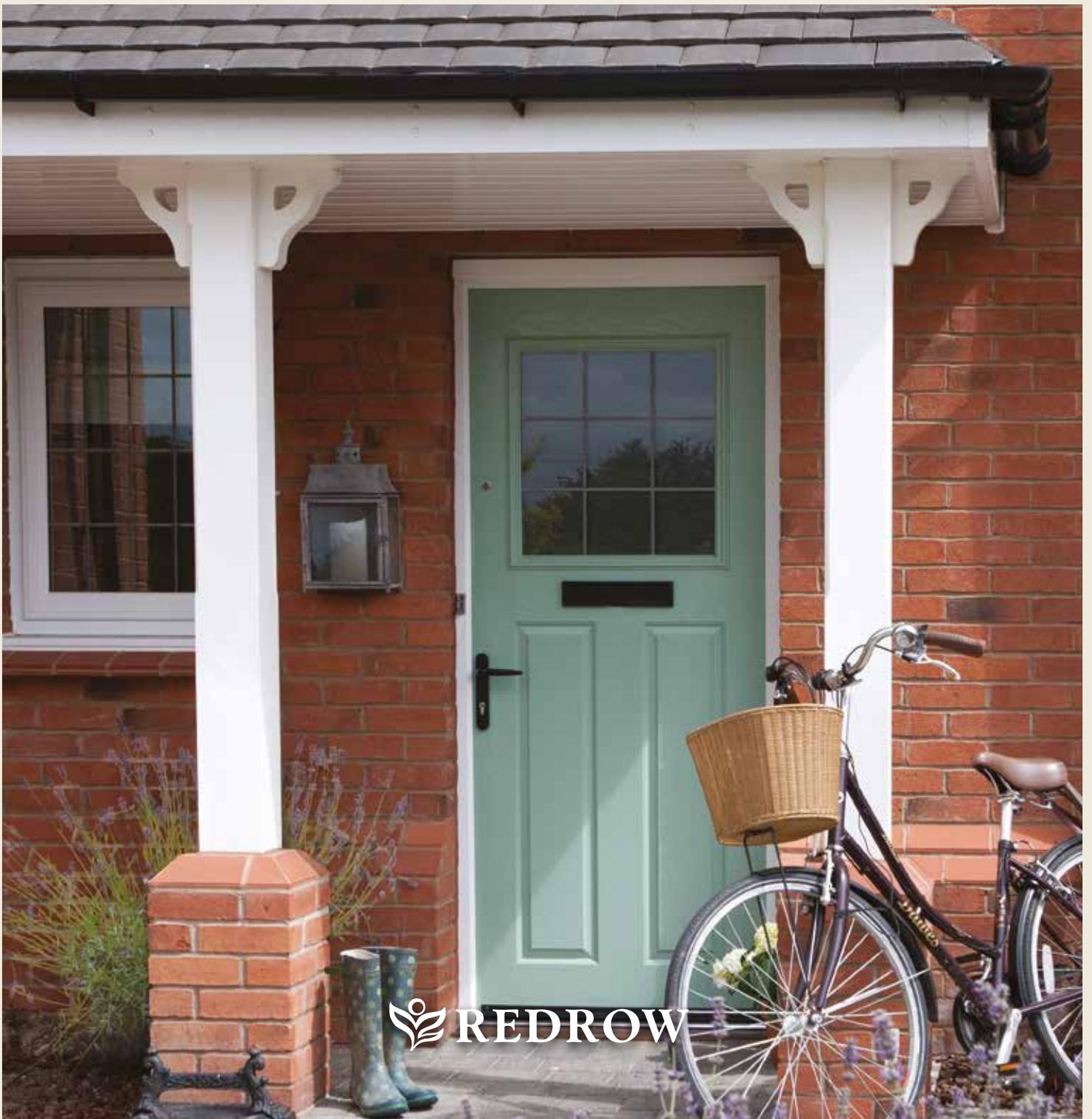




KING'S MEADOW

AT HIGHFLYER PARK
ELY, CAMBRIDGESHIRE



 REDROW



Welcome to
KING'S MEADOW

ELY, CAMBRIDGESHIRE

Your new home awaits at King's Meadow, nestled in the heart of idyllic Ely, with the city of Cambridge just moments away. With picturesque surroundings and great transport links, this is the ideal place for professionals and families who won't sacrifice peace for convenience.



Your new & improved
NEIGHBOURHOOD

A gorgeous assortment of 3, 4 and 5 bedroom homes are now available to fortunate buyers. Nothing is left to chance when it comes to making your house perfect.

Beautiful and traditional architecture from Redrow's Heritage Collection blends King's Meadow into Ely's history and community, with the warm 1930's-inspired Arts and Crafts style lending luxury to your everyday. Combined with breath-taking views across the Fens and Cambridgeshire's natural beauty, King's Meadow will be a joy to wake up to.

Quality of life does not mean missing career opportunities as Ely is perfect for driven individuals who want it all: with direct trains to Cambridge, Peterborough, London King's Cross and excellent road links to the A10, A14, and M11. Ely station has ample parking to get your commute off to a smooth start every day.

POTENTIAL FUTURE
DEVELOPMENT

PHASE 2

PHASE 1

LEISURE TIME

Community is at the heart of Ely, with regular fairs and markets throughout the year, a pedestrian friendly town and multiple open green areas.

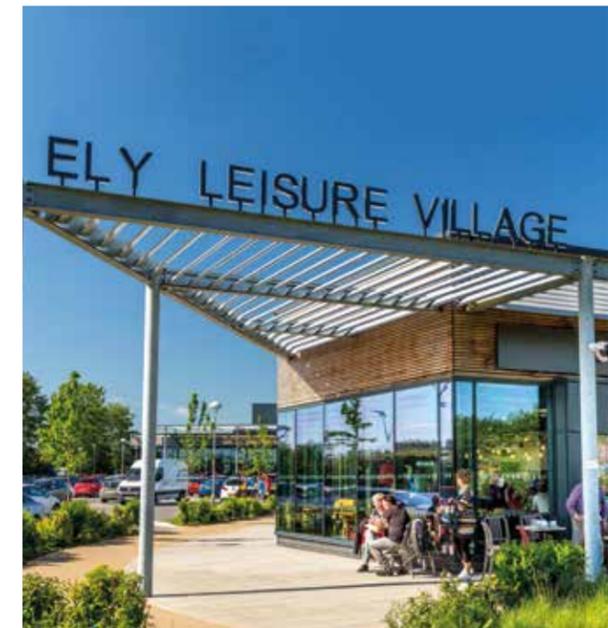
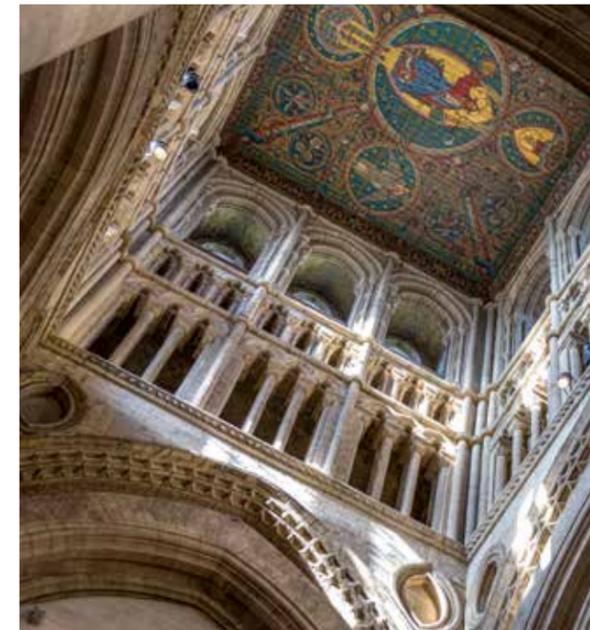
Movie buffs will be spoilt for choice with the Ely Cinema on the River Great Ouse showing a large selection of arts films and musicals. For more mainstream films, Cineworld is a short four minute car journey at Ely Leisure Village where you will find a selection of restaurants to indulge in before the film.

You'll encounter history at every turn, with the stunning Ely Cathedral which has been at the heart of the city for nearly 1400 years. The cathedral also has The Stained Glass museum linked to it, described as 'A gem in the Fens', with over 100 examples of art from ancient to modern times. You'll also find Oliver Cromwell's house, a beautifully restored Tudor-style building from the 17th century waiting to be re-discovered.

The Ely Museum, a wonderfully restored 13th century gaol that covers the past of Ely and the Fens with events recorded right up to the 20th century. Close by you'll also find Prickwillow Museum, which tells a detailed account of the draining of The Fens, the technology which let this happen and the history of prominent individuals involved in it. Thanks to these largescale landscaping efforts the city has an abundance of green areas, with the lovely Jubilee Gardens overlooking the river providing a link to Broad Street. Beyond here is Cherry Hill Park, where you'll find the ancient remains of the Ely Castle Mound, which used to be an 11th century castle.

Slightly further afield and completely free of charge is Ely Country Park which has spectacular views along two trails, plus a picnic area, where you can bask in the beautiful Cambridgeshire countryside. Attached is a play area for the adventurous to speed down a zip line or tackle a climbing frame.

Whatever your hobbies and interests, you'll find something to excite you in Ely.



A LIFE OF RETAIL & LEISURE

The shopping and dining scene in Ely caters to everyone, with chain stores, individual shops, markets and fairs giving you a dizzying number of places to spend your time and money.

Three market days a week lend a lively atmosphere to the city, with Thursdays and Sundays seeing a chartered General Market, and Saturdays a Crafts and Collectables market. The Ely Farmers Market happens on the 2nd and 4th Saturday of the month and features 'vegan alley' where special treats can be found for both vegans and non-vegans alike. Ely also hosts events like the 'Vegan and Vintage Fair' which pairs a tasty arrangement of vegan food with stylishly vintage and retro fashion stalls.

Foodies will delight at the huge variety of restaurants and eateries available locally. Peacocks Tearoom offers a light lunch near the river along with a selection of teas and coffee. More traditional fare is available at the High Flyer, offering late night pub grub and a carvery along with live music evenings for those who enjoy dinner and a show. If you are after a location for a special evening Wildwood is a modern Italian restaurant that serves European and international favourites along with child friendly options.

Ely Leisure Village is a brand-new leisure complex which opened in April 2017 with a host of facilities including a six-screen Cineworld, KFC, McDonalds, Costa Coffee, Frankie & Benny's, Hungry Horse and many other popular chain restaurants and Cafés'. If you fancy something more unique, Chosen Bun is a specialist burger restaurant and takeaway enjoyed by many residents. The highly rated Arbuckles is also on site, a family owned American diner with friendly staff and delicious meals.

With close to a hundred nearby restaurants covering Thai, Indian, Italian, Chinese, and traditional cuisine, you're sure to find your favourite with enough exploration.





SHOP & DINE IN THE CITY

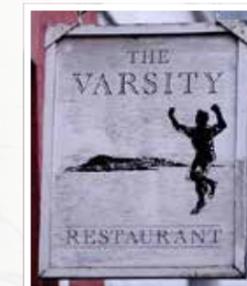
With Ely's great travel links, Cambridge's ancient streets are only a step away. From chain stores to unique boutiques, there are enough hidden gems to keep you coming back.

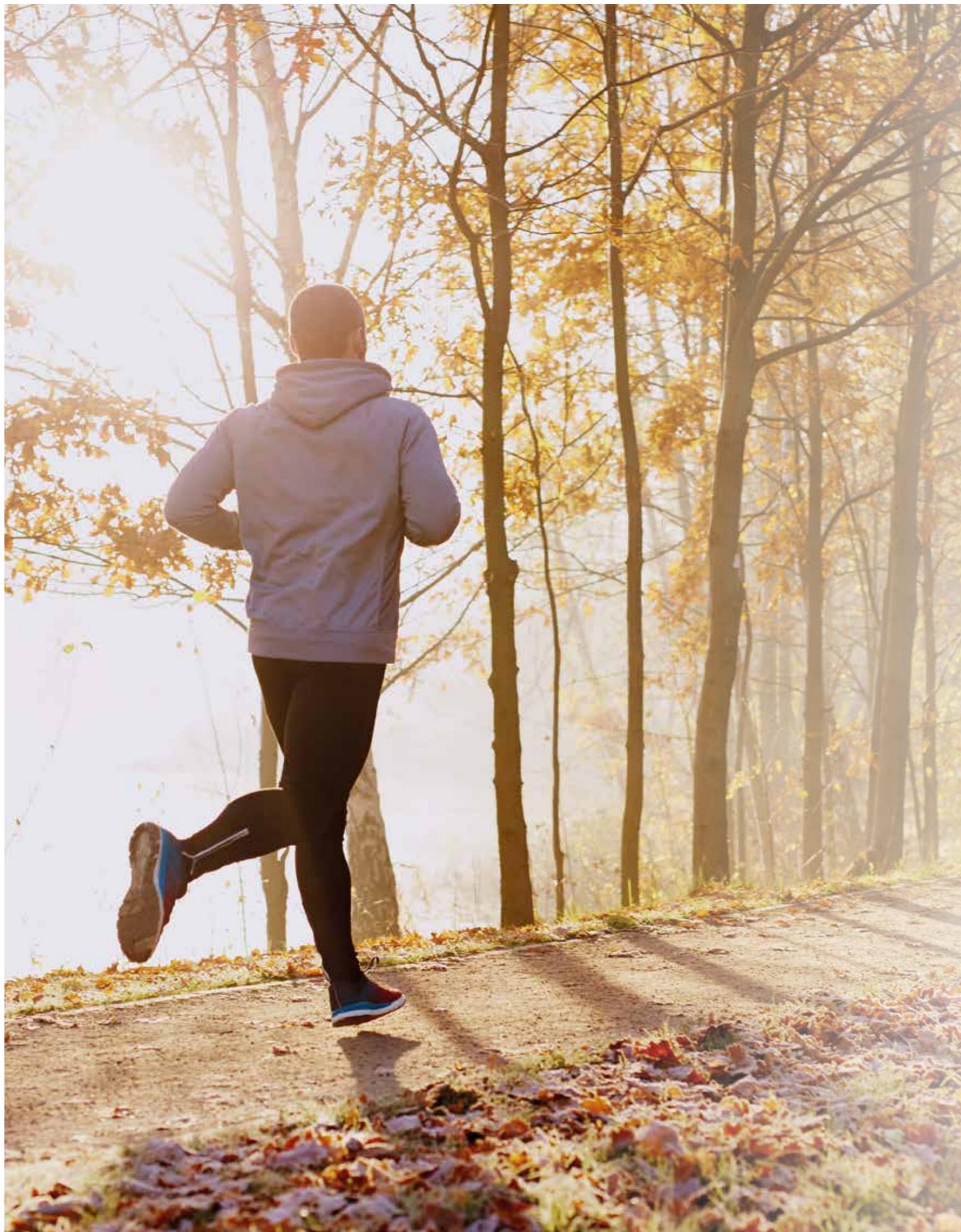
The three jewels in its crown are the undercover shopping centres which fall within a ten-minute walk of each other. The Grand Arcade, Lion Yard and The Grafton boast over 140 shops between them, so you'll be spoilt for choice whether it's a lunch date or a shopping spree you need.

If you're peckish then Chocolat Chocolat and Millie's Cookies can satisfy your sweet tooth, with the former hosting Making and Tasting courses if you're feeling creative. More substantial portions await at Bella Italia or Carluccio's for authentic Italian, or Debenhams restaurant for traditional refreshments. For a quick bite on the run, places like Pret A Manger and YO! Sushi have you covered.

With this much to see you might not have time to sit down. Laura Ashley will let you add the finishing touches to your new house and Kuoni can help you design the holiday of your dreams, making your time away as precious as your time at home. There's even a Tesla if you want to test drive the cutting-edge Model S and Model X.

Such an adventure right on your doorstep is a part of what makes King's Meadow such a special investment in your future.





ALL YOU NEED FOR AN ACTIVE LIFESTYLE

You won't be stuck for choice for ways to stay fit with multiple gyms, sports centres, spas, parks and nature reserves nearby.

Atrium Fitness offers state of the art equipment for building your stamina or strength, as well as studios and classes for a more social workout. You can cool down with a dip in the heated swimming pool or relax with the on-site steam and spa facilities.

The Hive Leisure Centre is Ely's newest fitness facility. This cutting-edge facility opened in May 2018 and offers a number of ways to stay active. The eight-lane swimming pool is ideal for keen swimmers and the 120-station gym is perfect for working up a sweat. It also boasts an outdoor 3G pitch and a four-court sports hall, both ideal for organised team sports.

If you prefer something a little more graceful, Octagon Studios can teach you to dance everything from ballet to jazz, with body conditioning sessions available if you'd like to test yourself first. And if that pace isn't quite you then Ely City Golf Club offers a gentle stroll on the greens, for when the peace and quiet is something you value.

A ten-minute walk from home is Ely Sailing Club. This award-winning club endeavours to make sailing both challenging and fun, making it ideal for first time learners and seasoned sailors alike.

And of course, the beautiful Ely streets and luscious parks are always for a short jog or a long bike ride.



WELL CONNECTED

By rail or road, for work or pleasure, King's Meadow is well connected to the wider world.

Cambridge's historic universities and modern shops are just 16 minutes by rail or 38 minutes by car down the A10, perfect for leisure trips or commuters. Newmarket's famous horse racing heritage is only 28 minutes on the A142. Alternatively a 44 minute journey takes you to the majestic monasteries and parks of Bury St Edmunds.

For those looking to commute further afield, the civil hubs of Peterborough, Norwich and London King's Cross can be reached in 33, 55 and 70 minutes respectively by train. You can have the pleasure of countryside living without missing out on the diverse employment opportunities available across four cities.

BY ROAD

NEWMARKET	CAMBRIDGE	KING'S LYNN	BURY ST EDMUNDS	THETFORD	PETERBOROUGH
28 MINS 17 MILES	38 MINS 19 MILES	44 MINS 27 MILES	44 MINS 28 MILES	44 MINS 28 MILES	57 MINS 32 MILES

BY RAIL

CAMBRIDGE	THETFORD	KING'S LYNN	PETERBOROUGH	NORWICH	LONDON KING'S CROSS
16 MINS	22 MINS	30 MINS	33 MINS	55 MINS	70 MINS

*Travel times and distances are approximate only, taken from google.co.uk. November 2018.

PRE-SCHOOL, PRIMARY & SECONDARY SCHOOL

Children from pre-school to college age will be well looked after in Ely, with a choice of institutions within a ten-minute drive.

Giving your children a rural living doesn't have to mean a long school run. Spring Meadow Nursery is practically next door, with Ely St Mary's Junior School also just a short walk away. Both are highly rated nurseries for your youngest to make friends and start learning. The Isle of Ely and The Lantern primary schools are ideal next steps, both within a 24-minute walk, which will help start them on their journey through education.

King's Ely is a renowned independent day and boarding school which enjoys a marvellous setting next to Ely Cathedral. Just 8 minutes by car, this historic school offers private education for all ages to allow for smooth transitioning, from King's Ely Acremont and Nursery, all the way up to King's Ely Senior for secondary and sixth form learning.

It's an institution focused on getting the best out of all abilities and subjects, with a particular emphasis on music and creative and performing arts. Up to 500 individual music lessons are given every week alongside the scheduled music classes. Sport is also a traditional focus at King's Ely, with an historic rowing heritage complemented by its range of team sports, including rugby, football, hockey and cricket.

Ely College is just a 5-minute drive. This award-winning academy school offers secondary learning, as well as a sixth form that's ideal for preparing your children for university or to jump straight into work. It's also in partnership with the Norwich City FC Regional Development College Football Programme, where students between the ages of 16-18 can continue their footballing career and academic learning.

The college's academy is sponsored and supported by the Cambridge Meridian Academies Trust (CMAT), an organisation that's sole purpose is to nurture high-level education throughout its communities.

Neighbouring Cambridge also boasts a number of quality schools and colleges, particularly at sixth form level. Hills Road Sixth Form is just one of them, which offers both sixth form and adult learning. They pride themselves on delivering exceptional learning – backed up by their current 'Outstanding' Ofsted rating.

Another is Long Road Sixth Form, a specialist college, which offers A level courses along with various diploma and foundation courses across a range of subjects. In 2016 it was shortlisted for the Times Educational Supplement Sixth Form College of the Year award.

Whatever your child's wants and needs, Ely can help them grow and advance.





UNIVERSITY OF CAMBRIDGE CAMPUSES

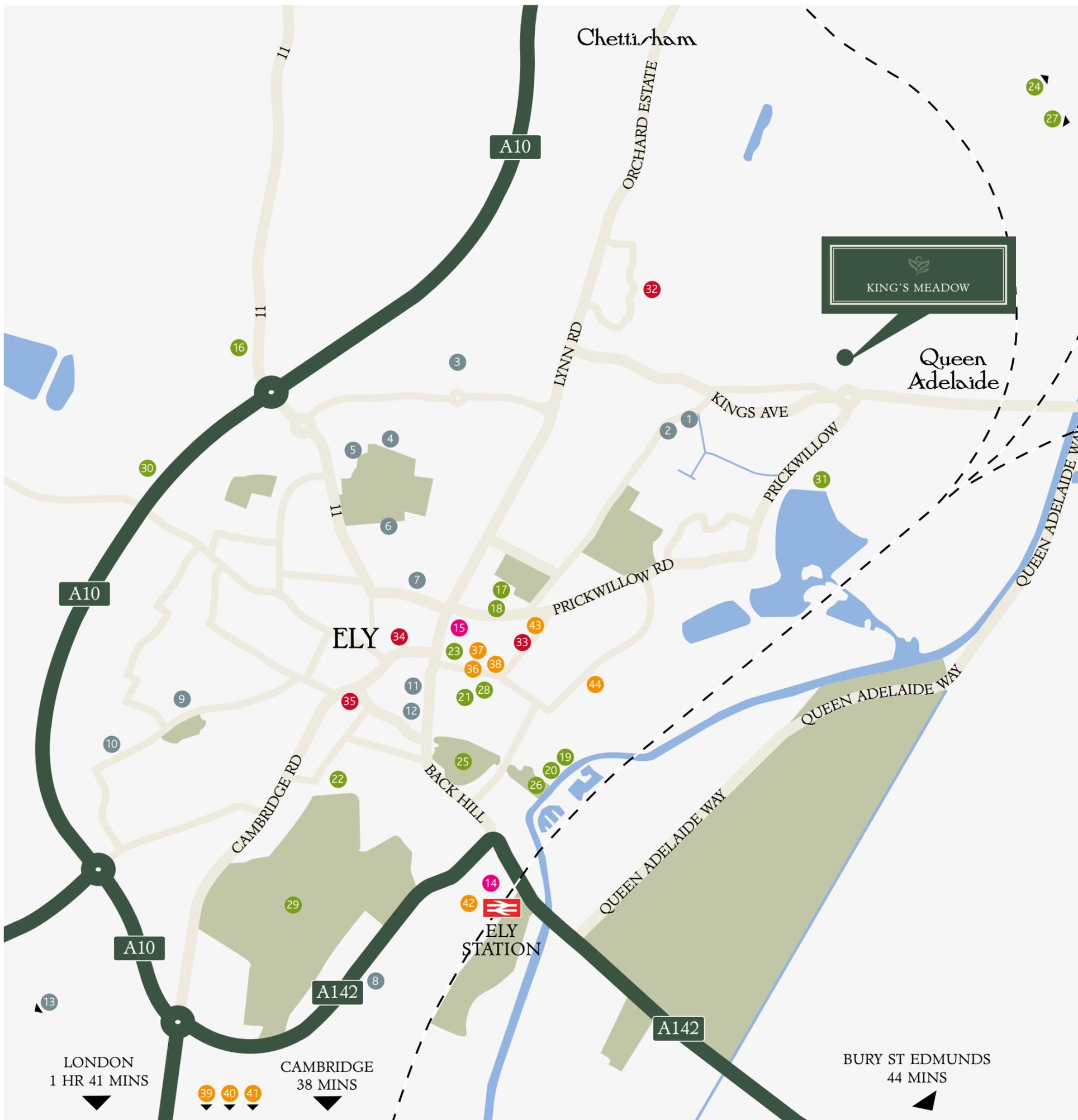
Situated next to the river Cam, the University of Cambridge has been providing world-class higher education for over 800 years, with close links to surrounding colleges.

You don't have to be a student there to enjoy the University, its many sites are accessible through a short walk or cycle with few exceptions.

King's College Chapel is perhaps the most iconic building with its Gothic 1400s architecture serving as the symbol of Cambridge itself. A six-minute walk away you'll find the Cripps Building with its distinctive Great Gate, a part of St John's College, which was a hospital in the 1200s and became a member of the University by 1470.

Other sites include Jesus College with its expansive sporting grounds, open courts, and Addenbrooke's Biomedical Campus. Originally a 12th-century Benedictine nunnery this hosts 17 individual institutes dedicated to study and healing, including the renowned Addenbrooke's Hospital.





YOUR LOCAL AREA

You only need to go a short distance from King's Meadow to find all you need.

Perfectly placed to reach essential amenities by road, rail and on foot, King's Meadow is enviably located for all your day-to-day needs. Doctors' surgeries, schools, leisure and sport amenities are only a few minutes' drive away, while transport links are close at hand.

SCHOOLS

- 1 Ely St Mary's C of E Junior School
- 2 Spring Meadow Infant & Nursery School
- 3 Isle of Ely Primary School
- 4 The Lantern Goslings Pre-School
- 5 Ely College
- 6 Highfield Ely Academy
- 7 Acremont Nursery
- 8 Bright Horizons Ely Day Nursery and Pre-school
- 9 Ely St John's School
- 10 St John's Pre-school
- 11 King's Ely, The Old Palace
- 12 King's Ely
- 13 Cambridge University

HEALTH

- 32 Princess of Wales Hospital
- 33 Newnham Dental Practice
- 34 My Dentist
- 35 Saint Mary's Surgery

TRANSPORT

- 14 Ely Railway Station
- 15 Market Street Bus Stop

LEISURE & ENTERTAINMENT

- 16 Ely Leisure Village
- 17 The Paradise Centre
- 18 Atrium Fitness
- 19 Seahorse Swim School
- 20 Ely Cinema
- 21 Ely Cathedral
- 22 Oliver Cromwell's House
- 23 Ely Museum

SHOPPING

- 36 Market Street
- 37 Market Place
- 38 High Street
- 39 The Grand Arcade
- 40 Lion Yard
- 41 The Grafton
- 42 Tesco Superstore
- 43 Waitrose
- 44 Sainsbury's

Travel times taken from King's Meadow

LONDON
1 HR 41 MINS

CAMBRIDGE
38 MINS

BURY ST EDMUNDS
44 MINS



MY REDROW, MY HOME, MY WAY

*Supporting you through your new home search and purchase.
Do it the easy way, online with My Redrow.*

It's the online way to save your favourite developments, house styles and even plots, manage your appointments and select & purchase your Finishing Touches.

SEARCHING FOR YOUR NEW HOME:

- Be the first to hear about relevant new homes as they become available and save them to your favourites.
- Take a closer look at the high specification included as standard in all Redrow homes and the finishing touches available.
- Manage your showhome viewings and telephone appointments using our realtime calendar.

READY TO RESERVE?

- Not sure of the next steps? See our handy tips and checklists.
- Contact one of our recommended New Build Mortgage Specialists to advise you about the best financial solution for you.
- Find a recommended legal expert - ones we know and trust to help your home purchase run smoothly.

ONCE YOU'VE RESERVED YOUR HOME:

- Style and personalise your new home online, all from the comfort of your own home, any time of day or night.
- Confirm your Style and Colour Choices and pay for Optional Extras* securely online by credit or debit card.
- Use our handy interactive checklists to keep up to date with your legal and financial milestones as you move towards Exchange of Contracts.
- Check the build stage progress of your new home.
- Find your important home purchase details all in one place in My Documents.

*Availability of Choices and Optional Extras are dependent on the build stage of each home at the time of reservation.

MADE FOR YOU

At Redrow we are committed to ensuring you receive the customer service you deserve.

The Made For You journey is a series of events that will help guide you through your home buying process with Redrow, ensuring you receive all the information and support you need.



EXCHANGE

Congratulations, you've exchanged!

Exchanging is your first step to becoming a Redrow home owner. We're delighted that you chose Redrow and look forward to guiding you on your home buying journey.



WELCOME PARTY

Come and celebrate with your new neighbours

You're on your way to becoming a Redrow homeowner. Join your designated Redrow team for drinks and canapés as we welcome you and your neighbours to the neighbourhood.



HARD HAT VISIT

See your home in progress

Building a home is a complex process. Join us on site as we show you how the build of your new home is progressing.

N.B. Availability of this event is subject to the build stage of your home at the point of reservation.



HOME PREVIEW

Putting the finishing touches on your home

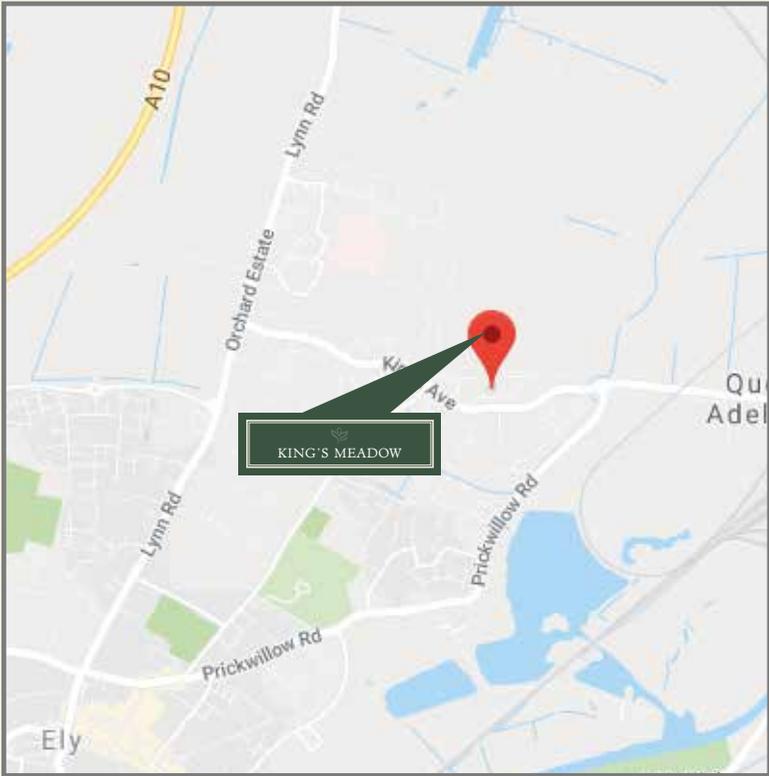
Approximately two weeks before your Move In Day you'll get an exclusive preview of your new home. It's the perfect time for us to demonstrate some of the key features of your new home.



MOVE IN DAY

Handing over the keys and welcoming you to your new home

On completion day, meet your Sales Consultant at your brand new Redrow home for the final handover.



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EMS 667178



www.redrow.co.uk

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, location and lifestyle photography are included for guidance and indicative purposes only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Maps not to scale. All internal and external photography of properties depicts previous Redrow homes 04105 166216 Designed and produced by ThinkBDW 01206 546965. 10/18 186093.