

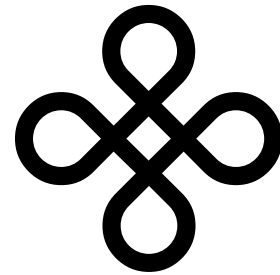
GEORGIAN SQUARE

octopus
energy

Wisbech Cambridge

Homes with
ZERO BILLS

PROSPERITY LIVING



A better kind of home

ZERO BILLS HOME COLLECTION

Welcome to the Georgian Square Home Collection, located in the desirable heart of rural Wisbech, Cambridgeshire. A stylish collection of one, two, three, & four-bed zero energy bill homes designed for a smarter way of life.



ZERO BILLS

Homes

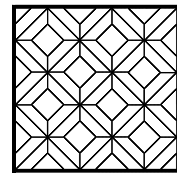
Homes with

Zero Bills



**GEORGIAN
SQUARE**

PROSPERITY LIVING



Georgian Square

THE GREEN STANDARD

**Energy performance family homes
made with future generations in mind**

Georgian Square will provide a mix of one, two, three and four-bedroom luxury homes across a 47 acre site. Enjoying excellent transport links to the neighbouring cities of Cambridge, Peterborough and Norfolk, this exclusive development is ideally located to satisfy the demand for well-priced, freehold homes with outdoor living space in a safe, community-lead environment.

These Zero Bills Homes add a whole host of extra benefits to these requirements, leading the family housing sector for Energy Performance.

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ZERO BILLS
Homes



The heart of the home...



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PROSPERITY LIVING

Crafted *Comfort*

Every aspect of your home is designed, built, and finished to the kind of exacting standard we'd expect of our own home ... to us, it's personal.

As an award-winning house builder, we know that building the best homes means using the best craftspeople. With a sharp focus on the finer points, we only work with highly skilled teams, ensuring your new home is delivered to a truly unrivalled quality.

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PROSPERITY LIVING

Invest in *Your Future*

WE'VE PARTNERED WITH OCTOPUS ENERGY TO DELIVER ZERO BILLS™, THE WORLD-FIRST SMART TARIFF. HELPING YOU LIVE IN COMFORT WITH NO HOME ENERGY BILLS BILLS FOR AT LEAST 10 YEARS, GUARANTEED.

A Zero Bills™ home combines solar panels, a heat pump, a battery, with smart technology. It is highly energy-efficient and carbon-free. Octopus Energy's Kraken system balances energy use, managing what's taken from and sent to the grid.

This results in no home energy bills for at least ten years, guaranteed. Fair usage and t&c's apply. *EV charging not included.

By 2028 all rental properties will be required to meet EPC grade C or above – and this trend is set to continue, driving energy efficient homes through owner occupiers and the private rental sector.

THIS IS CREATED BY A WHOLE HOST OF METHODS THROUGHOUT THE CONSTRUCTION PROCESS...

- Higher grade, additional insulation

- Solar panelled integrated roof system
- Use of reduced carbon bricks
- EV charging points
- Underfloor heating
- LED Lighting
- Fibre Optic BB
- Ground source heat pumps
- Energy Performance EPC Grade A
- Water efficiency system

PROVIDING MULTIPLE BENEFITS FOR OUR PLANET, ENVIRONMENT, OCCUPIERS AND INVESTORS...

- Zero Carbon Footprint**
- Ongoing Reduction of greenhouse gas emissions
- Self-sustaining homes that create the same amount of renewable energy that it expends
- Utility free*
- Higher comfort for our occupiers

FUTURE PROOF HOMES, FUTURE PROOF LIVING, FUTURE PROOF INVESTING...

FIND OUT MORE AT
www.octopus.energy/zero-bills-home

*Based on typical one person/two people/three persons sharing/two + two family usage guide.** From completion

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energy



ZERO BILLS
Homes





ZERO BILLS
Homes



PROSPERITY LIVING

Zero Carbon *Homes*

WHAT ARE ZERO CARBON HOMES?

A Zero-carbon home is a term used to describe a house that does not emit greenhouse gases, specifically carbon dioxide (CO₂), into the atmosphere. Homes release greenhouse gases through burning fossil fuels in order to provide heat, or cooking. A zero carbon house is achieved by building the home to be very energy efficient and for its energy consumption to be from non-emitting sources.

Their design follows the Passivhaus Standard which includes using an airtight building fabric, as well as careful planning of the insulation and ventilation. The result is a home that is ten-times more airtight than industry standards.

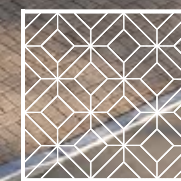
Measures like these ensure you're using less energy right across the home. A key example being your heating system, which won't need to work as hard to keep you comfortable, thus reducing costs.

**GEORGIAN
SQUARE**



Homes with

Zero Bills



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The feel good factor...





Signature

Specification

Internal

Paint Finishes

- All walls painted; French Grey
- All ceilings painted; White
- All joinery painted; White

General Floor Finishes

- Carpets standard range throughout including entrance hall except kitchen/dining area, ensuite / bathrooms: neutral colour
- Vinyl flooring to kitchen/dining area: neutral colour
- Vinyl flooring to bathroom/ensuite, (if applicable) and downstairs cloak: neutral colour

Kitchens/Utility

(Where Applicable)

Kitchen Units

- Layout – See Manufacturers Layout for details: colour - to be agreed according to No. of Bedrooms
- Laminate work surface: colour - to be agreed according to No. of Bedrooms
- Worktop upstands to match: colour - to be agreed according to No. of Bedrooms

Utility Units

- Layout – See Manufacturers Layout for details: colour - to be agreed according to No. of Bedrooms
- Laminate work surfaces: colour - to be agreed according to No. of Bedrooms
- Worktop upstands to match: colour - to be agreed according to No. of Bedrooms

Appliances

- Stainless steel single fan electric under counter oven
- Electrical induction hob

- Stainless steel chimney hood
- Fridge freezer 70/30 split integrated
- Dishwasher integrated
- Ceramic tile splashback to cooker hob
- Space, electric point and plumbing for freestanding washing machine

Sinks and Taps

- One and half bowl stainless steel sink plus monobloc mixer tap

Bathrooms / Cloaks / Ensuites

(Where Applicable)

Bathroom

- White Bath 170 x 70cm
- White close coupled wc
- White pedestal whb
- Chrome taps
- Over bath mixer shower and screen (only when there is no Ensuite)
- Ceramic wall tiles half height around bath and splashback to basin
- Ceramic wall tiles full height around bath, splashback to basin (only when there is no Ensuite)

Cloak

- White close coupled wc
- White pedestal whb
- Chrome Taps
- Ceramic tile and splashback to basin

Ensuite

- White close coupled wc
- White pedestal whb
- Thermostatic shower
- Shower tray, screen and doors
- Chrome taps
- Ceramic wall tiles full height to shower enclosure and splashback to basin

Signature

Specification

Electrical

Electrics

- TV aerial point in living room
- TV aerial point in master bedroom
- Digital co-axial cable to roof space
- Fibre internet point in living room (or other suitable location on the GF)
- USB double power point in lounge
- USB double power point in kitchen
- USB double power point in master bedroom
- Brushed Aluminium sockets and switches (entire house)
- Burglar alarm power connection only
- Lantern with PIR to front door
- Lantern with PIR to rear casement doors
- Doorbell and chimes to front door only
- Smoke/heat/carbon monoxide detectors as floor plan
- Energy saving light fittings
- Downlighters to kitchen, cloak and bathroom, utility and ensuite (where applicable)
- Electric car charging point

Plumbing & Heating

Plumbing

- External cold-water tap

Heating

- Air Source Heat Pump heating system with underfloor heating to ground floor and upper floor radiators
- Thermostatic radiator valves to all specified rooms

External Finishes

House

- Double glazed white UPVC windows, lockable except fire escape units
- Double glazed white UPVC casement doors with multi point locking
- Double glazed composite front door
- Chrome finish ironmongery to external doors
- UPVC fascia, soffit and bargeboards (where applicable)
- UPVC gutter

Gardens

- Side timber gate with latch and bolt
- Garden fence
- Turf to front garden

Paving

- Paving slabs to paths and patio

Drives/Garage (where applicable)

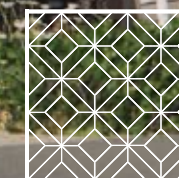
- Tarmac / block paving
- Factory finished garage door (where applicable)

*Applicable to sales after March 2023

*Specification is for houses (not maisonettes)



Freehold homes with outdoor living space in
a safe, community-lead environment.



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Site Plan

THE GEORGIAN SQUARE WISBECH SITE
WILL BE A PHASED DEVELOPMENT
SPREAD ACROSS 47-ACRES

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PROSPERITY LIVING

House *Styles*

A PLACE WITH SOMETHING
FOR EVERYONE

GEORGIAN
SQUARE



The Croft

ONE BED MAISONETTE (STARTER HOME)

A virtual freehold maisonette comprising of living/kitchen/dining room, bedroom and bathroom. A high quality specification which includes oversized windows and self-contained gardens.

Ground Floor - 526 sqft



First Floor - 606 sqft



The Croft (Type II)

X4 ONE BED MAISONETTES

A virtual freehold maisonette comprising of living/kitchen/dining room, bedroom and bathroom. A high quality specification which includes oversized windows and self-contained gardens.

Ground Floor - 526 sqft



First Floor - 606 sqft





The Croft (Type II)

X6 ONE BED MAISONNETTES

A virtual freehold maisonette comprising of living/kitchen/dining room, bedroom and bathroom. A high quality specification which includes oversized windows and self-contained gardens.

Ground Floor - 526 sqft



First Floor - 606 sqft



The Acorn

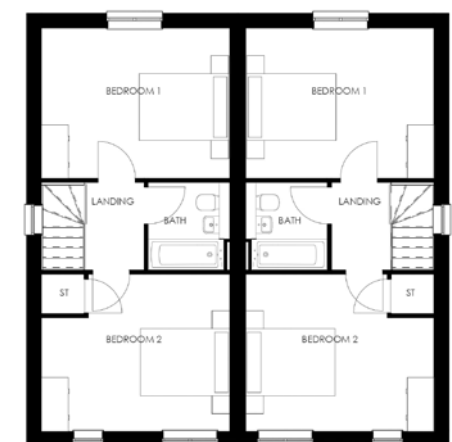
TWO BED SEMI-DETACHED

The ground floor design of The Acorn allows for large, bright, living spaces to include the kitchen, dining and living areas. With double doors to the rear of the property creating a seamless transition into the garden, maximising the flow from inside to out. First floor comprises of two bedrooms and family bathroom.

Ground Floor - 408 sqft



First Floor - 408 sqft



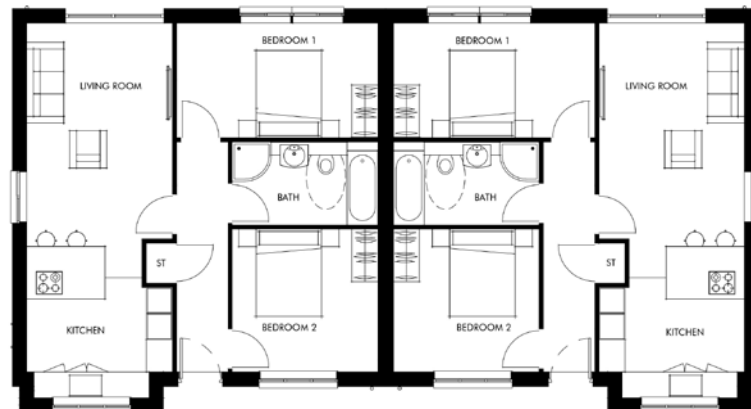


The Birch

TWO BED BUNGALOW

The single storey layout of The Birch offers bright, living space, including kitchen, dining and living areas, two bedrooms and a family bathroom. With double doors to the rear of the property creating a seamless transition into the garden, this property offers everything you need on ground level footprint.

Ground Floor - 533 sqft

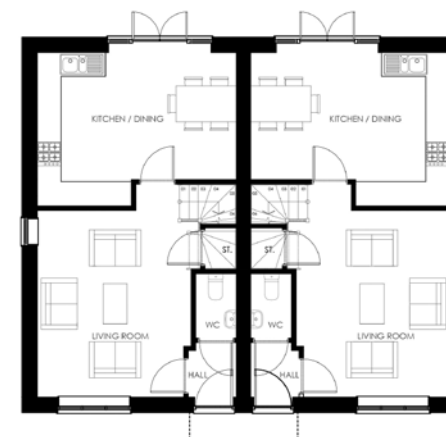


The Ash

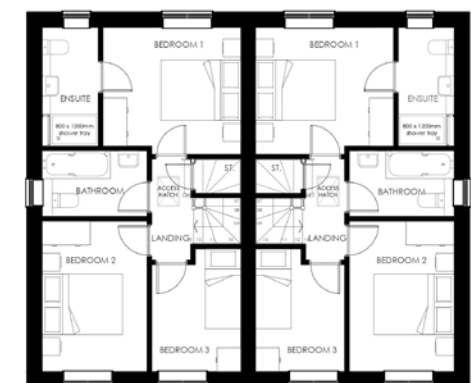
THREE BED SEMI-DETACHED

The ground floor design of The Ash allows for large, bright, living spaces to include the kitchen, dining and living areas. With double doors to the rear of the property creating a seamless transition into the garden, maximising the flow from inside to out. First floor comprises of a master suite with ensuite, two further bedrooms and family bathroom.

Ground Floor - 465 sqft



First Floor - 465 sqft



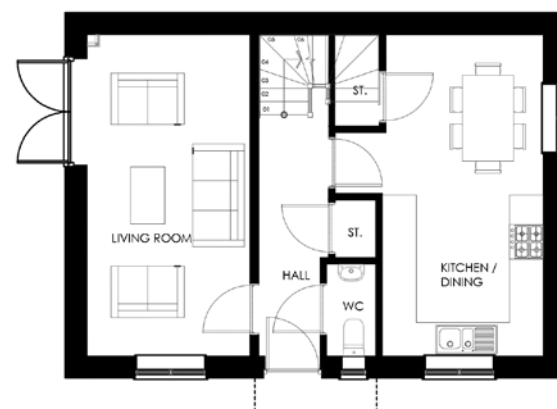


The Beech

THREE BED DETACHED

Benefiting from a spacious layout, each Beech home features a large combined kitchen/living/dining area enabling a flow of natural light. Further accentuating the space available the living room enjoys double doors out the garden. On the first floor you will find a three sizeable bedrooms and family bathroom.

Ground Floor - 486 sqft



First Floor - 486 sqft

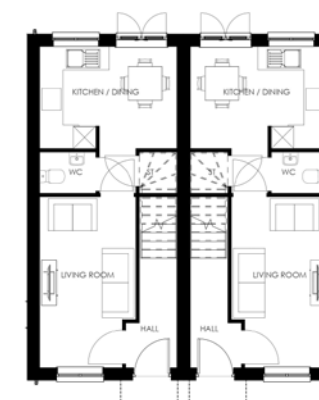


The Sycamore

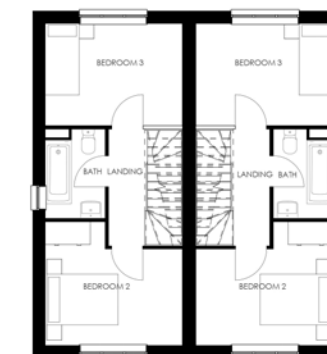
THREE BED SEMI-DETACHED

The Sycamore allows for large, bright, living spaces to include the kitchen, dining and living areas heading out to the garden, maximising the flow from inside to out. First floor comprises of two bedrooms and family bathroom. Second floor houses a master suite.

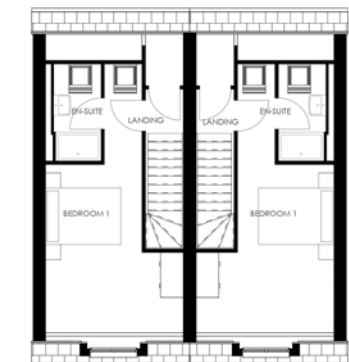
Ground Floor - 336 sqft



First Floor - 336 sqft



Second Floor - 323 sqft



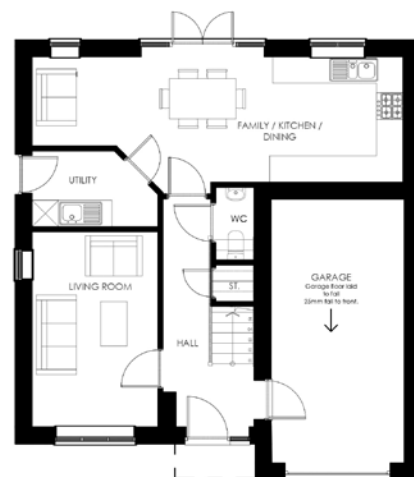


The Cedar

FOUR BED DETACHED WITH INTEGRAL GARAGE

This detached four-bedroom home comes complete with integral garage and two off-road parking spaces. Large windows create bright interiors with natural light flowing through the kitchen breakfast/family room, out to the garden via bi-folding doors at the rear - whilst the separate dining and living rooms allow for relaxing and entertaining. The first floor comprises of a master suite with ensuite, three further double bedrooms and family bathroom.

Ground Floor - 555 sqft



First Floor - 703 sqft

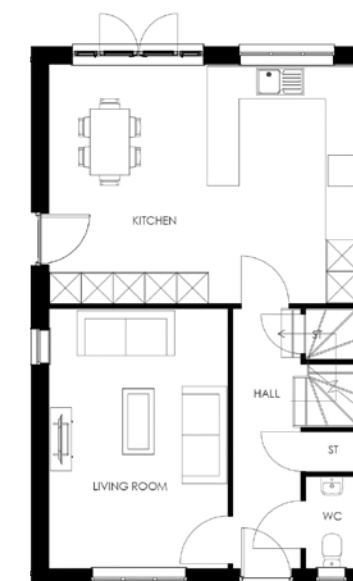


The Royal Oak

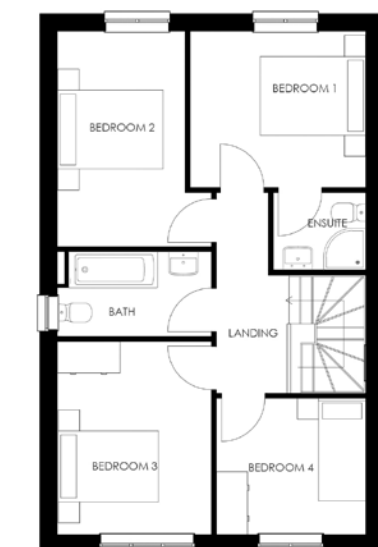
FOUR BED DETACHED

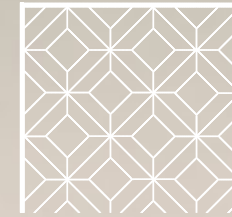
This detached four-bedroom home comes complete with two off-road parking spaces. Large windows create bright interiors with natural light flowing through the kitchen breakfast/family room, out to the garden via bi-folding doors at the rear - whilst the separate dining and living rooms allow for relaxing and entertaining. The first floor comprises of a master suite with ensuite, three further double bedrooms and family bathroom.

Ground Floor - 604 sqft



First Floor - 604 sqft





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WISBECH, CAMBRIDGESHIRE

Steeped in history...

Wisbech is renowned for its elegant Georgian architecture, a legacy from an era when the town was a booming trade centre and the largest of the Fenland market towns in the district of Cambridgeshire.

While it is still some way off city size, in the absence of another city nearby, this makes Wisbech an important local centre and employment hub. A market town with an inland port, it has 21 beaches, theatres, museums, golf centre, cinemas, equestrian, sporting and fishing facilities, alongside all the usual café culture and nightlife, bars and restaurants you'd expect.

Quality of life

Wisbech, according to a recent study, ranked higher than any other Cambridgeshire area for natural beauty and quality of life. Wisbech has a wide variety of venues and leisure activities on offer.

Breathe
in the open space

PROSPERITY LIVING



Wisbech, the Capital of the Fens and proud of its 38 acres of open spaces.

A tranquil and majestic Market Town, Wisbech has something to offer everyone – from a culturally rich collection of cities and towns nearby, to picturesque villages in the countryside.

With a lovely mix of many local independent shops, friendly cafes, theatres, museums, cinemas, and pubs the town is a real pleasure to stroll around and explore. With its 21 beaches, Wisbech provides the perfect base for exploring The Fen Rivers Way walking trail, which follows The River Great Ouse north to King's Lynn and south towards Ely.

It is also the perfect base for enjoying the excellent bird watching, angling, sailing, equestrian, sporting, fishing facilities and golf opportunities nearby.

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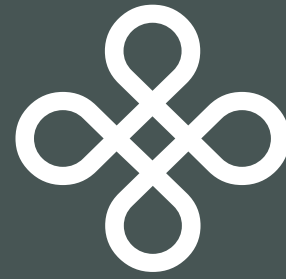
The Great *Escape*

Average property prices 53% lower than those in neighbouring Cambridge - Savills

Capitalise on a location with average property prices 53% lower than those in neighbouring Cambridge, providing a strong value proposition as it provides comparable access to the key employer base of Cambridge, including Astra Zeneca, Arm, Endomag, and research centres for Microsoft, Amazon, Apple, Samsung & Siemens to name just a few.

Just an hour and a half from London with high grade transport links provide easy access to the M11, A10 or A1 from the south and the A47 and A17 from the Midlands and the North. A fast, reliable local transport network connects the region quickly and efficiently – further positioning Wisbech as a key contender for professionals and families looking to commute to the larger cities with direct trains from the town's mainline station running to Cambridge every half an hour in 38 minutes, Peterborough in 1 hour 30 minutes and London Liverpool Street on the hour, at 1 hour 30 minutes. The region connects to both domestic and international locations via Norwich International airport an hour away and London Stansted at 1 hour 30 minutes





GEORGIAN SQUARE

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These particulars were prepared from preliminary specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. Actual colours and finishes could vary subject to colour print reproduction.