



**Cala at
Waterbeach**
Cambridge

THE HALE APARTMENTS

A COLLECTION OF 1 & 2 BED APARTMENTS



Computer generated image - Hale Apartments



CAMBRIDGE PROPERTY OFFERS EXCEPTIONAL INVESTMENT OPPORTUNITY

PRICED FROM JUST £315,000 / £467 PSF

STRONG RENTAL DEMAND AREA

ATTRACTIVE YIELDS OF UP TO 6%

MULTI-AWARD WINNING TOP 5 DEVELOPER

ONE & TWO BED APARTMENTS

(+THREE & FOUR BED HOUSES AVAILABLE)

BALCONY TO ALL UNITS

ECO-FRIENDLY DESIGN

PART OF AN AWARD-WINNING MASTERPLAN

5 NEW SCHOOLS BEING BUILT

EXCELLENT FAST TRANSPORT LINKS

BUYERS INCENTIVES:

- FREE CAR PARKING SPACE (Worth £10k)
- * 5% STAMP DUTY CONTRIBUTION DISCOUNT

* Promotion until 31/12/2024



Computer generated image - Hale Apartments

11 VALID REASONS TO INVEST HERE NOW

1. LOW SUPPLY
2. HIGH DEMAND
3. STABLE ECONOMY
4. STRONG RENTAL MARKET
5. THE UK'S SILICON VALLEY
6. HISTORICAL CAPITAL GROWTH
7. EDUCATIONAL EXCELLENCE
8. VIBRANT COMMUNITY
9. EXCELLENT TRANSPORT LINKS
- 55 Minutes to London
10. STRONG FUTURE GROWTH
11. QUALITY OF LIFE

The Cambridge Housing Market Landscape



Cambridge has consistently been a strong performer in the UK property market thanks to its prestigious university, thriving technology and biotech sectors, low crime rate, fast connections to London and picturesque surroundings.

Over the past decade, the demand for homes in Cambridge continues to significantly outpace the supply, contributing to property price growth.

The average house price in Cambridge surpassed the £500,000 mark in 2022 and was just over £534,000 in 2023.

North East Cambridgeshire (Waterbeach) was the area to see the biggest annual price increase. **Properties gained 10.6 per cent** or £37,665 in 2023-2024, making the average property worth £533,330

Since 2004 the average annual house price growth in Cambridge is 5.8%, which is markedly higher than the average for the UK (3.7%)

Market Report 2024: Cambridge



The potential for growth is underpinned by Cambridge's continued recognition and strength as a global leader in technology and life sciences.

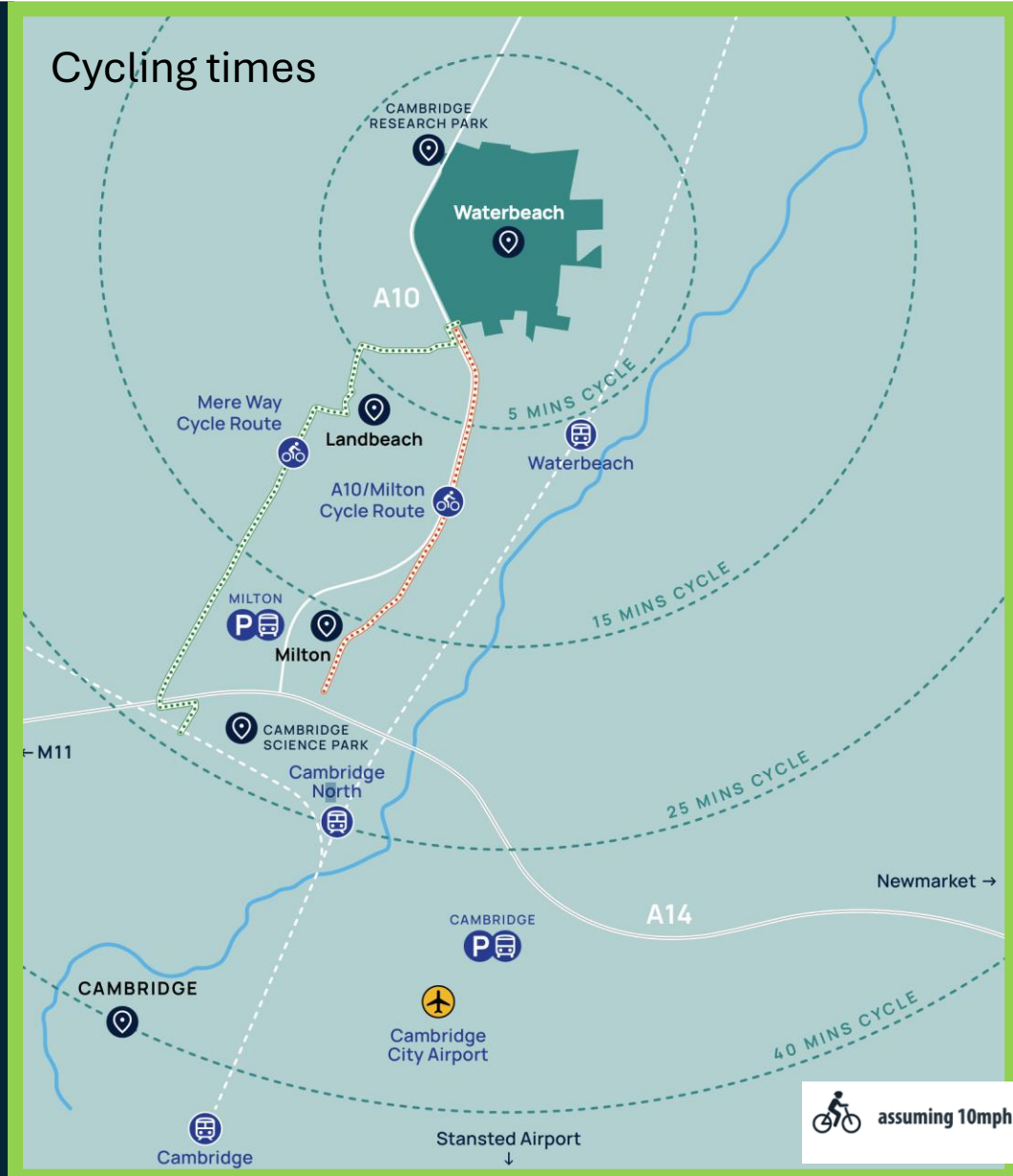
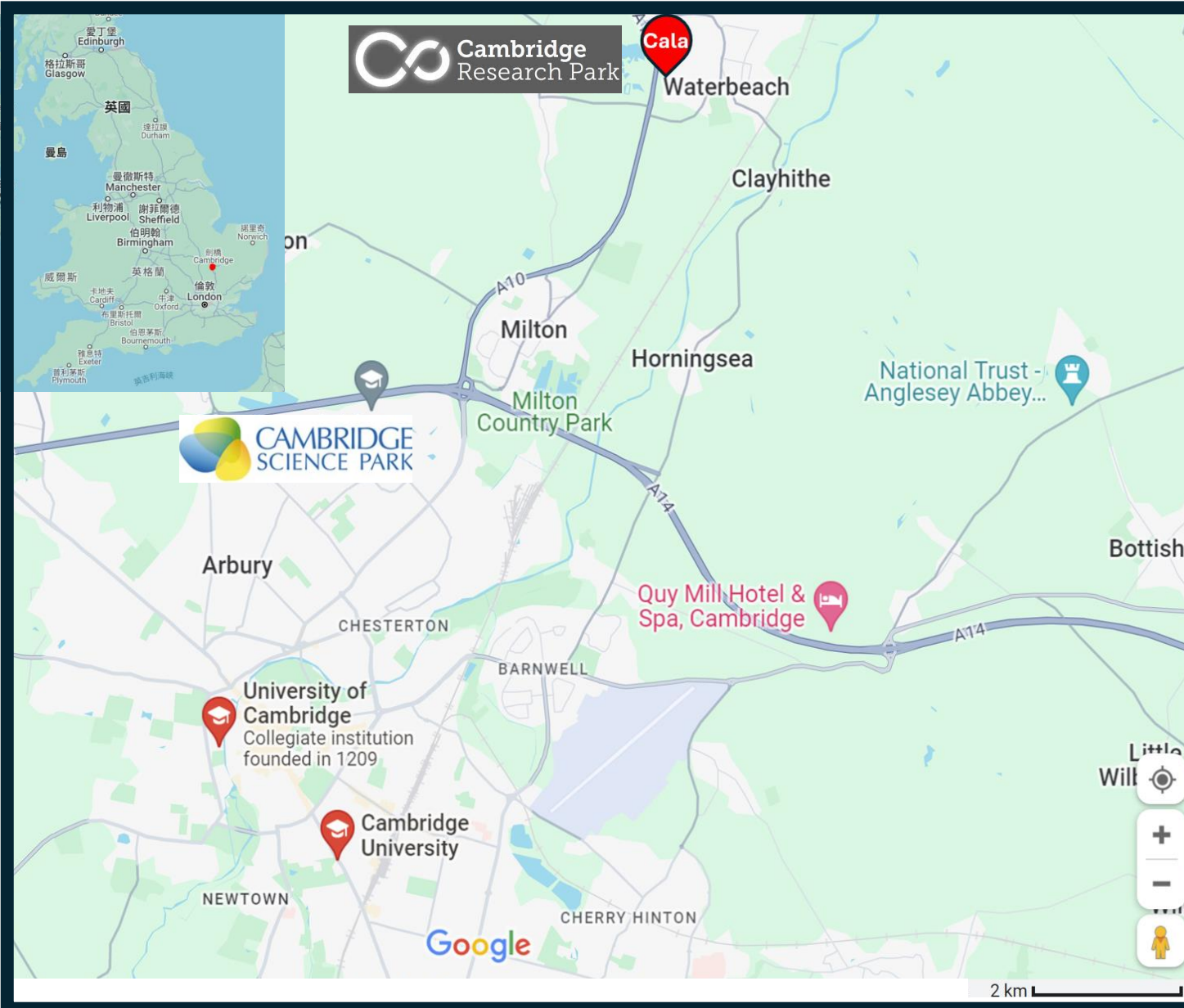
(Savills Report 2024)

Cambridge property prices have experienced significant growth over the past decade.

Specifically, house prices in Cambridge have risen by 241% since 2001, making Cambridge one of the standout performers in the UK housing market.

Overall, the substantial increase in property values underscores the demand and competitive nature of the Cambridge housing market.

Connected - Cambridge City is located just 6km's South of Waterbeach



UK Top 10 Multi- Award
Winning Developer &
a Visionary Award-
Winning Masterplan



6,500 new homes available to buy or rent, with a range of affordable options.



Extensive on and off-site cycle connections, public transport services and active travel schemes.



250 acres of green space for parks, play spaces and sports.



5 new schools – three primary schools, a secondary school and a special needs school.



Town centre with health centre, shops and services and a range of community facilities.



34 acres of ecology habitats designed for nature.





Waterbeach by Cala Homes in Cambridge Provides Residents with Quality of Life



Water sports facilities

Community Hub

Lakeside with shops, cafes and services

Local Square with shops and amenities

Allotments

Hale Apartments

Woodland play areas

Primary School

Community orchards

Cambridge Research Park

A10

5 Brand New Educational Facilities – Primary & Secondary



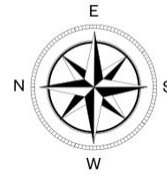
Artist's impression of Deneia Primary Academy

Education is ingrained in the vision for Waterbeach and, once complete, will include three primary schools, a secondary school and a special needs school.

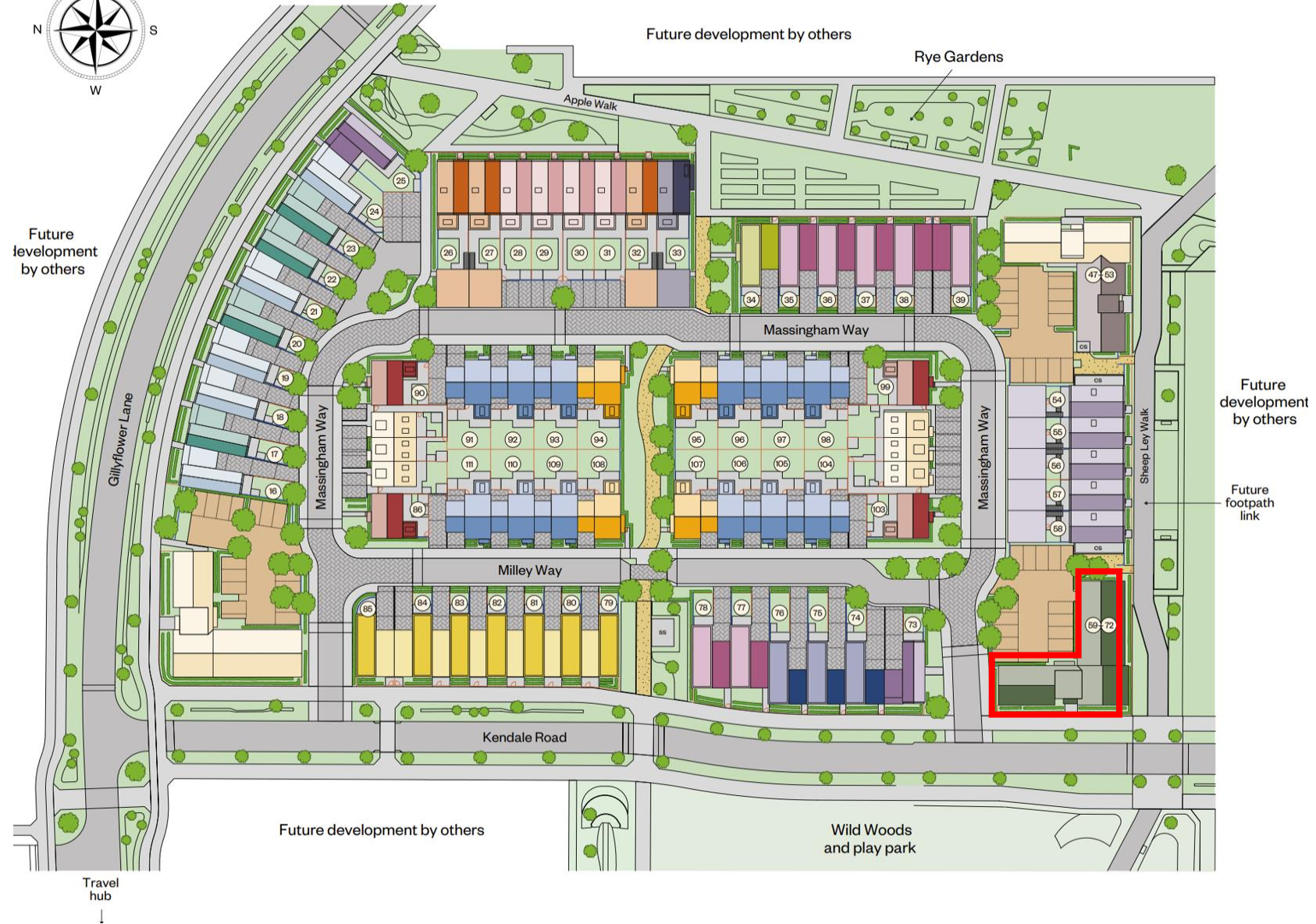
Waterbeach's first primary school – Deneia Primary Academy – will be run by Anglian Learning.

The school will grow with the development and provide a three-form entry academy (650 children) in a stunning environmentally-friendly building, set within extensive grounds, which will provide sports and outdoor learning spaces.

Phase 1: Cala at Waterbeach, Cambridge – Will Complete End 2025



-  **The Hawker**
4 bedroom end terrace house
-  **The Gloster**
4 bedroom mid terrace house
-  **The Gloster with Studio**
4 bedroom mid and end terrace house with double garage
-  **The Hunter**
4 bedroom mid terrace house
-  **The Javelin**
4 bedroom mid and end terrace house
-  **The Rhys with Studio**
4 bedroom end terrace house with double garage
-  **The De Havilland**
4 bedroom mid and end terrace house
-  **The Hoidge**
4 bedroom end terrace house
-  **The Mcudden**
4 bedroom mid terrace house
-  **The Meteor**
4 bedroom mid and end terrace house
-  **The Stirling**
4 bedroom mid and end terrace house with garage
-  **The Edgar**
3 bedroom detached house
-  **The Lancaster**
3 bedroom terraced house with carport
-  **The Swift**
3 bedroom end terrace house with carport
-  **The Hale**
1 & 2 bedroom apartments
-  **Discount market value units**
1 & 2 bedroom apartments
-  **Housing Association**



5%
Discount -
Offer ends 31st
Dec 2024

Developer: Cala Homes

Location: Massingham Way
Waterbeach
CB25 9TL

Tenure: Leasehold 999 Years

Total Units: 8 x One & 6 x Two beds

Benefits: All units have a balcony and 1 CP

Rental Yield: 5.5% Per Annum*

Prices: From £315,000

Completion: Q1 2026



** Rental Yield is Projected & Not Guaranteed*

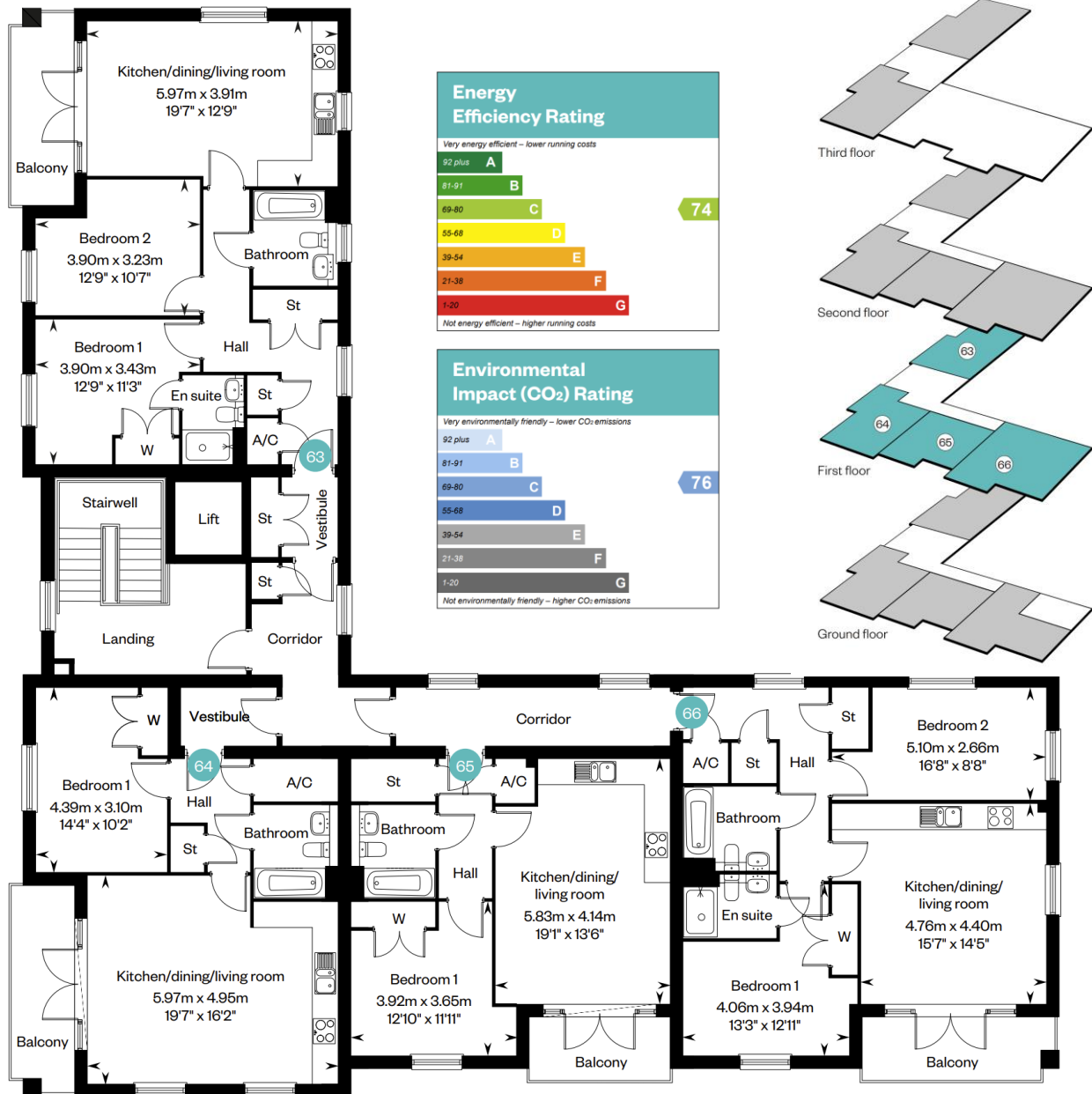
Custom built fully integrated kitchens & the highest quality fittings are synonymous with all Cala Homes



CALA

Photos taken from previous Cala developments are indicative only & are a fair representation of the quality being delivered at Cala Waterbeach

Hale Apartments – Floorplans – 1F/2F Template



A/C: Airing cupboard. St: Storage cupboard. W: Wardrobe.



Hale Apartments Specification

Specification

Kitchens

- Quality kitchen with laminate work surface, upstands and splashback to hob
- Bosch concealed chimney extractor hood
- Bosch integrated dishwasher
- Bosch built-in single oven
- Bosch 4-ring induction hob
- Indesit built-in fridge freezer
- Indesit integrated washer/dryer in kitchen
- 1½ bowl stainless steel sink with drainer
- Quality Amtico Spacia flooring to kitchen area

Cloakrooms, bathrooms & en suites

- White Roca sanitaryware
- Vado Gallo thermostatically controlled showers
- Full height tiling in bathroom with folding bath screen over bath with Vado slide rail shower mixer kit (one bed apartments)
- Full height tiling to separate shower cubicle within en suite (2 bed apartments)
- Vado Pillar mixer chrome taps
- Shaving point to bathroom and en suite*
- Gallo thermostatically controlled showers
- Electric chrome wet ladder-style heated towel radiator to bathroom
- Quality wall tiling
- Quality Amtico flooring to wet areas

Plumbing, heating & electrical

- Eye level and low-level white switches and sockets throughout
- Downlights to kitchen, bathroom, WC, en suite*
- Pendant lighting to all other rooms
- Batten holder lights to cupboards
- Thermostatically controlled radiators throughout
- Pre-wiring for DAB/TV/FM and satellite (compatible with Sky Multiscreen) to sitting room
- Telephone and data sockets providing access to ultra-fast fibre broadband (connection speeds up to 300Mbps) to bedroom one* and sitting room*
- TV point to bedroom one
- Ceiling mounted smoke and carbon monoxide detectors
- Electric spur to sitting room for fireplace

Internal finishes

- White internal doors to all rooms
- Aluminium windows and French doors*
- Wardrobes to bedroom one
- Ceilings are smooth and finished in white emulsion
- All internal walls are finished in white emulsion (except where tiled)
- All woodwork is finished in white satin
- Polished chrome door handles throughout

External finishes

- Allocated off-street parking
- Ceiling mounted light fitting to hallway, stairwell and landing
- Individual postal boxes to communal stairwell
- Key fob access and digital entry keypad
- Steel balcony with composite decked floors
- Lockable power sockets in communal areas
- PIR activated bulkhead lights in bin stores
- PIR activated lamp to all doors leading outside of apartment block
- Column lighting with dusk to dawn sensors located in parking and footpath areas*

Environmental details

- Exhaust Air Heat Pump (EAHP) provide better control over energy consumption with thermostatically controlled temperature adjustment for efficient and maximum comfort
- Double glazed aluminium windows providing a high level of thermal insulation*
- A-rated kitchen appliances to reduce water and energy use*
- Dual flush mechanisms to toilets to reduce water usage
- High levels of insulation and wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development



LAUNCH PRICES OCTOBER 2024

THE HALE APARTMENTS - CAMBRIDGE

Unit	Beds	Floor	Sq ft	Sq m	Completion	Car park	Service Charge	Estate Fee	Released	Price *
59	2	GF	749	70	Q1 2026	1 x PS	£1,502.00	£300	Yes	£378,000
60	1	GF	584	54	Q1 2026	1 x PS	£1,175.00	£300	Yes	£325,500
61	1	GF	536	50	Q1 2026	1 x PS	£1,054.00	£300	Yes	£320,250
62	1	GF	580	54	Q1 2026	1 x PS	£1,141.00	£300	Yes	£325,500
63	2	FF	749	70	Q1 2026	1 x PS	£1,502.00	£300	Yes	£367,500
64	1	FF	584	54	Q1 2026	1 x PS	£1,175.00	£300	Yes	Under Offer
65	1	FF	536	50	Q1 2026	1 x PS	£1,054.00	£300	Yes	£315,000
66	2	FF	748	69	Q1 2026	1 x PS	£1,499.00	£300	Yes	£378,000
67	2	SF	749	70	Q1 2026	1 x PS	£1,502.00	£300	Yes	£378,000
68	1	SF	584	54	Q1 2026	1 x PS	£1,175.00	£300	Yes	£325,500
69	1	SF	536	50	Q1 2026	1 x PS	£1,054.00	£300	Yes	£325,500
70	2	SF	748	69	Q1 2026	1 x PS	£1,499.00	£300	Yes	Under Offer
71	2	TF	749	70	Q1 2026	1 x PS	£1,502.00	£300	Yes	£388,500
72	1	TF	584	54	Q1 2026	1 x PS	£1,175.00	£300	Yes	£336,000



CALA

Quality as standard