



THE PASTURES
HARSTON, CAMBRIDGE



 *A different*
perspective

Country Living, Cambridge style



Laragh Homes and Cambridge Land are proud to unveil The Pastures, a new development comprising nine high quality houses situated in the desirable village of Harston, 5 miles from Cambridge's historic city centre.

The thriving village of Harston offers all the benefits of a sought-after rural location whilst being within easy reach of the many attractions of the Eastern region's most vibrant and cosmopolitan city. Cambridge itself needs little introduction. A world-class city, Cambridge has it all - history, academia, culture, leisure, international cuisine and an eclectic collection of independent and high street shops.





Site plan



Plot 1 The Lodge
Two/Three bedrooms



Plot 2 Nightingale House
Two/Three bedrooms



Plots 3 & 4 Curlew Cottages
Three bedrooms



Plot 5 Dunlin House
Six bedrooms



Plot 6 Dotterel House
Six/Seven bedrooms



Plot 7 Lark House
Three/Four bedrooms



Plot 8 Avocet House
Four bedrooms



Plot 9 Linnet House
Four bedrooms

Tucked away in a secluded enclave at the end of a tree-lined private drive, The Pastures offers a choice of individual house styles.

The different designs are the perfect space for families to enjoy the best of contemporary living, finished to the highest standards with luxurious touches throughout. With gardens to the front and rear, each plot offers privacy combined with practicality, including ample car parking space.



Perfectly situated

The village of Harston is a highly desirable location as a result of its proximity to the A10 which provides excellent links to Cambridge, the M11 (junction 11 is located only two miles away), Royston and London. Cambridge Park & Ride in Trumpington has a frequent service to the city centre and is also a stop on the guided busway serving Addenbrooke's Hospital, the Biomedical Campus, Cambridge railway station, the Science Park, Cambridge Regional College and outlying villages terminating in St. Ives. Waitrose supermarket and John Lewis customer collect branch are also located close to The Pastures. There is also a popular cycle route between the village and Trumpington.

Less than 2 miles south of Harston, the village of Foxton is served by regular trains to London King's Cross (fastest journey time 57 minutes) and Cambridge (approx. 12 minutes). For trips within the UK and overseas, Stansted Airport is only 27 miles by car via the nearby M11 or via a regular service from Cambridge mainline railway station (journey time of around 30 mins). Cambridge International Airport also offers a choice of UK and European destinations.





Well connected

Harston is the ideal location for enjoying a rural setting whilst being only minutes from the internationally-renowned city of Cambridge, a city that has evolved to become one of the most popular places to reside in the UK for homeowners, students and businesses.

As a city which embraces innovation, Cambridge is playing a part in steering the future on the international stage whilst continuing to celebrate its own rich heritage. With a modest footprint, Cambridge is easy to navigate, discover and enjoy all of its highlights, whether on foot, by bicycle or punt. It is also a shopper's paradise where chic national brands such as Ted Baker and Apple are close neighbours to artisan craft stalls such as those that can be found in the Market Place and All Saint's Garden.

Culture is in abundance whether this is music or comedy at the Junction or Corn Exchange, drama at the Arts Theatre or stimulating artworks at The Fitzwilliam Museum or Kettle's Yard. Cambridge also hosts a world-renowned Folk Festival, a Film Festival and many other inspiring events all year round. After an evening out in this beautiful city, enjoy visiting one of the many inviting bars, restaurants, cafés or street food stalls.



Harston. *A perfect village retreat on the outskirts of Cambridge*

Harston lies in the valley of the river Cam (or Rhee), only 2 miles from Trumpington and Cambridge's outskirts. All the essentials required for modern life can be found within the village including a post office/general store, petrol station, doctor's surgery, several pubs/restaurants and a community primary school. A selection of highly rated state and independent schools and colleges can be found in Cambridge and the surrounding villages which accommodate students of all ages from pre-school to University level.

The village is a close-knit community with its own community orchard and newly refurbished village hall which is home to various events including theatrical shows performed by local groups. The village also affords plenty of opportunities to invigorate the mind and body. Residents can enjoy a leisurely walk or cycle along the network of paths that connect with the surrounding countryside and Trumpington. For children, the village has a popular newly refurbished play park.

Harston is home to numerous buildings of great architectural interest. Notable examples include the watermill, which is recorded in the Domesday Book, 17th century manor house, and the picturesque All Saints' Parish Church. The village sign offers a few clues to Harston's past. It features rooks (there are still rookeries to be found in the village), natural artesian springs (which were located around the village), and honey pots (an important industry in years gone by).





Well appointed

Each of the new homes at The Pastures has its own unique style and has been thoughtfully designed to fit in with the village and its surroundings. The exterior of each home reflects many of the architectural influences of local buildings including features such as stone lintels, barn-style cladding, crisp render and cottage-style oak doors.

But that's where the traditional influences end. The interiors offer the highest level of luxury rarely found in contemporary new homes including:

- Contemporary handleless kitchens with Siemens integrated appliances and Silestone/Corian worktops.
- A wine cooler, Quooker cook tap and coffee machine (plots 5, 6 & 9).
- Automated garage doors (where applicable).
- Underfloor heating to the ground floor as well as to all bathrooms and en suites.
- Wiring for complete connectivity including TV, phone, Cat 6 devices and alarm system.



*photos are indicative only and show previous developments.

Each home is thoughtfully crafted

Specification

KITCHEN

- Individually designed kitchens featuring contemporary handle-less doors in a choice of colours*
- All cabinet doors and drawers include soft-close mechanism
- Silestone worktops, up-stands and splash-back in a choice of colours with an under mounted stainless steel 1.5 bowl sink and contemporary tap
- Corian worktops, full height glass splash backs and Corian moulded sink and drainer grooves* (Plots 5 & 6)
- LED under pelmet lighting
- Siemens integrated dishwasher
- Siemens wide induction hob and contemporary hood (downdraft extraction to Plot 6 & 9)
- Siemens integrated full height fridge/freezer (x2 Plots 5 & 6)
- Siemens integrated washing machine (Plots 3 & 4)
- Siemens ovens (single to Plots 1 and 2, double to Plots 3, 4, 7, 8 and x 2 single to Plots 5, 6 & 9)
- Siemens microwave (microwave combination to Plots 1, 2, 5, 6 & 9)
- Siemens warming drawer x 2 (Plots 5 & 6)
- Siemens coffee machine (Plots 5, 6 & 9)
- Quooker cook tap (Plots 5, 6 & 9)
- Wine cooler (Plots 5, 6 & 9)
- Pop up USB tower socket unit (where required)

UTILITY (where applicable)

- Individually designed featuring contemporary handle-less doors in a choice of colours*
- All cabinet doors and drawers include soft-close mechanism
- Corian worktops to match kitchen (Plots 5 and 6)*
- Laminate worktops to match kitchen*
- Plumbing for freestanding washing machine
- Space for freestanding tumble-dryer (Plots 5, 6, 8 & 9)
- Stainless-steel inset 1.5 bowl sink with chrome polished tap

BATHROOM AND EN SUITES

- Porcelanosa contemporary chrome tap fittings
- Porcelanosa contemporary white sanitary ware
- Free standing bath and 'his and hers' sink units (Plots 5 and 6)
- Heated towel rails
- Porcelanosa vanity units
- Fully tiled rooms with Porcelanosa tiling in a choice of designs*
- Under-floor heating to bathroom and en suites
- Shaver socket
- Mirror above all hand basins

INTERNAL FINISHES

- Oak internal folding doors with glazed panels (Plots 5 & 6)
- Stairs with painted spindles and oak handrail
- Satin chrome window and door ironmongery
- Bespoke fitted wardrobes to all en suite bedrooms, bed 2 to Plots 1 and 2 and Bed 1 to Plots 3 and 4
- Plots 5, 6 and 9 have a dressing room to the master bedroom
- Porcelanosa tiled flooring to hall, WC, kitchen/dining area and utility available in a choice of tiles*
- Oak internal doors

ELECTRICAL FITTINGS

- Down-lighting to all areas except landing and bedrooms
- Lighting and power to all garages
- Wall lights to master bedroom
- White low profile switches and sockets (brushed stainless steel to kitchen)
- Automated up and over garage doors

HOME ENTERTAINMENT

- Digital TV aerial installed
- Wiring for Sky and Sky+ TV
- BT telephone sockets
- CAT6 data points

HEATING

- Contemporary style wall-inset glass fronted log burner in living room. Plot 9 has a log burner to the study/family room and feature electric fire to living room
- Gas-fired central heating and hot water
- Stelrad flat panel radiators
- Under-floor heating throughout ground floor, and to all bathrooms and en suites

SECURITY AND PEACE OF MIND

- Intruder alarm system
- Mains-powered smoke, heat and carbon monoxide detector
- Multipoint locking front door
- CRL 10-year warranty cover

FINISHING TOUCHES

- Oak front and rear entrance doors
- Paved patio and turfed garden, planting to front
- External lighting
- Paved driveways (gravel driveways to Plots 5 and 6)
- External tap
- White emulsion to all walls and ceilings, and satinwood to all woodwork

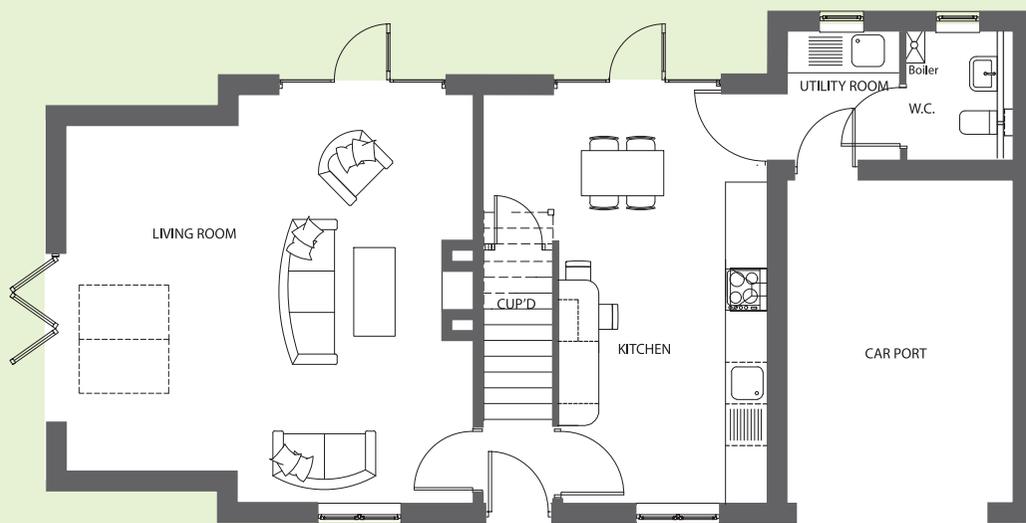
Specification details may be subject to variation.

* Colour and tile options are subject to build status. If a unit has not been reserved prior to fit-out, a standard option will be installed

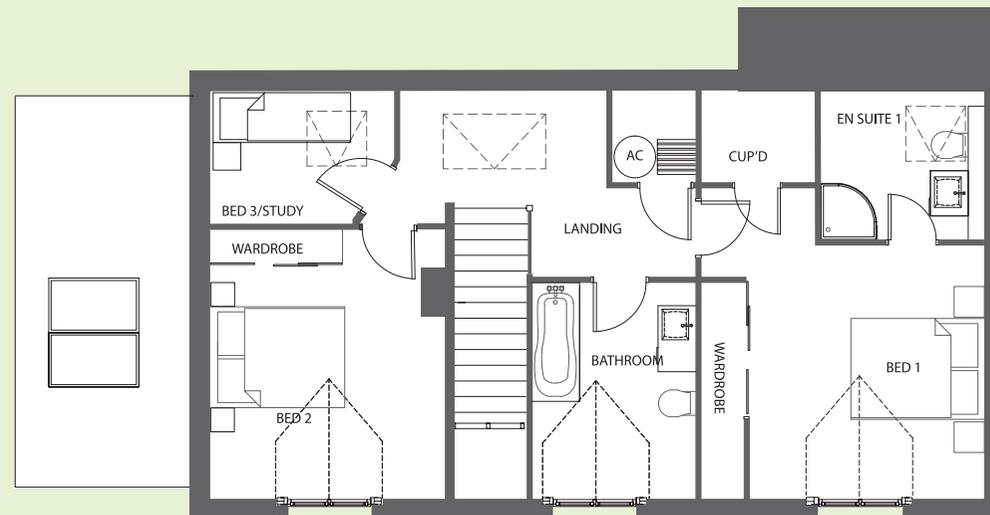
Plot 1 - The Lodge

Thoughtfully designed with modern living in mind, this 2/3 bed / 2 bath detached cottage style house of 1367 sq.ft, benefits from a large dual aspect kitchen/breakfast room, a separate utility room and spacious triple aspect living room. With a single car port and large west facing private garden this property will provide a spacious home for many years to come.





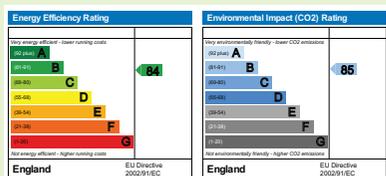
Ground Floor



First Floor

	m.	ft.
Kitchen	4.09m x 5.83m	13'5" x 19'2"
Living Room	5.86m x 5.83m (max.)	19'3" x 19'2" (max.)
W.C.	1.52m x 1.83m	5'0" x 6'0"
Utility	1.62m x 1.83m	5'4" x 6'0"

	m.	ft.
Bedroom 1	4.07m x 4.43m	13'4" x 14'7" (max.)
Bedroom 1 En Suite	2.36m x 2.12m	7'9" x 7'0" (max.)
Bedroom 2	3.38m x 3.64m	11'1" x 11'1" (max.)
Bedroom 3/Study	2.61m x 2.10m	8'7" x 6'11" (max.)
Bathroom	2.35m x 3.09m	7'9" x 10.2" (max.)



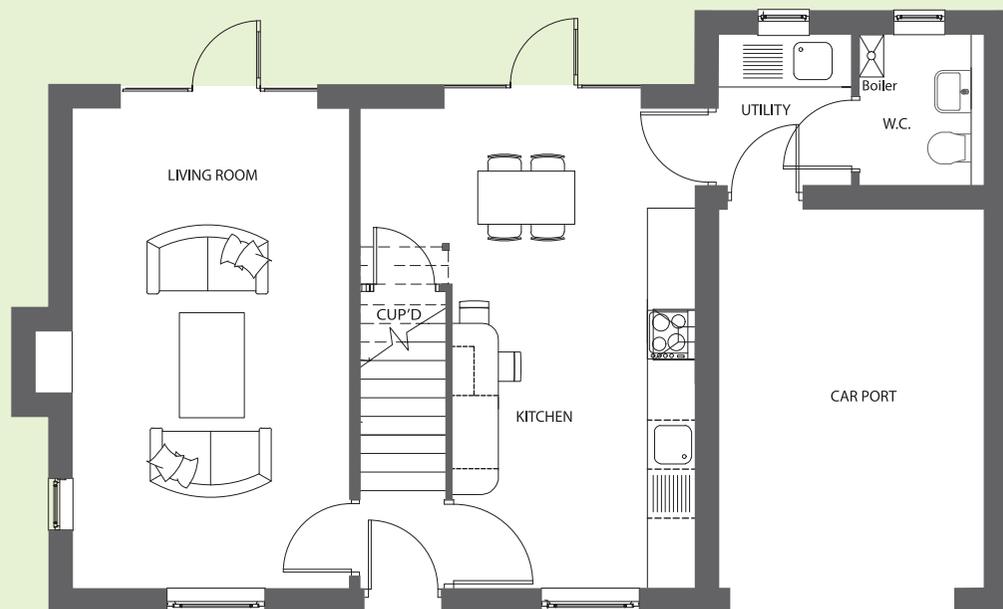
Total internal floor area 1,367 Sq ft

Images show CGIs. Plans not shown to scale.
All dimensions are approximate and given at their maximum.
Kitchen and bathroom layouts may be subject to minor variation

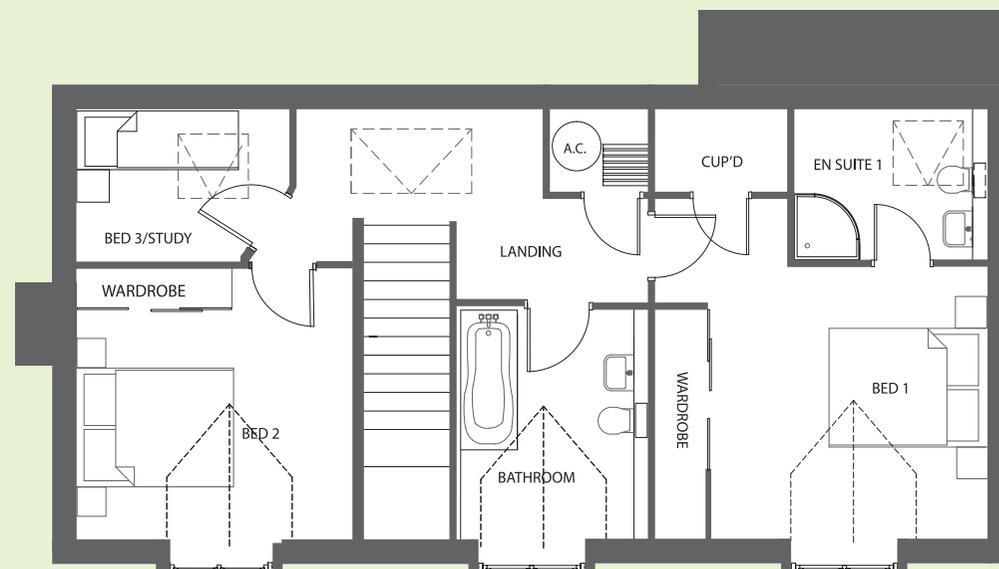
Plot 2 - Nightingale House

Nightingale House is of a similar design to The Lodge. At 1235 sq.ft, this 2/3 bed/2 bath detached cottage style home also benefits from two double bedrooms and bed 3/study on the first floor. The high quality specification comes as standard and includes fitted wardrobes to the master and second bedrooms.





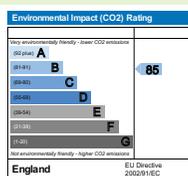
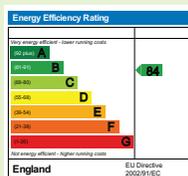
Ground Floor



First Floor

	m.	ft.
Kitchen	4.09m x 5.83m	13'5" x 19'2"
Living Room	3.38m x 5.83m (max)	11'1" x 19'2" ((max)
W.C.	1.52m x 1.83m	5'0" x 6'0"
Utility	1.62m x 1.83m	5'4" x 6'0"

	m.	ft.
Bedroom 1	4.07m x 4.43m (max)	13'4" x 14'7" (max)
Bedroom 1 En Suite	2.36m x 2.12m (max)	7'9" x 7'0" (max)
Bedroom 2	3.38m x 3.64m	11'1" x 11'1" (max)
Bedroom 3/Study	2.61m x 2.10m	8'7" x 6'11" (max)
Bathroom	2.35m x 3.09m (max)	7'9" x 10.2" (max)



Total internal floor area 1,235 Sq ft

Images show CGIs. Plans not shown to scale.
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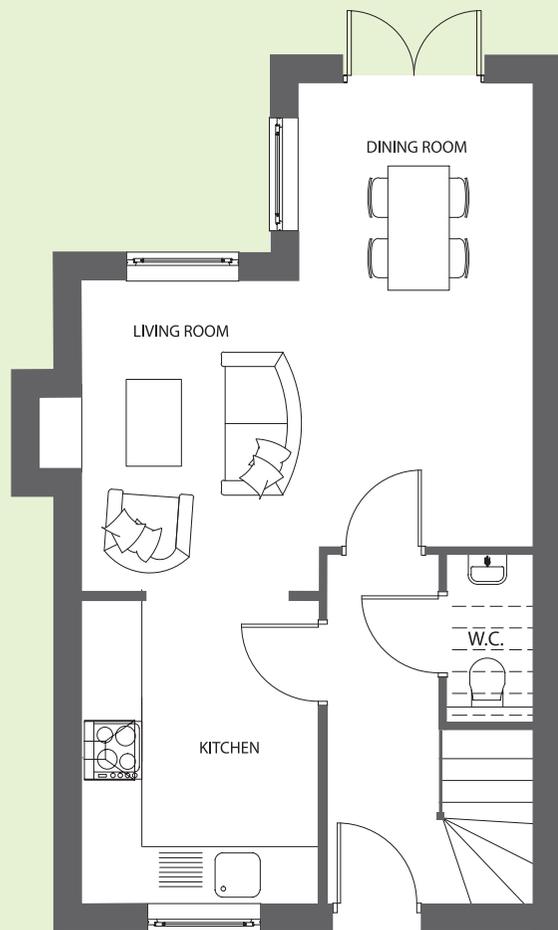


Plots 3 & 4 - Curlew Cottages

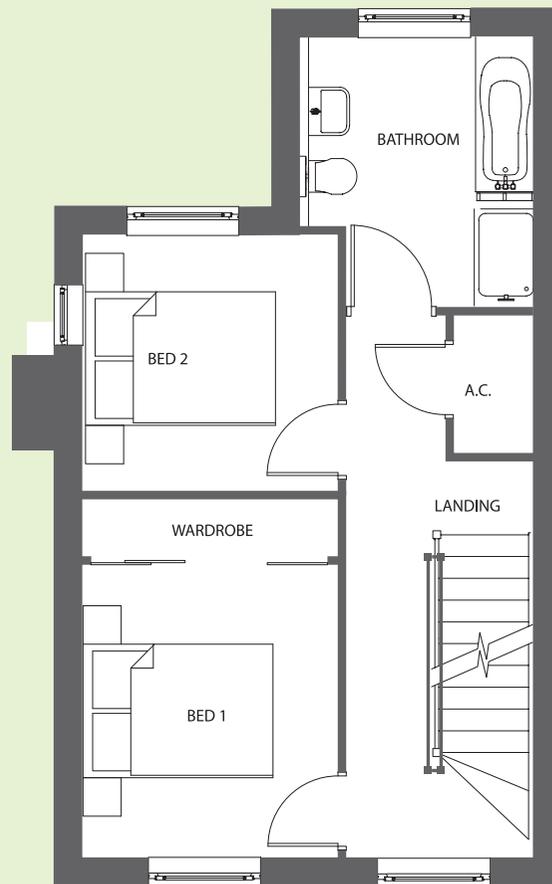
This attractive pair of 3 bedroom semi detached cottages are built over three floors, The 'L' shaped living/dining room has French doors leading out to the turfed rear garden. Thoughtfully designed with modern living in mind, Curlew Cottages offer contemporary features that will appeal to a growing family.



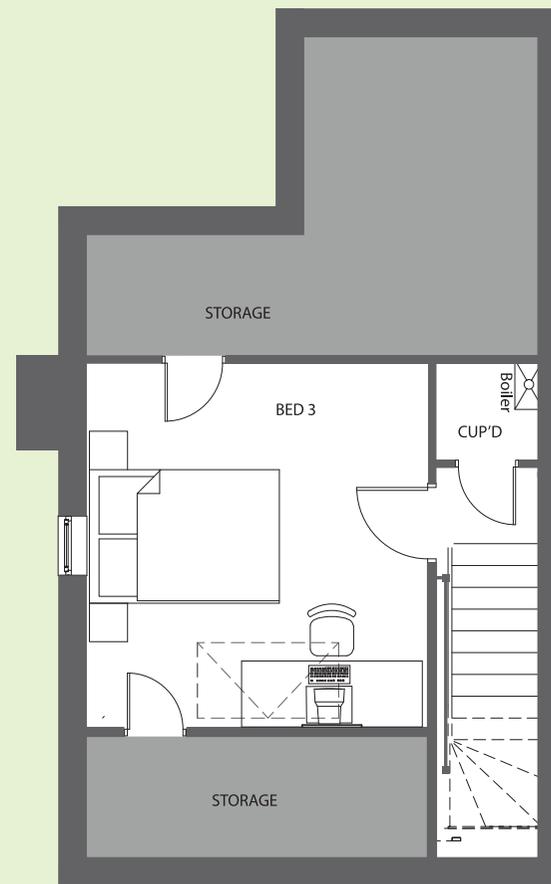
Floor plan shows Plot 3, Plot 4 is handed



Ground Floor



First Floor

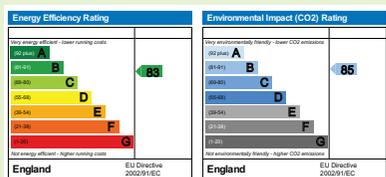


Second Floor

	m.	ft.
Kitchen	2.52m x 3.20m	8'3" x 10'6"
Living Room	4.80m x 3.29m (max.)	15'9" x 10'10" (max.)
Dining Room	2.49m x 2.09m	8'2" x 6'10"
W.C.	0.91m x 1.76m (max.)	3'0" x 5'9" (max.)

	m.	ft.
Bedroom 1	2.72m x 3.78m (max.)	8'11" x 12'5" (max.)
Bedroom 2	2.72m x 2.72m	8'11" x 8'11"
Bathroom	2.49m x 2.85m (max.)	8'2" x 9.5" (max.)

	m.	ft.
Bedroom 3	3.63m x 3.83m	11'11" x 12'7"



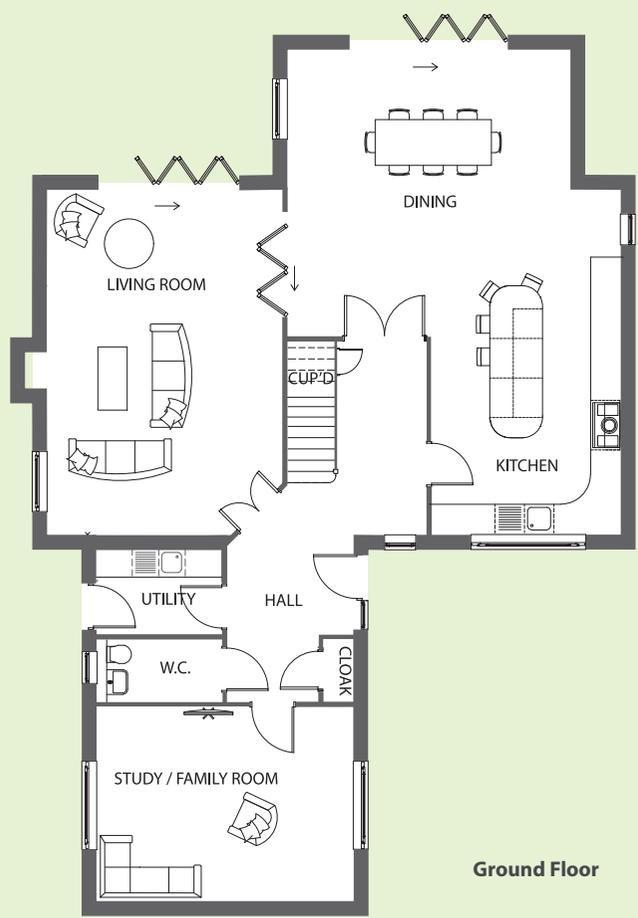
Total internal floor area 992 Sq ft

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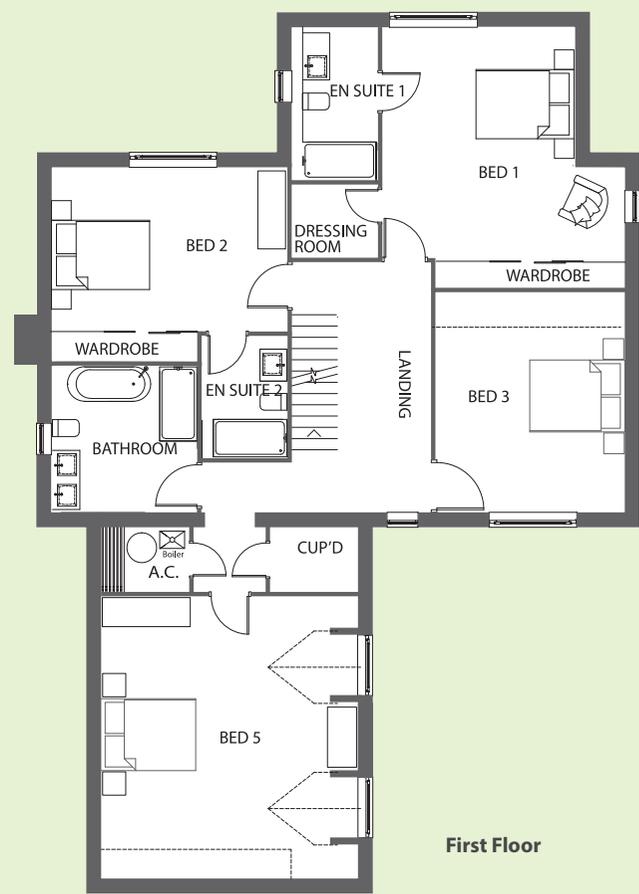
Plot 5 - Dunlin House

The largest of the houses at The Pastures, the delightful 6 bed / 4 bath detached 3 storey Dunlin House offers unrivalled space with an innovative layout to accommodate a large family. Its impressive kitchen/breakfast/dining room has bi-fold doors leading to the east facing garden. The spacious ground floor also provides a living room with log burner and bi-fold doors to the rear garden, a dual aspect study/family room and a separate utility room. A detached double garage completes this spacious 3423 sq.ft family home.

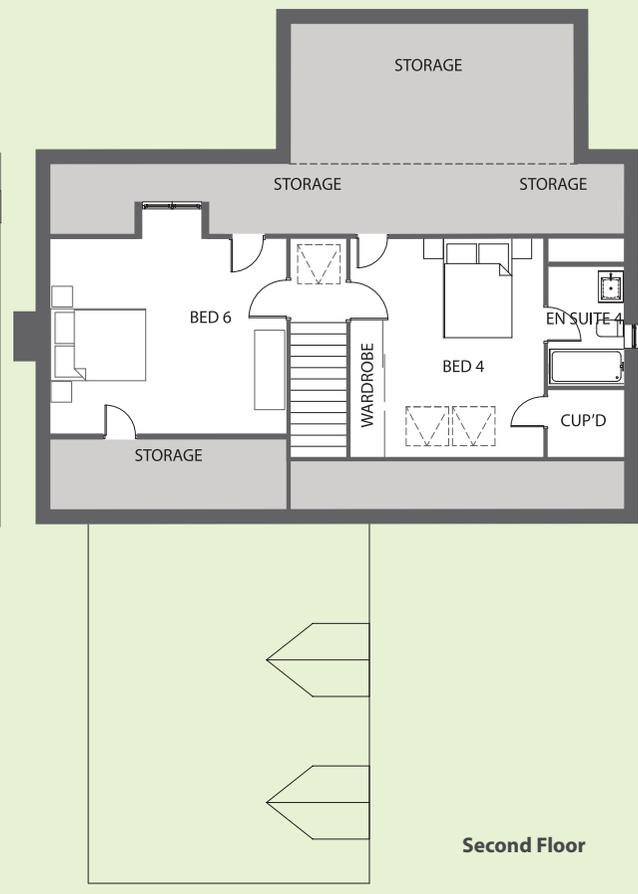




Ground Floor



First Floor



Second Floor

	m.	ft.
Kitchen/Dining	6.74m x 9.72m (max)	22'1" x 31'11" (max)
Living Room	4.76m x 6.92m (max)	15'8" x 22'9" (max)
W.C.	2.53m x 1.25m	8'4" x 4'1"
Utility	2.53m x 1.70m	8'4" x 5'7"
Study/Family Room	5.18m x 3.90m	17'0" x 12'10"

	m.	ft.
Bedroom 1	4.91m x 5.23m (max)	16'1" x 17'2" (max)
Bedroom 1 En Suite	1.74m x 3.07m (max)	5'8" x 10'1" (max)
Bedroom 1 Dressing Room	1.74m x 1.47m	5'8" x 4'10"
Bedroom 2	4.77m x 3.89m (max)	15'8" x 12'9" (max)
Bedroom 2 En Suite	1.74m x 2.45m	5'9" x 8'1"
Bedroom 3	3.83m x 4.41m	12'7" x 14'6"
Bedroom 5	5.18m x 5.66m (max)	17'0" x 18'7" (max)
Bathroom	2.94m x 2.94m	9'8" x 9'8"

	m.	ft.
Bedroom 4	3.89m x 4.37m	12'10" x 14'4"
Bedroom 4 En Suite	1.54m x 2.40m	5'1" x 7'11"
Bedroom 6	4.77m x 4.54m (max)	15'8" x 14'11" (max)

<p>Energy Efficiency Rating</p> <p>Very energy efficient - lower running costs A B C D E F G Not energy efficient - higher running costs</p> <p>England EU Directive 2002/91/EC</p>	<p>Environmental Impact (CO2) Rating</p> <p>Very environmentally friendly - lower CO2 emissions A B C D E F G Not environmentally friendly - higher CO2 emissions</p> <p>England EU Directive 2002/91/EC</p>
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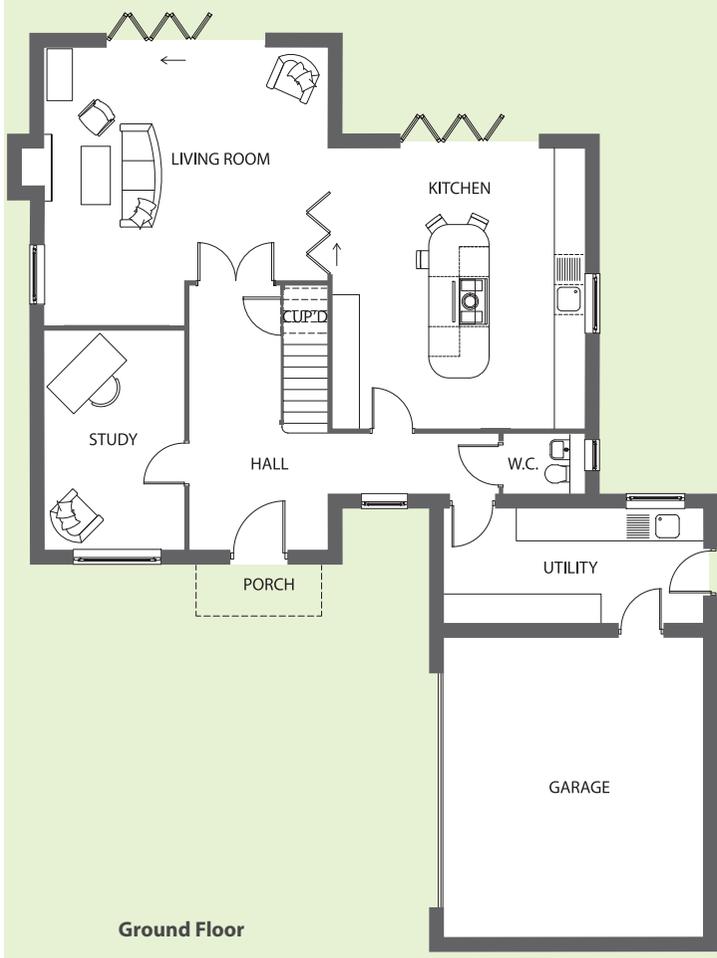
Total internal floor area 3,423 Sq ft

Images show CGIs. Plans not shown to scale. All dimensions are approximate and given at their maximum. Kitchen and bathroom layouts may be subject to minor variation

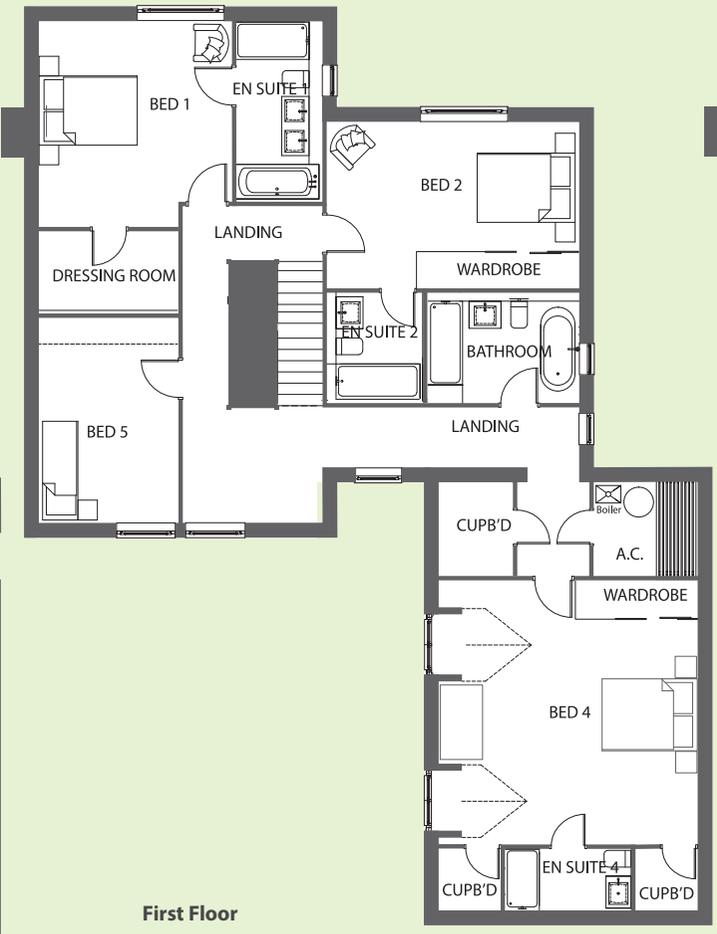


Plot 6 - Dotterel House

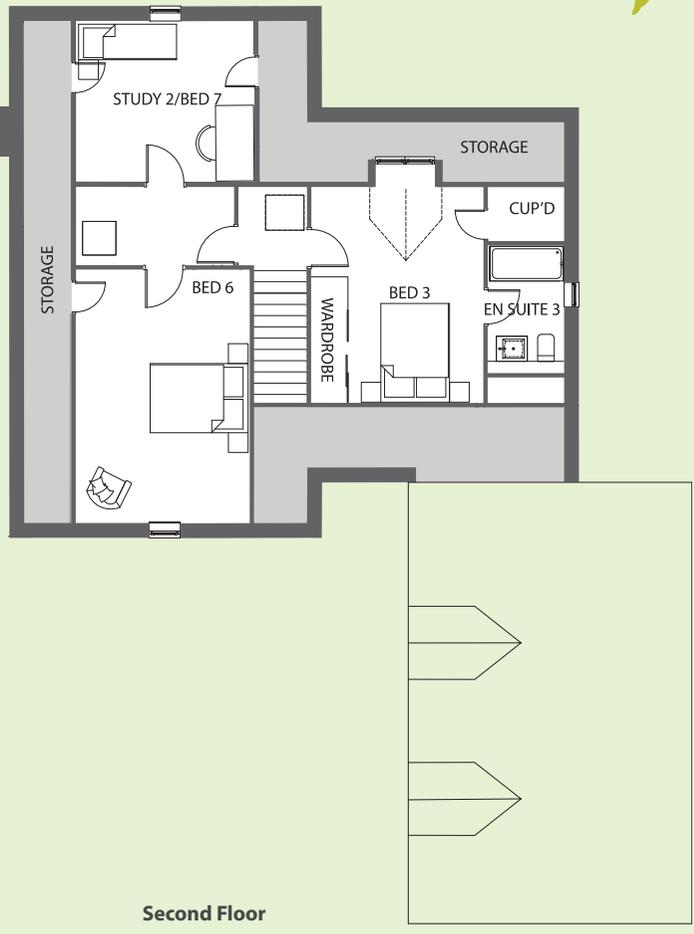
The classic charm of this 6/7 bedroom/5 bath detached house with integrated double garage is self evident. The modern and spacious living accommodation is spread over 3 floors and features a fully fitted kitchen/breakfast room with bi-fold doors to the turfed rear garden, a large living room with log burner and bi-fold doors to the rear S/E facing garden, separate study and utility room. A luxurious master bedroom, en suite and dressing room can be found on the first floor, along with 3 further bedrooms, 2 with en-suites, and on the top floor are 2 additional bedrooms, a further study/bedroom 7 and ample storage.



Ground Floor



First Floor



Second Floor

m. ft.

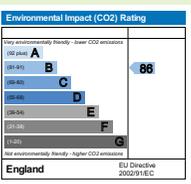
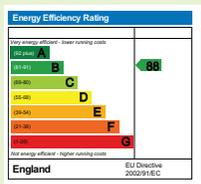
Kitchen/Dining	5.10m x 5.62m	16'9" x 18'6"
Living Room	5.73m x 5.57m (max.)	18'10" x 18'4" (max.)
Study	2.83m x 4.40m	9'3" x 14'5"
W.C.	1.64m x 1.20m	5'5" x 3'11"
Utility	5.24m x 2.30m	17'2" x 7'7"

m. ft.

Bedroom 1	3.90m x 4.12m (max.)	12'10" x 13'6" (max.)
Bedroom 1 En Suite	1.74m x 3.62m	5'9" x 11'11"
Bedroom 1 Dressing Room	2.82m x 1.65m	9'3" x 5'5"
Bedroom 2	5.10m x 3.33m	16'9" x 10'11"
Bedroom 2 En Suite	1.94m x 2.21m	6'4" x 7'3"
Bedroom 4	5.24m x 5.29m (max.)	17'2" x 17'5" (max.)
Bedroom 4 En Suite	2.55m x 1.24m	8'4" x 4'1"
Bedroom 5	2.82m x 4.12m	9'3" x 13'6"
Bathroom	3.07m x 2.21m	10'1" x 7'3"

m. ft.

Bedroom 3	3.48m x 4.75m (max.)	11'5" x 15'7" (max.)
Bedroom 3 En Suite	1.54m x 2.56m	5'1" x 8'5"
Bedroom 6	3.51m x 5.08m	11'6" x 16'8"
Study 2/Bedroom 7	3.61m x 3.22m	11'10" x 10'7"



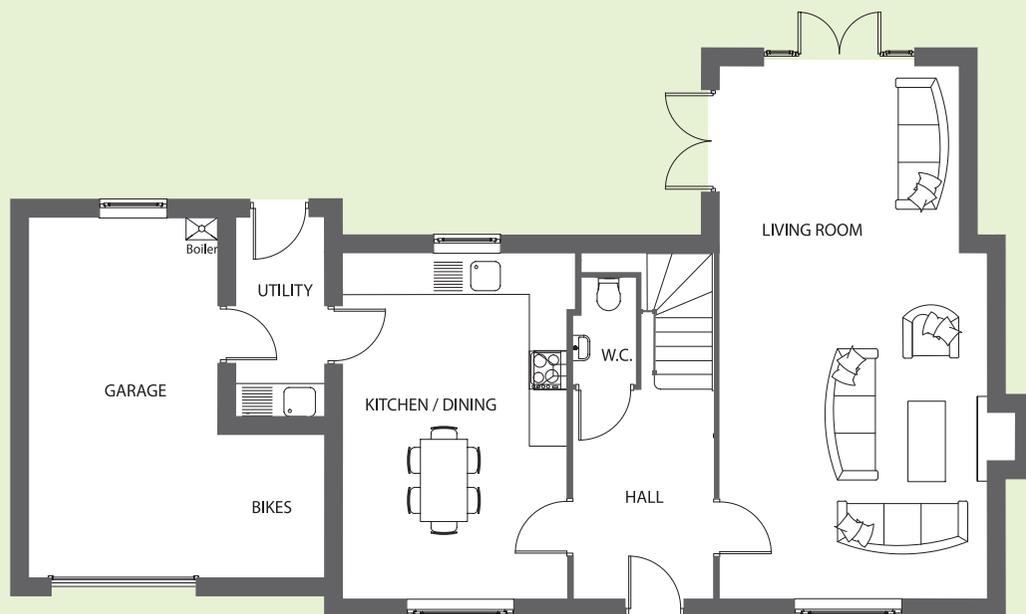
Total internal floor area 3,331 Sq ft

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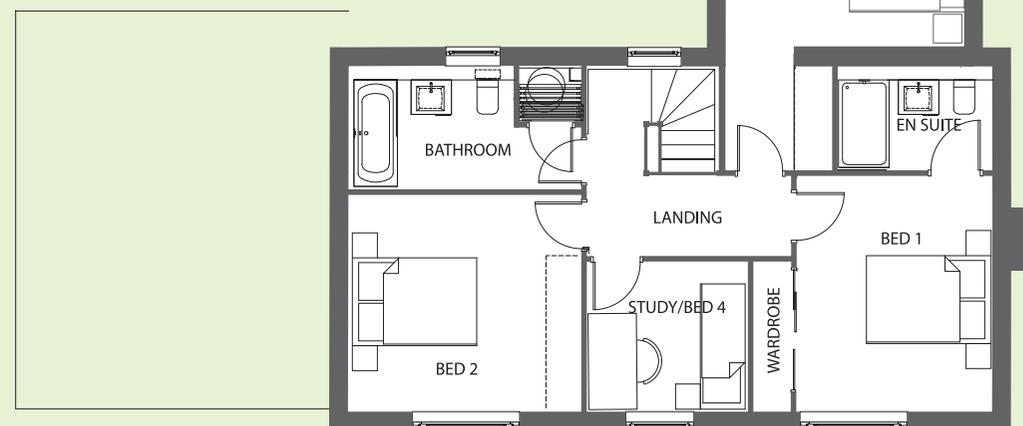


Plot 7 - Lark House

This beautifully designed double fronted traditional style detached 3/4 bedroom house comes with a spacious kitchen/dining room and an impressively large living room with log burner. With a high specification as standard makes this the perfect family home.



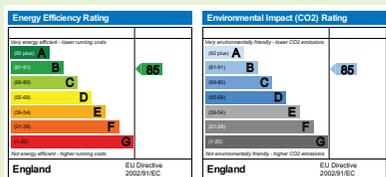
Ground Floor



First Floor

	m.	ft.
Kitchen/Dining	3.69m x 5.46m (max.)	12'2" x 17'11" (max.)
Living Room	4.25m x 8.41m (max.)	14'0" x 27'7" (max.)
W.C.	1.00m x 1.68m (max.)	3'3" x 5'6" (max.)
Utility	1.40m x 3.14m	4'7" x 10'4"

	m.	ft.
Bedroom 1	3.18m x 3.74m	10'3" x 12'3"
Bedroom 1 En Suite	2.46m x 1.65m	8'1" x 5'5"
Bedroom 2	3.71m x 3.42m	12'2" x 11'3"
Bedroom 3	3.80m x 4.60m (max.)	12'6" x 15'1" (max.)
Study/Bedroom 4	2.56m x 2.37m	8'5" x 7'9"
Bathroom	3.71m x 1.93m (max.)	12'2" x 6'4" (max.)



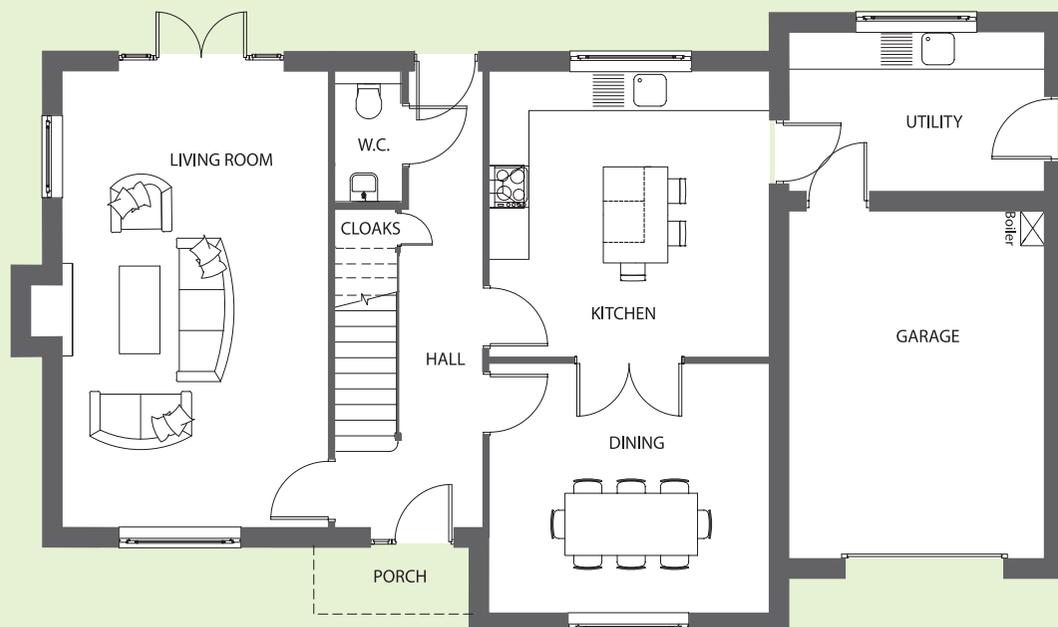
Total internal floor area 1,504 Sq ft

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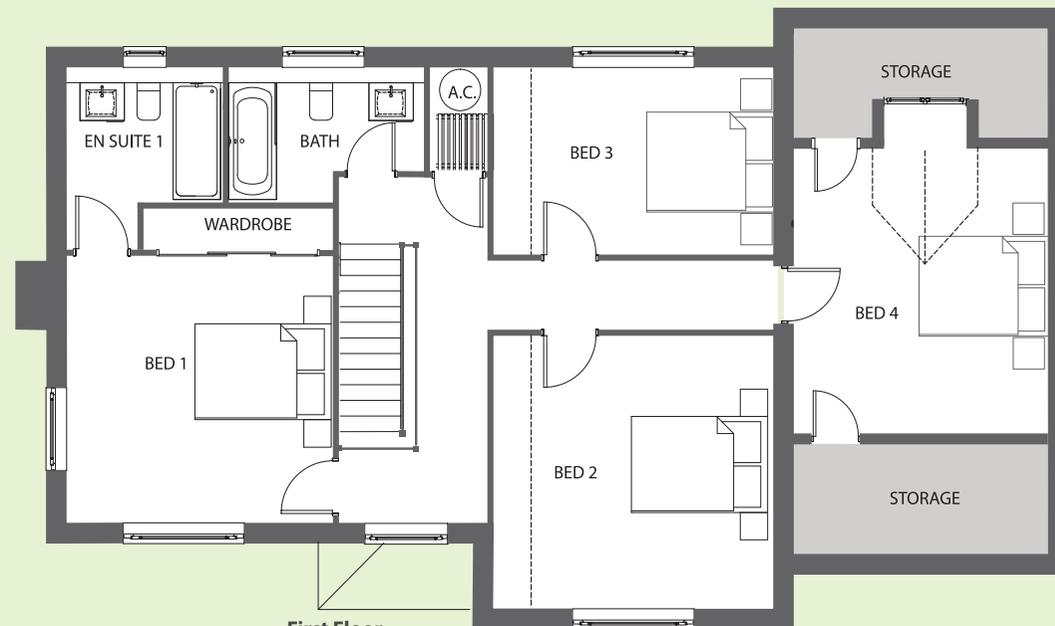
Plot 8 - Avocet House

A substantial detached family home giving 4 double bedrooms, a spacious living room, kitchen/breakfast room, utility room and separate dining room. Add a lovely south facing garden and this spacious house will provide excellent family living for many years to come.





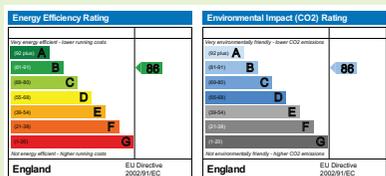
Ground Floor



First Floor

	m.	ft.
Kitchen	4.07m x 4.12m	13'4" x 13'6"
Living Room	3.87m x 6.58m	12'8" x 21'7"
Dining Room	4.07m x 3.60m	13'4" x 11'10"
W.C.	0.97m x 1.90m	3'2" x 6'3"
Utility	3.71m x 2.28m	12'2" x 7'6"

	m.	ft.
Bedroom 1	3.88m x 3.86m	12'9" x 12'8"
En Suite 1	2.27m x 2.63m (max.)	7'6" x 8'8" (max.)
Bedroom 2	4.07m x 3.94m	13'4" x 12'11"
Bedroom 3	4.07m x 2.70m	13'4" x 8'10"
Bedroom 4	3.71m x 4.75m (max.)	12'2" x 15'7" (max.)
Bathroom	2.84m x 1.95m (max.)	9'4" x 6'5" (max.)



Total internal floor area 1,849 Sq ft

Images show CGIs. Plans not shown to scale. All dimensions are approximate and given at their maximum. Kitchen and bathroom layouts may be subject to minor variation.

Plot 9 - Linnet House

This striking 4 bedroom/3 bath detached property is the perfect combination of traditional charm with a contemporary spacious interior. The large and bright kitchen/breakfast room is impressive and this house comes with a separate utility room, study with log burner and spacious living room with a contemporary wall mounted electric fire. The master bedroom on the first floor has an en-suite and dressing room. Add a S/W facing rear garden and you have the ultimate modern family home.





	m.	ft.
Kitchen/Dining	4.07m x 10.16m	13'4" x 33'4"
Living Room	4.03m x 6.52m	13'3" x 21'5"
Study/Family Room	4.07m x 3.48m	13'4" x 11'5"
W.C.	1.84m x 2.50m	6'0" x 8'2"
Utility	2.13m x 3.20m	7'0" x 10'6"



	m.	ft.
Bedroom 1	4.07m x 4.01m	13'4" x 13'2"
En Suite 1	1.95m x 2.78m	6'5" x 9'2"
Dressing Room 1	2.03m x 1.59m	6'8" x 5'3"
Bedroom 2	4.08m x 4.07m	13'5" x 13'4"
En Suite 2	3.35m x 2.36m	11'0" x 7'9"
Bedroom 3	4.07m x 4.93m	13'4" x 16'2"
Bedroom 4	3.66m x 2.90m	12'0" x 9'6"
Bathroom	3.42m x 2.36m	11'3" x 7'9"

Energy Efficiency Rating	Environmental Impact (CO2) Rating
<small>Net energy efficient - higher ranking is better</small> <small>EU Directive 2002/91/EC</small> England	<small>Net environmental benefit - higher ranking is better</small> <small>EU Directive 2002/91/EC</small> England

Total internal floor area 2,228 Sq ft

Images show CGIs. Plans not shown to scale.
 All dimensions are approximate and given at their maximum.
 Kitchen and bathroom layouts may be subject to minor variation.



Previous development

A partnership of unrivalled experience



CAMBRIDGE LAND

Cambridge Land develops high quality, one-off residential and commercial projects in and around Cambridge that deliver lasting value to the community. The directors of Cambridge Land, James Arnold and Robert Todd, have lived in the Cambridge area all their lives. With their deep connections to local landowners and professionals and their in-depth knowledge of the Cambridge market, one of the fastest growing and most vibrant outside London, they are exceptionally well placed to identify development opportunities.

Since being formed in 2010, the business has grown on the back of its reputation for quality and strong track record of delivering sympathetically designed and professionally managed schemes. Cambridge Land handles every aspect of the development process from early design proposals and financial assessments to planning, build and marketing. Recently completed projects include a small select residential development in Fen Ditton, just to the north of Cambridge which completed in 2012 and the construction of a pair of contemporary 2 bed houses in North Street, close to the historic city centre, completed in 2014.

Cambridge Land is part of a longer established group of companies which includes Beechwood Estates, Copley Hill Business Park and Redberry Inns. This independent group of companies is family run and benefits from two generations of experience in both the residential and commercial building sectors. Cambridge Land and its sister companies share Laragh Homes' vision and passion for building homes and communities in which people want to live and work.



Developing a reputation for excellence

Laragh Homes is a Cambridgeshire-based development company dedicated to building high quality bespoke houses and apartments in Cambridge and the surrounding villages. The Pastures is a flagship project for Laragh Homes and will further continue the company's reputation for creating much needed quality homes in sought-after locations. Laragh Homes prides itself on its expertise and vision, as well as the unrivalled knowledge of its directors, team and partners within the Cambridge property market.

With many years of property sector experience, Laragh Homes has tailored its service to meet the individual needs of every project – and with the support of its professional team, the company is also uniquely positioned to guide the whole of the development process, from site acquisition and design to sales and aftercare. The meaning of 'Laragh' derives from the Gaelic for 'a place of special significance to a person' and Laragh Homes carries that sentiment on to ensure that each house created becomes a cherished home.

For Laragh Homes' managing director Simon Somerville-Large, selecting prime sites and developing distinctive, quality homes has always been a passion. With many high profile developments now completed in and around Cambridge, Laragh is looking forward to developing an exciting future both for the company and the homeowners who choose to invest in a new Laragh home.





A joint development by



For information please contact our sales agents

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