

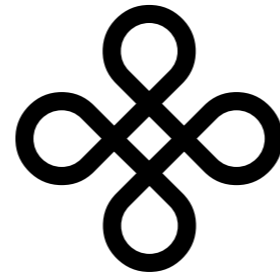
# GEORGIAN SQUARE

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



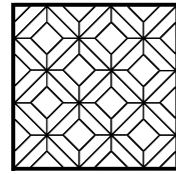
**ZERO BILLS**

NO HOME ENERGY BILLS FOR 10 YEARS



**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.

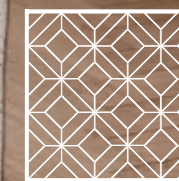
These homes add a whole host of extra benefits to these requirements, leading the family housing sector for Energy Performance.

**GEORGIAN  
SQUARE**



**ZERO BILLS**  
*Homes*

*The heart of the home...*



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SQUARE



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.

GEORGIAN  
SQUARE

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 FOR AT LEAST 10 YEARS, GUARANTEED.**

Your Zero Bills home is built with best-in-class energy efficiency and a combination of low carbon devices – solar panels, battery, and heat pump – to keep you warm all year round. Zero Bills includes a generous Fair Use Allowance—around twice your home's expected yearly usage and just a heads-up EV charging is billed separately.

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
- A Tesla Powerwall 3 battery
- 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
- Higher comfort for our occupiers

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

**FIND OUT MORE AT [www.octopus.energy/zero-bills-home](http://www.octopus.energy/zero-bills-home)**

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

**octopus**  
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 (CO<sub>2</sub>), 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.

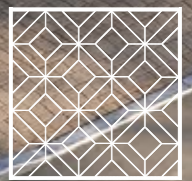
Measures like these ensure you're using less energy right across the home. A key example being your heating system, which won't need to work as hard to keep you comfortable, thus reducing costs.

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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)

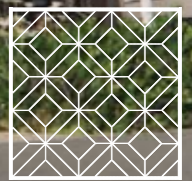
- Tarmac / block paving
- Factory finished garage door (where applicable)

\*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

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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.



# 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



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

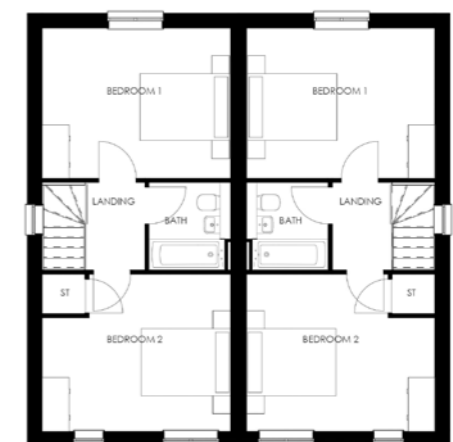
TWO BED SEMI-DETACHED

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



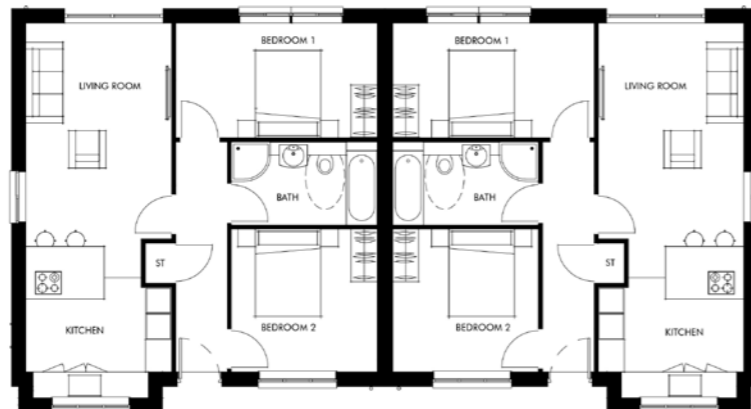


# The Bungalow

## TWO BED BUNGALOW

The single storey layout of The Bungalow 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

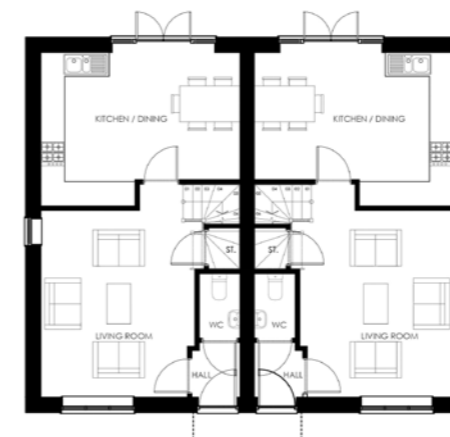


# The Ash

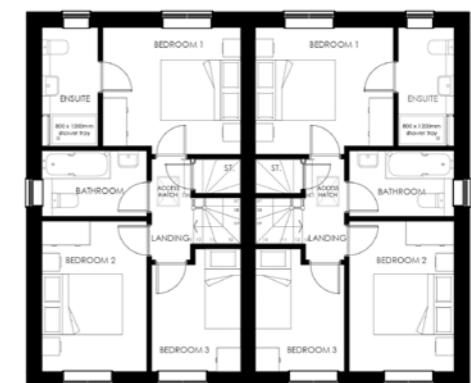
## THREE BED SEMI-DETACHED / DETACHED

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



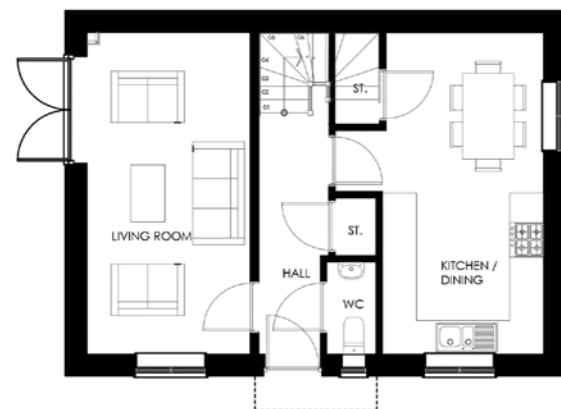


# The Beech

## 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

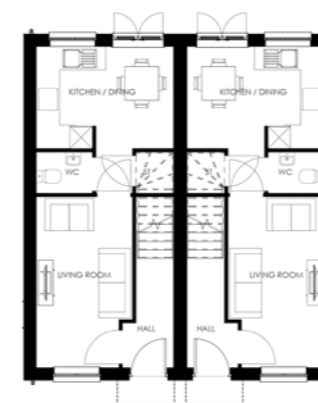


# The Sycamore

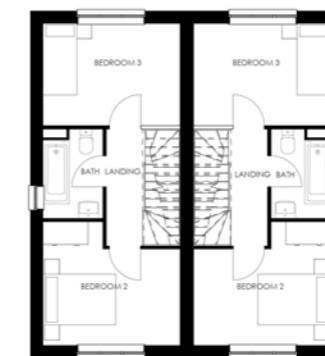
## THREE BED SEMI-DETACHED

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.

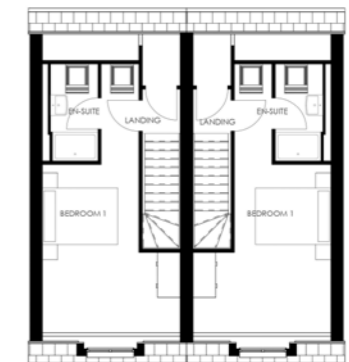
Ground Floor - 336 sqft



First Floor - 336 sqft



First Floor - 323 sqft



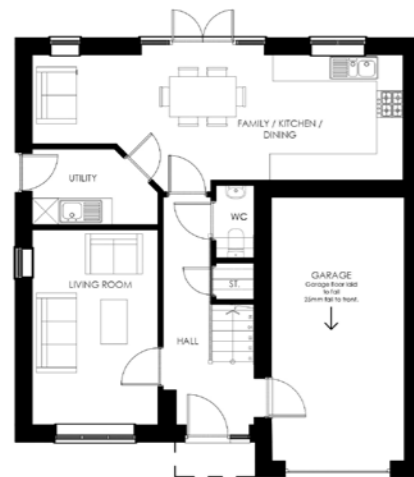


# The Royal Oak

## 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

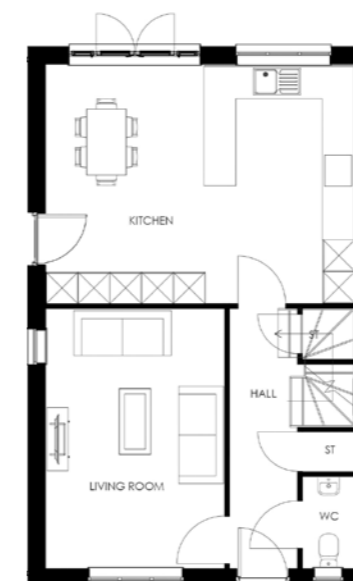


# The Oak

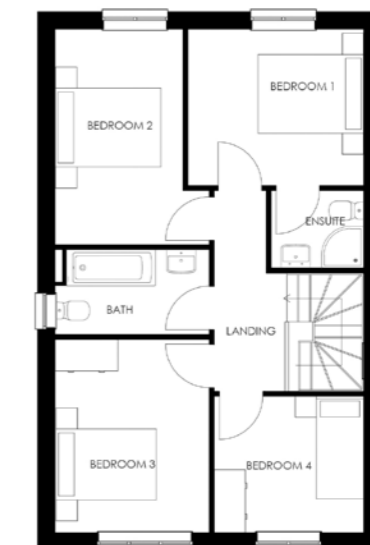
## FOUR BED DETACHED

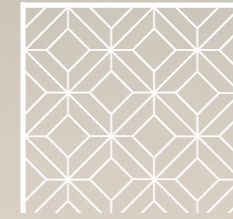
This detached four-bedroom home comes complete with two off-road parking spaces. Large windows create bright interiors with natural light flowing through the kitchen breakfast/family room, out to the garden via bi-folding doors at the rear - whilst the separate dining and living rooms allow for relaxing 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





# GEORGIAN SQUARE

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.

## GEORGIAN SQUARE



# 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

PROSPERITY

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