Millstone Park

Development update

Issue 2 | Autumn 2026



Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

Overview

Millstone Park provides a collection of stylish 2, 3, 4 and 5-bedroom properties, all within a 30-minute drive of nearby Cambridge.

Burwell is a picturesque village 12 miles north-east of Cambridge and just 4 miles north-west of the bustling market town of Newmarket. Burwell's location gives residents a sense of separation from the nearby cities and towns while maintaining easy access to all the work, shopping and leisure amenities.

Site activity

- First phase is 50% complete and phase 2 has started construction and is 20% complete.
- Area of play on phase 1 due to be completed early 2027.
- Internal site roads completed and will open as site progresses.

Timeline

- Sales centre is open to the public.
- Sage Shared Ownership Homes are now available.
- Show Home – The Knightley and View Home – The Eveleigh & The Mylne are viewable.
- Phase 2 Linden Homes is in construction with new homes set to release in 2027.

Managing agent

- Trinity (Estates) Property Management Limited are acting as managing agents.
- Trinity (Estates) Property Management Limited will be responsible for the maintenance of public open spaces & surface water drainage upon completion of the areas/development'
- Please refer to the Development Information document for the full breakdown of services & charges.

Ecology

The Biodiversity Strategy has been developed to provide biodiversity opportunities and enhancements within the development.

There are various bats, birds and newt homes throughout the development and hedgehog highways to be placed in all fences where possible.

Services

- The water board: GTC/IWNL
- Gas and Electric supplier: GTC
- Fibre: Openreach



5 bedroom homes
- The Colcutt
- The Fletcher
- The Nash
- The Ripley

4 bedroom homes
- The Aslin
- The Knightley
- The Mylne
- The Pembroke

3 bedroom homes
- The Eveleigh
- The Wyatt
- The Mountford
- Sage Home

2 bedroom homes
- The Hardwick
- The Glaston

Pre-sold homes
- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

Sage Homes built by Linden Homes

bcp bin collection point
leap local equipped play area
ss substation **v** visitor space

The site plan shown on this page has been produced for home identification purposes only and is not to scale.

The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly.

Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

How will the development benefit the local community?

Linden Homes will also support the local community by contributing over **£1.4 million** towards:

- **Improved public transport services**
- **Libraries**
- **Cycle routes**
- **Public open spaces and play improvements**

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

MillstonePark.Sales@lindenhomes.co.uk

Linden HOMES