

Newmarket Road - Royston - PHASE 1**Accommodation Schedule****28.11.2025****ROY01-MCB-ZZ-ZZ-DR-A-0230-D5-P5-Site Layout Plan****Net Developable Area (approx): 3.43 Ha / 8.47 Acres****Approx Coverage (Sqft/NDA): 14224 q.ft./NDA**

Vistry
Housebuilding

McBains

Open Market Sale - Vistry Collection				
Type	Description	No	Sq.ft.*	Total Sq.ft.
242 end terrace	2 Bed House	2	857	1714
341 end terrace	3 Bed House	15	946	14190
341 mid terrace	3 Bed House	1	946	946
351 detached	3 Bed House	12	1029	12348
351 end terrace	3 Bed House	10	1029	10290
354 detached	3 Bed House	4	1172	4688
461	4 Bed House	7	1297	9079
466	4 Bed House	8	1397	11176
462	4 Bed House	6	1404	8424
467	4 Bed House	12	1481	17772
581	5 Bed House	6	1774	10644
Total:		83		101271

Affordable Housing - 22%				
Type	Description	No	Sq.ft.*	Total Sq.ft.
1B Maisonette GF M4/3	1 Bed Maisonette	2	660	1320
2B Maisonette FF	2 Bed Maisonette	2	700	1400
234 M4(3)	2 Bed Bungalow	4	797	3188
242 end terrace	2 Bed House	10	857	8570
341 end terrace	3 Bed House	4	946	3784
341 mid terrace	3 Bed House	1	946	946
Total:		23		19208

Total:		106		120479
---------------	--	------------	--	---------------

Notes:

The schedule is based on site plan information supplied by others, the accuracy of which we cannot guarantee. No consultations have taken place with the planning authority and as such the above proposals should not be used as a basis for financial or commercial transactions.