

Greystar UK Garden Communities

Movers & Shakers - October 2026

GREYSTAR[™]

Garden Communities Offers A Viable Alternative

This is the dominant product type in the US market and Greystar believes it is well suited to UK suburban markets

SUBURBAN BTR: KEY CONSIDERATIONS

Lower costs

Shorter planning

Phased delivery

Targets the 'Missing Middle'

UK GARDEN COMMUNITIES



GARDEN APARTMENTS ACCOUNT FOR C.65% OF US APARTMENT LIQUIDITY

UK Product – Garden Communities

Designed to meet the unmet demand for diverse, space-efficient, and community-focused living options.

Key Design Principles

- Range of typologies from 3 - 6 stories
- 8 -12 units per core
- Landscaped spaces for community use
- Separate 300sqm external amenity building

Product Type Low Rise Suburban Apartments

Construction RC Frame 5-6 storey
Traditional block work 3-4 storey

Target Unit Mix
50% - 1 bed
35% - 2 bed
15% - 3 bed



Case Study: Waterbeach Barracks, Cambridge

Greystar's first UK Garden BTR deal - 387 mid-rise apartments in suburban Cambridge



ASSET OVERVIEW

Product Type	Mid Rise (6-storeys)
Planning Status	Subject to Planning
Greystar Units	387
Greystar Residential NIA (sqf)	234,943
1-Bed 2-Bed 3-Bed	55% 24% 21%
Land Close	Jan-27
Construction Start	Jan-27
Completion	Jul-29



RESIDENTIAL

Greystar launches garden-style BTR housing push

Cambridge deal kick-starts strategy to build 20,000 homes in four years

15 Jul 2026

INVESTMENT SUMMARY

- **Strategic Growth Location:** 4.6-acre site within the 6,500-home Waterbeach New Town masterplan, backed by the Wellcome Trust (Urban&Civic).
- **Access to Major Employment Hubs:** Immediate proximity to 30,000+ jobs across Cambridge Research Park, Science Park and Biomedical Campus, with further expansion planned.
- **Exceptional Connectivity:** Fast train access to Cambridge (12 mins) and London (1h30), with walkable links to current and future Waterbeach stations.
- **First-Mover Institutional Product:** Cambridge's rental market remains dominated by ageing, fragmented stock – Waterbeach is only the city's second purpose-built BTR scheme, targeting professionals priced out of ownership.
- **De-Risked, Advancing Masterplan:** Wider placemaking is progressing at pace – school, GP surgery, and retail all underway and strong pre-application support from the Council.

LOCATION

