



Your place to thrive

Liberty Park, Rackheath





Find your place to grow at Liberty Park



Rising Sun Pub, Coltishall

Orbit Homes is delighted to bring you the brand-new development of Liberty Park, a selection of contemporary two and three bedroom homes in the attractive village of Rackheath. Lying just a few miles north of the vibrant city of Norwich with all the shopping and leisure opportunities it offers, Liberty Park residents can immerse themselves in the surrounding countryside of rural Norfolk. Our homes are available for sale through Shared Ownership, the part-buy, part-rent scheme, making home ownership easier and more affordable.

Find your place to live...

Rackheath offers a laid-back village lifestyle, with a choice of local amenities, shops and cafés, including a Post Office, village hall, pharmacy, swimming pool and large playing fields. To keep the kids happy, visit Jump for Joy, Rackheath's very own indoor children's play centre with a dedicated play area just for the toddlers.

For your weekly shop, there are at least two large supermarkets within a few miles, or you can pick up daily supplies at one of two local convenience stores. In nearby Wroxham, you'll also find the long-established Roys of Wroxham, a well-known, independently owned department store with a food hall, extensive range of homewares, electricals, toys, gardening, DIY, fashion and groceries.

...your places to explore

Rackheath is perfectly located for expeditions to one of the many spectacular blue-flag beaches along Norfolk's stunning coastline, such as Cromer in the north, famed for its crabbing and fine Victorian Pier, to Lowestoft and Southwold further south in Suffolk.

Liberty Park homeowners have the Norfolk Broads National Park on their doorstep, one of nature's best-known playgrounds.

This meandering network of rivers and lakes, home to more than a quarter of Britain's rarest animals and plants, stretches for over 125 miles. So, pack a picnic, hop on a bike, or set sail to discover one of the picturesque villages along its secluded banks. In Wroxham, the 'capital of the Norfolk Broads', there are boats of all kinds for hire, an abundance of hotels, pubs, restaurants and shops, plus many visitor attractions including a riverside park, the Bure Valley steam railway and nearby Hoveton Hall Gardens.

Salhouse is even closer, just a five-minute drive away, where you can reconnect with the outstanding natural scenery at Salhouse Broad. Dive into all the family activities there – hire a kayak or canoe and go exploring, or if you prefer something larger that doesn't need a paddle, choose between river or broad moorings with access to tranquil country walks.

For the more adventurous, pitch up at the waterside camping site for starlit nights around a crackling fire, or take a hike along one of the many footpaths that bring you closer to the abundant wildlife. Enjoy a snack from one of the pop-up food vendors on hand during the holiday season, or stroll up to the Fur and Feathers gastropub in Woodbastwick for a tasty meal or to join a Woodforde's Brewery Tour.

For something different, get a flavour of the award-winning, world-renowned Winbirri Vineyard nearby at Surlingham. Enjoy a vineyard tour with tastings, or simply relax with a chilled glass of Norfolk's finest in the tranquil wine garden.

Your place to relax...

Just five minutes away, experience the first-class leisure facilities at the impressive Sprowston Manor Hotel, Golf & Country Club. This idyllic countryside venue boasts an 18-hole Championship Golf Course, spa, restaurant and indoor pool. Alternatively, sports fans might choose to watch Norwich City FC play at Carrow Road, or even enjoy a day at Newmarket races.

...and your place for culture and shopping

For a very different kind of leisure activity, Norwich City, with its wealth of history and culture, is just a short drive away by car, or by train from Salhouse Station. At Norwich Market, one of the largest open-air markets in the UK, you're likely to find whatever you fancy, including the finest local produce. Or try the Norwich Lanes, a charming locale of medieval alleyways and historical buildings, with independent retailers offering exclusive fashion and lifestyle choices. Diners are spoilt with a choice of fine dining establishments, lively bars and clubs.



All Saints Church, Rackheath

Norwich is also home to some impressive shopping malls, including Chantry Place, with over 90 shops, cafés and restaurants, and the five-storey Castle Quarter shopping centre offering over 60 popular high street names, plus kids' activities, restaurants, and a cinema. And a jewel in Norwich's crown, the Royal Arcade in the city centre, is definitely worth a visit, as much for its magnificent, tiled interiors and stained glass as for the boutiques themselves. In addition to all this, there's the Theatre Royal, various galleries and museums, or either of Norwich's major landmarks – the Castle and Cathedral.

...and places to learn

The education needs of Liberty Park children are well-catered for locally, with Rackheath Primary School a stone's throw away and Salhouse CofE Primary School just a few miles further afield. For older students, Thorpe St Andrew School and Sixth Form, around three miles away, caters for 11-18 year olds.

Your place to connect...

Liberty Park is ideally placed for both commuters and shoppers, with easy access into Norwich, either by car or from 11 minutes by train from Salhouse. From Norwich, there are regular, direct trains to London in around two hours, and to Cambridge in just over 90 minutes.

Norwich International Airport offers flights to business hubs such as Amsterdam, Munich, Geneva and Paris, as well as holiday destinations such as Turkey, Italy and Spain.



By car from Liberty Park



By train from Salhouse Station

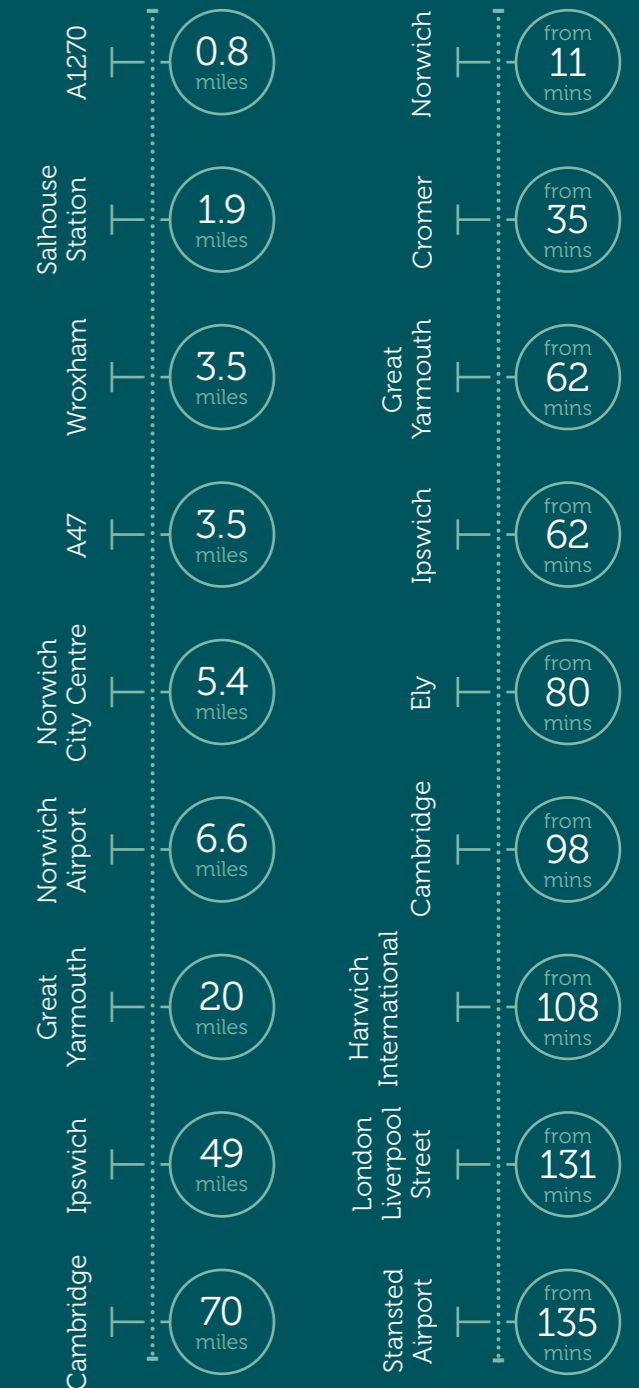




Image from other Orbit Homes development

Your place to thrive

Specification

Kitchen

- Stylish, contemporary fitted kitchen with a range of wall and base units
- 22mm square edge laminate worktops
- Stainless steel single oven
- Induction hob
- Extractor hood
- Stainless steel sink with chrome mixer tap
- Integrated fridge/freezer
- Integrated dishwasher

Bathroom and cloakroom

- Contemporary white Roca sanitaryware
- Thermostatically controlled shower over bath and glass shower screen with full-height tiling to bath
- Chrome ladder radiator to bathroom
- Lockable mirror-fronted cabinet with shaver socket
- Diesse wall tiles

Plumbing

- Air Source Heat Pump heating system with hot water cylinder
- Underfloor heating to the ground floor
- Thermostatically controlled radiators to the first floor

Electrical

- Media plate TV and telephone point to living room
- TV point to bedroom one
- Data point to living room and up to three bedrooms
- One double socket with USB charging port to each bedroom, kitchen and living room
- Downlighters to kitchen, utility, bathroom, cloakroom, hall and landing
- LED under-cupboard lighting to kitchen
- Mains-wired smoke detector and alarm
- Carbon monoxide detector and alarm
- PIR outside light to front and switched light to rear

Windows and doors

- PVCu double-glazed lockable windows and patio doors
- Front door with multi-point locking, deadbolt and chrome ironmongery

Orbit Homes reserves the right to alter specification without prior notice. Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print. Images shown are from other Orbit Homes show homes.

Your place to thrive

Internal

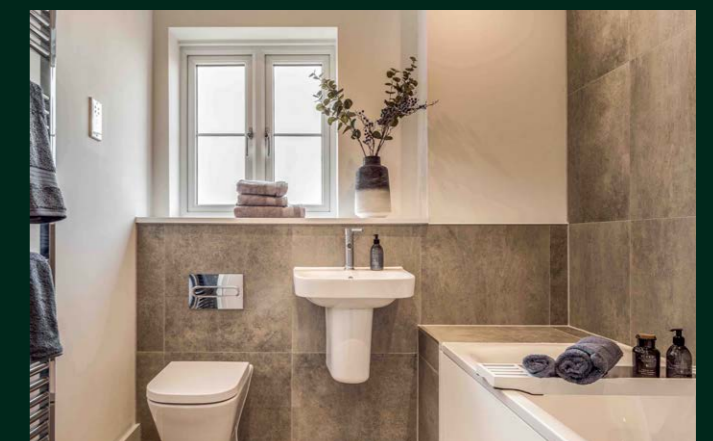
- Walls and ceilings in Pure Brilliant White emulsion
- Woodwork in white satin
- White internal doors with chrome ironmongery
- Built-in wardrobe to bedroom one
- Oak handrail to staircase
- Amtico flooring to kitchen, bathroom, cloakroom, hall and living room
- Carpets to stairs, landing and all bedrooms

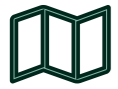
Energy Efficiency and Biodiversity

- Electric Vehicle charging point to all homes
- Flush photovoltaic panels to all homes
- All homes achieve EPC 'B' rating
- Enhanced wall and ground floor insulation
- Boxes for bats, wrens, owls, swifts; bug hotels and log piles; bee bricks; hedgehog friendly fences to encourage wildlife and insect biodiversity
- Orchard fruit trees to provide blossom, fruit and a varied habitat
- New and retained native hedgerow around the site to provide a wildlife route
- Wildflower seed mix, lavender planting and varied grasses in the Public Open Spaces
- Attenuation basin base sown with wet tolerant meadow grass mixture

General

- Choice of Light, Colour or Wood palette for kitchen, bathroom and flooring finishes, dependent on build stage
- Landscaping to front garden
- Turf and patio to rear garden
- 1.8m closeboard fence to rear garden
- Outside tap
- 10-year NHBC Buildmark Choice warranty



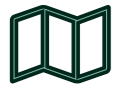


Shared Ownership

- Swift**
2 bedroom house
- Wren**
2 bedroom house
- Tawny**
3 bedroom house
- Pipistrelle**
3 bedroom house

Affordable Rental Homes

Development layout is not shown to scale and is given as a guide only. Orbit Homes has a policy of continuous improvement and reserves the right to make changes at any time. Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print.

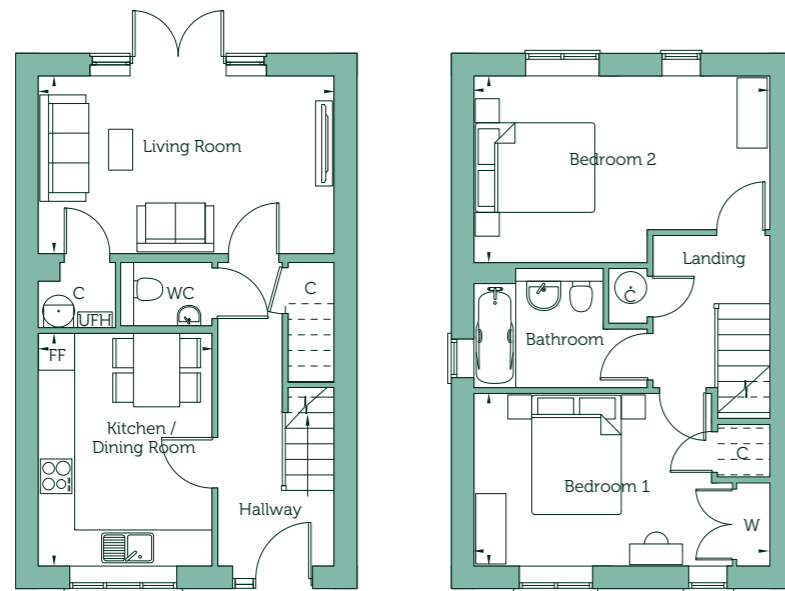


CGI depicts Plots 37 and 38

Swift

Two Bedroom House

Plots 5, 6, 8, 9, 10, 11, 37 and 38



Ground Floor

Living Room	9'8" x 16'0"	2.94m x 4.89m
Kitchen / Dining Room	12'8" x 9'5"	3.85m x 2.87m

First Floor

Bedroom 1	9'4" x 16'1"	2.85m x 4.90m
Bedroom 2	10'1" x 16'1"	3.08m x 4.90m
Gross Internal Area	857 sq ft	79.60 sq m

Handed Plots 5, 8, 10 and 37

Key

C Cupboard FF Fridge Freezer W Fitted Wardrobe UFH Under Floor Heating

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print.

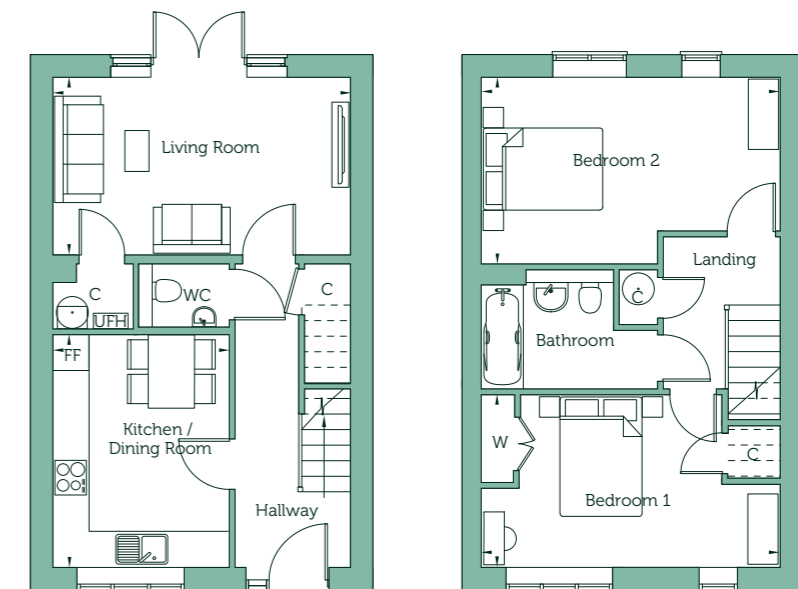


CGI depicts Plots 2, 3 and 4

Wren

Two Bedroom House

Plots 3, 17 and 35



Ground Floor

Living Room	9'8" x 16'2"	2.94m x 4.94m
Kitchen / Dining Room	12'8" x 9'7"	3.85m x 2.93m

First Floor

Bedroom 1	9'6" x 16'2"	2.89m x 4.94m
Bedroom 2	10'1" x 16'2"	3.08m x 4.94m
Gross Internal Area	865 sq ft	80.40 sq m

Key

C Cupboard FF Fridge Freezer W Fitted Wardrobe UFH Under Floor Heating

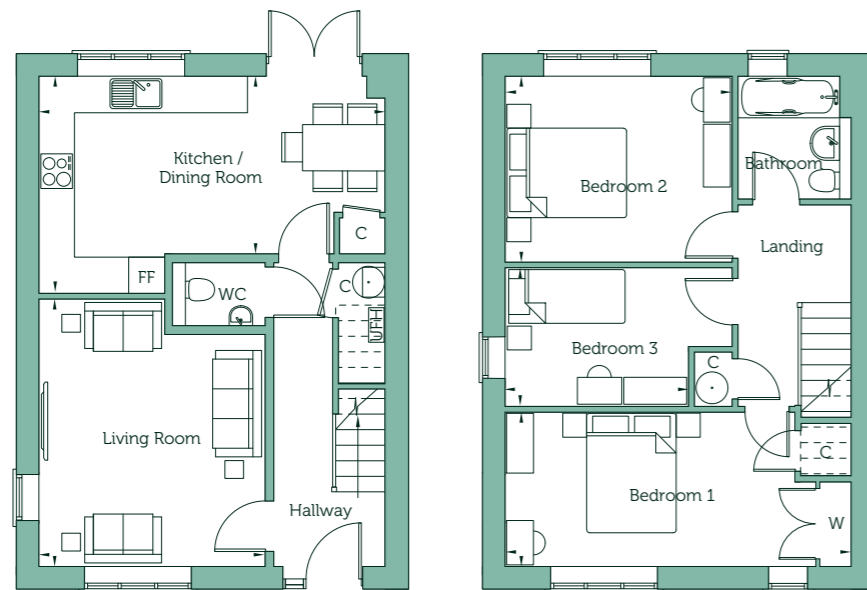
Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print.



Tawny

Three Bedroom House

Plots 2, 4, 12, 16, 18, 19, 20, 34, 36 and 40



Ground Floor

Living Room	14'6" x 12'4"	4.42m x 3.75m
Kitchen / Dining Room	11'9" x 18'10"	3.59m x 5.74m

First Floor

Bedroom 1	8'4" x 18'10"	2.54m x 5.74m
Bedroom 2	10'2" x 12'3"	3.09m x 3.74m
Bedroom 3	7'5" x 9'11"	2.27m x 3.02m

Gross Internal Area	1,005 sq ft	93.40 sq m
---------------------	-------------	------------

Handed Plots 2, 12, 16, 19 and 34

Key

C Cupboard FF Fridge Freezer W Fitted Wardrobe UFH Under Floor Heating

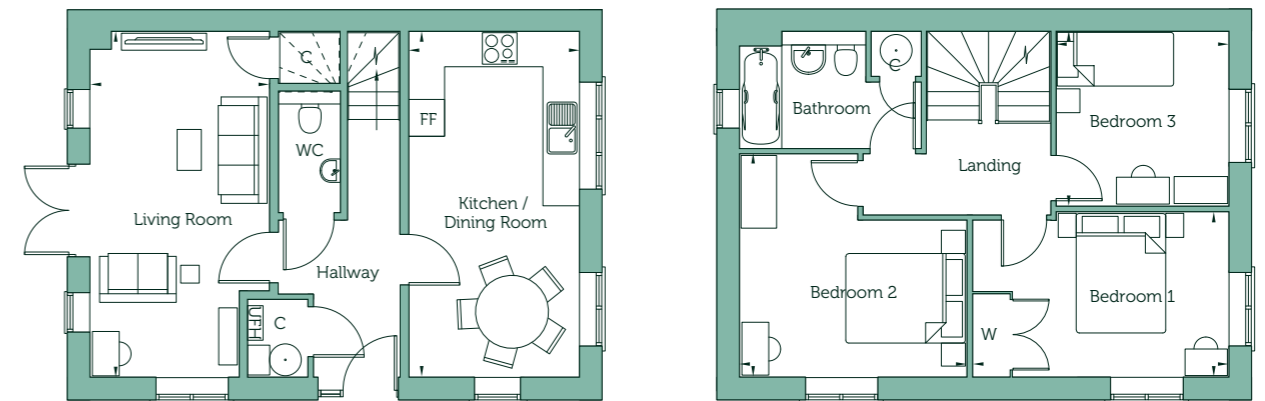
Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print.



Pipistrelle

Three Bedroom House

Plots 13 and 39



Ground Floor

Living Room	18'10" x 9'9"	5.74m x 2.97m
Kitchen / Dining Room	18'10" x 9'3"	5.74m x 2.83m

First Floor

Bedroom 1	9'0" x 13'11"	2.74m x 4.24m
Bedroom 2	12'2" x 12'4"	3.70m x 3.77m
Bedroom 3	9'5" x 9'6"	2.87m x 2.89m

Gross Internal Area	1,005 sq ft	93.40 sq m
---------------------	-------------	------------

Handed Plot 39

Key

C Cupboard FF Fridge Freezer W Fitted Wardrobe UFH Under Floor Heating

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print.



Homes to be proud of



"I knew I loved the house from the first moment I saw it. Both of the sales assistants were very friendly and lovely people, and they have been so supportive throughout the process – which only took two and a half months from first viewing to completion." - Vilyana

We believe that in order to build homes and communities which people will take pride in, we need to take pride in them ourselves. For us it's all about quality over quantity. All aspects of our building process are underpinned by our own high standards, placing our homeowners at the heart of everything we do and investing in our communities to create great places to live, work and play.

Working from home

When it comes to commuting to work, life doesn't get much better for Dan. You could say that his job is literally on his doorstep, because Dan is employed as New Build Project Manager on the development where he has recently purchased his first home.

Dan had previously lived in his family home in Watton, Norfolk, but after saving enough for a deposit on a house, he began looking at properties in the local area. After comparing local developments, Dan chose to purchase a three bedroom home at Newlands, because he knew first-hand that he was purchasing a property which carried high design standards in a great location, close to the A11.

Talking about his experience with Orbit Homes as a first-time buyer, Dan said: "When I was looking at buying my first home, I kept an open mind and looked around to see what was on the market. To me, Newlands was the highest quality new build development in the local area and in my profession, I have seen lots of homes built. All the Newlands properties are modern, light and airy and the design, quality and product specifications are fantastic. So, not only was I choosing the best home available to me, I was also literally buying on my doorstep!"

Orbit Homes' customer service has been amazing

Having previously lived in a three bedroom semi-detached house in Dereham with their two daughters, David and his family decided to upsize and began researching local developments. After looking at properties in the local area, they chose a four bedroom home at Mill View.

The size of our new home is ideal, and the interior is bright and spacious. As a family, we have also spent more time outdoors in our lovely big garden, which is something you don't always see with new builds. I couldn't be prouder of our perfect Orbit home!"

Talking about his family's excellent Orbit Homes experience, David added: "Orbit Homes' customer service has been amazing. The Sales Team kept us up to date throughout the whole process and were always happy to help with any questions or queries we had, no matter how big or small. As a family, we just want to say thank you to Orbit Homes for helping us secure our dream home – from start to finish everyone has been so friendly, kind and caring. I would recommend Orbit Homes wholeheartedly and I can't wait to start making amazing memories with my family and friends."

First time buying made simple

Grant and Charlotte bought their first home at an Orbit Homes development. Here's what they had to say: "As first time buyers, looking to purchase our first home felt really overwhelming, but Orbit Homes were extremely accommodating from the start. The process of purchasing was made simple for us and the Sales Team were always on hand for any queries we had."

Vilyana and Maggie their forever home

"I was so glad that the sales process was straightforward. My advice for anyone buying a new home is to make sure you buy from a trusted developer and someone who is going to have your back if anything happens. I really appreciate how welcome Orbit Homes made me feel. Before completion, the site team took the time to discuss with me about my needs and wishes for the design of the garden and the house interior. Everything was finalised a few weeks after completion and the results were wonderful.

My dog Maggie and I are both delighted with our brand-new Orbit Home and the laid-back lifestyle that Norfolk offers."

Jessie and Alex found their dream home through Shared Ownership

Jessie and Alex were living with parents and longed for a home of their own. Now, thanks to helpful advice from Orbit Homes on a Shared Ownership property, they have a beautifully-furnished, three bedroom home in a location they could only dream of! "We looked around at a number of developments but didn't feel at home. We went to look at Summer Gates and as soon as we walked into the show home it felt like we had come home, we were so excited!"

A wonderful journey

Sue, a single lady, wanted to move nearer to her family and friends. "I was looking for a house that I could manage myself. As a single lady I didn't want a project this time, it needed to be well built with attention to detail, spacious, light and airy and have a good feel about it. I wanted good storage space, a manageable-sized garden and somewhere to park my car too."

Shared Ownership, the affordable way to buy

Emily and Aaron were looking to get out of renting and onto the property ladder. "We chose the Shared Ownership option as it was affordable for us both and decided on Spring Grove because we loved the interior design, layout of the house and the size of the garden – it's perfect for our dog!"

"The process of buying our first house was plain sailing, thanks to Orbit Homes. We had constant communication and guidance all the way through. Our Orbit Homes experience has honestly been incredible, everything was up to the standard we expected, and we could not have asked for a better first home. We would recommend Shared Ownership to anyone, especially young people, who are looking to get on the property ladder but are struggling to save for a deposit."

Emily added: "I love everything about our new home. The colour scheme is perfect, the size of the house is great and having a driveway which fits both of our cars is brilliant."

These quotations are from purchasers at other Orbit Homes developments.



Avalon Place, Easton

The Orbit difference

The history of Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high quality, affordable, safe and sustainable and they really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this through taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have in place sustainable working and excellent employment practices.



Building for good

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact reaches far beyond the homes we sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not just through our work as responsible landlords in supporting our tenants, but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiative further. So by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.

Orbit in the community

We have invested around £25m into local community schemes in the last six years through a range of local projects to improve the local community. This includes sensory gardens, skateboard parks, community farms and neighbourhood cinemas. We also provide help and support on wellbeing, employment and skills, digital inclusion and financial advice through our award-winning Better Days programme.

Alongside this, our employees are very active in the local community through our volunteering programme and contributed over 4,000 community hours in the last 12 months alone. Our employees have painted, decorated, planted and litter-picked their way to supporting our local communities, whilst raising over £45,000 for national and local charities, including MIND, Shelter, Macmillan Cancer Support and Prostate Cancer Awareness UK.

Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment. Since 2019, we have reduced our organisation's carbon footprint by 33%.

We have four main priorities:

- Climate action to become net zero carbon
- Enhancement of green spaces to promote biodiversity
- Sustainable consumption of resources to reduce waste
- Responsible partnerships and a sustainable supply chain



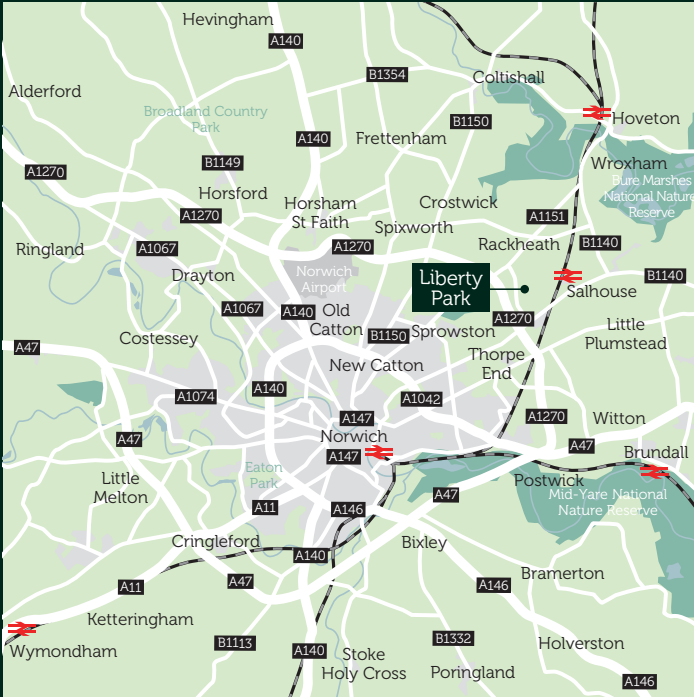
Mill View, Dereham





Outer cover coated with
Anti-Bacterial lamination

Liberty Park Stanway Road off Green Lane West Rackheath NR13 6GR



Wider Area

Directions to Liberty Park

Travelling from the A1042 in Norwich, take Salhouse Road (north east) signposted New Rackheath. Continue on this road for approximately two miles to the roundabout at the A1270. Take the second exit Salhouse Road signposted Salhouse and Rackheath, continue for approximately 340 yards (313 metres) to the mini roundabout at the junction with Green Lane West. Turn left into Green Lane West and continue for approximately 1200 yards (1.1 kilometres) where you will find Liberty Park on your right-hand side.

Try using what3words to find us

Search for [///pages.lows.gems](http://pages.lows.gems) on what3words.com

Local Area

Alternative route

Travelling from the centre of Norwich take the A1151 Sprowston Road, signposted Wroxham, stay on this road to the A1042 roundabout, take the second exit, which is the continuation of the A1151 signposted Wroxham and Statham. Continue, over two additional roundabouts to the A1270 roundabout. Take the second exit, A1151 Wroxham Road, continue 570 yards (520 metres) and take the first right into Green Lane West, continue for approximately 900 yards (825 metres) and you will find Liberty Park on your left.

Alternatively scan the QR code for Google Maps



orbithomes.org.uk

☎ 01603 944 014

✉ Sales.LibertyPark@orbit.org.uk