



Your place
to grow at

Saxon Heath, Attleborough



Your place
to thrive

Find your place to thrive at Saxon Heath



Attleborough Queen's Square

Orbit is delighted to bring you a selection of two and three bedroom homes at Saxon Heath in the charming market town of Attleborough. These contemporary homes are available through Shared Ownership, the part-buy, part-rent scheme, making home ownership easier and more affordable for all.

Find your place to enjoy life...

At just over a mile from Attleborough town centre and a mile and a half from the train station, Saxon Heath residents can benefit from the historic town's plentiful amenities, whilst also enjoying the surrounding beauty of Norfolk's rural landscape.

Attleborough has a wealth of independent shops, supermarkets and plenty of community facilities, including a sports hall and tennis courts, plus a selection of cafés, pubs and lively eateries lining the attractive high street. Every Thursday, there's the wonderful Makers Market, just outside the Town Hall – a tradition that's been established for hundreds of years. And with an abundance of pubs and restaurants in the surrounding villages offering a wide range of cuisines, there's always local places to enjoy a relaxed evening meal with the family, or to simply unwind with a coffee.

...your places to explore

There's plenty to do to keep all ages entertained, whatever the season. Thetford Forest is close by, with its busy programme of events throughout the year and wealth of outdoor activities, including

invigorating walks and bike trails, plus a fantastic wooden adventure playground amongst the trees. Alternatively, test your skills on the high rope treetop course, or even take the off-roading challenge on our all-terrain Segways at the Forestry Commission's High Lodge centre.

A Banham Zoological Gardens membership is a must, it's just a short drive away, where there's also indoor and outdoor play areas for younger children. You'll also find a fantastic fairground and traditional train and transport attractions at Bressingham Steam and Gardens.

A little further afield, you can experience the great outdoors of the world-famous Norfolk Broads National Park, a meandering network of rivers and lakes stretching for over 125 miles, giving you access by boat, canoe or kayak to numerous towns and picturesque villages. Norfolk's coastline is also well-known for its spectacular beaches, such as Cromer in the north, famed for its crabbing and fine Victorian Pier, to Lowestoft and Southwold to the east – there's no shortage of places to discover with family and friends.

Norwich, with its wealth of history and culture, is around 17 miles away. Shoppers on the lookout for something different should head to Norwich Lanes, a charming locale of medieval alleyways and

historical buildings, where independent retailers offer exclusive fashion and lifestyle choices. Diners can choose from a tantalising wealth of fine dining establishments serving up a variety of cuisines, as well as enjoying all manner of lively bars and clubs.

Norwich Market, one of the largest open-air markets in the country, is open from Monday to Saturday with plenty of stalls. Whatever you fancy, you're likely to find it here, including the best in local produce, including freshly baked bread and homemade jams. Or the weekly Goat Lane Fair, established back in 1972, is a treasure trove if you're on the hunt for antiques and collectibles.



St Peter Mancroft church and the Norfolk and Norwich Millennium Library, Norwich

For a little more intensive retail therapy, Norwich is also home to some impressive shopping malls, including Chantry Place, housing more than 90 shops, cafés and restaurants over three levels, and filled with leading fashion brands, accessories and more. In addition, the five-storey Castle Quarter shopping and leisure centre is packed with popular high street names, restaurants, a cinema and many leisure activities from gyms and yoga to bowling to interactive gaming. In the city centre, you'll discover one of the jewels in Norwich's crown, the Royal Arcade; opened in 1899, it's definitely worth visiting, as much for its magnificent, tiled interiors and stained glass as for the boutiques themselves.

For a more sedate, cultural experience, there's the Theatre Royal, various galleries and museums, or either of Norwich's major landmarks – the Castle and Cathedral. Or sports fans might prefer a trip to watch Norwich City FC play at Carrow Road, or even enjoy a day at Newmarket races. There're endless opportunities for a whole spectrum of leisure pursuits.

...and places to learn

For younger families, the area offers Attleborough and Great Ellingham Primary Schools, plus an excellent choice of state and independent schools, including Old Buckenham High School, Wymondham College, the largest co-educational state boarding and day school in the UK, Attleborough Academy, a co-educational secondary school and sixth form with academy status, and Thetford Grammar School.

Your place to connect...

Saxon Heath is ideally placed for both commuter and shoppers, with easy access into Norwich, either by car via the A11 or train. From Norwich, the train journey to London takes approximately two hours, and to Cambridge in around an hour.

Attleborough sits approximately 17 miles from Norwich city centre, 14 miles from Thetford town and Thetford Forest, and 26 miles from Bury St Edmunds. Situated just off the A11, it's centrally located for travel into Norwich and towards the A47, A14 and M11. There are also regular bus services into Norwich, and Attleborough railway station provides a line to both Norwich and Cambridge, and then on to London.

For travel further afield for leisure or business, Norwich International Airport, East Anglia's largest airport, is about 25 miles from Attleborough, with its connections to over 30 UK airports and business hubs such as Amsterdam, Munich, Geneva and Paris, as well as holiday destinations such as Turkey, Italy and Spain.



By car from Saxon Heath



By train from Attleborough Station

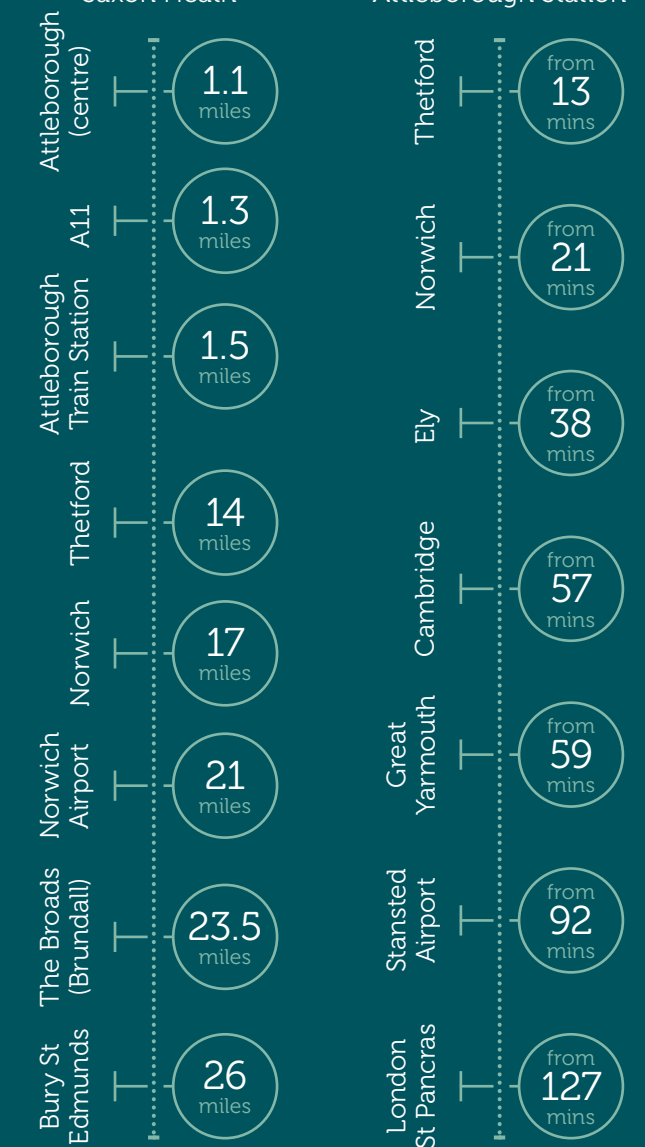




Image from other Orbit development

Specification

Kitchen

- 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, cloakroom and en suite

- Contemporary white sanitaryware
- Thermostatically controlled shower over bath and glass shower screen with full-height tiling to bath
- Thermostatically controlled shower to en suite and glass shower cubicle with full-height tiling
- Chrome ladder radiator to bathroom and en suite
- Lockable mirror-fronted cabinet with shaver socket

Plumbing

- Gas-fired central heating system with combination boiler
- Thermostatically controlled radiators

Electrical

- Media plate TV and telephone point to living room
- 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, bathroom, en suite, 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
- Electric Vehicle charging point infrastructure where possible within curtilage of property

Windows and doors

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

Internal

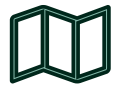
- Walls and ceilings in matt white emulsion
- Woodwork in white satin
- White internal doors with chrome ironmongery
- Built-in wardrobe to bedroom one
- Oak handrail to staircase
- Amtico flooring to kitchen, bathroom, en suite, cloakroom, hall and living room
- Carpets to stairs, landing and all bedrooms

General

- Colour or Light colour palette for kitchen, bathroom and flooring finishes
- Landscaping to front garden
- Turf and patio to rear garden
- 1.8m closeboard fence to rear gardens
- Outside tap
- 10-year NHBC Buildmark Choice warranty

Orbit 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 show homes.



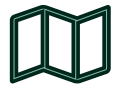


Shared Ownership

- **Caster**
2 bedroom houses
- **Combe**
3 bedroom houses
- **Wick**
3 bedroom houses
- **Hurst**
3 bedroom houses
- **Bourne**
3 bedroom houses

■ **Affordable Rental Homes**

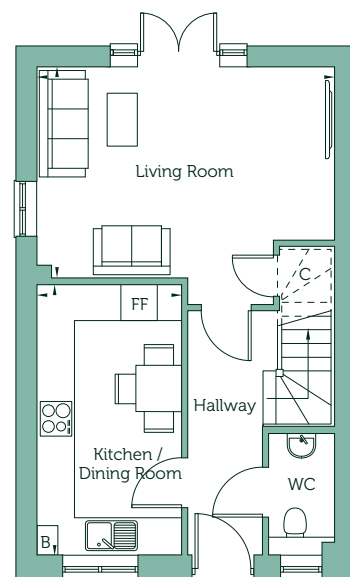
Development layout is not shown to scale and is given as a guide only. Orbit has a policy of continuous improvement and reserves the right to make changes at any time. Please ask the Sales Consultant for current information when reserving your new home. Information correct at time of going to print.



Caster

Two Bedroom House

Plots 5, 6, 7, 8, 12, 13 and 25



Ground Floor

Living Room	11'7"max x 16'3"	3.53m x 4.97m
Kitchen / Dining Room	14'10" x 8'0"	4.52m x 2.44m

Key

C Cupboard FF Fridge Freezer B Boiler W Fitted Wardrobe AC Airing Cupboard

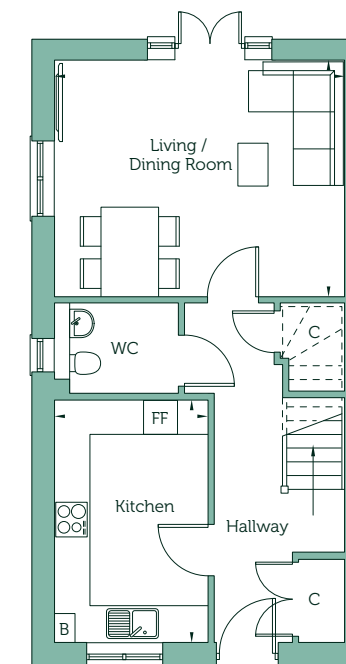
Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows 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.



Combe

Three Bedroom House

Plot 30



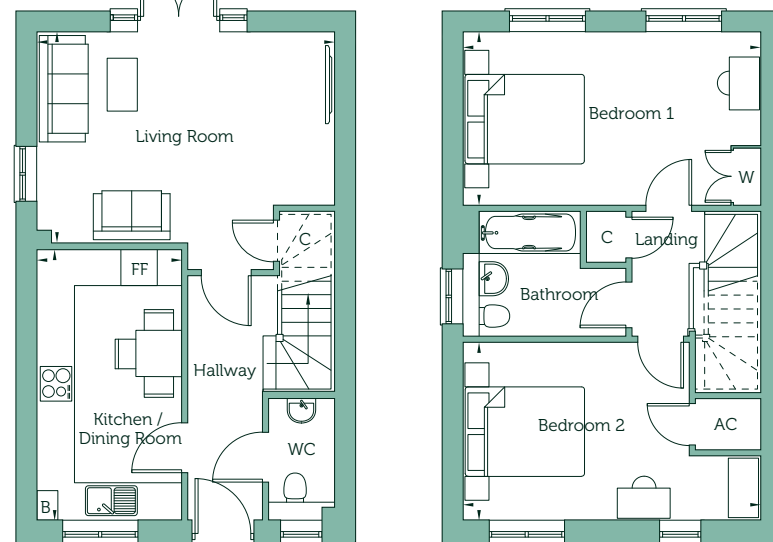
Ground Floor

Living / Dining Room	13'0" x 15'11"	3.96m x 4.85m
Kitchen	13'4" x 8'6"	4.07m x 2.60m

Key

C Cupboard FF Fridge Freezer B Boiler W Fitted Wardrobe AC Airing Cupboard

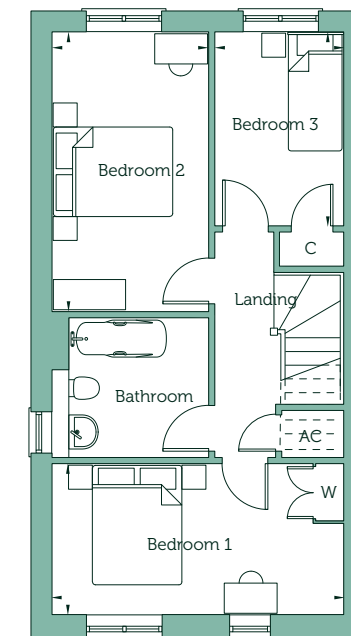
Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows 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.



First Floor

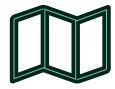
Bedroom 1	9'6" x 16'4"	2.90m x 4.97m
Bedroom 2	9'9" x 16'4"max	2.98m x 4.97m
Gross Internal Area	856 sq ft	79.52 sq m

Handed Plots 5, 7, 13 and 25



First Floor

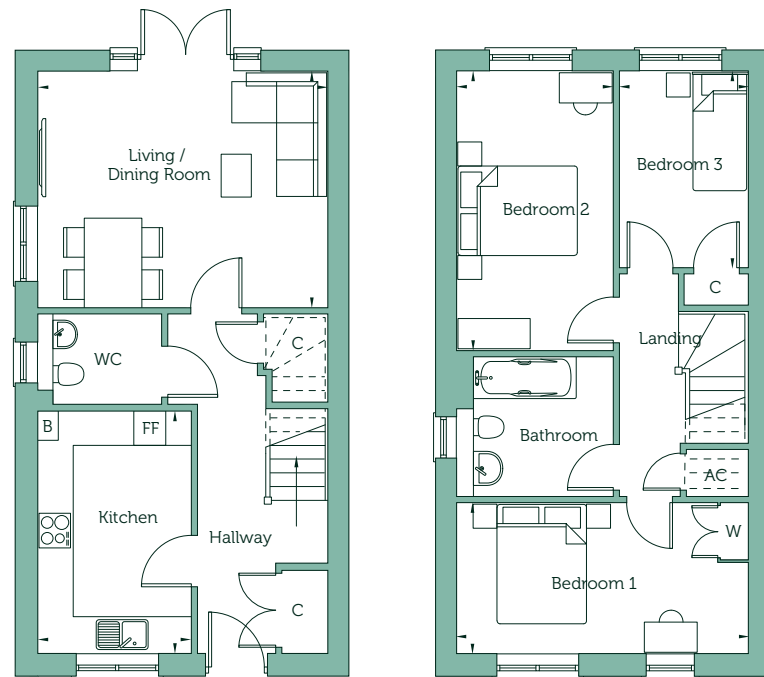
Bedroom 1	8'4" x 15'11"	2.55m x 4.85m
Bedroom 2	15'3" x 8'7"	4.66m x 2.61m
Bedroom 3	10'7" x 7'2"	3.23m x 2.18m
Gross Internal Area	995 sq ft	92.44 sq m



Wick

Three Bedroom House

Plots 1, 2, 26, 27, 28 and 29



Ground Floor

Living / Dining Room	13'0" x 15'11"	3.96m x 4.86m
Kitchen	13'5" x 8'6"	4.08m x 2.60m

Key

C Cupboard FF Fridge Freezer B Boiler W Fitted Wardrobe AC Airing Cupboard

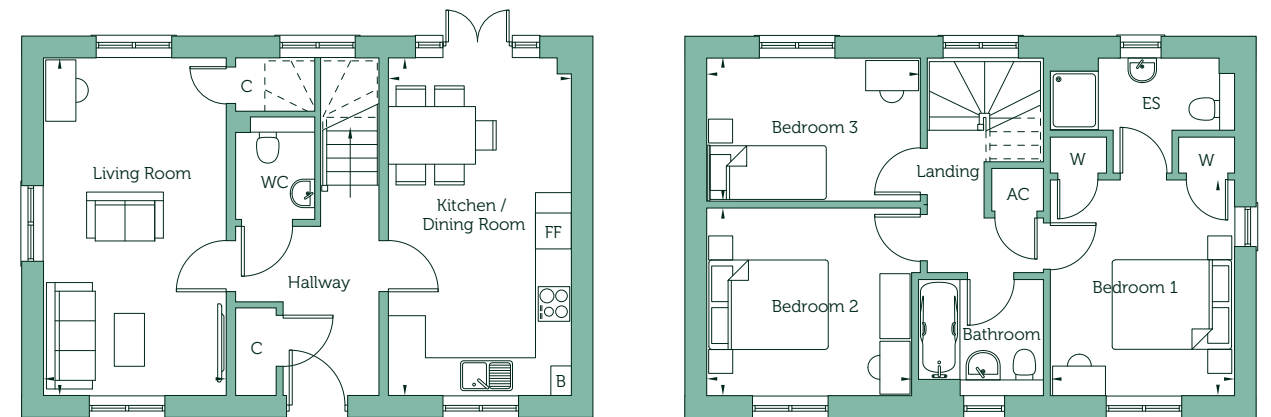
Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows 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.



Hurst

Three Bedroom House

Plots 3, 4, 14 and 15



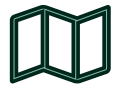
Ground Floor

Living Room	18'6" x 10'1"	5.64m x 3.08m
Kitchen / Dining Room	18'6" x 10'1"	5.64m x 3.08m

Key

C Cupboard FF Fridge Freezer B Boiler W Fitted Wardrobe ES En Suite AC Airing Cupboard

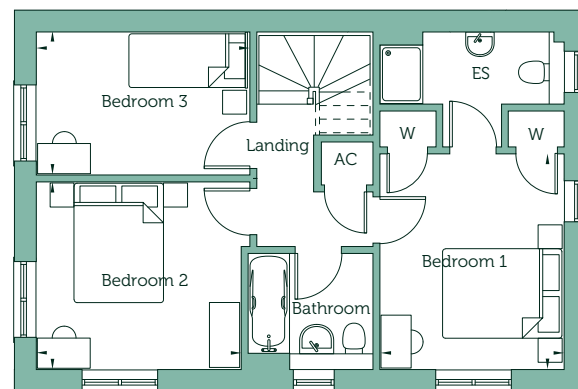
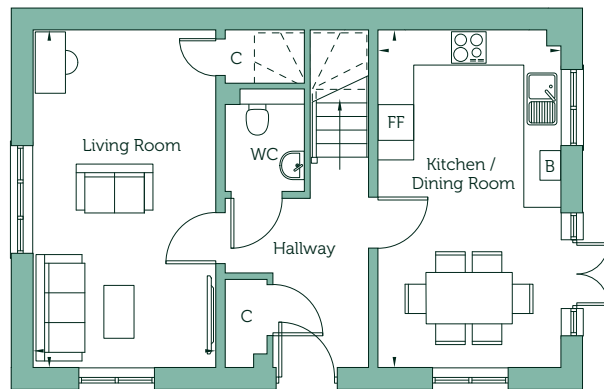
Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows 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.



Bourne

Three Bedroom House

Plot 31



Ground Floor

Living Room	18'6" x 10'1"	5.64m x 3.08m
Kitchen / Dining Room	18'6" x 10'1"	5.64m x 3.08m

Key

C Cupboard FF Fridge Freezer B Boiler W Fitted Wardrobe ES En Suite AC Airing Cupboard

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 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 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's 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 Orbit's 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 experience, David added: "Orbit's 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 for helping us secure our dream home – from start to finish everyone has been so friendly, kind and caring. I would recommend Orbit 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 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 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 manageably-sized garden and somewhere to park my car too."

After attending an open day event where she met representatives from Orbit, Sue was really impressed with the knowledge and information on offer. She decided on a home at The Sidings and submitted the paperwork. "I was so excited, the lady I dealt with was great, she explained the whole process and to this day it works. In fact, all parties involved have been amazing, the process has been seamless, and I can't thank everyone enough for making it happen, it really has been a wonderful journey. I was really impressed at how professionally the whole process was handled."

We're so proud of our team for going that extra mile to create homes and places that make so many people so happy. Isn't it about time you got the home you deserve?

These quotations are from purchasers at other Orbit Homes developments.



Newlands, Attleborough

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

Saxon Heath Hargham Road Attleborough Norfolk NR17 1ZL



Wider Area

Directions to Saxon Heath

Travelling from Norwich, take the A11 towards London and Thetford, follow the A11 past Wymondham and towards Attleborough. Take the Attleborough, Watton B1077 turn off. At the slip road traffic lights, bear left towards the town centre onto the B1077 Queen's Road. After around 475m, turn left into Church Street's one-way system. After 245 metres, at the traffic lights, turn right into Surrogate Street, continue for around 170 metres to the junction, then turn right into Connaught Road (signposted A11 Town Centre Watton B1077). Stay on this road for 32 metres, move to the left lane and then bear left into the High Street. After 125 metres, take the first left into Hargham Road. Stay on Hargham Road for approximately 1400 metres, after which you'll see Saxon Heath on your right-hand side.

Local Area

Travelling from Thetford, take the A11 towards Norwich. Follow the A11 past the Roudham Industrial areas sign, past Eccles and on towards Attleborough. Take the Attleborough turn off onto the London Road (past Breckland Lodge), follow the London Road for around one mile, turn right into New Road, then follow New Road to the junction with Hargham Road. Turn right into Hargham Road, where you'll see Saxon Heath on your right-hand side.



Your place
to thrive

orbithomes.org.uk

☎ 01953 827 120

✉ Sales.SaxonHeath@orbit.org.uk

Head Office: Orbit, Garden Court, Harry Weston Road, Binley Business Park, Coventry CV3 2SU. Orbit is an exempt charity, registered under the Industrial and Provident Societies Act 1965.

Orbit has a policy of continuous improvement and reserves the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. Orbit reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or contain any representation of fact upon which any party is entitled to rely. Information correct at time of going to print August 2023. OH/SH/Bro/0823/B