



# Weavers Grove

Bildeston



[orbithomes.org.uk](http://orbithomes.org.uk)



# Making it your home, together at Weavers Grove

Welcome to Weavers Grove, a modern development in the charming village of Bildeston, one of the historic 'wool towns', which sits at the heart of south Suffolk's idyllic countryside, enjoying unspoilt rural surroundings. Weavers Grove offers a desirable collection of two, three and four bedroom homes available to purchase through the Shared Ownership scheme, the perfect choice for buyers at all stages of life.

## Find your place to enjoy life...

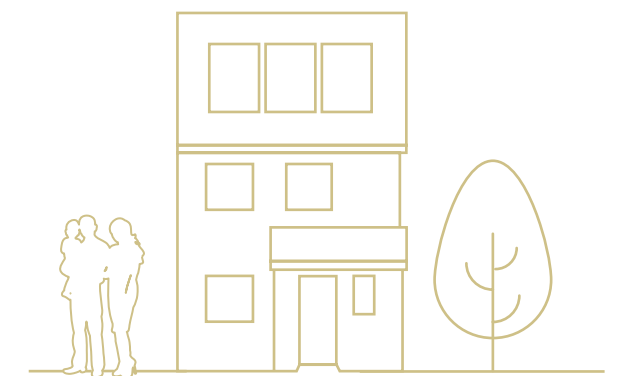
In addition to its enviable rural location, the thriving village of Bildeston enjoys excellent local services and is also within easy reach of Ipswich, Stowmarket and Bury St Edmunds. The village is long-established and is even recorded in the Domesday book of 1086.

For day-to-day needs, there are a number of shops and local businesses, including Bildeston Stores and Post Office located in the market place. There's a Health Centre and further down the High Street you'll find the Lifecycle Bike Shop and Studio 66 Hairdressers. A traditional supper of fish and chips can be enjoyed from The Flying Friar which visits the market place on a Thursday early evening and Friday lunchtime. Bildeston also hosts pop-up exhibitions from A2 Arts and seasonal fêtes run by the Boule-in, a French-inspired decorative lifestyle company.

The village boasts no less than two pubs, The Bildeston Crown is a 15th century former coaching inn, an intriguing building with oodles of charm, where you'll find characterful and cosy dog-friendly bars, a first class restaurant with triple AA Rosettes, and courtyard terrace for al fresco dining. Alternatively, try The Kings Head pub, an award-winning, traditional Grade II listed freehouse, attractively timbered inside with an inglenook fireplace and wood burning stove. You'll be spoilt for choice!

Music-lovers can enjoy the BNatural Music Festival - a free music festival held every September. The main stage is in the village square with several smaller venues around the village, bringing a variety of quality live music to Bildeston residents and beyond. It's a rocking great event for all the family!

For sports enthusiasts, there's Bildeston Tennis Club, and The Sports Pavilion provides a perfect space for meetings, community groups, parties and social events. There's an Adventure Playground, located at the end of Chamberlin Close, with swings suitable for both babies and young adults, a large climbing frame with rope bridge and slide for children aged 5+ and a trim trail. The Coronation Playground with Skate Park is ideal for skateboarders, scooter riders, BMXers and in-line skates. Plus, there's a basketball pad in an idyllic setting on the outskirts of the village. It provides a large green space for ball games, kite flying and picnics.



Kings Head, Bildeston, Suffolk





Church of St Mary Magdalene, Bildeston, Suffolk

# Find your place to explore at **Weavers Grove**

Weavers Grove's is surrounded by plenty of outdoor pursuits and attractions, whilst still being close to large, bustling towns like Ipswich.

You can take a walk to Bildeston's very own Nature Reserve, the Kings Pightle, a beautiful and tranquil space that delights visitors all year round. Discover paths that meander through lush meadows, reedbeds and copses, or just sit and contemplate the beautiful scenery. There's a bird hide and feeding area and also a picnic place for a relaxing family day out.

For something a little different, enjoy an outing to Hilly Ridge Alpacas in Wattisham, a few miles away, where you can join an epic Alpaca Trekking Experience, or even adopt one of these beautiful animals. Or walk around the farm where you can meet and possibly even bottle-feed a baby Alpaca. It really is a wonderful experience for visitors of all ages.

Nearby, aviation enthusiasts will be fascinated by Wattisham Airfield Museum, which is home to an extensive photographic records, models, artefacts and memorabilia depicting the history and squadrons based at this RAF station from 1937 to the present day. Wattisham Flying Station is also home to the Army Air Corps' Apache attack helicopter force, quite a sight!

Staying with the flying theme, Lavenham Falconry is also nearby, an immersive, purpose-build bird of prey centre and Raptor Conservancy, based in the beautiful village of Monks Eleigh just outside Lavenham. Here, if you dare, you can enjoy a variety of experiences and close encounters with a range of magnificent Owls, Hawks, Vultures, Ravens, Eagles and Red Kite.



Village Sign, Bildeston, Suffolk

For those seeking a different kind of buzz, Ipswich is a brief half hour drive away. Its busy waterfront is lined with cafes, galleries and shops and home to one of the UK's newest universities, the University of Suffolk. With its galleries, theatres and arts festivals, including the annual Ipswich Jazz Festival, which also features art and photography exhibitions plus film screenings, Ipswich is regarded as a popular tourist destination. The shopping experience won't disappoint either, with all the major high street names you'd expect, plus the Buttermarket and Sailmakers Shopping Centres home to major retail brands.



Buttermarket, Ipswich, Suffolk

Stowmarket is less than 10 miles away. The town centre offers shoppers a blend of family-run specialist stores and national chains to suit everyone's tastes, plus there's a vibrant street market every Thursday and Saturday, with all manner of inviting stalls. The Mid Suffolk Leisure Centre has a newly-renovated and extended gym, three swimming pools, fitness classes, plus a soft play area and climbing wall. For culture-lovers, the elegant Regal Theatre features the latest movies and live performances, and the annual Stowmarket Food and Drink Festival celebrates local and regional produce.

## ...and places to learn

Bildeston has its own Primary School in Newberry Road, so families with little ones are conveniently catered for. The ancient market town of Hadleigh is just over five miles away, and here you'll find St. Mary's C of E Primary School, Beaumont Community Primary School, Hadleigh Community Primary School and Hadleigh High School for 11 to 16 year olds, so plenty of choice. And for higher educational needs the University of Suffolk is just half an hour away in Ipswich.



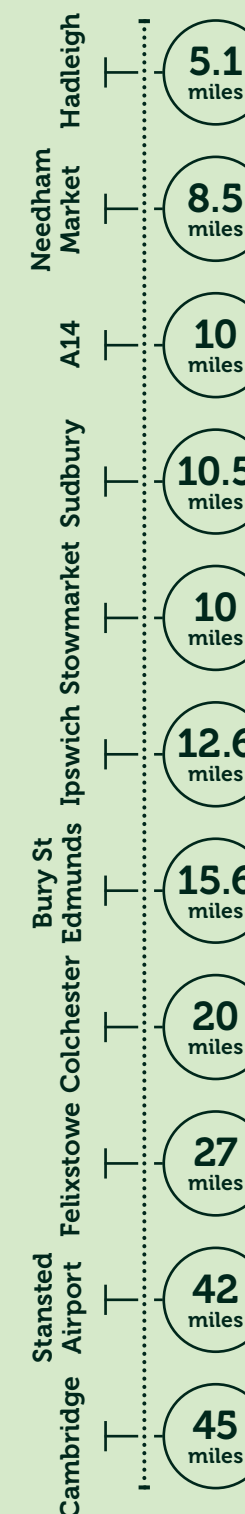
University of Suffolk, Ipswich

## Your place to connect...

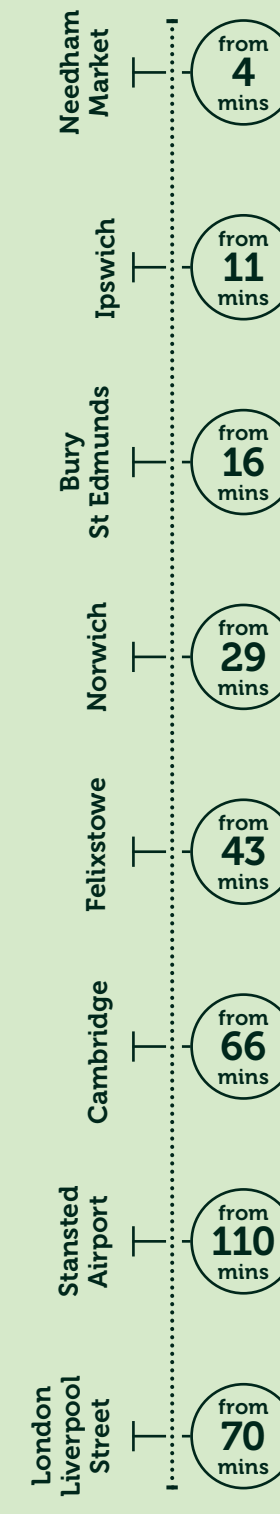
Weavers Grove is just a few miles from the A14, allowing easy access to Stowmarket and Bury St Edmunds to the west and Ipswich and Felixstowe to the south. Both Stowmarket and Needham Market have railway stations with mainline connections, and Stansted Airport is around 42 miles away, offering flights to numerous holiday destinations.



By car from  
Weavers Grove



By train from  
Stowmarket Station



Times and distances are approximate only and are taken from maps. google.com and nationalrail.co.uk





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.

# Specification

## Kitchen

- Contemporary fitted kitchen with a range of wall and base units
- 40mm square edge laminate with matching upstand
- Black and stainless steel single oven
- Ceramic hob
- Recirculating extractor hood
- Stainless steel sink with chrome mixer tap
- Integrated fridge/freezer
- Plumbing and removable unit for dishwasher
- Plumbing and removable unit for washing machine

## Bathroom, cloakroom and en suite

- Contemporary white Roca 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
- Shaver socket
- Diesse wall tiles

## Plumbing

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

## 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, utility, bathroom, en suite, cloakroom, hall and landing
- LED under-cupboard lighting to kitchen
- Mains-wired smoke 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

## Internal

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

## Energy Efficiency and Biodiversity

- EPC B rated homes
- Flush photovoltaic panels to all homes
- Electric Vehicle charging point to all homes
- Enhanced wall and ground floor insulation
- Boxes for bats and swifts and hedgehog friendly fences to encourage wildlife and insect biodiversity

## General

- Choice of Light, Colour or Wood colour 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 gardens
- Outside tap
- Water butt to rear garden
- 10-year NHBC Buildmark Choice warranty





# Development Layout

## Shared Ownership

- Fern**  
2 bedroom house
- Rowan**  
2 bedroom house
- Elder**  
3 bedroom house
- Poplar (F)**  
3 bedroom house
- Poplar**  
3 bedroom house
- Elm**  
4 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 the Sales Consultant for current information when reserving your new home. Information correct at time of going to print.



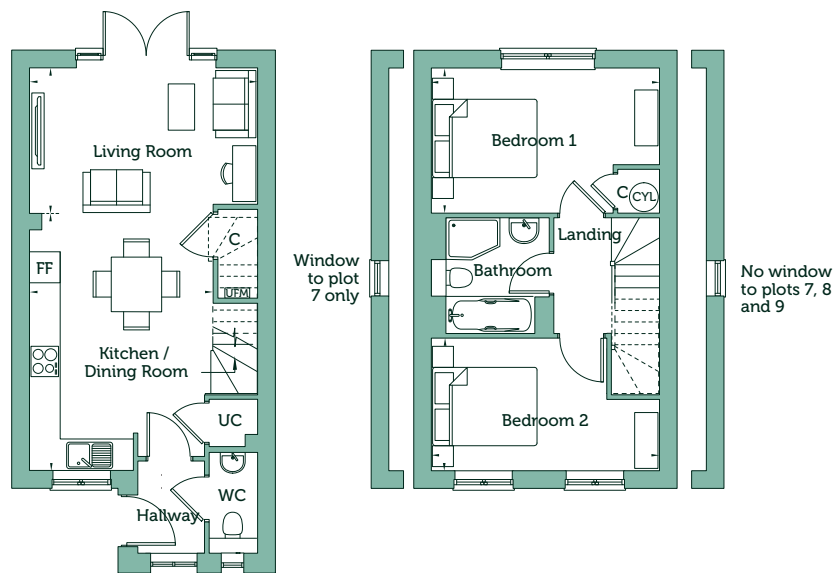
# Fern

## Two Bedroom House

Plots 3, 4, 7, 8, 9, 26 and 27



CGI depicts Plots 7, 8 and 9



### Ground Floor

Living Room	9'2" x 14'6"	2.79m x 4.41m
Kitchen / Dining Room	16'3" x 10'11"	4.94m x 3.33m

### First Floor

Bedroom 1	9'2" x 14'6"	2.79m x 4.41m
Bedroom 2	8'4" x 14'6"	2.55m x 4.41m
Gross Internal Area	775 sq ft	71.96 sq m

Handed Plots 3, 8 and 26

#### Key

C Cupboard FF Fridge Freezer UFM Under Floor Heating  
CYL Hot Water Cylinder UC Utility 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 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.

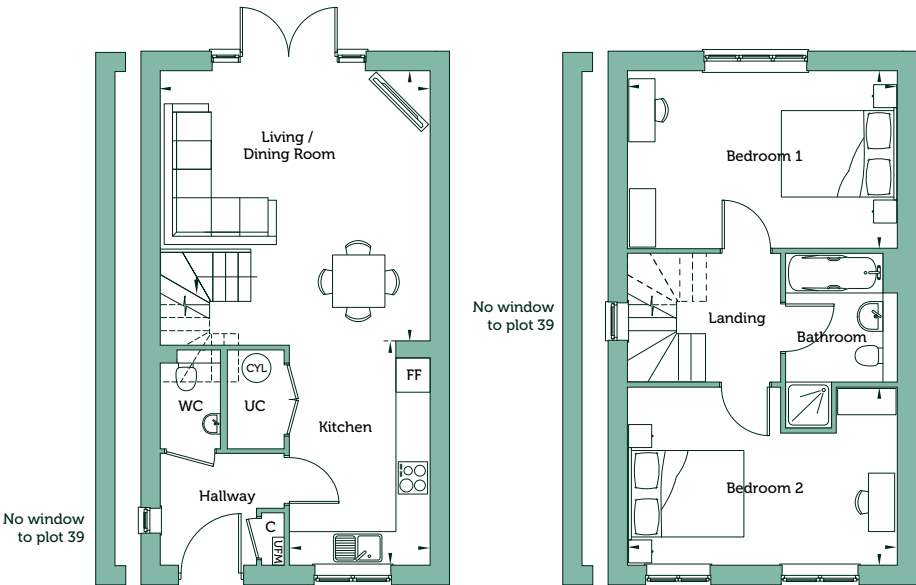
# Rowan

## Two Bedroom House

Plots 2, 19, 20, 38, 39, 40, 45, 46 and 47



CGI depicts Plots 19 and 20



### Ground Floor

Living / Dining Room	15'2" x 15'5"	4.62m x 4.69m
Kitchen	12'3" x 8'0"	3.73m x 2.44m

### First Floor

Bedroom 1	10'2" x 15'5"	3.10m x 4.69m
Bedroom 2	10'3" x 15'5"	3.12m x 4.69m
Gross Internal Area	873 sq ft	81.10 sq m

GIA varies by plot

Handed Plots 2, 20, 40 and 46

#### Key

C Cupboard FF Fridge Freezer UFM Under Floor Heating  
CYL Hot Water Cylinder UC Utility Cupboard

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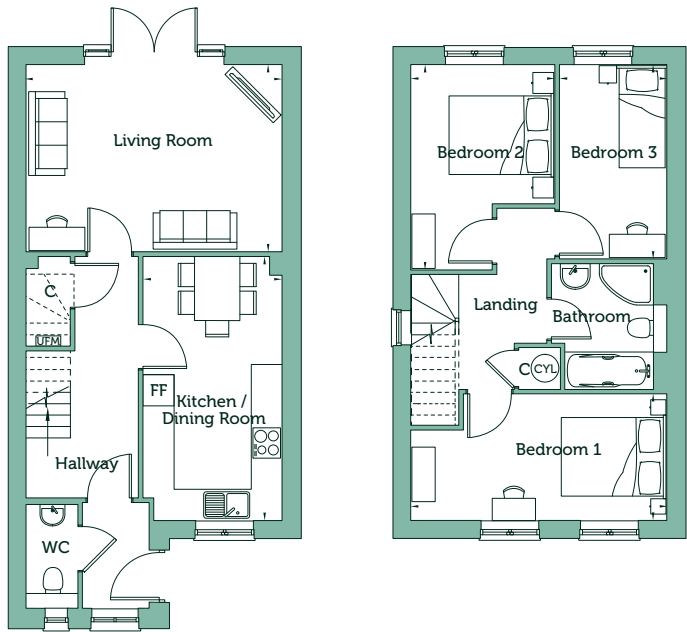
# Elder

## Three Bedroom House

Plots 5, 6, 10, 11, 28, 29, 30 and 31



CGI depicts Plots 28 and 29



### Ground Floor

Living Room	11'10" x 16'2"	3.60m x 4.92m
Kitchen / Dining Room	16'8" x 8'9"	5.07m x 2.67m

#### Key

**C** Cupboard **FF** Fridge Freezer **UFM** Under Floor Heating  
**CYL** Hot Water Cylinder

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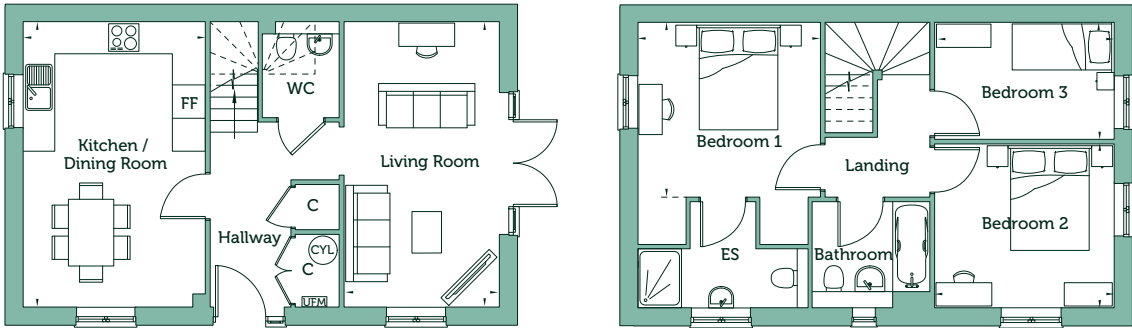
# Poplar (F)

## Three Bedroom House

Plots 1, 17, 44 and 48



CGI depicts Plot 17



### Ground Floor

Living Room	17'6" x 9'7"	5.34m x 2.93m
Kitchen / Dining Room	17'6" x 11'3"	5.34m x 3.44m

#### Key

**C** Cupboard **FF** Fridge Freezer **UFM** Under Floor Heating  
**CYL** Hot Water Cylinder **ES** En Suite

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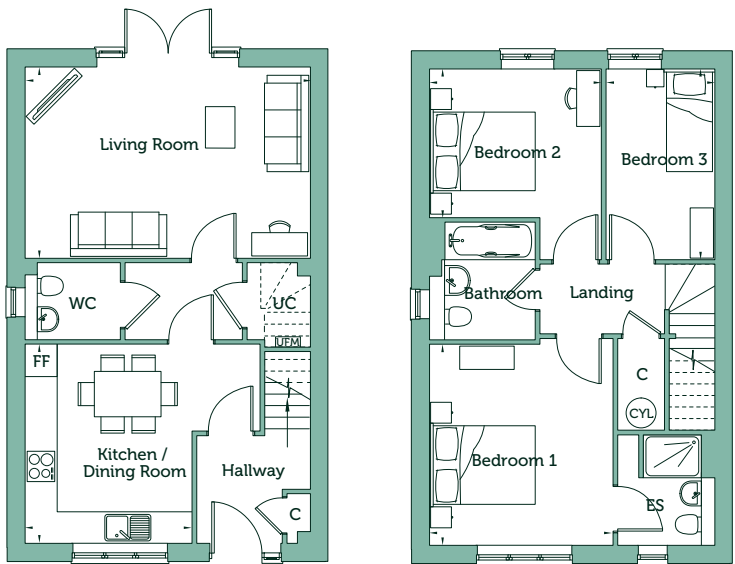
# Poplar

## Three Bedroom House

Plots 18, 42 and 43



CGI depicts Plots 43 and 44



### Ground Floor

Living Room	11'10" x 17'7"	3.60m x 5.37m
Kitchen / Dining Room	12'4" x 10'4"	3.76m x 3.15m

### Key

**C** Cupboard **FF** Fridge Freezer **UFM** Under Floor Heating  
**CYL** Hot Water Cylinder **UC** Utility Cupboard **ES** En Suite

### First Floor

Bedroom 1	12'4" x 11'4"	3.76 m x 3.46m
Bedroom 2	9'2" x 10'8"	2.80m x 3.24m
Bedroom 3	11'10" x 6'8"	3.60m x 2.04m

Gross Internal Area	1,038 sq ft	96.39 sq m
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Handed Plots 18 and 42

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# Elm

## Four Bedroom House

Plots 24, 25, 32 and 33



CGI depicts Plots 32 and 33



### Ground Floor

Living Room	15'8" x 11'4"	4.78m x 3.45m
Kitchen / Dining Room	14'3"max x 20'7"max	4.34m x 6.27m

### Key

**C** Cupboard **FF** Fridge Freezer **UFM** Under Floor Heating  
**CYL** Hot Water Cylinder **ES** En Suite

### First Floor

Bedroom 1	11'0" x 12'3"max	3.35m x 3.74m
Bedroom 2	10'11" x 10'11"	3.34m x 3.33m
Bedroom 3	10'9"max x 9'4"max	3.28m x 2.85m
Bedroom 4	11'6"max x 8'7"max	3.50m x 2.62m

Gross Internal Area	1,255 sq ft	116.60 sq m
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Handed Plots 25 and 33

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# Homes to be proud of



“The Sales Consultants, Rachel and Janice, were great at explaining all the build stages and making sure we had all the relevant information needed. When Rachel called us on the day of completion to let us know we could collect our keys, I couldn’t get in that car quick enough! ☺☺

Leigh and Patrick

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.

## Orbit Homes unlocks homeownership dream for team member

When Leigh began working at Orbit Homes, little did she know that along with her partner, Patrick, she would end up living in their dream home at Orbit Homes’ Avalon Place development in Norwich thanks to the benefits of Shared Ownership...

Leigh and Patrick had been renting a house together in Norwich for five years. Whilst they loved the city itself, they began to get fed up with the restrictions that renting entailed, from not being able to decorate or keep pets, to not being able to choose any contractors who came to work on the house.

Although they had already begun to research Shared Ownership, when their landlord decided to sell the house, it gave them the motivation they needed to secure a home that they could call their own, as Leigh explains:

“We really weren’t happy in our rental home. It was in poor condition, and we could never call it our own. However, we were nervous about taking that step to home ownership. Whilst working at Orbit Homes I became familiar with Shared Ownership and the benefits it offers. We loved the idea of owning our own home and this offered the perfect route for us.

“I love that even though we pay part rent, we are free to decorate how we like and put up our own pictures. We are left alone to be homeowners and not feel like we have to keep the home to a landlord’s taste. I would highly recommend Shared Ownership to anybody who, like us, thought they’d never be able to own their own home. In some cases, you could be paying more in rent than you would for a joint mortgage or rent through Shared Ownership.

“I might be biased but Orbit Homes really does offer fantastic specifications, particularly with its all-inclusive offer. Who wouldn’t want to move into a ready-made home? We worked out it has saved us in the region of about £20K as many of the extras other housebuilders often charge for were already included, such as flooring, turf to the garden and kitchen appliances.

“What’s more, our home has an EPC rating of A. We have solar panels and the heating is so efficient. We put the heating on and after 30 minutes we’re nice and toasty, not to mention we’ll save on our energy bills.

“To finally own our home is a wonderful feeling, I still wake up in the mornings thinking I’m in a really lovely holiday home. I just can’t believe this house is ours, it is really a dream come true.”

## Shared Ownership has helped Karen find a lovely new home for her daughters, dog and cats

Karen wasn’t previously aware of Shared Ownership, but it’s now helped her secure a new home and fresh start for the family at Orbit Homes’ Liberty Park.

“I knew I couldn’t afford to buy a new home outright and did not want to rent. I wasn’t aware of Shared Ownership initiatives until I researched on the government website and found different options for affordable housing.

“The ability to buy a certain percentage of a property and pay rent on the remainder made it an affordable option to secure a quality, new home in a good location that was accessible for my girls’ school and my work.”

Having only ever lived in older houses, Karen had never considered a new build home before but she soon saw the benefits of choosing a home that would be completely fresh and require no renovations, adding: “I never thought I would buy a new build property as I have always like the character of older houses. However, I knew that as a co-parent with limited resources I would need a property that wouldn’t need money pouring into it.”

Once she’d researched some local options, it was like love at first sight for Karen at Liberty Park, where she picked out a stylish three-bedroom ‘Tawny’ house design from Orbit Homes.

“Seeing the airy, spacious and well-equipped Tawny house made me realise that this was the house for a new start with my family.”

With two teenage daughters, an ‘energetic’ Border Collie and three cats, Orbit Homes’ sector-leading design which maximises space was a hit with the whole family, as Karen explains: “My daughters and I love the spacious nature of the house, especially the kitchen, and we love the cosy living room we’ve created together. We are also lucky to have a large garden which is great for a big and energetic dog, plus the underfloor heating is a real treat!”



## Buying a new home through Shared Ownership as retirees

When David and Diana decided that they wanted to purchase a property together, they were concerned that as retirees, home ownership would not be an option for them. Fortunately they came across Shared Ownership at Orbit Homes’ Mill View were able to secure their new dream home...

David and Diana had been living together in a rental property since 2007 but after receiving an inheritance, they wanted to use the money to purchase a property. With David already retired and Diana hoping to retire soon, they were unable to secure a full mortgage. They became aware of the option of Shared Ownership so decided to investigate further, as David explains:

“Once we knew buying our own property with the aid of a mortgage wasn’t for us, we started exploring the benefits of Shared Ownership. We quickly realised that Shared Ownership would not only give us the chance to live in a brand-new home that we loved, but it would offer financial security for the future, particularly with rents in the private rental market continuing to increase.

“We loved Mill View as soon as we saw it, so when the sales consultant called to say there were some Shared Ownership properties available, we visited immediately. We were really impressed with the finish and specifications in the show home and chose the Barnwell house type as we wanted two bedrooms so that we could have the grandchildren and friends to stay.

“The team at Orbit Homes were brilliant at every stage, from guiding us through the Shared Ownership process and recommending solicitors to explaining how all of the heating and hot water systems worked when we moved in. The site team have also been very polite and helpful, very refreshing compared with other developer’s we’ve come across in the past.

“We enjoy the area much more than our previous home and all of our friends and family have expressed their delight at our new home. We have a larger, sunnier garden which has been thoroughly used and the Grandchildren love their bedroom when they come to stay at Nanny and Pop Pops new home. We are so happy here and secure, especially knowing that provided we pay the rent on the balance of the property, which is much less than our previous home, we have a home for life and the option to purchase further parts if we want to.”

These quotations are from purchasers at other Orbit Homes developments.







Mill View, Dereham

# 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

Our Sustainability Strategy has been developed to ensure that everything we do at Orbit maximises our positive social and environmental impacts. Our environmental programme, Orbit Earth has three environment-focused objectives:

- Climate action to become net zero carbon – we have committed to achieve Net Zero Carbon in our own operations by 2030 and in our homes and supply chain before 2050. Since 2019, we have reduced our carbon emissions by 39.7%.
- Enhancement of green spaces to promote biodiversity – our new developments are aligning with our 30by30 biodiversity approach where 30% of communal green space enables nature's recovery through native planting, wildflower meadows and retaining existing features where possible. We have also committed to delivering Homes for Nature measures by installing swift boxes and hedgehog highways along with designing green spaces with nature in mind.
- Sustainable consumption of resources to reduce waste – we have committed to reducing avoidable construction waste on our construction sites by 15% by 2030 and have published our Zero Waste Approach in 2025.



Avalon Place, Easton

## Design standards

At Orbit Homes, our vision is to take the lead in building thriving communities, and we recognise that to build a thriving community, great care and attention needs to be given to the way in which they are designed.

We know that communities are about people first and foremost, but the design of the places we live in can also have a huge impact on our lives. From the design of each individual home, to the spaces in between that make up the public realm, great design can have a positive impact through its ability to 'surprise and delight'.

All our homes are built to our own standards, and we adhere to the requirements of the New Homes Quality Code.

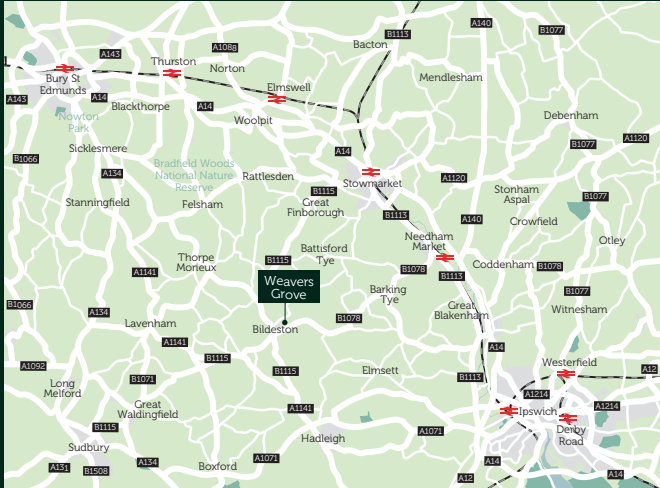
At Orbit Homes, we believe that good design is at the heart of delivering thriving communities, and it is fundamental to our mission. It is also essential to our creation of your place to thrive.







**Weavers Grove**  
**Ipswich Road (B1078)**  
**Bildeston**  
**Suffolk**  
**IP7 7BH**



**Wider Area**



**Local Area**

## Directions to Weavers Grove

### Travelling on the A14 from the South

Leave the A14 at junction 52, at the roundabout take the B1113 Branford Road, signposted Gt. Blakenham, Needham Market, stay on Bramford Road for approximately 0.83 miles (1.34 kilometres), then turn right into Pound Lane. Continue on Pound Lane through Little Blakenham and into Somersham where the road becomes Main Road (through Somersham) and then becomes Ipswich Road, stay on Ipswich Road for approximately 0.8 miles (1.28 kilometres) and turn left onto Bildeston Road. Follow Bildeston Road for approximately 2.3 miles (3.7 kilometres) until the junction with the B1078, turn left onto the B1078 Ipswich Road, continue on this road for approximately 3.1 miles (5 kilometres) where you'll find Weavers Grove on your right-hand side.

### Try using what3words to find us

Search [what3words.com](https://www.what3words.com) for [///walked.chimp.resists](https://www.what3words.com/lookup/3w3k3d3c3h3m3p3r3s3i3s3t3s)

### Travelling on the A14 from the North

Leave the A14 at junction 51, at the roundabout take the exit onto Kettle Lane, signposted Bury St Edmunds, Stowmarket A14, Needham Market B1078. Stay on the B1078 Kettle Lane, past the turn off to the A14, where the road will become Coddensham Road, stay on this road for approximately 1.1 miles (1.8 kilometres) under the railway bridge and turn left onto Lion Lane. Stay on Lion Lane for 0.2 miles (0.3 kilometres) to the junction with the B1113, turn right and immediately left onto Grinstead Hill and left onto Barking Road B1078. Remain on the B1078 for 2.3 miles (3.7 kilometres) through Barking and into Barking Tye where the B1078 bears sharp right. Remain on the B1078 for approximately 5.6 miles (9 kilometres) where you'll find Weavers Grove on your right-hand side.

### Alternatively scan the QR code for Google Maps



**[orbithomes.org.uk](https://orbithomes.org.uk)**

**01449 424 018**

**[sales.weaversgrove@orbit.org.uk](mailto:sales.weaversgrove@orbit.org.uk)**

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