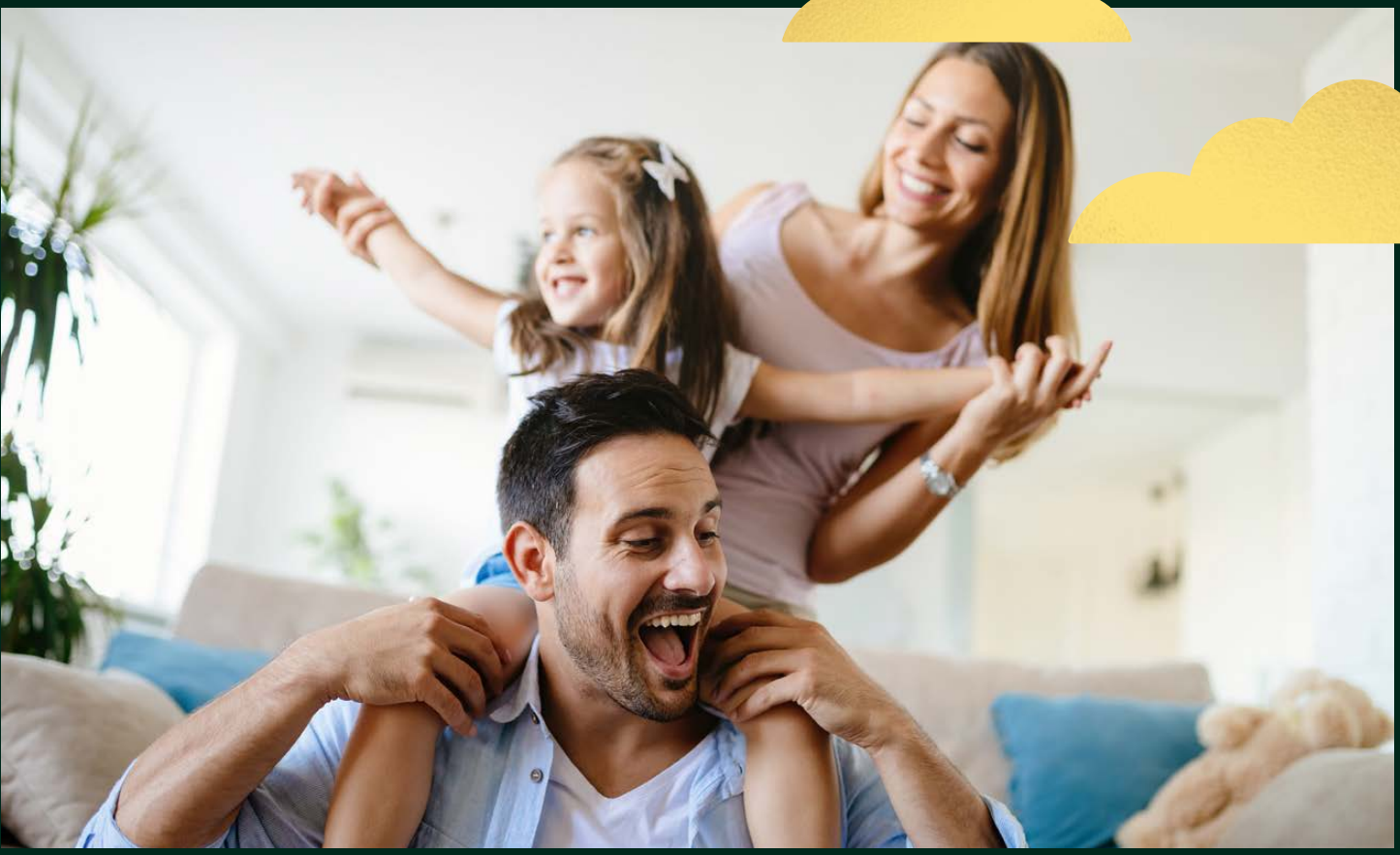
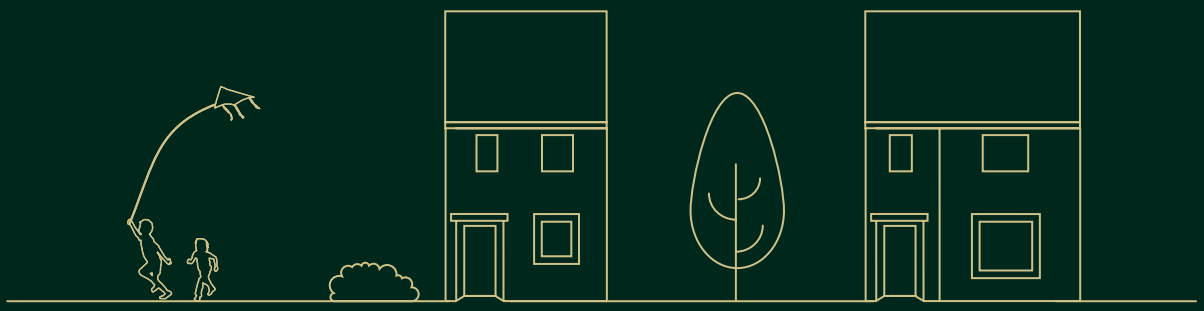
orbit homes

Orbit Homes at Mulberry Park

Caister-on-Sea





orbithomes.org.uk

Development Layout

Shared Ownership

Haldon
2 bedroom house

Wareham
2 bedroom house

Dallington
3 bedroom house

Private Sale

Affordable Rent

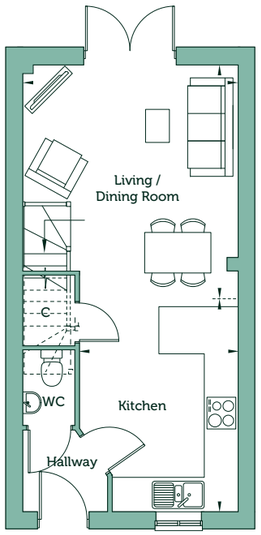
Development layout is not shown to scale and is given as a guide only. Orbit Homes has a policy of continuous improvement and reserves the right to make changes at any time. Please ask the Sales Consultant for current information when reserving your new home. Information correct at time of going to print.

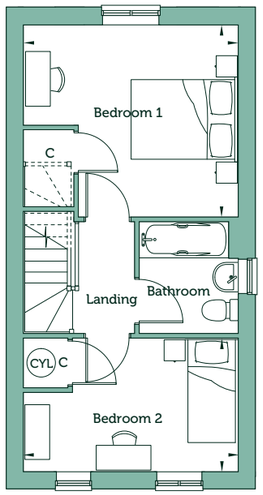
Haldon

Two Bedroom House

Plots 55 and 56

CGI is from another plot, elevational treatments may vary.





Ground Floor

Living Room	14'9" x 13'6"	4.49m x 4.11m
Kitchen / Dining Room	13'4"x 9'11"	4.07m x 3.03m

First Floor

Bedroom 1	12'1" x 13'6"	3.67m x 4.11m
Bedroom 2	8'5" x 13'6"	2.59m x 4.11m
Gross Internal Area	758 sq ft	70.4 sq m

Handed Plot 56

Key

C Cupboard **CYL** Hot Water Cylinder

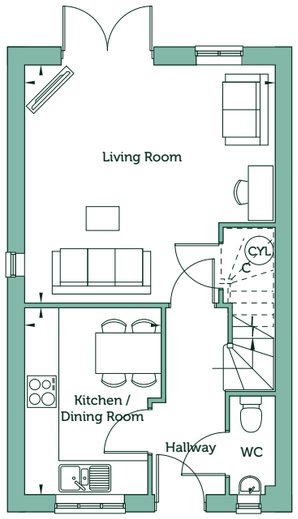
Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and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

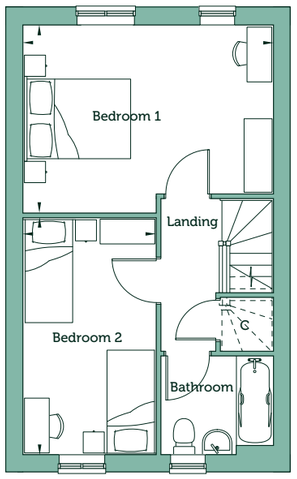
Wareham

Two Bedroom House

Plots 85 and 86

CGI depicts the elevational treatments for plots 85 and 86.





Ground Floor

Living Room	14'11"max x 15'8"max	4.54m x 4.78m
Kitchen / Dining Room	11'9"max x 8'6"max	3.57m x 2.58m

First Floor

Bedroom 1	11'9"max x 15'8"max	3.59m x 4.78m
Bedroom 2	14'10" x 8'4"	4.52m x 2.54m
Gross Internal Area	856 sq ft	79.5 sq m

Handed Plots 85

Key

C Cupboard **CYL** Hot Water Cylinder

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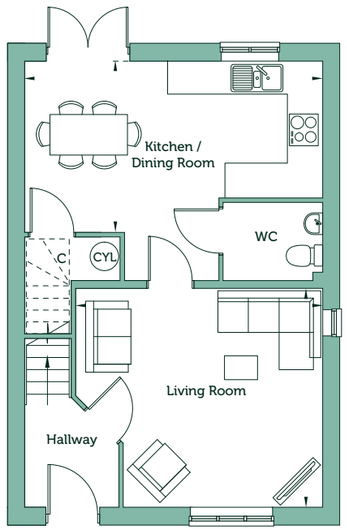
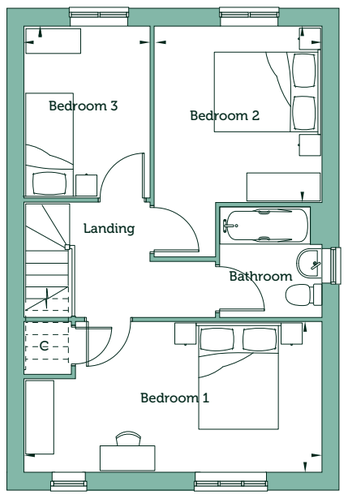
Dallington

Three Bedroom House

Plots 152 and 153

CGI depicts the elevational treatments for plots 152 and 153.





Ground Floor

Living Room	13'5"max x 15'1"max	4.08m x 4.61m
Kitchen / Dining Room	10'2"max x 18'3"max	3.11m x 5.57m

First Floor

Bedroom 1	9'1"max x 18'3"max	2.77m x 5.57m
Bedroom 2	10'10"max x 10'3"max	3.30m x 3.12m
Bedroom 3	10'6"max x 7'8"max	3.20m x 2.34m
Gross Internal Area	1003 sq ft	93.2 sq m

Handed Plot 153

Key

C Cupboard **CYL** Hot Water Cylinder

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Homes to be proud of

“We chose Orbit Homes again because honestly, we couldn’t fault them. They have been truly fantastic from start to finish both times we’ve purchased a new home.”

Megan-Louise and Kieran

Young family continue their Orbit Homes journey

Having just welcomed a baby into the family, Megan-Louise and Kieran chose another brand new home from Orbit Homes when they decided to move to a bigger house this year with their one year old son and dog Toby.

“We actually lived in another Orbit Homes Shared Ownership property and we loved living there, it was our first home together.

We decided to move as we wanted a bigger house after recently having our son, and we just wanted a little extra space for all these toys!”

Just as Shared Ownership helped Megan-Louise and Kieran take their first step onto the property ladder five years ago, the part-buy and part-rent scheme once again offered them the pathway to owning a home more affordably:

“We wanted to get a bigger house but knew we couldn’t afford purchasing a home outright and as we were already in a Shared Ownership property, we knew all about it. We had made a good amount of money on the percentage we owned of our old home, and this enabled us to put a good deposit down at Liberty Park.”

“Shared Ownership is an amazing opportunity to own your own home more affordably, it’s cheaper than purchasing outright and helps get you on the housing ladder”, adds Megan-Louise.

“We chose Orbit Homes again because honestly, we couldn’t fault them. They have been truly fantastic from start to finish both times we’ve purchased a new home.”

Shared Ownership, making the home ownership dream a reality

Shared Ownership, the part-buy and part-rent scheme which allows homebuyers to buy a share of a property and gradually increase this over time, was an attractive option to Rebecca since she was buying on her own.

“I have always wanted to own my own home and scrimped and saved every penny I could for years to help make this a reality. I was buying on my own and a mortgage can be challenging on a single income, but Shared Ownership helped me to bridge the gap by allowing me to purchase a share of my own home without the worry of not being approved for a full mortgage.”

Rebecca is thrilled with her new home, and it has the seal of approval from friends and family too: “My home came with a lovely big garden, both bedrooms are absolutely huge and all the downstairs rooms are a lovely size too. The whole house feels light, bright and airy. My home is cosy, comfortable and I still can’t believe it’s mine. It’s everything I wanted, it’s perfect.

“It was more stress-free than I imagined it would be. I was kept updated by Orbit Homes the whole way through and in terms of buying a house, it felt so much less worrisome than I had imagined it to be after hearing the horror stories some of my friends and family have experienced.

“The sales team kept me involved throughout the process… I never felt like anything was too much trouble and the Orbit Homes team were so patient with answering all the questions I had as a first-time buyer.

Buying with Shared Ownership in retirement

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 together. 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.

“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.

“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 large, 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.

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

Specification

Kitchen

- Fully-fitted kitchen with a range of soft close wall and base units
- Laminate worktops with tiled splashback
- Stainless steel sink with mixer tap
- Stainless steel electric oven, ceramic hob and cooker hood
- Fridge/freezer
- Washing machine
- Dishwasher

Bathroom and cloakroom

- Contemporary white sanitaryware with chrome-finished fittings
- Extractor fan to bathroom
- Splashbacks to basin in WC
- Splashback to sanitaryware walls in bathroom
- Full height wall tiling to bath sides
- Thermostatically controlled shower over bath with glass screen
- Heated towel rail
- Lockable mirror fronted cabinet to bathroom
- Shaver point to main bathroom

Plumbing

- Air Source Heat Pump heating system
- Thermostatically controlled radiators to main rooms

Electrical

- Media plate TV and telecommunications point to living room
- FibreNest fibre-to-the-home infrastructure providing access to ultrafast 500Mb broadband (monthly cost applies on sign-up)
- TV point to bedroom one
- Lighting bar with four spotlights and under pelmet lighting to kitchen
- Bulkhead low energy light fittings to all other rooms
- Mains operated smoke detector and carbon monoxide alarm
- Double electrical sockets to all main rooms
- USB sockets to living room, kitchen and bedroom one
- External light to front
- Doorbell
- Fused spur for alarm

Windows and doors

- PVCu double-glazed E-glass lockable windows (excluding escape windows)
- GRP-skinned external doors with three-point locking
- French doors to garden with three-point locking

Internal

- Walls and ceilings in matt white emulsion
- Woodwork in white
- White internal doors
- Staircase handrails in white
- Amtico vinyl flooring to kitchen, bathroom, cloakroom and living room
- Carpets to all remaining areas

General

- All homes rated EPC B
- Photovoltaic (PV) panels to all homes
- Electric Vehicle (EV) charger
- 1.8m fence to rear gardens
- Shed to rear
- Landscaping to front garden
- Turf to rear garden
- External tap
- 10-year NHBC Buildmark Choice warranty

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Head Office: Orbit Homes, 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.

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