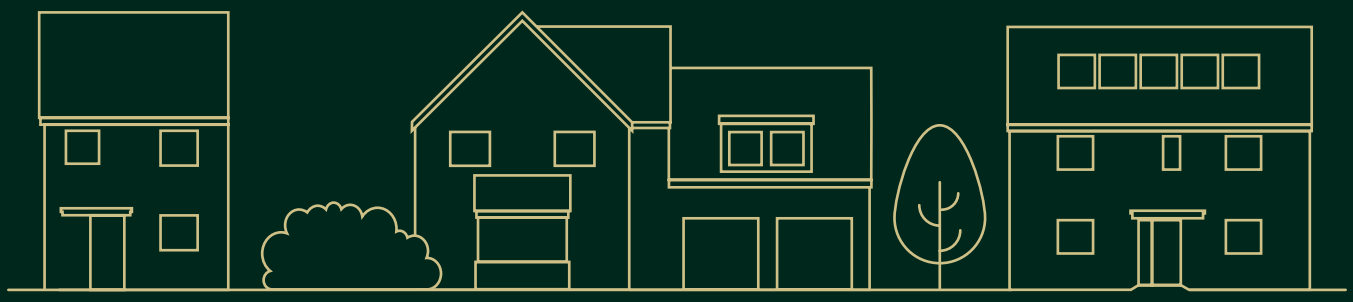
orbit homes

Victoria Gardens

Great Plumstead





orbithomes.org.uk



Making it your home, together

at **Victoria Gardens**

Welcome to Victoria Gardens, a modern development of two, three, four and five bedroom homes near the charming Norfolk village of Great Plumstead. This desirable collection of contemporary homes are available to purchase outright, or through the Shared Ownership scheme, making it ideal for first-time buyers, young couples, growing families and downsizers alike.

Find your place to enjoy life...

Victoria Gardens residents can enjoy the peace and tranquillity of a desirable Norfolk countryside location, whilst still having the convenience and benefits of the thriving city of Norwich, just over four miles away. It's a quaint village, with a fully refurbished Village Hall at the heart of the local community, a perfect venue for regular clubs, one-off events, parties and family get-togethers.

Its sister village of Little Plumstead is less than two miles away and here you'll find the Brick Kilns, a traditional character pub and popular restaurant with a charming interior featuring a wealth of oak beams, built over 400 years ago and Little Plumstead C of E Primary School. In addition, the larger villages of Blofield and Brundall are close by and offer amenities including various shops, a Post Office, restaurants, medical centre and a Co-op for those day-to-day essentials.





Norwich Cathedral, Norwich

Find your place to explore
at Victoria Gardens

Your place for country pursuits…

Great Plumstead is an enviable location for lovers of an outdoor, active lifestyle, with Salhouse less than three miles away, where you can reconnect with nature in the outstanding natural scenery of Salhouse Broad. Dive into all the family activities on offer – hire a kayak, canoe, or boat for larger groups and go exploring with access to stunning country walks. If you're feeling a bit more adventurous, pack your tent and pitch into the waterside camping site for starlit nights around a crackling fire. Hike along one of the many footpaths and boardwalks that bring you closer to the abundant wildlife and enjoy refreshments from one of the many pop-up food vendors on hand throughout the holiday season. Stroll up to the Fur and Feathers gastropub in Woodbastwick for a tasty meal or join a Woodforde's Brewery Tour. There's easy access to the glorious fenland and riverside walks of the Mid-Yare National Nature Reserve and the RSPB Strumpshaw Fen wildlife reserve just 4 miles away, so there's a wealth of entertainment and leisure activities for the whole family.



Whitlingham Country Park, Norfolk

Victoria Gardens is also an ideal launchpad 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, or Lowestoft and Southwold to the east.

And of course, you'll have one of the UK's best-known natural playgrounds right on your doorstep - the world-famous Norfolk Broads National Park. 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. Pack a picnic, hop on a bike, or set sail by boat, canoe or kayak and discover one of the numerous towns and picturesque villages along its secluded banks.

Your place to relax…

Wroxham, also known as the 'capital of the Norfolk Broads', is just over five miles away, where you'll find boats for hire, plus an abundance of hotels, pubs, restaurants and shops. Visitor attractions include a riverside park, Wroxham Miniature Worlds indoor model museum, the wonderful Bure Valley Steam Railway and nearby Hoveton Hall Gardens and Wroxham Barns Craft Centre.

If wine is more your tipple, get a flavour of the award-winning, world-renowned Winbirri Vineyard, around 11 miles away at Surlingham. Enjoy a vineyard tour with tastings, or simply relax with friends and a chilled glass of Norfolk's finest in the wine garden.

Alternatively, for a little pampering, take advantage of the leisure facilities at the impressive Sprowston Manor Hotel, Golf & Country Club, just six miles away. Set in an idyllic countryside location, it boasts an 18-hole Championship Golf Course, spa, restaurant and indoor pool.

Your place for culture…

For a more urban experience, Norwich City, with its wealth of history and culture, is just over four miles away from Victoria Gardens. Shoppers on the hunt for something a little special can find it in the 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 restaurants offering a variety of cuisines, as well as enjoying lively bars and clubs.

Norwich Market, one of the largest open-air markets in the country, is open from Monday to Saturday, offering the best in local produce, including freshly baked bread and homemade jams. Or you can enjoy the Norwich Lanes Fayre which brings all the independent Lanes retailers and businesses together in a carnival atmosphere of live music, food stalls, theatre performances and workshops, regularly attracting crowds of around 25,000 visitors.

Shopping malls include Chantry Place, with over 90 shops, cafés and restaurants, plus the five-storey Castle Quarter shopping centre offering over 60 popular high street names, plus kids' activities, restaurants and a cinema. The city centre Royal Arcade, opened in 1899, has magnificent, tiled interiors and stained glass, and offers exclusive boutiques.

For an even more cultural experience, there's the Theatre Royal, various galleries and museums, or either of Norwich's major landmarks – the Castle and the Cathedral.

…and your place to learn

Little Plumstead C of E Primary School is close by, and Blofield has its own Day Nursery, Pre-School and Primary School. In Norwich you'll find plenty of choice for all levels of education, including Norwich School, a selective English independent day school and among the oldest schools in the United Kingdom, plus the prestigious University of East Anglia, a world-leading research centre covering science, health and medicine, social sciences and the humanities.

Your place to connect…

Great Plumstead offers easy access into Norwich, either by car or about 25 minutes on the bus. From Norwich, there are regular, direct trains to London in less than two hours, and to Cambridge in just over an hour. There's also Brundall Gardens train station nearby, with routes to Great Yarmouth and Lowestoft. For travel further afield, Norwich International Airport, East Anglia's largest airport, is only a 15 min drive away, and 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 Victoria Gardens

A47	1.1 miles
Brundall Gardens	2.8 miles
Norwich Station	4.4 miles
Great Yarmouth	17.5 miles
Lowestoft	26.5 miles
Thetford	34.5 miles
Ipswich	45.9 miles
Bury St Edmunds	46.5 miles

By train from Brundall Gardens

Norwich	from 10 mins
Great Yarmouth	from 25 mins
Lowestoft	from 39 mins

By train from Norwich

Stowmarket	from 28 mins
Ipswich	from 34 mins
Cromer	from 43 mins
Bury St Edmunds	from 55 mins
Cambridge	from 76 mins
London Liverpool Street	from 98 mins
Stansted Airport	from 106 mins

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 and do not fully represent the specification of this development.

Specification

Kitchen

- Contemporary fitted kitchen with a range of wall and base units
- 40mm square edge laminate worktops with matching upstand
- Stainless steel single oven
- Ceramic hob
- Recirculating extractor hood
- Stainless steel sink with chrome mixer tap
- Integrated fridge/freezer
- Integrated dishwasher to 4 and 5 bedroom homes
- Plumbing and removable unit for dishwasher to 2 and 3 bedroom homes
- Plumbing for washing machine

Bathroom, cloakroom and en suite

- Contemporary white sanitaryware
- Multi-function shower on rail over bath with shower screen (to non en suite homes)
- Hand-held shower over bath (to en suite homes)
- 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

- Combination gas boiler
- Thermostatically-controlled radiators
- Waste water heat recovery system

Electrical

- Media plate TV and telephone point to living room
- Data point to living room and up to three bedrooms
- Fibre to the Premises (FTTP) broadband connection
- One double socket with USB charging port to each bedroom, kitchen and living room
- Downlighters to kitchen, utility, bathroom, en suite and cloakroom
- 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
- Premium 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

General

- Choice of kitchen 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 warranty





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.

Development Layout

Outright Sale

- **Bay**
  2 bedroom house
- **Acer**
  3 bedroom house
- **Poplar F**
  3 bedroom house
- **Poplar F Corner**
  3 bedroom house
- **Blackthorn**
  3 bedroom house
- **Elm**
  4 bedroom house
- **Laurel**
  4 bedroom house
- **Sandalwood**
  4 bedroom house
- **Rosewood**
  5 bedroom house

Shared Ownership

- **Bawburgh**
  2 bedroom house
- **Taverham**
  2 bedroom house
- **Penshurst**
  3 bedroom house
- **Hickling**
  3 bedroom house
- **Welney**
  3 bedroom house
- **Ashley**
  3 bedroom house
- **Blackthorn**
  3 bedroom house

Affordable Rental Homes



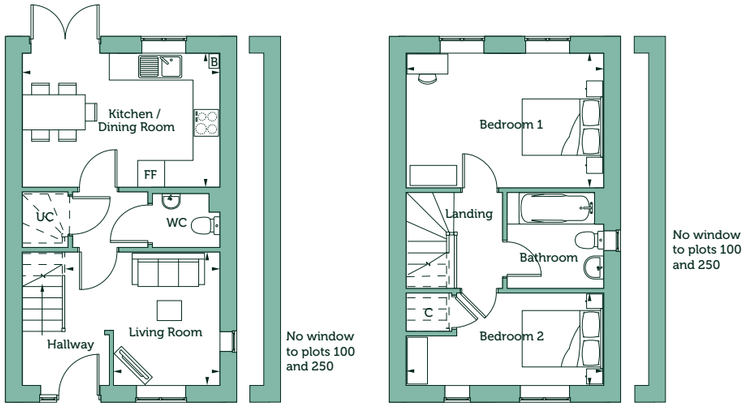
Bay

Two Bedroom House

Plots 72, 99, 100, 101, 163, 164, 205, 206, 222, 223, 249, 250 and 251



CGI depicts Plots 205 and 206. Plots may be semi-detached or terraced.



Ground Floor

Living Room	9'9" x 11'3"max	2.96m x 3.44m
Kitchen / Dining Room	9'9" x 14'5"	2.98m x 4.39m

First Floor

Bedroom 1	9'9" x 14'5"	2.98m x 4.39m
Bedroom 2	6'9"max x 14'5"max	2.06m x 4.39m
Gross Internal Area	700 sq ft	65.0 sq m

Handed Plots 100, 101, 163, 206, 223 and 249

Key

B Boiler **C** Cupboard **FF** Fridge Freezer **UC** Utility Cupboard

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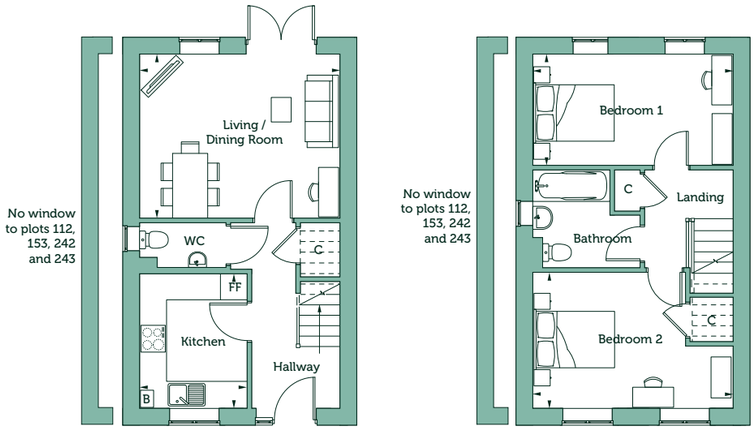
Bawburgh

Two Bedroom House

Plots 109, 110, 111, 112, 113, 138, 139, 152, 152, 153, 154, 199, 200, 201, 202, 218, 219, 241, 242, 243, 244, 261 and 262



CGI depicts Plots 199 and 200. Plots may be semi-detached or terraced.



Ground Floor

Living / Dining Room	11'11" x 14'7"	3.64m x 4.45m
Kitchen	9'10" x 7'10"	3.00m x 2.39m

First Floor

Bedroom 1	8'1" x 14'7"	2.46m x 4.45m
Bedroom 2	9'11"max x 14'7"max	3.03m x 4.45m
Gross Internal Area	756 sq ft	70.2 sq m

Handed Plots 109, 111, 138, 152, 153, 199, 201, 218, 241, 243 and 262

Key

B Boiler **C** Cupboard **FF** Fridge Freezer

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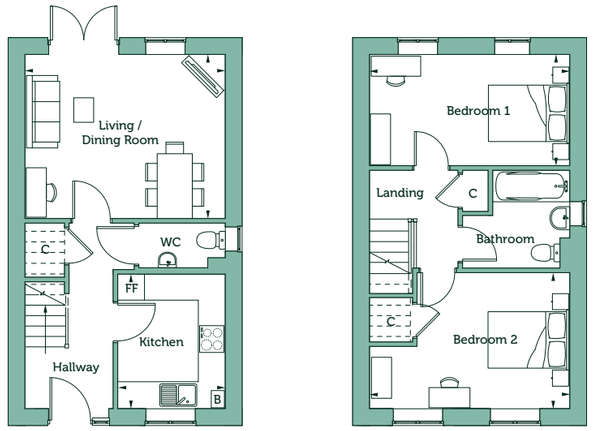
Bawburgh A

Two Bedroom House

Plot 211



CGI depicts Plots 199 and 200



Ground Floor

Living / Dining Room	12'3" x 14'7"	3.73m x 4.45m
Kitchen	9'10" x 7'10"	3.00m x 2.39m

First Floor

Bedroom 1	8'5" x 14'7"	2.56m x 4.45m
Bedroom 2	9'11"max x 14'7"max	3.03m x 4.45m
Gross Internal Area	765 sq ft	71.08 sq m

Key

B Boiler **C** Cupboard **FF** Fridge Freezer

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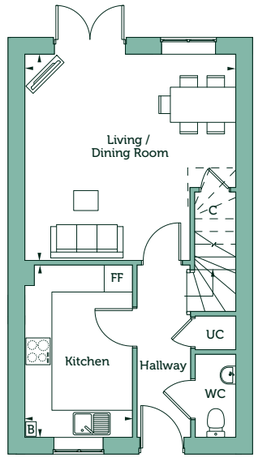
Taverham

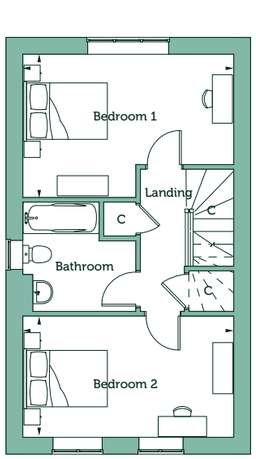
Two Bedroom House

Plot 80



CGI depicts Plot 80





Ground Floor

Living / Dining Room	15'0" x 15'4"	4.57m x 4.68m
Kitchen	12'7" x 7'10"	3.83m x 2.38m

First Floor

Bedroom 1	10'4"max x 15'4"max	3.16m x 4.68m
Bedroom 2	8'10" x 15'4"	2.69m x 4.68m
Gross Internal Area	859 sq ft	79.8 sq m

Key

B Boiler **C** Cupboard **FF** Fridge Freezer **UC** Utility Cupboard

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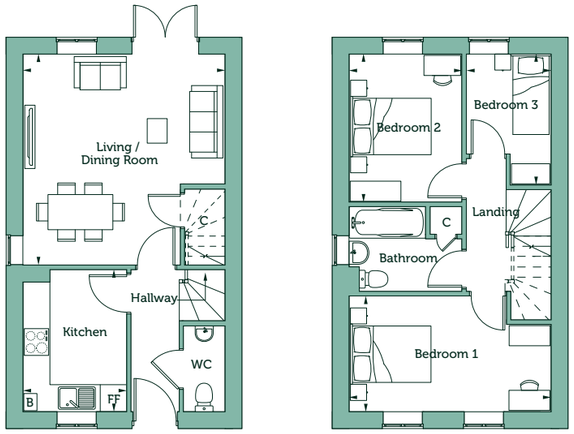
Penshurst

Three Bedroom House

Plots 146 and 147



CGI depicts Plots 146 and 147



Ground Floor

Living / Dining Room	15'4"max x 14'9"max	4.68m x 4.49m
Kitchen	10'4" x 7'6"	3.16m x 2.29m

First Floor

Bedroom 1	8'5"max x 14'9"max	2.56m x 4.49m
Bedroom 2	10'9" x 8'2"	3.28m x 2.50m
Bedroom 3	9'6"max x 6'2"max	2.89m x 1.88m
Gross Internal Area	769 sq ft	71.48 sq m

Handed Plot 146

Key

B Boiler **C** Cupboard **FF** Fridge Freezer

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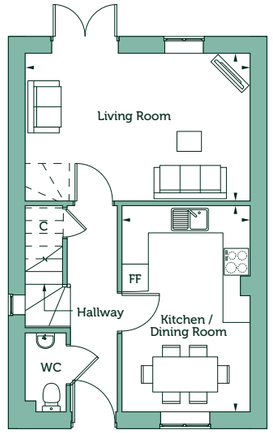
Hickling

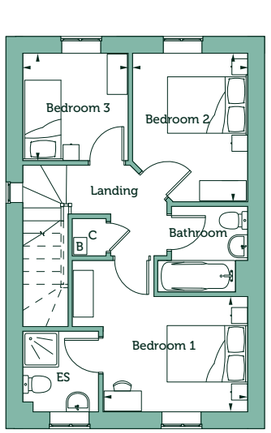
Three Bedroom House

Plots 140, 141, 212, 228, 229, 230, 231, 239, 240, 245 and 246



CGI depicts Plots 239 and 240





Ground Floor

Living Room	10'9" x 16'5"	3.28m x 5.00m
Kitchen / Dining Room	15'0" x 9'4"	4.58m x 2.85m

First Floor

Bedroom 1	8'5"min x 10'6"min	2.56m x 3.21m
Bedroom 2	10'9"max x 8'4"max	3.28m x 2.55m
Bedroom 3	7'9" x 7'8"	2.36m x 2.34m
Gross Internal Area	859 sq ft	79.78 sq m

Handed Plots 140, 228, 230, 239 and 245

Key

B Boiler **C** Cupboard **FF** Fridge Freezer

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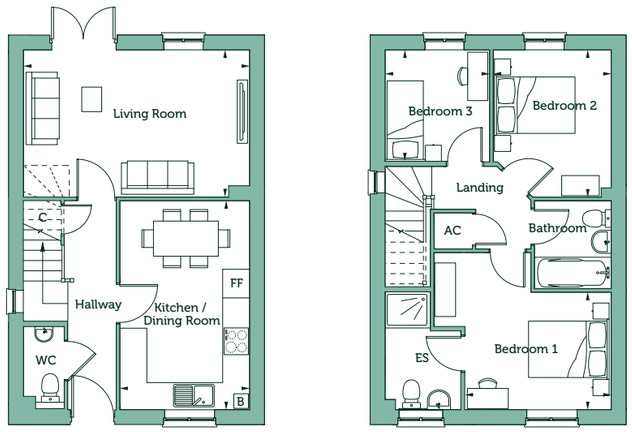
Welney

Three Bedroom House

Plots 68, 69, 70 and 71



CGI depicts Plots 68 and 69



Ground Floor

Living Room	10'7" x 16'4"	3.23m x 5.00m
Kitchen / Dining Room	15'1" x 9'4"	4.61m x 2.85m

First Floor

Bedroom 1	8'5"max x 10'7"max	2.57m x 3.23m
Bedroom 2	10'8"max x 8'6"max	3.24m x 2.58m
Bedroom 3	8'0" x 7'7"	2.44m x 2.30m
Gross Internal Area	856 sq ft	79.5 sq m

Handed Plots 68, 70 and 114

Key

B Boiler **C** Cupboard **FF** Fridge Freezer
CYL Hot Water Cylinder **ES** En Suite

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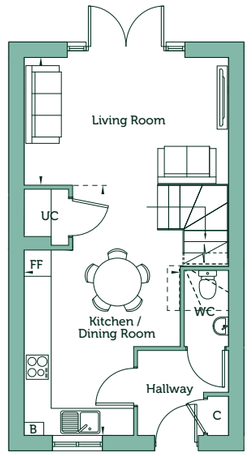
Acer

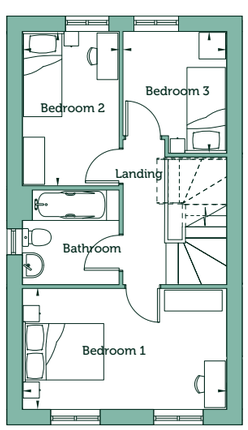
Three Bedroom House

Plots 20, 21, 22, 23, 27, 28, 37, 38, 49, 50, 60, 61, 73, 74, 83, 84, 103, 104, 105, 106, 143, 148, 149, 203 and 204



CGI depicts Plots 60 and 61. Plots may be detached, semi-detached or terraced.





Ground Floor

Living Room	9'6" x 15'3"	2.90m x 4.64m
Kitchen / Dining Room	18'8" x 11'8"	5.68m x 3.55m

First Floor

Bedroom 1	9'1" x 15'3"	2.76m x 4.64m
Bedroom 2	11'6" x 7'2"max	3.51m x 2.19m
Bedroom 3	9'1" x 7'8"	2.77m x 2.34m
Gross Internal Area	863 sq ft	80.20 sq m

Handed Plots 21, 23, 28, 38, 49, 60, 73, 83, 103, 105, 148 and 203

Key

B Boiler **C** Cupboard **FF** Fridge Freezer **UC** Utility Cupboard

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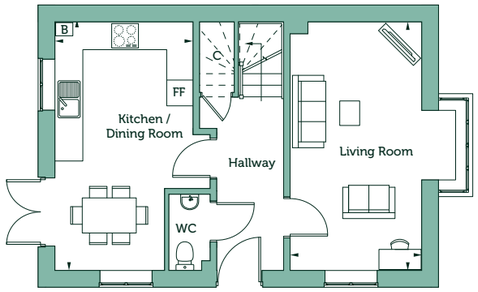
Ashley

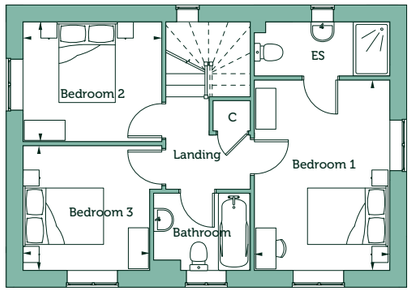
Three Bedroom House

Plots 102 and 179



CGI depicts Plot 179





Ground Floor

Living Room	18'1" x 9'7"	5.52m x 2.93m
Kitchen / Dining Room	18'1"max x 10'1"max	5.52m x 3.06m

First Floor

Bedroom 1	13'10" x 9'8"	4.21m x 2.99m
Bedroom 2	8'9" x 10'1"	2.66m x 3.07m
Bedroom 3	9'0" x 9'2"	2.75m x 2.80m
Gross Internal Area	995 sq ft	92.48 sq m

Handed Plot 179

Key

B Boiler **C** Cupboard **FF** Fridge Freezer

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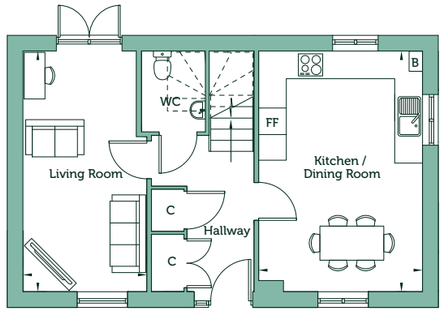
Poplar F

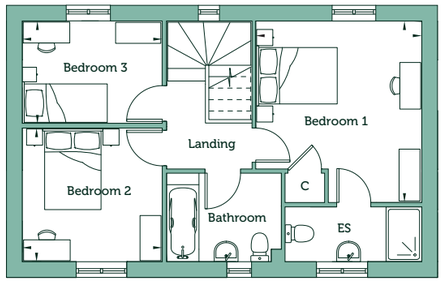
Three Bedroom House

Plots 2, 3, 6, 11, 19, 29, 47, 48, 63, 67, 85, 86, 116, 145, 165, 168 and 263



CGI depicts Plot 63





Ground Floor

Living Room	17'7" x 8'11"max	5.35m x 2.73m
Kitchen / Dining Room	17'7" x 11'11"	5.35m x 3.63m

First Floor

Bedroom 1	13'3" x 12'1"	4.03m x 3.67m
Bedroom 2	9'9" x 10'3"	2.98m x 3.12m
Bedroom 3	7'5" x 10'3"	2.26m x 3.12m
Gross Internal Area	1027 sq ft	95.38 sq m

Handed Plots 3, 11, 86, 116 and 263

Key

B Boiler **C** Cupboard **FF** Fridge Freezer **ES** En Suite

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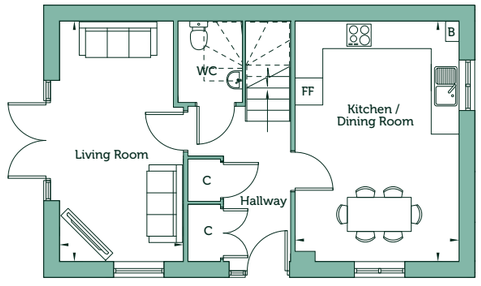
Poplar F Corner

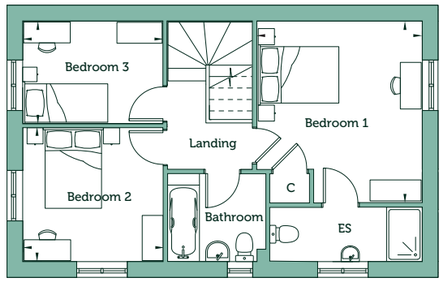
Three Bedroom House

Plots 18, 39, 56, 62, 107, 108, 142, 144 and 172



CGI depicts Plot 62





Ground Floor

Living Room	17'7" x 8'11" max	5.35m x 2.73m
Kitchen / Dining Room	17'7" x 11'11"	5.35m x 3.63m

First Floor

Bedroom 1	13'3" x 12'1"	4.03m x 3.67m
Bedroom 2	9'9" x 10'3"	2.98m x 3.12m
Bedroom 3	7'5" x 10'3"	2.26m x 3.12m
Gross Internal Area	1027 sq ft	95.38 sq m

Handed Plots 56 and 108

Key

B Boiler **C** Cupboard **FF** Fridge Freezer **ES** En Suite

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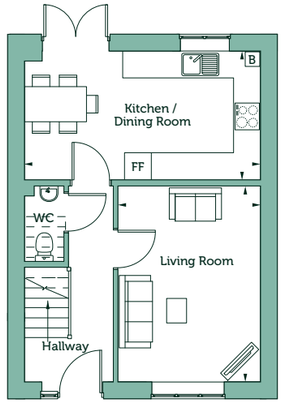
Blackthorn

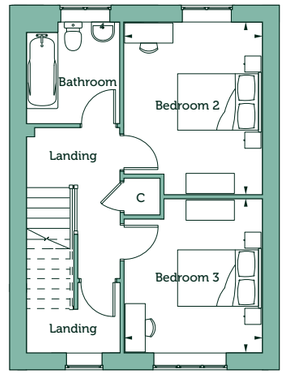
Three Bedroom House

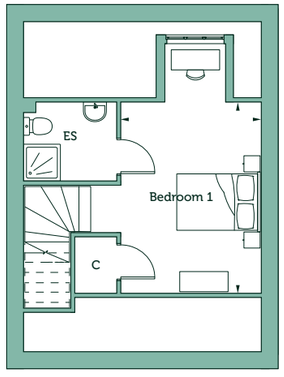
Plots 7, 8, 9, 10, 30, 31, 32, 33, 184, 185 and 186



CGI depicts Plots 32 and 33. Plots may be semi-detached or terraced.







Ground Floor

Living Room	14'3" x 10'5"	4.35m x 3.17m
Kitchen / Dining Room	9'4" x 17'3"	2.85m x 5.25m

First Floor

Bedroom 2	12'7" x 10'1"	3.83m x 3.07m
Bedroom 3	11'2" x 10'1"	3.41m x 3.07m

Second Floor

Bedroom 1	13'11" x 10'2"	4.24m x 3.09m
Gross Internal Area	1071 sq ft	99.5 sq m

Handed Plots 7, 9, 30, 32 and 186

Key

B Boiler **C** Cupboard **FF** Fridge Freezer

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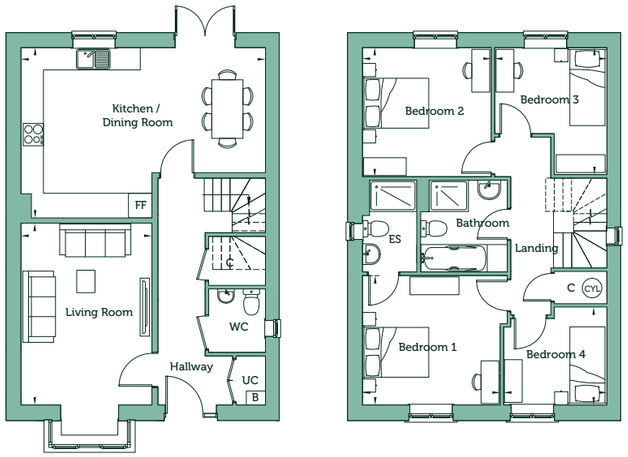
Elm

Four Bedroom House

Plots 1, 4, 13, 15, 17, 24, 25, 26, 41, 42, 57, 58, 150, 182, 194, 197, 268, 269, 270 and 271



CGI depicts Plot 57



Ground Floor

Living Room	15'3"x 10'11"	4.65m x 3.32m
Kitchen / Dining Room	14'2"max x 20'4"max	4.33m x 6.21m

First Floor

Bedroom 1	10'10" x 11'7"max	3.31m x 3.52m
Bedroom 2	10'8" x 10'10"	3.26m x 3.29m
Bedroom 3	10'7"max x 9'2"max	3.23m x 2.80m
Bedroom 4	8'3"max x 8'5"max	2.52m x 2.57m
Gross Internal Area	1238 sq ft	115.00 sq m

Handed Plots 4, 13, 15, 17, 24, 25, 26, 41, 42, 58, 150, 182, 194, 269 and 270

Key

B Boiler **C** Cupboard **FF** Fridge Freezer **CYL** Hot Water Cylinder
UC Utility Cupboard **ES** En Suite

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Laurel

Four Bedroom House

Plots 5, 12, 34, 40, 46, 55, 66, 91, 98, 117, 181, 187, 193, 195, 264, 265 and 267



CGI depicts Plot 55

Ground Floor

Living Room	19'3" x 10'7"	5.87m x 3.23m
Kitchen / Dining Room	19'3" x 10'7"	5.87m x 3.23m
Study	6'5" x 5'10"	1.95m x 1.77m

First Floor

Bedroom 1	19'3" x 10'9"	5.87m x 3.27m
Bedroom 2	9'1"max x 13'1"max	2.78m x 4.00m
Bedroom 3	8'8" x 12'3"	2.65m x 3.72m
Bedroom 4	9'9"max x 8'2"max	2.98m x 2.49m
Gross Internal Area	1439 sq ft	133.72 sq m

Handed Plots 5, 12, 34, 46, 91, 193 and 267

Key

B Boiler **C** Cupboard **FF** Fridge Freezer
CYL Hot Water Cylinder **ES** En Suite

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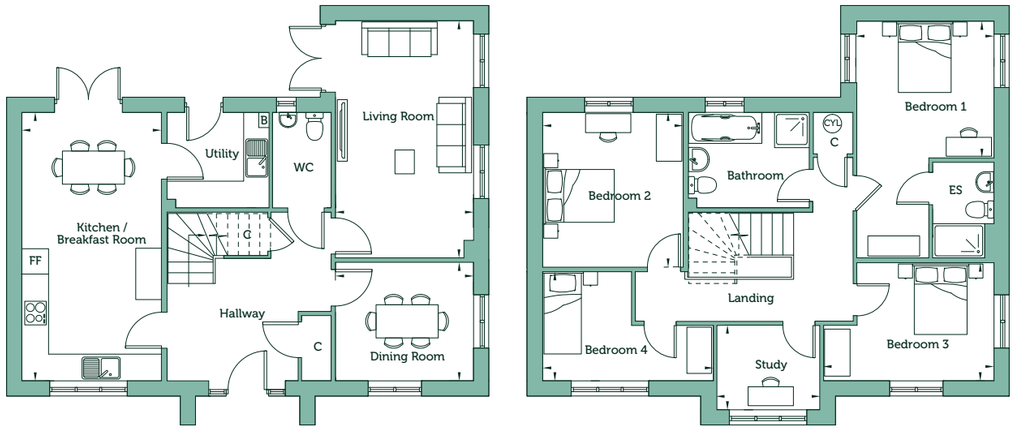
Sandalwood

Four Bedroom House

Plots 14, 16, 36, 44, 45, 51, 52, 54, 65, 169, 180, 193, 196, 198, 266 and 272



CGI depicts Plot 51



Ground Floor

Living Room	18'0" x 10'5"	5.49m x 3.17m
Kitchen / Breakfast Room	20'4" x 10'8"	6.21m x 3.24m
Dining Room	9'0" x 10'5"	2.75m x 3.17m

First Floor

Bedroom 1	10'4"min x 10'5"	3.16m x 3.17m
Bedroom 2	11'9" x 10'9"	3.59m x 3.27m
Bedroom 3	8'11" x 13'0"max	2.73m x 3.95m
Bedroom 4	8'3"max x 13'0"max	2.51m x 3.95m
Study	6'4" x 7'9"	1.94m x 2.37m
Gross Internal Area	1566 sq ft	145.50 sq m

Handed Plots 14, 44, 52, 180, 198 and 266

Key

B Boiler **C** Cupboard **FF** Fridge Freezer
CYL Hot Water Cylinder **ES** En Suite

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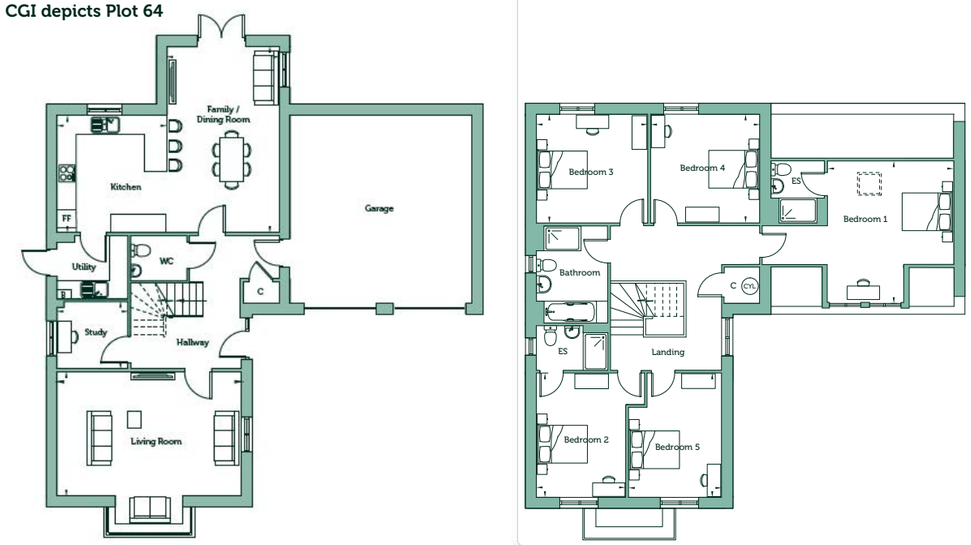
Rosewood

Five Bedroom House

Plots 35, 43, 53, 59 and 64



CGI depicts Plot 64



Ground Floor

Living Room	13'2" x 19'7"	4.01m x 5.98m
Kitchen	12'5" x 11'8"	3.78m x 3.55m
Family / Dining Room	19'9" x 11'11"	6.03m x 3.62m
Study	7'1" x 7'6"	2.17m x 2.29m

First Floor

Bedroom 1	15'11" x 13'5"	4.60m x 4.08m
Bedroom 2	13'2" x 9'5"	4.01m x 2.87m
Bedroom 3	11'6" x 11'9"	3.50m x 3.58m
Bedroom 4	11'6" x 11'7"	3.50m x 3.52m
Bedroom 5	13'2" x 9'11"	4.01m x 3.01m
Gross Internal Area	2149 sq ft	199.60 sq m

Handed Plots 43 and 53

Key

B Boiler **C** Cupboard **FF** Fridge Freezer
CYL Hot Water Cylinder **ES** En Suite

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Homes to be proud of



“From my previous experience I had no issues with my house, the quality is excellent and I had no doubt that this next house would be the same. However, I know with Orbit that the security is there if there was anything that needed attention.”
Sienna

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.

Self-employed Sienna chooses Orbit Homes for the second time

Sienna first arrived at Newlands, Attleborough in 2019 and enjoyed her time in the two-bedroom house she first purchased from Orbit Homes before deciding to up size in 2024.

For Sienna, the perfect home for this stage of her life really was right around the corner as she found a bigger space for her and her two cats on the same development that she first moved into with Orbit Homes five years ago.

She barely had to step foot outside her door before her ‘heart was set’ on her next home, falling in love with the ‘Sandringham’ four-bedroom home.

“I had my heart set on this house; each room was generous in size with three bathrooms upstairs. A beautiful landing allowing plenty of light and it’s also built on a spacious plot with a south facing garden.”

“I chose to purchase new builds as it made sense that everything was complete and I could just move straight in. My life is busy and it meant it freed up my weekends to enjoy my home rather than renovating.”

“Another bonus when comparing to other new build companies was that the gardens are turfed, and spotlights and flooring are included at no extra cost.”

Finally, Sienna loved how the service from Orbit Homes ‘went above and beyond’, not just on this occasion but when she first moved to Newlands too:

“The Orbit Homes team went above and beyond for me, from back when I first bought my house, the site manager Gerry was always very helpful. Janice and Rachel from the sales office were supportive and kept me in the loop with the progress of the house and finally Claire, who managed to always solve any obstacles between my lenders and solicitors. I couldn’t have done it without her, she was brilliant and I will always be very grateful.”

A perfect new home with Orbit, just like his mum did years ago

Nick had heard lots of good things about being an Orbit customer from his mother Mary, who had been an Orbit customer for 40 years.

Nick and his wife Karen found themselves in the market to buy their own home for the very first time in 2025 having lived for 43 years in the home provided by Nick’s job until his retirement.

Whilst house hunting may have been unfamiliar to the couple, Orbit wasn’t.

“With my mum having been an Orbit resident for 40 years and having a good experience, it encouraged me to look into Orbit and see what they could offer. I came across Homestead Park on the Share to Buy website and really liked the open play layout of the homes. This really stood out to us as our previous home had a separate galley kitchen which wasn’t very sociable.”

The couple made use of the part-buy, part-rent Shared Ownership scheme to buy their first ever home and picked out a two-bedroom ‘Fieldfare’ design bungalow at Homestead Park.

All homes at Homestead Park benefit from Orbit Homes’ all-inclusive specification, which offers Air Source Heat Pumps, electric vehicle charging points, flooring throughout, turf and more as standard.

“Our new home is energy efficient and we don’t have to worry because of the warranty offered by Orbit Homes and the great build quality. We love how the patio doors open out into the garden and it’s perfect for our dog Teddy. The specification of our home has really exceeded our expectations and my family can’t wait to visit again soon.”

Having worked most of his life on a nature reserve, it’s no surprise that Homestead Park’s design and location in the beautiful Suffolk countryside is a perfect match for Nick and Karen, and dog Teddy.

Homestead Park is designed with biodiversity in mind, with Orbit Homes providing a route for wildlife on the site through new and retained native hedgerow, wildflower planting and varied grasses with the development’s public open spaces.

Value for money sets Orbit Homes apart

Adam and Georgia couldn’t believe the value for money offered by Orbit Homes when they toured Felix Park in Soham as they prepared to take their next step in life.

Keen to upsize as they one day hope to welcome kids into the family alongside puppy Gus, the couple quickly realised that it was value for money that set Orbit Homes apart as they explain how they came to pick the four-bedroom ‘Langford’ house design at Felix Park as their new dream home:

“We chose Orbit Homes because of its inclusive specification; there is so many features included within the price.

The couple stressed that this really set Orbit Homes apart: “We had viewed other new build sites but found that there were multiple extras on top of the cost for the house itself, which we found misleading. After visiting Felix Park, we knew that we could move in and our house would be ready to live in without hidden costs.”

We love the size and quality of our new home, the ‘Langford’ gives us more than enough room for kids one day – and a study for me to escape them!”

These quotations are from purchasers at other Orbit Homes developments.



Everything from value for money to the top service we received, I couldn’t recommend more. The quality of the teams carrying out the work really stood out for us, and we always knew where we stood throughout the buying process.”

Moving to the countryside for their perfect family home

Samantha and Simon had been living in Putney, London and whilst they enjoyed their lifestyle there, they were keen to settle down and buy their first family home together.

“We both enjoyed living in Putney, we had everything we needed on the doorstep and could take lovely walks by the river. However, buying wasn’t an option for us there and rental prices were becoming more and more unaffordable.”

“Simon’s dad had lived in Norwich for many years and we’d had many happy visits there so we thought it would be an ideal place to buy our first home together. At the same time, we were excited to find out that we were expecting our first baby, so decided to opt for a new build that we could settle straight into without too much work.”

“We viewed a few new build developments, but Orbit Homes’ Dovecote Gardens really stood out.”

“We chose the ‘Cardington’ house type as we loved the layout, especially the patio doors from the kitchen to the garden. Also, there were so many things included as standard such as downlights and flooring, all things that would’ve added to the price elsewhere.”

“We had a fantastic experience with Orbit Homes whilst buying our home. It was very straightforward and made even easier by Pearl and Rob from the sales team who kept us up to date with proceedings and mentored us throughout.”

“Moving into a new build also means we have the peace of mind that our home is guaranteed for 10 years and we have customer service support for two years if we have any questions. It’s also more energy efficient than an older property which is great.”

“We’re so thrilled to be in our new home, with our new baby and dog, it’s the perfect start to our life as a little family.”





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, 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.



Mill View, Dereham

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

HBF Home Builders Federation ★★★★★ Customer Satisfaction 2026

In-house GOLD Customer Satisfaction 2026

NHBC

Victoria Gardens
Smee Lane
Great Plumstead
Norwich
NR13 5AX



Wider Area



Local Area

Directions to Victoria Gardens

From the East A47

Take the junction signposted Norwich N & E (A1042), Cromer, Postwick, Norwich, continue straight along the A1042 Yarmouth Road to the first roundabout and take the third exit signposted Norwich (A1042), Cromer (A140/A1270). Stay on this road for approximately 320 metres (0.2miles), then take the filter lane right signposted Norwich N (A1270) and Cromer (A140) onto the A1270. Stay on this road (over the A47) for approximately 300 metres (330 yards) to the Postwick Interchange roundabout, where you'll see the Gridserve charging centre on your left-hand side. Take the first exit signposted Norwich N (A1270), Cromer (A140) and Airport, then continue on the A1270 Broadland Northway to the next roundabout, approximately 480 metres (0.3miles) away and take the first exit onto Poppy Way. Stay on Poppy Way through the first roundabout onto the second roundabout at about 650 metres (0.4 miles). Take the third exit onto Peachman Way, follow Peachman Way to the next roundabout approximately 650 metres (0.4 miles) away, then take the third exit onto Smee Lane, where you'll find Victoria Gardens after approximately 320 metres (0.2 miles) on your left-hand side.

From the West A47

Take the junction signposted Norwich N & E (A1042), Thorpe St. Andrew, Postwick, Airport. Stay left on the slip road (other routes) and at the top, take the filter left signposted Norwich (A1270/A1042), Cromer (A140) Airport. This lane will merge on to the A1270 where you'll see the Gridserve charging centre on your left-hand side, then continue on the A1270 Broadland Northway to the next roundabout, approximately 480 metres (0.3miles) and take the first exit on to Poppy Way. Stay on Poppy Way through the first roundabout to the second roundabout at about 650 metres (0.4 miles). Take the third exit onto Peachman Way, follow Peachman Way to the next roundabout approximately 650 metres (0.4 miles) away, then take the third exit onto Smee Lane, where you'll find Victoria Gardens after approximately 320 metres (0.2 miles) on your left-hand side.

Alternatively scan the QR code for Google Maps

Try using what3words to find us

Search what3words.com for ///varieties.empty.pencil

orbithomes.org.uk

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Sales.VictoriaGardens@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.

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