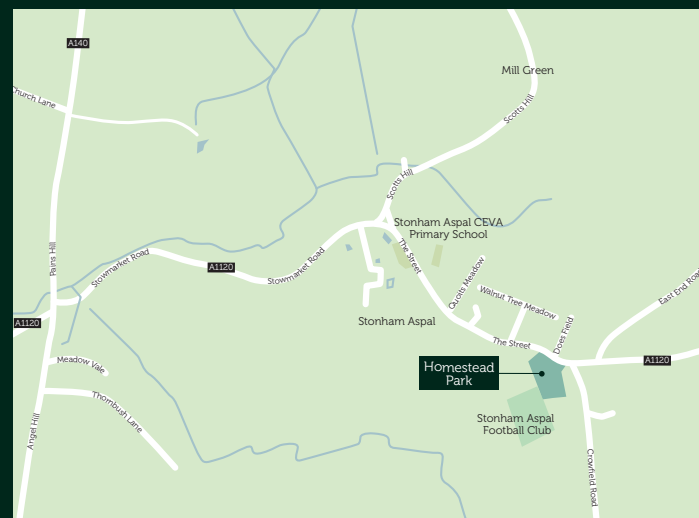
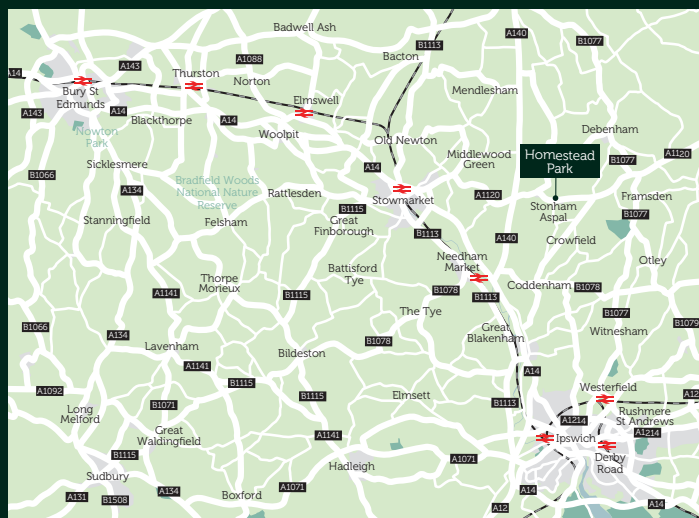




Outer cover coated with
Anti-Bacterial lamination

Homestead Park
Stonham Aspal
Stowmarket
Suffolk
IP14 6AN



Wider Area

Directions to Homestead Park, Stonham Aspal

Travelling from Ipswich

Take the Norwich Road (A1156) out of Ipswich and follow to the junction with the A14. Join the A14 towards Bury St Edmunds for approximately 4.2 miles (6.7 km) to junction 51, and exit via the slip road signposted Diss, Norwich, A140. At the roundabout take the A140 Norwich, Diss, Coddensham exit, remain on the A140 for approximately 3.2 miles (5 km) and then turn right onto the A1120 Stowmarket Road. Stay on this road for approximately 1 mile (1.7 km) and bear right where it becomes The Street. Continue for approximately 0.5 mile (800 metres) where you will find Homestead Park on your right-hand side.

Travelling from Stowmarket

Take the B115 out of Stowmarket, follow over the A14 to the junction with the A1120, turn left (signposted Earl, Stonham) onto the A1120 Church Road. Continue along this road for approximately 4.1 miles, then bear right as the road becomes Bell's Lane and then Forward Green, until you reach the junction with A140 Angel Hill. Turn left and then immediately right onto Stowmarket Road. Stay on this road for approximately 1 mile (1.7 km) and bear right where this road becomes The Street, continue for approximately 0.5 mile (800 metres) where you will find Homestead Park on your right-hand side.

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Your place to thrive

Homestead Park, Stonham Aspal





St Mary and St Lambert Church in the Suffolk Village of Stonham Aspal

Find your place to grow at Homestead Park

Welcome to Homestead Park, an attractive development of two and three bedroom bungalows and two and three bedroom houses in the charming Suffolk village of Stonham Aspal. These 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...

With Stonham Barns Park less than a 10 minute walk away, Homestead Park residents are spoilt for choice for both shopping and leisure activities. This vibrant retail village in the heart of the beautiful Suffolk countryside boasts an abundance of family attractions to suit all ages throughout the year. It's home to a huge variety of shops to satisfy all your day-to-day needs, including clothes shops, restaurants, a beauty salon, various antique shops, plus a great deal more. Stonham Golf Park offers a 9-hole golf course, simulator bays to perfect your driving skills, and even a pirate-themed adventure golf for the little ones.

You'll also find Suffolk Owl Sanctuary there - home to over 80 stunning owls and birds of prey from around the world, where you can watch



Owl Sanctuary, Stonham Aspal

an amazing flying display and say hello to the mob of cheeky meerkats in their Meerkat Kastle. There are red squirrels, the Raptor Hospital, a children's play area, The Barclays Sensory Garden, an owl information centre, woodland walk, picnic areas and plenty of other activities for children, including a mini-maze and adventure frame.

Take a break at Café 24 which uses locally-sourced produce

for their breakfast and lunch menus, or meet friends and relax with a hot drink, sandwich or slice of cake at The Teapot Tearoom. Legends Sports Bar in the Aspal Clubhouse is a great venue for sports-lovers to relax with a drink and a bite to eat. There are also 2 stunning fishing lakes, and the site hosts the Mid Suffolk Showground and Aspal Theatre, offering visitors numerous events and shows throughout the year, including classic vehicle events, family and history re-enactment shows, Halloween fun, Christmas spectacles, music festivals, and tribute shows. Or, for lovers of all things artistic, there's the Sakura Studio Gallery, showcasing artworks from the finest artists and creators from across East Anglia.

Homestead Park has two popular pubs nearby. Just a few miles away there's The Magpie Pub in the lovely, historic village of Little Stonham, located right on the Norwich Road. The pub is part of a historic, Grade 2 listed building and offers a warm welcome and a traditional British menu, as well as international cuisine. A little further afield is The Highwayman on the A140 just outside Needham Market, a Grade 2 listed 17th century building with a charming, exposed oak framework. The main restaurant and galleries provide a traditional and relaxing atmosphere for families to dine on the freshly-cooked, locally-sourced menu.

Stonham Aspal is also home to its very own football club, Stonham Aspal FC, who currently play in the Macron Suffolk & Ipswich League. The club acts as a welcoming social hub for local families, and a new clubhouse, changing rooms, floodlit training area and car park are planned to be completed soon.



Find your place to live at Homestead Park

Your places to explore...

Needham Market is a picturesque little town just a few miles away, with its 15th century Church of St. John the Baptist and recently refurbished Grade II listed Limes Bar and Hotel. The East Anglia mainline railway runs through the town, providing trains to Ipswich and Cambridge. Needham Lake Play Area and Walks is close by, a fantastic destination for families to relax and unwind. The lake is teeming with wildlife, and children will love the wooden sculptures, stepping stones and play area, with its hollow climbing logs.

A short drive away, you'll discover the magnificent Helmingham Hall Gardens – a historic, stately house with renowned 16th century gardens

and a deer park with tearoom and shops. This Grade 1 listed architectural jewel is surrounded by a wide moat; every night the two drawbridges are pulled up, as they have been since 1510, turning the Hall into its own island. It's well worth a visit and open to the public from May to September.

Stowmarket town centre is just 7 miles away and offers shoppers a blend of family-run specialist stores and national chains to suit everyone's tastes. There's a lively and vibrant street market every Thursday and Saturday, with all manner of inviting stalls. A Farmers' Market is held on the first Friday of every month, selling locally-sourced, quality produce.

There's also a leisure centre, and the elegant Regal Cinema/Theatre, featuring the latest movies and live performances, plus the annual Stowmarket Food and Drink Festival.

About 12 miles away is the county town of Ipswich, with its bustling waterfront lined with cafes, galleries and shops and the 19th century Old Custom House, which recalls the city's maritime history; it's also home to one of the UK's newer universities, the University of Suffolk. Ipswich is regarded as a popular destination and it's no surprise, with its galleries, theatres and arts festivals, including Ipswich Music Day, a brilliant celebration of music, culture and local talent, and the largest free one-day festival in the UK. There's the grandiose Ipswich Corn Exchange, showcasing an eclectic programme of comedy, music, sporting events, festivals and conferences, plus The Regent Theatre located on St Helen's street - which hosts ballet, classical, dance and comedy shows. You won't be disappointed with the Ipswich shopping experience either, with all the major high street names you'd expect, plus the Buttermarket and Sailmakers Shopping Centres home to major retail brands.



...and places to learn

Homestead Park residents have the convenience of Stonham Aspal VA CofE Primary School located right in the village. There are also a number of other Primary and High Schools in the surrounding area, such as Debenham High School and Mendelsham Primary School in Stowmarket, and Helmingham Primary School and Nursery in Helmingham. For higher educational needs, the University of Suffolk is close by in Ipswich.

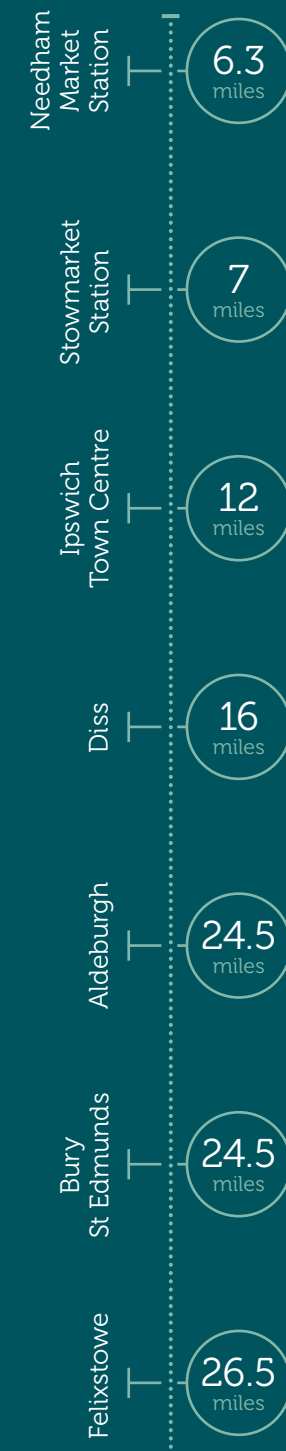


Your place to connect...

Stonham Aspal 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 Norwich International Airport is about an hour's drive on the A140 north, offering flights to numerous holiday destinations.



By car from
Homestead Park



By train from
Stowmarket Station

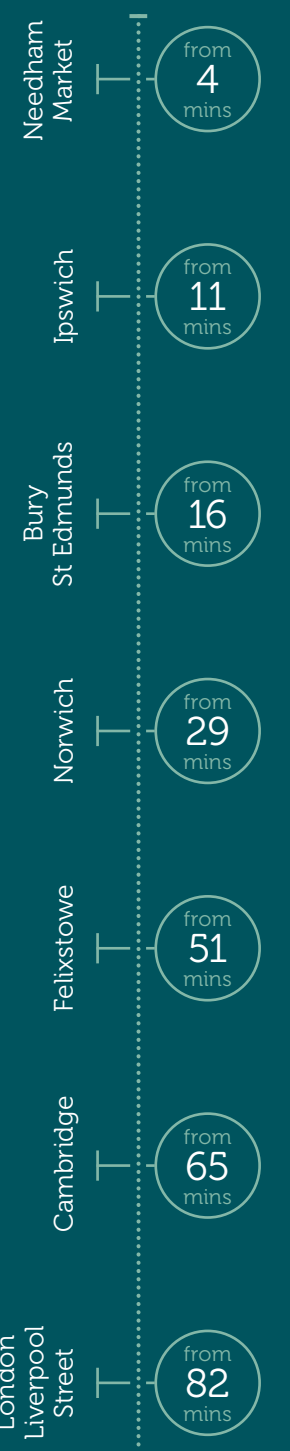




Image shown from other Orbit Homes development

Specification

Kitchen

- Stylish, contemporary fitted kitchen with a range of wall and base units
- 22mm square edge laminate worktop
- Stainless steel single oven
- Induction hob
- Extractor hood
- Graphite grey composite sink with chrome mixer tap
- Integrated fridge/freezer
- Integrated dishwasher
- Plumbing 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
- Lockable mirror-fronted cabinet with shaver socket to bathroom and en suite
- Diesse wall tiles

Plumbing

- Air Source Heat Pump heating system with hot water cylinder
- Underfloor heating to the 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
- Under-pelmet 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
- GRP front door with multi-point locking 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
- Amtico vinyl flooring to kitchen, bathroom, en suite, cloakroom, hall and living room
- Carpets to stairs, landing and all bedrooms

Energy Efficiency and Biodiversity

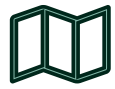
- Electric Vehicle charging point to all homes
- Enhanced wall and ground floor insulation
- Flush photovoltaic panels to Fieldfare housetype only
- New and retained native hedgerow to provide a wildlife route
- Wildflower seed mix planting and varied grasses within the Public Open Spaces and attenuation basin base sown with wet tolerant meadow grass mixture

General

- Landscaping to front garden
- Turf and patio to rear garden
- 1.8m closeboard fence to rear gardens
- Shed to rear
- Waterbutt to rear
- Outside tap
- 10-year NHBC Buildmark Choice warranty

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.





Shared Ownership

- Fieldfare**
2 bedroom bungalow
- Curlew**
2 bedroom house
- Dunnoch**
2 bedroom house
- Goldcrest**
3 bedroom bungalow
- Brambling**
3 bedroom house
- Avocet**
3 bedroom house
- Harrier**
3 bedroom bungalow

Affordable Rental Homes

Market Sale

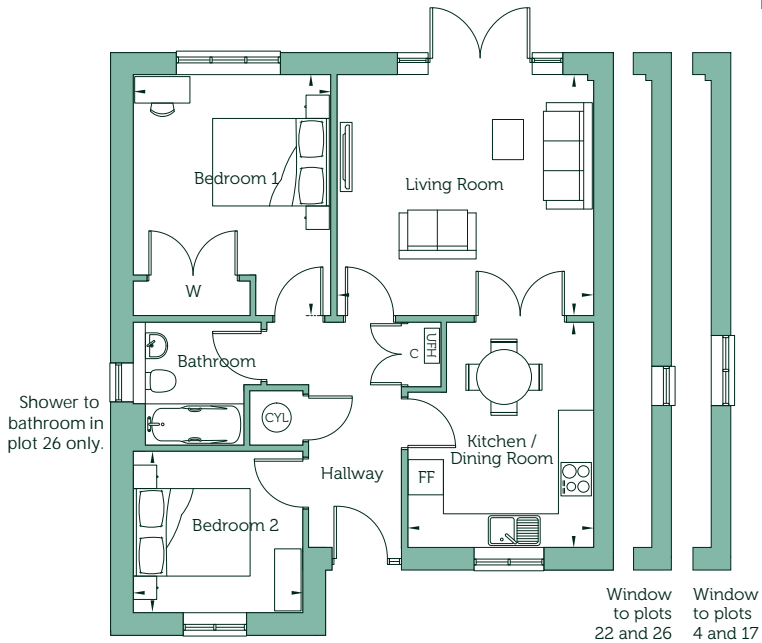
- Fieldfare**
2 bedroom bungalow
- Goldcrest**
3 bedroom bungalow
- Brambling**
3 bedroom house
- Avocet**
3 bedroom house
- Harrier**
3 bedroom bungalow
- Egret**
3 bedroom house

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.



Fieldfare

Two Bedroom Bungalow
Plots 3, 4, 6, 16, 17, 22 and 26



Ground Floor

Living Room	13'7" x 14'8"	4.15m x 4.46m
Kitchen / Dining Room	12'11" x 10'8" max	3.93m x 3.24m
Bedroom 1	13'9" x 11'3"	4.19m x 3.43m
Bedroom 2	9'2" x 9'8"	2.81m x 2.94m
Gross Internal Area	747 sq ft	69.40 sq m

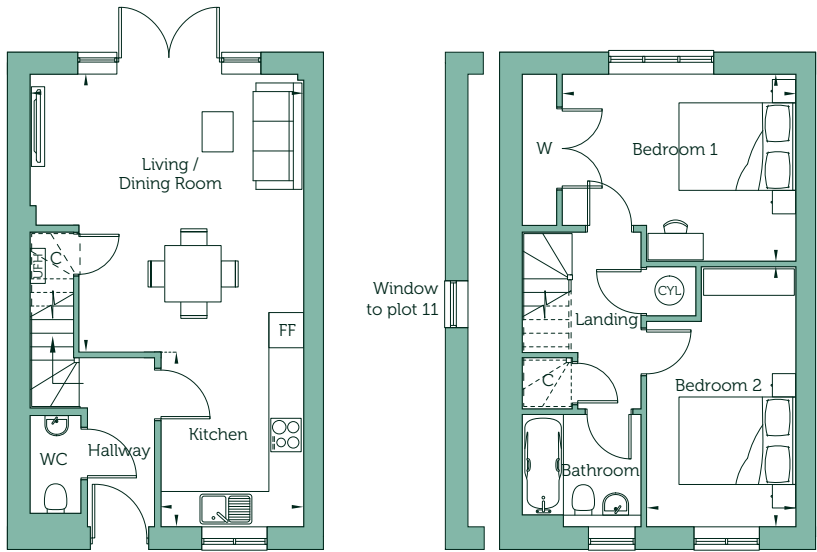
Key
C Cupboard FF Fridge Freezer W Fitted Wardrobe UFH Under Floor Heating

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



Curlew

Two Bedroom House
Plots 11 and 12



Ground Floor

Living / Dining Room	15'6" x 15'4"	4.74m x 4.67m
Kitchen	9'10" x 7'11"	3.01m x 2.41m

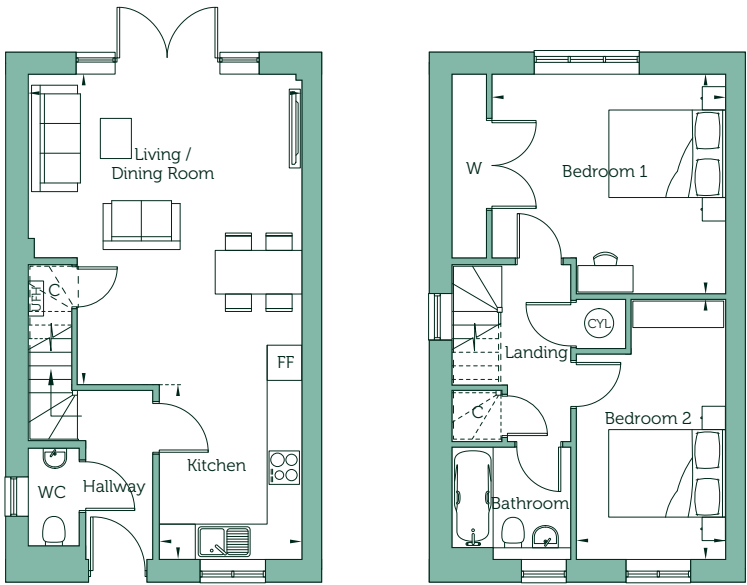
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Dunnock

Two Bedroom House
Plot 34



Ground Floor

Living / Dining Room	17'6" x 15'6"	5.34m x 4.73m
Kitchen	9'10" x 8'1"	3.01m x 2.47m

First Floor

Bedroom 1	12'4" x 13'1"	3.75m x 4.00m
Bedroom 2	14'8" x 8'6"	4.46m x 2.58m
Gross Internal Area	850 sq ft	79.0 sq m

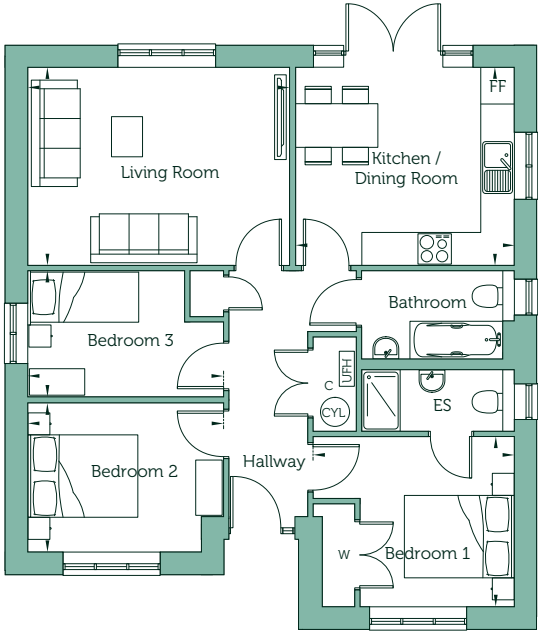
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Goldcrest

Three Bedroom Bungalow
Plots 5, 7, 8, 19, 21 and 28



Ground Floor

Living Room	11'10" x 15'7"	3.60m x 4.75m
Kitchen / Dining Room	11'10" x 13'1"	3.60m x 3.99m
Bedroom 1	10'1" x 11'11"	3.08m x 3.64m
Bedroom 2	8'10" x 11'9"	2.69m x 3.58m
Bedroom 3	7'5" x 11'9"	2.27m x 3.58m
Gross Internal Area	878 sq ft	81.60 sq m

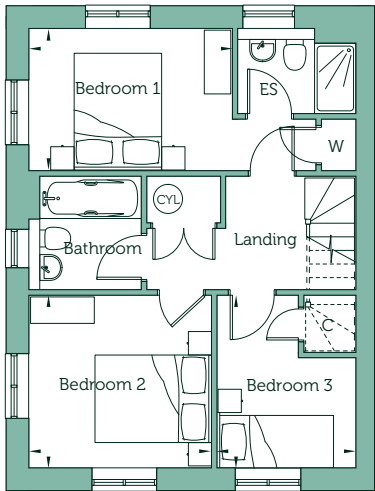
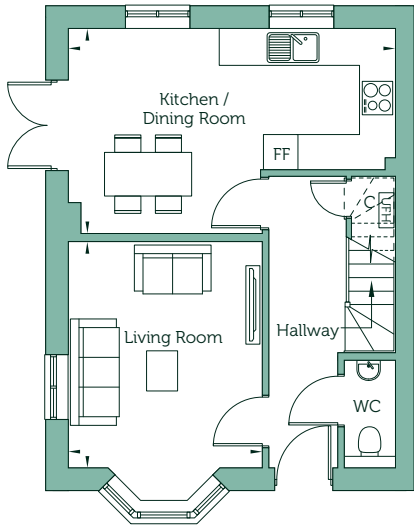
Key
C Cupboard FF Fridge Freezer W Fitted Wardrobe UFH Under Floor Heating ES En Suite

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Brambling (V)

Three Bedroom House
Plot 2



Ground Floor

Living Room	12'10" x 10'11"	3.92m x 3.34m
Kitchen / Dining Room	11'5" max x 18'5" max	3.49m x 5.61m

First Floor

Bedroom 1	8'0" x 11'5" min	2.44m x 3.48m
Bedroom 2	9'9" x 10'3"	2.97m x 3.13m
Bedroom 3	9'9" max x 7'9"	2.97m x 2.37m

Gross Internal Area	921 sq ft	85.5 sq m
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Key

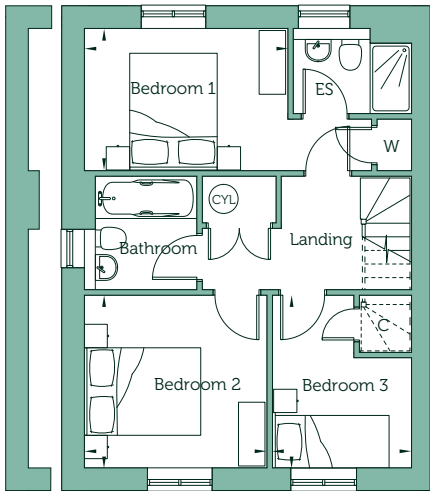
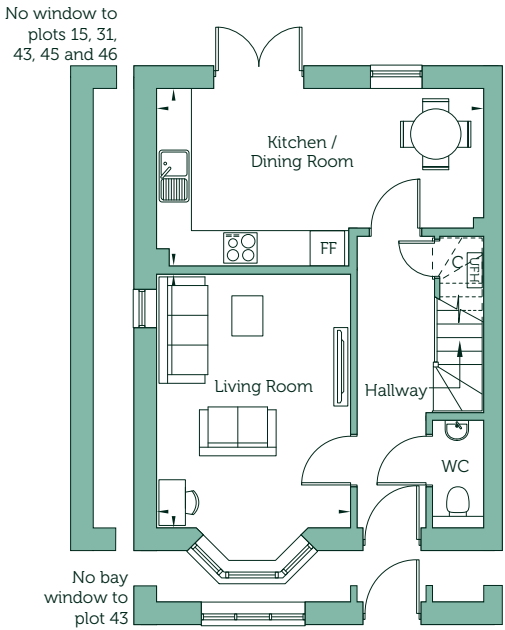
C Cupboard FF Fridge Freezer W Fitted Wardrobe UFH Under Floor Heating ES En Suite

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Brambling

Three Bedroom House
Plots 9, 10, 15, 31, 32, 33, 37, 39, 40, 43, 45 and 46



Ground Floor

Living Room	14'4" x 10'11"	4.37m x 3.34m
Kitchen / Dining Room	10'0" x 18'5" max	3.05m x 5.61m

First Floor

Bedroom 1	8'0" x 11'5" min	2.44m x 3.48m
Bedroom 2	9'9" x 10'3"	2.97m x 3.13m
Bedroom 3	9'9" max x 7'9"	2.97m x 2.37m

Gross Internal Area	921 sq ft	85.5 sq m
	915 sq ft	85 sq m (Plot 43)

Key

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

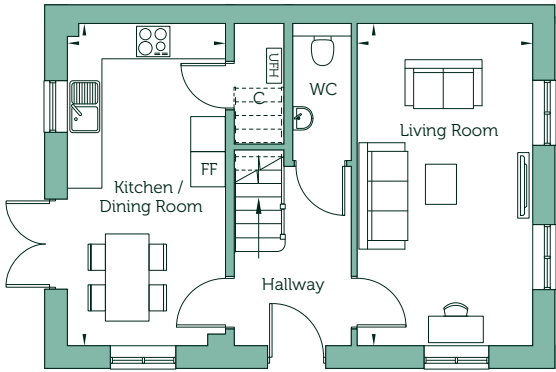
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Avocet

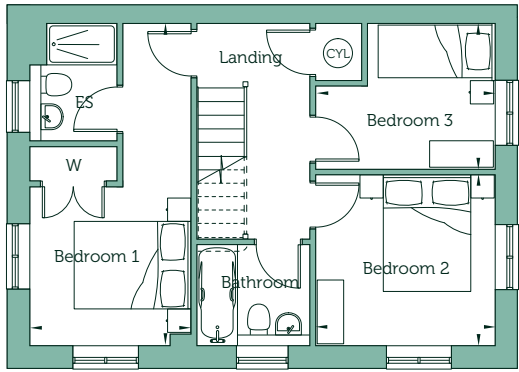
Three Bedroom House

Plots 1, 13, 14, 30, 38, and 44



Ground Floor

Living Room	9'11" x 18'2"	3.01m x 5.54m
Kitchen / Dining Room	8'10" x 18'0"	2.69m x 5.50m



First Floor

Bedroom 1	9'1" x 18'2" max	2.77m x 5.54m
Bedroom 2	10'0" x 9'7"	3.04m x 2.92m
Bedroom 3	10'0" max x 8'2"	3.04m x 2.50m

Gross Internal Area	88.8 sqm	956 sq ft
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Handed Plot 1, 14, 38 and 44

Key

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

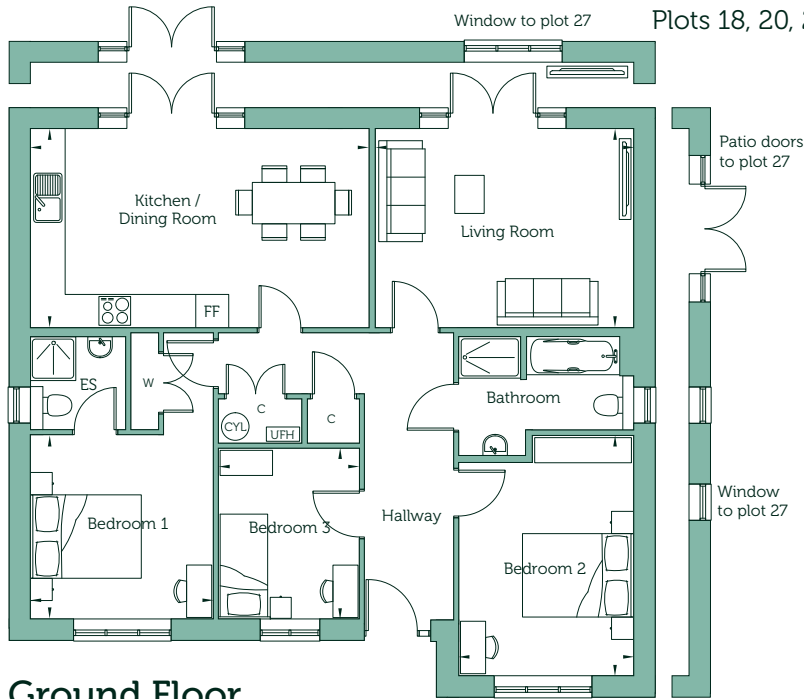
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Harrier

Three Bedroom Bungalow

Plots 18, 20, 25, 27, 29, 41 and 42



Ground Floor

Living Room	11'10" x 15'5"	3.60m x 4.69m
Kitchen / Dining Room	11'10" x 20'1"	3.60m x 6.12m
Bedroom 1	11'7" x 10'10"	3.35m x 3.29m
Bedroom 2	14'3" x 10'5"	4.35m x 3.17m
Bedroom 3	10'2" x 8'4"	3.10m x 2.53m

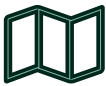
Gross Internal Area	1084 sq ft	100.70 sq m
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Handed Plots 29 and 42

Key

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

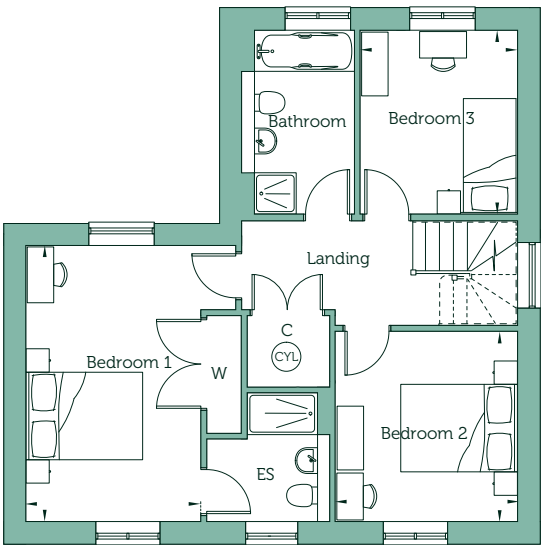
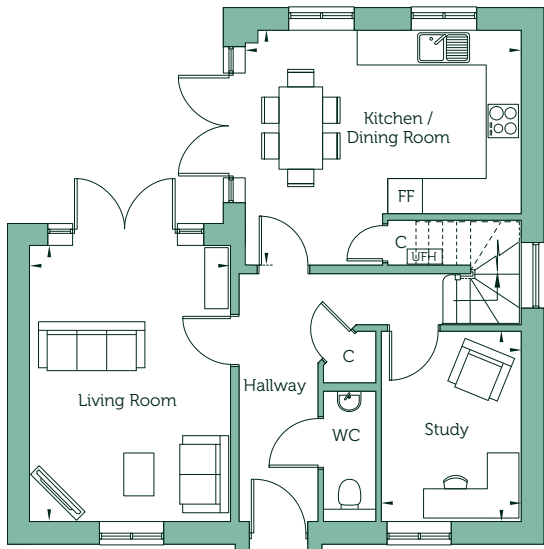
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Egret

Three Bedroom House

Plot 36



Ground Floor

Living Room	15'7" x 11'4"	4.75m x 3.45m
Kitchen / Dining Room	13'3" max x 15'7"	4.05m x 4.75m
Study	10'9" x 7'10"	3.27m x 2.40m

First Floor

Bedroom 1	15'7" x 9'9"	4.75m x 2.98m
Bedroom 2	10'9" x 10'4"	3.27m x 3.14m
Bedroom 3	10'5" x 8'10"	3.17m x 2.70m
Gross Internal Area	1,246 sq ft	115.80 sq m

Key

C Cupboard FF Fridge Freezer W Fitted Wardrobe UHF Under Floor Heating ES En Suite

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Homes to be proud of



"From the sales team to the site foreman and manager and sales director, everyone couldn't have been more helpful. We were regularly updated on the progress of the build, and the sales team were really supportive."

– Scarlett and James

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.

Finding their dream home by chance

Scarlett and James had spent three years carefully renovating a bungalow, which they thought they'd call home for a while. However, during a seasonal visit to friends and family, they walked past Orbit Homes' Mill View development and were immediately impressed with what they saw, so decided to take a closer look.

James explains: "Moving hadn't really been on our minds, but during that visit we both commented how nice it would be to be closer to family. After all the time and effort we'd put into making our bungalow the home we wanted, we knew we'd only move again for something we both really loved. We also wanted something we could move straight into; neither of us fancied taking on another project.

"Plus, Orbit Homes offered extra touches such as integrated appliances, flooring and a fully-turfed garden as standard, things that aren't usually included or come at an extra cost with some other developers. We also enjoyed the fact we could choose all our fixtures and fittings without having to do the work installing them ourselves."

Orbit's customer service has been amazing

David and Gemma, having previously lived in a three bedroom semi-detached house in Dereham with their two daughters, 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 their 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."

Shared Ownership, the affordable way to buy

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

"The process of buying our first house was plain sailing, thanks to Orbit Homes. We had constant communication and guidance all the way through.

"Our Orbit Homes experience has honestly been incredible, everything was up to the standard we expected, and we could not have asked for a better first home. We would recommend Shared Ownership to anyone, especially young people, who are looking to get on the property ladder but are struggling to save for a deposit."

Moving from London to get on the property ladder

Samantha and Simon said: "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. It's really peaceful but close enough to the city centre and Simon's dad.

"We have had many friends and family to visit which has been lovely. We now have the space to put them up when they come to stay which they love. Overall, 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.

"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."

Orbit Homes telehandler buys house in Dereham

Orbit Homes telehandler Harry, his wife Rimini and young son Archie are now enjoying their brand new, three bedroom family home at Mill View in Dereham.

Harry explained: "My family and I have always lived in Dereham, but since having Archie, we needed a house with extra room. We chose Orbit Homes because it was so well priced in comparison to other housebuilders in the area, and their attention to detail really stood out.

"Having lived locally, we know that Mill View's location is in a fantastic part of Dereham, close to all the schools and the town centre, so everything is in walking distance for us. It's perfect for Rimini's work and Archie's nursery too."

These quotations are from purchasers at other Orbit Homes developments.



Avalon Place, Easton

The Orbit difference

The history of Orbit

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

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high quality,

affordable, safe and sustainable and they really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this through taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have in place sustainable working and excellent employment practices.

Building for good

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

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



Orbit in the community

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

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

Orbit Earth

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

We have four main priorities:

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



Mill View, Dereham

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 high 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.

