



# Brickmakers Place

Woolpit





# Making it your home, together at Brickmakers Place



Orbit Homes is delighted to bring you Brickmakers Place, a modern development in the picturesque village of Woolpit, lying deep in the stunning Suffolk countryside, halfway between the market towns of Stowmarket and Bury St Edmunds. This charming village is long-established, dating back to at least the 10th century; the Brickmakers Place name itself refers to the distinctive “Suffolk White” bricks that were manufactured here in the 17th century. The development offers a desirable collection of two bedroom bungalows and two, three and four bedroom homes, all available to purchase through the Shared Ownership scheme.

## Find your place to live...

Woolpit is a large village, with a wealth of amenities for residents' convenience and enjoyment. The architecturally outstanding St Mary the Virgin parish church was mostly built in the 15th century, with its stunning spire rebuilt in 1970 by architect Richard Phipson, and The Bull Inn, a traditional pub, lies on the historic main street, with its popular restaurant, beer garden and B&B accommodation. There's the Teacups Tea Rooms, offering traditional afternoon teas with delicious, freshly made cakes and sandwiches, The Bread Bin bakery selling a wide range of freshly-baked artisan bread, plus a curry house, supermarket, hairdressers, and the Woolpit fish and chip shop. There's also a Post Office, petrol station, museum and the Woolpit Health Centre and dispensary, plus a local dentist and Primary Academy school. The village even has its own tennis and cricket club, there's something here for everyone.





Angel Hill, Bury St Edmunds, Suffolk

# Find your place to explore at Brickmakers Place

## Find your place to enjoy life...

There's plenty to discover and do in the delightful, rural spaces surrounding Woolpit village, it really is in a perfectly central location. To the west, the National Trust Ickworth Estate is approximately a 14.5 miles drive away. The remarkable Rotunda is its centrepiece, showcasing an internationally renowned art and silver collection. The Italianate gardens and manicured acres of parklands, ancient woodlands and all-weather trails are ideal for exploring the estate by biking or hiking. Or you can just relax in the West Wing or Porters Lodge for refreshments, or try the Ickworth stately house luxury family hotel, open for dining, afternoon tea, spa treatments and accommodation.

To the east, the magnificent, moated Helmingham Hall is around 19 miles away, with its spectacular, 16th-century Grade 1 Listed gardens and deer park, outdoor Adventure Cinema, Artisan Markets, cafés, shops and musical events. It's a popular location for filming, including BBC One's Antiques Roadshow.

For nature lovers, Thetford Forest is just a 19 mile drive to the north - the ideal setting for families to enjoy picnics, leafy walks or bike trails. This unique, 20,000-hectare patchwork of pines, heathland and broadleaves provides a welcome escape from the hustle and bustle of modern life. The world-famous Norfolk Broads National Park is also about an hour's drive away, offering activities for all ages, from kayaking to sailing and fishing to fossil hunting.



Saint Mary's Church, Woolpit, Suffolk

The traditional market town of Bury St Edmunds is less than a 10 mile drive away. Suffolk is famed as a culinary delight, and Bury is the jewel in its crown, boasting a variety of award-winning venues, including the Michelin-starred Pea Porridge. Twice weekly, the outdoor market offers high quality, locally sourced seasonal produce, and there's a wealth of parks and local attractions to enjoy; the impressive St Edmundsbury Abbey and Gardens are a must-see.

Drive in the other direction for a little over six miles and you find yourself in the delightful market town of Stowmarket. Here, you can discover the fascinating history of East Anglia at The Food Museum, an 84-acre woodland estate, with 17 historic buildings,

animals, gardens and riverside walk, where visitors can enjoy exhibitions and participate in activities and events. Stowmarket town centre is home to a blend of family-run specialist stores and national chains to suit all shoppers' tastes. There's a lively and vibrant street market in the town centre every Thursday and Saturday, with plenty of inviting stalls. There's also the excellent Mid Suffolk Leisure Centre, boasting a large gym, three swimming pools, fitness classes, plus a soft play area and climbing wall. The elegant Regal Cinema/Theatre features the latest movies and live performances, and the annual Stowmarket Food and Drink Festival in July celebrates local and regional produce, making it a mouthwatering day out for families and foodies alike.



Helmingham Hall, Helmingham, Suffolk

A little further afield is the thriving county town of Ipswich, with its bustling waterfront lined with cafés, galleries, 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 newest universities, the University of Suffolk. Ipswich is regarded as a popular tourist 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.

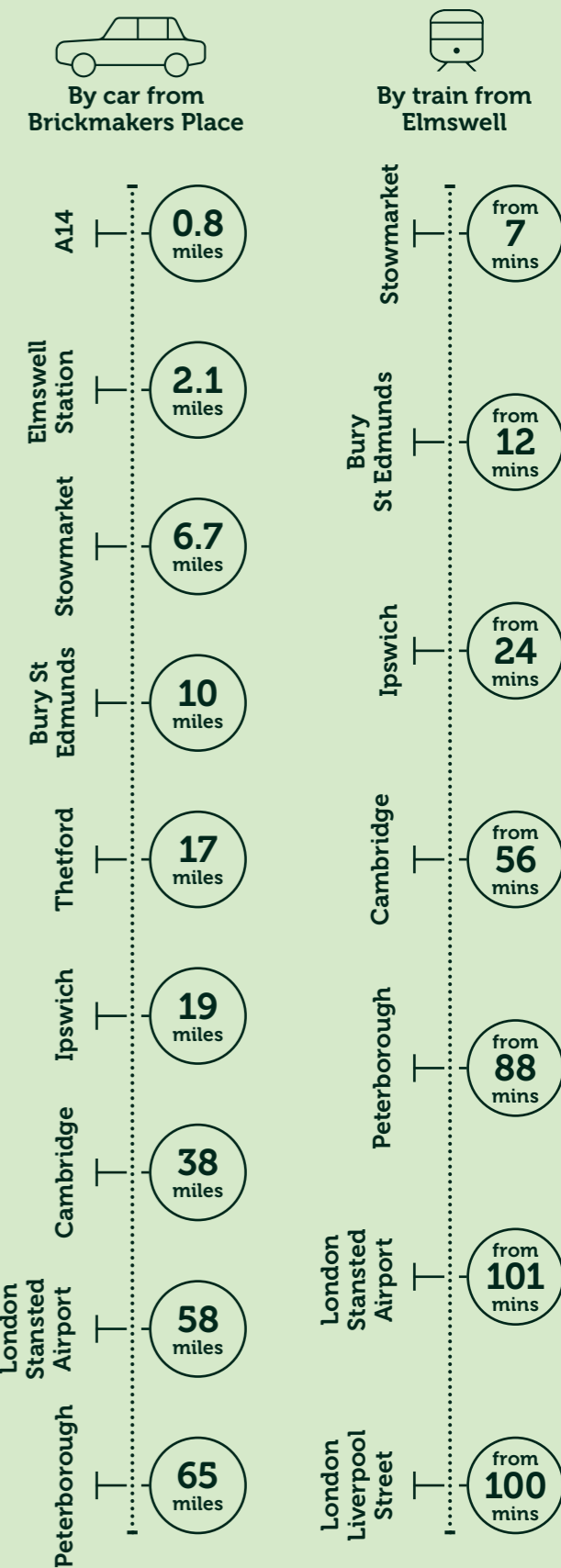
## ...and places to learn

Woolpit Primary Academy is conveniently located in the village, or alternatively, Elmswell Primary School is just a 2.3 mile drive. Stowmarket has several other primary schools and a secondary school, plus Finborough School, a co-educational independent school for children aged 2 to 18. The County High School is about 5.5 miles away - a 13 to 19 co-educational comprehensive part of the Bury St Edmunds All-Through Trust, including Horringer Court Middle School, Westley School and Barrow CEVC and Tollgate Primaries.

In addition, you'll find several well-respected independent schools nearby, providing education from nursery through to sixth form. For further education, West Suffolk College is home to over 13,000 students from sixth form and apprenticeships through to degree courses; the College provides its programmes in association with the University of Suffolk in Ipswich.

## Your place to connect...

Brickmakers Place offers commuters and travellers alike a wealth of options for transport connections to the rest of the UK, and much further afield.



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



# 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
- Extractor hood
- Stainless steel sink with chrome mixer tap
- Integrated fridge/freezer
- Plumbing and removable unit for dishwasher
- Plumbing and space 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 (three-piece bathrooms only)
- Thermostatic mixer and single function handset with full-height tiling to bath (four-piece bathrooms only)
- 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

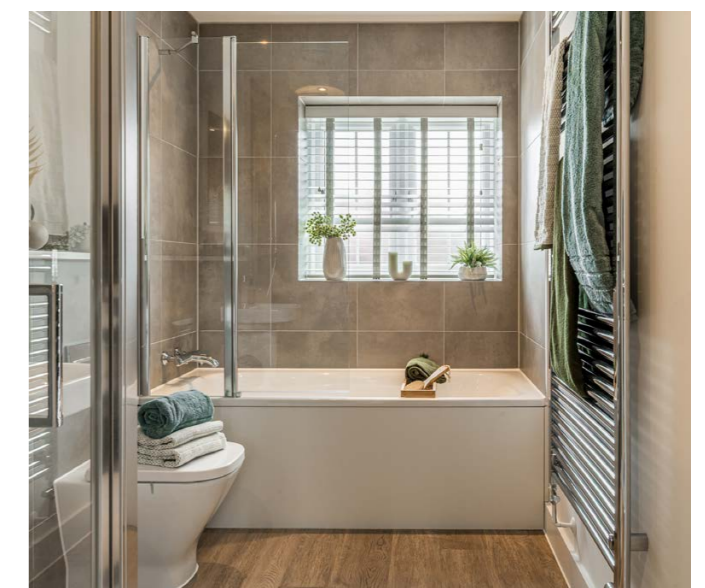
- Walls and ceilings in matt white emulsion
- Woodwork in white satin
- White internal doors with chrome ironmongery
- Oak handrail to staircase
- Vinyl flooring to hall, cloakroom, kitchen, kitchen / dining / living room (to homes where these are open plan), bathroom and en suite
- Carpet to living room (excluding homes with open plan kitchen / dining / living room), stairs, landing and all bedrooms

## Energy Efficiency and Biodiversity

- EPC B rated homes
- Flush photovoltaic (PV) 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 warranty



# Development Layout



## Shared Ownership

- **Hazel**  
2 bedroom bungalow
- **Rowan**  
2 bedroom house
- **Rowan Plus**  
2 bedroom house
- **Poplar**  
3 bedroom house
- **Poplar E**  
3 bedroom house
- **Poplar S**  
3 bedroom house
- **Poplar SE**  
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.

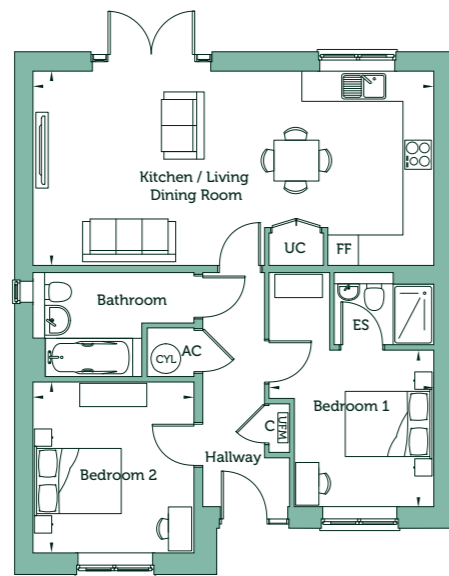
# Hazel

## Two Bedroom Bungalow

Plots 32, 33, 34, 35 and 36



CGI depicts Plots 35 and 36, homes may be detached or semi detached.



### Ground Floor

<b>Kitchen / Living Dining Room</b>	12'6" x 25'10"	3.82m x 7.88m	<b>Bedroom 1</b>	10'1" x 10'7"	3.06m x 3.22m
			<b>Bedroom 2</b>	11'0" x 10'5"	3.36m x 3.17m
<b>Gross Internal Area</b>			756 sq ft 70 sq m		

Handed Plots 33 and 35

### Key

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

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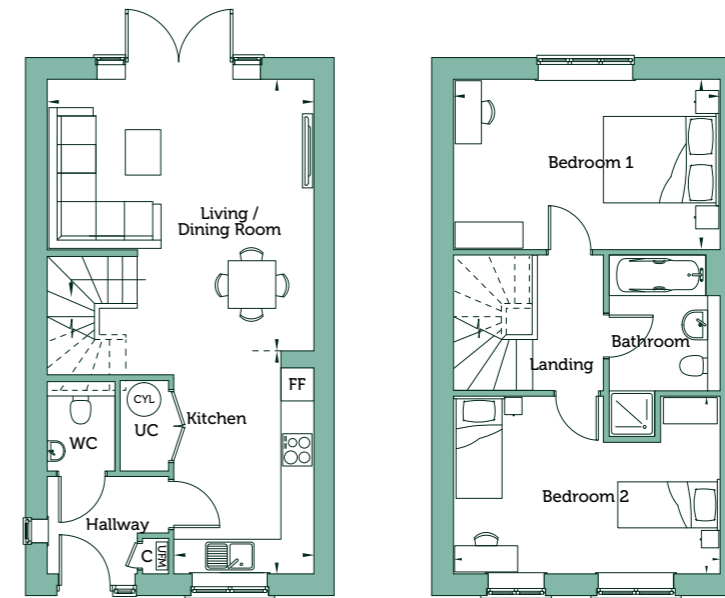
# Rowan

## Two Bedroom House

Plots 3, 4, 8, 9, 18 and 19



CGI depicts Plots 18 and 19. PV panels indicative only, arrangement and numbers will vary.



### Ground Floor

<b>Living / Dining Room</b>	15'7" x 15'5"	4.75m x 4.71m
<b>Kitchen</b>	12'9" x 8'1"	3.89m x 2.46m

### First Floor

<b>Bedroom 1</b>	9'10" x 15'5"	2.99m x 4.71m
<b>Bedroom 2</b>	10'2" x 15'5"	3.10m x 4.71m
<b>Gross Internal Area</b>		881 sq ft 81.8 sq m

Handed Plots 4, 9 and 18

### Key

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

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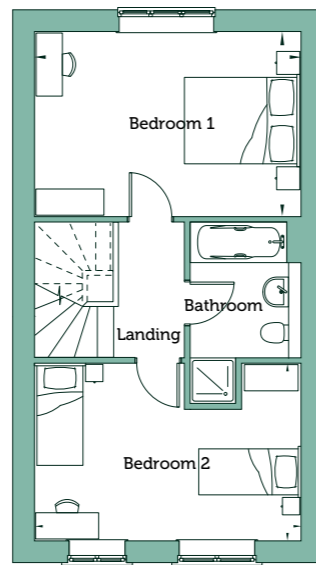
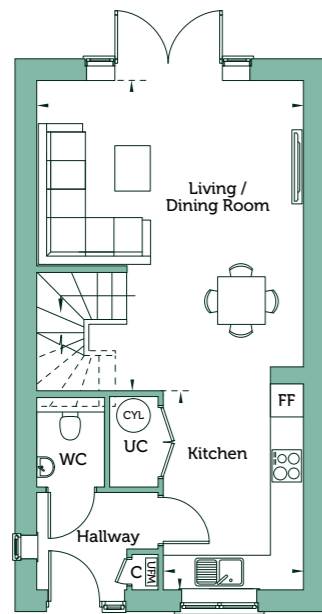
# Rowan Plus

## Two Bedroom House

Plots 10 and 12



CGI depicts Plots 18 and 19. PV panels indicative only, arrangement and numbers will vary.



### Ground Floor

Living / Dining Room	17'10" x 15'5"	5.44m x 4.71m
Kitchen	11'3" x 8'1"	3.42m x 2.46m

### First Floor

Bedroom 1	10'6" x 15'5"	3.21m x 4.71m
Bedroom 2	10'2" x 15'5"	3.10m x 4.71m
<b>Gross Internal Area</b>	<b>917 sq ft</b>	<b>85.20 sq m</b>

Handed Plot 12

#### Key

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

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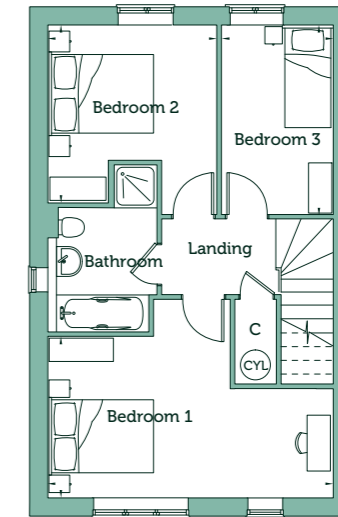
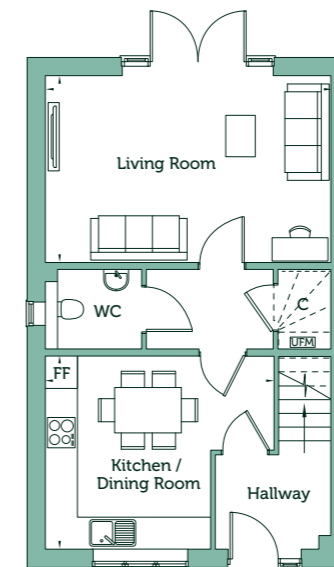
# Poplar

## Three Bedroom House

Plots 2, 13 and 23



CGI depicts Plots 1 and 2. PV panels indicative only, arrangement and numbers will vary.



### Ground Floor

Living Room	11'6" x 17'7"	3.50m x 5.35m
Kitchen / Dining Room	11'11" x 14'1"	3.62m x 4.29m

### First Floor

Bedroom 1	11'3" x 17'7"	3.43m x 5.35m
Bedroom 2	10'11" x 10'6"	3.34m x 3.19m
Bedroom 3	11'7" x 6'9"	3.54m x 2.05m
<b>Gross Internal Area</b>	<b>1,023 sq ft</b>	<b>95.08 sq m</b>

Handed Plots 2

#### Key

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

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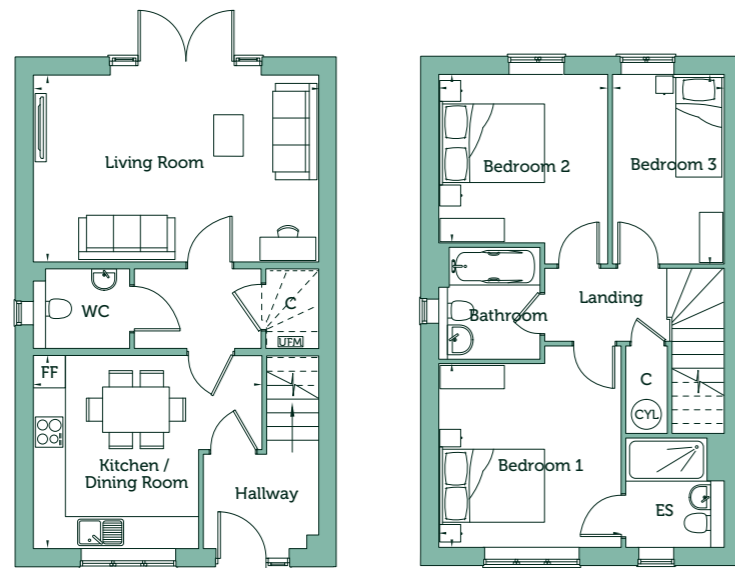
# Poplar E

## Three Bedroom House

Plots 1, 14, 20 and 22



CGI depicts Plots 1 and 2. PV panels indicative only, arrangement and numbers will vary.



### Ground Floor

<b>Living Room</b>	11'6" x 17'7"	3.50m x 5.35m
<b>Kitchen / Dining Room</b>	11'11" x 14'1"	3.62m x 4.29m

### First Floor

<b>Bedroom 1</b>	11'3" x 11'3"	3.43m x 3.42m
<b>Bedroom 2</b>	10'4" x 10'6"	3.16m x 3.19m
<b>Bedroom 3</b>	11'7" x 6'9"	3.54m x 2.05m

**Gross Internal Area** 1,023 sq ft 95.08 sq m

**Handed Plots** 14, 20 and 22

### Key

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

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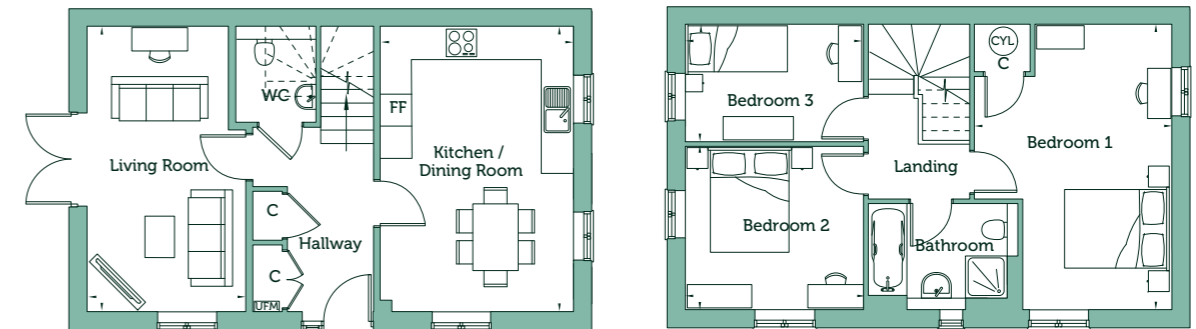
# Poplar S

## Three Bedroom House

Plots 15



CGI depicts Plots 15. PV panels indicative only, arrangement and numbers will vary.



### Ground Floor

<b>Living Room</b>	17'7" x 9'9"	5.35m x 2.96m
<b>Kitchen / Dining Room</b>	17'7" x 11'11"	5.35m x 3.63m

### First Floor

<b>Bedroom 1</b>	17'7" x 12'1"	5.35m x 3.67m
<b>Bedroom 2</b>	9'11" x 11'0"	3.03m x 3.35m
<b>Bedroom 3</b>	7'3" x 7'9"	2.20m x 3.35m

**Gross Internal Area** 1,023 sq ft 95.08 sq m

### Key

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

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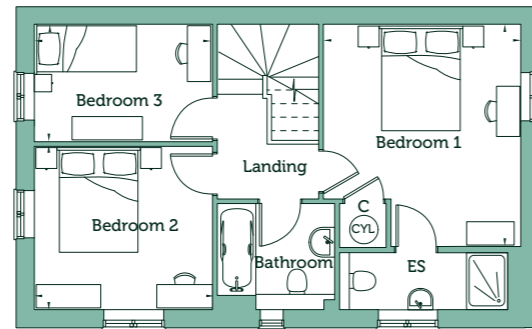
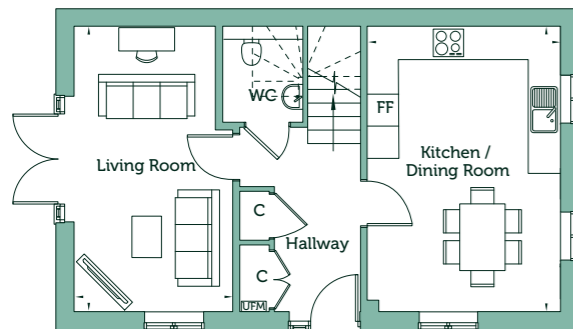
# Poplar SE

## Three Bedroom House

Plots 11



CGI depicts Plot 11. PV panels indicative only, arrangement and numbers will vary.



### Ground Floor

<b>Living Room</b>	17'7" x 9'9"	5.35m x 2.96m
<b>Kitchen / Dining Room</b>	17'7" x 11'11"	5.35m x 3.63m

### First Floor

<b>Bedroom 1</b>	13'7" x 12'1"	4.18m x 3.67m
<b>Bedroom 2</b>	9'11" x 11'0"	3.03m x 3.35m
<b>Bedroom 3</b>	7'3" x 7'9"	2.21m x 3.35m

<b>Gross Internal Area</b>	1,023 sq ft	95.08 sq m
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### Key

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

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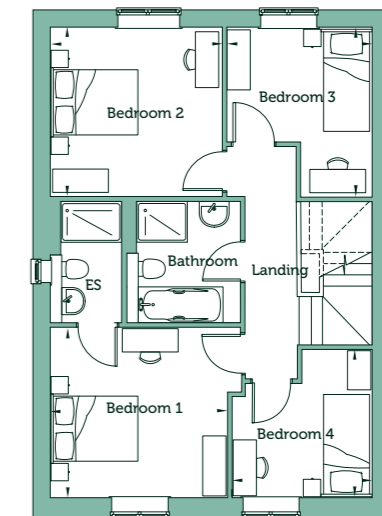
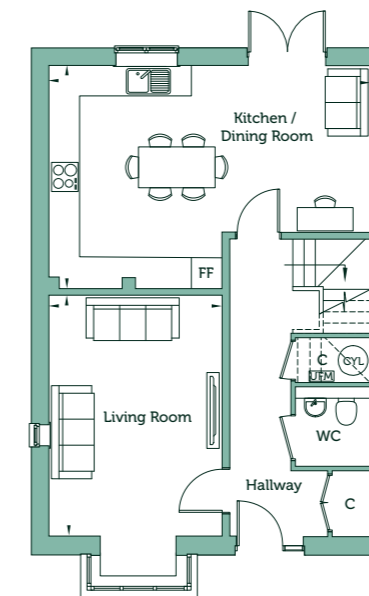
# Elm

## Four Bedroom House

Plots 16 and 17



CGI depicts Plots 16 and 17. PV panels indicative only, arrangement and numbers will vary.



### Ground Floor

<b>Living Room</b>	15'6" x 11'2"	4.73m x 3.40m
<b>Kitchen / Dining Room</b>	14'4" x 20'8"	4.37m x 6.30m

### First Floor

<b>Bedroom 1</b>	10'11" x 11'4"	3.34m x 3.47m
<b>Bedroom 2</b>	10'10" x 11'0"	3.29m x 3.35m
<b>Bedroom 3</b>	10'8" x 9'3"	3.30m x 2.84m
<b>Bedroom 4</b>	9'7" x 8'11"	2.92m x 2.72m

<b>Gross Internal Area</b>	1,266 sq ft	117.6 sq m
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### Handed Plot 16

### Key

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

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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

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.

## 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.

“The house speaks for itself – it's beautiful. It's such a spacious three bedroom which is hard to find nowadays. Each bedroom is such a good size and the kitchen is so big and stunning!”

The all-inclusive specification offered by Orbit Homes, which includes so many essential finishes as standard, was another key factor in the couple's decision to choose another brand new home from Orbit Homes:

“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.

“My friends and family are impressed by the size of the garden and the house's overall size as a new build home. They love the fact it comes with solar panels and even the thickness of the walls – my uncle said 'Look at those walls, they'll be full of insulation, imagine how energy efficient it'll be'.”

Rebecca found the homebuying experience much more 'stress-free' than she imagined and was grateful for the support she received from Orbit Homes throughout the entire process.

“Pearl and Rob in the sales team kept me involved throughout the process and arranged for me to come in and see site plans, design outlines of the house, choose my interior, and then invited me in at all different build stages to see how my home was coming along. The build teams were wonderful at showing me around and explaining everything. 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.

“The whole process has just been so hassle free and my home is everything I wanted it to be and more, I can't imagine myself anywhere else now.”



## Orbit Homes unlocks home ownership dream for a 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, and 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.”

These testimonials 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

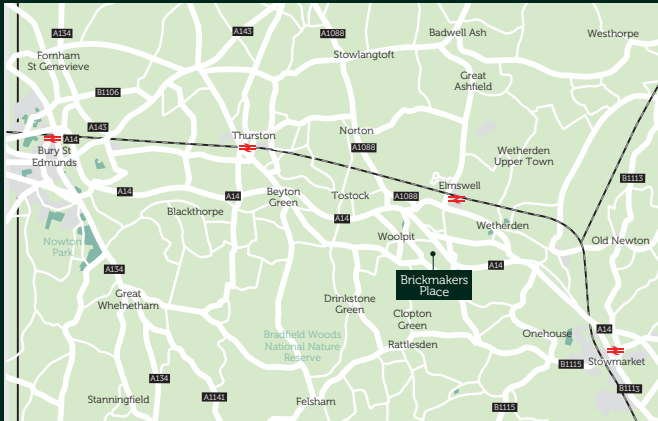
At Orbit Homes, our vision is to take the lead in building thriving communities, and we recognise that to build a thriving community, great care and attention needs to be given to the way in which they are designed.

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.





**Wider Area**



**Local Area**

## Directions to Brickmakers Place

Woolpit is located off the A14 between Bury St Edmunds and Stowmarket.

### From the north

Leave the A14 at junction 47, signposted to Ixworth, Elmswell and Woolpit, A1088. At the first roundabout, take the first exit A1088, signposted Bury St Edmunds, Woolpit (A14), follow this road round over the A14 until the second roundabout, then take the second exit onto Elmswell Road. Continue along Elmswell Road for approximately 500 metres (547 yards) and then turn left onto Old Stowmarket Road, continue for approximately 170 metres (185 yards) turn right onto Melvin Way, then turn left again onto Melvin Way. Continue on Melvin Way for approximately 350 metres (383 yards) to the T-junction and turn right, where you'll find Brickmakers Place.

Try using what3words to find us

Search [what3words.com](https://www.what3words.com) for ///cubed.baguette.spindles

### From the south

Leave the A14 at junction 47, signposted to Ixworth, Elmswell and Woolpit, A1088. At the roundabout, take the first exit onto Elmswell Road. Continue along Elmswell Road for approximately 500 metres (547 yards) and then turn left onto Old Stowmarket Road. Continue for approximately 170 metres (185 yards) turn right onto Melvin Way, then turn left again onto Melvin Way. Continue on Melvin Way for approximately 350 metres (383 yards) to the T-junction and turn right, where you'll find Brickmakers Place.

Alternatively scan the QR code for Google Maps



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