orbit homes

Harolds Gate

Harleston





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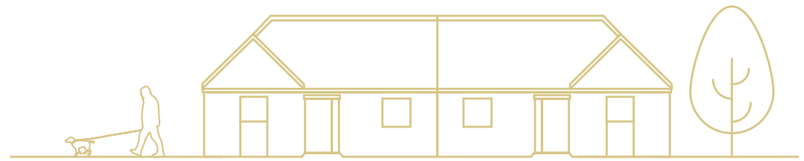
The Thoroughfare, Harleston

Making it your home, together

at **Harolds Gate**

Orbit Homes is delighted to bring you Harolds Gate, a contemporary development in the thriving market town of Harleston. Situated on the Norfolk-Suffolk border, this long-established market town offers easy access to the renowned Suffolk coastline and is surrounded by beautiful countryside walks. Rich in historic charm and community spirit, Harleston is known for its elegant Georgian architecture, independent shops and vibrant market, all set within the picturesque Waveney Valley.

Harolds Gate offers a desirable collection of two and three bedroom bungalows and two and three bedroom houses, available to purchase through the Shared Ownership scheme, making it a popular choice for first time buyers, families and downsizers alike.





St Nicholas Street, Diss, Norfolk

Find your place to enjoy life at Harolds Gate

Harleston enjoys all the amenities you'd expect from a bustling town, with supermarkets for daily necessities, a medical practice, pharmacy, hair salon, a library, post office, the Harleston Memorial Leisure Centre, cafés, and schools. It also has the convenience of larger towns like Diss, Great Yarmouth, Bury St Edmunds and Norwich nearby.

In the Market Place, there's a traditional town market, established in the thirteenth century, which is held on Wednesday and Saturday morning, full of local produce. There's also The Harleston Country Market in King George's Hall in the town centre, run by a co-operative of local people who cook, craft and grow, held every Wednesday from 9.30am to 11.00am.

The town hosts regular events, such as the Summer Solstice Street Food Festival, and has an active community supported by volunteer groups such as Harleston's Future, who organise a wide range of activities throughout the year, improving community life for residents, businesses and tourists alike.



Southwold Pier, Southwold, Suffolk

There's a wealth of sophisticated dining venues in Harleston, including Tripolitania, which celebrates the culinary heritage of Tripoli, blending North African spices with rich, Mediterranean influences. There's the lovely J.D.Young Boutique Hotel Bar Restaurant in the market square, the popular Taste of Raj Indian restaurant and takeaway on Broad Street, two Chinese restaurants and takeaways, Kam Moon and The Golden Wok, and Momiji Restaurant and Bar serving a range of delightful Japanese dishes (and holding sushi events monthly when a sushi menu is also available).

For those looking for more traditional fare, you'll find The Cap in the town centre, an Ampersand Brew Company pub serving a huge variety of this award-winning brewery's draught beers, plus there's also two very popular country pubs nearby, The Red Lion in Needham, and The Black Swan in Homersfield. Harleston really does cater for a variety of tastes.

your places to explore...

Harleston's central location means it's at the heart of the best that the east of England has to offer.

If the tranquil beauty of the great outdoors is your cup of tea, Bungay, the southern gateway to the world-famous Norfolk Broads National Park is just eight miles away, a meandering network of rivers and lakes stretching for over 125 miles, allowing you to explore numerous towns and picturesque villages by boat, canoe or kayak. The Broads makes a perfect family holiday destination, offering activities for all ages, from sailing, hiking, cycling and fishing to fossil hunting. In addition, Thetford Forest, a unique, 20,000 hectare patchwork of pines, heathland and broadleaves is about 29 miles to the west - the ideal setting for families to enjoy picnics, leafy walks or bike trails.

Southwold, with its quintessential British seaside charm and historic pier, beach and promenade and lighthouse is around 22 miles away, and perfect for a family day out.

A similar drive a little further north will bring you to the well-known seaside resort town of Great Yarmouth, a leading holiday destination, with its long, sandy beach, Golden Mile promenade, nine-acre Pleasure Beach amusement park, Sea Life Centre and Hippodrome Circus.

Less than an hour's drive (approximately 31 miles) to the west, you'll discover the traditional market town of Bury St Edmunds. Suffolk is famed for its culinary delights, and Bury is its epicentre, boasting a variety of award-winning dining venues. Twice weekly, the outdoor market offers high quality, locally sourced seasonal produce, and there's a variety of parks and local attractions to enjoy.



Norwich Cathedral, Norwich

To the north, the historic Cathedral City of Norwich is also within easy reach, home to exceptional shopping malls, including Chantry Place and the five-storey Castle Quarter shopping centre. Diners are spoilt for choice with fine dining establishments serving up a variety of mouth-watering cuisines. There are also the Theatre Royal, various galleries and museums, as well as Norwich's major landmarks, the Castle and Cathedral. The Royal Arcade in the city centre is also worth experiencing, or try the Norwich Lanes, a charming locale of medieval alleyways and historical buildings, with independent retailers offering exclusive fashion.

Also, less than an hour's drive away (around 31 miles), is the thriving county town of Ipswich, with its vibrant waterfront lined with cafés, galleries, shops and the 19th century Old Custom House, recalling the city's maritime history. The town is also home to galleries, theatres and arts festivals, including Ipswich Music Day, a brilliant celebration of music, culture and local talent.

...and your place to learn

Harleston Sancroft Academy the only Church of England All Through School in Norfolk, provides education locally for children aged 3-16 years old. You also have the choice of Mendham Primary School and Nursery, just short drive away. For higher education, nearby Norwich has a wealth of choices, including City Academy, Notre Dame High School, and City of Norwich School. The prestigious University of East Anglia is also in Norwich, and Ipswich is home to one of the UK's newest universities, the University of Suffolk.

Your place to connect...

There is a train station in Diss, under 10 miles to the west, from where you have access to a network of cities such as Norwich, Stowmarket, Ipswich and Cambridge. From Norwich, there are regular, direct trains to London in less than two hours, and to Cambridge in just over an hour. For travel further afield, Norwich International Airport, East Anglia's largest airport, is only a 50 minute 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. London Stansted Airport is also only about 2 hours away by train.

By car from Harolds Gate

- A143 — 0.4 miles
- Diss Station — 9.1 miles
- Norwich — 22 miles
- Southwold — 22 miles
- Lowestoft — 25 miles
- Thetford — 28 miles
- Ipswich — 30 miles
- Bury St Edmunds — 31 miles

By train from Diss

- Stowmarket — from 11 mins
- Norwich — from 18 mins
- Bury St Edmunds — from 38 mins
- Ipswich — from 20 mins
- Cambridge — from 83 mins
- London Liverpool Street — from 88 mins
- London Stansted Airport — from 123 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 with matching upstand
- Stainless steel single oven
- Ceramic hob
- Recirculating extractor hood
- Stainless steel sink with chrome mixer tap
- Integrated fridge/freezer
- Plumbing and removable unit for dishwasher
- Plumbing and space for washing machine

Bathroom and cloakroom

- Contemporary white sanitaryware
- Thermostatically controlled shower and glass shower cubicle with full-height tiling
- Chrome ladder radiator to bathroom
- 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
- 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
- One double socket with USB charging port to each bedroom, kitchen and living room
- Fibre to the Premises (FTTP) broadband connection
- Downlighters to kitchen, utility, bathroom, 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
- Premium vinyl flooring to hall, cloakroom, kitchen*
- Carpet to living room, stairs, landing and all bedrooms*

* The Beech will have premium vinyl flooring to hall, cloakroom, kitchen / dining / living room and carpets to stairs, landing and all bedrooms.

Energy Efficiency and Biodiversity

- EPC B rated 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 kitchen, tiling 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
- Shed 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

Shared Ownership

Hazel
2 bedroom bungalow

Fern
2 bedroom house

Rowan
2 bedroom house

Birch
3 bedroom house

Beech
3 bedroom bungalow

Beech V2
3 bedroom bungalow

Affordable Rental Homes



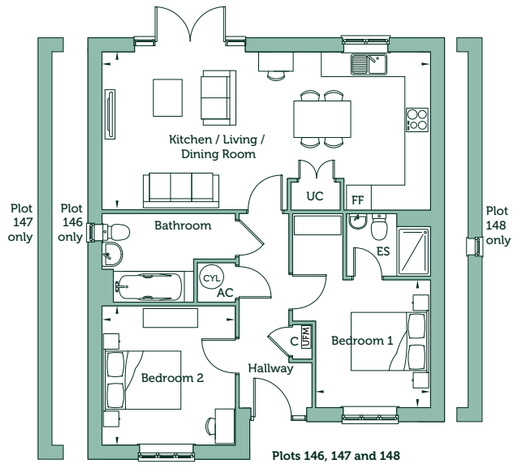
Hazel

Two Bedroom Bungalow

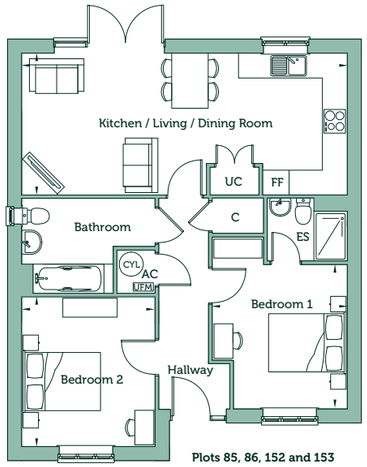
Plots 85, 86, 146, 147, 148, 152 and 153



CGI depicts Plots 85 and 86. Plots may be semi-detached or terraced.



Plots 146, 147 and 148



Plots 85, 86, 152 and 153

Kitchen / Living / Dining Room	12'7" x 26'1"	3.83m x 7.96m
Bedroom 1	10'3" x 9'2"	3.12m x 2.80m
Bedroom 2	11'2" x 10'8"	3.40m x 3.25m
Gross Internal Area	766 sq ft	71.2 sq m

Kitchen / Living / Dining Room	11'3" x 26'1"	3.43m x 7.96m
Bedroom 1	10'3" x 10'10"	3.12m x 3.31m
Bedroom 2	11'11" x 10'8"	3.63m x 3.25m
Gross Internal Area	766 sq ft	71.2 sq m

Handed Plot 85 and 152

Key

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

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

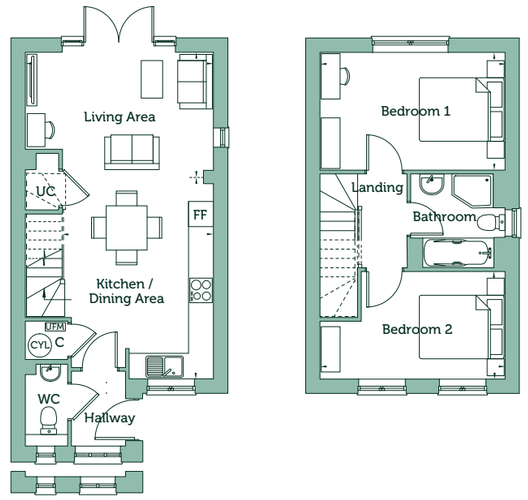
Fern

Two Bedroom House

Plots 27, 28, 29, 30, 39, 40, 48, 49, 56, 57, 58, 59, 60, 61, 68, 69, 70, 71, 108, 109, 112, 113, 122, 123, 128, 129, 139 and 140



CGI depicts Plots 29 and 30



Plots 139 and 140 only

Ground Floor

Living Area	9'8" x 14'8"	2.94m x 4.47m
Kitchen/ Dining Area	15'3" x 11'8"	4.64m x 3.56m

First Floor

Bedroom 1	9'1" x 14'8"	2.78m x 4.47m
Bedroom 2	8'4" x 14'8"	2.54m x 4.47m
Gross Internal Area	774 sq ft	71.9 sq m

Handed Plots 27, 29, 39, 48, 56, 58, 60, 68, 70, 108, 112, 122, 128 and 139

Key

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

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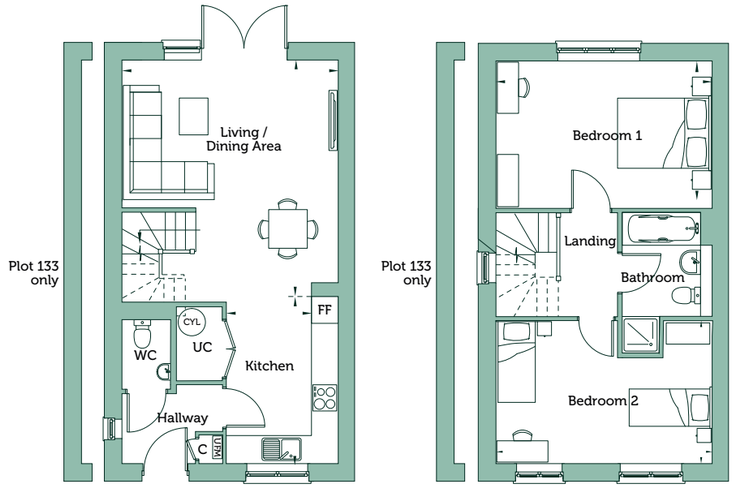
Rowan

Two Bedroom House

Plots 1, 2, 31, 32, 95, 96, 132, 133 and 134



CGI depicts Plots 31 and 32. Plots may be semi-detached or terraced.



Ground Floor

Living / Dining Area	16'9" x 15'7"	5.10m x 4.75m
Kitchen	11'11" x 8'1"	3.64m x 2.47m

First Floor

Bedroom 1	10'7" x 15'7"	3.22m x 4.75m
Bedroom 2	11'2" x 15'7"	3.40m x 4.75m
Gross Internal Area	884 sq ft	82.1 sq m

Handed Plot 2, 31, 95, 132 and 133

Key

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

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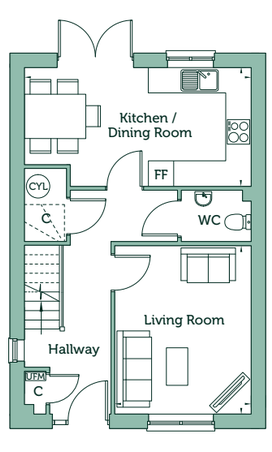
Birch

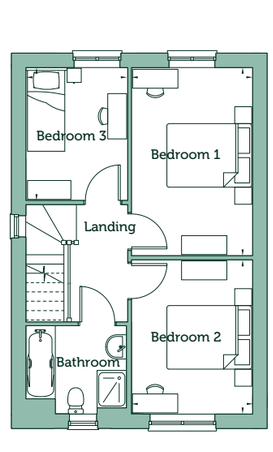
Three Bedroom House

Plots 3, 4, 25, 26, 33, 34, 74, 75, 79, 80, 102, 103, 104, 105, 114, 115, 124, 125, 130, 131, 137 and 138



CGI depicts Plots 33 and 34





Ground Floor

Living Room	13'1"x 10'8"	3.98m x 3.26m
Kitchen / Dining Room	9'1" x 17'9"	2.78m x 5.42m

First Floor

Bedroom 1	14'8" x 9'6"	4.46m x 2.90m
Bedroom 2	12'0" x 9'6"	3.65m x 2.90m
Bedroom 3	10'2" x 7'11"	3.14m x 2.41m
Gross Internal Area	946 sq ft	87.9 sq m

Handed Plots 4, 25, 33, 74, 80, 102, 104, 114, 124, 130 and 137

Key

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

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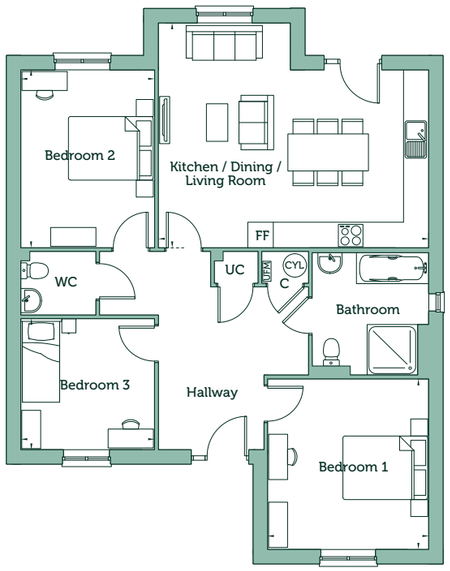
Beech

Three Bedroom Bungalow

Plots 156, 157, 158 and 159



CGI depicts Plots 158 and 159



Ground Floor

Kitchen / Living / Dining Room	17'6"max x 22'0"	5.33m x 6.40m
Bedroom 1	13'3" x 12'6"	4.03m x 3.81m
Bedroom 2	13'10" x 10'6"	4.21m x 3.19m
Bedroom 3	10'2" x 10'6"	3.09m x 3.19m
Gross Internal Area	1067 sq ft	99.1 sq m

Key

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

Handed Plot 156 and 158

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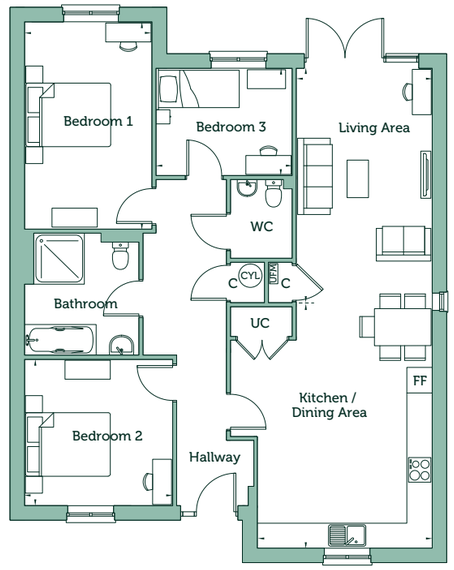
Beech V2

Three Bedroom Bungalow

Plots 81, 82, 83, 84, 87 and 88



CGI depicts Plots 87 and 88



Ground Floor

Living Area	18'1" x 10'7"	5.51m x 3.22m
Kitchen / Dining Area	19'1" x 13'7"	5.81m x 4.15m
Bedroom 1	16'1" x 10'0"	4.91m x 3.05m
Bedroom 2	11'5" x 11'7"	3.47m x 3.53m
Bedroom 3	8'4" x 10'6"	2.54m x 3.21m
Gross Internal Area	1154 sq ft	107.2 sq m

Key

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

Handed Plot 81, 83 and 87

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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.

“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 journey

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

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

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

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

“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.”



Buying with Shared Ownership in retirement

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

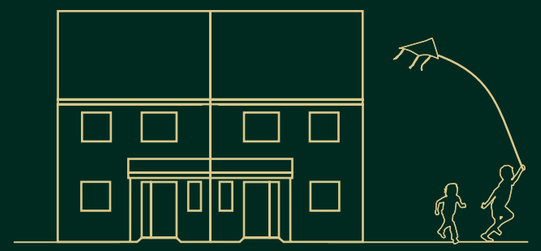
“Once we knew buying our own property with the aid of a mortgage wasn’t for us, we started exploring the benefits of Shared Ownership. We quickly realised that Shared Ownership would not only give us the chance to live in a brand-new home that we loved, but it would offer financial security for the future,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

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

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

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

These testimonials are from purchasers at other Orbit Homes developments.





Homestead Park, Stowmarket

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.

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

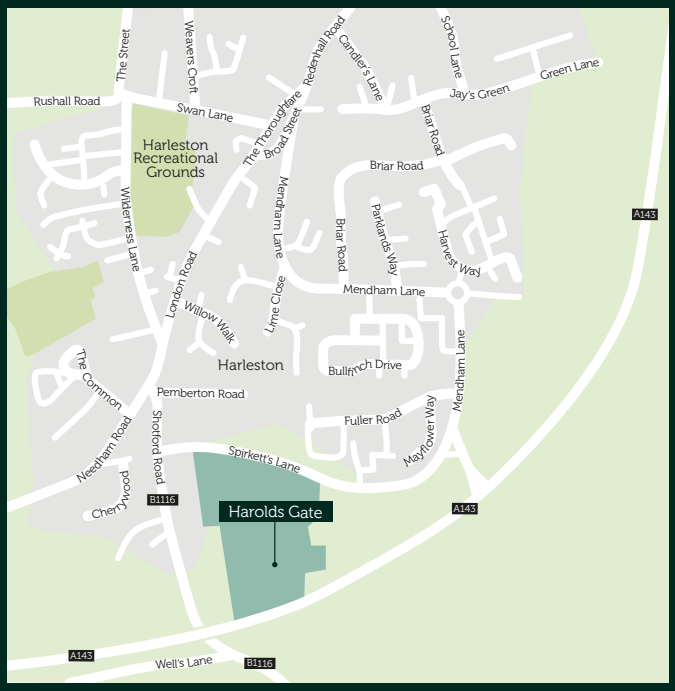
In-house GOLD Customer Satisfaction 2026

NHBC

Harolds Gate
Spirkett's Lane
Harleston
Norfolk
IP20 9JL



Wider Area



Local Area

Directions to Harolds Gate

From the A143 south

From Scole on the A143 heading east/north-east. Stay on the A143 past Billingford and Brockdish on to the roundabout signposted Harleston, Needham and Starston, take the second exit towards Gt. Yarmouth and Beccles, staying on the A143 for approximately 1.7 kilometres until you see the signpost Harleston Industrial Estate and take the left hand turn into Mendham Road. After 100 metres turn left into Spirkett's Lane, stay on Spirkett's Lane for c.580 metres where you'll find Harolds Gate on the left-hand side.

From the A143 north

From Bungay on the A143 heading west/south-west. Stay on the A143 past Earsham, Flixton, Homersfield, Wortwell to the Redenhall roundabout signposted Harleston Industrial Estate and Town Centre, take the second exit and stay on the A143 for approximately 1.9 kilometres until you see the signpost Harleston Industrial Estate and take the right-hand turn into Mendham Road. After 100 metres turn left into Spirkett's Lane, stay on Spirkett's Lane for c.580 metres where you'll find Harolds Gate on the left-hand side.

Alternatively scan the QR code for Google Maps

Try using what3words to find us

Search what3words.com for ///fuse.defender.underline

orbithomes.org.uk

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Orbit Homes has a policy of continuous improvement and reserves the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. Orbit reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or contain any representation of fact upon which any party is entitled to rely. Information correct at time of going to print November 2026. OH/HG/Bro/1126