



Orchard Place
— Norwich —

An exclusive collection of 2, 3, 4 & 5 bedroom homes



Introducing Orchard Place



Situated close to Norfolk's beautiful countryside yet within easy reach of Norwich, Orchard Place is a unique development of quality two, three, four and five bedroom homes, spread over a grand 20-acre estate. Designed to fire the imagination, just 51 new homes will form part of this new community.

Growing families and those looking for extra space will enjoy a traditional setting that perfectly balances today's modern lifestyles. A tree-lined entrance greets residents upon arrival, providing that comforting 'nearly home' feeling. The many green open spaces around the homes offer safe areas for children to play.

At Orchard Place, you're guaranteed the very best in style, specification and use of space. Every home features the high quality and beautiful design you expect from David Wilson Homes. Furthermore our unique 5 year warranty on fixtures and fittings gives you extra peace of mind once you've moved in.



Location and the local area

Life comes together beautifully at Orchard Place. Located three miles north of Norwich, your quality new home is within easy reach of the city centre, yet just minutes from the beauty of open countryside.

The area has good amenities for everyday living including a choice of handy shops, pubs and healthcare facilities. It benefits from good transport links too with buses running regularly into the centre of Norwich.

For those with young families there are several schools to choose from including Lodge Lane Infant School and Old Catton Church of England Junior School. There is also a secondary school, The Hall School, nearby.







Getting around

While Orchard Place has a typical countryside feel, you won't have to travel far to find a host of good transport links. The A11 is just over three miles from your home here, linking you to London.

Norwich Railway Station is situated three miles from the development with regular services to London Liverpool Street taking around one hour and 47 minutes. The area is also well served by the local bus networks.

International travel to a range of destinations is easily accessible via Norwich International Airport, less than two miles away.



By car*	miles (approx.)
Norwich International Airport	1.7 miles
Norwich City Centre	3.2 miles
A11	3.3 miles
Great Yarmouth	37 miles
Central London	120 miles

By rail**	hours/mins (approx.)
Norwich to London Liverpool Street	1 hour 47 minutes

*Times and distances are approximate, sourced from www.theaa.com

**Train times obtained from www.thetrainline.com

Beautiful interiors to compliment your taste

The real beauty of our interiors is that you can personalise them. Maybe you'd like a granite work surface in your spacious kitchen, wooden style floors in the hall or fitted wardrobes in your bedroom. As well as being stylish and contemporary, your entire home can be an expression of your personal taste.

Your new home will feel like your own as soon as you move in.



*Some choices are available as standard, however some extras are available at an additional cost subject to stage of construction. Please ask Sales Advisor for further details. *Imagery is of actual showhomes at Orchard Place.*





Our Commitment to Quality by David Wilson Homes

Building the very best Customer Service

At David Wilson Homes, we take immense pride in our Customer Service. We always put the same high standards of care and attention into looking after customers as we do into building our homes. That's why our dedicated Customer Service Teams are skilled and trained to ensure you are provided with a friendly and efficient service every step of the way.

We believe that solid foundations are as important to a customer relationship as they are to a building. Our Directors carry out site inspections before, during and after the build process and as your home is built, it is checked at every stage to ensure it reaches the exacting standards we, and you, demand.

These thorough standards and customer commitment have helped us win more quality awards than any other major housebuilder. David Wilson is the only major national homebuilder to be awarded a '5 Star Housebuilder' Award, for two years running.

This coveted accolade, from the Home Builders Federation, is based on enthusiastic recommendations from our customers, who have given us the highest scores in the country for superior build quality and overall satisfaction.



5 year warranty

David Wilson Homes gives you all the quality and style you'd expect from the only major national housebuilder with a 5 star Housebuilder Award, and a great deal more besides.

Buying a new home is a big decision, so you want to make sure it's the right one. Choose any one of our new homes and you can expect the highest levels of design and an unrelenting commitment to build quality[†].

A commitment that now comes with our exclusive[^] 5 year fixtures & fittings warranty in addition to the NHBC 10 year structural warranty.

Here's how it works:

Quite simply, we want all our customers to enjoy complete peace of mind when they buy one of our new homes. That's why we provide our own exclusive warranty absolutely free.

What does your warranty cover?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen Units
- Electrical System
- Sanitary ware taps and shower doors
- Wardrobes
- Windows
- External and internal doors
- Ironmongery
- Renewal energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24 emergency cover for full five years

No unexpected bills

With just about everything covered*, it's reassuring to know that you won't face any unexpected bills that you haven't budgeted for. No other house builder provides you with this value-for-money service.

Warranty exclusions

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- Fences
- Carpets and floor coverings
- Registered Social Landlord Homes
- Wear and tear
- Failure to maintain
- Your own alterations
- Wilful damage

[†]We are the only 5 star accredited national housebuilder in the Home Builders Federation Customer Satisfaction Survey and have more National House Building Council awards than any other. [^]exclusive', 'we' and 'us' refer to the Barratt Development Plc Group Brands. *Offer available on completions on or after 10th March 2012 and reservations on or before 31st May 2014 which exchange on the date agreed at the time of reservation. The warranty extends the purchaser's 2 year NHBC non-structural and Zurich Standard 10 Homeowners Guide to 5 years. Terms and Conditions apply. See the terms and conditions for what is included and excluded under this warranty. Offer is subject to contract and status. Your statutory rights are unaffected.





David Wilson Heritage

Few builders in Britain can match David Wilson Homes' experience of building fine new homes.

Our envied reputation in the industry is based on three key principles: designs driven by space, style and luxury; use of high quality materials throughout the development; and a team which places customer service and satisfaction first.










As tastes change, technology advances and market conditions fluctuate, we remain true to these principles which have stood us in good stead since our humble beginnings in a small Leicestershire village over forty years ago.

David Wilson Homes' customers also benefit from our unparalleled insight into the requirements and aspirations of modern living, which means that you will continue to enjoy your home for years to come.





Orchard Place

- 
The Sapling 4 bedroom home
Plots 5, 6 & 7
- 
The Irving 4 bedroom home
Plots 38, 39, 42, 43, 44, 45, 46, 47, 48 & 49
- 
The Lincoln 4 bedroom home
Plots 26, 27, 28, 29, 50 & 51
- 
The Hannon 4 bedroom home
Plots 3, 16 & 20
- 
The Winstone 4 bedroom home
Plots 2, 11, 12, 13, 18, 21, 22 & 23
- 
The Manning 5 bedroom home
Plots 1, 14, 15, 17, 19, 24 & 25
- 
Affordable Housing
Plots 4, 8, 9, 10, 30, 31, 32, 33, 34, 35, 36 & 37

ALL SOLD



This development layout is for guidance only and not intended to form any part of the contract. Trees shown are existing, to be retained. Please refer to landscape proposals and asked for further details from the sales advisor. Please check with the sales advisor for elevational details.



Specification

Kitchen

- Contemporary style kitchen units with laminate worktop, upstand and splash back
- Stainless steel sink with mixer tap
- Stainless steel double electric oven
- 5 ring gas hob burner
- Stainless steel chimney hood
- Integrated fridge/freezer

Electrical

- External light to front door
- Telephone points to lounge, hall, bedroom 1 and study
- TV points to living room, bedroom 1 and study

Bathroom & En-suite

- White sanitary ware and chrome fittings
- Ceramic wall tiling to selected areas
- Shaver point
- Heated towel rail

General

- 4 panel white internal doors
- Wardrobes to bedroom 1 only
- Gas central heating
- Mains operated smoke alarm
- Turf to front and rear garden



Pictures depict typical developments and are provided for illustrative purposes only



Lincoln

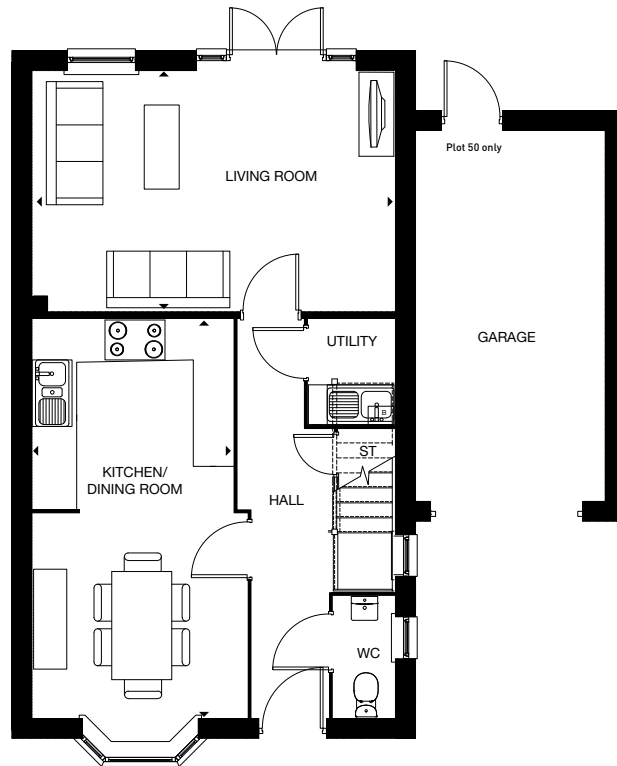
4 bedroom home / plots 26, 27*, 28, 29*, 50 & 51*

Ground Floor

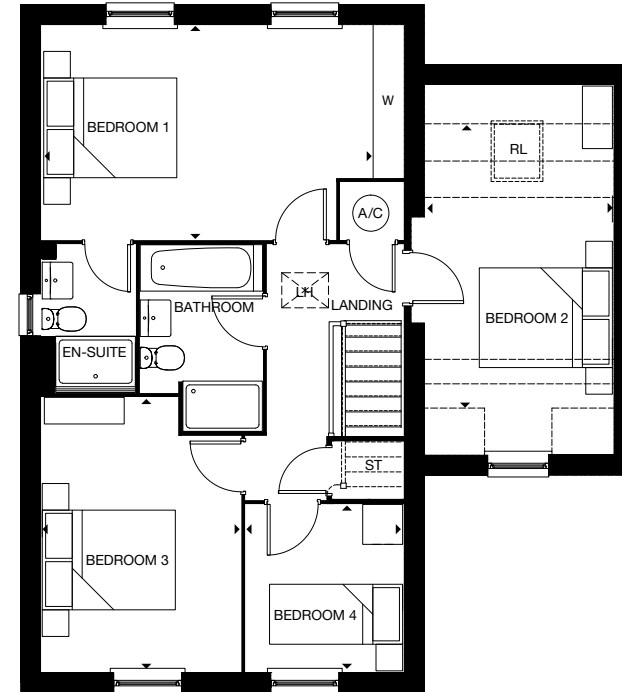
Kitchen/Dining Room	3160 x 5915 mm	10'5" x 19'5"
Living Room	5365 x 3525 mm	17'7" x 11'7"

First Floor

Bedroom 1	4790 x 3160 mm	15'7" x 10'5"
Bedroom 2	2750 x 3806 mm	9'0" x 12'6"
Bedroom 3	2932 x 4059 mm	9'8" x 13'4"
Bedroom 4	2350 x 2450 mm	7'9" x 8'1"



GROUND FLOOR



FIRST FLOOR

ST Store
A/C Airing cupboard

B Boiler
LH Loft Hatch

W Wardrobe
RL Roof Light

*These plots are handed to floor plan shown. For details of specific elevational treatment please see Sales Advisor.



Irving

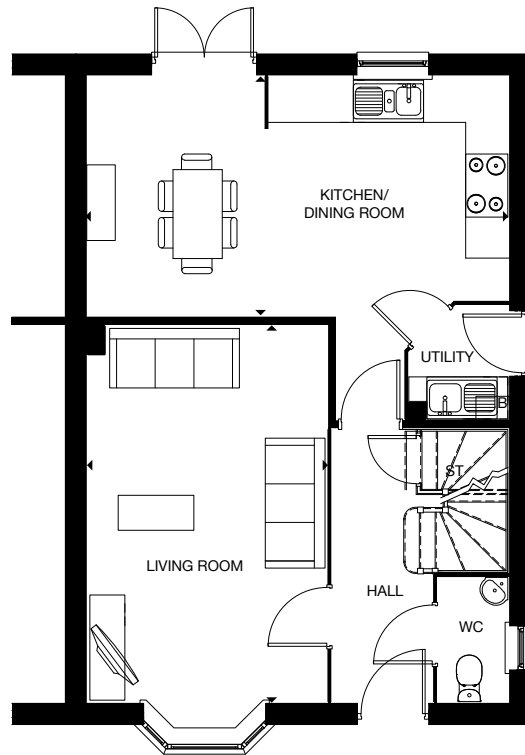
4 bedroom home / plots 38*, 39, 42*, 43, 44*, 45, 46*, 47, 48* & 49

Ground Floor

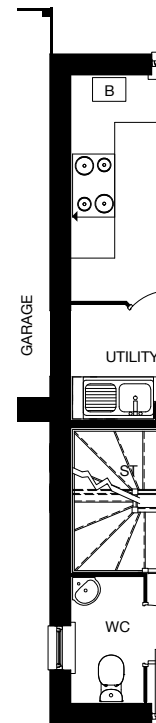
Kitchen/Dining Room	5928 x 3351 mm	19'6" x 11'0"
Living Room	3350 x 5320 mm	11'0" x 17'5"

First Floor

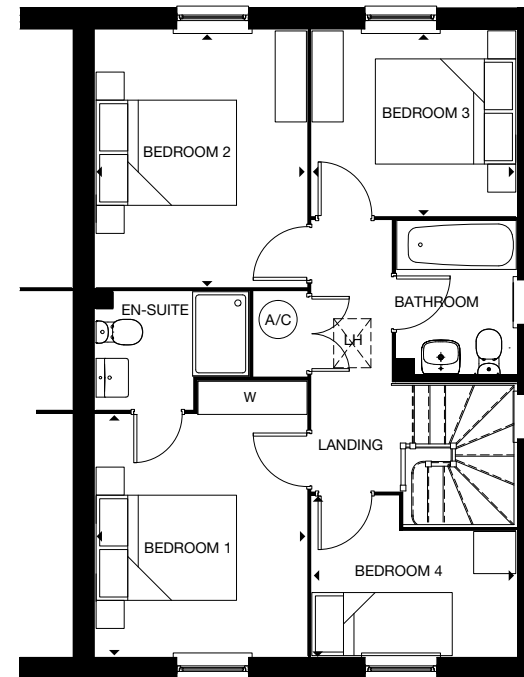
Bedroom 1	2950 x 3387 mm	9'8" x 11'1"
Bedroom 2	2950 x 3595 mm	9'8" x 11'10"
Bedroom 3	2855 x 2582 mm	9'4" x 8'6"
Bedroom 4	2855 x 2224 mm	9'4" x 7'4"



GROUND FLOOR



PLOTS 46 & 48



FIRST FLOOR

ST Store
A/C Airing cupboard

B Boiler
LH Loft Hatch

W Wardrobe

*These plots are handed to floor plan shown. For details of specific elevational treatment please see Sales Advisor.



Hannon

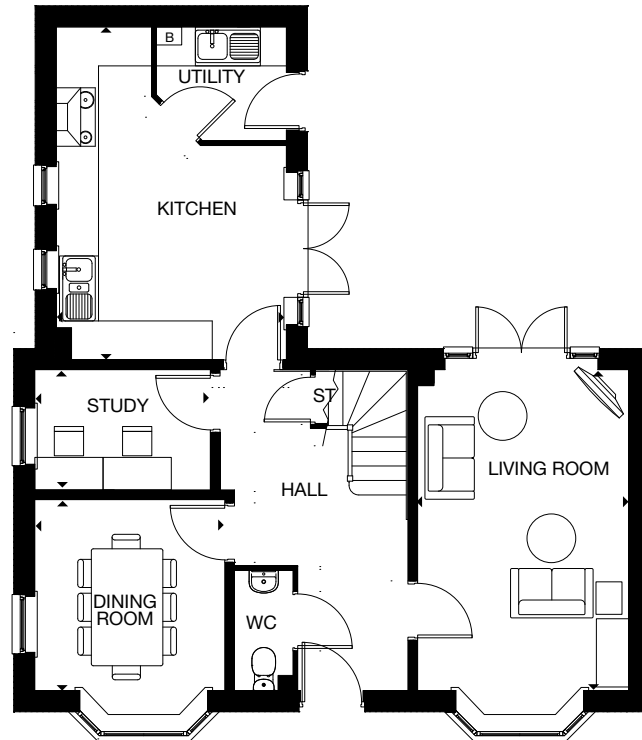
4 bedroom home / plots 3*, 16 & 20

Ground Floor

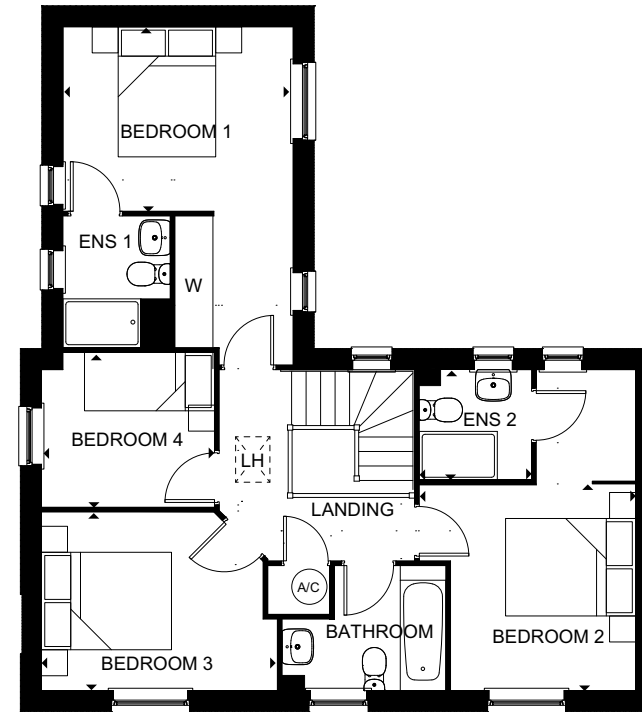
Kitchen	3490 x 5075 mm	11'6" x 16'8"
Living Room	3200 x 4890 mm	10'6" x 16'1"
Dining Room	2872 x 2890 mm	9'5" x 9'6"
Study	2650 x 1800 mm	8'8" x 5'11"

First Floor

Bedroom 1	3490 x 2787 mm	11'6" x 9'2"
Bedroom 2	3277 x 3117 mm	10'9" x 10'3"
Bedroom 3	3579 x 2700 mm	11'9" x 8'10"
Bedroom 4	2612 x 2422 mm	8'7" x 7'11"



GROUND FLOOR



FIRST FLOOR

ST Store
A/C Airing cupboard

B Boiler
LH Loft Hatch

W Wardrobe

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Winstone

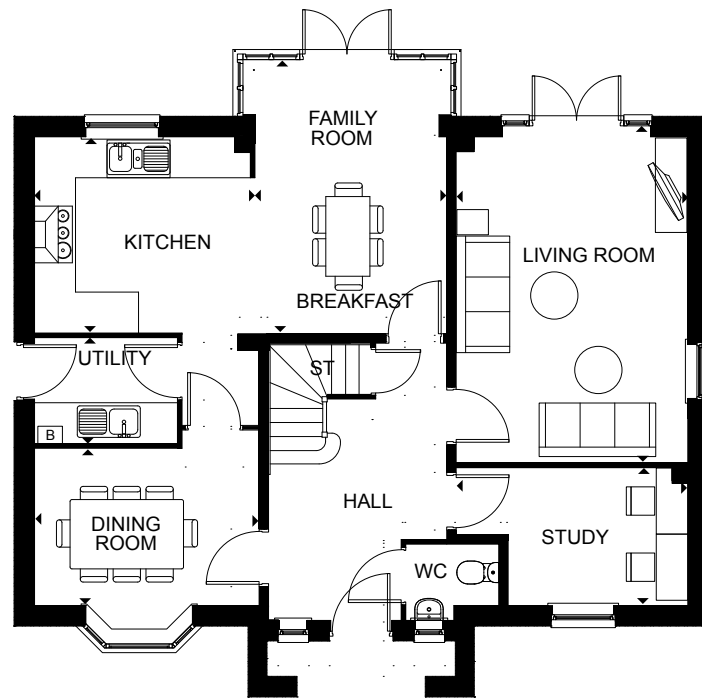
4 bedroom home / plots 2*, 11, 12, 13, 18*, 21, 22 & 23

Ground Floor

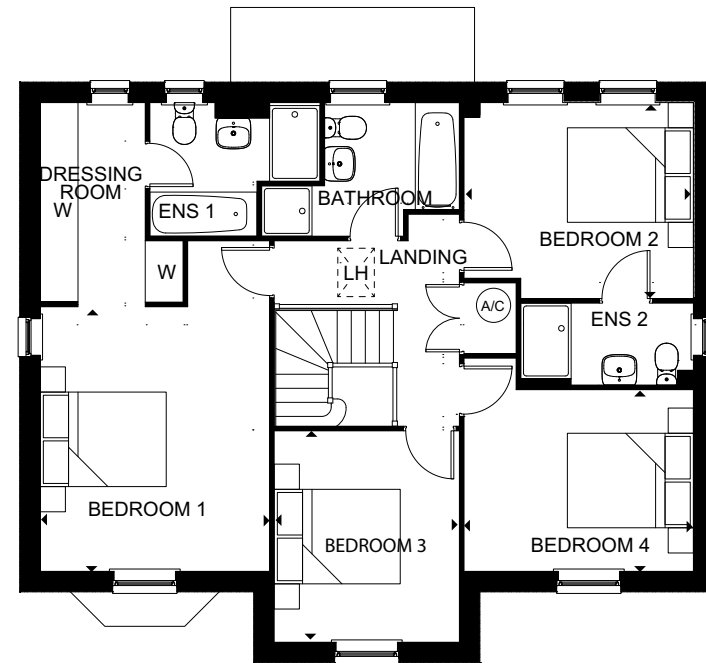
Kitchen	3374 x 3065 mm	11'1" x 10'1"
Family/Breakfast Room	2993 x 4300 mm	9'10" x 14'1"
Living Room	3625 x 5129 mm	11'11" x 16'10"
Dining Room	3513 x 2447 mm	11'6" x 8'0"
Study	3625 x 2134 mm	11'11" x 7'0"

First Floor

Bedroom 1	3590 x 4150 mm	11'9" x 13'8"
Bedroom 2	3590 x 3046 mm	11'9" x 10'0"
Bedroom 3	2889 x 3306 mm	9'6" x 10'10"
Bedroom 4	3590 x 2834 mm	11'9" x 9'4"



GROUND FLOOR



FIRST FLOOR

ST Store
A/C Airing cupboard

B Boiler
LH Loft Hatch

W Wardrobe

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Manning

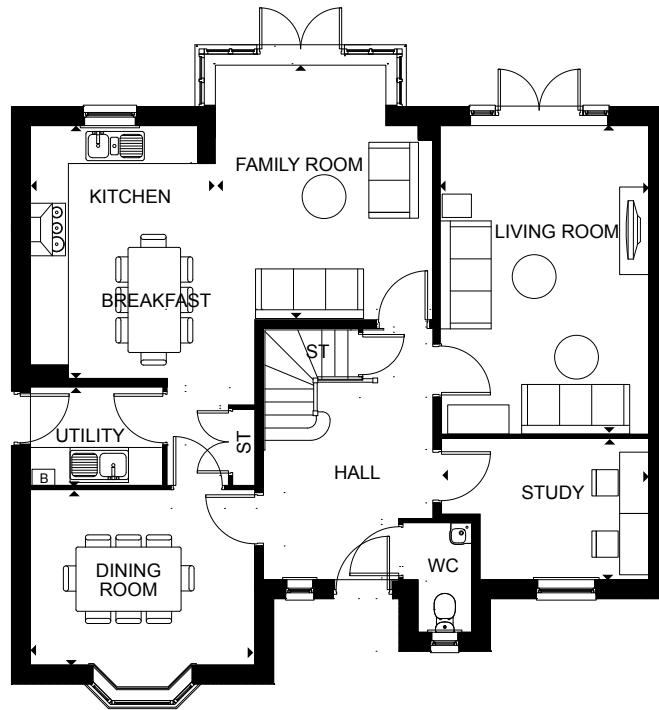
5 bedroom home / plots 1*, 14, 15, 17, 19, 24, 25*

Ground Floor

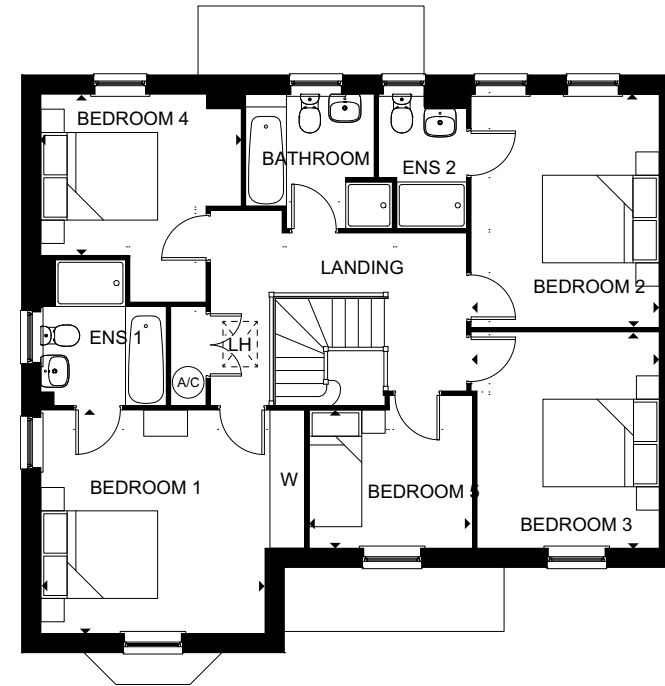
Kitchen/Breakfast Room	3167 x 4280 mm	10'4" x 14'1"
Family Room	3723 x 4350 mm	12'2" x 14'3"
Dining Room	3790 x 2954 mm	12'5" x 9'8"
Living Room	3500 x 5234 mm	11'6" x 17'2"
Study	3500 x 2371 mm	11'6" x 7'9"

First Floor

Bedroom 1	3790 x 3781 mm	12'5" x 12'5"
Bedroom 2	3173 x 3948 mm	10'5" x 13'0"
Bedroom 3	3173 x 3657 mm	10'5" x 12'0"
Bedroom 4	3383 x 2713 mm	11'1" x 8'11"



GROUND FLOOR



FIRST FLOOR

ST Store
A/C Airing cupboard

B Boiler
LH Loft Hatch

W Wardrobe

*These plots are handed to floor plan shown. For details of specific elevational treatment please see Sales Advisor.

ORCHARD PLACE

FIFERS LANE

NORWICH

NR6 6DD

TEL: 0844 811 3888

EMAIL: ORCHARDPLACE@DWH.CO.UK



From the A14

Leave the A14 at junction 51, then at roundabout take the 3rd exit onto the A140 signposted Norwich. At roundabout take the 2nd exit onto the A140 signposted Norwich. At roundabout take the 2nd exit onto the A140 signposted Norwich. At roundabout take the 2nd exit onto the A140 signposted Norwich. At roundabout take the 3rd exit onto the A140 signposted Norwich. At traffic signals turn left onto the A140 signposted Cromer. At roundabout take the 2nd exit onto the A140 signposted Cromer. At roundabout take the 2nd exit onto the A140 signposted Cromer. At traffic signals continue forward onto the A140 signposted Cromer. At traffic signals continue forward onto the A1042 signposted Great Yarmouth A47. Turn left onto Vulcan Road South. Turn left onto Spar Road. Turn right onto Vulcan Road North. Turn left onto Fifers Lane.



DAVID WILSON HOMES EASTERN

7 SPRINGFIELD LYONS APPROACH

CHELMSFORD, ESSEX CM2 5EY

TEL: 01245 232200 FAX: 01245 232277

www.dwh.co.uk



David Wilson Homes