

ST
ANDREW'S
PARK

THORPE END | SPROWSTON | NORWICH



HALSBURY

TIMELESS TRADITION, CLASSICAL ELEGANCE

WELCOME TO ST ANDREW'S PARK

Welcome to a new countryside community on the edge of the city.

Discover a classically elegant collection of one, two, three, four and five-bedroom homes at St Andrew's Park.

At Halsbury we don't begin with a standard blueprint, we start with world-renowned classical architect Francis Terry.

Our passion and dedication enables us to offer you a home to feel proud of. A home built around classical Georgian elegance, offering style, quality and traditional values.

This unique approach means we can provide a truly distinctive range of homes with an elegant blend of the timeless and the contemporary.

ST
ANDREW'S
PARK

DISCOVER
A BETTER PLACE
TO LIVE

FIND YOUR NEW HOME IN AN ELEGANT,
TRADITIONALLY BUILT DEVELOPMENT
ON THE EDGE OF NORWICH

Computer Generated Image depicting St Andrew's Park

WORLD-RENOWNED ARCHITECTURE

If you're looking for a quality new home with classical style, elegant proportions and exceptional attention to detail, look no further.

Designed by world-renowned classical architect Francis Terry, our homes are unique among housebuilders.

The Francis Terry team has a wealth of experience in design and construction.

Their work is a delightful expression of the timeless principles of traditional architecture, which can be seen in the designs we use to build our homes.



Design for a New Home at Loddon

Francis Terry
2016

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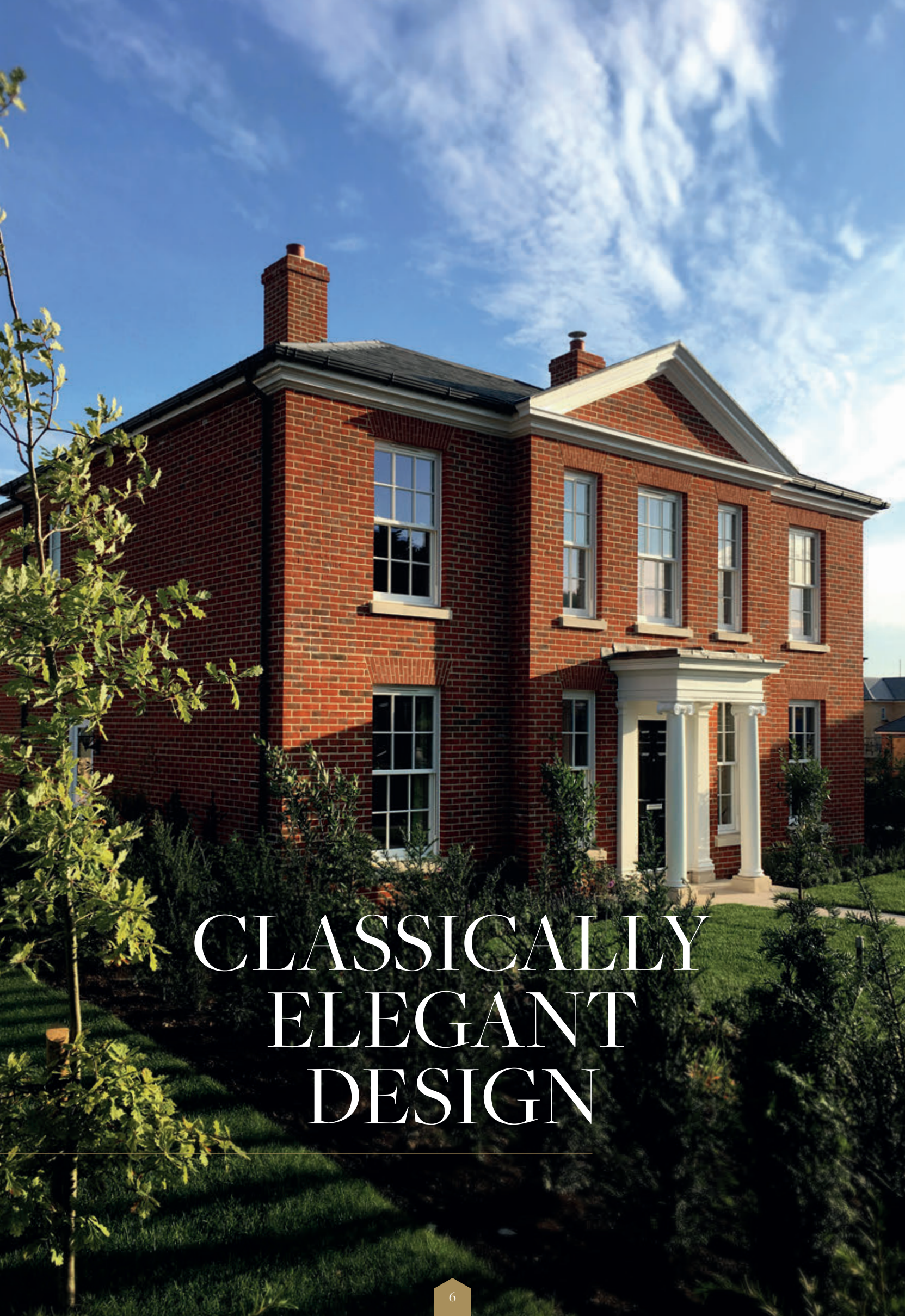
We're proud of our unique partnership with Halsbury Homes, which enables beautiful classical architectural design to be available on a larger scale. In our partnership we share a common vision, a passion for exquisite detailing, considered proportions and a love of excellent craftsmanship.

Francis Terry

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FRANCIS TERRY
MA (Cantab), Dip Arch, RIBA





CLASSICALLY ELEGANT DESIGN



A MODERN APPROACH TO HOUSE BUILDING

Our approach is inspired by the enduring elegance and traditional aesthetic appeal of a bygone era.

We bring together the know-how of our property experts to create homes combining timeless style with all the convenience of modern living.

Our individual and well-appointed properties are generously proportioned, providing light, airy and flexible living spaces with high-quality fixtures and finishes.

All our homes are thoughtfully designed and built with quality craftsmanship, designed to complement each other and perfectly suited to their surroundings.

We are passionate about making every customer proud to call their new house a home. Customer satisfaction is paramount and we work hard to make sure the buying process is both fast and efficient so you can enjoy living in your new home as soon as possible.

LUXURY HOMES OF THE HIGHEST QUALITY

Sitting conveniently on the outskirts of Norwich, St Andrew's Park offers a unique opportunity to own a one, two, three, four or five-bedroom luxury home. Every one has been designed in a way that seamlessly combines traditional elegance with modern convenience. The craftsmanship that goes into each property is exacting and uncompromising.

The open plan kitchens and dining rooms are defining features of spacious living. Whilst feature fireplaces and en suite bathrooms really set these homes apart. For discerning homebuyers who appreciate both design and build quality, these homes are difficult to overlook. Whether you're looking for somewhere for your family, downsizing, or a first-time buyer, you'll appreciate the standard of living St Andrew's Park will provide.



TRADITIONAL DESIGN
MEETS MODERN LIVING

Computer Generated Images depicting St Andrew's Park



A PERFECT FINISH



THE BEST HOMES DESERVE THE HIGHEST SPECIFICATION

St Andrew's Park offers a unique opportunity to own a Georgian-style home combining traditional design with modern, stylish interiors. We offer an unrivalled, high-quality standard specification that redefines luxury.

Our properties feature nine-foot high ceilings, providing spacious and open living spaces that cannot be matched by other large-scale house builders. This is complimented by UPVC full height sash sliding windows.

From kitchen to bathroom, through to heating, electrical and lighting, we focus on every detail to make sure the house you buy feels like your home from the moment you first step in through the door.

The craftsmanship that goes into each property is exacting and uncompromising. Our individual specification includes fitted kitchens, contemporary bathrooms and a high-quality finish throughout.

The open-plan kitchens and dining rooms provide superb spaces for modern, everyday living, while feature log burners and en suite bathrooms help to set our properties apart.

We understand high-speed broadband is essential for modern living – whether this is streaming a movie, playing online games, keeping up to date with friends on social media, or working from home. That's why we provide fibre broadband at St Andrew's, with speeds of up to 360mbps. A media plate in the living room also gives access to Freeview, Sky Q and DAB radio.

Finally, you can be assured of the quality of our homes, with a 10-year NHBC Warranty as standard.

URBAN LIFE & COUNTRYSIDE CHARM



A CITY OF CULTURE IN A NATIONAL PARK, CLOSE TO BROADS, BOATS AND BEACHES

St Andrew's Park is perfectly situated on the outskirts of Norwich, the only city in the UK to be situated within a National Park.

A mix of the modern and the medieval, Norwich boasts a myriad of independent eateries, shops, theatres, and bars. It also has large amounts of green space. Mousehold Heath is only 1.5 miles away and boasts spectacular views of the city.

To the north of Norwich, you'll find Wroxham and the tranquility of the surrounding Broads. And close to St Andrew's Park is Salhouse Broad, where you can walk, canoe, take in the wildlife, or relax and leave the world behind.

The famous North Norfolk heritage coast is approximately half an hour away, offering an amazing variety of tidal creeks, salt marshes, harbours, rolling cliffs and huge expanses of unspoilt beaches.



EXPLORE THE HEART OF NORWICH

The beautiful city of Norwich is just 10 minutes' drive from St Andrew's Park, well known for its imposing Norman Castle and 900-year-old Cathedral.

The city also has an abundance of culture, pubs, restaurants and shopping – with its permanent outdoor market the largest in England.

Norwich has two shopping malls – Chantry Place and Castle Quarter – plus small retail parks across the city. There are dozens of independent shops available in the Norwich Lanes, The Royal Arcade, Upper St Giles, Elm Hill and Timberhill. While no trip to the city is complete without a visit to independent department store Jarrold, a staple of Norwich life for over 200 years.

Regularly voted as one of the top 10 places to live in the UK, the fine city of Norwich is also a natural home for arts and culture. It boasts four independent theatres, three museums and one world-class museum of world-art at the Sainsbury Centre for Visual Arts.

Norwich also regularly wins awards for its planting designs. You and your family can enjoy the space and freedom of Chapelfield Gardens, take a break from shopping in Castle Gardens, or relax in the grounds of the Cathedral or Plantation Garden, the city's secret green space.

A LIFESTYLE REACHING FROM THE EDGE TO THE CENTRE OF THE CITY





SAND, SEA, AND SERENITY



EXPLORE THE PICTURESQUE NORFOLK COUNTRYSIDE

Norfolk has so much to offer lovers of nature and the great outdoors.

The Broads National Park is made up of over 60 open areas of water known as Broads and seven rivers: the Ant, Bure, Chet, Thurne, Waveney, Wensum and Yare.

The Broads is also home to a huge variety of the rarest wildlife – greater than any other National Park in Britain.

The stunning landscape is home to more than a quarter of the rarest species in the country, including several that are unique to the area.

Britain's largest butterfly, The Swallowtail, and the Norfolk hawker dragonfly are found only here.

And if you fancy something a little more high-energy, sailing, canoeing and other water sports are on offer all over the Norfolk Broads.

The gorgeous North Norfolk beaches at Sea Palling, Holkham, Wells, Waxham, Happisburgh, Mundesley and more are within an hour of St Andrew's Park.

Around the coast, rugged cliffs give way to beautiful beaches. As well as a range seabirds you can also get to see seals basking on the beaches or appearing among the waves.

A COUNTRYSIDE COMMUNITY ON THE EDGE OF THE CITY

St Andrew's Park is located just a few miles from Norwich city centre and has excellent transport connections.

The Broadland Northway helps connect the development to not only Norwich, but all major routes to the south, east and west of Norfolk.

Norwich Train Station provides access to anywhere in the country while Norwich International Airport is only 9 miles from your new home at St Andrew's Park, providing flights across Europe and connections to long-distance locations.

BY RAIL

From Norwich Train Station

DISS
17 mins

IPSWICH
38 mins

CROMER
49 mins

CAMBRIDGE
1 hour 11 mins

STANSTED AIRPORT
1 hour 43 mins

LONDON
1 hour 46 mins



EXPLORE THE BEST NORWICH CITY HAS TO OFFER

ACROSS THE CITY BY ROAD

NORWICH CATHEDRAL	NORWICH TRAIN STATION	NORWICH AIRPORT	NORWICH CITY CENTRE	UNIVERSITY OF EAST ANGLIA	NORFOLK & NORWICH HOSPITAL
10 mins	8 mins	10 mins	10 mins	16 mins	18 mins

FURTHER AFIELD BY ROAD

NORFOLK BROADS	HAPPISBURGH	HOLKHAM & WELLS	SOUTHWOLD	BURY ST EDMUNDS	CAMBRIDGE
9 mins	26 mins	55 mins	55 mins	66 mins	75 mins

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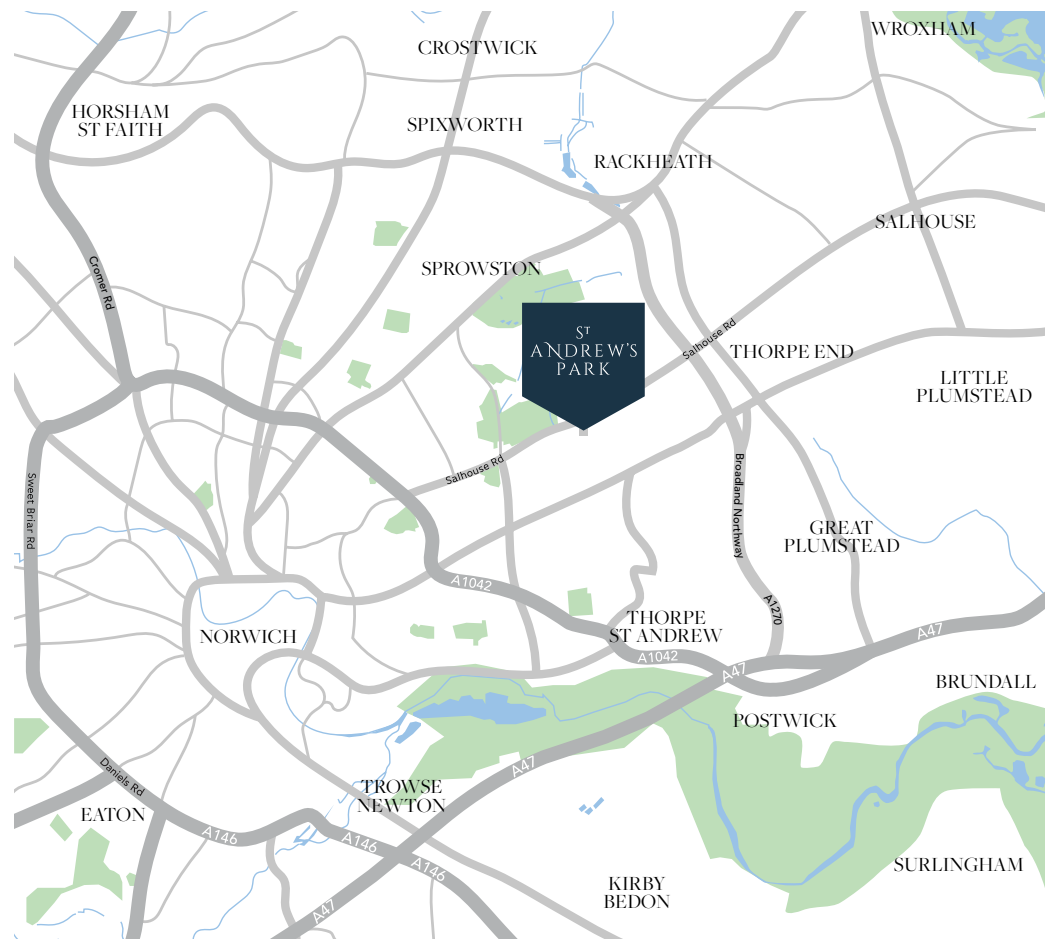
All locations and travel times are approximate. Source: Google Maps.

ST ANDREW'S PARK

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Maps not to scale.



HALSBURY

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