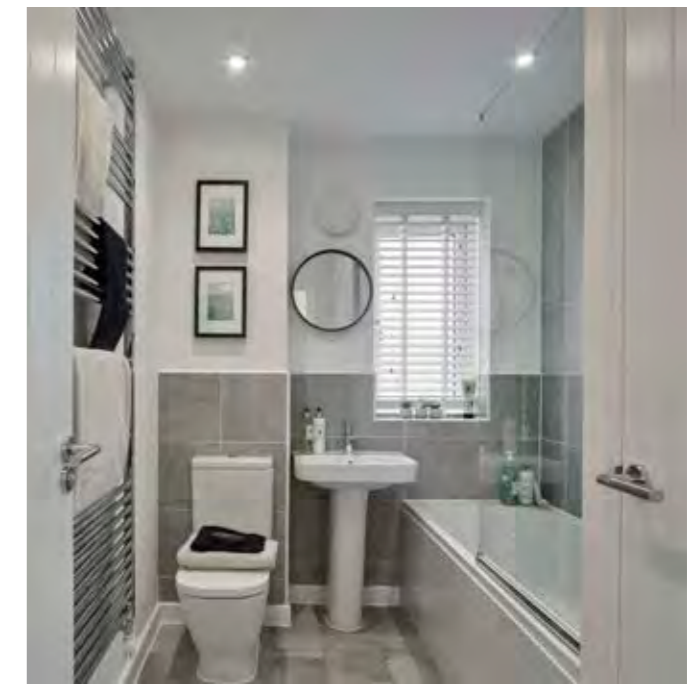




**Newlands**

# Why choose Newlands?

- Beautiful rural location
- Spacious private gardens
- Available with Help to Buy
- Ready for immediate occupation
- Contemporary specification
- Just minutes from the A11 and Attleborough Station
- Good local schools
- A short distance from local amenities



# Welcome to Newlands

We are pleased to bring you Newlands, a lovely collection of two, three and four bedroom family homes in the market town of Attleborough.

At just over a mile from the town centre and around a mile and a half from Attleborough train station, Newlands not only benefits from this historic town's amenities, but is also surrounded by Norfolk's beautiful, rural landscape.

Attleborough has many independent shops on its high street, a choice of supermarkets and plenty of community facilities, including a sports hall and tennis courts. There is also a great selection of cafés, pubs and restaurants.

Newlands is ideally placed for those who regularly commute to work. Not only is there easy access into Norwich, either by car via the A11 or train, but from Norwich, the train journey to London takes around two hours, and the trip to Cambridge takes just over an hour.



## Orbit helps make your wishes come true

Orbit is committed to building beautiful homes designed with all of our customers in mind. Our developments range from greenfield sites to urban regeneration projects and small schemes of two or three homes in rural villages, through to sites of hundreds of homes in towns and cities.

Our homes vary from one bedroom apartments through to large family homes and Retirement Living homes for the over 55s. Our developments include a mixture of tenure from Outright Sale, Shared Ownership and Help to Buy, helping us to find a home that suits your particular requirement.

With our extensive experience and a long history in the housing sector, you know you're in safe hands. Our Sales Consultants will support you through your purchase and are dedicated to providing excellent customer service.



## Plenty to do on your doorstep

At the weekend, there's plenty to do to keep everyone amused. Close by is Thetford Forest, offering a wealth of outdoor activities, whatever the season. There are great walks and bike trails throughout the forest, and at the Forestry Commission's High Lodge centre you can test your skills on the high rope treetop course, or even take the off-roading challenge on our all-terrain Segways. The forest also has a busy programme of events throughout the year and a fantastic wooden adventure playground amongst the trees.



## Perfectly located for all aspects of everyday life

Attleborough enjoys a rich heritage, with many charming features reflecting its history.

Local shops and lively eateries line the attractive high street, which leads towards St Mary's Church. Every Thursday there's the wonderful Makers Market in Queen's Square, just outside the Town Hall – a tradition that's been established for hundreds of years. The town has an enviable variety of retail outlets from large supermarkets to smaller individual shops, offering friendly local service.

With an abundance of pubs and restaurants in surrounding villages offering a wide range of cuisines, there's always a place to unwind with a coffee, or have a more relaxed evening meal.

For families, the area provides a good choice of state and independent schools, both in Attleborough and its environs, including Wymondham College, Attleborough Academy and Thetford Grammar School. In addition, the surrounding countryside offers plenty of delightful places to walk, run and cycle.

Attleborough really is the perfect place for those who like the best of both worlds, with all the amenities of a bustling town, the joy of being surrounded by beautiful countryside and excellent access for commuting to the city and beyond.



If you love wildlife, an annual pass for Banham Zoo, just a short drive away, is a must. For younger children, there are indoor and outdoor play areas, together with children's farms and train and transport attractions at the Bressingham Steam Experience.

Motorsport fans can visit Snetterton (previously a USAF base) and now home to a motor racing circuit for motorcycle, car club and exotic GT racing.



## Further afield

Newlands is around 20 miles away from Norwich with its wealth of history and culture.

Shoppers on the lookout for the unusual should head to Norwich Lanes, a charming locale of medieval alleyways and historical buildings, where independent businesses offer creative products in fashion and lifestyle choices.

The area is also home to fine dining establishments, serving up a variety of cuisine, from classic fish and chips to innovative vegetarian dishes.



You can browse a choice of department stores in the city centre too, whilst one of the jewels in Norwich's crown is the Royal Arcade, opened in 1889. It's well worth a visit, as much for the tiled interiors and stained glass as for the boutiques themselves.

Of course, you'll find dozens more restaurants in Norwich, as well as bars and clubs. A significant choice of culture is on offer at the Theatre Royal, various galleries and museums, or either of Norwich's major landmarks – the Castle and Cathedral. Sports fans might prefer a trip to watch Norwich City FC play at Carrow Road, or even enjoy a day at Newmarket races.

To the south of Attleborough is Bury St Edmunds, another historic town famed for its impressive Abbey ruins, gardens and St Edmundsbury Cathedral, the only Cathedral in Suffolk. Just a short walk from the Cathedral is the Greene King Brewery, where a guided tour is a must for beer-lovers. Not forgetting the quaint streets offering boutique shops, award-winning restaurants and pubs serving home-cooked food, many of whom source produce that has been reared, harvested, or produced in Suffolk.

## Explore The Broads and the coast

And who can forget the world-famous Norfolk Broads National Park, a meandering network of mostly navigable rivers and lakes stretching for over 125 miles, giving you access by boat, canoe or kayak to numerous towns and picturesque villages. Norfolk also has a spectacular coastline dotted with beaches. From popular Cromer in the north, known for its crabbing and fine Victorian Pier, to West Runton, excellent for hunting fossils, to Lowestoft and Southwold to the east of Attleborough, you'll have plenty of places to explore with family and friends.



Norwich Market, one of the largest open-air markets in the country, is open from Monday to Saturday and has a huge number of stalls; whatever you're after, you're bound to find a bargain. There are also some fantastic food stalls offering the best in local produce, including freshly baked bread and homemade jam. Alternatively, for antiques and collectibles, the weekly Goat Lane Fair is a treasure trove. From rare books to retro fashion to memorabilia, there's bound to be something which takes your fancy.

There are also some great shopping malls, including intu Chapelfield Shopping Centre, with more than 90 shops, cafés and restaurants over three levels, filled with leading names in fashion, accessories and more. In addition, the five-storey Castle Quarter shopping centre houses over 60 high street brands, plus a cinema.



## Excellent connections

Attleborough is approximately 20 miles from Norwich city centre, around 15 miles from Thetford town and Thetford Forest, and some 30 miles from Bury St Edmunds.

Situated just off the A11, it's a great location for travelling into Norwich and towards the A47, A14 and M11. There are also regular bus services into Norwich, and Attleborough railway station provides a line to both Norwich (20-25 minutes) and Cambridge (around one hour), and then on to London.

About 25 miles from Attleborough lies Norwich International Airport, East Anglia's largest airport, with its connections to over 30 UK airports and business hubs such as Amsterdam, Munich, Geneva and Paris, as well as holiday destinations such as Turkey, Italy and Spain.



# Development layout



## MARKET SALE

### 2 Bedroom

- Upwell**  
45 157
- Barford**  
111 112 113 114 115
- Holly**  
7 88 89 104 105 106  
133 155 156 158 161 162
- Marsham**  
37 38 41 42 126 129 130  
131 138 139 140 141 142 143
- Denton**  
43 44 91 92 132

### 4 Bedroom

- Langford**  
3 47 58 71 73 74  
78 79 90 116 187
- Sandhurst**  
2 57 70 72 76 77
- Stevington**  
5 56 75 102 190
- Sandringham**  
1 8 64 67 69 117

### 3 Bedroom

- Penshurst**  
6 39 40 52 53 54  
107 108 127 128 134 159
- Welney**  
61 62 172 173 185 186  
191 192 193 194 196 197
- Cardington**  
46 101 118 182 183  
188 195 198 199
- Ashley**  
4 9 55 59 60 63 65 66 68 80 81  
99 100 103 119 160 171 181 184 189 200

## SHARED OWNERSHIP

### 2 Bedroom

- Barnwell**  
10 11 12 13 21 93 94 95 96 97 98  
109 110 122 123 124 125

### 3 Bedroom

- Cranford**  
18 19 20 23 24 25 26 27 28 120 121

## AFFORDABLE RENT



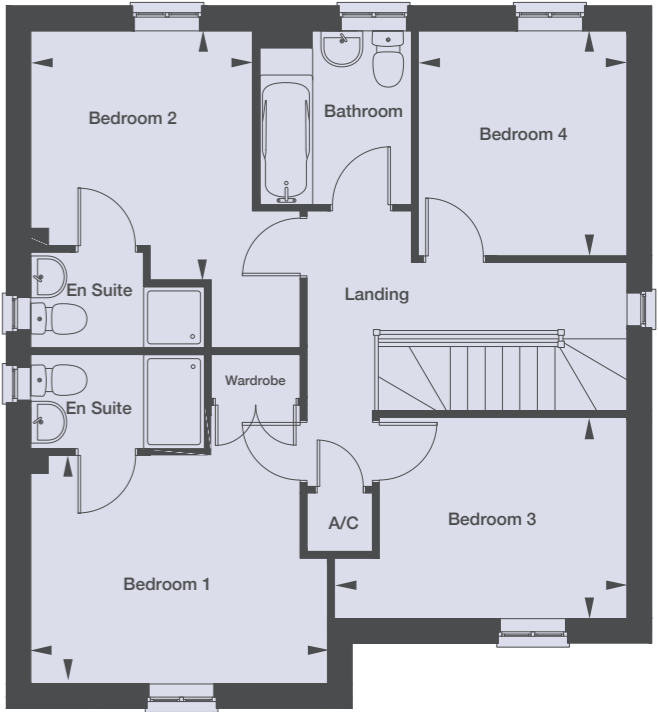


Computer Generated Image is indicative only, window positions, elevational and roof materials vary for specific plots

# Sandringham

4 bedroom

1 8\* 64\* 67 69\* 117\* (\*handed)



## Sandringham 4 bedroom house

The detached Sandringham is easily identified by its part-rendered façade. Downstairs provides a generous living room, kitchen/breakfast room and separate dining room, as well as a WC and study with storage cupboard. Upstairs, you'll find a master bedroom with built-in wardrobe and en suite shower room, bedroom two with en suite shower room, two further bedrooms, a family bathroom and an airing cupboard. There's also a single garage with parking space for two additional cars.

### Ground Floor

Living Room	5510mm x 3320mm	(18'0" x 10'10")
Kitchen / Breakfast Room	3985mm x 4410mm	(13'0" x 14'5")
Dining Room	3020mm x 2935mm	(9'10" x 9'7"min)
Study	2660mm x 2250mm	(8'8" x 7'4")

### First Floor

Bedroom 1	3090mm x 3920mm	(10'1"min x 12'10"max)
Bedroom 2	3280mm x 2935mm	(10'9" x 9'7")
Bedroom 3	2660mm x 3870mm	(8'8" x 12'8"max)
Bedroom 4	2975mm x 2755mm	(9'9" x 9'0")

Gross Internal Area	129 sq m	1392 sq ft
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Floor plans 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 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. Information correct at time of going to print.

# Specification

## Kitchen

- Lemongrass contemporary fitted kitchen with a range of wall and base units
- Choice of kitchen unit door fronts\*
- Choice of worktops and upstands\*
- Bosch stainless steel single oven
- Bosch stainless steel double oven (Stevington and Sandringham only)
- Bosch stainless steel hob
- Bosch stainless steel extractor canopy
- Stainless steel splashback behind hob
- Stainless steel 1½ bowl sink with chrome mixer tap
- Stainless steel single bowl sink (Barford only)
- Stainless steel single bowl sink in utility room (Langford, Sandhurst, Stevington only)
- Plumbing for washing machine
- Washer/dryer (Upwell only)
- Plumbing for dishwasher
- Integrated Bosch dishwasher (Stevington and Sandringham only)
- Integrated Bosch fridge/freezer

## Bathroom, cloakroom and en suite

- Roca contemporary white sanitaryware
- Thermostatically controlled shower over bath, glass shower screen with full-height tiling to bath
- Thermostatically controlled shower to en suite, glass shower cubicle with full-height tiling (Upwell, Welney, Cardington, Ashley, Langford, Sandhurst, Stevington, Sandringham only)
- Chrome ladder radiator
- Choice of Porcelenosa wall tiles\*
- Tiled splashback to wash hand basin

## Plumbing

- Gas-fired central heating with combination boiler
- Gas-fired central heating with system boiler (Langford, Sandhurst, Stevington, Sandringham only)
- Thermostatically controlled radiators



## Windows and doors

- PVCu double glazed lockable windows
- Secured by Design front door with multi-point locking, deadbolt and chrome furniture

## Internal

- Walls in matt white emulsion
- Ceilings in matt white emulsion
- Woodwork in white satin
- Doors in white satin
- Built-in wardrobe to bedroom one
- Oak handrail to staircase

## Electrical

- TV points to living room
- Telephone points to living room
- Downlighters to kitchen area, bathroom, en suite and cloakroom
- Mains-wired smoke detector and alarm
- Carbon monoxide detector and alarm
- PIR outside light to front

## General

- NHBC warranty
- Landscaping to front garden
- Turfed rear garden
- Outside tap
- Larger garage doors to accommodate SUVs
- Longer garages for additional storage

\*Some individual choices are only available subject to the stage of construction. Speak to our Sales Consultant for details.



Images shown are from other Orbit developments.





# Why buy a new-build home?

## Orbit

More than 50 years ago, Orbit Group was established to provide accommodation for people who couldn't afford to buy their homes. Orbit still exists today, with the same charitable status and the aim of helping to solve housing problems by building lasting communities. These decades of heritage and expertise, coupled with an aspiration to provide high-quality housing options for everyone, regardless of age, status or circumstance, have laid the foundations for a new breed of housing developer: Orbit Homes.

Orbit Homes has now taken its accumulated experience in the provision of exceptional social housing and applied it to the new homes' market. It offers unrivalled quality, choice and buying options, so owning a home to be proud of is now both accessible and affordable for everyone.

Orbit Homes puts the customer front and centre – whether they're just starting out on their home-buying journey, or downsizing to experience all that life has to offer. It's all about getting the customer into the home of their dreams. It's all about taking them home.

## Shared Ownership

A number of these homes are available to buy via Shared Ownership, a part buy – part rent scheme, which makes buying your home more affordable. Shared Ownership enables you to buy a share in a brand new home, whilst only paying a subsidised rent on the remaining share.

The initial share you buy will usually be between 25% and 75% of the full purchase price and is tailored to suit your circumstances, meaning it's not only affordable for you now, but in the future too.

You'll pay a subsidised rent to Orbit on the share that you don't own and, in most cases, you'll then have the opportunity to purchase further shares in your home if you wish, a process known as 'staircasing'. So when you purchase additional shares in your home, the rent will reduce accordingly, meaning that if you ultimately staircase to 100% ownership, there's no longer any rent to pay.

For further information about Shared Ownership, please refer to the 'Shared Ownership Buyers Guide' or speak to your Sales Consultant.

## Customer Charter

Buying a new home is likely to be one of the biggest commitments you'll ever make, and it's our commitment to make absolutely sure that the process is as straightforward as possible.

Our Customer Charter fully complies with the New Homes Quality Code, which aims to ensure that buyers of new homes are treated fairly and provided with reliable information about their purchase.

The Orbit Customer Charter is available at [orbithomes.org.uk/customer-charter](http://orbithomes.org.uk/customer-charter)

More information on the New Homes Quality Code can be found at [nhqb.org.uk/for-consumers](http://nhqb.org.uk/for-consumers)



## Safety on site

**We have a duty to ensure your welfare whilst on site, so the following guidelines have been issued to comply with Health and Safety Legislation.**

- Please use the designated car park and visit our sales office or show home first.
- A qualified Orbit employee must always accompany you anywhere within the development construction areas.
- The sales office, show homes and any finished or occupied areas outside construction zones will be safe for visitors. However, care should be taken when driving or walking around the site, as the top surfacing of roads and footpaths is occasionally incomplete and may be uneven or hazardous.
- Please supervise any children with you when visiting our sales area (please note that children under the age of 16 are not allowed in construction areas at any time, even if accompanied by an adult).
- Hard hats and appropriate safety footwear must be worn at all times, along with high visibility jackets or waistcoats. These are available within the sales office.
- There is no access to areas where scaffolding is erected, nor where there are any open trenches or other excavations.

## Surrounding area

Our development layout shows general information relating to the surrounding area outside of the scheme, details of which are beyond the control of Orbit. For more up-to-date information, please contact the relevant local planning authority.

## Development layout

Boundaries and layouts can change during development; this may affect any brochure plans you hold. So please check these details with the Sales Consultant and the detailed scheme plans. You will be taken through a checklist together with the latest plans and revisions, which will be noted on the checklist you will be required to sign prior to your reservation. The deed plan will be sent directly to your solicitor; this should be carefully inspected by you to ensure it's correct in relation to the plans you've already signed off.

## Dimensions

Floor plans show the approximate dimensions of each room, typical of its type. Specific plot dimensions may vary, because each one is built individually, and the precise internal finishes may not always be the same.

## Elevations

Building materials and elevations may vary from plot to plot and surrounding areas may differ from that shown. Computer Generated Images (CGIs) depict typical house types, but please check all details in relation to your plot with the Sales Consultant at the time of reservation, this will also be captured on the check list.

## Specification

These are indicative and applicable to this development. Please check the specification in relation to your individual plot with the Sales Consultant at the time of reservation. Show homes are decorated and furnished for your enjoyment when you visit, and to give you a taste of how they might look. When reserving, please ask the Sales Consultant to clarify which items are included as standard.

In the unlikely event of any major specification change during the reservation period, we will endeavour to bring it to your attention as soon as possible.

## A brand new start

A new-build home is a blank canvas. You don't need to alter someone else's décor and you also have the opportunity to personalise your home through Orbit Options.

## A range of styles and sizes

We build in a variety of house styles, with varying numbers of bedrooms, offering you the broadest selection of homes to choose from.

## Brand new everything

All fixtures and fittings are brand new. From bathrooms to kitchens, entrance doors with multi-point locking systems and double-glazed lockable windows – so there's no need to budget for expensive repairs and replacements.

## Energy-efficiency

Our new homes are built using modern materials which comply to the latest Building Regulations, helping to deliver a far more efficient living space than a traditional older home might. Draft-free, double-glazed windows and doors, plus loft insulation combined with energy-efficient central heating all help to reduce your energy bills and save you money.

## Peace of mind

Every new Orbit home comes with a two-year warranty in addition to the 10-year insurance backed warranty.

## You won't be stuck in a long chain

When you buy a new-build home, there's no forward chain, meaning less stress and less chance of you losing a sale.

## More time to enjoy where you live

With no need to spend your weekends on laborious house repairs and decoration, you'll have more time and money to enjoy your spare time.

## Safe and secure

A new Orbit home comes complete with smoke alarms, security locks and fire-retardant materials, so your new home is much safer than the average older property.

## Designed for modern life

All our homes are designed to use every part of your home effectively and efficiently.





Outer cover coated with  
Anti-Bacterial lamination

# Well-connected



Newlands, London Road, Attleborough, Norfolk NR17 1FF (Sat Nav: NR17 1BE)

Call us now on 01953 459 876  
Email [sales.newlands@orbit.org.uk](mailto:sales.newlands@orbit.org.uk)  
Or visit [orbithomes.co.uk](http://orbithomes.co.uk)

Head Office: Orbit, Garden Court, Harry Weston Road, Binley Business Park, Coventry CV3 2SU

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Orbit 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. Images are for illustrative purposes only. Information correct at time of going to print in April 2023. OH/NLRN/BRO/0423