



NARROWS

PLACE

WHERE RIVERSIDE LIFE
MEETS CITY LIFE
IN A HISTORICAL CITY

NARROWS PLACE
27 Yarmouth Road, Norwich, Norfolk, NR7 0EE



NORWICH



WITH A RICH CULTURAL HERITAGE, NORWICH IS PROVING TO BE AN ANCHOR POINT TO SETTLE DOWN, WITH ONE OF THE FASTEST-GROWING UNIVERSITIES IN THE UK, A THRIVING SPORTING SCENE AND ONLY A TWO-HOUR COMMUTE TO LONDON.

A medieval city bustling with culture architecture and a vivid rich history spanning back decades – known to celebrate its heritage with exhibitions, museums, theatre performances to regular events at Norwich Castle and Norwich Cathedral.

The city is also known for its vibrant nightlife scene - with popular cocktail bars in the high-end Tombland area of Norwich, gigging venues near the river and nightclubs lining Prince of Wales Road, there's always something to do no matter your taste!

The events in Norwich are known to take a quirky turn among fun-loving locals, with a yearly 'duck race' down the river, outdoor cinema experiences and comedy/ karaoke nights at the popular riverside venue, The Playhouse. With many well known comedians practicing there new comedy to smaller audiences here in Norwich.

With Norwich city football stadium being centered in the thriving hospitality district of Riverside **it is a prime spot for a weekend catching Norwich City Football Club play or even spending the evening singing your heart out to one of the many sold out stadium tours from famous artists.**

“
 There's always something to do no matter your taste!
 ”

NORWICH SNAPSHOT

LIFESTYLE

Voted as one of the best cities to live in, twice, by the Sunday Times and was described as 'cheap and cosmopolitan'. It has also been voted one of the safest cities to live in due to its low crime rates and high population of families and students.

Over 8 million tourists are attracted to Norfolk each year with hundreds of fast transport links in and out of the city leading to key airports and more importantly, local Norfolk attractions. The Norfolk Broads and sandy Holkham Beach form part of the National Nature Reserve which covers 11 miles of the Norfolk Coast. In the summer, the broads and rivers that wind from the broads and into the city host a wealth of activities like paddleboarding, canoeing, boat racing and boat hire.

Norwich also boasts a thriving shopping scene with 2 modern, recently redeveloped shopping malls, hundreds of local independent shops, the world renowned Norwich Market and plenty of award winning restaurants to keep you entertained.

POPULATION

According to a recent census the population for Norwich (including suburban surrounding areas currently sits at 129 thousand people. In December 2013, a Greater Norwich City Deal was approved

that proposed to generate £100 million of private investments, supporting 300 new businesses and creating a further 19,000 jobs. Perhaps this is why Norwich has also been voted one of the 20 best places to live in the UK according to research by Glassdoor in 2018.

THE ANGLIA PLAN

The New Anglia Local Enterprise Partnership (LEP) has pledged to build 117,000 new homes in Norfolk and Suffolk before 2026 as part of a strategy for the area. The Growth Deal from the Government is seeing an investment of £221.5m before 2021 which is forecast to create up to 16,000 new jobs, 117,000 new homes and the potential to generate an additional £240m public and private investment. In January 2015, New Anglia LEP was awarded £48.5m with aviation, engineering and innovation at the heart of the government funding. The latest round of funding will deliver up to 2,000 new jobs and 750 homes in the area by 2021. The funding included £3m for the development of the Aviation academy at Norwich International Airport which will support 80 apprenticeships every year as well as further and higher education courses in all aspects of the aviation industry.





EDUCATION AND EMPLOYMENT

THERE'S NEVER BEEN A BETTER TIME TO MOVE TO NORWICH. WELCOMING LARGE COMPANIES SUCH AS AVIVA TO THE CITY, EMPLOYMENT OPPORTUNITIES ARE ABUNDANT.

KEY EMPLOYERS:

The University of East Anglia has been acknowledged as one of the best universities for student experience in the Times Higher Education Student Experience survey. With 14,000 students, the campus is located in 320 acres of parkland which direct connections to the train station and popular student areas such as the Golden Triangle and Riverside. The University of East Anglia ensures a diverse range of ages, nationalities and skill-sets are attracted to the city and was awarded a Gold Teaching Award from the Teaching Excellence framework.

COMPANY	SECTOR	TURNOVER (000'S)
Norse Group Ltd	Other Services	£251,172
Aviva Plc	Financial Services	£3,663,000
CVS Group PLC	Health & Life Services	£167,300
Acteon Group Ltd	Ports, Logistics & Energy	£499,918
Anglian Group (Investments) Ltd	General Manufacturing	£230,221
Archant Ltd	Creative Industries	£121,823
Cranswick Country Foods	Food, Drink & Agriculture	£1,070,000
AFE Group Ltd	Food, Drink & Agriculture	£119,109
Baxter Healthcare Ltd	Health & Life Services	£394,698
Lotus Group International Ltd	General Manufacturing	£97,345
Kinnerton (Confectionery) Co	Food, Drink & Agriculture	£72,400
Jade 320 Ltd (Midwich)	General Retail	£280,750

STAY CONNECTED

THE CITY BOASTS A WIDE RANGE OF WAYS TO GET AROUND FROM BOATS TO BUSES, TRAINS TO FLYING.



AIR

Norwich Airport has excellent links to popular tourist destinations in Europe such as Amsterdam, Alicante, Malaga and UK flights to cities such as Aberdeen and Manchester.



RAIL

Norwich Train Station has extensive links across the country, with services to London, Cambridge and Oxford and all key stations with further links across the UK.



ROAD

Norwich is well connected to major routes via the A11 and A47 and operates fast coach services for these routes via the large Bus Station located on Surrey street..





ABOUT THE DEVELOPER



We develop, design, sell, manage.

Estateeducation's lifecycle investment model of developing, selling, and managing property is revolutionising the way people invest. We are unlike any other property company being that we are investors and landlords ourselves. We are the creator, developer, retailer, and operator of unique market-leading property investment strategies.

We put the end-user at the heart of every decision we make, creating lifestyles and homes that give us a competitive edge. Nobody else can provide such a revolutionary way to invest in property like us. We Develop. We Sell. We Manage. We are committed to you and your investment. There are no other agents, no other developers, no other managers. None of the end-user focus is ever lost making the advantages all yours.

A COMPLETE REVOLUTIONARY APPROACH

We understand the need to create lifestyles and focusing on people, rather than the numbers. We place emphasis on what we need to deliver to get the end-user to value the accommodation as much as we do, thus resulting in them looking after the property and willing to pay the rent it deserves.

TOTAL CONTROL

We develop sites and then manage them, giving us total control over the entire property process. Typically, agents, developers, and letting companies are all part of the exchange. We swap confusion for revolution by changing the way people view property. We cut out the middleman and make the end-user our primary focus when purchasing.



A FEW OF OUR OTHER DEVELOPMENT BRANDS



NARROWS PLACE, NORWICH

NARROWS PLACE HAS BEEN DESIGNED TO APPEAL TO ALL LOOKING TO ENJOY THE CITY LIFESTYLE, WITH A TASTE OF THE NORFOLK BROADS! IT COMPRISES OF 25 HIGH SPEC APARTMENTS, ALL WITH BALCONIES AND 2 PENTHOUSES WITH LARGE TERRACES THAT OVERLOOK THE BROADS.



COMPLETE SPECIFICATIONS

- ✓ Gym with terrace overlooking broads
- ✓ Onsite office
- ✓ Secure parking
- ✓ Motorcycle and bicycle parking
- ✓ Audio-visual intercom entry system
- ✓ Contemporary, high spec bathrooms
- ✓ Energy-efficient LED lighting
- ✓ Smart thermostats



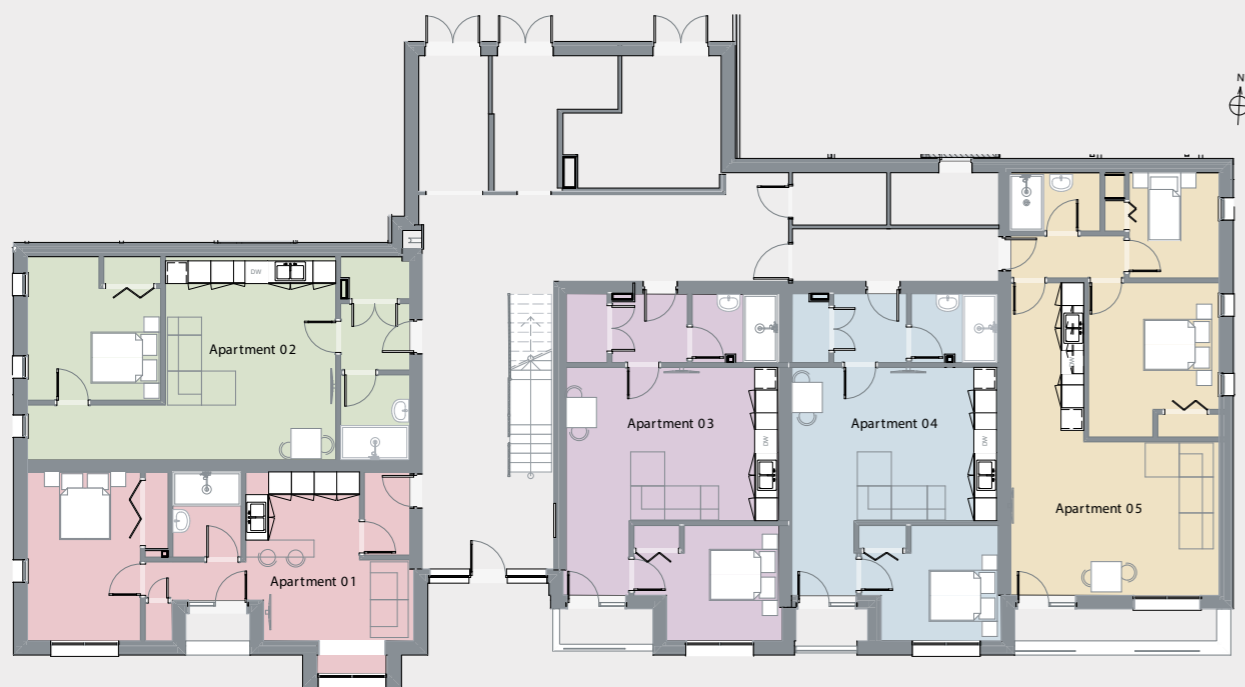






GROUND FLOOR PLANS

FLOOR	LEVEL
NARROWS PLACE 1	G
NARROWS PLACE 2	G
NARROWS PLACE 3	G
NARROWS PLACE 4	G
NARROWS PLACE 5	G

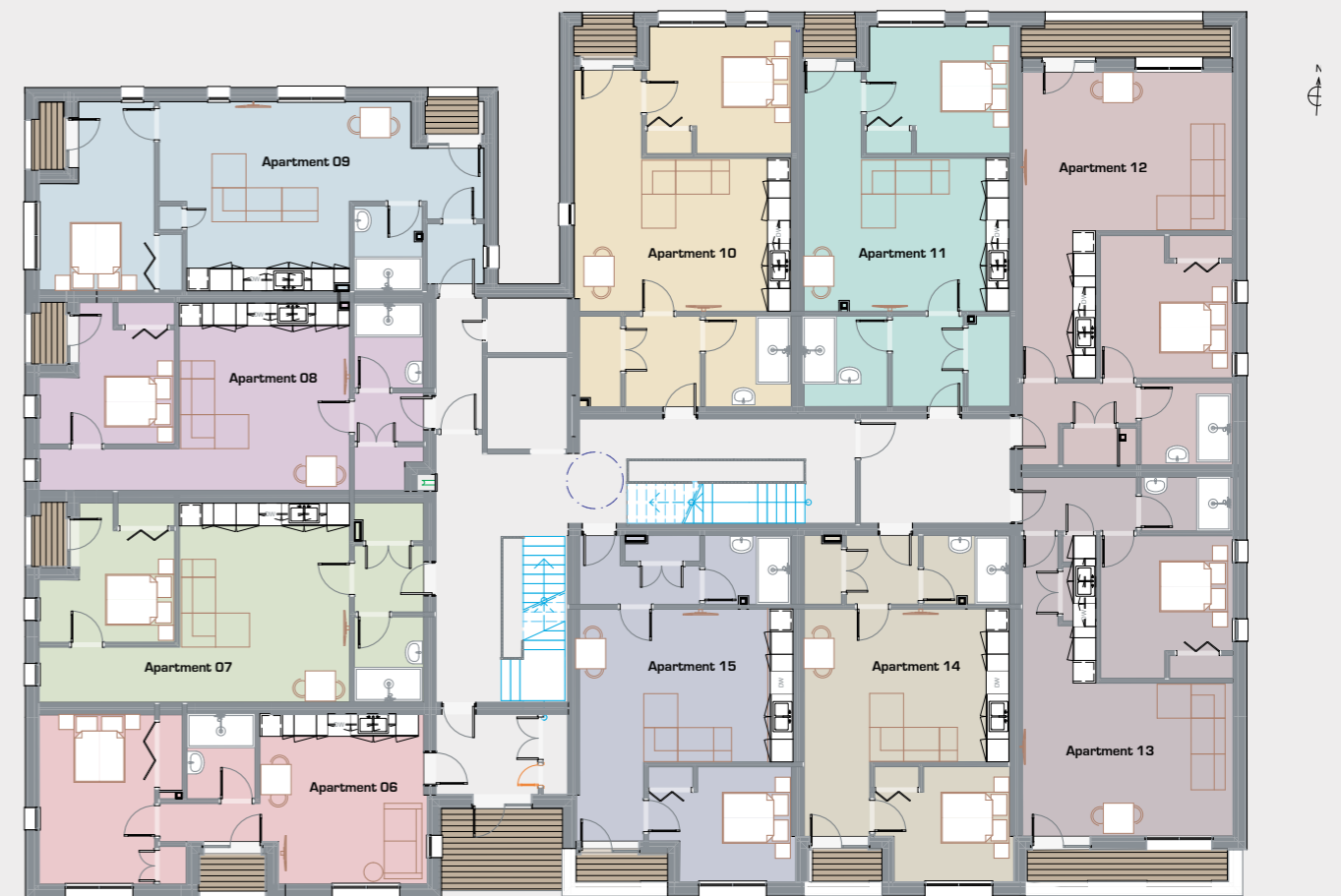


KEY

- Narrows Place 1
- Narrows Place 2
- Narrows Place 3
- Narrows Place 4
- Narrows Place 5

FIRST FLOOR PLANS

FLOOR	LEVEL	FLOOR	LEVEL
NARROWS PLACE 6	1	NARROWS PLACE 11	1
NARROWS PLACE 7	1	NARROWS PLACE 12	1
NARROWS PLACE 8	1	NARROWS PLACE 13	1
NARROWS PLACE 9	1	NARROWS PLACE 14	1
NARROWS PLACE 10	1	NARROWS PLACE 15	1



KEY

- Narrows Place 6
- Narrows Place 7
- Narrows Place 8
- Narrows Place 9
- Narrows Place 10
- Narrows Place 11
- Narrows Place 12
- Narrows Place 13
- Narrows Place 14
- Narrows Place 15



SECOND FLOOR PLANS

FLOOR	LEVEL	FLOOR	LEVEL
NARROWS PLACE 16	2	NARROWS PLACE 21	2
NARROWS PLACE 17	2	NARROWS PLACE 22	2
NARROWS PLACE 18	2		
NARROWS PLACE 19	2		
NARROWS PLACE 20	2		



KEY

■ Narrows Place 16	■ Narrows Place 17	■ Narrows Place 18	■ Narrows Place 19	■ Narrows Place 20
■ Narrows Place 21	■ Narrows Place 22			

THIRD FLOOR PLANS

FLOOR	LEVEL
NARROWS PLACE 23	3
NARROWS PLACE 24	3
NARROWS PLACE 25	3
NARROWS PLACE 26	3
NARROWS PLACE 27	3



KEY

■ Narrows Place 23	■ Narrows Place 24	■ Narrows Place 25	■ Narrows Place 26	■ Narrows Place 27
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PRICES

APARTMENT NO	M ²	FT ²	BEDS	FLOOR
1	46.47	500	1 Bed Apartment	G
2	54.15	583	1 Bed Apartment	G
3	48.76	525	1 Bed Apartment	G
4	57.35	510	1 Bed Apartment	G
5	59.68	642	2 Bed Apartment with large south-facing walk out balcony	G
6	54.75	589	1 Bed Apartment	1
7	53.15	572	1 Bed Apartment	1
8	49.11	529	1 Bed Apartment	1
9	54.81	590	1 Bed Apartment	1
10	48.91	526	1 Bed Apartment	1
11	48.92	527	1 Bed Apartment	1
12	54.75	589	1 Bed Apartment with balcony	1
13	55.28	595	1 Bed Apartment with balcony	1
14	47.66	513	1 Bed Apartment	1
15	49.07	528	1 Bed Apartment	1
16	54.23	584	1 Bed Apartment with roof terrace	2
17	52.22	562	1 Bed Apartment	2
18	55.40	596	1 Bed Apartment	2
19	48.85	526	1 Bed Apartment	2
20	49.09	528	1 Bed Apartment	2
21	54.72	589	1 Bed Apartment with balcony	2
22	50.22	541	1 Bed Apartment with roof terrace	2
23	68.71	740	2 Bed Apartment with roof terrace	3
24	51.55	555	1 Bed Apartment with balcony	3
25	52.43	564	1 Bed Apartment with balcony	3
26	69.09	744	2 Bed Apartment with roof terrace	3
27	59.49	640	1 Bed Apartment with private roof terrace	3

FAQ'S

WHEN WILL NARROWS PLACE BE READY FOR OCCUPATION?

The development is on schedule to be completed and handed over for occupation by Q2 2024.

WHAT TYPE OF TENURE DOES MY NARROWS PLACE PROPERTY COME WITH?

Each property has its own 250 year leasehold.

HOW MUCH IS THE GROUND RENT?

Ground rent will not be chargeable due to the Leasehold Reform (Ground Rent) Act 2022.

WHAT UTILITIES ARE IN NARROWS PLACE?

There will both gas and electric utilities at Narrows Place, with gas central heating throughout.

DO I GET A CAR PARK SPACE?

A car park space is included with every apartment.

AM I ABLE TO HAVE PETS AT NARROWS PLACE?

Subject to freeholder approval, the majority of pets are permitted within the development.

IS THERE A RECTIFICATION PERIOD FOR SNAGGING ISSUES?

The development offers a rectification period of 12 months from handover to all leaseholders for any snagging issues that may arise. The rectification cost is covered by the Developer.

AS NARROWS PLACE IS A NEW DEVELOPMENT, IS THERE A STRUCTURAL WARRANTY?

Yes, there is a 10 year structural warranty in place.

WHAT IS THE PAYMENT PLAN FOR BUYING A NARROWS PLACE PROPERTY?

To reserve a Narrows Place property requires a £5000 deposit, unless you qualify for our buyer incentives. If you are a residential buyer upon your solicitor receiving the draft contract pack, you have 6 weeks to exchange contracts with the completion being five working days after receiving the building completion certificate. If you are a buy-to-let landlord upon your solicitor receiving the draft contract pack, you have 3 weeks to exchange contracts with the completion being five working days after receiving the building completion certificate. In both cases the reservation deposit is deducted from the balance due on completion.



SALES PROCESS

WITH PRICES STARTING FROM JUST £180,000, AN APARTMENT OR PENTHOUSE AT NARROWS PLACE IS A GREAT SOLUTION FOR THOSE LOOKING TO INVEST IN A STUNNING LIVING SPACE.



NEED A MORTGAGE?

IF YOU'RE LOOKING TO USE A RESIDENTIAL MORTGAGE ALL PRE APPROVALS ARE REQUIRED TO BE QUALIFIED BY YELLOW BRICKS.



IF YOU'RE LOOKING TO USE A BUY-TO-LET MORTGAGE ALL PRE APPROVALS ARE REQUIRED TO BE QUALIFIED BY TEAL FINANCE.



Teal Finance is a broker not a lender and is independent with access to the whole of the market. Call 01603 574404 to obtain your pre approval to buy one of the stunning apartments at Narrows Place, Norwich.

HASSLE FREE

When buying a property from Estateeducation, the process couldn't be simpler. We like to keep things straightforward by managing the sales process in-house. Our consultancy team delivers an efficient and knowledgeable service in helping buyers make informed decisions whilst growing their portfolios of Estateeducation properties.

When buying a property from us, both a reservation deposit of £5,000 and an administration fee of £299+VAT are required in order to ensure disappointment is avoided.

Residential mortgages require 10% of the property value is due on exchange within six weeks of reserving your property. Upon completion, your reservation fee is deducted from the final balance due.

Buy-to-Let mortgages require 25% of the property value is due on exchange within three weeks of reserving your property and receiving the contract pack. Upon completion, your reservation fee is deducted from the final balance due.

In return you can expect a comprehensive and friendly service focused on a fast turnaround with completions typically five working days after being served a building regulations completion certificate.

NARROWS PLACE, NORWICH

YOUR NEXT HOME

