



A stunning collection of stylish
one and two bedroom apartments and **two bedroom houses**

**0% SHARED
OWNERSHIP**
WINCHESTER



AVAILABLE FROM WINCHESTER CITY COUNCIL



Computer generated images are for illustrative purposes only.

Discover your new home at **the Orchids**

The Orchids offers a selection of stylish one and two bedroom apartments, as well as two bedroom houses, all designed with modern living in mind.

Conveniently located within a short walk of the historic and bustling city of Winchester, this development offers an attractive combination of affordability and accessibility, available through Shared Ownership.

These homes are built to first-class energy efficient standards and high specification, ensuring both comfort and value. In addition, the development boasts its own community park, offering a green and tranquil space where residents can relax and enjoy a beautiful outdoor area.

The Orchids is an excellent opportunity for those looking to take the next step on the property ladder or find their perfect new home.

Discover the perfect blend of history, culture, and modern living in the vibrant city of Winchester

About Winnall

Conveniently located on the northern edge of Winchester, Winnall offers easy access to the city centre, while providing a peaceful retreat, as it's home to the picturesque 160-acre Winnall Moors nature reserve along the River Itchen. Winnall offers a range of services and amenities, including good local schools and community initiatives. With something for everyone, Winnall is the perfect place to call home.



Winnall Moor Nature Reserve

About Winchester

Winchester offers world class attractions and architecture. Winchester's reputation as a beautiful city is further enhanced by its charming streets, rich history, and thriving cultural scene. The city is home to numerous arts and music festivals through the year.

Winchester boasts a wide range of amenities, from boutique shops to award-winning restaurants. With a buoyant local economy, making it a popular destination for both residents and visitors alike. Winchester is the ultimate destination for living, working, and enjoying life.



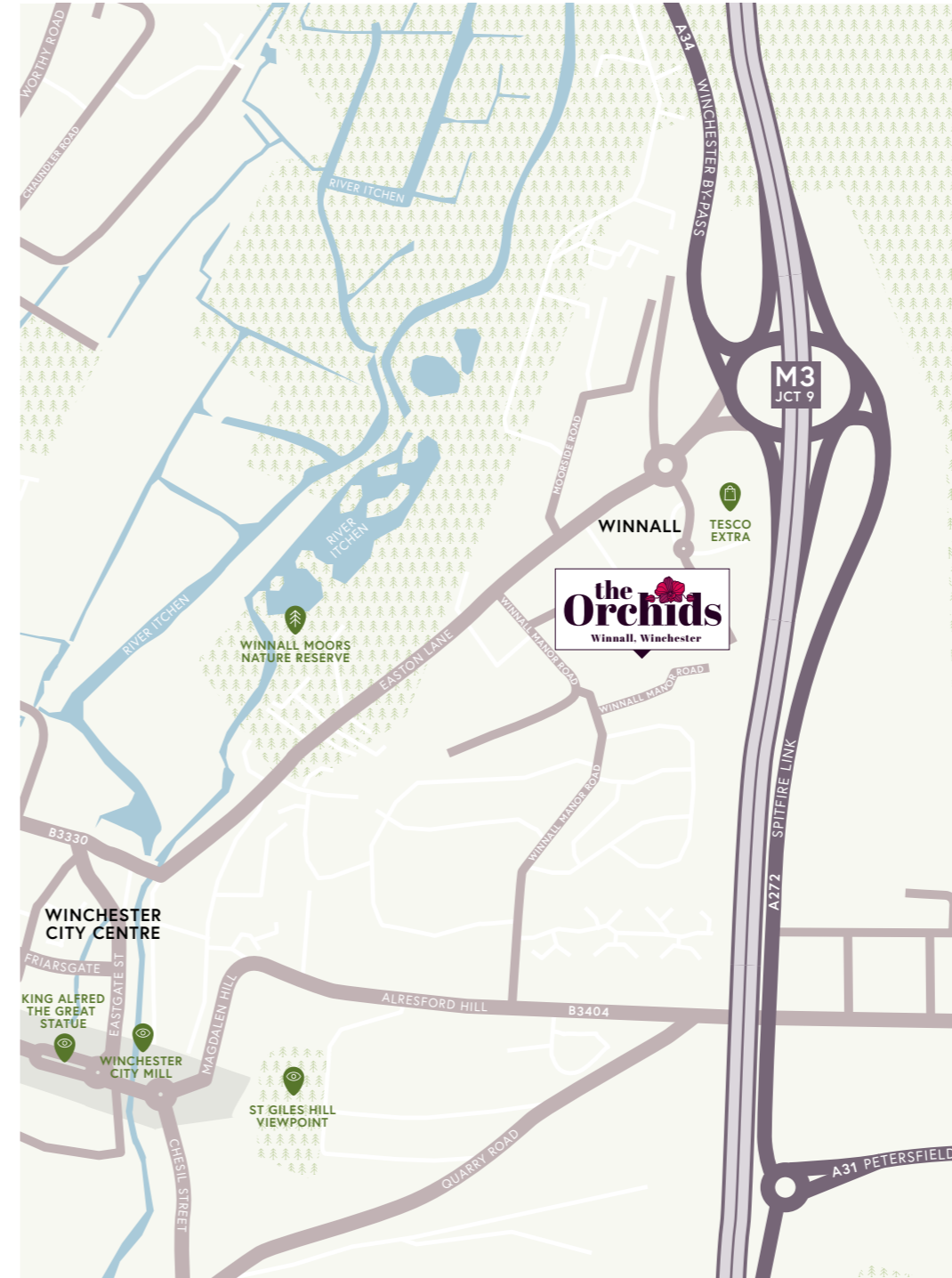
South Downs from Old Winchester Hill



Winchester High Street



Winchester Cathedral



Exceptionally well connected...

Winnall is well located with good access to the city centre, the M3, A34 and A31. Residents of The Orchids can conveniently reach Winchester train station in just 9 minutes by bike, it provides regular services to London Waterloo, Basingstoke, Weymouth, Portsmouth and Southampton.

On Foot FROM THE ORCHIDS	By Road FROM THE ORCHIDS	By Train FROM WINCHESTER STATION
TESCO EXTRA 4 mins	FARLEY MOUNT COUNTRY PARK 20 mins	SOUTHAMPTON 15 mins
WINCHESTER CITY CENTRE 15 mins	BASINGSTOKE 24 mins	BASINGSTOKE 16 mins
WINNALL MOORS NATURE RESERVE 12 mins	SOUTHAMPTON AIRPORT 24 mins	BOURNEMOUTH 48 mins
WINCHESTER TRAIN STATION 25 mins	NEWBURY 35 mins	PORTSMOUTH & SOUTHSEA 52 mins
SPORTS & LEISURE CENTRE 27 mins	PETERSFIELD 35 mins	LONDON WATERLOO 1 hr 4 mins

* Excludes parking time. Journey times are representative and may vary according to travel conditions and time of day. Source www.googlemaps.co.uk and www.thetrainline.com. Current at time of print: June 2023

the Orchids SITE PLAN

SHARED OWNERSHIP APARTMENTS
SHARED OWNERSHIP HOUSES

OPEN MARKET RENT
AFFORDABLE RENT



Layout is indicative only and subject to change by the developer (and subject to detailed design).
The developer reserves the right to alter the layout, building style, landscaping and specification at any time.

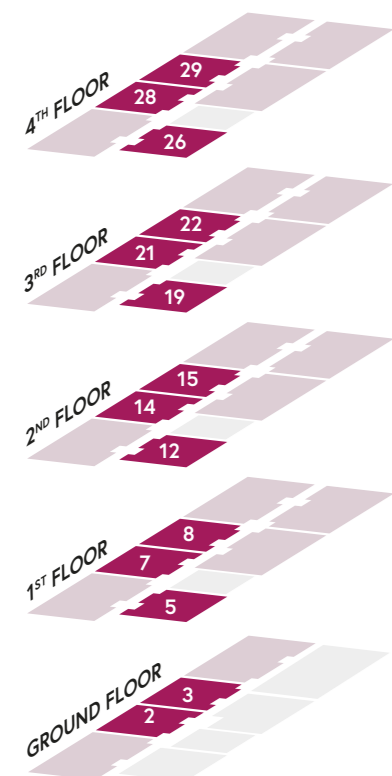


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THE ORCHIDS



One bedroom apartments



Dimensions

ALL MEASUREMENTS ARE LENGTH x WIDTH

KITCHEN/DINING/LIVING

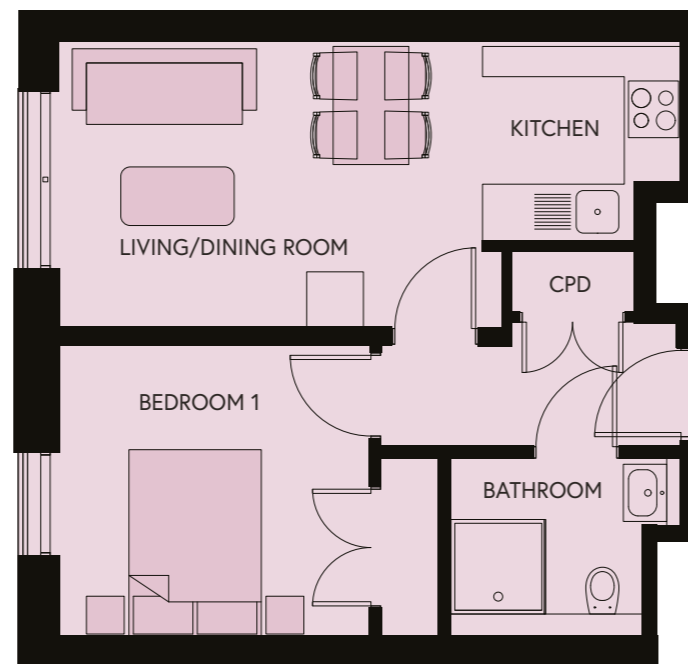
3.25m x 7.38m | 10'6" x 24'2"

BEDROOM

3.17m x 3.56m | 10'4" x 11'8"

PLOTS **2** **7** **14** **21** **28**

Layout as shown

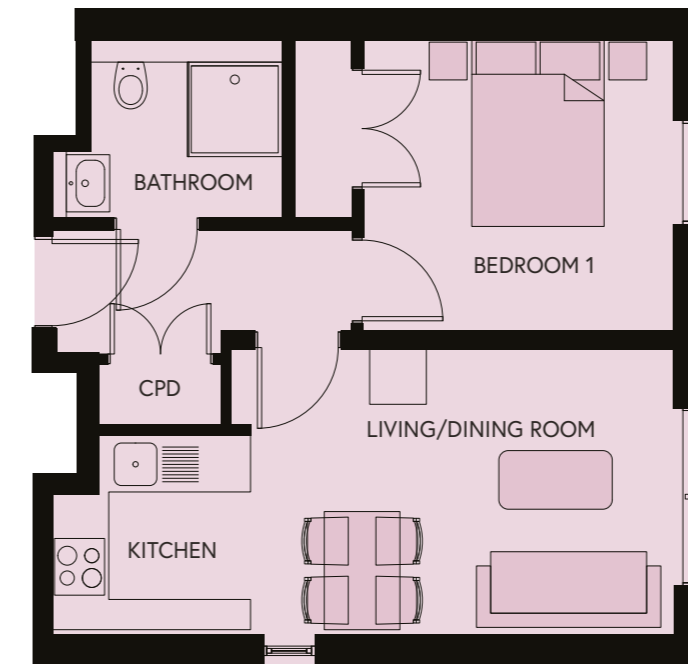


PLOTS **3** **8** **15** **22** **29**

Layout mirrored

PLOTS **5** **12** **19** **26**

Layout as shown



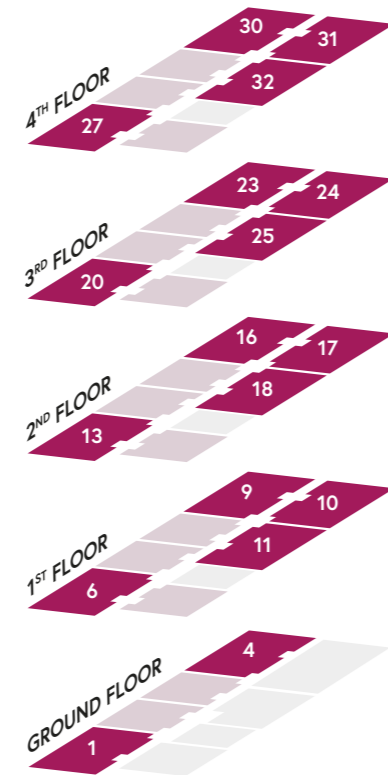
*All floor layouts may be subject to change. Window size and position may be different across some plot types. The dimensions given on the plans are subject to minor variations and are intended for guidance only and are not to be used for carpet sizes, appliances or items of furniture. Measurements have been taken at the longest or widest point. Please check with your sales advisor for more information.





THE ORCHIDS

Two bedroom apartments



Dimensions

ALL MEASUREMENTS ARE LENGTH x WIDTH

KITCHEN/DINING/LIVING

3.60m x 7.38m 11'9" x 24'2"

BEDROOM 1

3.44m x 3.56m 11'3" x 11'11"

FOR PLOTS 1, 6, 11, 13, 18, 20, 25, 27, & 32

BEDROOM 1

3.31m x 3.56m 10'10" x 11'11"

FOR PLOTS 4, 9, 10, 15, 17, 23, 24, 30 & 31

BEDROOM 2

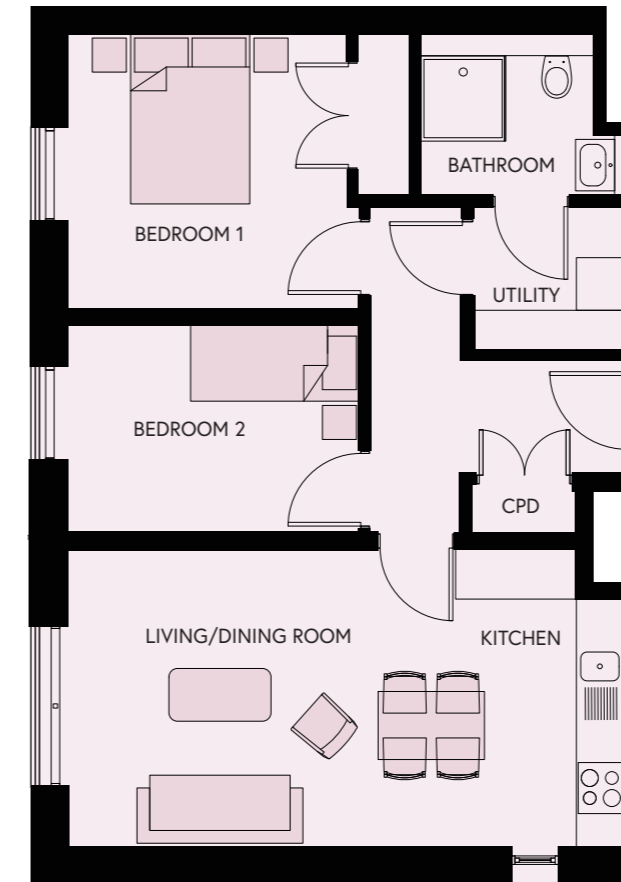
2.52m x 3.45m 8'3" x 11'3"

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PLOTS 1 6 13 20 27

Layout as shown

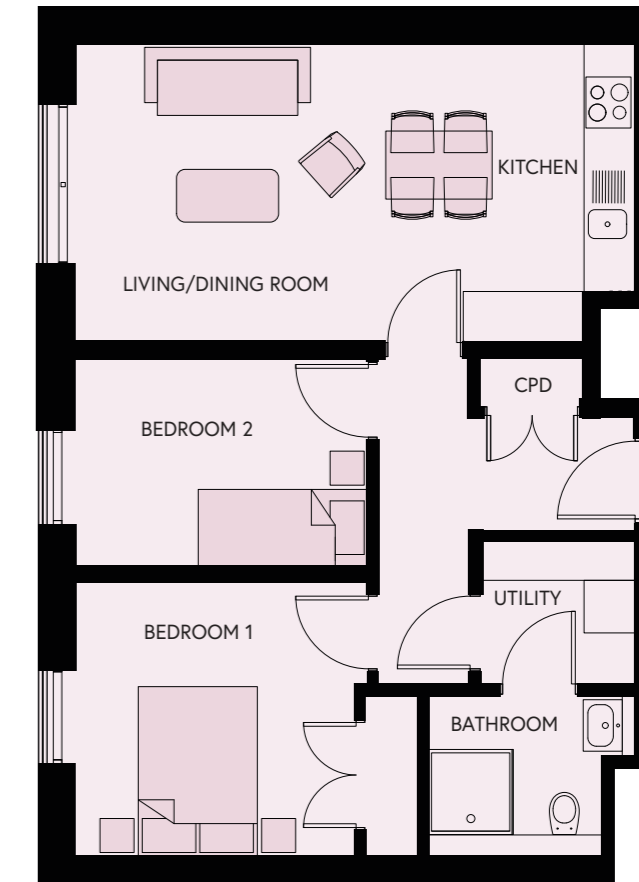


PLOTS 10 17 24 31

Layout rotated 180° clockwise

PLOTS 4 9 16 23 30

Layout as shown



PLOTS 11 18 25 32

Layout rotated 180° clockwise

THE ORCHIDS

Two bedroom House

Detached



PLOT 33

Dimensions

ALL MEASUREMENTS ARE LENGTH x WIDTH

LIVING ROOM

2.93m x 4.57m 9'7" x 14'11"

KITCHEN/DINING

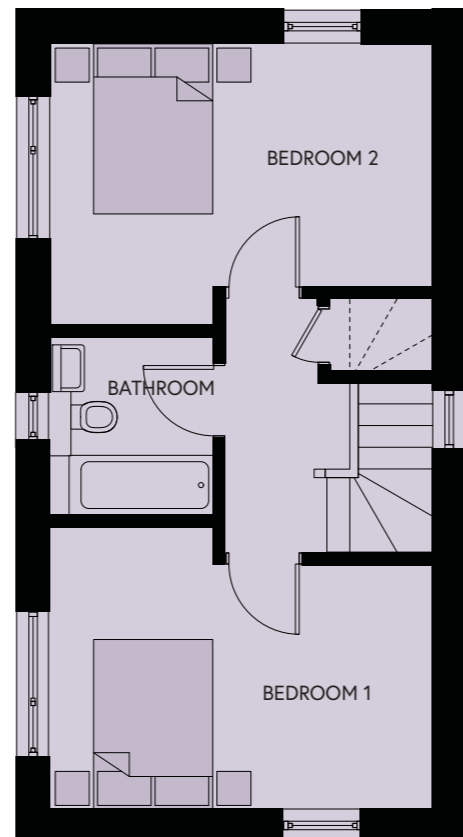
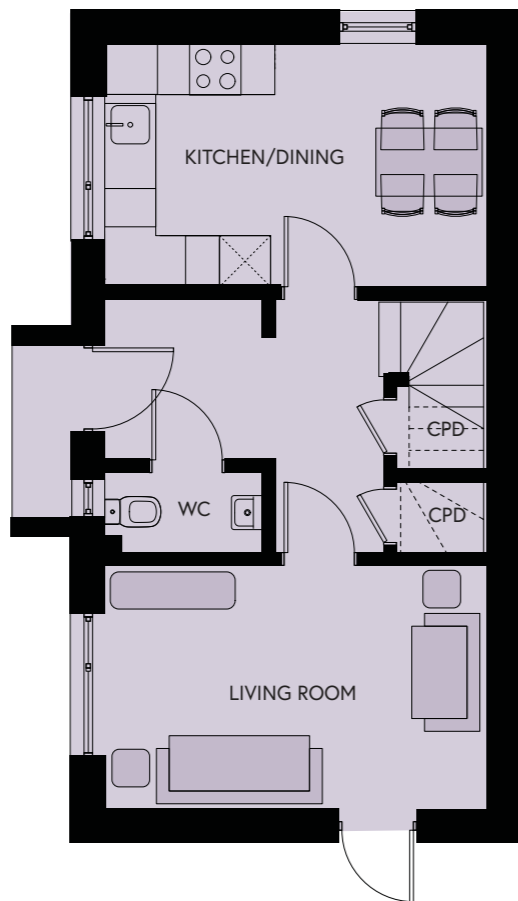
2.91m x 4.57m 9'6" x 14'11"

BEDROOM ONE

3.35m x 4.67m 10'11" x 15'3"

BEDROOM TWO

3.35m x 4.67m 10'11" x 15'3"



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THE ORCHIDS

Two bedroom House

Semi-detached



PLOTS 34 35

Dimensions

ALL MEASUREMENTS ARE LENGTH x WIDTH

LIVING ROOM

4.57m x 2.91m 14'11" x 9'6"

KITCHEN/DINING

4.57m x 2.91m 14'11" x 9'6"

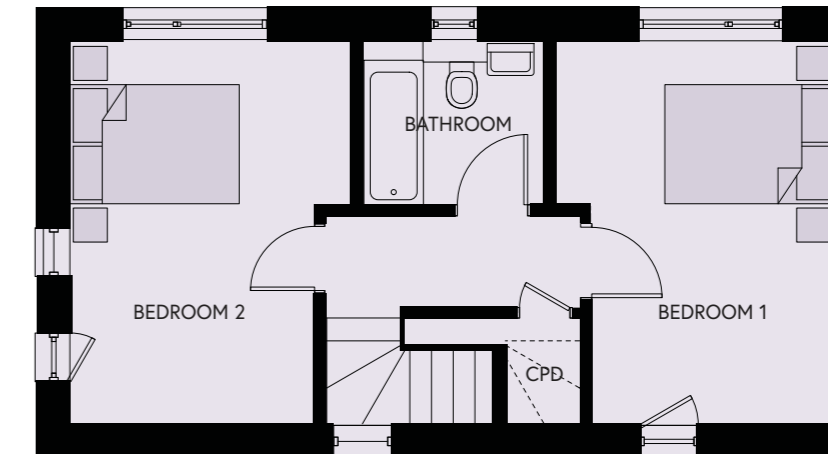
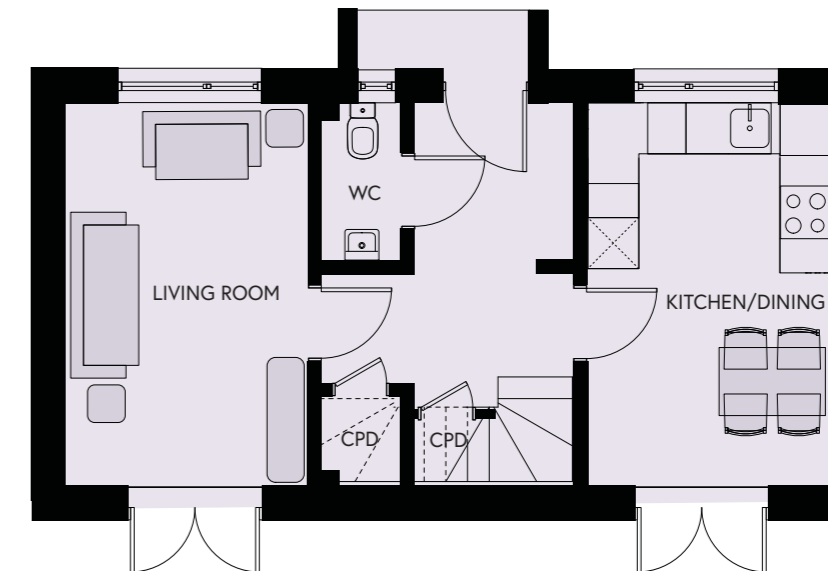
BEDROOM ONE

4.57m x 3.34m 14'11" 10'11"

BEDROOM TWO

4.57m x 3.34m 14'11" 10'11"

Layout for plot 34 is as shown.
Layout for plot 35 is the same layout as shown but handed.



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Plot 33



Plots 34 & 35



Experience sustainable living in our eco-friendly development.

The Orchids is a Greener Faster development by Winchester City Council.

More than just a beautiful development, The Orchids is also a reflection of our dedication to sustainable living. Built using AECB (Association for Environment Conscious Building) methodology, it will achieve a 41% reduction of energy use and carbon emissions across the entire development. Our community park enhances the local green space, and provides a tranquil retreat for residents to relax and enjoy. The apartments are built to the Passivhaus standard, providing superior energy efficiency, and ensuring low energy bills. Come and experience the benefits of modern sustainable living at The Orchids.



**GREENER
FASTER**



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What is AECB?

AECB is a UK organisation that promotes sustainable building practices, with a rigorous set of criteria, including high levels of insulation, air-tightness, and the use of sustainable building materials. Creating highly efficient and comfortable living space that can help reduce energy bills, carbon footprint, and provide a healthy living environment.



What is Passivhaus?

Passivhaus is an innovative and voluntary building methodology that aims to reduce energy consumption and improve the comfort of occupants through a comprehensive approach to energy efficiency. The technique involves reducing heat losses, providing constant fresh air, and utilising the sun's energy to warm the home. The benefits of this approach include ultra low energy bills, exceptional indoor comfort, constant fresh air, and a quieter interior environment. Passivhaus approach is great for people and the planet.

Growing Community

The Orchids offers ample green space and its own community park with seating, a play zone, and areas to socialise. For those who aspire to a greener lifestyle, the community garden with food growing beds provides an opportunity to cultivate fresh vegetables, fruits, and herbs, creates a sense of belonging and encourages residents to participate. Join us at The Orchids to be a part of this flourishing community.



the Orchids SPECIFICATION

Kitchen

- Howdens Clerkenwell kitchen in White Gloss, doors and units, Tempest Grey Marble Effect Laminate Worktop (22mm), and Karndean Knight Pale Limed Oak Tile
(Plots: 2, 4, 8, 9, 11, 13, 14, 16, 18, 19, 21, 23, 25, 28, 30, 32, 35)
- Howdens Clerkenwell kitchen in Dove Grey, doors and units, White/Grey Marble Effect Laminate Worktop (38mm), and Karndean Knight Pale Limed Oak Tile
(Plots: 1, 3, 5, 6, 7, 10, 12, 15, 17, 20, 22, 24, 26, 27, 29, 31, 33, 34)
- Lamona Black Electric Ceramic Hob (60cm), Stainless Steel oven, and extractor hood
- Lamona integrated fridge with ice box in 1 bed apartments
- Lamona integrated Fridge/Freezer in 2 bedroom apartments and houses
- Removable unit and spur for dishwasher in 2 bedroom apartments and houses only
- Lamona freestanding black Washing Machine in apartments only.
- Space for washing machine, houses only
- Laminate upstands matching worktop and White Metro ceramic wall tiles behind hob

Bathroom

- Roca Laura white sanitary suite including sink, for all apartments and houses
- Villeroy & Boch Shower Tray, with Roman Haven Corner Shower Glass cubicle for all apartments
- Roca Laura white bath for houses only
- Gloss white metro tiles
- Electrically-heated stainless steel towel rail
- Vinyl flooring

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Sleek and stylish living spaces for a modern lifestyle.



Internal General Features

- Electric heating, apartments only
- Air source heat pumps, wet system, houses only
- Mechanical ventilation with heat recovery system
- Smoke and heat detectors
- Low energy pendant lighting in bedrooms and hallway
- BT and Virgin Media installed
- White walls and white satin woodwork throughout
- White ladder style interior doors
- Carpet (with underlay) Apollo Plus in a neutral Sea Breeze
- Door handles are Aztec Levers on Rose Polished Chrome

External General Features

- Seeded lawn plots 34 & 35 only
- Walled courtyard plot 33 only
- Community park and food growing beds available
- Parking areas available
- NHBC 10 year guarantee

What is **Shared Ownership?**

If you think you can't afford to buy your own home, think again.

Shared ownership helps you get on to the property ladder whether as a first time buyer or as somebody who wants to get back into owning their own home. You'll start by buying a share of your new home and then pay affordable rent on the remaining part which is owned by us.

Then, as time goes on, you can buy more shares in your home, until you own it outright. It may all sound complicated, but it's not... We'll be on hand to talk you through the buying process and ongoing responsibilities of owning a shared ownership property. Don't worry, it's all straight forward and simple to understand.

Also known as 'part buy, part rent', shared ownership is backed by the government with further support from Winchester City Council. You'll soon understand that this is a great way to become a home owner with all the opportunities and excitement that this brings. We are looking forward to getting you on that first step!

Visit us at www.the-orchids.com to register your interest and learn more.



Scan here to find us...



...or click here

To register your interest or to discover more visit...

the-orchids.com

For sales team please contact us on:

CALL 01962 848075

EMAIL sales@winchester.gov.uk



0% SHARED OWNERSHIP
WINCHESTER



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