

UNPARALLELED
LIVING

— AT —



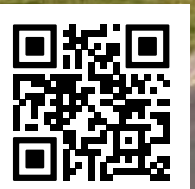
WOODLAND HEATH

Rental homes managed by

allsop

UNPARALLEDLIVING.UK

View our
available
rental homes





Our brand-new 2, 3, and 4 bedroom homes combine located in Norwich, comfort, style, and convenience.

Experience hassle-free living and unparalleled support – a reflection of our commitment to exceeding expectations.

Features like our residents’ app, zero deposit scheme, and 24/7 support set us apart from other homes.



24/7 SUPPORT

Help is always available, day or night



PROFESSIONAL MANAGEMENT

By trusted and experienced professionals



RESIDENTS’ APP

Manage your home and maintenance from your phone



ZERO DEPOSIT

Moving made easier without upfront costs*



PET FRIENDLY

Our homes are for all the family, even the furry ones



FLEXIBLE RENTAL TERMS

Choose a rental plan that suits you and your lifestyle



High-quality,
contemporary
living spaces

DESIGNED
FOR YOU

Specifications

Our homes are built with renters in mind, giving you a hassle-free, move-in-ready experience with high-quality appliances, flooring and finishes, all unfurnished so you can make it your own.



MODERN KITCHENS



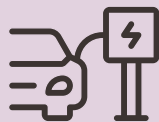
ULTRAFAST BROADBAND



DUAL ZONE HEATING*



SOLAR PANELS TO SOUTH-FACING ROOFS*



EV CHARGER ENABLED*



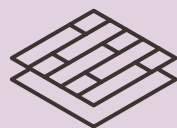
PRIVATE GARDENS



INTEGRATED WHITE GOODS



SOFT CLOSE HINGES



LUXURY VINYL PLANK FLOORING



SMART LOCK



UNPARALLELED LIVING AT WOODLAND HEATH

Discover Norwich

A Hub of Innovation and Culture

Norwich is celebrated as a cultural hub, brimming with artistic and literary energy. From the renowned Norwich Theatre Royal to the vibrant arts festivals that punctuate the calendar year, the city offers a dynamic and inclusive cultural scene that caters to all tastes.



CITY CENTRE



NORWICH CATHEDRAL



RIVER WENSUM

A Vibrant Present

Today, Norwich is a dynamic and thriving city, known for its lively cultural scene, excellent shopping, and diverse culinary offerings. The University of East Anglia adds to the city's vibrancy, fostering a creative and youthful atmosphere.



THE MAIDS HEAD HOTEL



NORFOLK COAST



Weaving your Story in Norwich

Renting a home in our new development means becoming part of Norwich's rich and colourful tapestry. Imagine living in a place where centuries of history meet modern convenience—where cobbled streets and cathedral spires sit alongside vibrant cafés, cultural venues and contemporary amenities. Each day offers the chance to walk through the city's storied past while enjoying everything today's lifestyle has to offer.

By choosing Norwich, you're not just finding a home—you're weaving your own story into the fabric of a truly extraordinary city.

Come and experience how life here brings together heritage, culture and community to create a uniquely enriching way of living.

Effortless Connections



Norwich offers excellent travel links, making it easy to reach popular locations both within the region and beyond. Whether you prefer to travel by train, road, or air, Norwich provides a variety of convenient options.



By Road

Norwich is well-connected by a network of major roads linking you with major cities or with the coast, ensuring smooth travel to various destinations:

- A47** Bedford Town Centre in 18 minutes
- A140** Great Yarmouth in 34 minutes
- A11** Newmarket in 60 minutes



By Bus

With a bus stop at the top of the development on Salhouse Road, you'll have access to frequent bus services.

- 5** NORWICH CITY CENTRE
18 minute journey
- 5** NORWICH TRAIN STATION
29 minute journey
- 5/11** NORWICH & NORFOLK UNIVERSITY HOSPITAL
54 minute journey



By Train

As a major rail hub, Norwich railway station provides frequent and reliable services to several key destinations:

- LONDON LIVERPOOL STREET**
Direct trains to London take approximately 110 minutes, making it convenient for business or leisure trips to the capital.
- CAMBRIDGE**
A direct service to Cambridge takes about 80 minutes, ideal for accessing this historic university city.
- IPSWICH**
Regular services to Ipswich are available, with a journey time of around 40 minutes.



Local amenities

WOODLAND HEATH

ENTERTAINMENT / LEISURE

- 01. Castle Carvery - Racecourse
0.5 miles / 3 min drive*
- 02. Sprowston Manor Hotel, Golf & Country Club
2 miles / 6 min drive*
- 03. Bannatyne Health Club and Spa
4 miles / 9 min drive*
- 04. The Cottage
2 miles / 7 min drive*
- 05. FDC Open Academy - Football Pitches
1.7 miles / 6 min drive*
- 06. Sprowston Garden Centre
1.5 miles / 4 min drive*
- 07. Sprowston Sports and Social Club
2.2 miles / 8 min drive*
- 08. The Walled Garden Community Shop and Cafe
3.2 miles / 8 min drive*

GREEN SPACES

- 09. White House Farm
1.1 miles / 4 min drive*
- 10. Harrison's Wood
1 mile / 3 min drive*
- 11. Salhouse Dog Park
3 miles / 7 min drive*
- 12. Sir George Morse Park Nature Reserve
2.8 miles / 9 min drive*

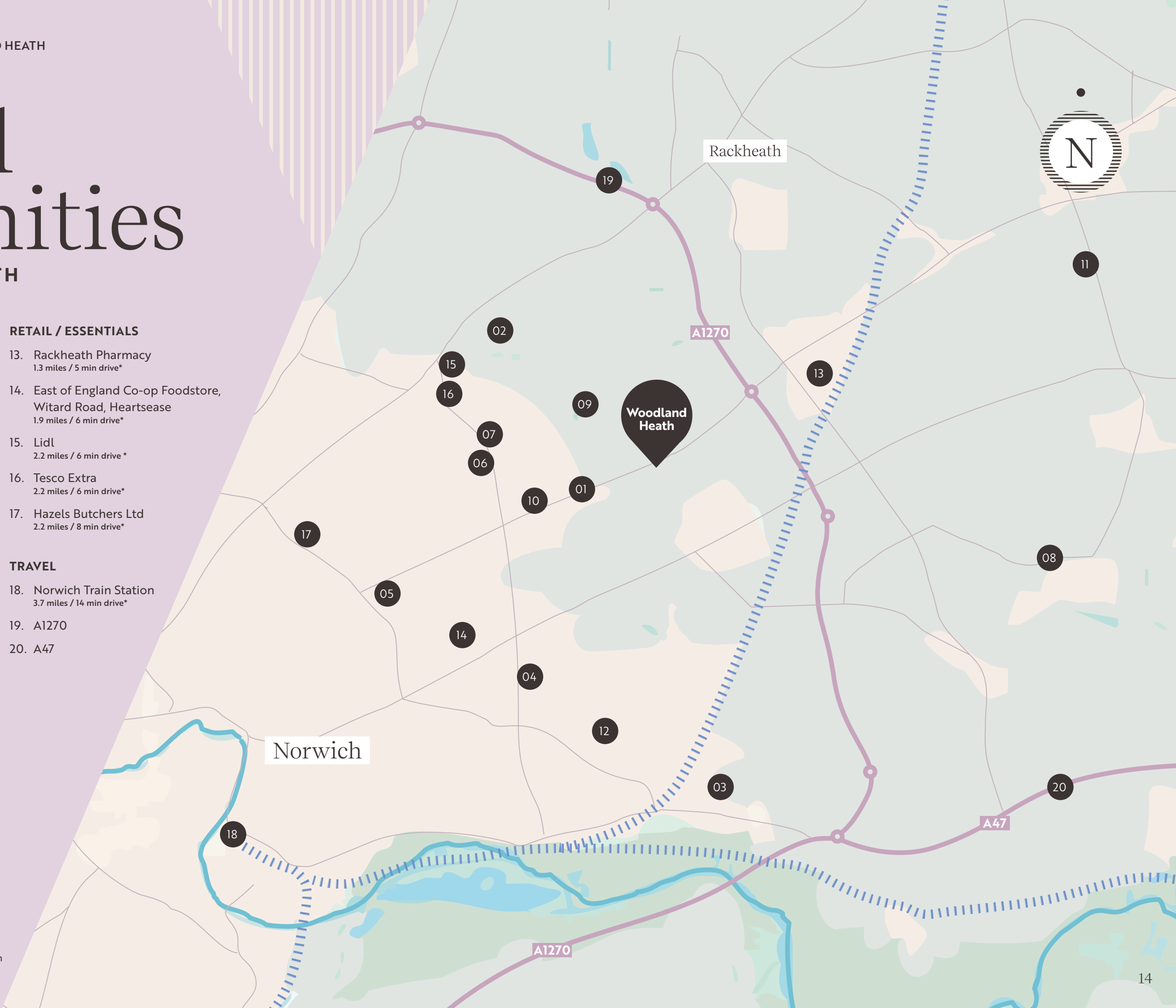
RETAIL / ESSENTIALS

- 13. Rackheath Pharmacy
1.3 miles / 5 min drive*
- 14. East of England Co-op Foodstore, Witard Road, Heartsease
1.9 miles / 6 min drive*
- 15. Lidl
2.2 miles / 6 min drive*
- 16. Tesco Extra
2.2 miles / 6 min drive*
- 17. Hazels Butchers Ltd
2.2 miles / 8 min drive*

TRAVEL

- 18. Norwich Train Station
3.7 miles / 14 min drive*
- 19. A1270
- 20. A47

*Distances and times from Woodland Heath (NR13 6NR) to amenity. Taken from Google Maps.

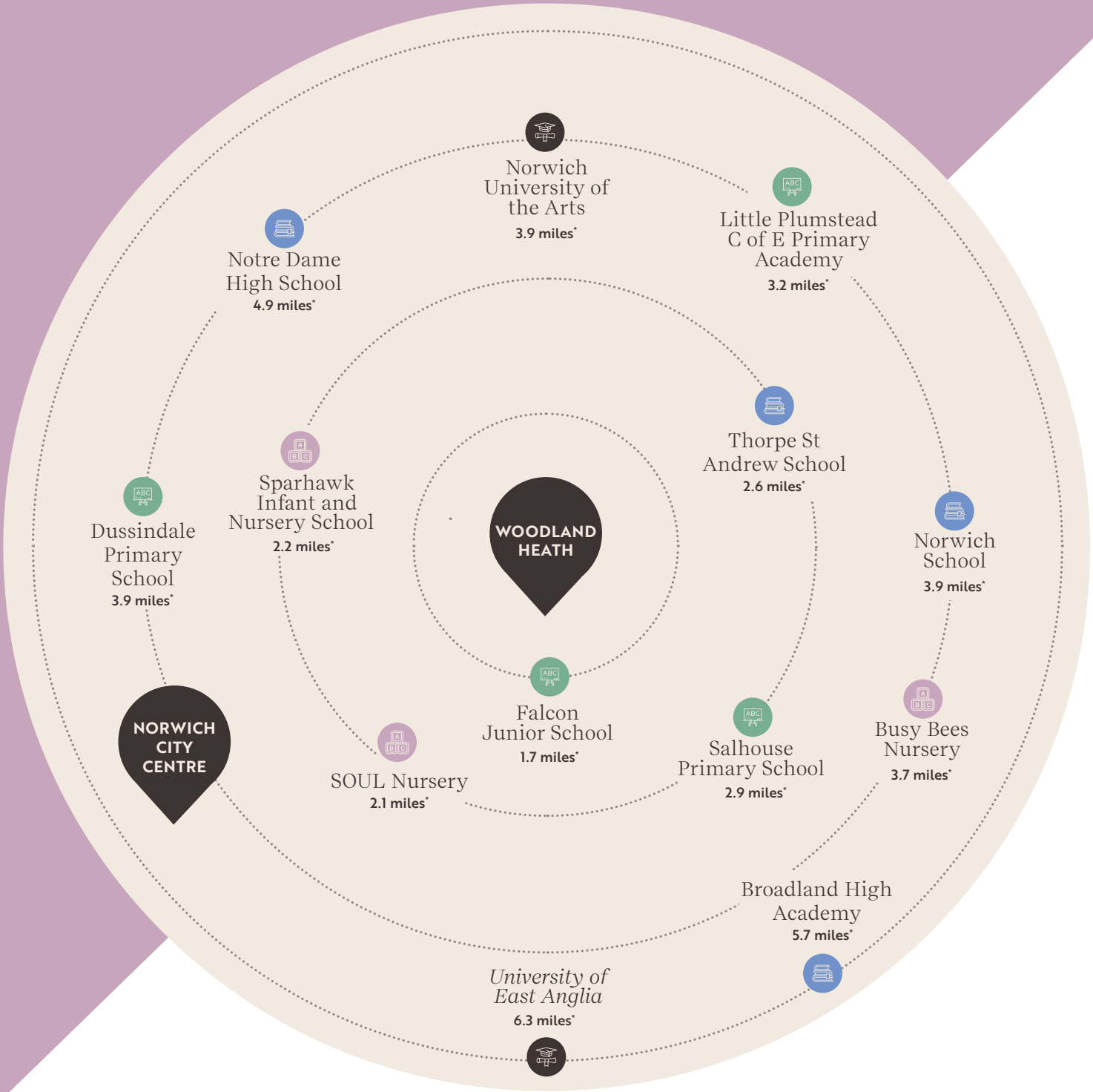





Local Schools


Norwich boasts a diverse array of high-quality educational institutions, ensuring that families have access to excellent schooling options for children of all ages.

Here's a quick look at some notable schools in the area.







Pre-Schools and Nurseries



Primary Schools



Secondary Schools



Higher Education

*Miles from Woodland Heath. Distances taken from Google Maps.

Woodland Heath

Siteplan

2 bedroom homes

- DENFORD**
Plots: 192, 193 198 & 199
- KENLEY**
Plots: 60, 61, 64, 65, 68, 69, 109, 110, 111, 112, 194, 195, 196 & 197

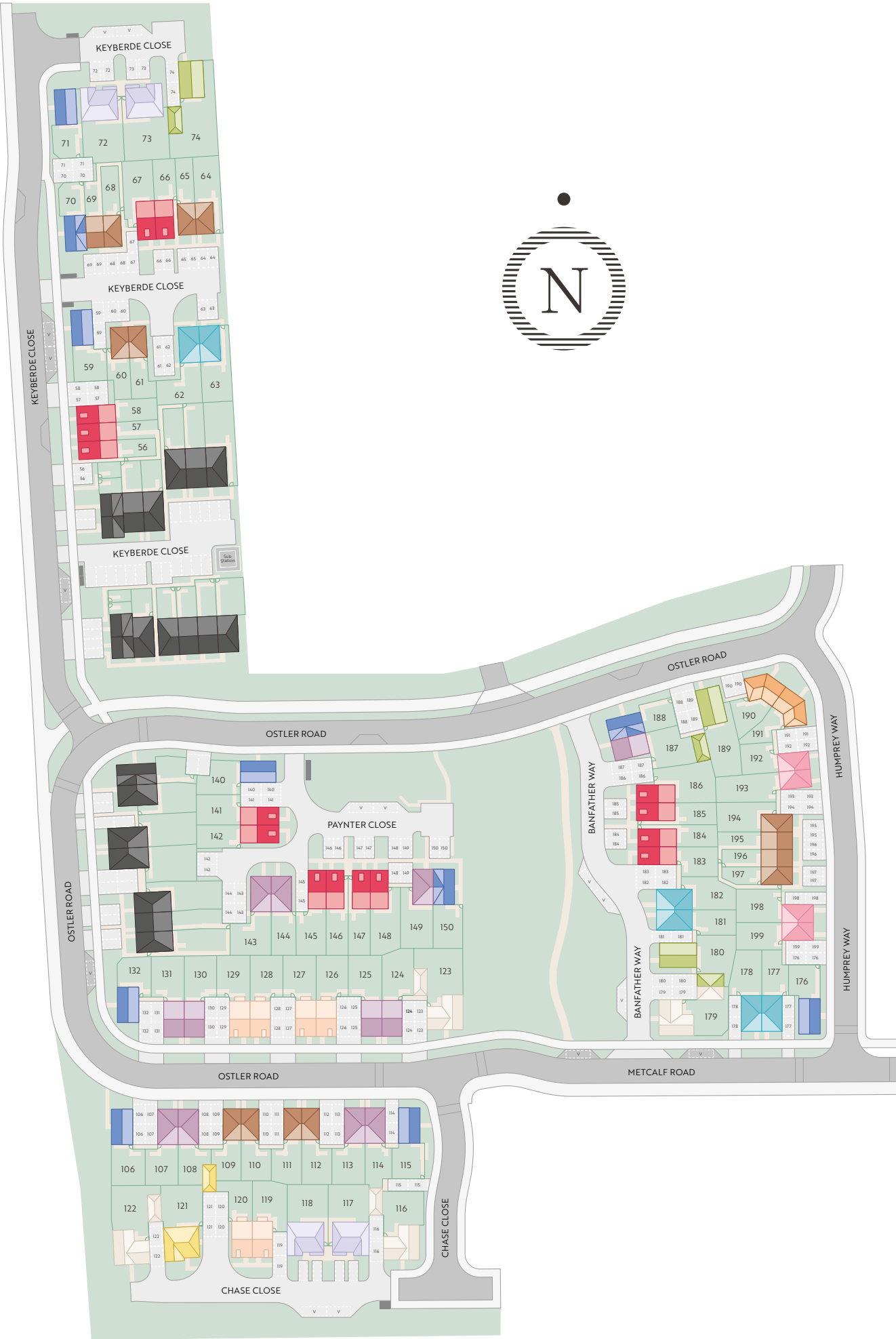
3 bedroom homes

- MAIDSTONE**
Plots: 107, 108 113, 114, 124, 125, 130, 131, 143, 144, 149 & 187
- KINGSVILLE**
Plots: 56, 57, 58, 66, 67, 141, 142, 145, 146, 147, 148, 183,
- MORESBY**
Plots: 59, 70, 71, 106, 115, 132, 140, 150, 176 & 188
- LUTTERWORTH**
Plots: 190 & 191

4 bedroom homes

- CHESTER**
Plots: 74, 180 & 189
- RADLEIGH**
Plot: 121
- HEMSWORTH**
Plots: 72, 73, 117 & 118
- WOODCOTE**
Plots: 119, 120, 126, 127, 128 & 129
- ELLERTON**
Plots: 62, 63, 177, 178, 181 & 182
- ALDERNEY**
Plots: 116, 122, 123 & 179

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.





Your Route Home



By Road

FROM THE NORTH

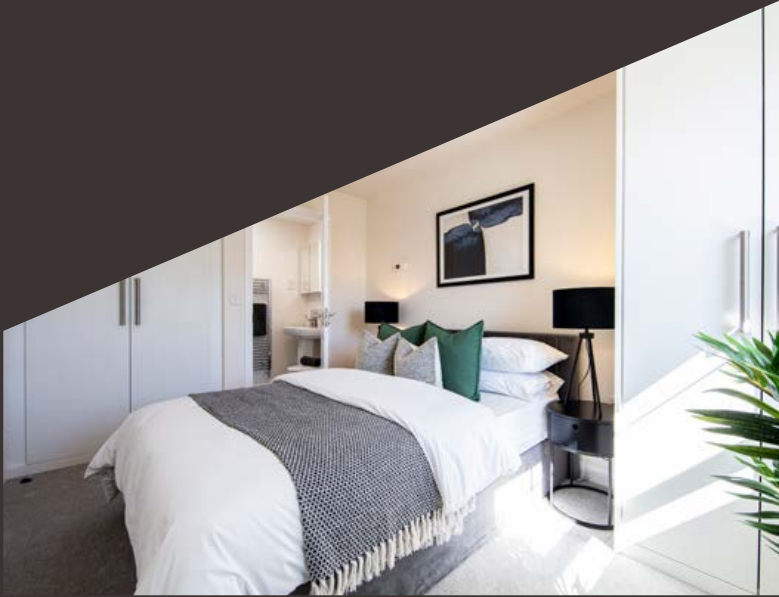
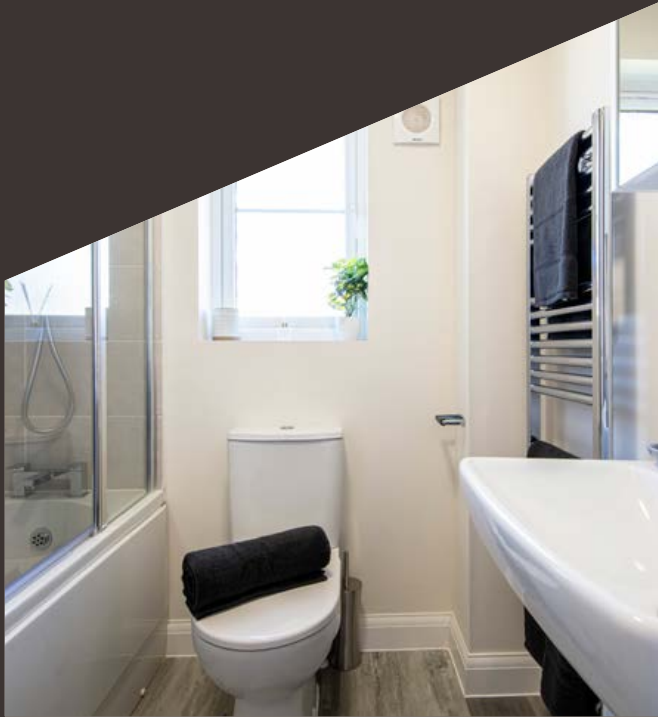
Take the A1 southbound, joining the A47 at Peterborough. Travel eastbound on the A47 following signs for Wisbech and Norwich. Stay on the A47, passing Wisbech, King's Lynn and Swaffham. At the Postwick Interchange, exit onto the A1270 and follow for about 5 miles. Continue east and take the first exit onto Salhouse Road heading towards Norwich NE. Woodland Heath will appear on your left, turn down Metcalf Road and keep true until you reach a right turn. Follow this road to your new home.

FROM THE SOUTH

Take the M11 north towards Cambridge. Merge onto the A14 eastbound. Near Cambridge, join the A14 following signs for Newmarket and Ipswich. Exit onto the A11 towards Norwich, following northbound past Thetford and Wymondham. Join the A47 at Norwich. At the Postwick Interchange, exit onto the A1270 and follow for about 5 miles. Continue east and take the first exit onto Salhouse Road heading towards Norwich NE. Woodland Heath will appear on your left, turn down Metcalf Road and keep true until you reach a right turn. Follow this road to your new home.



Unparalleled Experience of Modern Rental Living

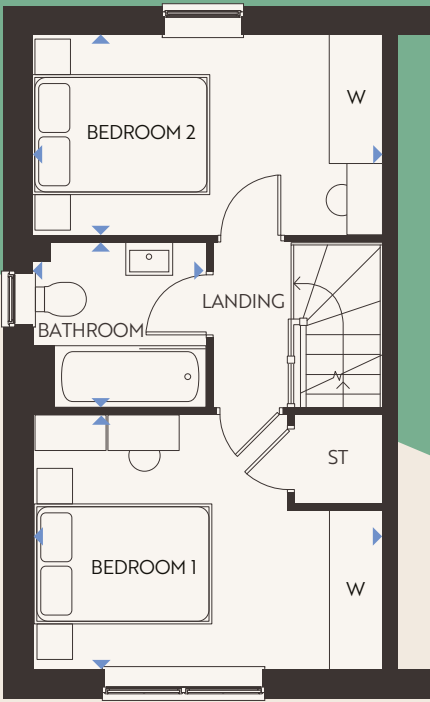
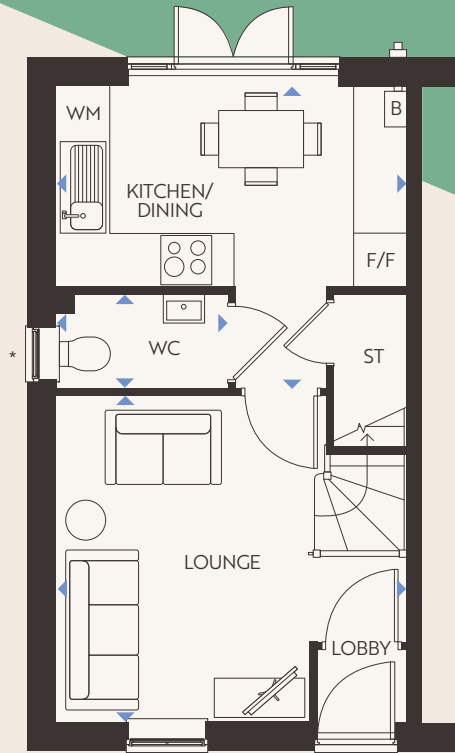




Kenley

2 Bedroom Homes

WOODLAND HEATH PLOTS: 60, 61, 64, 65, 68, 69, 110, 111, 112, 109, 194, 195, 196, 197



Ground Floor

- LOUNGE**
3943 x 7210mm | 12'11" x 23'8"
- KITCHEN/DINING**
1040 x 1490mm | 3'5" x 4'11"
- WC**
1888 x 1050mm | 6'2" x 3'5"

First Floor

- BEDROOM 1**
3943 x 2865mm | 12'11" x 9'5"
- BEDROOM 2**
3943 x 2316mm | 12'11" x 7'7"
- BATHROOM**
1953 x 1853mm | 6'5" x 6'1"

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space |
FF – Fridge/Freezer space | ◀▶ – Dimension Location

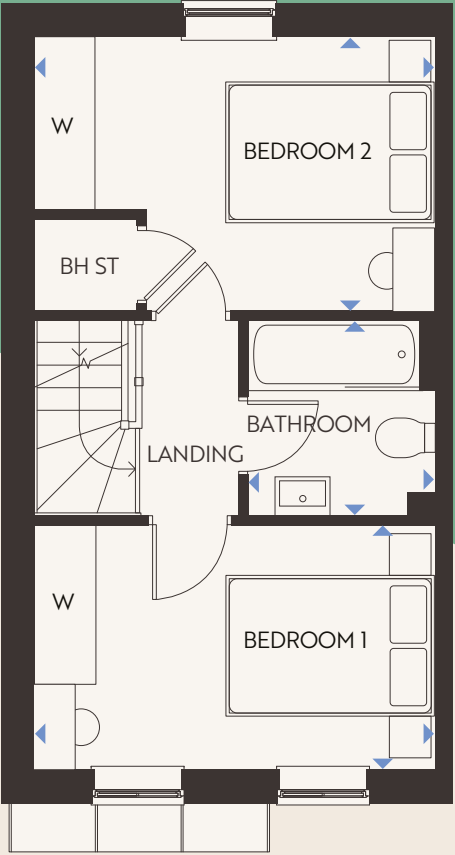
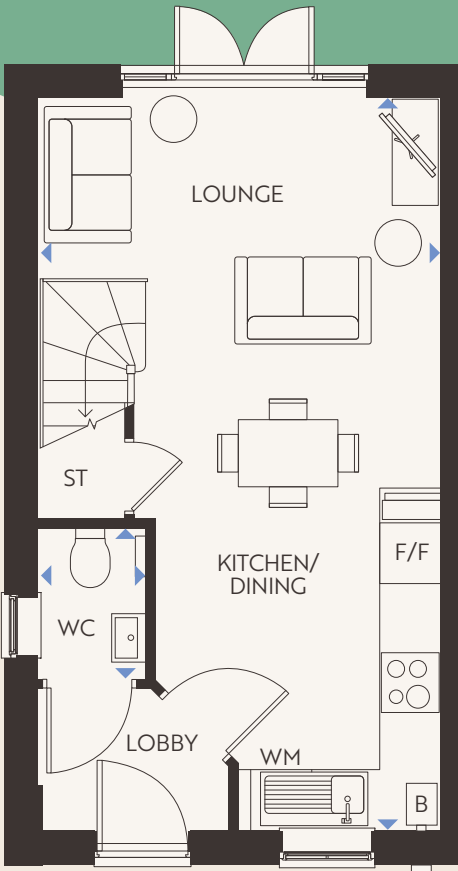
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Denford

2 Bedroom Homes

WOODLAND HEATH PLOTS: 192, 193, 198, 199



Ground Floor

KITCHEN/DINING/LOUNGE
3943 x 7210mm | 12'11" x 23'8"

WC
1040 x 1490mm | 3'5" x 4'11"

First Floor

BEDROOM 1
3943 x 2412mm | 12'11" x 7'11"

BEDROOM 2
3943 x 2702mm | 12'11" x 8'10"

BATHROOM
1840 x 1920mm | 6'0" x 6'4"

KEY

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FF – Fridge/Freezer space | ◀▶ – Dimension Location

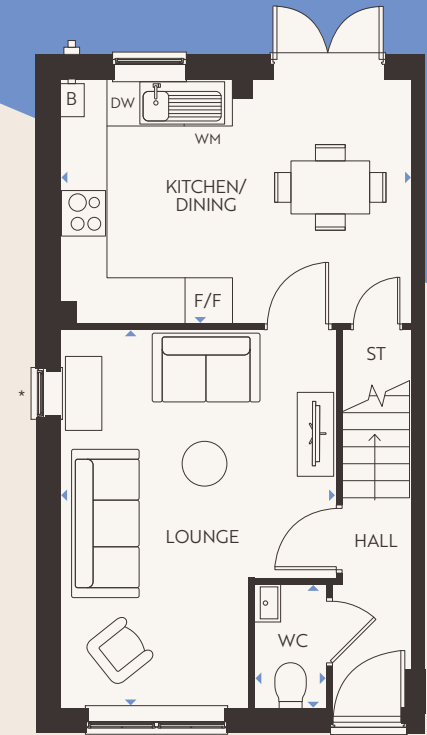
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Maidstone

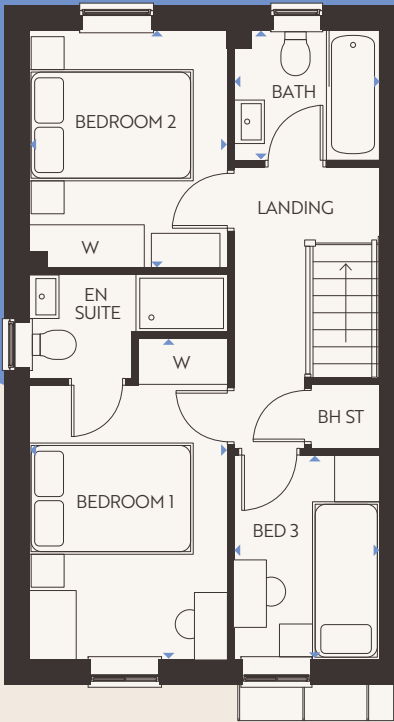
3 Bedroom Homes

WOODLAND HEATH PLOTS: 124, 125, 130, 131, 113, 114, 107, 108, 187, 149, 143, 144



Ground Floor

- LOUNGE**
4598 x 4955mm | 15'1" x 16'3"
- KITCHEN/DINING**
4598 x 3202mm | 15'1" x 10'6"
- WC**
935 x 1620mm | 3'1" x 5'4"



First Floor

- BEDROOM 1**
2593 x 4204mm | 8'6" x 13'10"
- BEDROOM 2**
2592 x 1365mm | 8'6" x 4'6"
- BATHROOM**
2592 x 3112mm | 8'6" x 10'3"
- BATHROOM**
1918 x 2676mm | 6'4" x 8'9"
- BATHROOM**
1918 x 1702mm | 6'4" x 5'7"

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space |
FF – Fridge/Freezer space | ◀▶ – Dimension Location

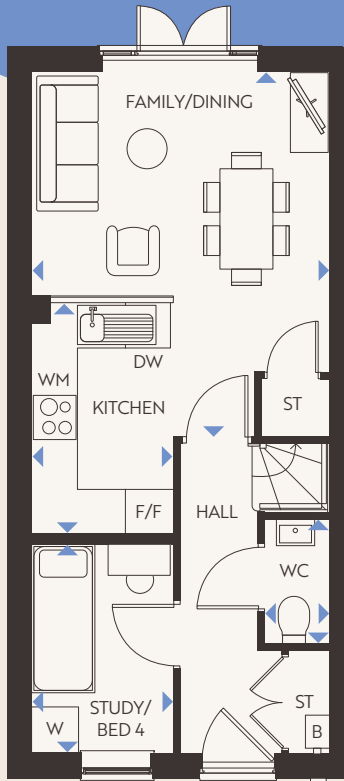
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Kingsville

3 Bedroom Homes

WOODLAND HEATH PLOTS: 183, 184, 185, 186, 145, 147, 148, 141, 142, 56, 57, 58, 66, 67



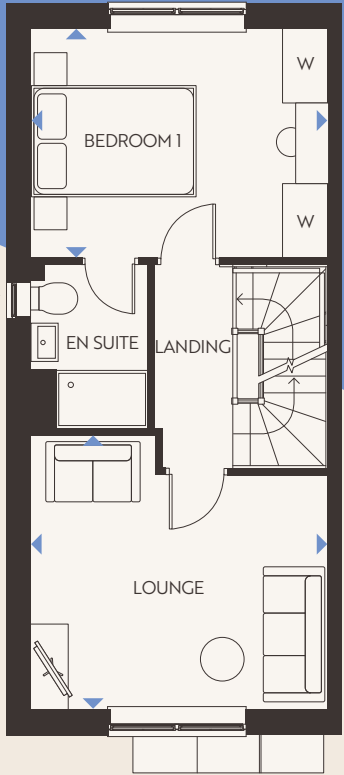
Ground Floor

FAMILY/DINING
3936 x 4820mm | 12'11" x 15'10"

KITCHEN
1866 x 3060mm | 6'1" x 10'0"

STUDY
1866 x 2749mm | 6'1" x 9'0"

WC
861 x 1649mm | 2'10" x 5'5"

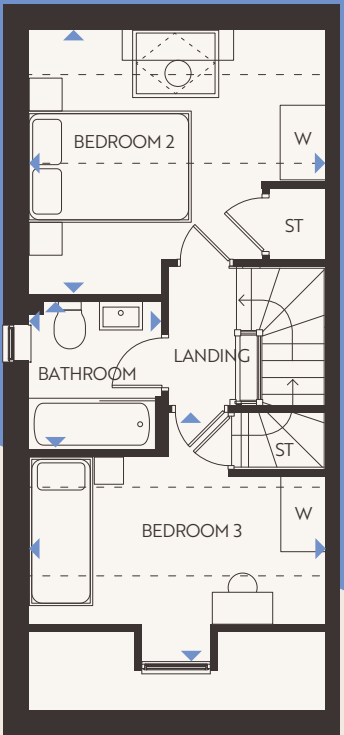


First Floor

LOUNGE
3936 x 3630mm | 12'11" x 11'11"

BEDROOM 1
3936 x 3042mm | 12'11" x 10'0"

EN SUITE
1551 x 2163mm | 5'1" x 7'1"



Second Floor

BEDROOM 2
3936 x 3508mm | 12'11" x 11'6"

BEDROOM 3
3936 x 3325mm | 12'11" x 10'11"

BATHROOM
1761 x 1963mm | 5'9" x 6'

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space |
FF – Fridge/Freezer space | ◀▶ – Dimension Location

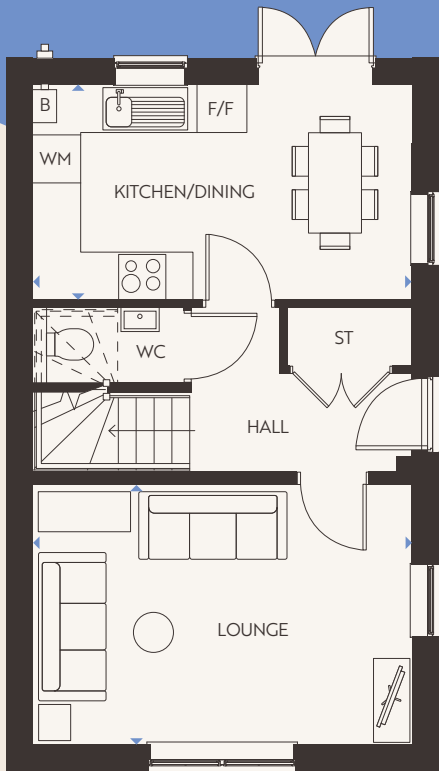
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Moresby

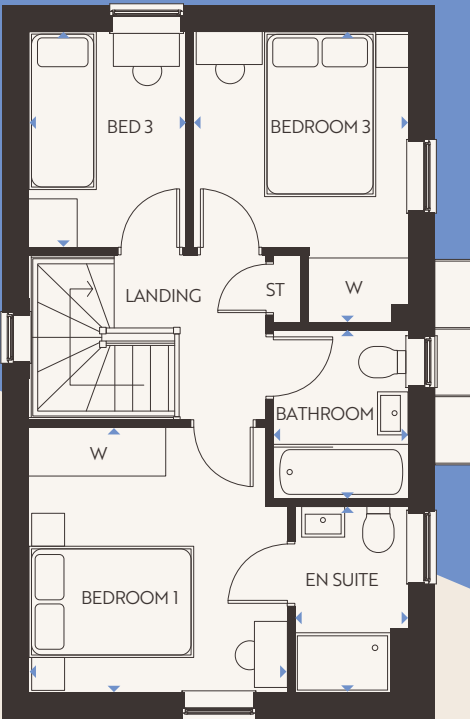
3 Bedroom Homes

WOODLAND HEATH PLOTS: 59, 70, 71, 106, 115, 132, 140, 150, 176 & 188



Ground Floor

- LOUNGE**
4735 x 3250mm | 15'6" x 10'8"
- KITCHEN/DINING**
4735 x 2933mm | 15'6" x 9'7"
- WC**
1891 x 945mm | 6'2" x 3'1"



First Floor

- BEDROOM 1**
3226 x 3312mm | 10'7" x 10'10"
- EN SUITE**
2322 x 1421mm | 7'7" x 4'8"
- BEDROOM 2**
2679 x 3628mm | 8'9" x 11'11"
- BEDROOM 3**
2696 x 1968mm | 8'10" x 6'5"
- BATHROOM**
2120 x 1688mm | 6'11" x 5'6"

KEY

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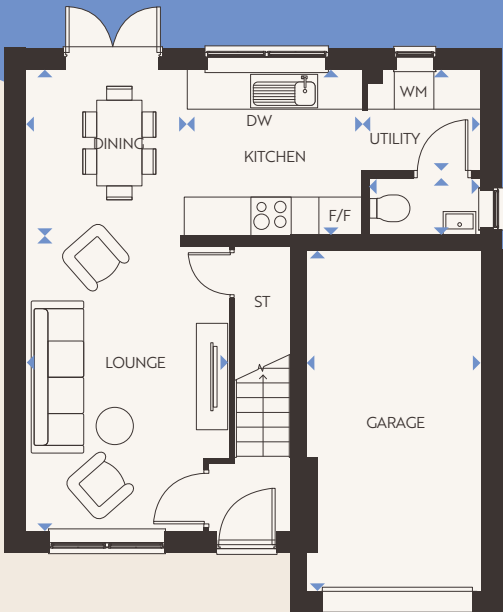
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Denby

3 Bedroom Homes

WOODLAND HEATH: 176, 132, 115, 106, 188, 150, 140, 59, 70, 71



Ground Floor

- LOUNGE**
3072 x 4462mm | 10'1" x 14'8"
- KITCHEN**
2688 x 2523mm | 8'10" x 8'3"
- DINING**
2397 x 2523mm | 7'10" x 8'3"
- UTILITY**
1789 x 1533mm | 5'10" x 5'0"
- WC**
1701 x 903mm | 5'7" x 3'0"
- GARAGE**
2663 x 5142mm | 8'9" x 16'10"

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space |
FF – Fridge/Freezer space | ◀▶ – Dimension Location



First Floor

- BEDROOM 1**
2770 x 4361mm | 9'1" x 14'4"
- EN SUITE**
2026 x 1412mm | 6'8" x 4'8"
- BEDROOM 2**
3072 x 3834mm | 10'1" x 12'7"
- BEDROOM 3**
2722 x 3289mm | 8'11" x 10'9"
- BATHROOM**
1950 x 1913mm | 6'5" x 6'3"

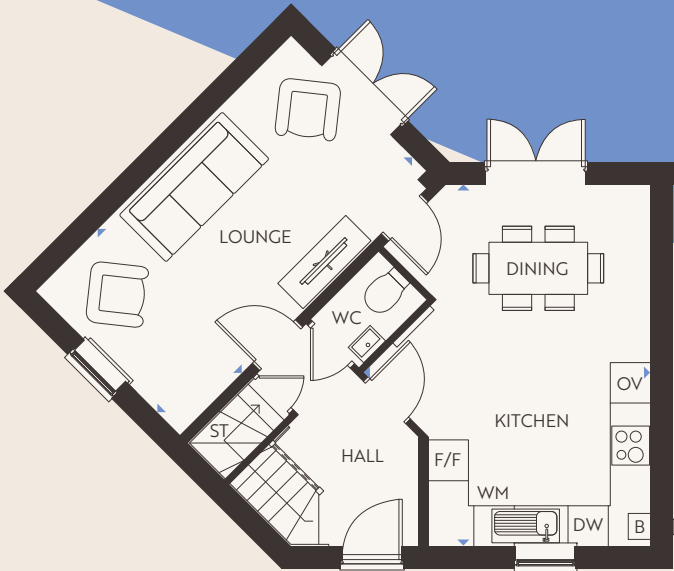
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Lutterworth

3 Bedroom Homes

WOODLAND HEATH PLOTS: 190 & 191



Ground Floor

- LOUNGE**
5385 x 3045mm | 17'8" x 10'0"
- KITCHEN/DINING**
4274 x 5385mm | 14'0" x 17'8"
- WC**
1028 x 1441mm | 3'4" x 4'9"

First Floor

- BEDROOM 1**
3107 x 3599mm | 10'2" x 11'10"
- EN SUITE**
1648 x 2159mm | 5'5" x 7'1"
- BEDROOM 2**
3404 x 3163mm | 11'2" x 10'5"
- BEDROOM 3**
3540 x 2134mm | 11'7" x 7'0"
- BATHROOM**
2519 x 1958mm | 8'3" x 6'5"

KEY

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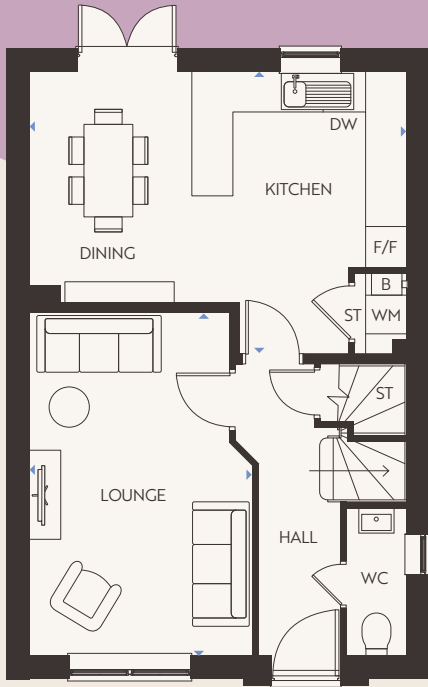
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Chester

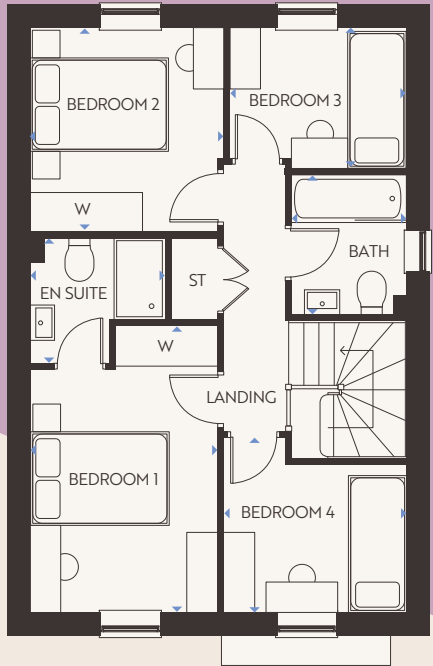
4 Bedroom Homes

WOODLAND HEATH PLOTS: 180, 189,74



Ground Floor

- LOUNGE**
3269 x 5026mm | 10'9" x 16'6"
- KITCHEN/DINING**
5520 x 4135mm | 18'1" x 13'7"
- WC**
894 x 2164mm | 2'11" x 7'1"



First Floor

- BEDROOM 1**
2746 x 4205mm | 9'0" x 13'10"
- EN SUITE**
2058 x 1835mm | 6'9" x 6'0"
- BEDROOM 2**
2826 x 2986mm | 9'3" x 9'10"
- BEDROOM 3**
2686 x 2537mm | 8'10" x 8'4"
- BEDROOM 4**
2606 x 2060mm | 8'7" x 6'9"
- BATHROOM**
1698 x 2048mm | 5'7" x 6'9"

KEY

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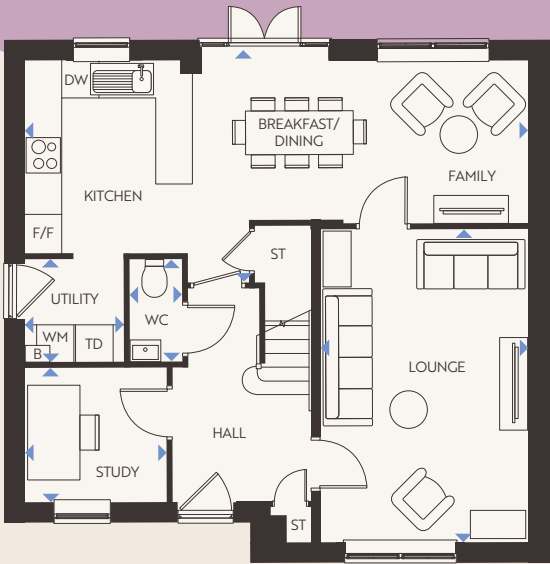
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Radleigh

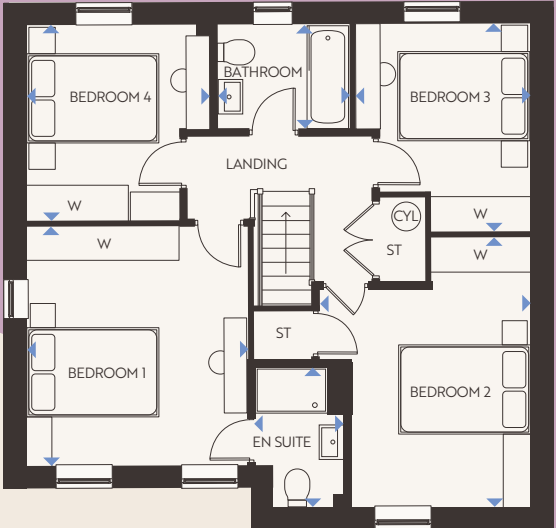
4 Bedroom Homes

WOODLAND HEATH PLOT: 121



Ground Floor

- LOUNGE**
3361 x 5046mm | 11'0" x 16'7"
- KITCHEN/DINING/FAMILY**
8810 x 3583mm | 26'7" x 11'9"
- UTILITY**
1558 x 1655mm | 5'1" x 5'5"
- STUDY**
2273 x 2158mm | 7'5" x 7'1"
- WC**
2606 x 2060mm | 8'7" x 6'9"



First Floor

- BEDROOM 1**
3570 x 3858mm | 11'9" x 12'8"
- EN SUITE**
1452 x 2289mm | 4'9" x 7'6"
- BEDROOM 2**
3423 x 4335mm | 11'3" x 14'3"
- BEDROOM 3**
2824 x 3350mm | 9'3" x 11'0"
- BEDROOM 4**
2973 x 3152mm | 9'9" x 10'4"
- BATHROOM**
2137 x 1699mm | 7'0" x 5'7"

KEY

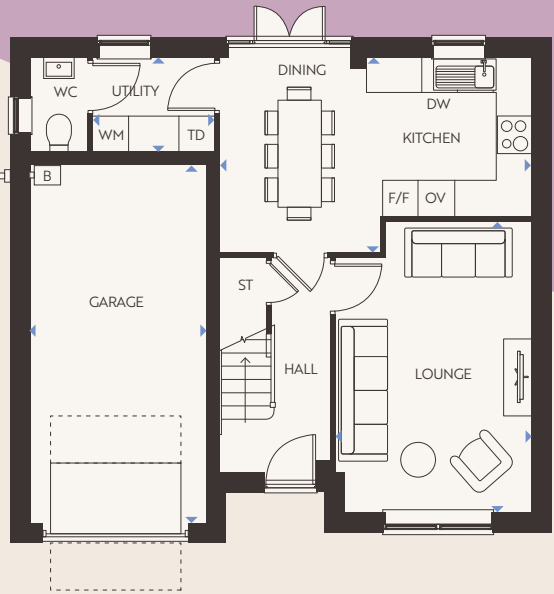
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4 Bedroom Homes

WOODLAND HEATH PLOTS: 117, 118, 72, 73



Ground Floor

- LOUNGE**
4897 x 3310mm | 16'1" x 10'10"
- KITCHEN/DINING/FAMILY**
5253 x 3297mm | 17'3" x 10'10"
- UTILITY**
1598 x 2044mm | 5'3" x 6'8"
- WC**
1598 x 976mm | 5'3" x 3'2"
- GARAGE**
6025 x 3000mm | 19'9" x 9'10"



First Floor

- BEDROOM 1**
4219 x 4007mm | 13'10" x 13'2"
- EN SUITE**
2010 x 1661mm | 6'7" x 5'5"
- BEDROOM 2**
3107 x 3775mm | 10'2" x 12'5"
- BEDROOM 3**
3566 x 3169mm | 11'8" x 10'5"
- BEDROOM 4**
3126 x 3123mm | 10'3" x 10'3"
- BATHROOM**
2151 x 1901mm | 7'1" x 6'3"

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space |
FF – Fridge/Freezer space | ◀▶ – Dimension Location

Floorplans shown are indicative only. The kitchen layout and furniture positions are for indicative purposes only. All dimensions indicated are approximate and should not be relied upon for carpet sizes or items of furniture. The developer reserves the right to make changes to these plans prior to exchange of contracts. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, please speak to a member of our Sales Team for more details.

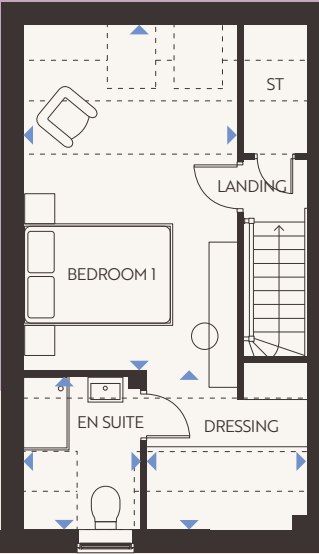
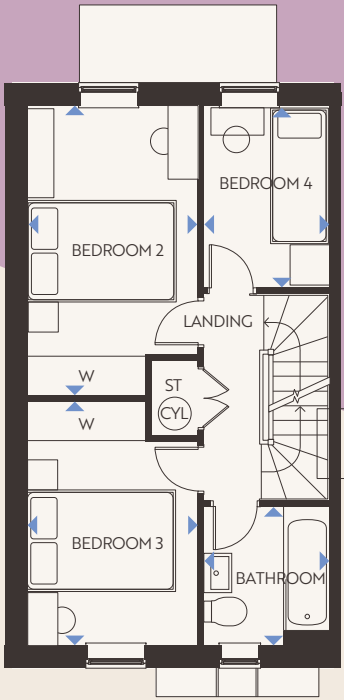
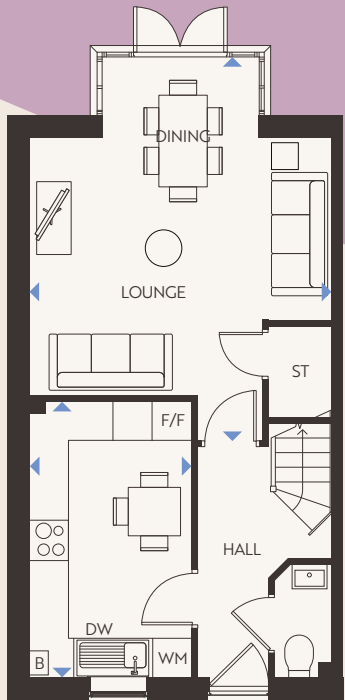
Hemsworth



Woodcote

4 Bedroom Homes

WOODLAND HEATH PLOTS: 126, 127, 128, 129, 119, 120



Ground Floor	First Floor	Second Floor
LOUNGE/DINING 5845 x 4608mm 19'2" x 15'1"	BEDROOM 2 4414 x 2608mm 14'6" x 8'7"	BEDROOM 1 5650 x 3482mm 18'6" x 11'5"
DINING 4211 x 2481mm 13'10" x 8'2"	BEDROOM 3 3722 x 2608mm 12'3" x 8'7"	EN SUITE 1926 x 2486mm 6'4" x 8'2"
WC 1726 x 878mm 5'8" x 2'11"	BEDROOM 4 2779 x 1912mm 9'1" x 6'3"	DRESSING AREA 2594 x 2574mm 8'6" x 8'5"
	BATHROOM 2112 x 1912mm 6'11" x 6'3"	

KEY

B – Boiler | ST – Store | W – Wardrobe | WC – Cloakroom | WM – Washing Machine space |
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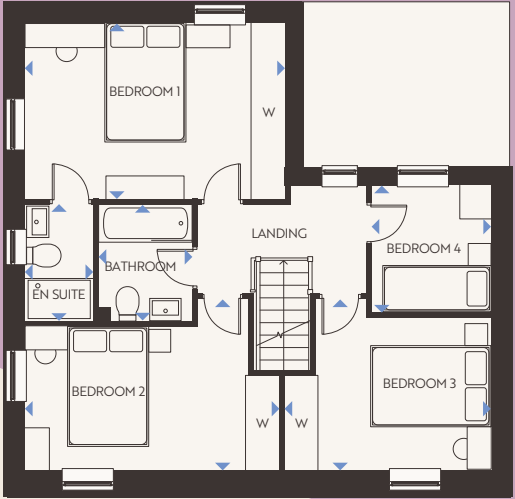
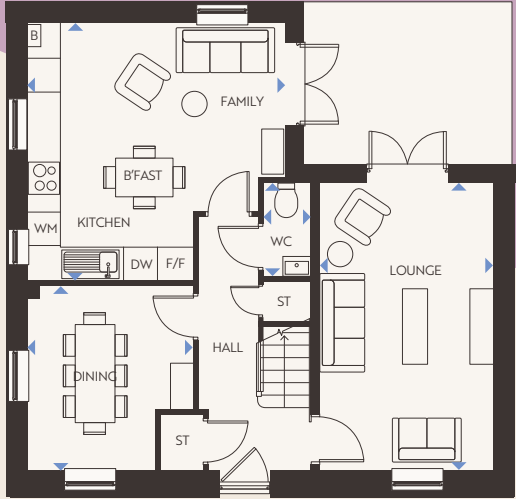
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Alderney

4 Bedroom Homes

WOODLAND HEATH PLOTS: 123, 179, 122, 116



Ground Floor

- LOUNGE**
5148 x 3110mm | 16'11" x 10'2"
- KITCHEN/FAMILY/BREAKFAST**
4623 x 4603mm | 15'2" x 15'1"
- DINING**
3307 x 2972mm | 10'10" x 9'9"
- WC**
1675 x 853mm | 5'6" x 2'10"

First Floor

- BEDROOM 1**
4623 x 3104mm | 15'2" x 10'2"
- EN SUITE**
2075 x 1191mm | 6'10" x 3'11"
- BEDROOM 2**
4523 x 3115mm | 14'10" x 10'3"
- BEDROOM 3**
3724 x 3115mm | 12'3" x 10'3"
- BEDROOM 4**
2275 x 2163mm | 7'6" x 7'1"
- BATHROOM**
2075 x 1702mm | 6'10" x 5'7"

KEY

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FF – Fridge/Freezer space | – Dimension Location

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WOODLAND HEATH

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