



# Your place to thrive

Brook Gardens, Elmswell





# Find your place to grow at Brook Gardens

Welcome to Brook Gardens, a modern development in the charming village of Elmswell, lying in the very heart of the Suffolk countryside. Located halfway between the historic, cathedral town of Bury St Edmunds and the pretty market town of Stowmarket, it offers residents an authentic taste of rural England along with all the advantages of contemporary living.

Brook Gardens offers a desirable collection of two, three and four bedroom homes available to purchase exclusively through the Shared Ownership scheme.

Elmswell is a welcoming, long-established community; the history of the village can be traced as far back as the Roman times, based on a site containing a pottery kiln dated around the third century, and the local Church of St John the Divine is mentioned in the Domesday book. Elmswell is one of the largest and most active villages in Suffolk, and so has plenty to offer residents. It has all the local conveniences for your day-to-day needs, including a Post Office, primary school, supermarkets, barbers, a Chinese takeaway restaurant and no less than two pubs.

For a family picnic or a relaxing, summer stroll, there's a beauty spot known as Kiln Meadow close by, home to a variety of songbirds, including blue tits, chiffchaffs, willow warblers and many more. It's a beautiful spot, well-managed by local wildlife enthusiasts from the Kiln Meadow Wildlife Group and the Elmswell Community Woodland.



Elmswell Church

Conveniently, Elmswell has its own mainline railway station, so you can hop on a train and be in Stowmarket in as little as 7 minutes or Bury St Edmunds in 12 minutes, with all they have to offer, or right in the town centre of bustling, coastal Ipswich in around 25 minutes.



Bury St Edmunds

# Find your place to live at Brook Gardens

## Find your place to enjoy life...

Stowmarket is just a 15 minute drive away from Elmswell. At its medieval heart lies the Grade 1 listed St Peter and St Mary's Church, dating back to the 14th century, and visitors will find plenty more on offer.

Discover the fascinating history of East Anglia at The Food Museum, a large 75-acre woodland estate, with 17 historic buildings, animals, gardens and riverside walk, where visitors can discover where their food comes from through exhibitions, activities and events.

Stowmarket town centre offers shoppers a blend of family-run specialist stores and national chains to suit everyone's tastes. There's a lively and vibrant street market every Thursday and Saturday, with all manner of inviting stalls. There's also the excellent Mid Suffolk Leisure Centre, boasting a newly-renovated and extended gym, three swimming pools, fitness classes, plus a soft play area and climbing wall. The elegant Regal Cinema/Theatre features the latest movies and live performance, and the annual Stowmarket Food and Drink Festival celebrates local and regional produce, making it a great day out for families and foodies alike.

The traditional market town of Bury St Edmunds is also just a short distance away. Suffolk is famed as a culinary delight, and Bury is the jewel in its crown, boasting a mouth-watering variety of award-winning venues, including the Michelin-starred Pea Porridge. Twice a week, the outdoor market offers high quality, locally-sourced seasonal produce, and there's a wealth of parks and local attractions to discover; the magnificent St Edmundsbury Abbey and Gardens are a must-see. Alternatively, you'll find the unique, medieval wool towns of Lavenham and Long Melford nearby.

A little over half an hour's drive or train journey away is the county town of Ipswich, with its bustling waterfront lined with cafés, galleries, shops and the 19th century Old Custom House, which recalls the city's maritime history; it's also home to one of the UK's newest universities, the University of Suffolk. Ipswich is regarded as a popular tourist destination, and it's no surprise, with its galleries, theatres and arts festivals, including Ipswich Music Day, a brilliant celebration of music, culture and local talent, and the largest free one-day festival in the UK.

There's the grandiose Ipswich Corn Exchange, showcasing an eclectic programme of comedy, music, sporting events, festivals and conferences, plus The Regent Theatre located on St Helen's Street - which hosts ballet, classical, dance and comedy shows. You won't be disappointed with the Ipswich shopping experience either, with all the major high street names you'd expect, plus the Buttermarket and Sailmakers Shopping Centres home to major retail brands.

## Find your places to explore...

For nature lovers, the magnificent Thetford Forest is nearby – the ideal setting for families to enjoy picnics, leafy walks or bike trails. This unique, 20,000 hectare patchwork of pines, heathland and broadleaves provides a welcome escape from the hustle and bustle of modern life. The world-famous Norfolk Broads National Park is also about an hour's drive away, offering activities for all ages, from kayaking to sailing and fishing to fossil hunting.

You'll find the beautiful city of Cambridge about an hour's drive away, home to one of the world's oldest, most respected universities. This prestigious city hosts a huge range of culture and leisure opportunities, whether you're looking for contemporary theatre, art, literature and film, sport, or festivals, it was even voted the UK's top retail destination by the Retail Gazette in 2019.



University of Suffolk, Ipswich

## ...and your place to learn

Elmswell Primary School is less than half a mile from Brook Gardens. Stowmarket offers a number of primary schools, a secondary school, plus Finborough School, a co-educational independent school for children aged 2 to 18. The County High School is just over 11 miles away – an academy school that is part of Bury St Edmunds All-Through Trust, which includes six local schools.

There are a number of well-respected independent schools nearby, providing education from nursery through to sixth form. For further education, West Suffolk College is home to over 13,000 students from sixth form and apprenticeships through to degree courses; the College provides its programmes in association with the recently opened University of Suffolk in Ipswich.

# Get connected

Brook Gardens offers commuters and travellers alike a wealth of options for transport connections to the rest of the UK, and much further afield.



By car from Brook Gardens

A14 1.6 miles

Stowmarket 6 miles

Bury St Edmunds 11 miles

Thetford 17 miles

Ipswich 19 miles

Cambridge 38 miles

London Stansted Airport 57 miles

Peterborough 66 miles



By train from Elmswell

Stowmarket from 7 mins

Bury St Edmunds from 13 mins

Ipswich from 24 mins

Cambridge from 56 mins

London Stansted Airport from 96 mins

Peterborough from 96 mins

London Liverpool Street from 97 mins



Image from other Orbit Homes development

# Specification

## Kitchen

- Stylish, contemporary fitted kitchen with a range of wall and base units
- 22mm square edge laminate worktops
- Stainless steel single oven
- Induction hob
- Extractor hood
- Graphite grey composite sink with chrome mixer tap
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer

## Bathroom and cloakroom

- Contemporary white Roca sanitaryware
- Thermostatically controlled shower over bath and glass shower screen with full-height tiling to bath
- Chrome ladder radiator to bathroom
- Lockable mirror-fronted cabinet with shaver socket
- Diesse wall tiles

## Plumbing

- Air Source Heat Pump heating system with hot water cylinder
- Underfloor heating to the ground floor
- Thermostatically controlled radiators to the first floor

## Electrical

- Media plate TV and telephone point to living room
- TV point to bedroom one
- Data point to living room and up to three bedrooms
- One double socket with USB charging port to each bedroom, kitchen and living room
- Downlighters to kitchen, utility, bathroom, cloakroom, hall and landing
- LED under-cupboard lighting to kitchen
- Mains-wired smoke detector and alarm
- PIR outside light to front and switched light to rear

## Windows and doors

- PVCu double-glazed lockable windows and patio doors
- Front door with multi-point locking, deadbolt and chrome ironmongery

Orbit Homes reserves the right to alter specification without prior notice. Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print. Images shown are from other Orbit Homes show homes.

## Internal

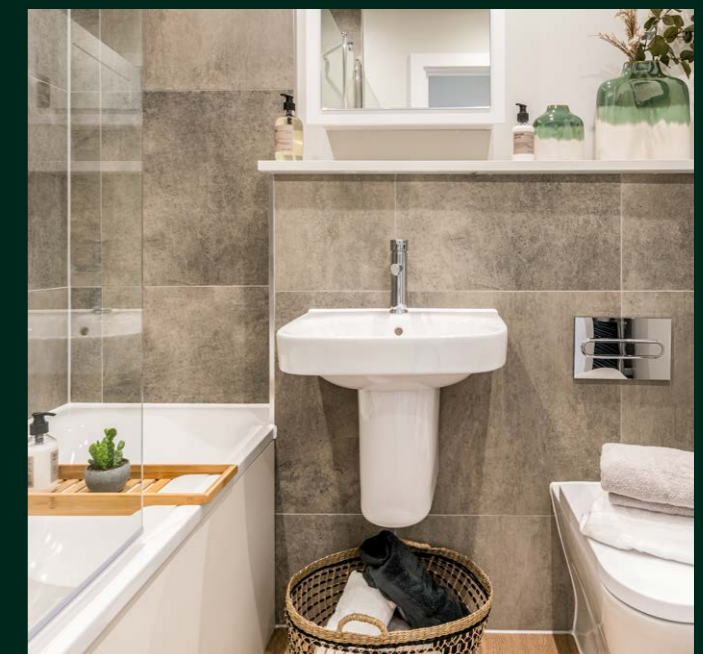
- Walls and ceilings in Pure Brilliant White emulsion
- Woodwork in white satin
- White internal doors with chrome ironmongery
- Built-in wardrobe to bedroom one
- Oak handrail to staircase
- Amtico flooring to kitchen, bathroom, cloakroom, hall and living room
- Carpets to stairs, landing and all bedrooms

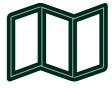
## Energy Efficiency and Biodiversity

- Electric Vehicle charging point to all homes
- Enhanced wall and ground floor insulation
- Flush photovoltaic panels to all homes
- All homes rated EPC B
- Boxes for bats and swifts, hibernacula and hedgehog-friendly fences to encourage wildlife and insect biodiversity

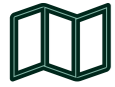
## General

- Choice of Light, Colour or Wood palette for kitchen, bathroom and flooring finishes, dependent on build stage
- Landscaping to front garden
- Turf and patio to rear garden
- Shed to rear garden
- 1.8m closeboard fence to rear garden
- Outside tap
- 10-year NHBC Buildmark Choice warranty





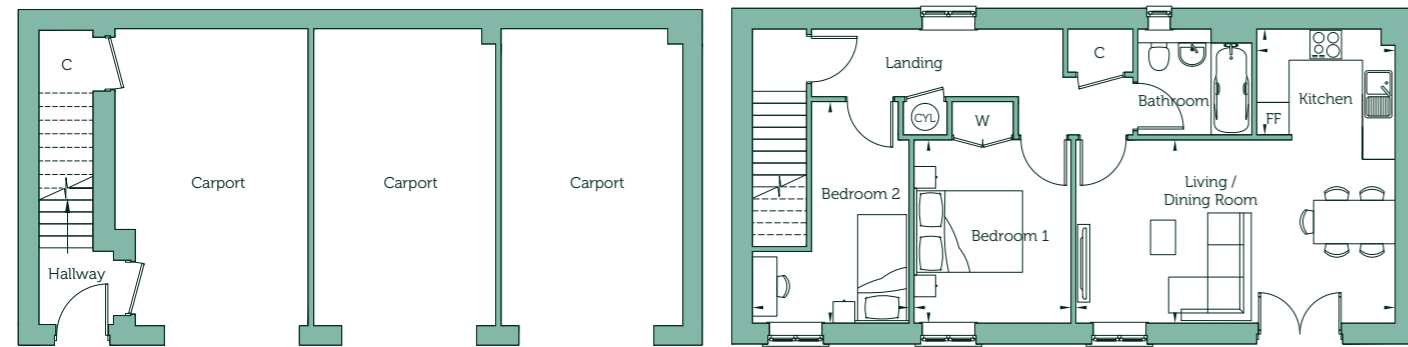
Development layout is not shown to scale and is given as a guide only. Orbit Homes has a policy of continuous improvement and reserves the right to make changes at any time. Please ask the Sales Consultant for current information when reserving your new home. Information correct at time of going to print.



## Sycamore

### Two Bedroom Coach House

Plot 18



#### Ground Floor

#### Key

C Cupboard FF Fridge Freezer W Fitted Wardrobe CYL Hot Water Cylinder

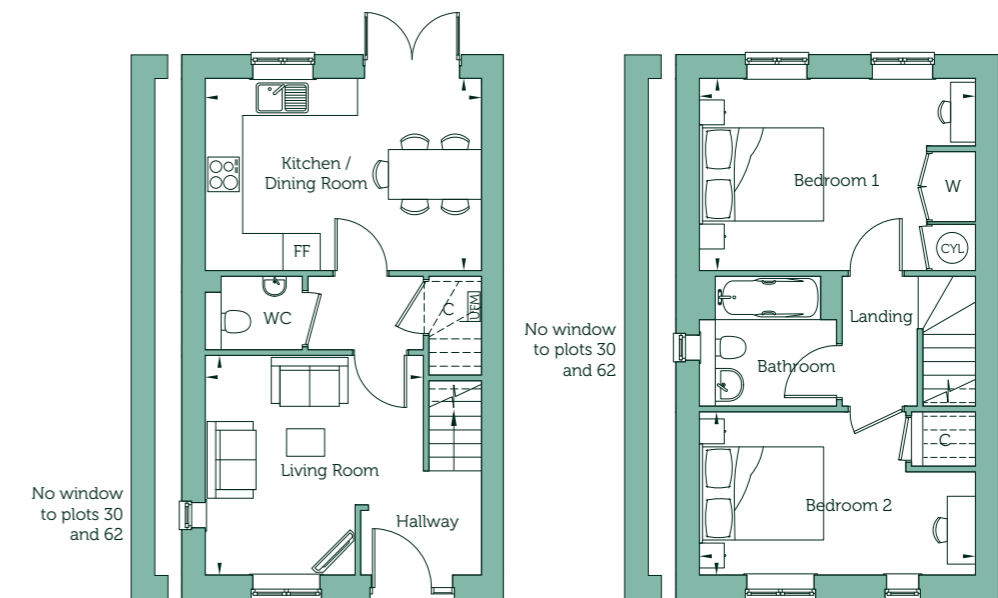
Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and 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. Computer generated image. Information correct at time of going to print.



## Bay Plus

### Two Bedroom House

Plots 29, 30, 61, 62 and 63



#### Ground Floor

#### Key

C Cupboard FF Fridge Freezer W Fitted Wardrobe UFM Under Floor Heating CYL Hot Water Cylinder

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#### First Floor

Living / Dining Room	11'1" x 19'3"	3.37m x 5.87m
Kitchen	6'4" x 8'4"	1.94m x 2.53m
Bedroom 1	11'1" x 9'5"	3.37m x 2.87m
Bedroom 2	13'4" x 9'5"max	4.07m x 2.88m

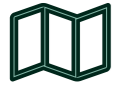
Gross Internal Area 755sq ft 70.10 sq m

#### First Floor

Bedroom 1	10'2" x 14'7"	3.09m x 4.45m
Bedroom 2	8'7" x 14'7"	2.62m x 4.45m

Gross Internal Area 767 sq ft 71.27 sq m  
GI A varies by plot, please ask your Sales Consultant

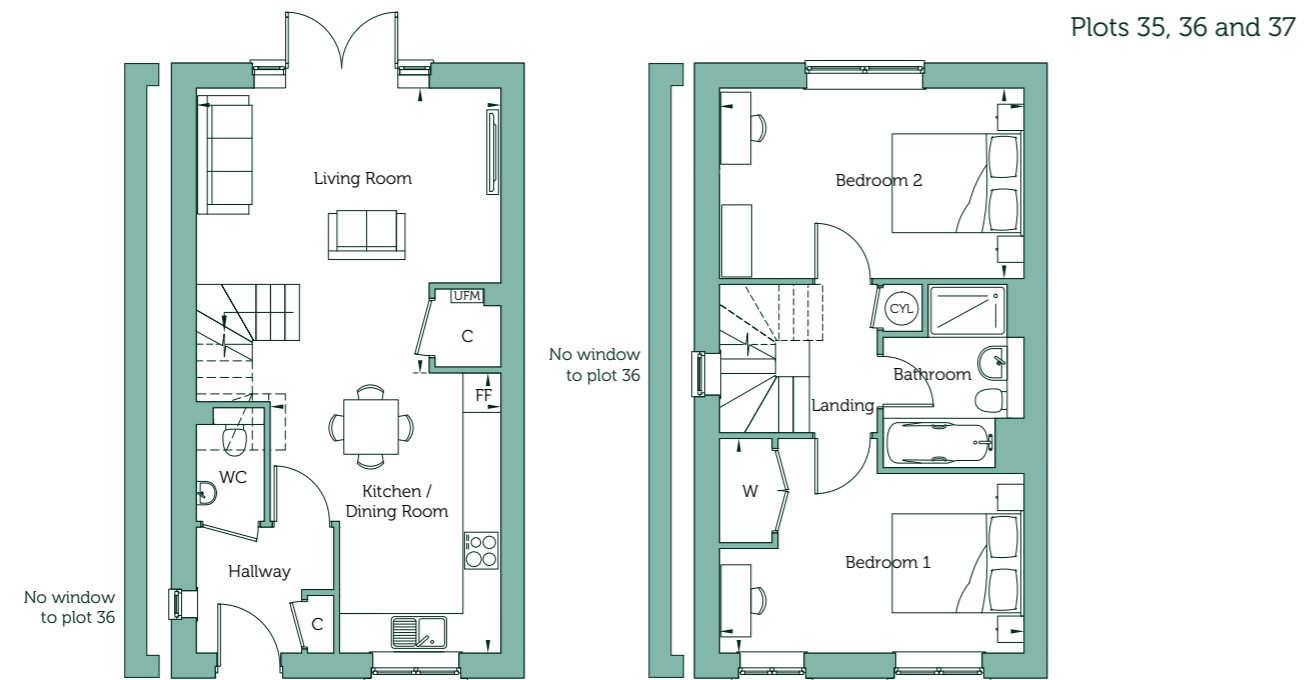
Handed Plots 30, 61 and 62



## Rowan

### Two Bedroom House

Plots 35, 36 and 37



#### Ground Floor

Living Room	14'1" x 15'4"	4.28m x 4.67m
Kitchen / Dining Room	13'11" x 11'7"	4.24m x 3.54m

#### First Floor

Bedroom 1	10'8" x 15'3"	3.24m x 4.66m
Bedroom 2	9'5" x 15'3"	2.88m x 4.66m
<b>Gross Internal Area</b>	<b>861 sq ft</b>	<b>79.96 sq m</b>

GIA varies by plot, please ask your Sales Consultant

Handed Plot 37

#### Key

C Cupboard FF Fridge Freezer W Fitted Wardrobe UFM Under Floor Heating CYL Hot Water Cylinder

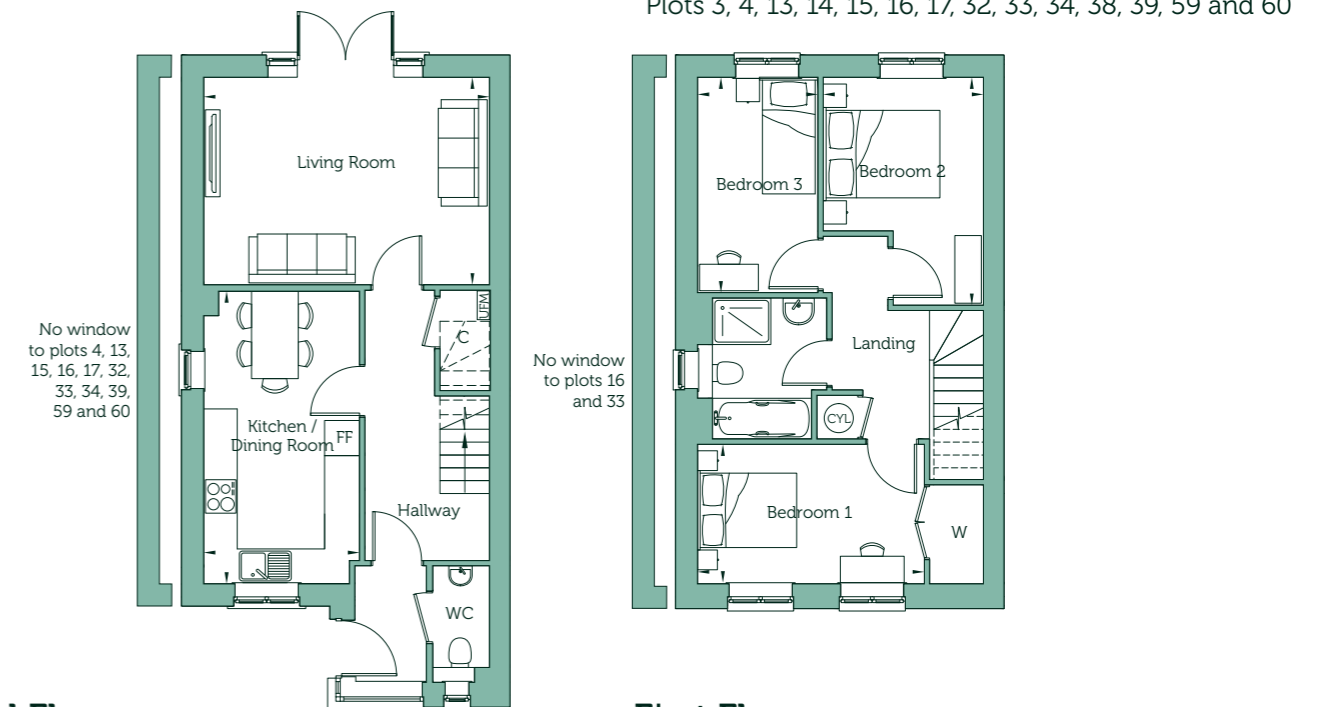
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## Elder

### Three Bedroom House

Plots 3, 4, 13, 14, 15, 16, 17, 32, 33, 34, 38, 39, 59 and 60



#### Ground Floor

Living Room	11'8" x 16'1"	3.56m x 4.90m
Kitchen / Dining Room	16'6" x 8'9"	5.02m x 2.66m

#### Key

C Cupboard FF Fridge Freezer W Fitted Wardrobe UFM Under Floor Heating CYL Hot Water Cylinder

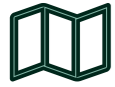
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#### First Floor

Bedroom 1	7'10" x 12'8"	2.38m x 3.87m
Bedroom 2	12'10"max x 9'0"max	3.90m x 2.74m
Bedroom 3	12'1" x 6'9"	3.68m x 2.05m
<b>Gross Internal Area</b>	<b>958 sq ft</b>	<b>88.99 sq m</b>

GIA varies by plot, please ask your Sales Consultant

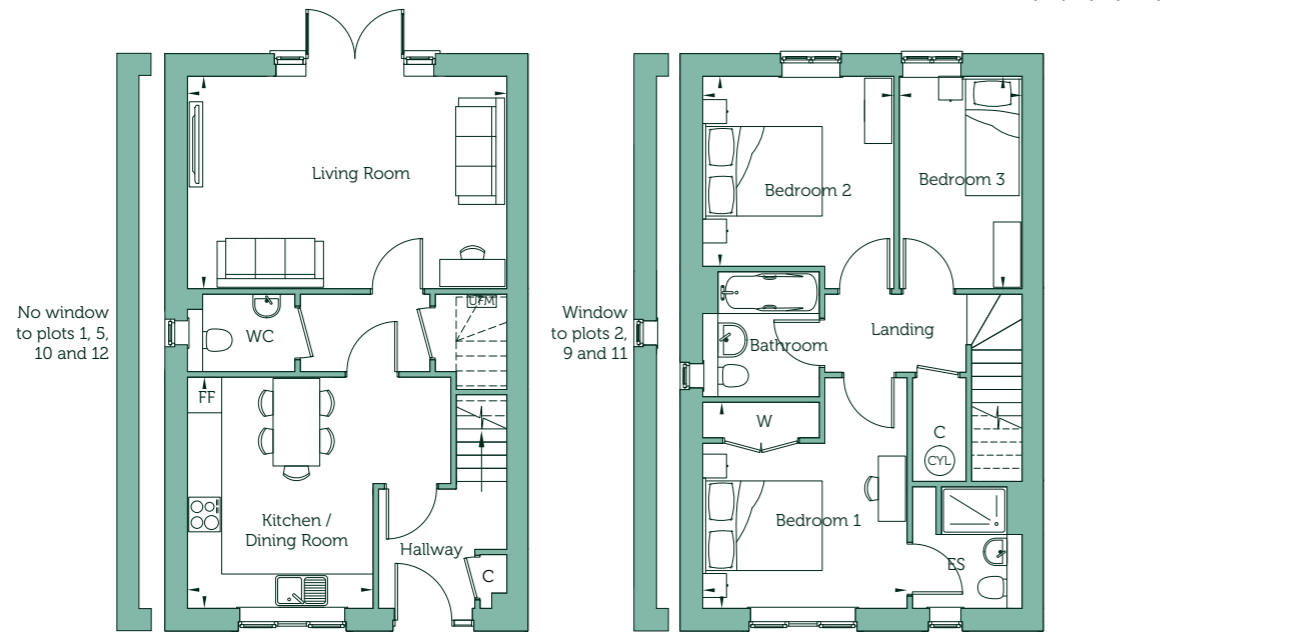
Handed Plots 3, 13, 15, 34, 39 and 59



## Poplar

### Three Bedroom House

Plots 1, 2, 5, 9, 10, 11 and 12



#### Ground Floor

Living Room	11'8" x 17'7"	3.55m x 5.35m
Kitchen / Dining Room	12'8" x 10'4"	3.86m x 3.14m

#### First Floor

Bedroom 1	11'1"max x 11'2"	3.37m x 3.41m
Bedroom 2	10'5" x 10'6"	3.17m x 3.19m
Bedroom 3	11'8" x 6'8"	3.56m x 2.04m

Gross Internal Area	1,026 sq ft	95.31 sq m
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Handed Plots 2, 5, 9 and 11

#### Key

C Cupboard FF Fridge Freezer W Fitted Wardrobe UFM Under Floor Heating CYL Hot Water Cylinder ES En Suite

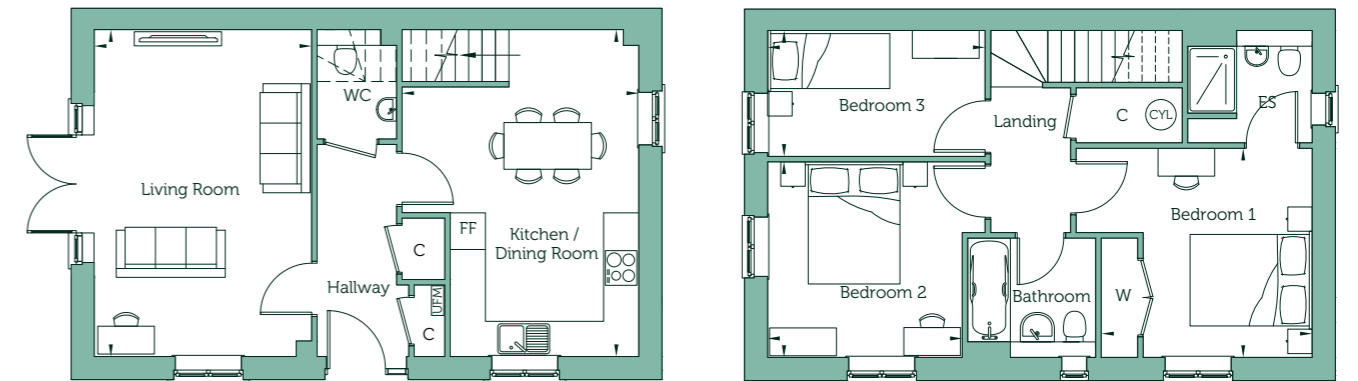
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## Poplar (C)

### Three Bedroom House

Plots 6 and 31



#### Ground Floor

Living Room	17'7" x 11'8"	5.35m x 3.55m
Kitchen / Dining Room	17'7"max x 12'8"max	5.35m x 3.86m

#### First Floor

Bedroom 1	11'2"max x 11'1"	3.41m x 3.37m
Bedroom 2	10'6" x 10'5"	3.19m x 3.17m
Bedroom 3	6'8" x 11'8"	2.05m x 3.56m

Gross Internal Area	1,026 sq ft	95.31 sq m
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GI A varies by plot, please ask your Sales Consultant

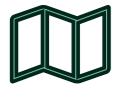
Handed Plot 31

#### Key

C Cupboard FF Fridge Freezer W Fitted Wardrobe UFM Under Floor Heating CYL Hot Water Cylinder ES En Suite

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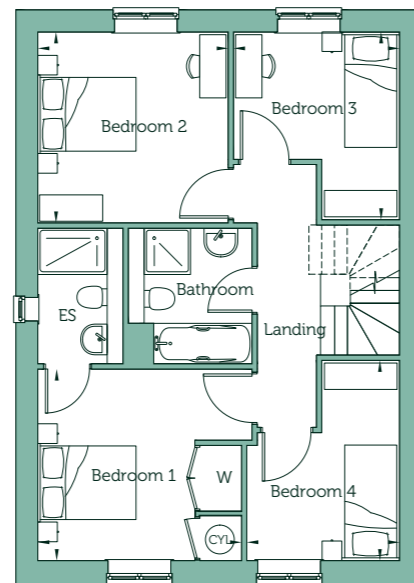
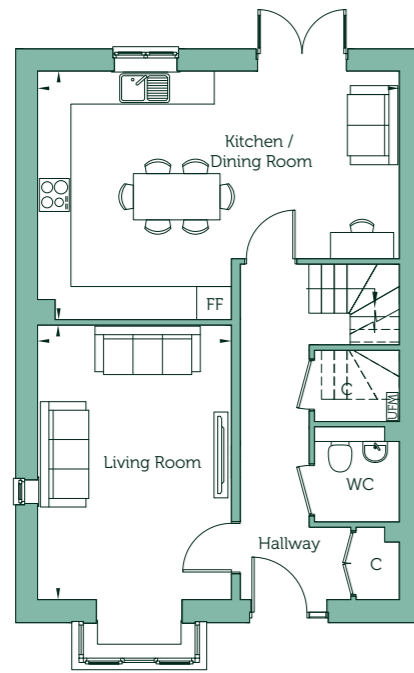


CGI depicts Plots 64 and 65

# Elm

## Four Bedroom House

Plots 64 and 65



### Ground Floor

Living Room	15'6" x 10'11"	4.73m x 3.34m
Kitchen / Dining Room	14'1"max x 20'6"max	4.29m x 6.25m

### Key

C Cupboard FF Fridge Freezer W Fitted Wardrobe UFM Under Floor Heating CYL Hot Water Cylinder ES En Suite

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# Homes to be proud of



"We had a fantastic experience with Orbit Homes whilst buying our home. It was very straightforward and made even easier by the sales team who kept us up-to-date with proceedings and mentored us throughout."

– Samantha and Simon

We believe that in order to build homes and communities which people will take pride in, we need to take pride in them ourselves. For us it's all about quality over quantity. All aspects of our building process are underpinned by our own high standards, placing our homeowners at the heart of everything we do and investing in our communities to create great places to live, work and play.

### Moving from London to get on the property ladder

Samantha and Simon said: "We both enjoyed living in Putney, we had everything we needed on the doorstep and could take lovely walks by the river. However, buying wasn't an option for us there and rental prices were becoming more and more unaffordable.

"Simon's dad had lived in Norwich for many years and we'd had many happy visits there so we thought it would be an ideal place to buy our first home together. At the same time, we were excited to find out that we were expecting our first baby, so decided to opt for a new build that we could settle straight into without too much work.

"We viewed a few new build developments, but Orbit Homes' Dovecote Gardens really stood out. It's really peaceful but close enough to the city centre and Simon's dad.

"We have had many friends and family to visit which has been lovely. We now have the space to put them up when they come to stay which they love. Overall, we're so thrilled to be in our new home, with our new baby and dog, it's the perfect start to our life as a little family.

"Moving into a new build also means we have the peace of mind that our home is guaranteed for 10 years and we have customer service support for two years if we have any questions. It's also more energy-efficient than an older property which is great."

### Orbit's customer service has been amazing

David and Gemma, having previously lived in a three bedroom semi-detached house in Dereham with their two daughters, decided to upsize and began researching local developments. After looking at properties in the local area, they chose a four bedroom home at Orbit's Mill View.

"The size of our new home is ideal, and the interior is bright and spacious. As a family, we have also spent more time outdoors in our lovely big garden, which is something you don't always see with new builds. I couldn't be prouder of our perfect Orbit home!"

Talking about their family's excellent Orbit experience, David added: "Orbit's customer service has been amazing. The sales team kept us up-to-date throughout the whole process and were always happy to help with any questions or queries we had, no matter how big or small. As a family, we just want to say thank you to Orbit for helping us secure our dream home – from start to finish everyone has been so friendly, kind and caring. I would recommend Orbit wholeheartedly and I can't wait to start making amazing memories with my family and friends."

These quotations are from purchasers at other Orbit Homes developments.

### Shared Ownership, the affordable way to buy

Emily and Aaron were looking to get out of renting and onto the property ladder.

"We chose the Shared Ownership option as it was affordable for us both and decided on Spring Grove because we loved the interior design, layout of the house and the size of the garden – it's perfect for our dog!"

"The process of buying our first house was plain sailing, thanks to Orbit Homes. We had constant communication and guidance all the way through.

"Our Orbit Homes experience has honestly been incredible, everything was up to the standard we expected, and we could not have asked for a better first home. We would recommend Shared Ownership to anyone, especially young people, who are looking to get on the property ladder but are struggling to save for a deposit."

Emily added: "I love everything about our new home. The colour scheme is perfect, the size of the house is great and having a driveway which fits both of our cars is brilliant."

### Finding their dream home by chance

Scarlett and James had spent three years carefully renovating a bungalow, which they thought they'd call home for a while. However, during a seasonal visit to friends and family, they walked past Orbit Homes' Mill View development and were immediately impressed with what they saw, so decided to take a closer look.

James explains: "Moving hadn't really been on our minds, but during that visit we both commented how nice it would be to be closer to family. After all the time and effort we'd put into making our bungalow the home we wanted, we knew we'd only move again for something we both really loved. We also wanted something we could move straight into; neither of us fancied taking on another project.

"Plus, Orbit Homes offered extra touches such as integrated appliances, flooring and a fully-turfed garden as standard, things that aren't usually included or come at an extra cost with some other developers. We also enjoyed the fact we could choose all our fixtures and fittings without having to do the work installing them ourselves.

"From the sales team to the site foreman and manager and sales director, everyone couldn't have been more helpful. We were regularly updated on the progress of the build, and the sales team were really supportive with the contract exchange process. Even after the purchase of the property, the team are still contactable to seek advice and support. We were made to feel like their only customer and nothing was ever too much trouble."

### Vilyana – her forever home

"I was so glad that the sales process was straightforward. My advice for anyone buying a new home is to make sure you buy from a trusted developer and someone who is going to have your back if anything happens. I really appreciate how welcome Orbit Homes made me feel. Before completion, the site team took the time to discuss with me about my needs and wishes for the design of the garden, then that was finalised a few weeks after completion and the results were wonderful."



Avalon Place, Easton

# The Orbit difference

## The history of Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high quality,

affordable, safe and sustainable and they really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this through taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have in place sustainable working and excellent employment practices.

## Building for good

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact reaches far beyond the homes we sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not just through our work as responsible landlords in supporting our tenants, but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiative further. So by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.



## Orbit in the community

We have invested around £25m into local community schemes in the last six years through a range of local projects to improve the local community. This includes sensory gardens, skateboard parks, community farms and neighbourhood cinemas. We also provide help and support on wellbeing, employment and skills, digital inclusion and financial advice through our award-winning Better Days programme.

Alongside this, our employees are very active in the local community through our volunteering programme and contributed over 4,000 community hours in the last 12 months alone. Our employees have painted, decorated, planted and litter-picked their way to supporting our local communities, whilst raising over £45,000 for national and local charities, including MIND, Shelter, Macmillan Cancer Support and Prostate Cancer Awareness UK.



Mill View, Dereham

## Design standards

At Orbit Homes, our vision is to take the lead in building thriving communities, and we recognise that to build a thriving community, great care and attention needs to be given to the way in which they are designed.

We know that communities are about people first and foremost, but the design of the places we live in can also have a huge impact on our lives. From the design of each individual home, to the spaces in between that make up the public realm, great design can have a positive impact through its ability to 'surprise and delight'.

## Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment. Since 2019, we have reduced our organisation's carbon footprint by 33%.

We have four main priorities:

- Climate action to become net zero carbon
- Enhancement of green spaces to promote biodiversity
- Sustainable consumption of resources to reduce waste
- Responsible partnerships and a sustainable supply chain

All our homes are built to our own high standards, and we adhere to the requirements of the New Homes Quality Code.

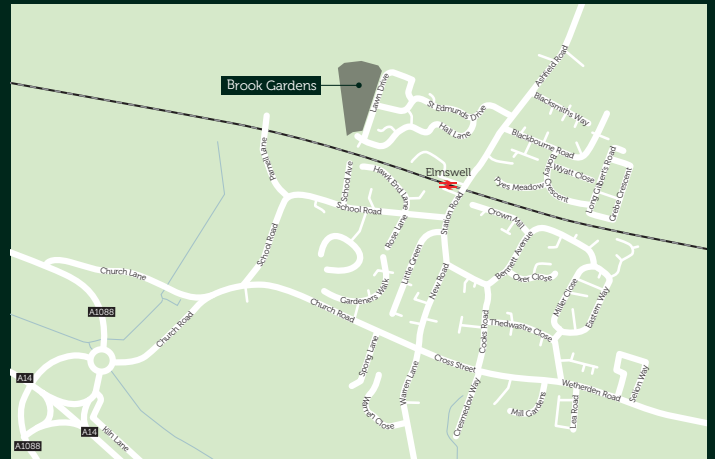
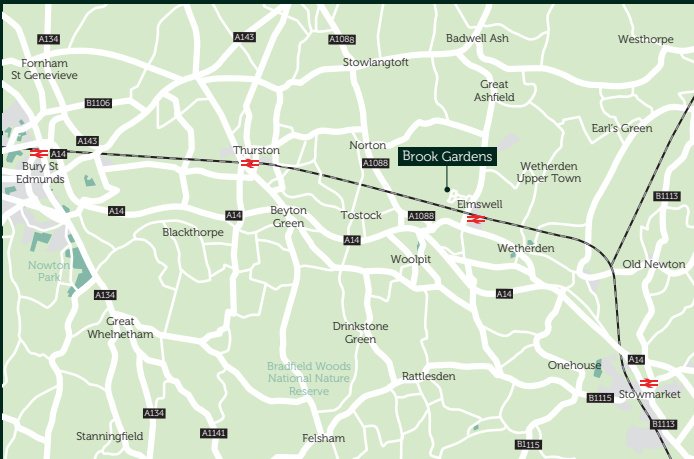
At Orbit Homes, we believe that good design is at the heart of delivering thriving communities, and it is fundamental to our mission. It is also essential to our creation of your place to thrive.





Outer cover coated with Anti-Bacterial lamination

Brook Gardens  
St Edmunds Drive  
Elmswell  
Suffolk  
IP30 9JH



### Wider Area

### Directions to Brook Gardens

Elmswell is located off the A14 between Bury St Edmunds and Stowmarket. Travelling from either direction, leave the A14 at junction 47, signposted to Ixworth, Elmswell and Woolpit, A1088. At the roundabout, take the Elmswell turn off onto Church Road. Follow Church Road for approximately 1.17km (1300 yards) and then turn left into New Road.

Try using what3words to find us

Search [what3words.com](https://www.what3words.com) for `///sweeper.leopard.motivator`

### Local Area

Continue along New Road for approximately 470 metres (515 yards), where it becomes Station Road and continue past Elmswell Station. After the station, continue on Station Road for approximately 270 metres (295 yards) and turn left into St Edmunds Drive, continue for approximately 440 metres (480 yards) where you'll find Brook Gardens.

Alternatively scan the QR code for Google Maps



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