



ORCHARD
MEADOW
SCRATBY

BADGER 



Scratby

Scratby is a small village on the East coast of Norfolk and is most well known for its sandy beach and low cliffs which attract people throughout the year for unrestricted dog walks, paddling, swimming, summer beach days and fishing. This area of Norfolk is a popular family destination with nearby Great Yarmouth just 7 miles to the south.

The village has its own convenience shop, garden centre, several tea shops and seasonal cafes to cater for tourism and a well established pub in California which adjoins Scratby. There's a modern parish hall which offers weekly clubs and a social meeting point.

Further afield there are main road links to nearby Caister on Sea which has several large supermarkets, garages, independent shops, primary and secondary high school and a little further south is the main borough town Great Yarmouth of which serves as the local administrative centre. Transport via car or bus are the main options of travel to get around with regular stops in the village serving both residents and tourists through the year.

Scratby sits between Hemsby and Ormesby and Caister so it's certainly not an isolated village but retains its own peaceful way of life and identity.

Those wishing to seek a quieter way of life with an abundance of coastal fresh air and beach side strolls look no further.












Main landmarks which are all accessible are The Norfolk Broads, a network of rivers and broads famed for boating, fishing and the unspoilt natural environment.

The North Norfolk Coast is a short drive away showcasing a desirable area made up of picturesque coastal resort towns, villages, varied landscapes and another one of Norfolk's main tourist hotspots.

Norwich is easily accessed via Great Yarmouth or by travelling through Filby, an attractive village famed for summer displays of flowers all along the main road and winner of many In Bloom awards. The main trunk road A47 from Acle is currently being upgraded and dualled so in the future expect travel times to Norwich to be improved.





-  **BENACRE**
2 bedroom bungalow
-  **FLIXTON**
3 bedroom bungalow
-  **WANGFORD**
3 bedroom bungalow
-  **ASHBY**
3 bedroom bungalow
-  **HENSTEAD**
4 bedroom chalet bungalow
-  **STARSTON**
2 bedroom house
-  **HULVER**
3 bedroom house
-  **THURLTON**
3 bedroom house
-  **ELLINGHAM**
4 bedroom house
-  **THORPE**
4 bedroom house
-  Bin Collection Point

The siteplan shown has been taken from working drawings and may vary slightly from the completed properties. Every care has been taken to ensure accuracy of these particulars but the contents shall not form any contract and the vendor's reserve the right to alter the specification and/or design without notice. This artist's impression is to show plot and property layout only. Tree planting, boundaries, roadways and paths can be changed without notice.



Travel, Amenities & Education

TRAVEL

Train

The Wherry Line from Great Yarmouth to Norwich is a great way to travel with Great Yarmouth train station so close close by. Journeys into London from Norwich are often direct with a travel time of approx. 1 hour 45mins.

Great Yarmouth train station 5.2 miles

Norwich Train station 23 miles

Road

Scratby is situated perfectly for two main A roads. The A149 offers travel to the popular picturesque towns and villages of North Norfolk. The A47 offers travel to Lowestoft, Great Yarmouth and Norwich.

A149 1.6 miles

A47 5.5 miles

Bus

A regular service runs from Scratby for travel to the following locations. (Journey times given are approximate and some require a change)

To Great Yarmouth 30 minutes

To Lowestoft 1 hour 36 minutes

To Norwich 1 hour 32 minutes

AMENITIES

Scratby and the surrounding areas quite literally have something for everyone. For those who want to enjoy the beach and everything it has to offer, choose from Scratby, Hemsby, Great Yarmouth, Gorleston and more. If a more relaxed meander along the coast is your thing there are many different options as far as North Norfolk. For the nature lovers take a trip to a tranquil local Nature reserve and enjoy the broads and marshes. If an adrenalin fuelled day is how you prefer to spend your time, why not visit the Great Yarmouth pleasure beach and experience the famous wooden roller coaster.

Thrigby Hall Wildlife Gardens 4.2 miles

**Venetian Water Ways,
Great Yarmouth** 5.0 miles

Pleasure Beach, Great Yarmouth 6.5 miles

**Hickling Broad and
Marshes Nature Reserve** 11.6 miles

BeWILDerwood Norfolk 13.3 miles

Felbrigg Hall Gardens & Estate 33.3 miles

EDUCATION

**Ormesby Village Infant School
(ages 4-7)** 2.7 miles

**Ormesby Village Junior School
(ages 7-11)** 2.4 miles

**Winterton Primary School and Nursery
(ages 3-11)** 4.7 miles

**Caister Academy
(Ages 11-16)** 3.4 miles

**Flegg High Ormiston Academy
(11-16)** 7.7 miles

East Norfolk 6th Form College 8.1 miles

City College Norwich 22.7 miles

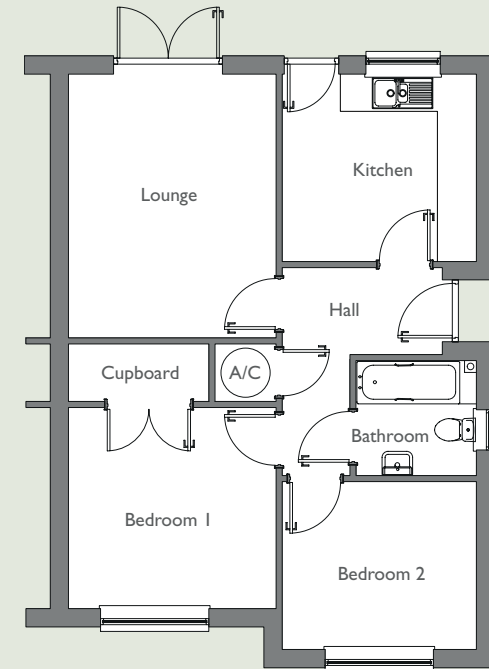
University of East Anglia 29.2 miles



Benacre

2 bedroom bungalow

Plots 14, 15, 17 & 18



Plots 14 & 17 are opposite hand

Ground Floor

Lounge	3.43 x 4.36	11' 3" x 14' 3"	Bedroom 1	3.43 x 4.37	11' 3" x 14' 4"
Kitchen	3.21 x 3.09	10' 6" x 10' 1"	Bedroom 2	3.21 x 2.77	10' 6" x 9' 1"

Flixton | 3 bedroom bungalow

Plots 1, 16 & 27



Ground Floor

Lounge	3.43 x 4.74	11' 3" x 15' 6"	Bedroom 1	3.61 x 3.07	11' 10" x 10' 1"
Kitchen/Dining	3.43 x 4.11	11' 3" x 13' 5"	Bedroom 2	3.46 x 2.46	11' 4" x 8' 0"
			Bedroom 3	2.94 x 3.07 max	9' 7" x 10' 1" max



Plots 16 & 27 are opposite hand

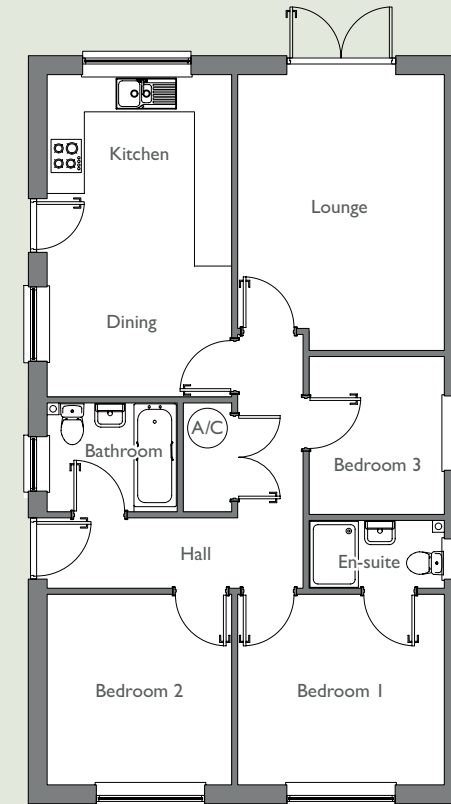
Wangford | 3 bedroom bungalow

Plots 2 & 3



Ground Floor

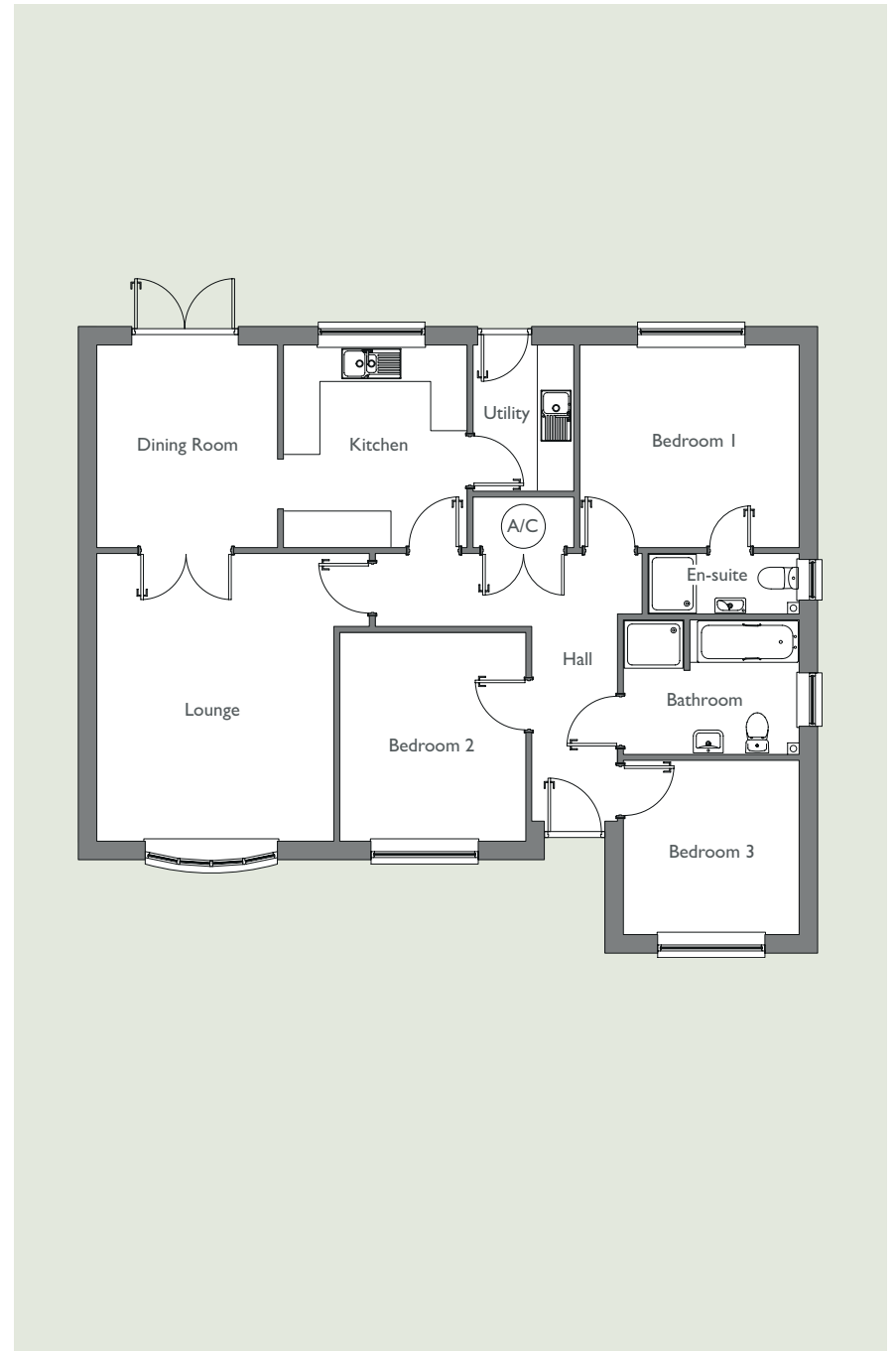
Lounge	3.42 x 4.57	11' 2" x 14' 12"	Bedroom 1	3.42 x 3.16	11' 2" x 10' 4"
Kitchen/Dining	3.06 x 5.34	10' 0" x 17' 6"	Bedroom 2	3.06 x 3.16	10' 0" x 10' 4"
			Bedroom 3	2.24 x 2.56	7' 4" x 8' 5"



Plot 3 is opposite hand

Ashby | 3 bedroom bungalow

Plots 19 & 20



Ground Floor

Lounge	4.01 x 4.86	13' 1" x 15' 11"	Bedroom 1	3.71 x 3.42	12' 2" x 11' 2"
Kitchen	3.10 x 3.42	10' 2" x 11' 2"	Bedroom 2	3.15 x 3.53	10' 4" x 11' 7"
Dining Room	3.06 x 3.42	10' 0" x 11' 2"	Bedroom 3	2.98 x 2.95	9' 9" x 9' 8"

Henstead

4 bedroom chalet bungalow

Plots 4, 28 & 31

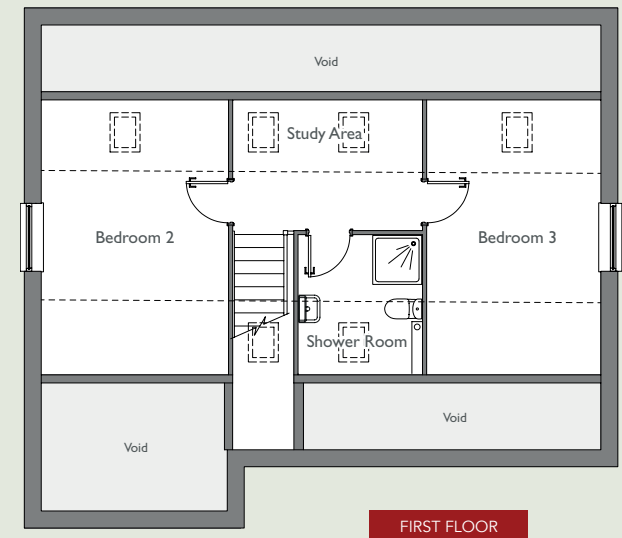
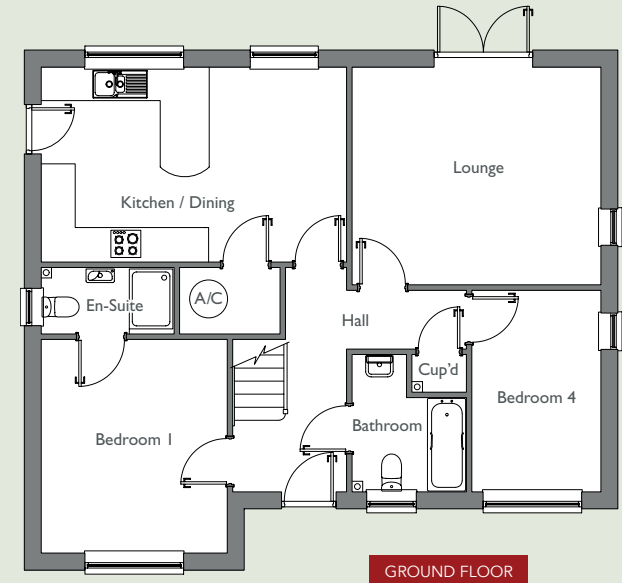


Ground Floor

Lounge	4.58 x 4.01	15' 0" x 13' 2"
Kitchen/Dining	5.62 x 3.59	18' 5" x 11' 9"
Bedroom 1	3.43 x 3.93	11' 3" x 12' 10"
Bedroom 4	2.36 x 3.71	7' 9" x 12' 2"

First Floor

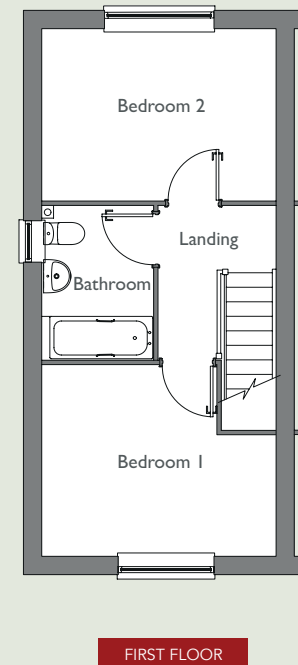
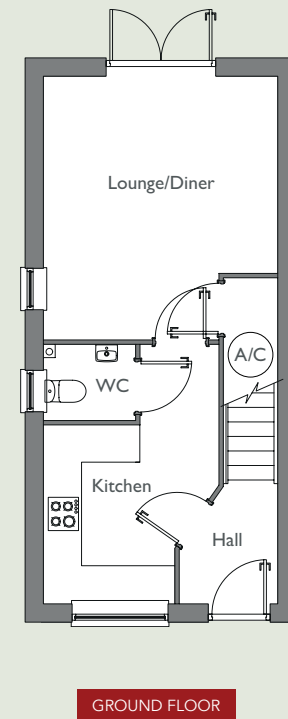
Bedroom 2	3.48 x 5.05	11' 5" x 16' 7"
Bedroom 3	3.21 x 5.05	10' 6" x 16' 7"



Plot 28 is opposite hand

Starston | 2 bedroom house

Plots 22, 23, 38 & 39



Ground Floor

Lounge/Diner	3.87 x 4.36	12' 8" x 14' 3"
Kitchen	2.90 x 2.95	9' 6" x 9' 8"

First Floor

Bedroom 1	3.87 x 3.17	12' 8" x 10' 5"
Bedroom 2	3.87 x 2.85	12' 8" x 10' 5"

Plots 23 & 39 are opposite hand

Hulver | 3 bedroom house

Plots 5, 6 & 36

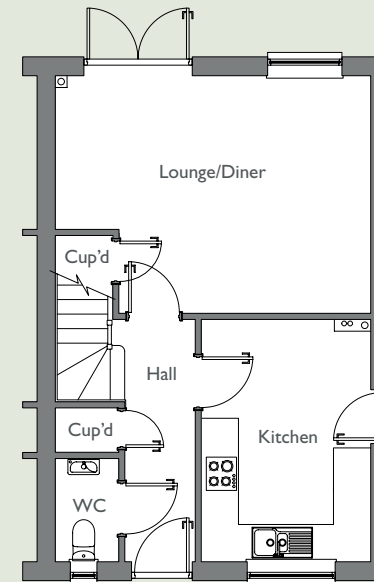


Ground Floor

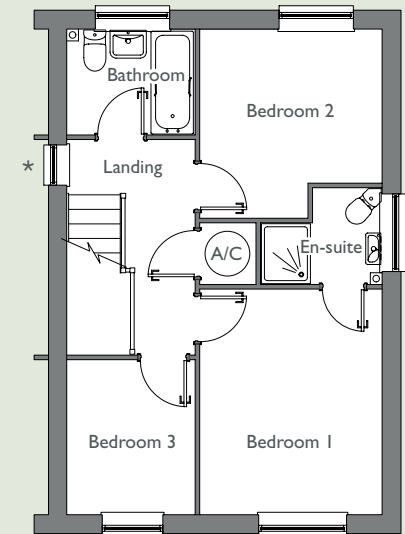
Lounge/Diner	5.22 x 3.93	17' 1" x 12' 11"
Kitchen	2.81 x 4.01	9' 2" x 13' 2"

First Floor

Bedroom 1	3.02 x 3.74	9' 11" x 12' 3"
Bedroom 2	3.02 x 3.12	9' 11" x 10' 3"
Bedroom 3	2.12 x 2.58	6' 11" x 8' 5"



GROUND FLOOR



FIRST FLOOR

*Window to landing of Plot 36 only
Plots 5 & 36 are opposite hand

Thurlton

3 bedroom house

Plots 7 & 37

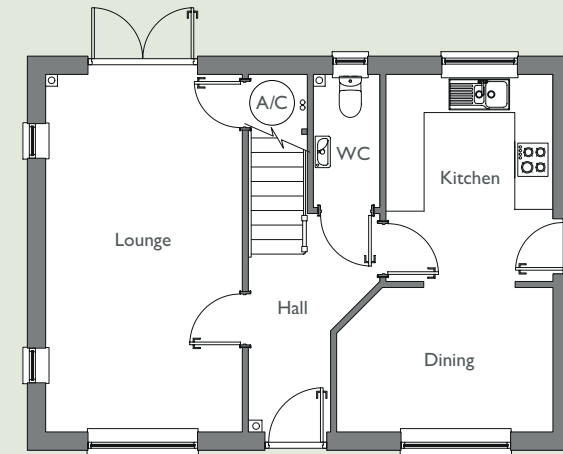


Ground Floor

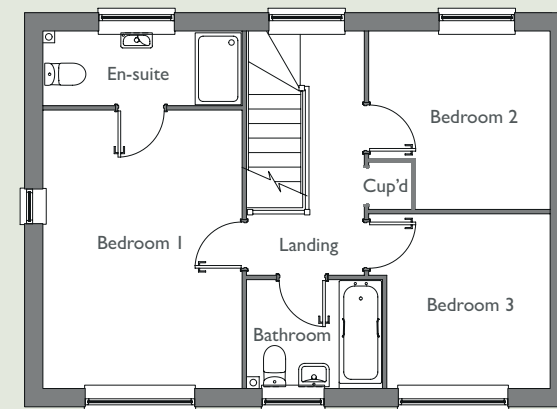
Lounge	3.25 x 5.91	10' 8" x 19' 4"
Kitchen	2.76 x 3.42	9' 0" x 11' 2"
Dining	3.57 x 2.38	11' 8" x 7' 9"

First Floor

Bedroom 1	3.29 x 4.60	10' 9" x 15' 1"
Bedroom 2	3.00 x 2.95	9' 10" x 9' 8"
Bedroom 3	2.70 x 2.88	8' 10" x 9' 5"



GROUND FLOOR

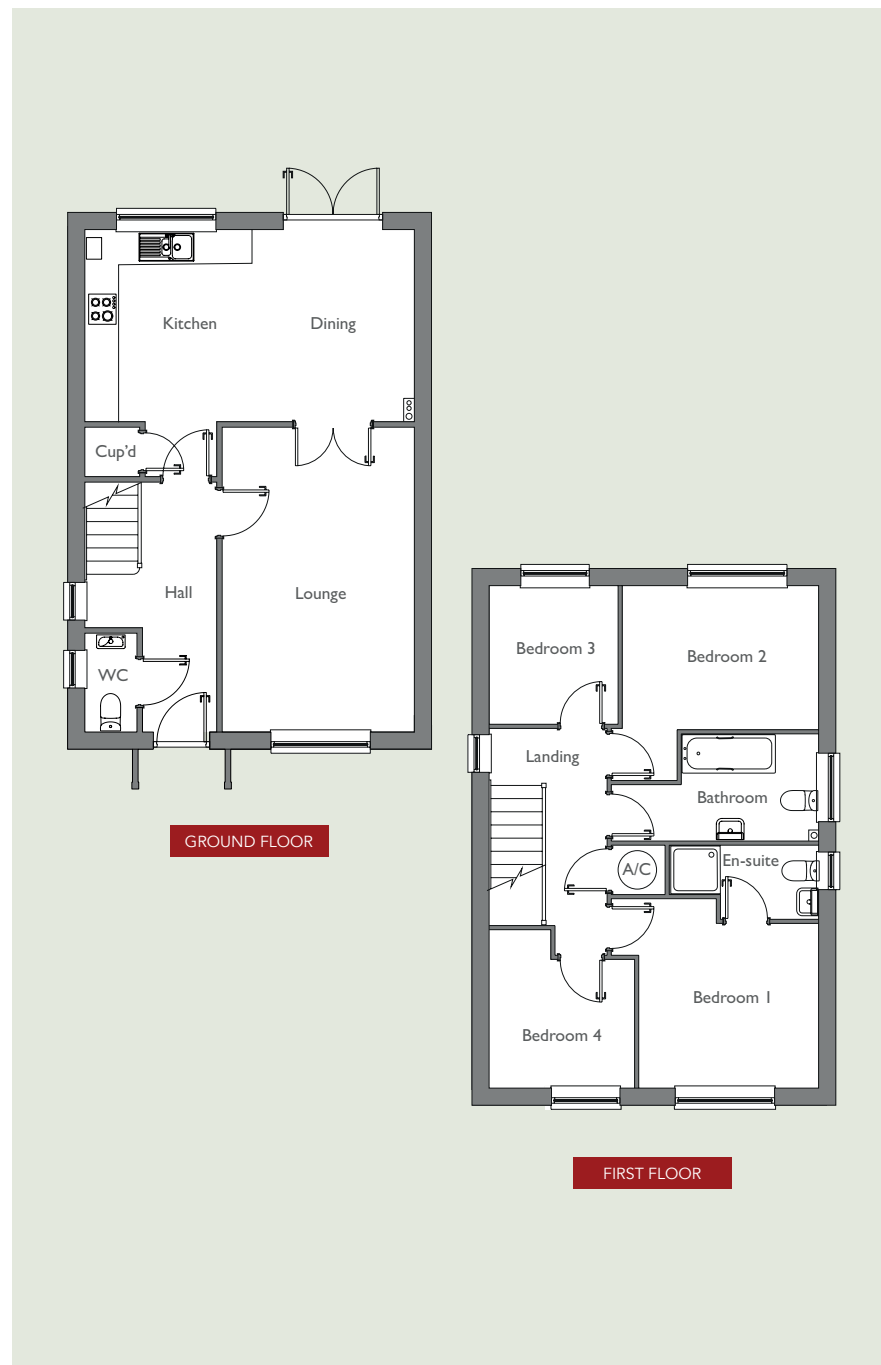


FIRST FLOOR

Plot 7 is opposite hand

Ellingham | 4 bedroom house

Plot 21



Ground Floor

Lounge	3.51 x 5.56	11' 6" x 18' 3"
Kitchen/Dining	6.02 x 3.51	19' 9" x 11' 6"

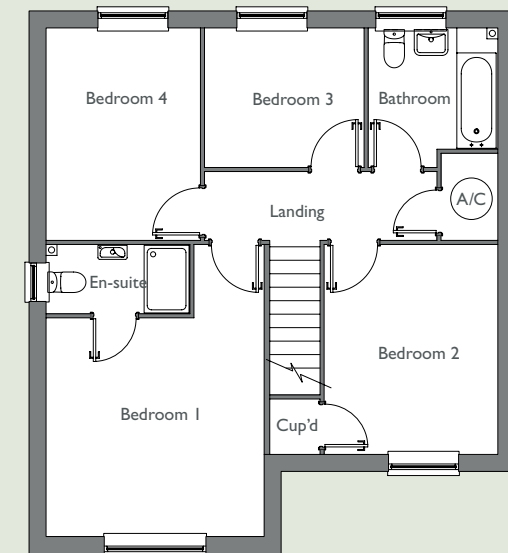
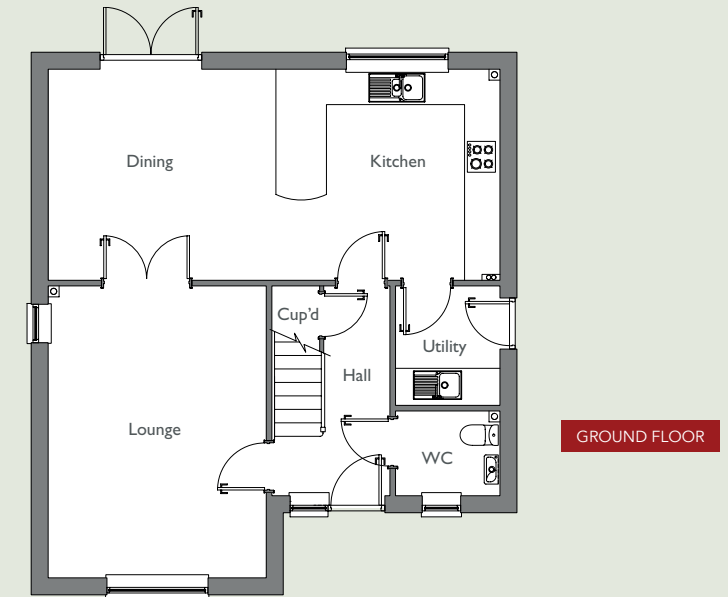
First Floor

Bedroom 1	3.30 x 3.01	10' 10" x 9' 10"
Bedroom 2	3.59 x 2.63	11' 9" x 8' 7"
Bedroom 3	2.36 x 2.53	7' 9" x 8' 3"
Bedroom 4	2.65 x 2.34	8' 8" x 7' 8"

Thorpe

4 bedroom house

Plots 29 & 30



Plot 29 is opposite hand

Ground Floor

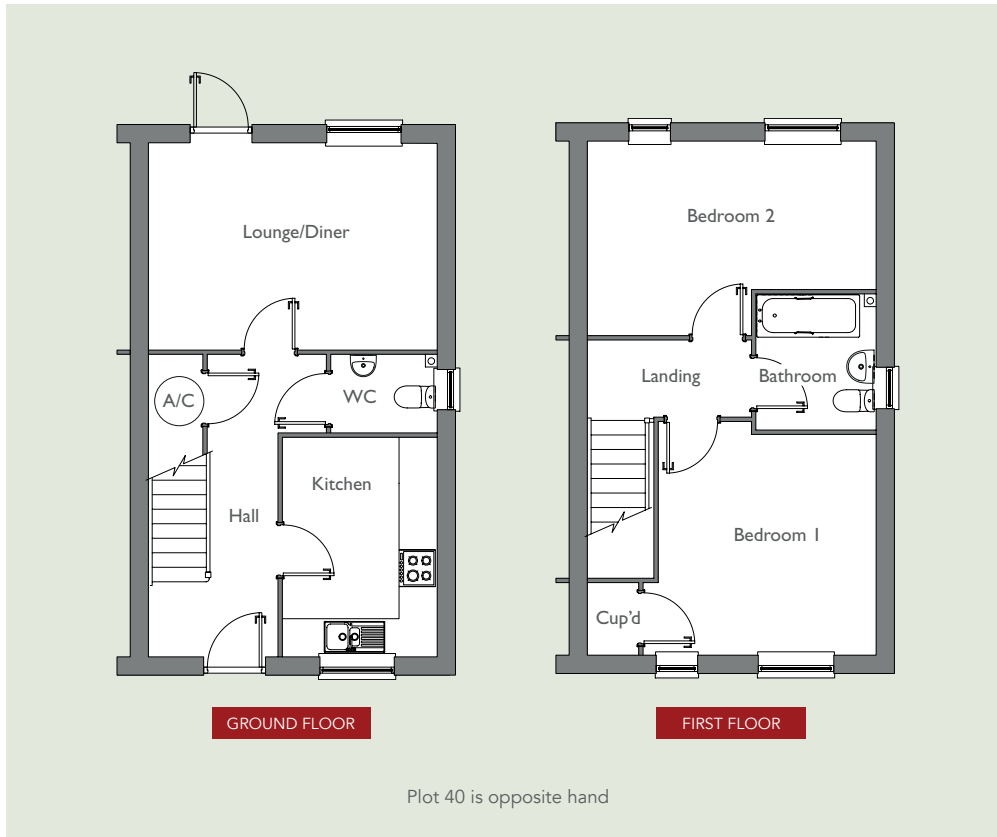
Lounge	3.88 x 5.20	12' 8" x 17' 1"
Kitchen/Dining	8.05 x 3.76	26' 5" x 12' 4"

First Floor

Bedroom 1	3.88 x 3.89	12' 8" x 12' 9"
Bedroom 2	3.09 x 3.74	10' 1" x 12' 3"
Bedroom 3	2.84 x 2.54	9' 4" x 8' 4"
Bedroom 4	2.75 x 3.78	9' 0" x 12' 5"

2 bedroom house

Plots 40 & 41



Ground Floor

Lounge/Diner 4.77 x 3.42 15' 7" x 11' 2"
 Kitchen 2.56 x 3.65 8' 4" x 11' 11"

First Floor

Bedroom 1 3.63 x 3.65 11' 10" x 11' 11"
 Bedroom 2 4.77 x 3.21 max
 15' 7" x 10' 6" max

3 bedroom house

Plots 32 & 33



Ground Floor

Lounge 3.53 x 4.15 11' 6" x 13' 7"
 Kitchen/Diner 3.53 x 3.91 11' 6" x 12' 9"

First Floor

Bedroom 1 3.46 x 3.76 11' 4" x 12' 4"
 Bedroom 2 2.65 x 4.32 8' 8" x 14' 2"
 Bedroom 3 2.41 x 2.64 7' 10" x 8' 7"





Benefits

OF A BADGER HOME AT ORCHARD MEADOW

ENERGY EFFICIENCY

With ever rising fuel costs your new home at Orchard Meadow is built with energy efficiency in mind.

Air source heat pumps coupled with under floor heating to the ground floors, high performance insulation to walls and ground floors, multi-layered fibreglass insulation to the roof space and low energy lighting mean you can enjoy your new home with comfort, warmth and lower costs.

SPECIFICATION, QUALITY AND DESIGN

We pride ourselves on the quality of our new homes. We regularly review our specifications to ensure we maintain the high standards you would expect from a Badger home. We offer you the chance to personalise with a choice of kitchen, wall tiling and possibly even some other general finishes. (subject to stage of construction).

CONNECTIVITY

We understand the importance of fast and reliable internet connections. This is why at Orchard Meadow the infrastructure is in place to allow for full fibre broadband to be supplied direct into all new homes. Whether you work from home or just want to be able to stream movies or games, Orchard Meadow will have you covered. (subject to your broadband supplier availability).

MINIMAL EXTERNAL MAINTENANCE

Enjoy low maintenance for years to come with the use of PVCu windows, guttering, fascias and bargeboards.

SECURITY

Enjoy peace of mind with your new home as we install security alarms (some plots excluded), multi point locking front and rear doors with Secured by Design and PAS24 security accreditation and external front and rear lighting.

NHBC STRUCTURAL WARRANTY

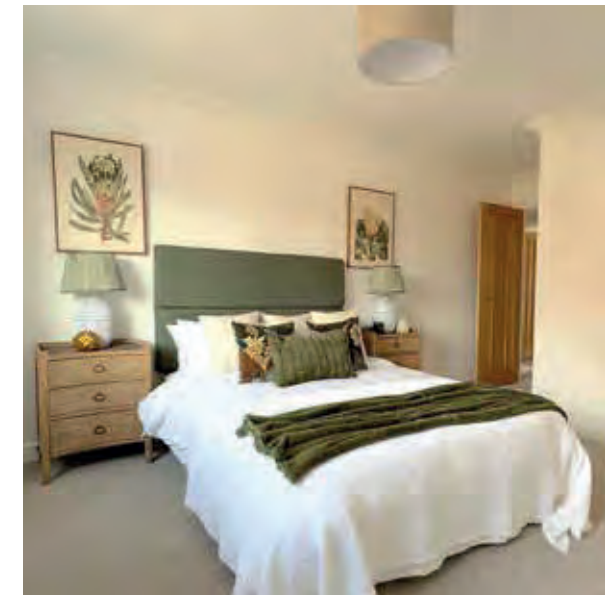
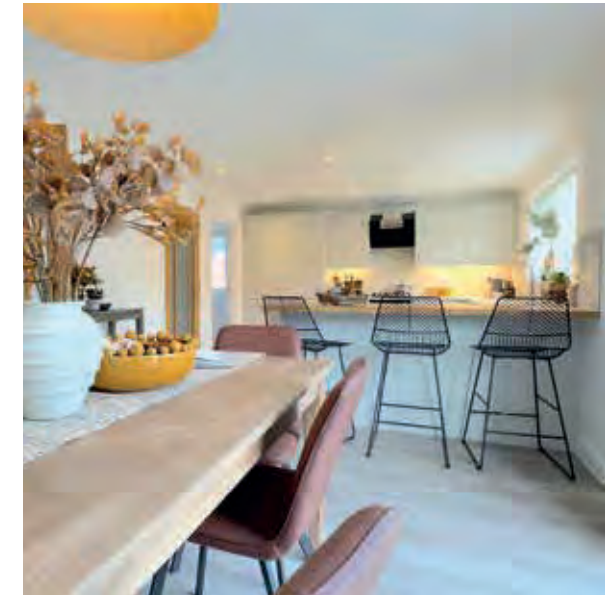
All new homes are provided with a 10-year NHBC structural Warranty. The NHBC is the largest warranty provider in the UK and offers the homeowner complete peace of mind.

CONSUMER CODE

We operate in accordance with the Consumer Code for Home Builders. The Code sets out the levels of service you can expect from us and the protection offered to you before and after moving in.

AFTER SALES CARE

Your Badger journey at Orchard Meadow doesn't stop on the day you receive your keys. Our dedicated team of site staff will be on hand to assist should you need to call upon them.



Features

OF A BADGER HOME AT ORCHARD MEADOW



KITCHEN SPECIFICATION

- You can choose from a selected range of stylish but practical kitchen units and worktops. The layouts have been carefully considered but we are aware that kitchens are subject to personal tastes and requirements. At Badger we will endeavor to create the kitchen that's right for you.
- Starston house type comes with built under single oven, ceramic hob and extractor.
- Benacre, Hulver and Thurlton house types come with a Neff stainless steel built-under single oven, ceramic hob, extractor and integrated fridge freezer.
- Henstead, Ashby, Wangford, Flixton, Thorpe and Ellingham house types come with a Neff stainless steel double oven, ceramic hob, extractor, integrated dishwasher and fridge freezer.
- To complement our varied selection of kitchens you can also choose from a wide range of sinks and a comprehensive selection of taps.
- The kitchen is enhanced with wall tiling from our selected ranges.
- Utility rooms where applicable come with a single bowl stainless steel sink and appliance spaces.

BATHROOM SPECIFICATION

- Bathrooms are finished with white suites complemented by chrome taps and fittings.
- Roper Rhodes vanity units to all house types (where room size and layout allow and excluding plots 32, 33, 40 & 41).
- Roper Rhodes soft close toilet seats fitted throughout.
- Bath shower mixer taps installed to all properties.
- En-suites fitted with Mira thermostatically controlled showers including drencher head.
- For added luxury we have installed towel warmer radiators in the bathrooms and en-suites (where room size and layout allow).
- Choose from a large selection of wall tiles suitable for bath and basin splash-backs and shower enclosure.

ELECTRICS, SECURITY & LIGHTING

- Openreach Fibre network installed into each property.
- To allow for distribution of satellite television throughout the home, we install both TV and Satellite points

to lounge and further TV points to all bedrooms.

- Kitchen lighting will be recessed ceiling downlights and under-pelmet lighting to wall units.
- Bathroom and en-suite to lighting to be recessed ceiling downlights.
- The property comes with a generous number of power points including shaver sockets in the bathrooms and en-suites.
- USB sockets to selected house types.
- For the security minded, we fully install an intruder alarm (excluding plots 32, 33, 40 & 41).
- The safety conscious can enjoy peace of mind with mains wired smoke detectors installed in each property.
- External lighting is supplied to the front and rear of the property.

HEATING & VENTILATION

- Heating and hot water provided by energy efficient air source heat pumps.
- Underfloor heating to the ground floor of all house types with radiators upstairs (excluding plots 32, 33, 40 & 41).
- Enjoy complete heating and hot water control with 24 hour 5/2 days a week, fully programmable systems.

- Extractor fans fitted in kitchens, utility rooms, bathrooms, en-suites and cloakrooms (as required) with trickle ventilators fitted to all windows providing effective background ventilation.

GENERAL FEATURES

- Oak veneered paneled internal doors with stylish satin chrome handles.
- White painted profiled skirting boards and architraves.
- Softwood staircases painted white with solid Oak handrails.
- Smooth finish ceilings painted with white emulsion and finished with coving throughout.
- Paving slab patios to all plots.
- Turfed or planted front gardens (where applicable).
- Driveways to be finished with block pavements.
- External tap installed with all homes.

Due to our continued commitment to improve and create better homes we regularly review our specifications, which may cause the brochure details to vary. For specific details on the plot of your choice please do not hesitate to ask.

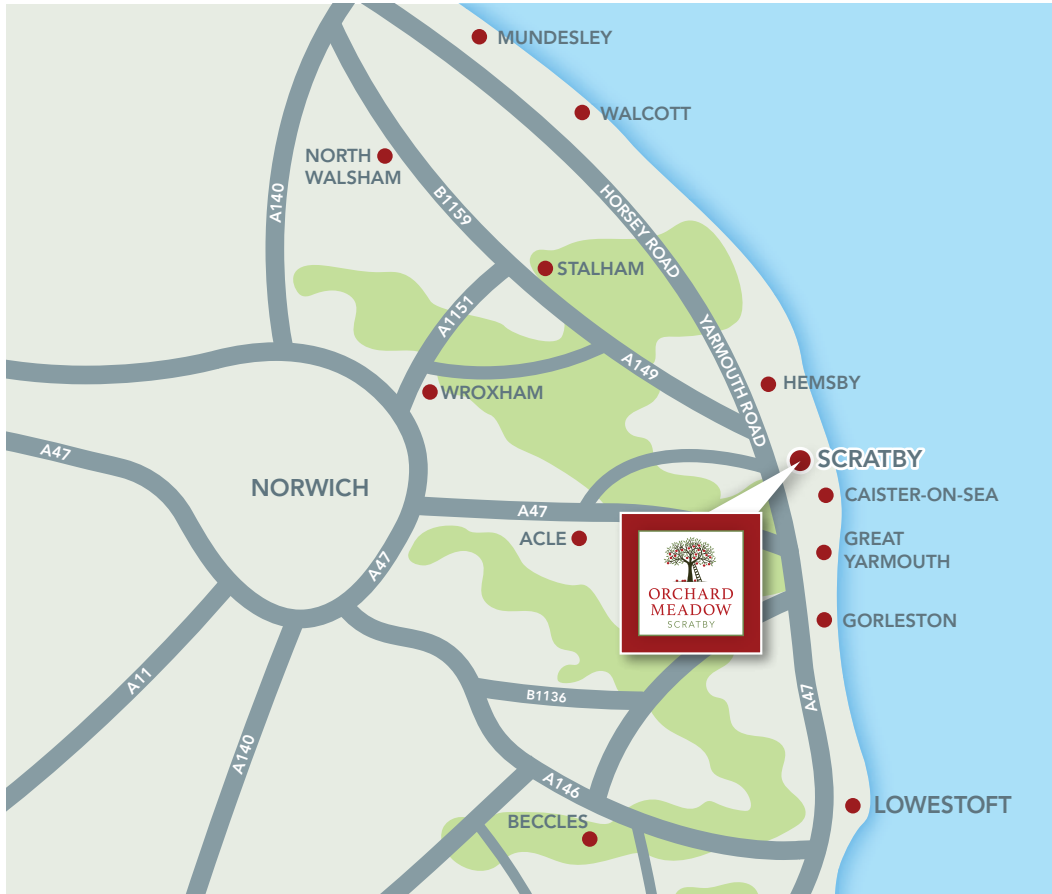
All choices are offered stage of construction permitting. The specification given is for general guidance only and does not form part of any contract or constitute any offer, representation or warranty.



How to find Orchard Meadow

OFF SCRATBY ROAD, SCRATBY, NORFOLK, NR29 3AJ

WHAT3WORDS: ///PRESENT.SLIM.PROFESSED



These details are intended to give a general indication of the proposed development and floor layouts. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of a contract or be a representation including any such contact. All properties are offered subject to availability and applicants are advised to contact the developer's agent to ascertain availability of any property so as to avoid a fruitless journey. These particulars are believed to be correct but neither the agent nor the developer accepts any liability whatsoever for any misrepresentation made either in these particulars or orally. Applicants, therefore, are advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable. Photography taken from previous Badger developments. Distances and times referenced in the 'Travel, Amenities & Education' section are correct at time of going to print and taken from online sources. Applicants should satisfy themselves as to the accuracy and completeness of the information provided.

BADGER

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