

# Orchard View

Gosmoor Lane, Elm







# There's no place like home

## Putting customers first

Building homes is what Amplus does, and we do it exceptionally well across the Midlands and beyond. Over a number of years, we've seen what people really like about the homes we build and we build on that experience.

So you know that behind the kerb appeal, there's a structure that meets the highest professional standards. You know that every detail has been checked and inspected. That's experience!

Finally, **location, location, location**. You will see, we try to find the very best spot for every taste, as we believe in quality homes, in quality places.





# Home is a place for everything

Your home should fit around your life. So whether you're a budding chef, artist or just like to relax, you'll find room for whatever you're passionate about.

## Home is for making memories

Your home is your haven. From the minute you unlock your front door, a new chapter in your life begins.

## Home is where your family grows

From baby to young adult, having a space in which your family can grow together is so important. That's why we build more than just homes.

## Home is a warm place

Whether you're curling up on the sofa or having a family meal, your home will keep you warm and content all year round.

## Homes built to last

There's no feeling like stepping into your new home. Whatever your plans are for tomorrow, we build our homes with a long and happy future in mind.





# Home is where love resides

**A historic market town in the heart of the Fenland district, Wisbech offers a blend of heritage, community and modern convenience.**

## **Nature**

Surrounded by the expansive landscapes of the Fens, Wisbech boasts open countryside, scenic waterways and beautifully maintained gardens. The Peckover House and Garden - a National Trust property - offers a peaceful retreat with two acres of walled gardens showcasing rare plants.



## **Connected community**

Wisbech is well connected, with easy access to major road networks linking to Cambridge, Peterborough and beyond. The town offers a range of amenities, from independent shops and cafés to modern leisure facilities, ensuring a well-rounded lifestyle for all.

## **Culture and heritage**

A town steeped in history, Wisbech is home to one of the oldest museums in the UK. The Wisbech and Fenland Museum houses fascinating collections of natural and cultural history. Meanwhile, the North and South Brinks, lined with elegant Georgian buildings, create one of England's most picturesque historic streetscapes.

## **Local industry and education**

A centre for agricultural trade, Wisbech is known for its horticultural expertise, including flower and bulb cultivation. The town also hosts a long-established brewing tradition at Elgoods Brewery, which offers tours and tastings. For education, Wisbech has a dedicated school of horticulture.



# Orchard View Gosmoor Lane, Elm

## Development Plan



### Facilities

-  Substation
-  Bin Collection Point
-  Pumping Station

This development layout plan depicts the intended layout and development mix at the time of publication. However, those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process.





 Rented homes


**2 bedroom homes**

 The Mulberry

**3 bedroom homes**

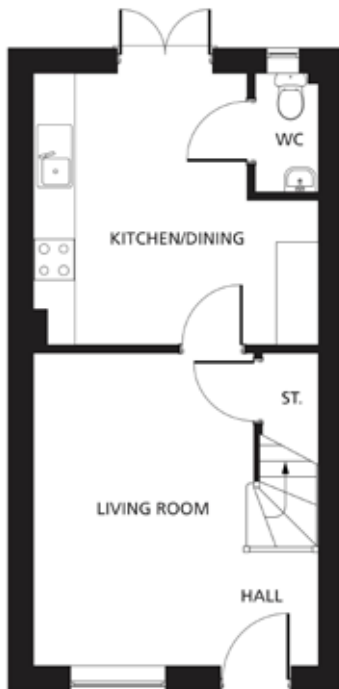
 The Plum

 The Apple

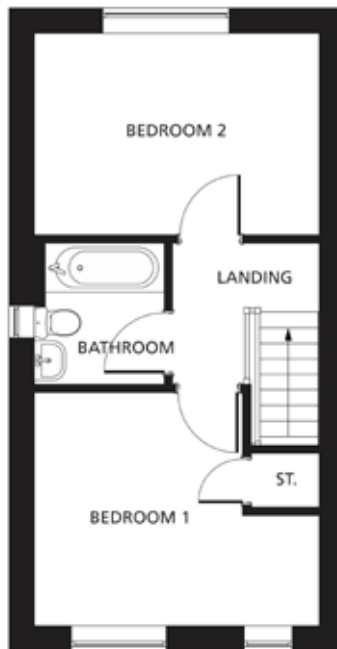
 The Cherry



## The Mulberry Plots 3 & 4



Ground Floor



First Floor

### Kitchen/Dining

4.15m x 3.95m  
13'6" x 12'10"

### Lounge

4.15m x 4.54m  
13'7" x 14'9"

### Bedroom 1

4.15m x 3.40m  
13'7" x 11'1"

### Bedroom 2

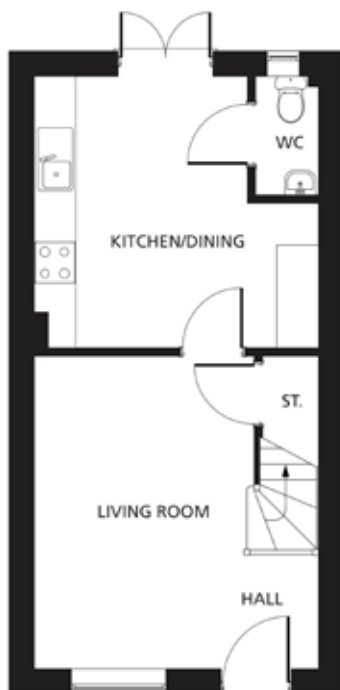
4.15m x 2.94m  
13'7" x 9'6"

**All dimensions are maximum sizes**

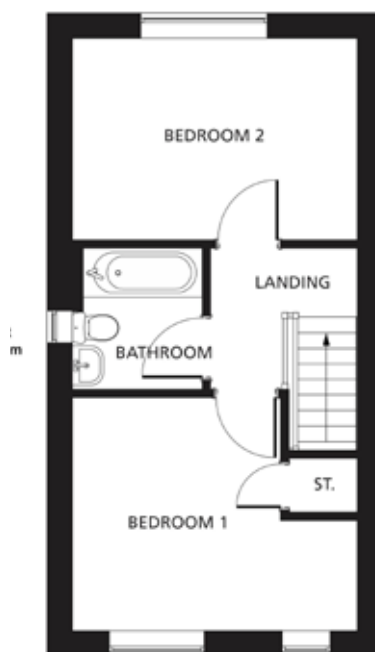
Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



## The Mulberry Plots 29, 30 & 31



Ground Floor



First Floor

### Kitchen/Dining

4.15m x 3.95m  
13'6" x 12'10"

### Lounge

4.15m x 4.54m  
13'7" x 14'9"

### Bedroom 1

4.15m x 3.40m  
13'7" x 11'1"

### Bedroom 2

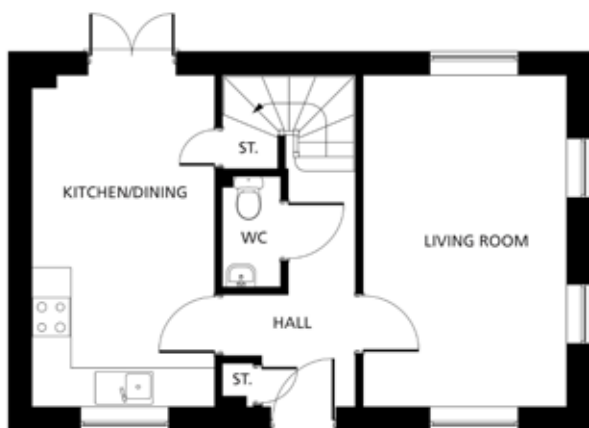
4.15m x 2.94m  
13' 7" x 9'7"

**All dimensions are maximum sizes**

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



# The Cherry Plot 32



Ground Floor



First Floor

## Kitchen/Dining room

2.88m x 5.20m

9'4" x 17'0"

## Living Room

3.20m x 5.20m

10'5" x 17'0"

## Bedroom 1

2.88m x 5.20m

9'5" x 17'0"

## Bedroom 2

3.20m x 2.77m

10'5" x 9'1"

## Bedroom 3

3.20m x 2.34m

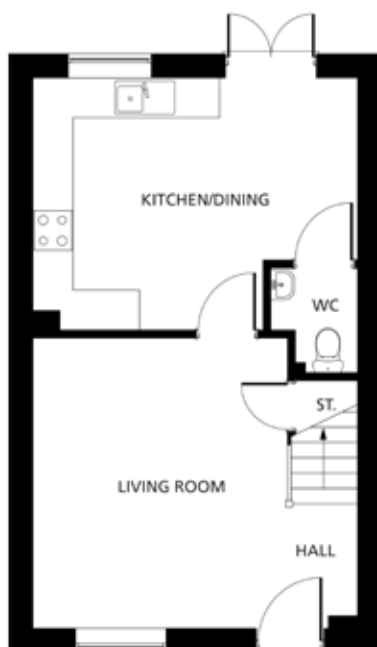
10'5" x 7'7"

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.

**All dimensions are maximum sizes**



## The Apple Plot 33



Ground Floor



First Floor

**Kitchen/Dining**  
4.97m x 3.84m  
16'3" x 12'6"

**Living Room**  
4.97m x 4.42m  
16'3" x 14'5"

**Bedroom 1**  
2.70m x 3.85m  
8'10" x 12'7"

**Bedroom 2**  
2.70m x 4.19m  
8'10" x 13'8"

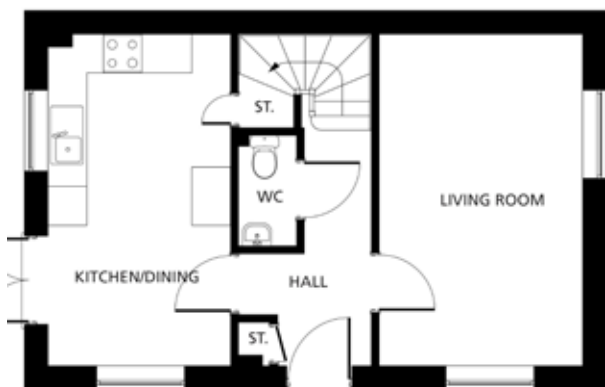
**Bedroom 3**  
2.15m x 2.52m  
7'0" x 8'3"

**All dimensions are maximum sizes**

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



## The Plum Plot 34



Ground Floor



First Floor

### Kitchen/Dining room

2.88m x 5.20m

9'4" x 17'0"

### Living Room

3.20m x 5.20m

10'5" x 17'0"

### Bedroom 1

2.88m x 5.20m

9'5" x 17'0"

### Bedroom 2

3.20m x 2.77m

10'5" x 9'1"

### Bedroom 3

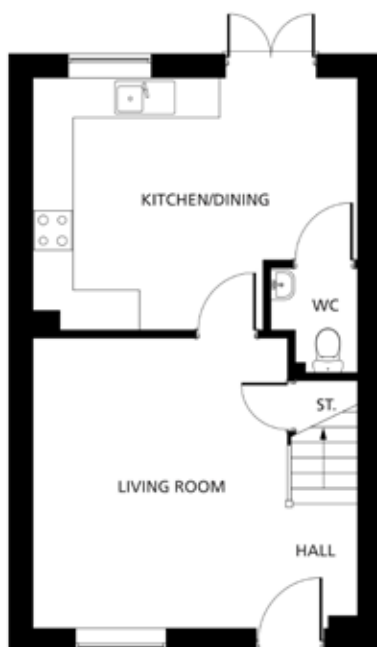
3.20m x 2.34m

10'5" x 7'8"

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



## The Apple Plots 35 & 36



Ground Floor



First Floor

### Kitchen/Dining

4.97m x 3.84m  
16'3" x 12'6"

### Living Room

4.97m x 4.42m  
16'3" x 14'5"

### Bedroom 1

2.70m x 3.85m  
8'10" x 12'7"

### Bedroom 2

2.70m x 4.19m  
8'10" x 13'8"

### Bedroom 3

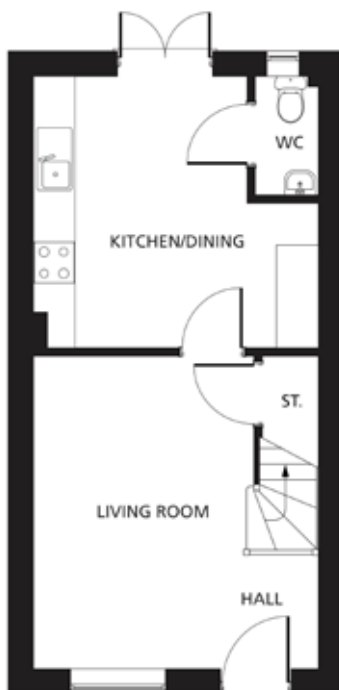
2.15m x 2.52m  
7'0" x 8'3"

**All dimensions are maximum sizes**

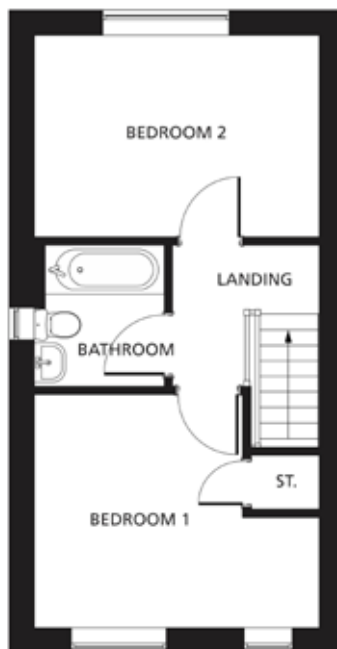
Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



# The Mulberry Plot 39



Ground Floor



First Floor

## Kitchen/Dining

4.15m x 3.95m  
13'6" x 12'10"

## Lounge

4.15m x 4.54m  
13'7" x 14'9"

## Bedroom 1

4.15m x 3.40m  
13'7" x 11'1"

## Bedroom 2

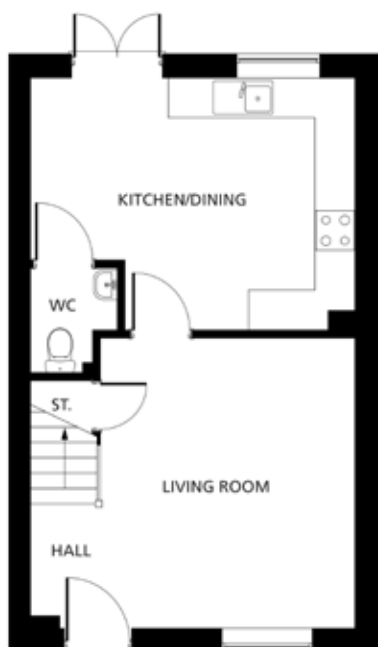
4.15m x 2.94m  
13' 7" x 9'6"

All dimensions are maximum sizes

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



## The Apple Plot 58



Ground Floor



First Floor

### Kitchen/Dining

4.97m x 3.84m  
16'3" x 12'6"

### Living Room

4.97m x 4.42m  
16'3" x 14'5"

### Bedroom 1

2.70m x 3.85m  
8'10" x 12'7"

### Bedroom 2

2.70m x 4.19m  
8'10" x 13'8"

### Bedroom 3

2.15m x 2.52m  
7'0" x 8'3"

All dimensions are  
maximum sizes

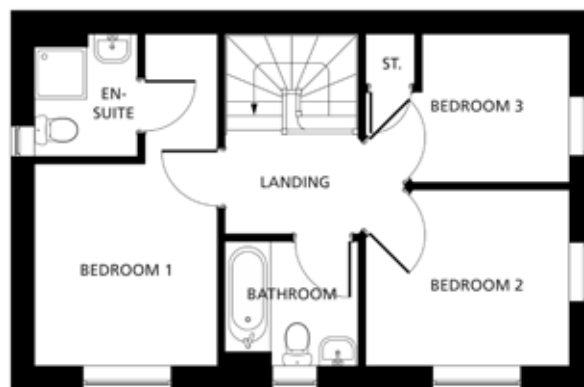
Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



## The Plum Plot 59



Ground Floor



First Floor

### Kitchen/Dining room

2.88m x 5.20m

9'4" x 17'0"

### Living Room

3.20m x 5.20m

10'5" x 17'0"

### Bedroom 1

2.88m x 5.20m

9'5" x 17'0"

### Bedroom 2

3.20m x 2.77m

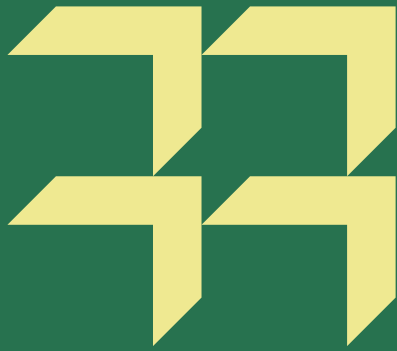
10'5" x 9'1"

### Bedroom 3

3.20m x 2.34m

10'5" x 7'8"

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



# Our commitment to you

## Before you move

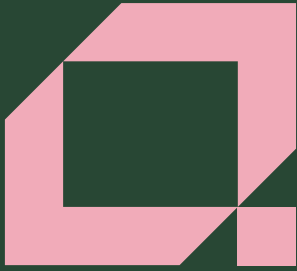
- Our friendly sales team will provide you with support and guidance throughout the home buying process
- At pre-reservation stage you will be shown details of the appearance and location of your chosen new home, together with all relevant surrounding information
- The reservation agreement will set out the key terms of your home purchase, including the reservation period, purchase price and other important information
- We will go through the specification and layout of your home and details of any pre-contractual information to enable you to make an informed decision
- We will inform you of your main point of contact who will assist you with information during your reservation and after you have moved into your new home
- We will regularly communicate with you to keep you informed of the progress of your new home and your dedicated point of contact will respond to any queries you may have
- We want to make your move as enjoyable as possible and our welcoming and knowledgeable staff will be with you every step of the way to provide a service that is tailored to you and your needs.

## When/after you move in

- On the day you move a dedicated sales advisor will welcome you to your new home
- A detailed homecare booklet will be provided to help you settle in
- Shortly after you have moved in, we will make courtesy calls/visits to ensure you are happy with your new surroundings
- Your new home is covered by an NHBC or similar industry regulated 10-year insurance scheme covering the fabric and structural integrity of your new home.


**We do value your comments and feedback so we can continually improve and enhance our service. If you have any comments you'd like to share with us, please contact: 0345 601 9095 or [newhomessales@amplius.co.uk](mailto:newhomessales@amplius.co.uk)**







### **For sales enquiries**

**Amplius**, K2, Timbold Drive, Kents Hill,  
Milton Keynes MK7 6BZ

 0345 601 9095

 [newhomessales@amplius.co.uk](mailto:newhomessales@amplius.co.uk)

 [amplius.co.uk](http://amplius.co.uk)

Further information relating to Amplius can be accessed via our  
website: [amplius.co.uk](http://amplius.co.uk)

The information contained within this booklet is offered in good faith  
and is believed to be correct. However, accuracy is not guaranteed.  
No liability will attach to Amplius, their representatives or agents in  
respect of any statement contained here.