

WOODLAND HEATH

**2, 3 & 4
bedroom homes**

Nestled in leafy
Woodland Heath, Norwich

START EXPLORING

vivus.



Image is indicative only.

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Everything you need to know about who we are and how we operate.

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Woodland Heath

Find your new beautifully designed and expertly finished home.

[FIND OUT MORE >](#)

01.

About vivus

WOODLAND
HEATH

MENU

Renting with vivus means freedom for you

When you rent with us you'll enjoy reliable property management, peace of mind and a truly hassle-free experience. Unlike private landlords, with us you'll never face the worry of unexpected eviction or last-minute surprises. Just a smooth, secure and straightforward way to rent.





To vivus you're a
neighbour, not a number



24/7 SUPPORT

We'll look after you and your home for a hassle-free experience



PROFESSIONAL MANAGEMENT

Professional and personal renting with you every step of the way



RESIDENTS' APP

Log maintenance, manage your payments and contracts



ZERO DEPOSIT

No unexpected costs or hidden bills, including your deposit



PET FRIENDLY

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



FLEXIBLE TERMS

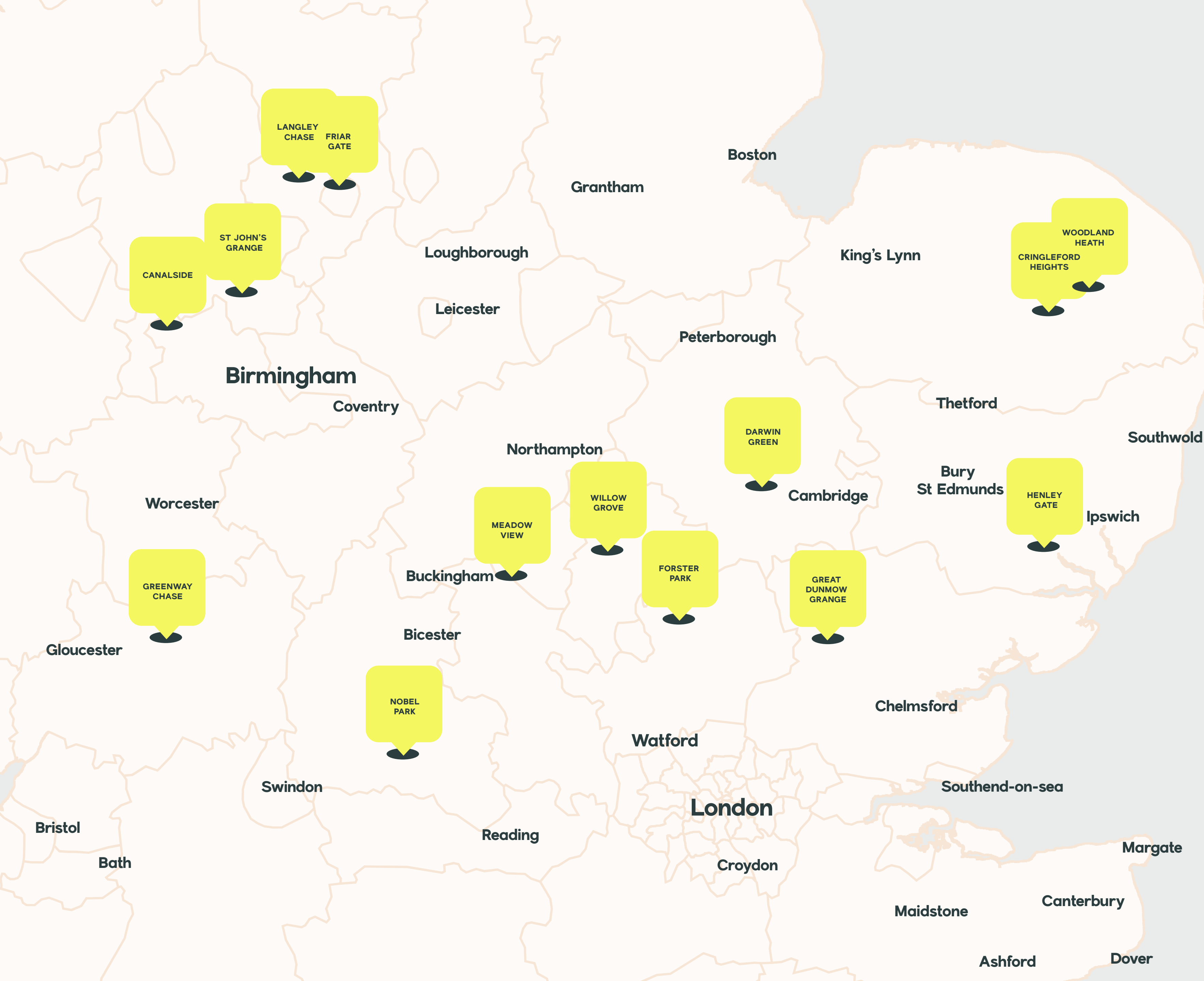
Love your home for as long as you like

What sets us apart

Our 2, 3 and 4 bedroom homes bring comfort, style, and convenience together – all designed to make life run smoother.

Enjoy hassle-free renting with features like our residents' app, zero-deposit scheme, and 24/7 support. With vivus, you get more than just a home – you get peace of mind and the freedom to live your way.

0% deposit – Terms and conditions apply, available on selected plots only. Please speak to a Sales Executive for further details.



Where we're located

Our homes are designed in locations you'll love just as much as us, found in the best places across the UK.

202.

The local area

Discover Norwich

Norwich brings together the best of both worlds with rich heritage, green open spaces and excellent regional connections, offering a balanced mix of modern living and local charm.

The city is known for its historic streets, riverside walks and independent cafés, along with a creative cultural scene that offers something to enjoy throughout the year. With landmarks such as Norwich Cathedral and the bustling Lanes close by, the city continues to grow, evolve and look ahead.

WOODLAND HEATH



Building your future in Norwich

Norwich is a welcoming city with a real sense of belonging, a place where community and connection come naturally. Find yourself surrounded by cobbled streets, riverside walks and independent cafés, along with parks and cultural landmarks that bring people together. With excellent schools, everyday essentials and open green spaces close by, life here feels balanced, friendly and easy to enjoy.

Perfectly placed for work, study or leisure, Norwich offers effortless links across the region and to destinations further afield. Our homes are found in the best places across the UK and here, renting feels simpler, safer and more personal, reflecting everything vivus stands for: security, belonging, flexibility and care.



MENU

Effortless connections

From Norwich, getting where you need to be is simple. Strong road links, nearby rail connections and local transport options keep everything within easy reach, from surrounding towns to destinations further afield.



BY ROAD

- A47 Bedford Town Centre
20 minutes
- A140 Great Yarmouth
35 minutes
- A11 Newmarket
60 minutes



BY BUS

- 5 Norwich City Centre
20 minutes
- 3 Norwich Train Station
30 minutes
- 5/11 Norwich & Norfolk Universiy Hospital
55 minutes



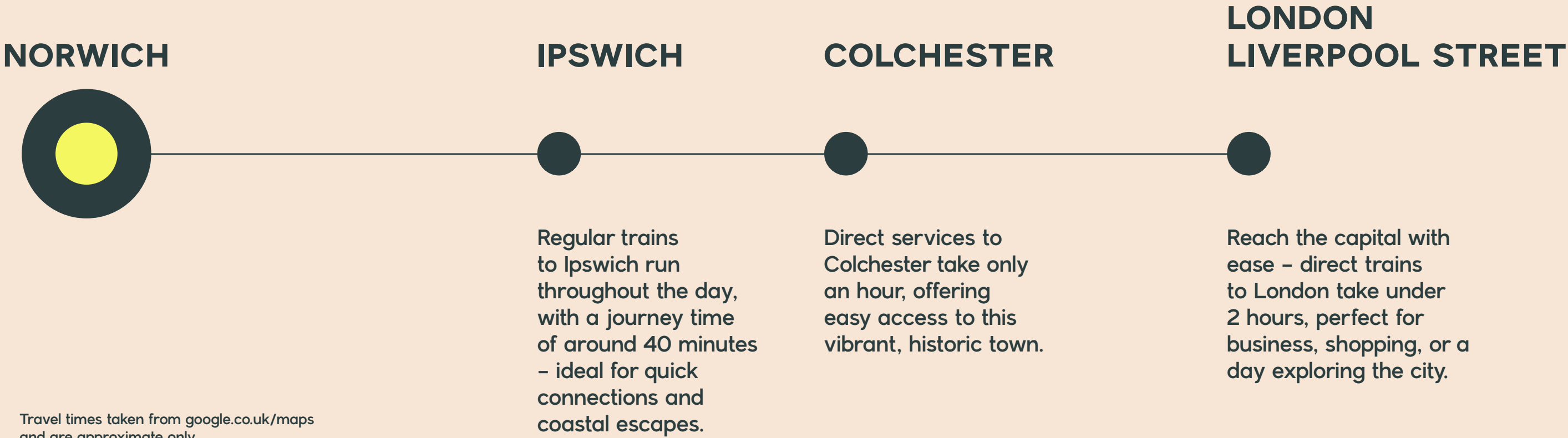
BY BIKE

Exploring Norwich couldn't be simpler by bike. A network of safe, scenic routes links neighbourhoods, green spaces, and the vibrant city centre, creating a relaxed way to travel and explore. Whether it's a leisurely weekend ride or a quick trip across town, cycling keeps you connected, active, and moving at your own pace.



BY TRAIN

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



WOODLAND HEATH

Local amenities

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 Sports and Social Club

2.2 miles | 8 min drive
- 07

The Walled Garden Community Shop & Café

3.2 miles | 8 min drive
- 08

White House Farm

1.1 miles | 4 min drive
- 09

Harrison's Wood

1 mile | 3 min drive
- 10

Salhouse Dog Park

3.2 miles | 7 min drive
- 11

Sir George Morse Park Nature Reserve

2.8 miles | 9 min drive

RETAIL / ESSENTIALS

- 12

Rackheath Pharmacy

1.3 miles | 5 min drive
- 13

East of England Co-op Foodstore

1.9 miles | 6 min drive
- 14

Lidl

2.2 miles | 6 min drive
- 15

Tesco Extra

2.3 miles | 6 min drive
- 16

Hazels Butchers Ltd

2.2 miles | 8 min drive

TRAVEL

- 17

Norwich Train Station

3.7 miles | 14 min drive



*Times taken from Google Maps.



Local Schools

Norwich has a fantastic choice of schools, from primary right through to college. With so many high-quality options nearby, you can feel confident your children will have the best start in life. Here are just a few of the great schools in the area.

PRE-SCHOOL / NURSERY

**SOUL
Nursery**

2.1 miles

**Sparhawk Infant
and Nursery School**

2.2 miles

**Busy Bees
Nursery**

3.7 miles

PRIMARY SCHOOLS

**Falcon
Junior School**

1.7 miles

**Norwich
School**

3.9 miles

**Notre Dame
High School**

4.9 miles

SECONDARY SCHOOLS

**Thorpe
St Andrew School**

2.6 miles

**Broadland High
Academy**

3.7 miles

**Dussindale
Primary School**

3.9 miles

HIGHER EDUCATION

**Norwich University
of the Arts**

3.9 miles

**University of
East Anglia**

6.3 miles

**University Technical
College Norfolk**

8.5 miles

Distances taken from google.co.uk/maps.

03.

WOODLAND





Specifications

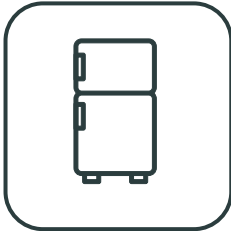
Our homes come ready for you to move straight in – with high-quality finishes, modern appliances and thoughtful details throughout. Everything’s designed for easy living, so you can settle in and make it your own from day one.



ULTRAFAST
BROADBAND



MODERN
KITCHENS



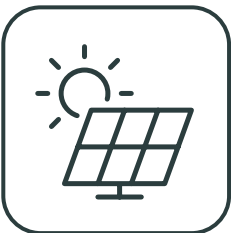
INTEGRATED
WHITE GOODS



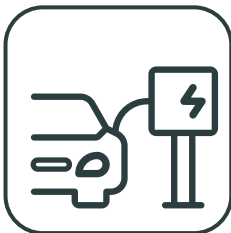
UPGRADED
FINISHES



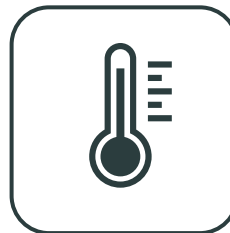
ENERGY
EFFICIENT
HOMES



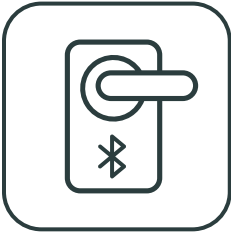
SOLAR
PANELS*



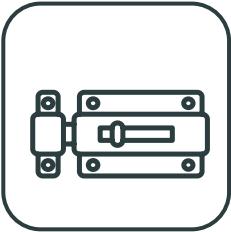
EV CHARGER
ENABLED^



DUAL ZONE
HEATING*



SMART
LOCK



SOFT CLOSE
HINGES



PRIVATE
GARDENS

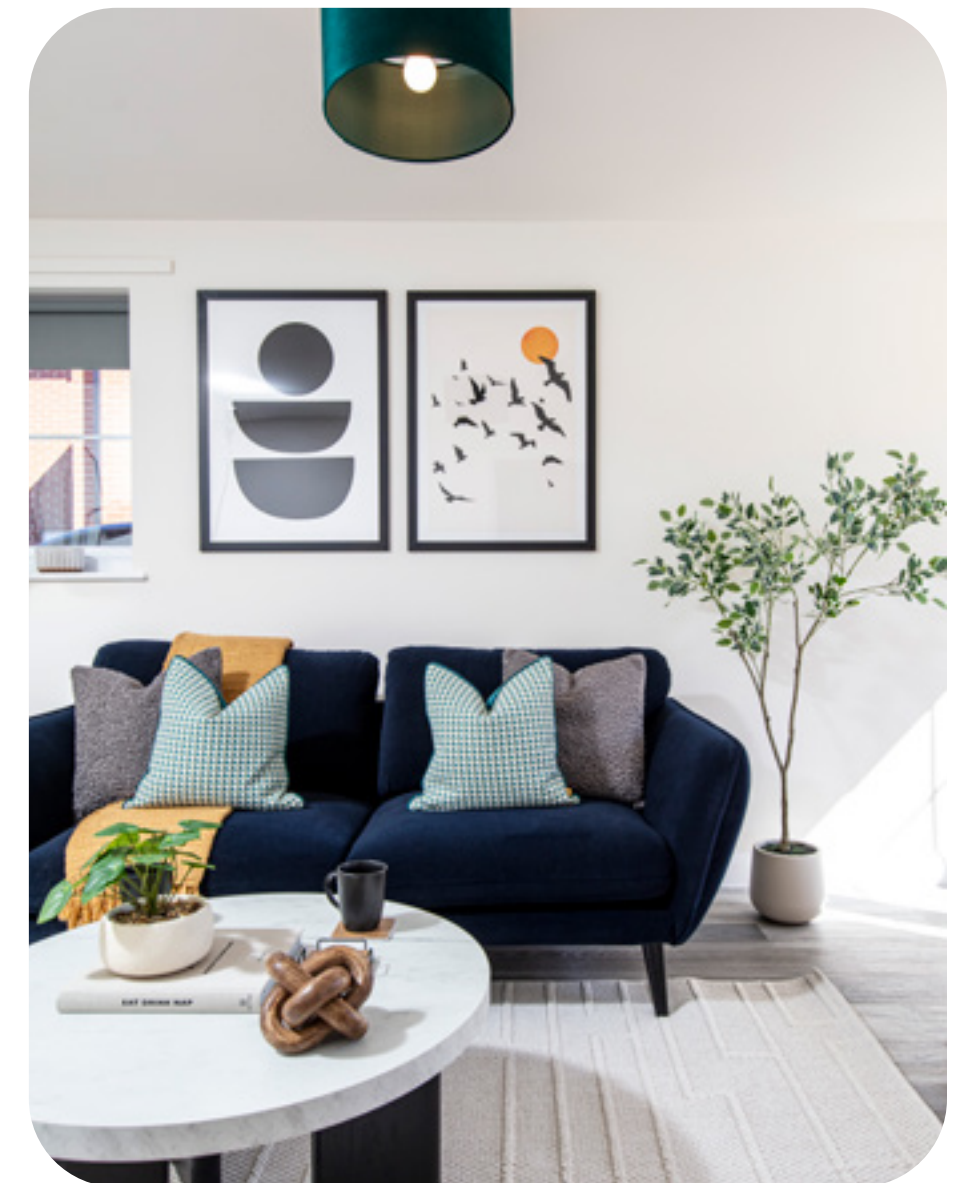


*Specification varies per house type and plot. ^EV wiring available for charger to be installed. Not financially covered by Allsop Lettings Management. Please contact us for further details.

Images are indicative only.

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WOODLAND HEATH

2 bedroom homes

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

3 bedroom homes

- MAIDSTONE**
Plots: 107, 108, 113, 114, 124, 125, 130, 131, 143, 144, 149 & 187
- KINGSVILLE**
Plots: 56–58, 66, 67, 141, 142, 145–148 & 183–186
- MORESBY**
Plots: 59, 70, 71, 106, 115, 132, 140, 150, 176 & 188
- ELLERTON**
Plots: 62, 63, 177, 178, 181 & 182
- 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 & 126–129
- ALDERNEY**
Plots: 116, 122, 123 & 179

Key

- Bin Collection Point
- V Visitor Parking

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

FROM THE NORTH

Follow the A1 southbound and join the A47 towards King's Lynn and Norwich. Continue on the A47 as it heads east towards the city, then take the exit for Norwich North. Follow signs for the NDR (A1270) and continue along this route until you reach the junction for Salhouse Road. Turn onto Salhouse Road and follow the local routes towards Woodland Heath. Follow this road to your new home.

FROM THE SOUTH

Follow the A12 northbound towards Colchester and Ipswich, continuing on the A12 as it approaches the outskirts of Norwich. Join the A47 heading east and follow signs for Norwich North. From here, take the exit for the NDR (A1270) and continue until you reach the junction for Salhouse Road. Turn onto Salhouse Road and follow the local routes towards Woodland Heath. Follow this road to your new home.





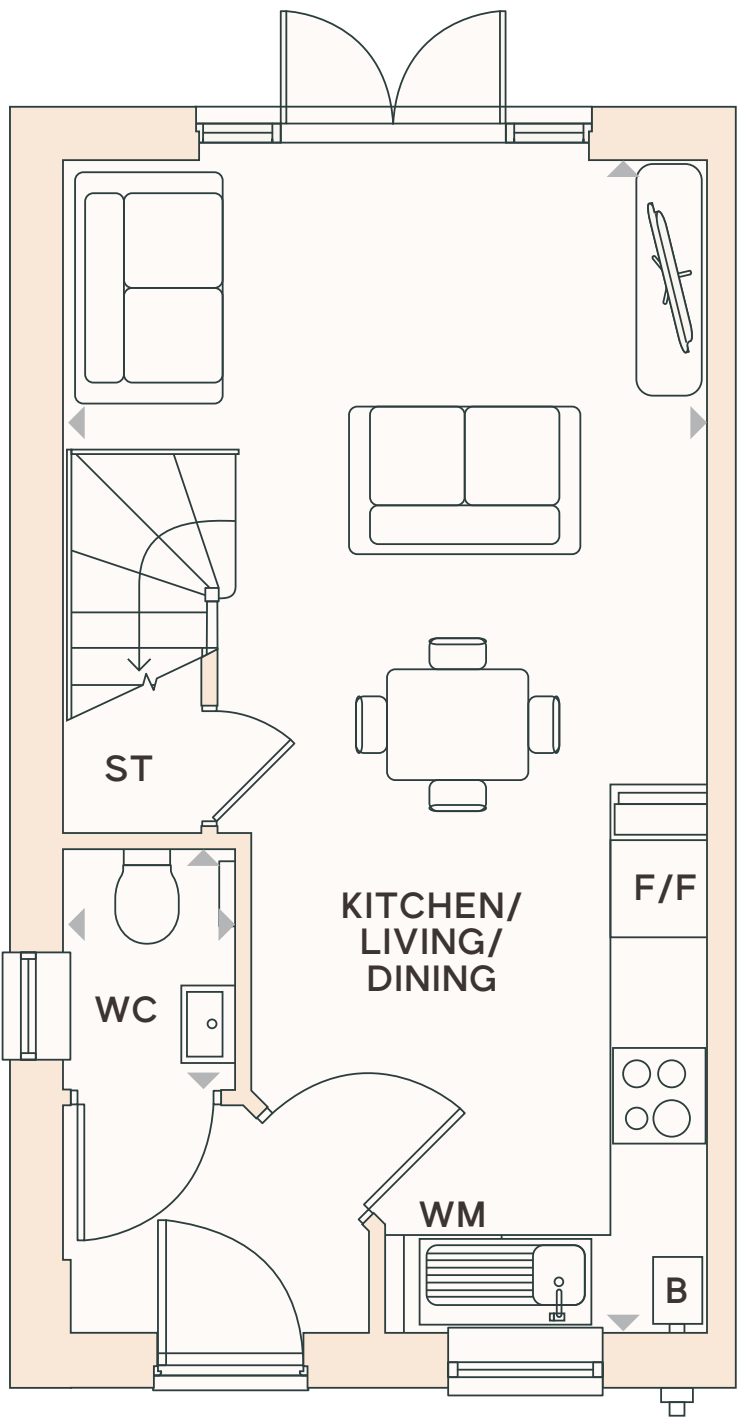
Denford

2 bedroom home

Plots 192, 193, 198 & 199

KEY

- B Boiler
- ◄► Dimension location
- F/F Fridge/Freezer
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



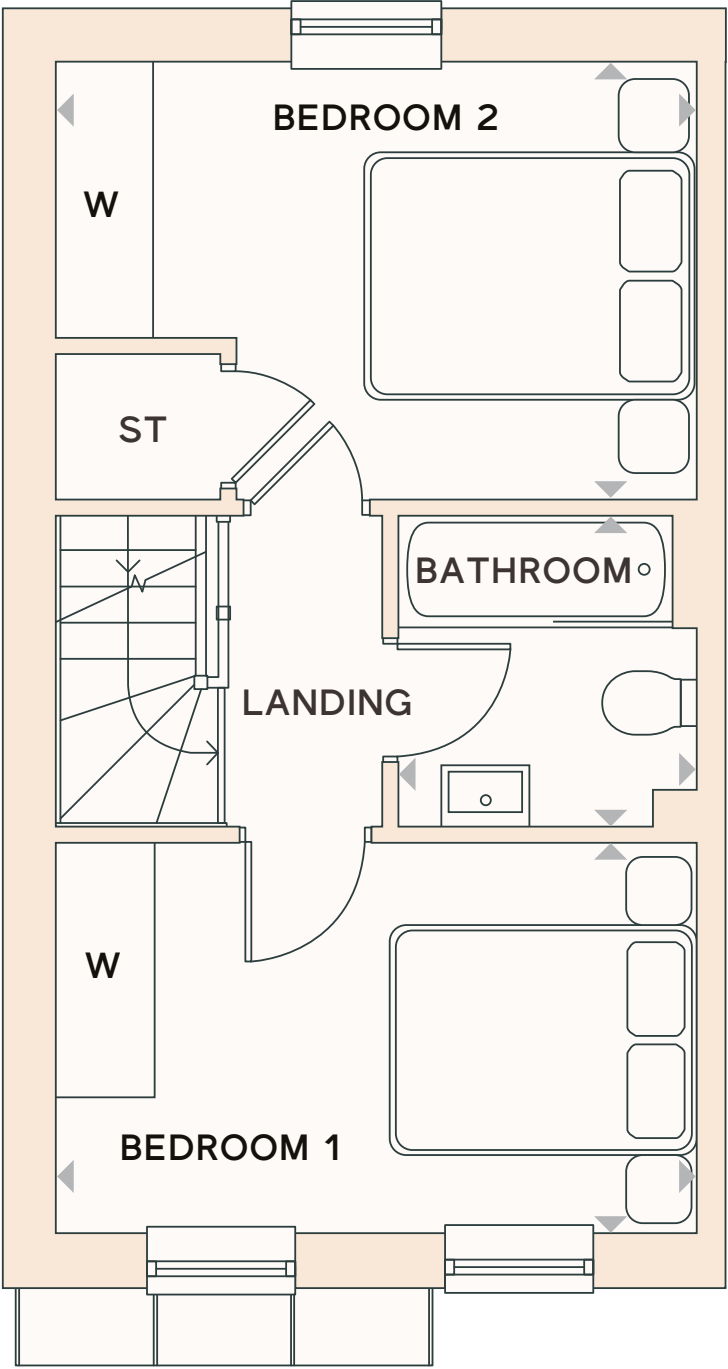
GROUND FLOOR

KITCHEN/DINING/LOUNGE

7.21m x 3.94m | 23'8" x 12'11"

WC

1.49m x 1.04m | 4'11" x 3'5"



FIRST FLOOR

BEDROOM 1

3.94m x 2.41m | 12'11" x 7'11"

BEDROOM 2

3.94m x 2.70m | 12'11" x 8'10"

BATHROOM

1.92m x 1.84m | 6'4" x 6'0"

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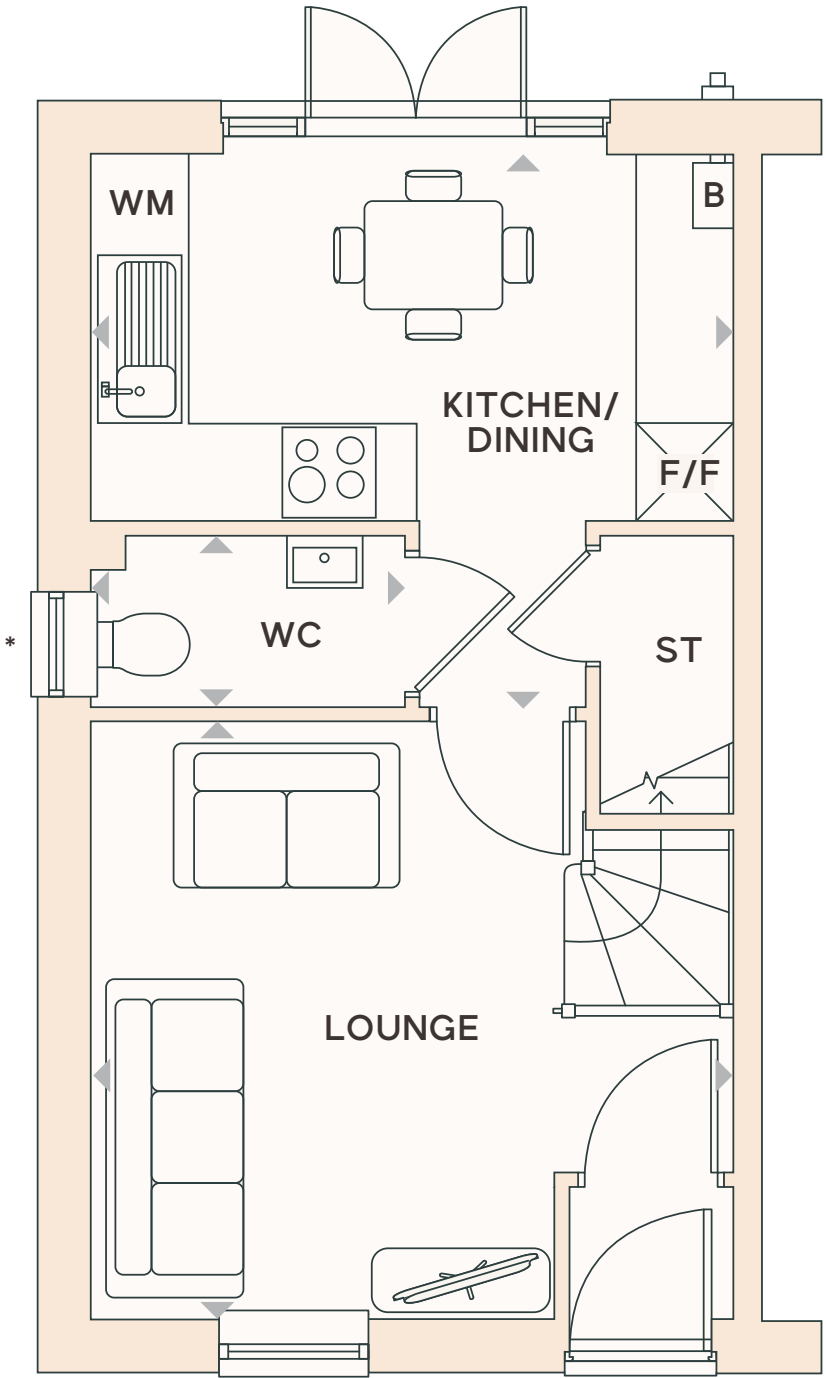
Kenley

2 bedroom home

Plots 60, 61, 64, 65, 68, 69, 109–112 & 194–197

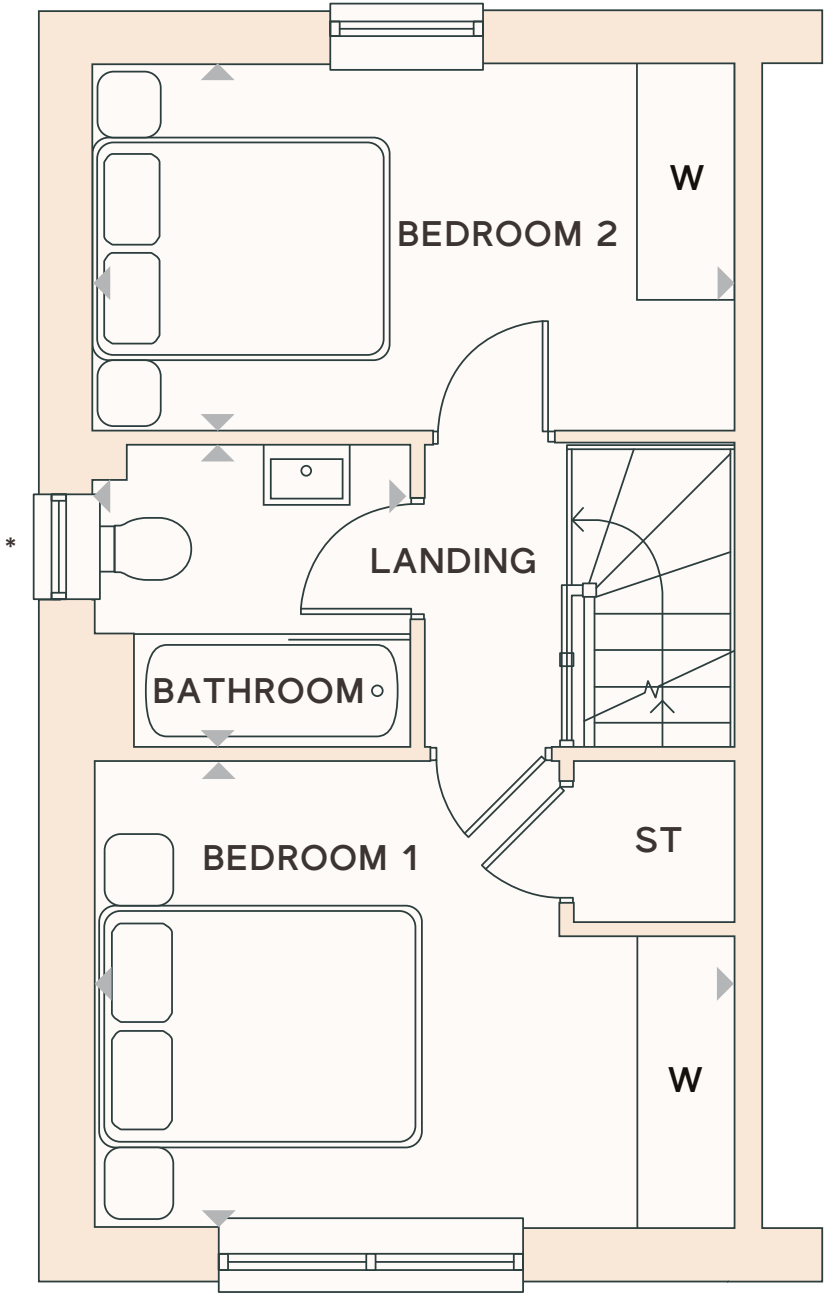
KEY

- B Boiler
- ◄► Dimension location
- F/F Fridge/Freezer
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

- LOUNGE
7.21m x 3.94m | 23'8" x 12'11"
- KITCHEN/DINING
1.49m x 1.04m | 4'11" x 3'5"
- WC
1.88m x 1.05m | 6'2" x 3'5"



FIRST FLOOR

- BEDROOM 1
3.94m x 2.86m | 12'11" x 9'5"
- BEDROOM 2
3.94m x 2.31m | 12'11" x 7'7"
- BATHROOM
1.95m x 1.85m | 6'5" x 6'1"

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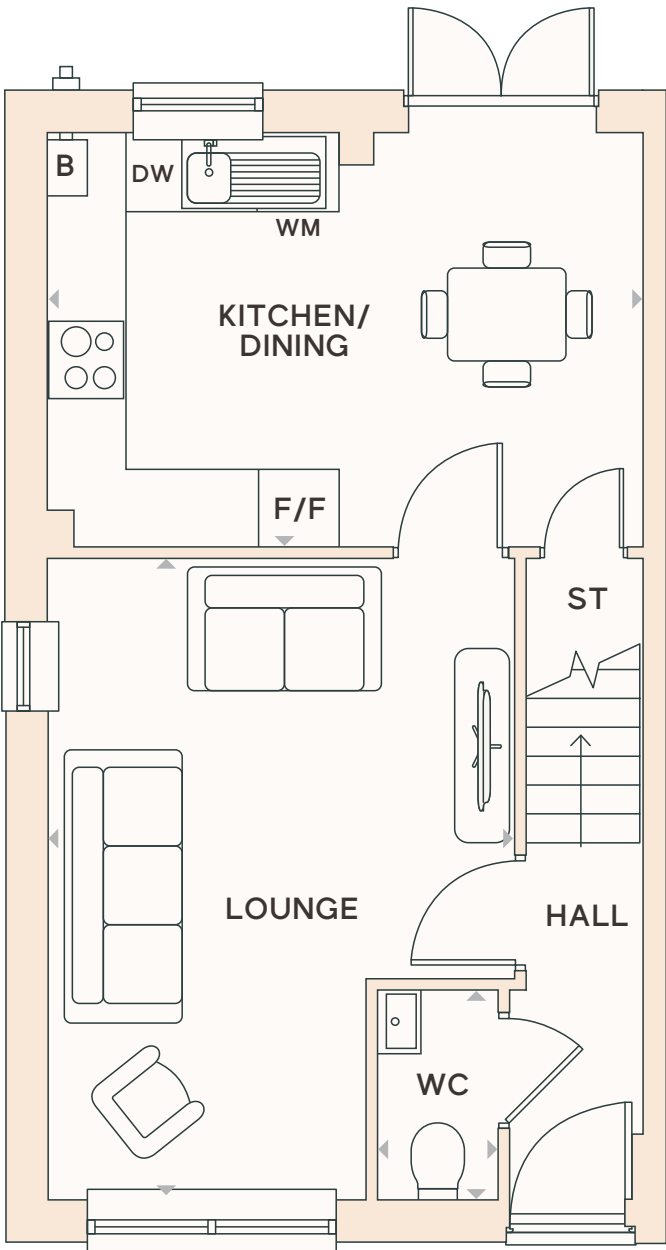
Maidstone

3 bedroom home

Plots 107, 108, 113, 114, 124, 125, 130, 131, 143, 144, 149 & 187

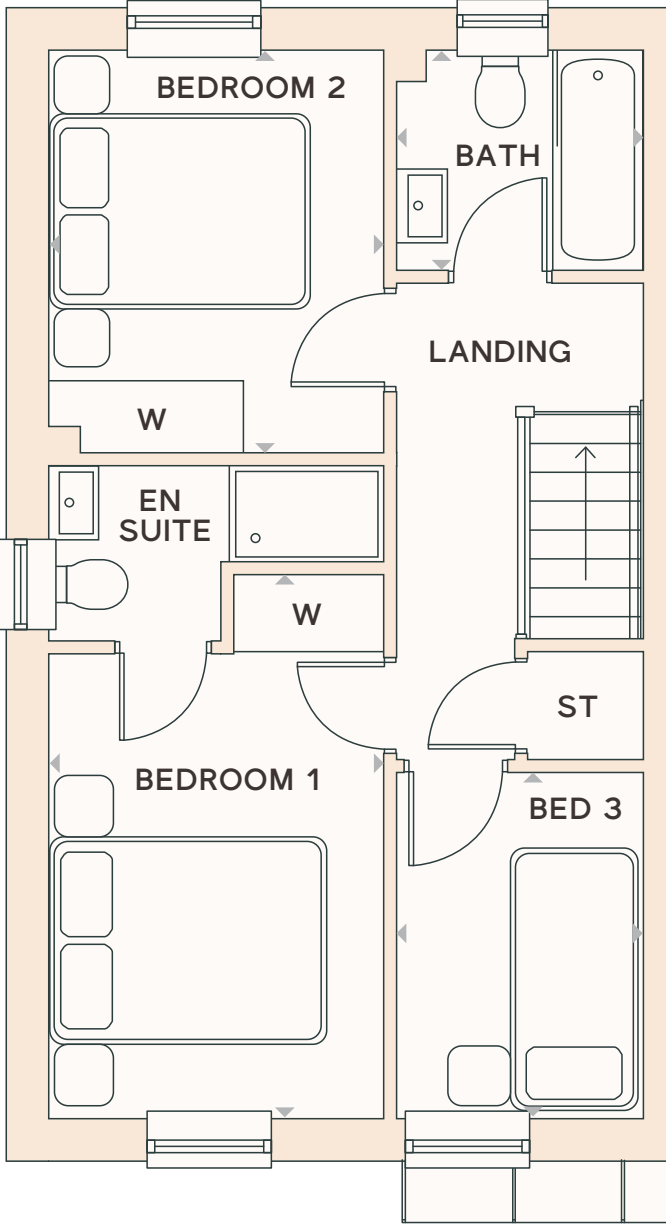
KEY

- B Boiler
- BH Bulk Head
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

- LOUNGE**
4.95m x 4.59m | 16'3" x 15'1"
- KITCHEN/DINING**
4.59m x 3.20m | 15'1" x 10'6"
- WC**
1.62m x 0.93m | 5'5" x 3'1"



FIRST FLOOR

- BEDROOM 1**
4.20m x 2.59m | 13'10" x 8'6"
- EN SUITE**
2.59m x 1.36m | 8'6" x 4'6"
- BEDROOM 2**
3.11m x 2.59m | 10'3" x 8'6"
- BEDROOM 3**
2.67m x 1.91m | 8'9" x 6'4"
- BATHROOM**
1.91m x 1.70m | 6'4" x 5'7"

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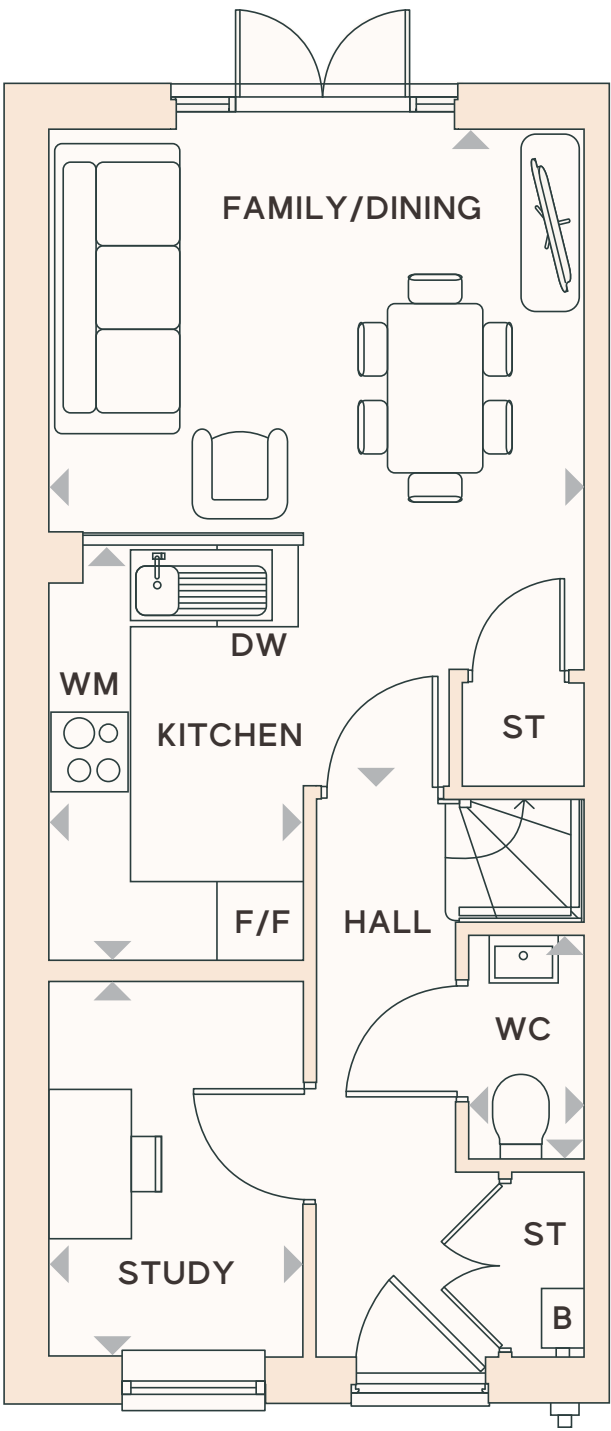
Kingsville

3 bedroom home

Plots 56-58, 66, 67, 145-148 & 183-186

KEY

- B Boiler
- ◀▶ Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- Restricted headroom
- ◻ Rooflight
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



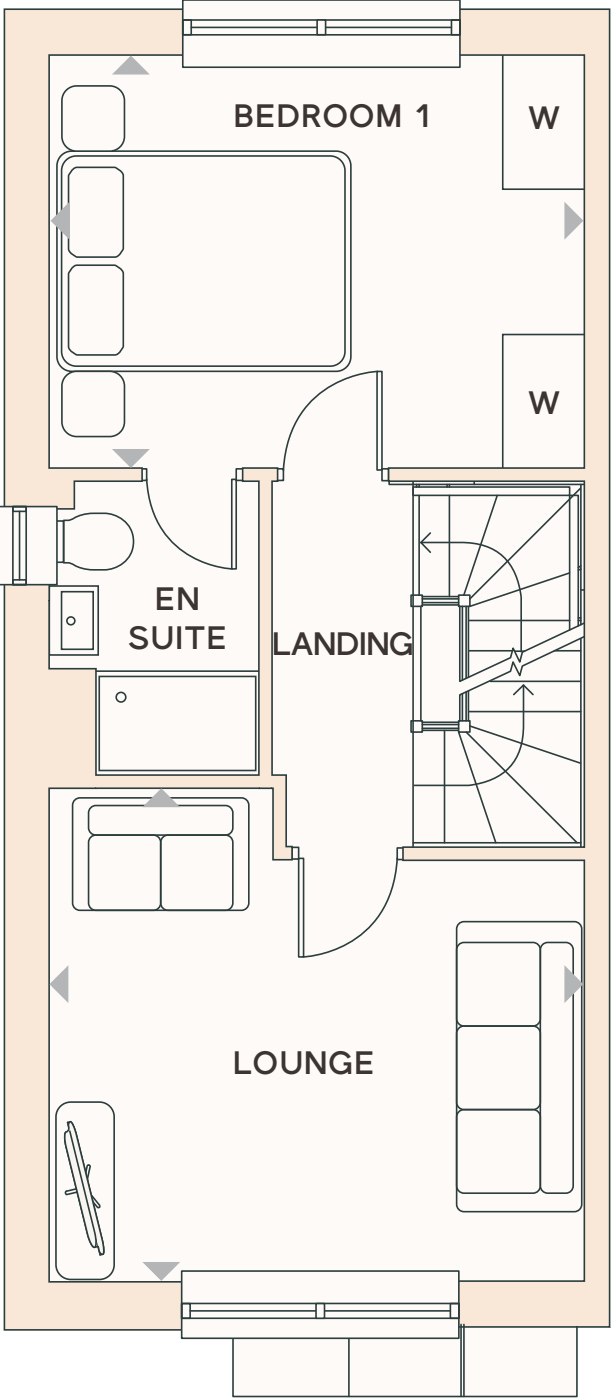
GROUND FLOOR

FAMILY/DINING
4.82m x 3.93m | 15'10" x 12'11"

KITCHEN
3.06m x 1.86m | 10'0" x 6'1"

STUDY
2.74m x 1.86m | 9'0" x 6'1"

WC
1.64m x 0.86m | 5'5" x 2'10"

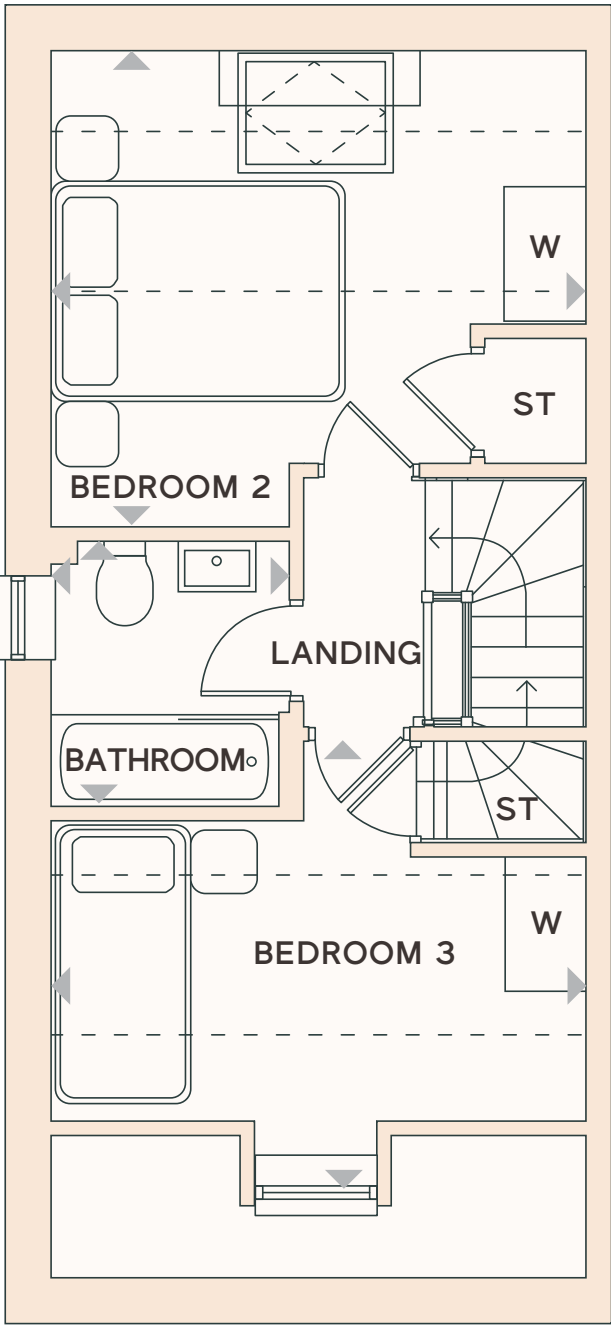


FIRST FLOOR

LOUNGE
3.93m x 3.63m | 12'11" x 11'11"

BEDROOM 1
3.93m x 3.04m | 12'11" x 10'0"

EN SUITE
2.16m x 1.55m | 7'1" x 5'1"



SECOND FLOOR

BEDROOM 2
3.93m x 3.50m | 12'11" x 11'6"

BEDROOM 3
3.93m x 3.32m | 12'11" x 10'11"

BATHROOM
1.96m x 1.76m | 6'5" x 5'9"

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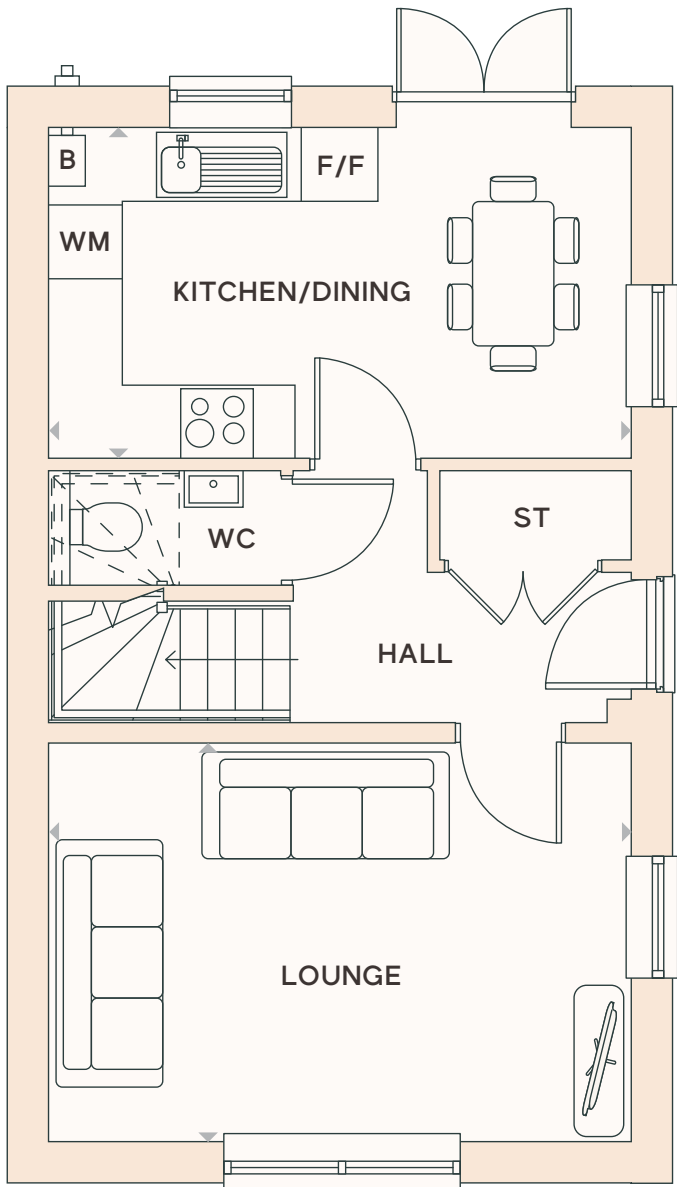
Moresby

3 bedroom home

Plots 59, 70, 71, 106, 115, 132, 140, 150, 176 & 188

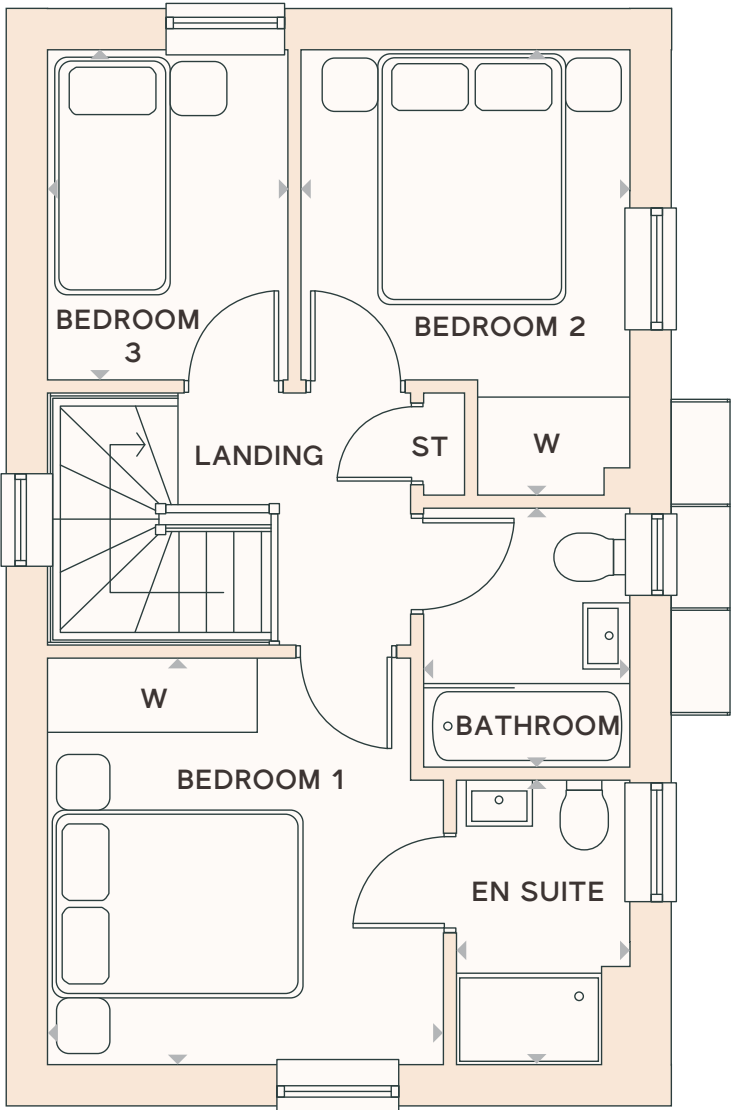
KEY

- B Boiler
- ◄► Dimension location
- F/F Fridge/Freezer
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

- LOUNGE**
4.73m x 3.25m | 15'6" x 10'8"
- KITCHEN/DINING**
4.73m x 2.93m | 15'6" x 9'7"
- WC**
1.89m x 0.94m | 6'2" x 3'1"



FIRST FLOOR

- BEDROOM 1**
3.31m x 3.22m | 10'10" x 10'7"
- EN SUITE**
2.32m x 1.42m | 7'7" x 4'8"
- BEDROOM 2**
3.62m x 2.67m | 11'11" x 8'9"
- BEDROOM 3**
2.69m x 1.96m | 8'10" x 6'5"
- BATHROOM**
2.12m x 1.68m | 6'11" x 5'6"

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WOODLAND HEATH



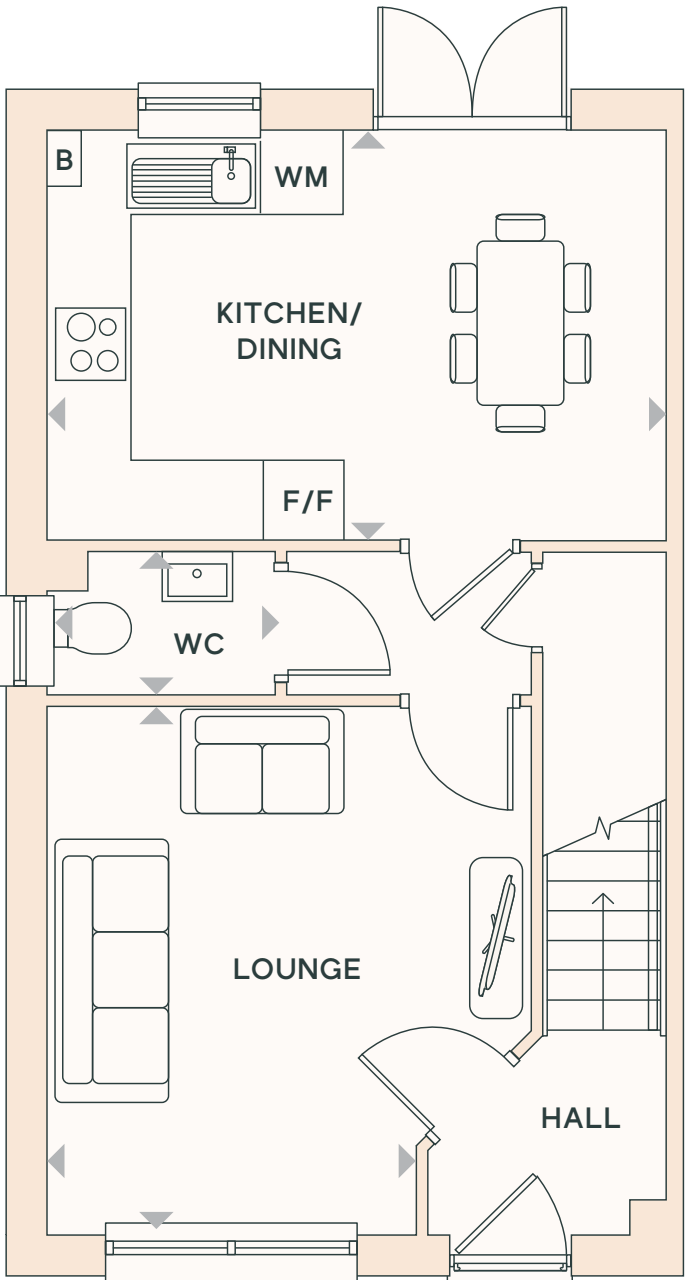
Ellerton

3 bedroom home

Plots 62, 63, 177, 178, 181 & 182

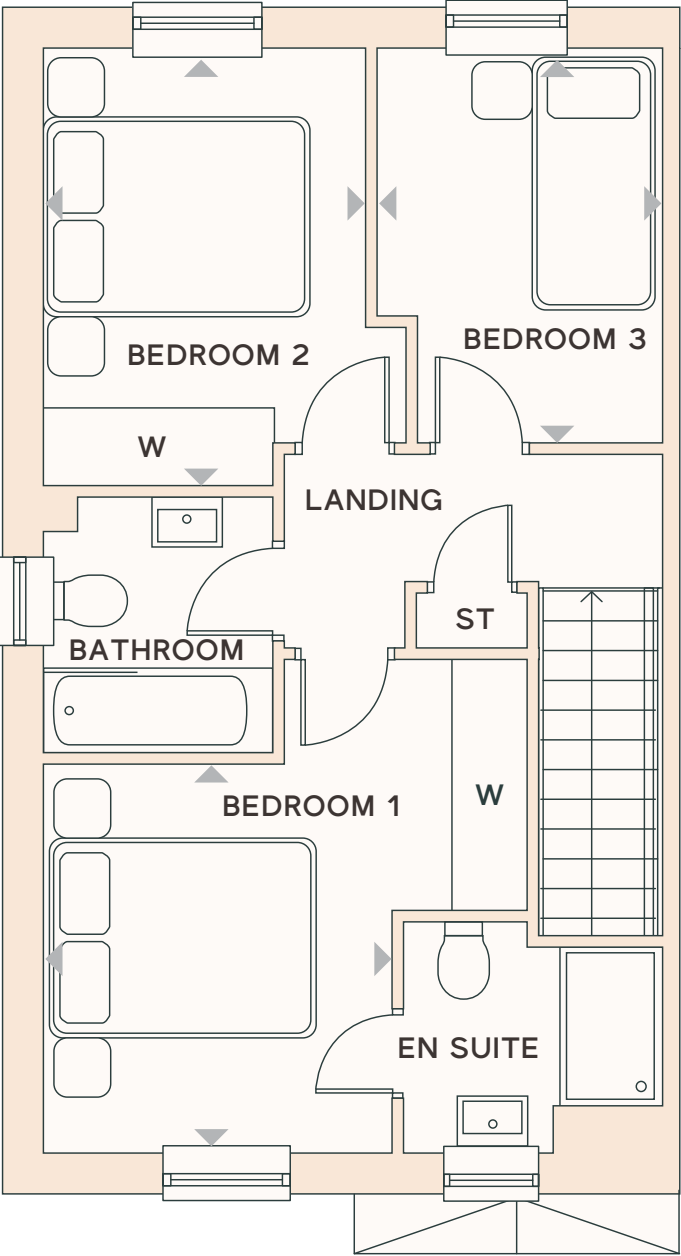
KEY

- B Boiler
- ◄► Dimension location
- F/F Fridge/Freezer
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

- KITCHEN/DINING**
4.65m x 3.07m | 15'3" x 10'1"
- LOUNGE**
3.95m x 2.78m | 13'0" x 9'1"
- WC**
1.72m x 1.07m | 5'8" x 3'6"



FIRST FLOOR

- BEDROOM 1**
2.92m x 2.62m | 9'7" x 8'7"
- EN SUITE**
1.97m x 1.55m | 6'6" x 5'1"
- BEDROOM 2**
3.27m x 2.42m | 10'9" x 7'11"
- BEDROOM 3**
2.95m x 2.17m | 9'8" x 7'1"
- BATHROOM**
1.94m x 1.72m | 6'4" x 5'8"

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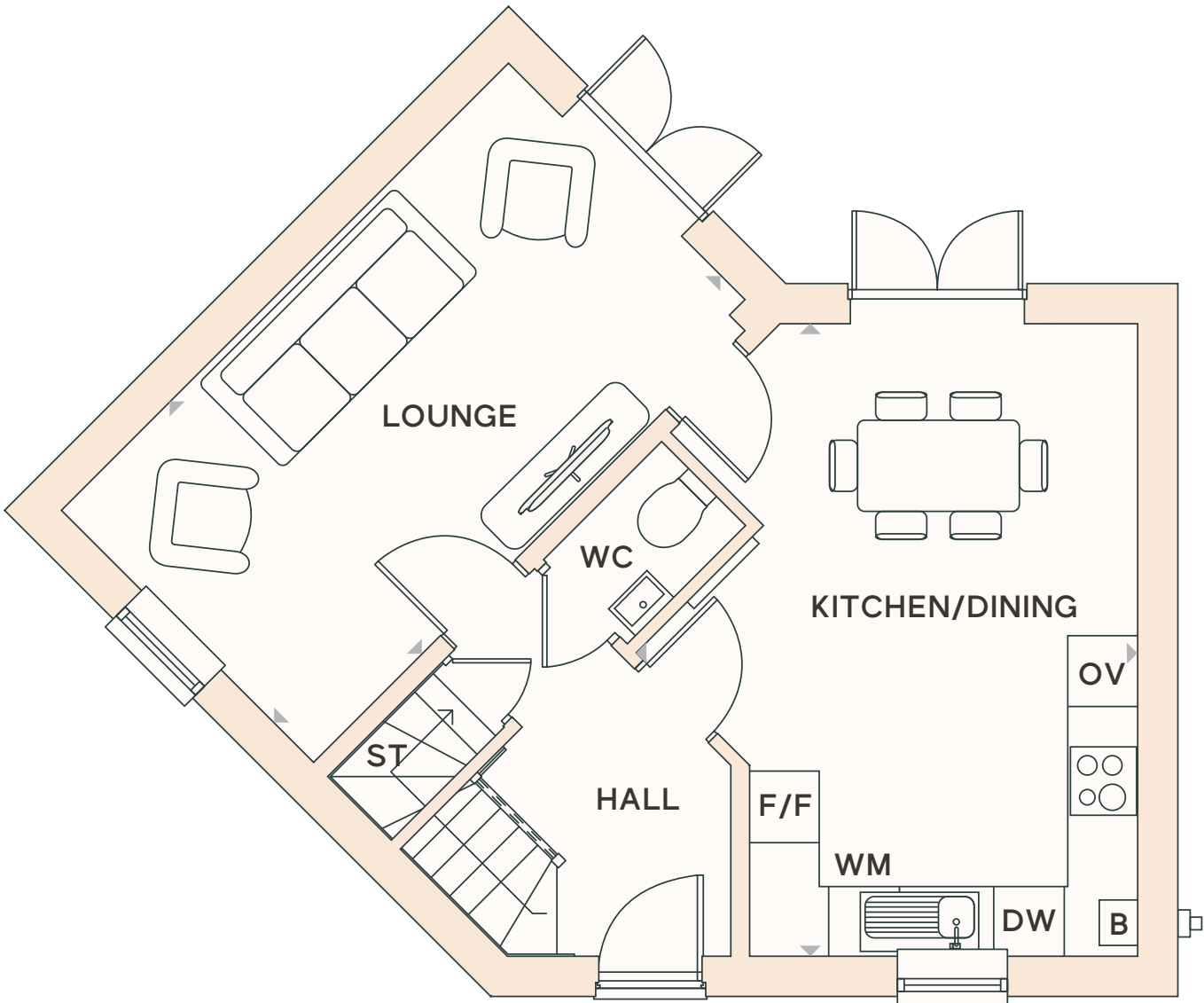
Lutterworth

3 bedroom home

Plots 190 & 191

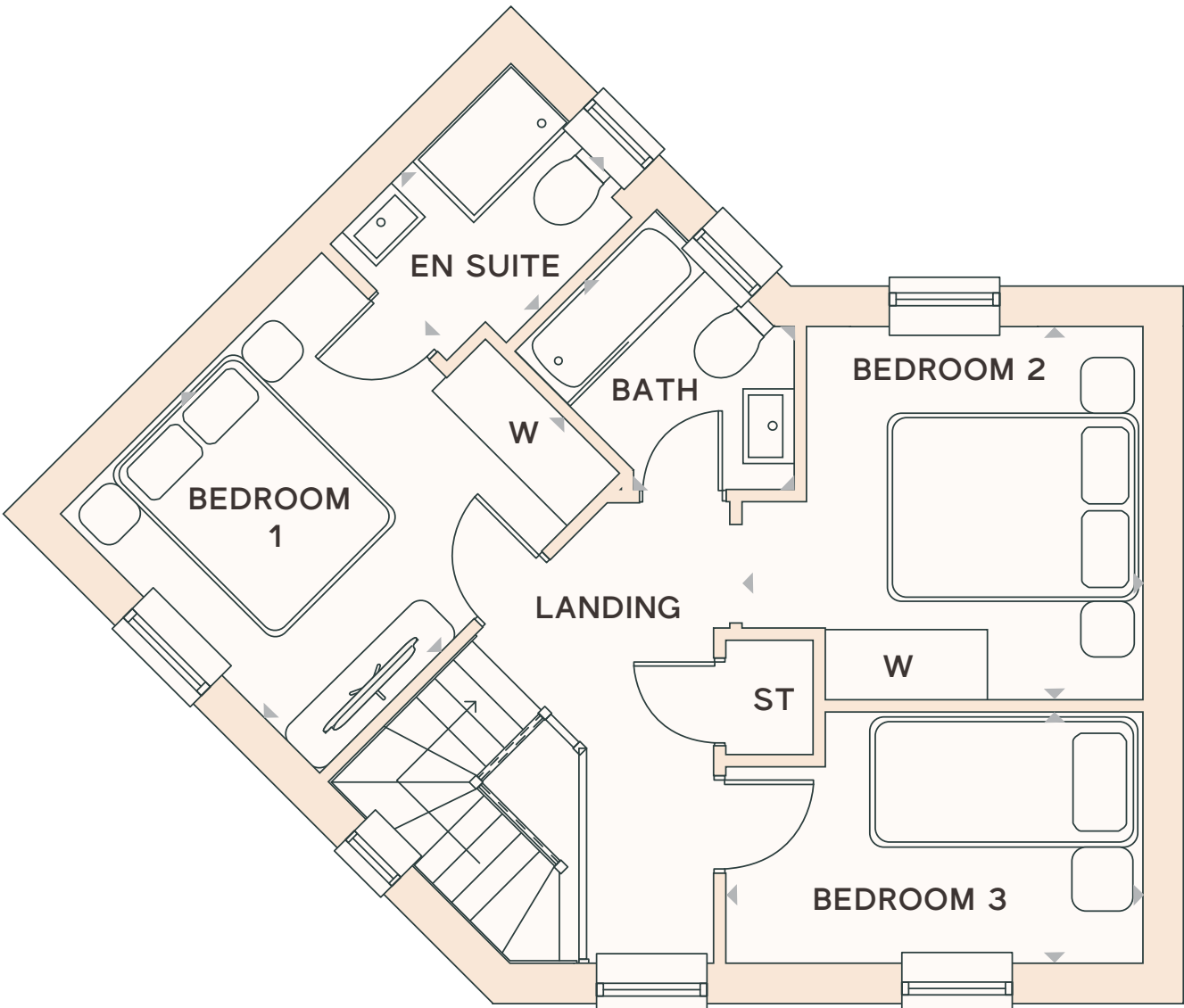
KEY

- B Boiler
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- OV Oven
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

- LOUNGE**
5.38m x 3.04m | 17'8" x 10'0"
- KITCHEN/DINING**
5.38m x 4.27m | 17'8" x 14'0"
- WC**
1.44m x 1.02m | 4'9" x 3'4"



FIRST FLOOR

- BEDROOM 1**
3.59m x 3.10m | 11'10" x 10'2"
- EN SUITE**
2.15m x 1.64m | 7'1" x 5'5"
- BEDROOM 2**
3.40m x 3.16m | 11'2" x 10'5"
- BEDROOM 3**
3.54m x 2.13m | 11'7" x 7'0"
- BATHROOM**
2.51m x 1.95m | 8'3" x 6'5"

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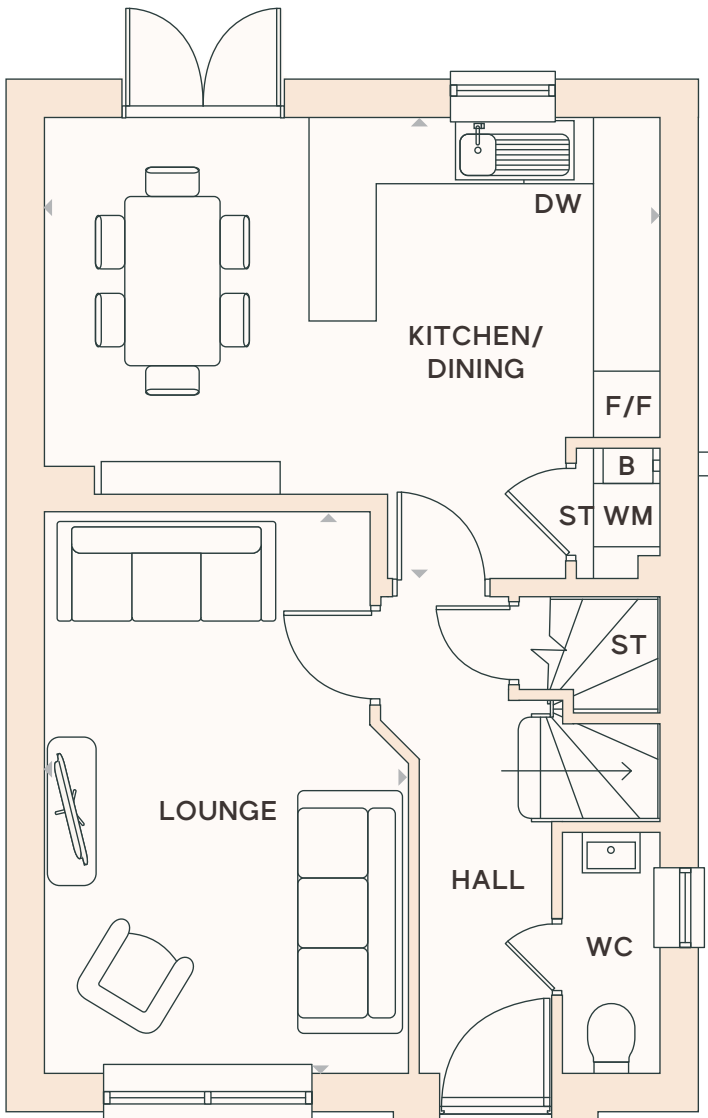
Chester

4 bedroom home

Plots 74, 180 & 189

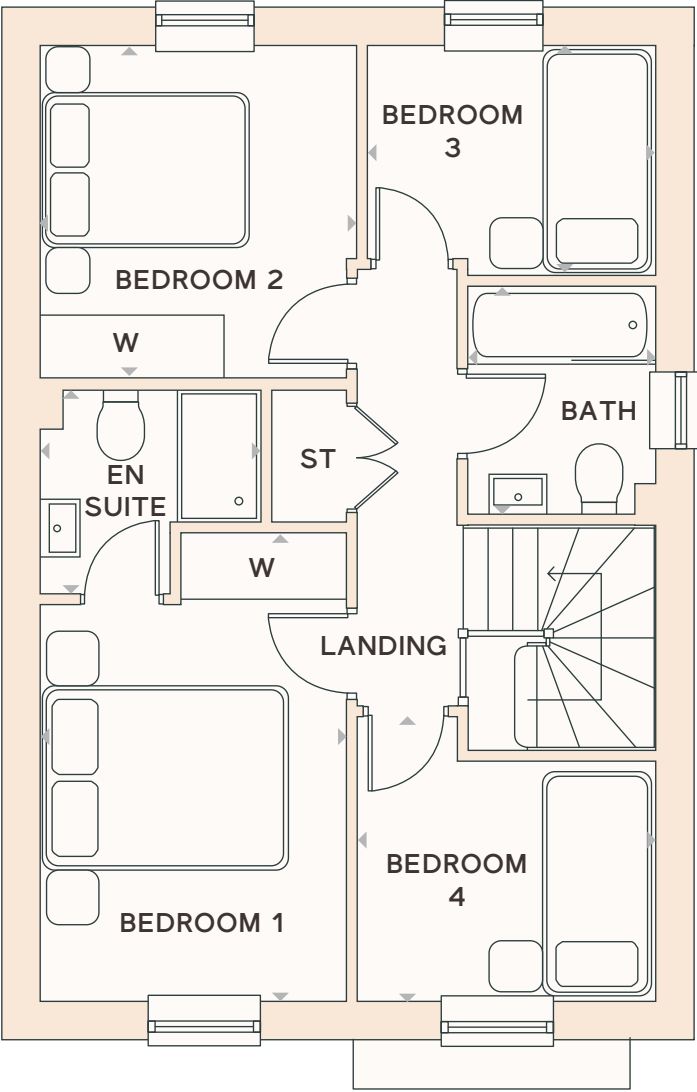
KEY

- B Boiler
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

- LOUNGE**
5.02m x 3.26m | 16'6" x 10'9"
- KITCHEN/DINING**
5.52m x 4.13m | 18'1" x 13'7"
- WC**
2.16m x 0.89m | 7'1" x 2'11"



FIRST FLOOR

- BEDROOM 1**
4.20m x 2.74m | 13'10" x 9'0"
- EN SUITE**
2.05m x 1.83m | 6'9" x 6'0"
- BEDROOM 2**
2.98m x 2.82m | 9'10" x 9'3"
- BEDROOM 3**
2.68m x 2.53m | 8'10" x 8'4"
- BEDROOM 4**
2.60m x 2.06m | 8'7" x 6'9"
- BATHROOM**
2.04m x 1.69m | 6'9" x 5'7"

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WOODLAND HEATH

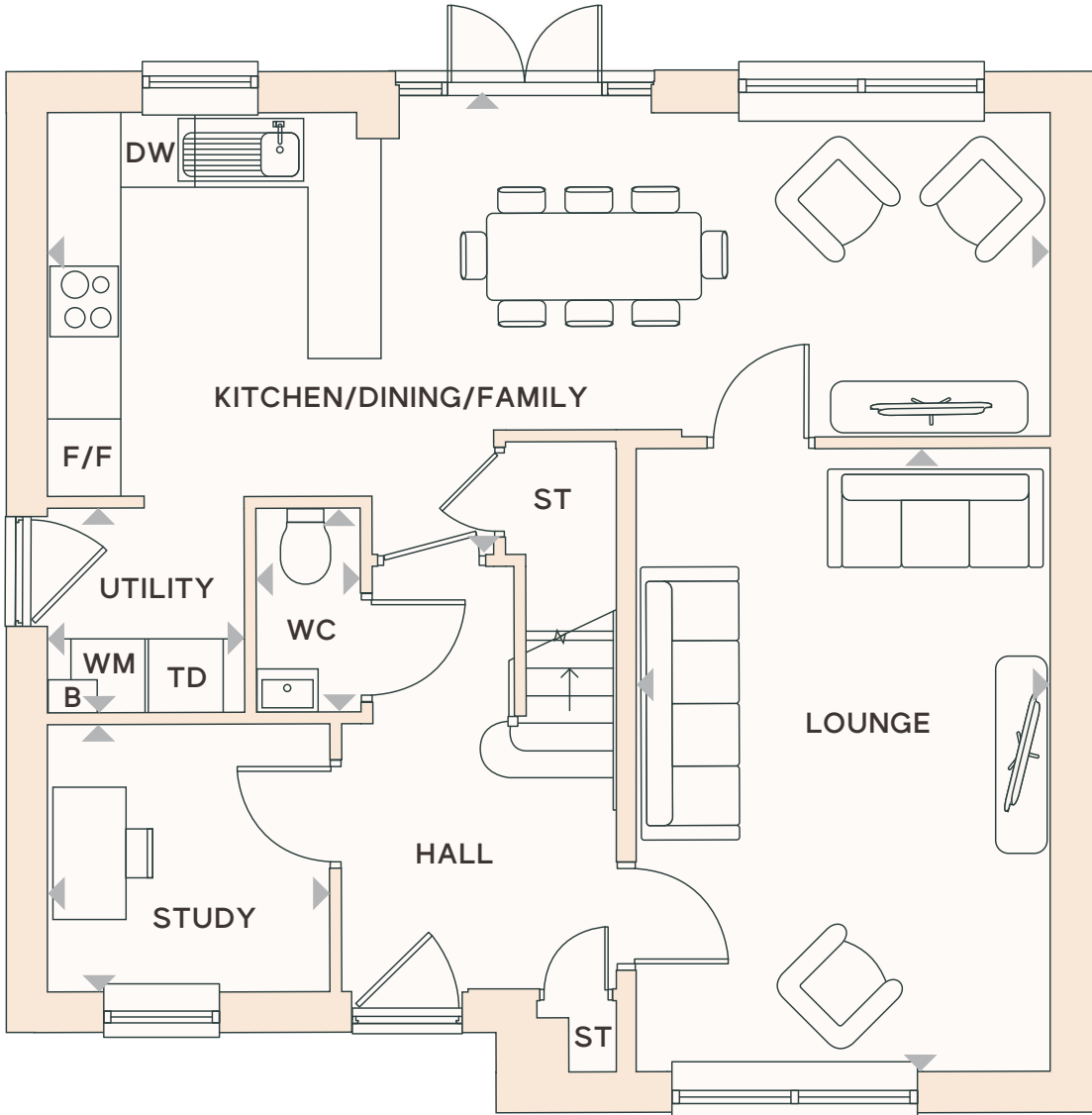


Radleigh
4 bedroom home

Plot 121

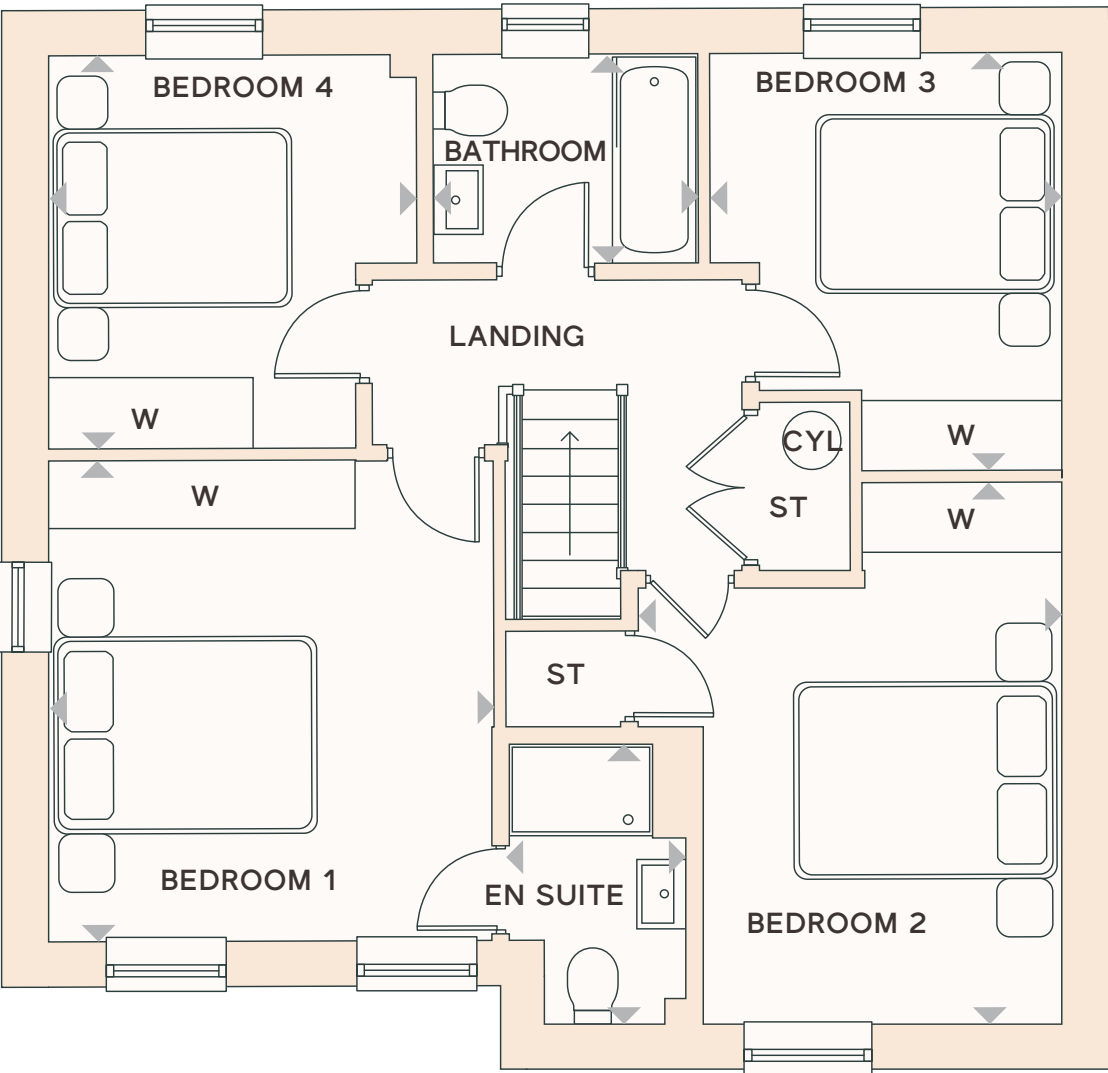
KEY

- B Boiler
- CYL Water Cylinder
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- ST Store
- TD Tumble Dryer
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

- LOUNGE**
5.04m x 3.36m | 16'7" x 11'0"
- KITCHEN/DINING/FAMILY**
8.81m x 3.58m | 26'7" x 11'9"
- UTILITY**
1.65m x 1.55m | 5'5" x 5'1"
- STUDY**
2.27m x 2.15m | 7'5" x 7'1"
- WC**
2.60m x 2.06m | 8'7" x 6'9"



FIRST FLOOR

- BEDROOM 1**
3.85m x 3.57m | 12'8" x 11'9"
- EN SUITE**
2.28m x 1.45m | 7'6" x 4'9"
- BEDROOM 2**
4.33m x 3.42m | 14'3" x 11'3"
- BEDROOM 3**
3.35m x 2.82m | 11'0" x 9'3"
- BEDROOM 4**
3.15m x 2.97m | 10'4" x 10'4"
- BATHROOM**
2.13m x 1.69m | 7'0" x 5'7"

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WOODLAND HEATH



Hemsworth

4 bedroom home

Plots 72, 73, 117 & 118

KEY

- B

◀▶

DW
- Boiler

Dimension location

Dish Washer
- F/F

OV

ST

TD

W

WC

WM
- Fridge/Freezer

Oven

Restricted headroom

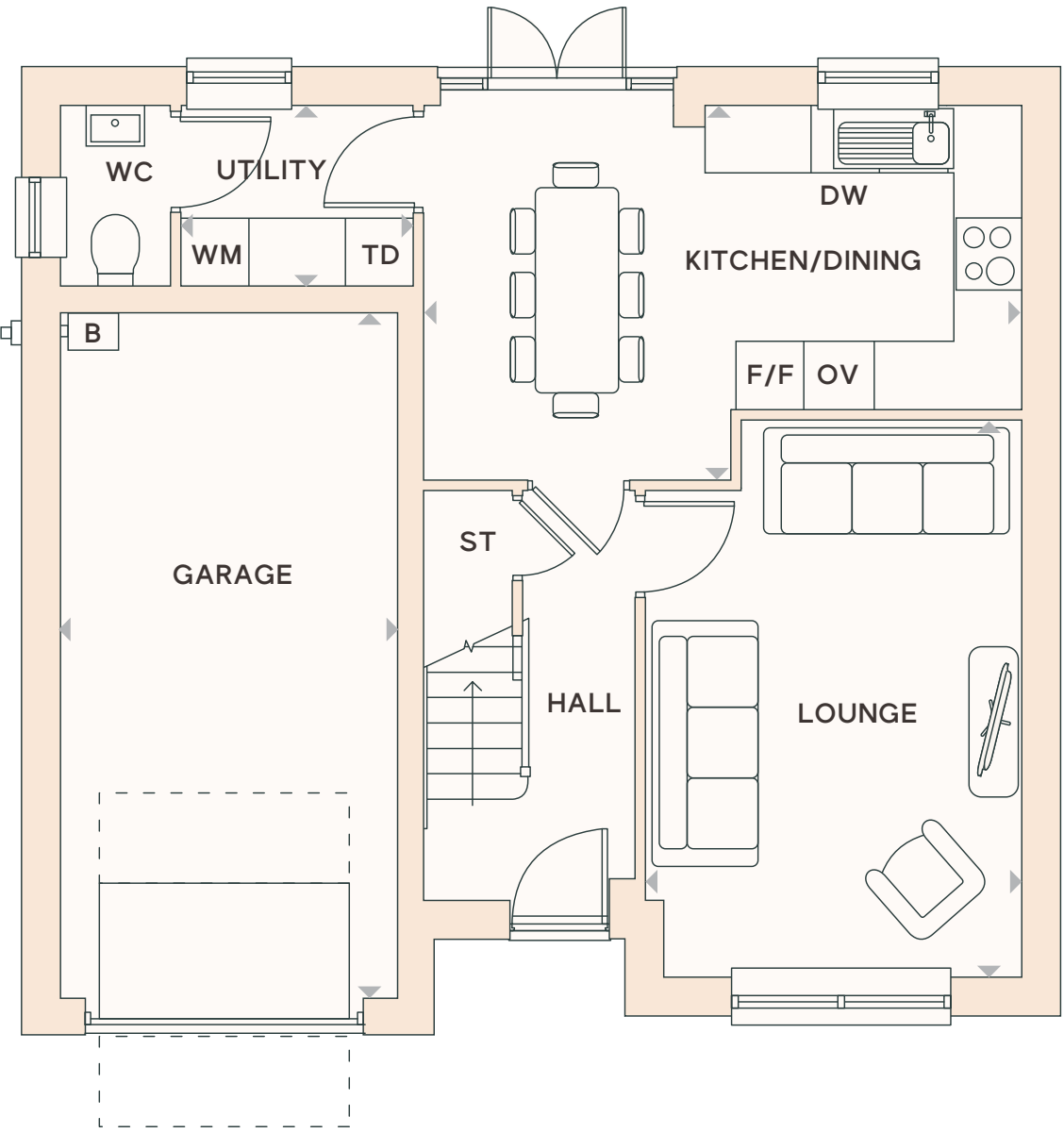
Store

Tumble Dryer

Wardrobe space

Cloakroom

Washing Machine



GROUND FLOOR

KITCHEN/DINING/FAMILY

5.25m x 3.29m | 17'3" x 10'10"

LOUNGE

4.89m x 3.31m | 16'1" x 10'10"

UTILITY

2.04m x 1.59m | 6'8" x 5'3"

WC

1.59m x 0.97m | 5'3" x 3'2"

GARAGE

6.02m x 3.00m | 19'9" x 9'10"

FIRST FLOOR

BEDROOM 1

4.21m x 4.00m | 13'10" x 13'2"

EN SUITE

2.01m x 1.66m | 6'7" x 5'5"

BEDROOM 2

3.77m x 3.10m | 12'5" x 10'2"

BEDROOM 3

3.56m x 3.16m | 11'8" x 10'5"

BEDROOM 4

3.12m x 3.12m | 10'3" x 10'3"

BATHROOM

2.15m x 1.90m | 7'1" x 6'3"

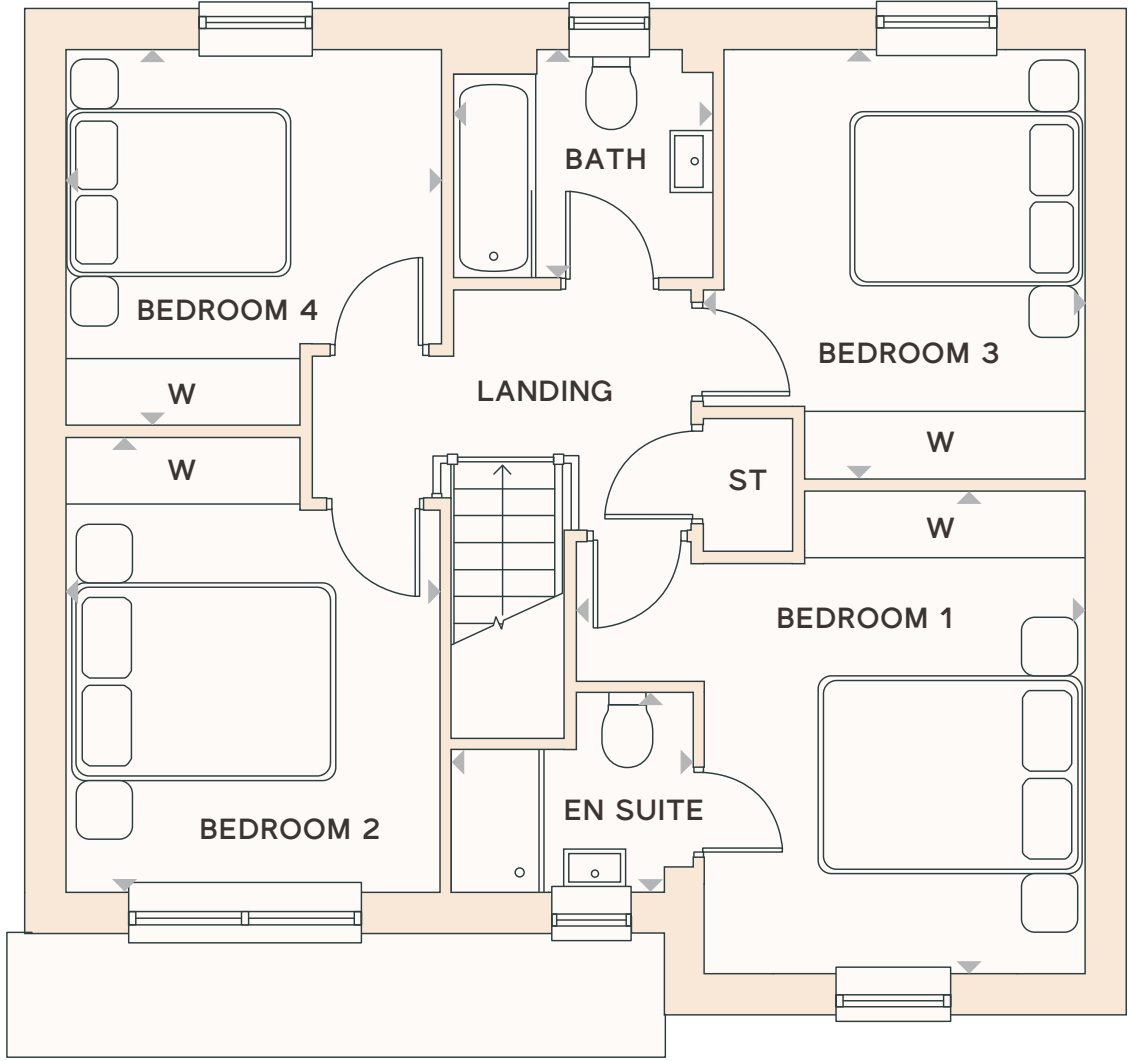


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MENU



Woodcote

4 bedroom home

Plots 119, 120 & 126-129

KEY

- B

CYL

◄►

Boiler

Water Cylinder

Dimension location
- DW

F/F

◻

ST

W

WC

WM

Dish Washer

Fridge/Freezer

Restricted headroom

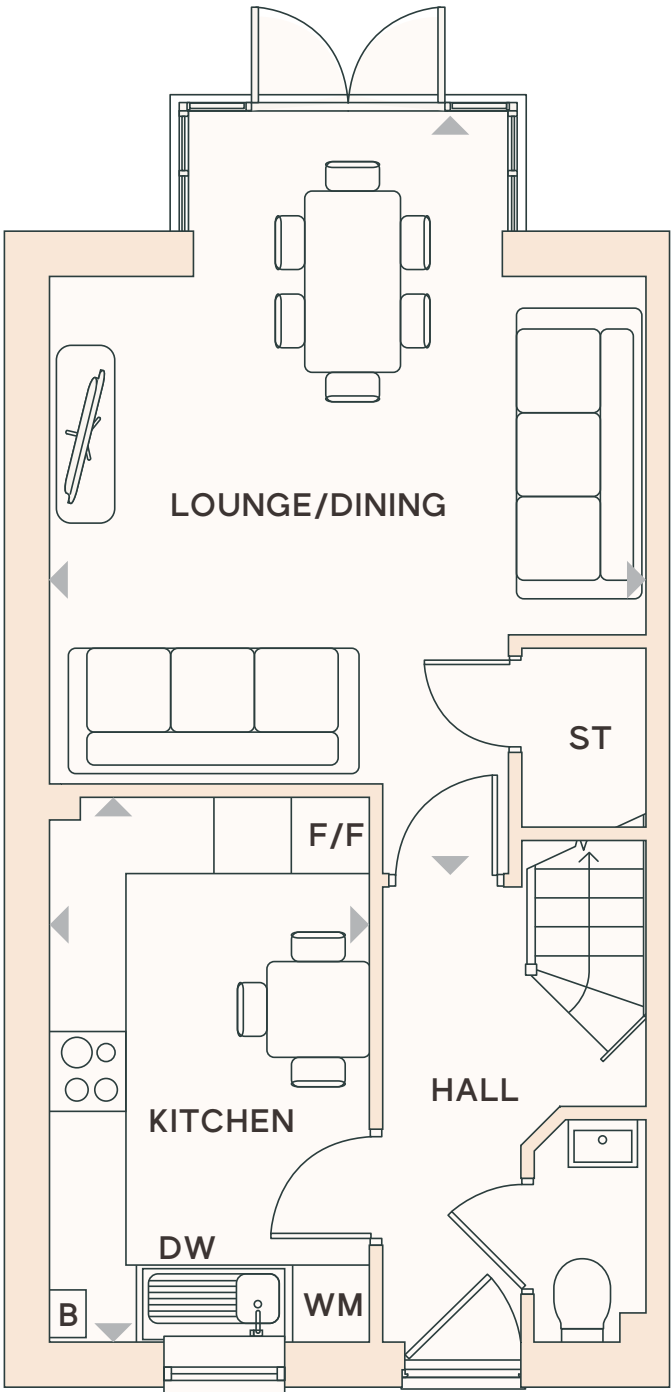
Rooflight

Store

Wardrobe space

Cloakroom

Washing Machine



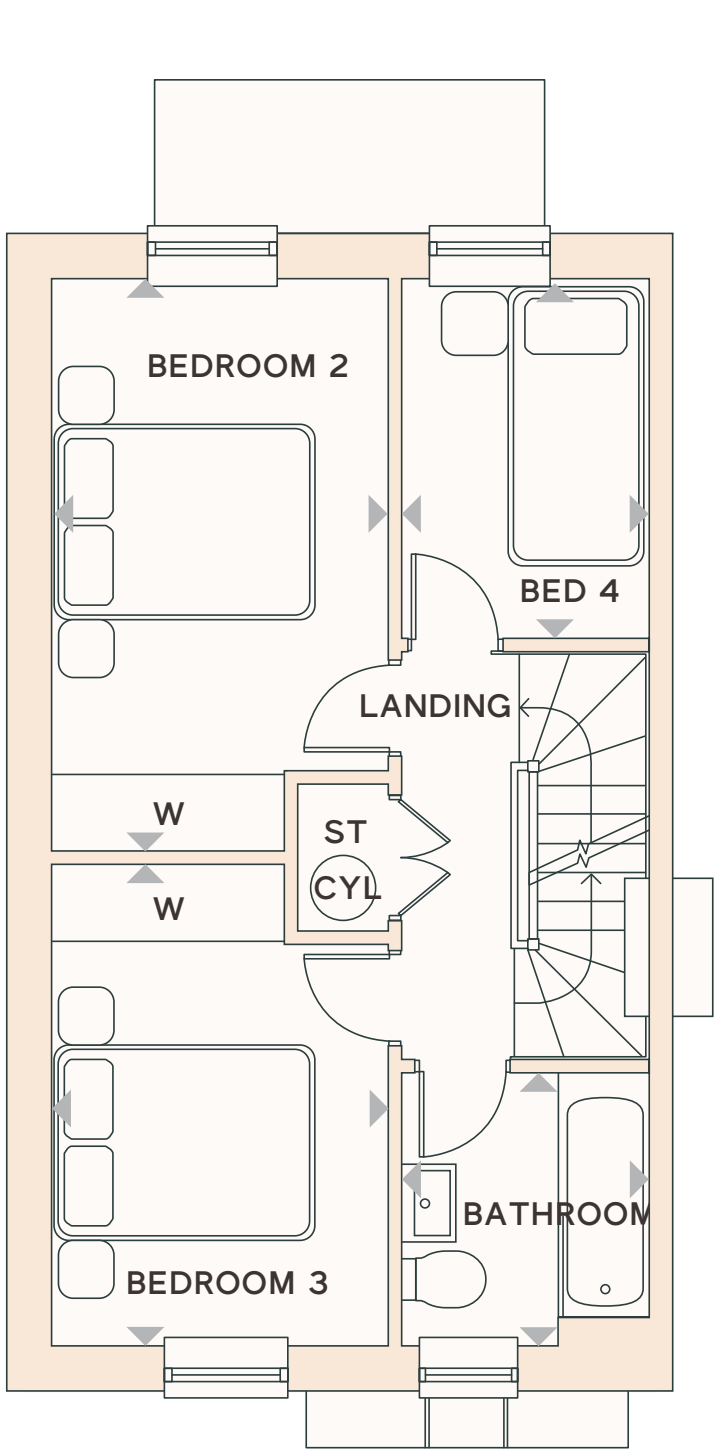
GROUND FLOOR

- KITCHEN

4.21m x 2.48m | 13'10" x 8'2"
- LOUNGE/DINING

5.84m x 4.60m | 19'2" x 15'1"
- WC

1.72m x 0.87m | 5'8" x 2'11"



FIRST FLOOR

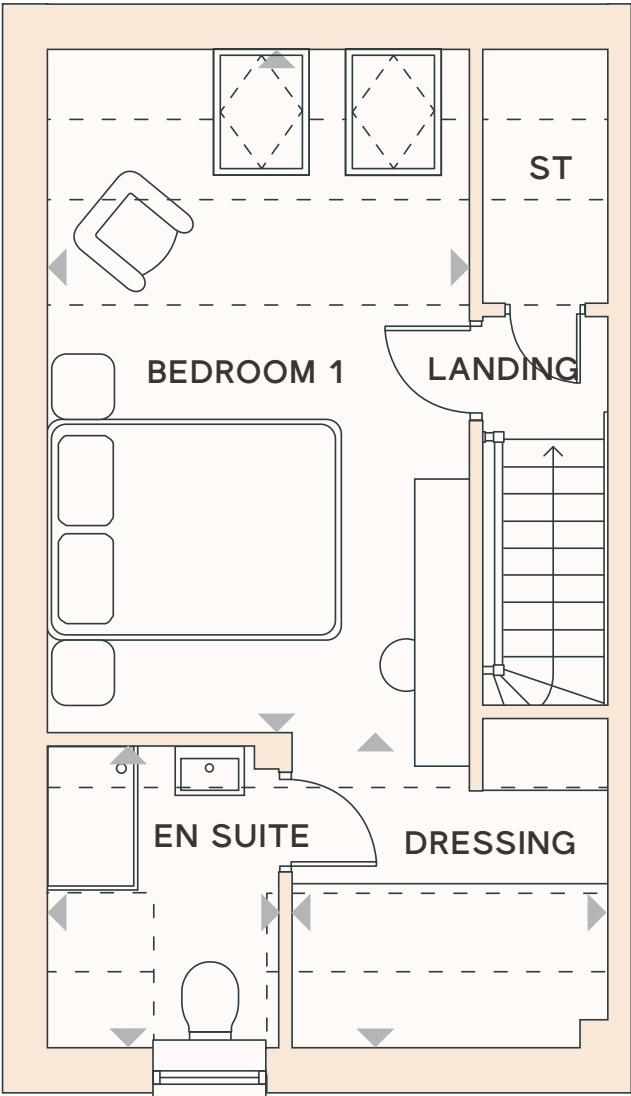
- BEDROOM 2

4.41m x 2.60m | 14'6" x 8'7"
- BEDROOM 3

3.72m x 2.60m | 12'3" x 8'7"
- BEDROOM 4

2.77m x 1.91m | 9'1" x 6'3"
- BATHROOM

2.11m x 1.91m | 6'11" x 6'3"



SECOND FLOOR

- BEDROOM 1

5.65m x 3.48m | 18'6" x 11'5"
- EN SUITE

2.48m x 1.92m | 8'2" x 6'4"
- DRESSING AREA

2.59m x 2.57m | 8'6" x 8'5"

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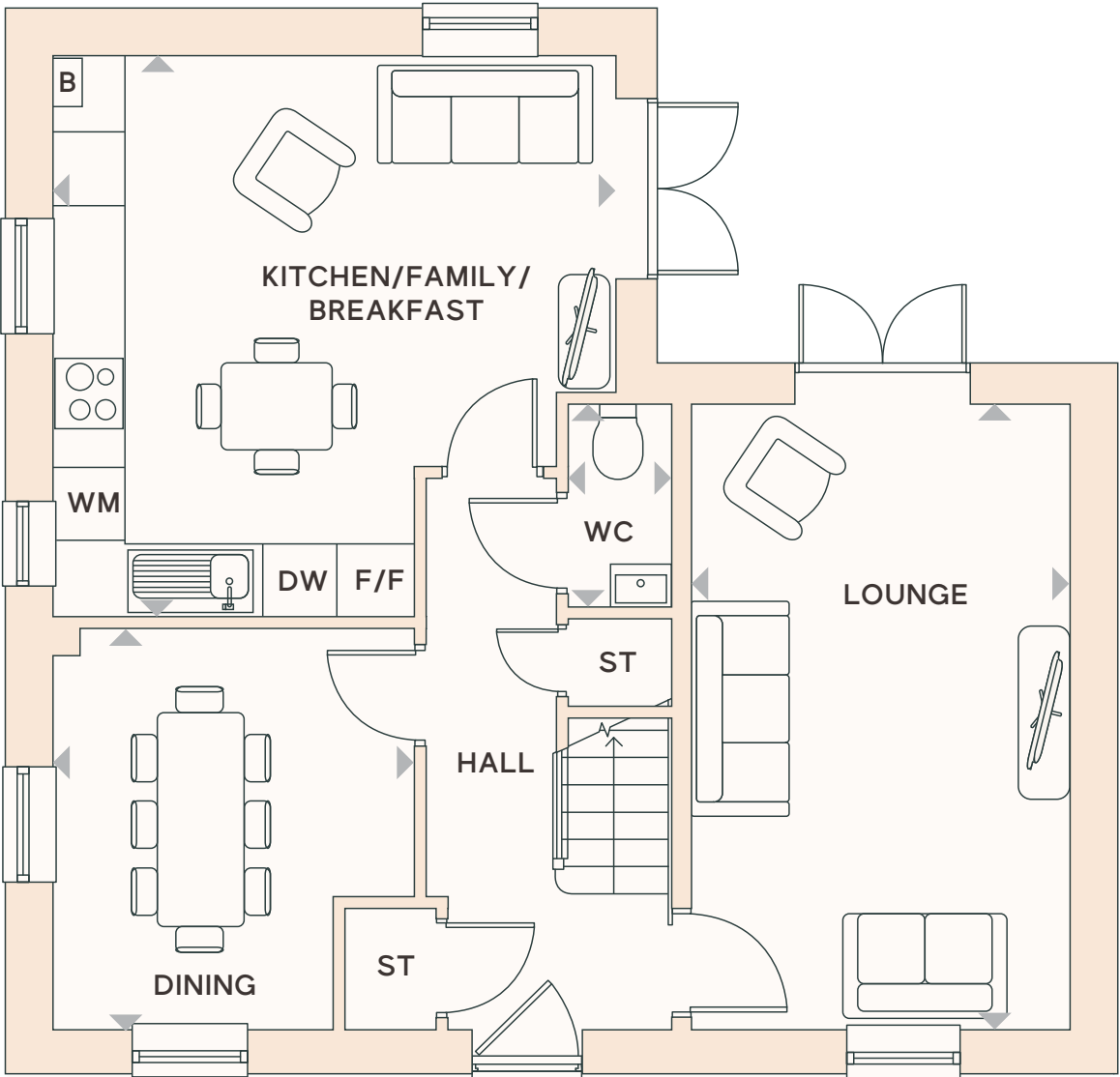
Alderney

4 bedroom home

Plots 116, 122, 123 & 179

KEY

- B Boiler
- ◄► Dimension location
- DW Dish Washer
- F/F Fridge/Freezer
- ST Store
- W Wardrobe space
- WC Cloakroom
- WM Washing Machine



GROUND FLOOR

KITCHEN/FAMILY/BREAKFAST

4.62m x 4.60m | 15'2" x 15'1"

DINING

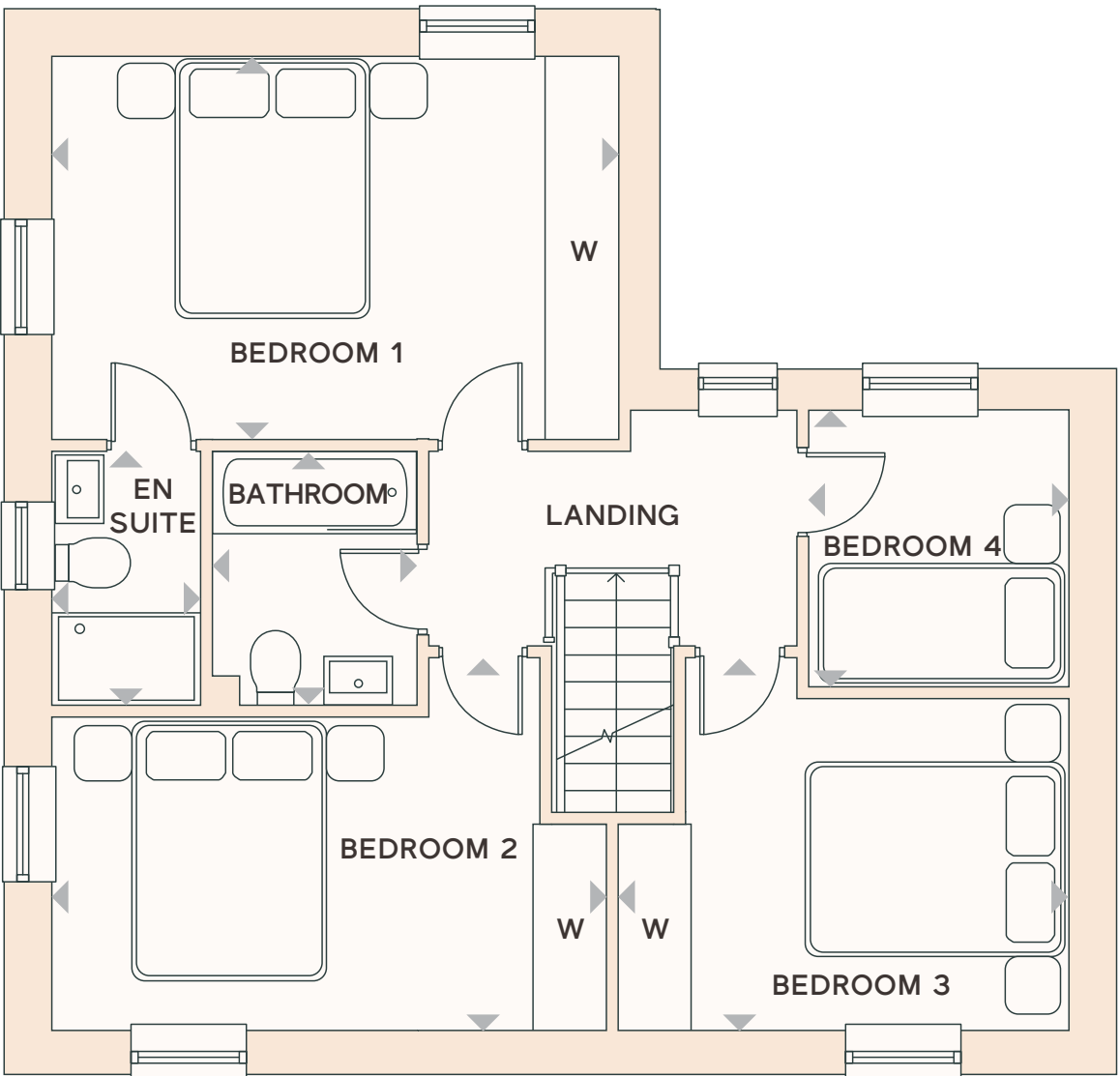
3.30m x 2.97m | 10'10" x 9'9"

LOUNGE

5.14m x 3.11m | 16'11" x 10'2"

WC

1.67m x 0.85m | 5'6" x 2'10"



FIRST FLOOR

BEDROOM 1

4.62m x 3.10m | 15'2" x 10'2"

EN SUITE

2.07m x 1.19m | 6'10" x 3'11"

BEDROOM 2

4.52m x 3.11m | 14'10" x 10'3"

BEDROOM 3

3.72m x 3.11m | 12'3" x 10'3"

BEDROOM 4

2.27m x 2.16m | 7'6" x 7'1"

BATHROOM

2.07m x 1.70m | 6'10" x 5'7"

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