





## WELCOME TO Trinity Rise

A beautiful new community in the picturesque village of Ormesby St Margaret, where modern living meets timeless countryside charm. Trinity Rise is an impressive collection of energy-efficient 2, 3, 4 and 5-bedroom houses and 3-bedroom bungalows, offering the perfect place to put down roots.

Perfectly positioned on the edge of the world-renowned Broads National Park, close to stunning beaches and surrounded by unspoilt countryside, Ormesby St Margaret offers a welcoming village community with timeless rural character. Ideal for families and couples alike, the village boasts a school, pub, shop and historic church.

The seaside town of Great Yarmouth, with its wide range of facilities, vibrant attractions and railway station, is just a short drive away. From here, the thriving city of Norwich can be reached in just 33 minutes by direct train.

*Joshua Hopkins*

Managing Director of Denbury Homes



Computer generated image of properties at Trinity Rise. Indicative only.



## DISCOVER THE Denbury Difference

Our hallmark passion for quality and excellence blends traditional craftsmanship with timeless luxury, ensuring that you will be proud of your new home for years to come.

These energy-efficient homes are designed for modern living, featuring elegant exteriors that blend in with their surroundings, and contemporary interior design to suit every lifestyle.

Every home is designed with a clear focus - thoughtful layouts, stylish finishes, and traditional methods, come together to create homes that are both beautiful and practical. From our robust block and brick construction to our smooth plaster interior walls and traditional Georgian-style columns found on some of our porches, meticulous care goes into the design of every home. Our approach to design and construction is complemented by our commitment to the care of our customers, which extends far beyond completion.

The Denbury Difference is found in the details that really matter, creating more than just houses, but homes to be enjoyed, cherished, and lived in for years to come. Denbury Homes was born amidst the stunning East Anglian landscape, which has inspired artists for generations. We ensure that everything we build reflects the beauty of this special place that you'll love to call home.



Photos depict previous Denbury Homes developments.

# A Breath of Fresh Air

Embrace a lifestyle of fresh air, open spaces and endless opportunities to unwind. This quintessential English village is moments from Trinity Broads Nature Reserve. Here you can explore waterways by boat, canoe or paddleboard, wander scenic trails and enjoy quaint pubs, picturesque villages, and a landscape rich in wildlife and natural beauty.

## FOOD & DRINK

Enjoy a drink or a meal at the local pub, The Jolly Farmers, which also hosts live music and is a perfect place to enjoy an evening with friends. Ormesby Traditional Fish & Chips, Planet Spice and The Smokehouse are also popular eateries. A short drive will take you to The Boathouse bar and restaurant, a country pub offering gastro dining with views of the Broads.

## SHOPPING & AMENITIES

Ormesby St Margaret has everything you need close at hand. A SPAR shop will serve your daily needs and includes a Post Office. For your weekly shop, nearby Great Yarmouth has a range of larger supermarkets. The award-winning Hirst's Farm Shop, based on a working family farm in Ormesby, is a great choice for fresh local vegetables, fruit, meat, fish and treats. The village has a doctors' surgery and pharmacy.

## SPORT & LEISURE

Keeping active is easy at Trinity Rise, with acres of open countryside to explore on foot or by bike. Just 6 miles away in Great Yarmouth, the Marina Leisure Centre offers something for everyone, from Aquaplay and a climbing wall to a gym, sports hall, fitness classes and a 25m pool. Even closer, Broadland Sports Club provides badminton, pickleball, swimming, Pilates, five-a-side and a well-equipped gym. Within the village itself, you'll find a bowls club and a youth football club, while nearby Rollesby Broad Sailing Club welcomes both novice and experienced sailors.

## DAYS OUT

Everyone will enjoy Hirst's Family Fun Park with its maze, zipwire, soft play and go-karting. Whether you enjoy the thrilling amusements and sandy beaches of Great Yarmouth or the scenic coastal walks in an Area of Outstanding Natural Beauty, the Norfolk Coast has the ideal day out. Lost World Adventure Golf and Thrigby Hall Wildlife Gardens are also close by. The vibrant cathedral city of Norwich is just 21 miles away and is full with shopping and leisure options. Travel for half an hour to Pleasurewood Hills theme park or BeWILDerwood outdoor woodland adventure. The seals of Winterton-on-Sea are also not to be missed.

## EDUCATION

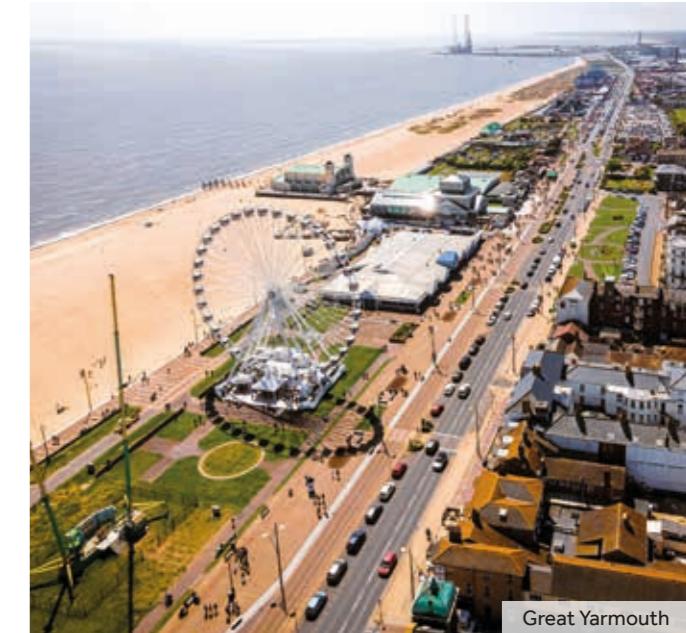
Ormesby Village Infant and Junior Schools are within a 20-minute walk, with the infant school also offering a pre-school. All have been rated Good by Ofsted in their most recent inspections. For older children, Caister Academy (11–16 years) is just a 7-minute drive, while post-16 options include East Norfolk Sixth Form College and East Coast College's Great Yarmouth Campus, both 20 minutes away by car.



School places are not guaranteed. Before making commitment to purchase, please make your own enquiries as to amenities in the immediate/surrounding areas. Do not rely upon any information provided in this respect within this brochure. Ofsted ratings are correct at time of publication. Lists of amenities are not exhaustive and information is provided in good faith but satisfy yourself in all regards prior to committing to purchase.



Brograve Windmill, Norfolk Broads



Great Yarmouth



St Margaret's Church, Ormesby



Norfolk Coast Seals



Ormesby Broads



Norwich

# PERFECTLY PLACED FOR Convenient Living

Ormesby St Margaret offers the charm of village life with everyday essentials close by, including local shops and schools, and the beautiful Norfolk Broads right on your doorstep.

Just a mile from the coast and only 6 miles from Great Yarmouth, it's perfectly placed for sandy beaches, family days out, and offers the best of both countryside and coastal living.





## PROTECTING AND IMPROVING THE ENVIRONMENT

It's not just people that need homes. From bat boxes, bee and swift bricks, to the planting we choose and wildflower seeds we sow, new homes for bats, birds, bugs, and bees can be found on our developments.



## Ecology

ENVIRONMENTS ENRICHED. COMMUNITIES ENHANCED.

# Our Commitment to a Sustainable Future

Our homes are designed to blend seamlessly into existing cities, towns and villages, but we know it's more than just houses that make somewhere a great place to live. Whether it's the layout of our developments, our attention to detail when it comes to planting and encouraging biodiversity, or our support of local groups and charities, we are as committed as ever to creating a legacy that can be enjoyed for generations to come.



## Charity



## ENCOURAGING LOCAL SUPPORT

The tireless efforts of charities and community groups across our region help protect the vulnerable, bring people together, and provide essential services to many. We are proud that the Denbury Charitable Fund has so far made over £1.6 million in donations and grants to help these inspiring organisations.

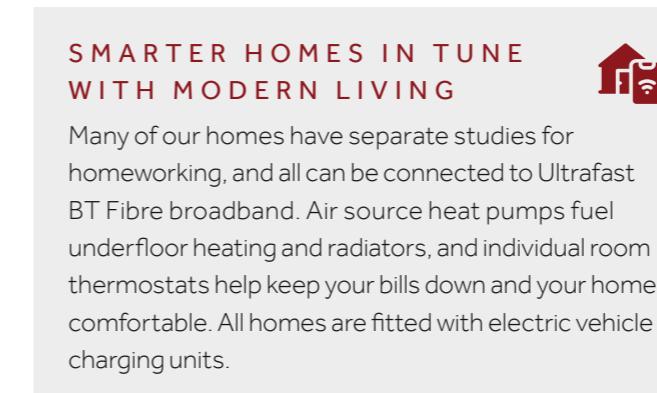


## Community



### HELPING COMMUNITIES THRIVE

We carefully select the homes we build on our developments. Different sizes and styles are chosen to meet local demand. Footpaths, bike lanes, and public open space, all contribute towards a safe and welcoming environment, and help residents quickly settle in.



### SMARTER HOMES IN TUNE WITH MODERN LIVING

Many of our homes have separate studies for homeworking, and all can be connected to Ultrafast BT Fibre broadband. Air source heat pumps fuel underfloor heating and radiators, and individual room thermostats help keep your bills down and your home comfortable. All homes are fitted with electric vehicle charging units.



## Technology



## Economy



### SUPPORTING LOCAL TRADES, SKILLS, AND BUSINESSES

Our East Anglian roots run deep, so we always seek to support local businesses. Our developments create employment, help young people gain new skills, and keep traditional building methods and skills in the limelight.



THE HIGHEST QUALITY

# Specification

## KITCHENS

- Choice of Howdens kitchen cupboards and worktops
- Contemporary white glass splashback to hob
- Integrated oven, induction hob and hood
- Integrated fridge freezer and dishwasher to all homes
- Integrated washing machine to all homes without a separate utility room
- Upgraded luxury composite worktops to The Heron, The Sandpiper, The Robin, and The Waxwing

## ELECTRICAL

- Electric vehicle charging unit to all homes
- Outside lighting to front and rear
- Mains-wired smoke detector to all homes
- Mains-wired carbon monoxide detectors to all homes with fireplaces
- TV points to living room and master bedroom
- Data points to living room, study and master bedroom
- Downlights to the kitchen to all homes
- Downlights to the dining area and wet rooms in The Robin, and The Waxwing
- Downlights to utility rooms

## JOINERY

- Moulded skirting and architraves
- Four-panel internal doors with matching chrome-effect handles
- UPVC double-glazed windows throughout
- Fitted wardrobes where indicated
- Coved cornicing

## PLUMBING

- Space and plumbing for a washing machine in utility room
- White Roca sanitary ware throughout with chrome effect mixer taps plus white bath panel
- Outside tap to all gardens
- Air source heat pump supplying underfloor heating to all bungalows
- Air source heat pump supplying underfloor heating to ground floor only and thermostatically controlled radiators to upper floor to all two-storey houses

## TILING

- Kitchen – choice of Porcelanosa floor tiles\*
- Bathroom – choice of Porcelanosa wall tiles at half-height all round\*
- En-suite – choice of Porcelanosa wall tiles at full height to shower cubicle with splashback above hand basin\*
- En-suite with bath – choice of Porcelanosa wall tiles at full height to shower cubicle and half height all round\*
- Cloakroom – choice of Porcelanosa wall tiles to splashback above hand basin\*

## OTHER ITEMS

- All walls wet plastered to give a superior smooth appearance
- Loft light
- Front garden landscaped and turfed
- Rear garden cleared, rotavated and topsoiled
- All internal walls painted Dulux Swansdown
- Natural Riven paving slabs to paths and patios
- Ultrafast Fibre Broadband to all plots^
- Wood burner to The Heron\*\*, The Sandpiper, The Robin, and The Waxwing

\* Subject to build stage. \*\* Not applicable to Plot 8 & 33 ^ The FTTP provided is a closed network service provided by nominated suppliers only. Integrated washing machine not applicable to homes with a utility room. Please note the specification is subject to change depending on materials and suppliers. Please speak to our Sales Consultant for further details. Photographs depict previous Denbury Homes developments.





DENBURY  
HOMES

## Welcome to Trinity Rise

### 2 Bedroom Homes

● The Godwit  
Plots 27 & 28(h)

● The Dove  
Plots 16, 17 & 18

● The Rosefinch  
Plots 5, 6(h), 9, 10(h),  
29 & 30(h)

● The Crossbill  
Plot 4

### 3 Bedroom Homes

● The Avocet(b)  
Plots 39(h) & 40

● The Heron  
Plots 8, 12, 15(h), 31,  
33(h) & 38(h)

### 4 Bedroom Homes

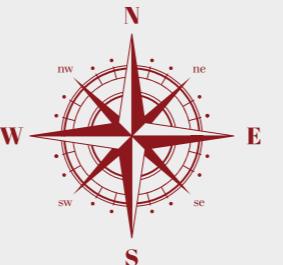
● The Kingfisher  
Plots 3, 11, 32 & 36(h)

● The Sandpiper  
Plots 2 & 13

● The Robin  
Plots 1, 7(h), 34(h) & 35(h)

### 5 Bedroom Homes

● The Waxwing  
Plots 14 & 37(h)



● Show Home

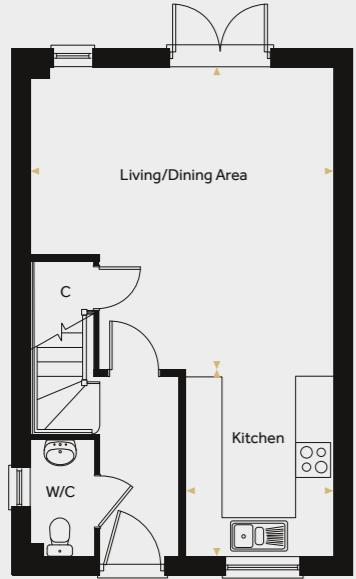
- Affordable Housing
- (b) Bungalow
- (h) Handled
- V Visitor Parking
- Wildflower areas



External finishes, landscaping and levels will vary, please refer to drawings in sales office. Trees on site layout are unlikely to represent actual volume, type or scale.  
Development layout not to scale, for indication only. Drainage Basin is seeded with a wetland meadow mixture to enhance biodiversity and will take 3-4 years to mature.

# The Godwit

Plots 27 & 28(h)



## GROUND FLOOR

Kitchen	2.990m x 2.402m	9'10" x 7'11"
Living/Dining Area	4.925m x 4.886m	16'2" x 16'1"

## FIRST FLOOR

Master Bedroom	4.092m x 3.586m	13'5" x 11'9"
Bedroom 2	2.978m x 2.449m	9'9" x 8'0"

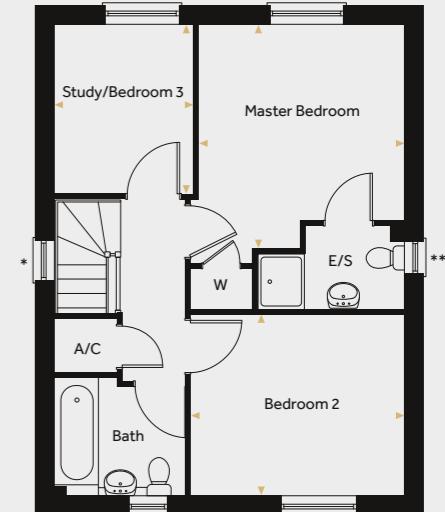
# The Dove

Plots 16, 17 & 18



## GROUND FLOOR

Kitchen/Dining Area	4.781m x 3.555m	15'8" x 11'8"
Living Room	5.620m x 2.721m	18'5" x 8'11"



## FIRST FLOOR

Master Bedroom	3.607m x 3.292m	11'10" x 10'10"
Bedroom 2	3.442m x 2.904m	11'4" x 9'6"
Study/Bedroom 3	2.721m x 2.232m	8'11" x 7'4"

(h) Handed. ▲ Indicates where measurements have been taken from.

▲ Indicates where measurements have been taken from. \*Window to plot 16 only. \*\*Windows to plot 18 only.

# The Rosefinch

Plots 5, 6(h), 9, 10(h), 29 & 30(h)



## GROUND FLOOR

Kitchen/Dining Area	4.781m x 3.555m	15'8" x 11'8"
Living Room	5.620m x 3.723m	18'5" x 12'3"

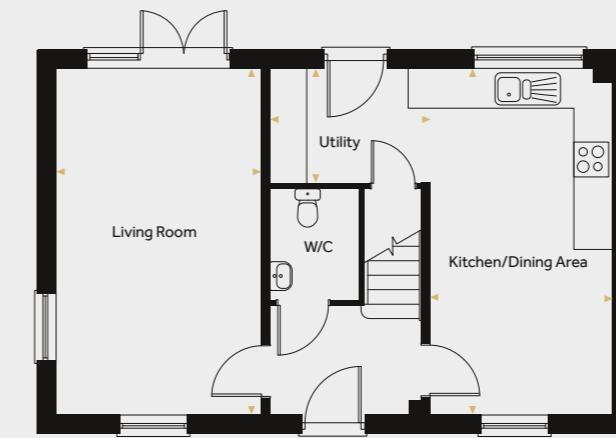
## FIRST FLOOR

Master Bedroom	4.101m x 3.292m	13'6" x 10'10"
Bedroom 2	3.292m x 2.905m	10'10" x 9'6"
Study/Bedroom 3	3.724m x 2.232m	12'3" x 7'4"

(h) Handed. ▲ Indicates where measurements have been taken from. \*Window to plots 5 & 6 only.

# The Crossbill

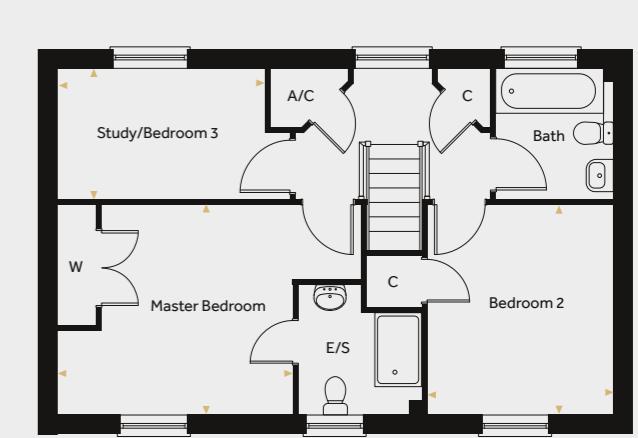
Plot 4



## GROUND FLOOR

Kitchen/Dining Area	5.572m x 2.960m	18'4" x 9'9"
Living Room	5.572m x 3.311m	18'4" x 10'10"
Utility	2.584m x 1.820m	8'6" x 6'0"

▲ Indicates where measurements have been taken from.



## FIRST FLOOR

Master Bedroom	3.814m x 3.375m	12'6" x 11'1"
Bedroom 2	3.375m x 3.005m	11'1" x 9'10"
Study/Bedroom 3	3.355m x 2.102m	11'0" x 6'11"

# The Avocet

Plots 39(h) & 40



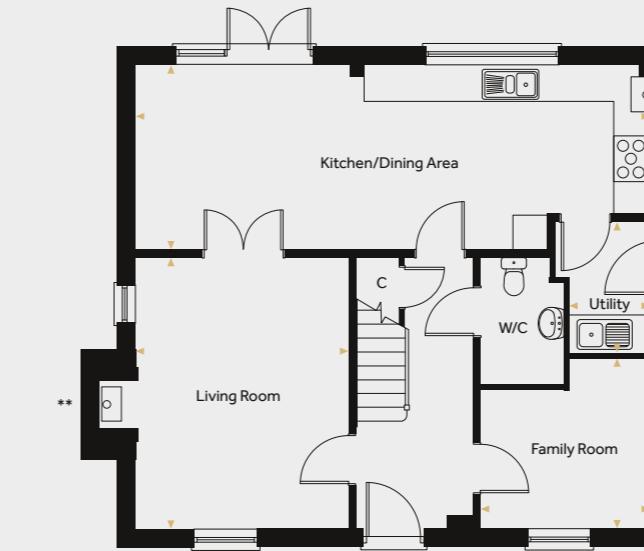
## GROUND FLOOR

Kitchen/Dining Area	5.240m x 4.288m	17'2" x 14'1"
Living Room	5.850m x 4.170m	19'2" x 13'8"
Master Bedroom	4.105m x 3.942m	13'6" x 12'11"
Bedroom 2	3.910m x 2.765m	12'10" x 9'1"
Bedroom 3	3.300m x 2.632m	10'10" x 8'8"

(h) Handled plot. □ Indicates where measurements have been taken from.

# The Heron

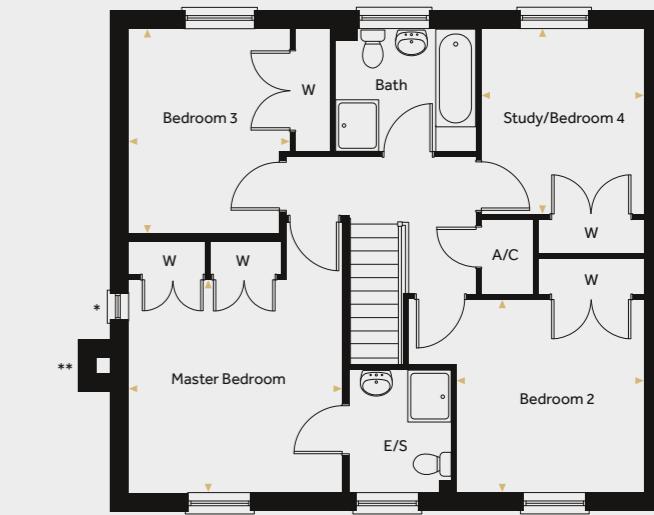
Plots 8, 12, 15(h), 31, 33(h) & 38(h)



## GROUND FLOOR

Kitchen/Dining Area	8.948m x 3.199m	29'5" x 10'6"
Living Room	4.698m x 3.686m	15'5" x 12'1"
Utility	2.268m x 1.407m	7'5" x 4'7"
Family Room	2.957m x 2.949m	9'9" x 9'8"

(h) Handled. □ Indicates where measurements have been taken from. \*Window to plots 12, 15, 31 & 38 only. \*\*Fireplace to plots 12, 15, 31 & 38 only.



## FIRST FLOOR

Master Bedroom	3.686m x 3.680m	12'1" x 12'1"
Bedroom 2	3.348m x 3.262m	11'0" x 10'9"
Bedroom 3	3.542m x 2.785m	11'8" x 9'2"
Study/Bedroom 4	3.209m x 2.823m	10'6" x 9'3"

# The Kingfisher

Plots 3, 11, 32 & 36(h)



## GROUND FLOOR

Kitchen	3.915m x 3.837m	12'10" x 12'7"
Dining Area	3.985m x 3.062m	13'1" x 10'1"
Living Room	4.665m x 3.873m	15'4" x 12'8"
Utility	2.108m x 1.667m	6'11" x 5'6"

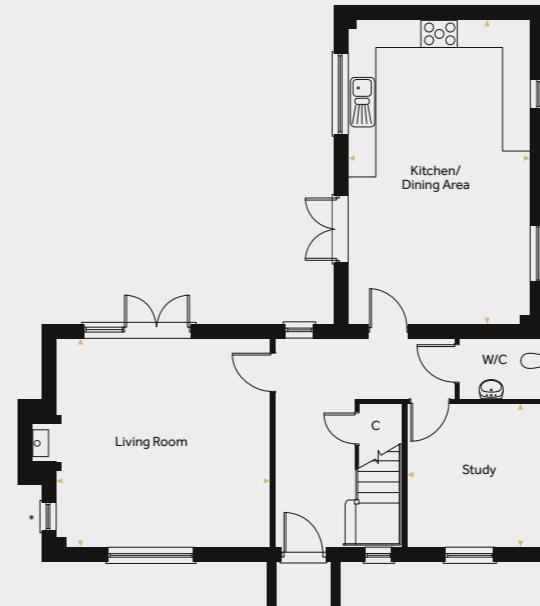
## FIRST FLOOR

Master Bedroom	3.901m x 3.175m	12'10" x 10'5"
Bedroom 2	3.130m x 3.099m	10'3" x 10'2"
Bedroom 3	2.982m x 2.850m	9'9" x 9'4"
Bedroom 4	2.937m x 2.474m	9'8" x 8'1"

(h) Handed. Indicates where measurements have been taken from. \*Windows to plots 11, 32 and 36 only.

# The Sandpiper

Plots 2 & 13



## GROUND FLOOR

Kitchen/Dining Area	6.735m x 4.015m	22'1" x 13'2"
Living Room	4.730m x 4.595m	15'6" x 15'1"
Study	3.175m x 3.036mm	10'5" x 10'0"

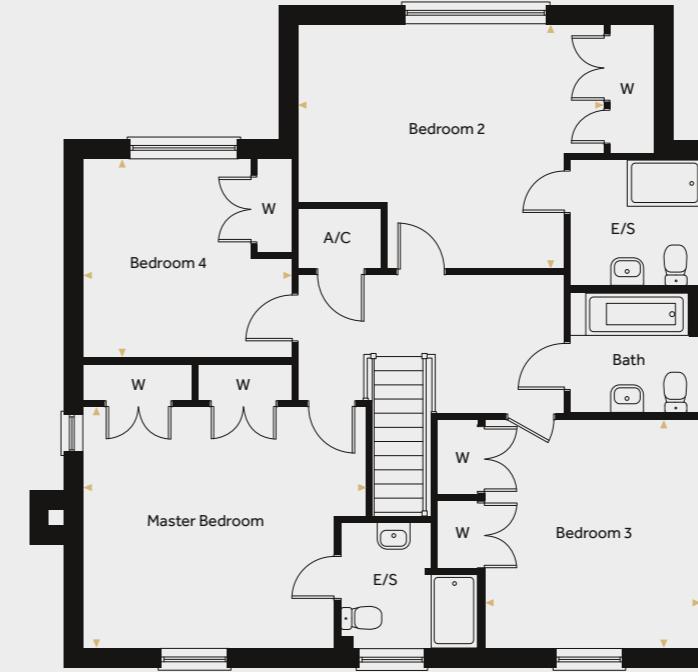
## FIRST FLOOR

Master Bedroom	3.900m x 3.890m	12'10" x 12'9"
Bedroom 2	3.270m x 2.974m	10'9" x 9'9"
Bedroom 3	3.207m x 2.812m	10'6" x 9'3"
Bedroom 4	3.394m x 2.610m	11'2" x 8'7"

Indicates where measurements have been taken from. Dimensions taken from 1.5m headroom. \*Window to plot 13 only. --- Indicates reduced ceiling height.

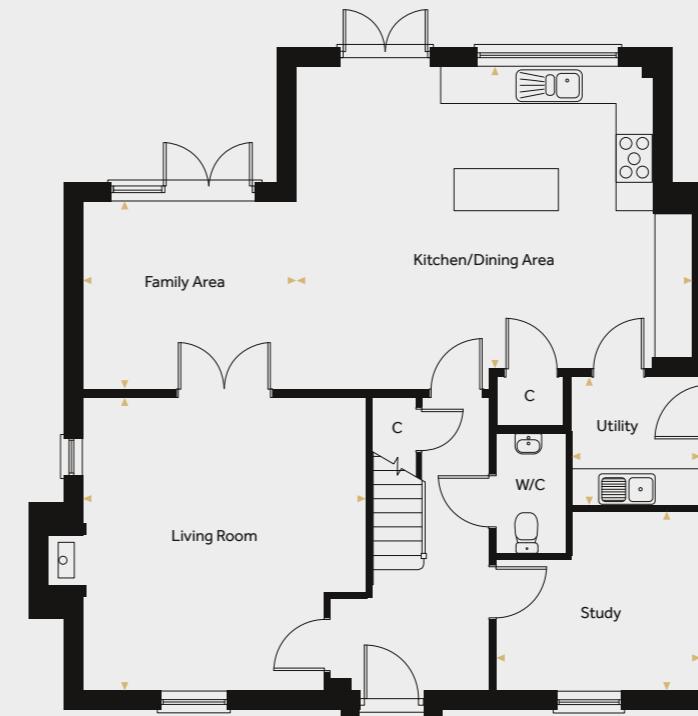
# The Robin

Plots 1, 7(h), 34(h) & 35(h)



## FIRST FLOOR

Master Bedroom	4.668m x 3.972m	15'4" x 13'1"
Bedroom 2	5.062m x 4.033m	16'7" x 13'3"
Bedroom 3	3.757m x 3.560m	12'4" x 11'8"
Bedroom 4	3.434m x 3.250m	11'3" x 10'8"



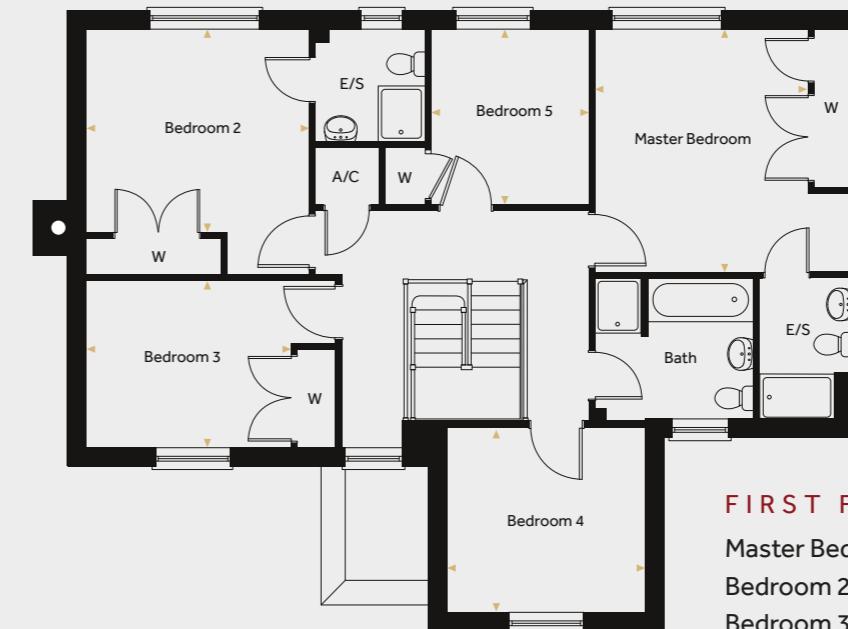
## GROUND FLOOR

Kitchen/Dining Area	6.528m x 4.979m	21'5" x 16'4"
Family Area	3.532m x 3.075m	11'7" x 10'1"
Living Room	4.823m x 4.668m	15'10" x 15'4"
Study	3.355m x 2.942m	11'0" x 9'8"
Utility	2.116m x 1.805m	6'11" x 5'11"

(h) Handed. Indicates where measurements have been taken from. \*Window to plots 7, 34 & 35 only.

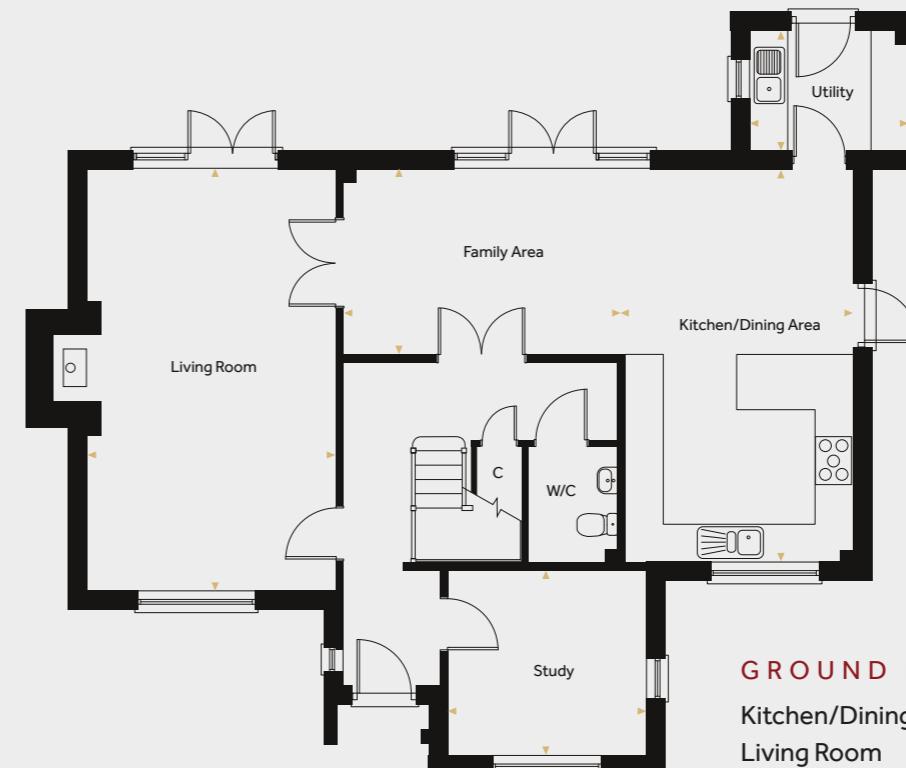
# The Waxwing

Plots 14 & 37(h)



## FIRST FLOOR

Master Bedroom	3.935m x 3.486m	12'11" x 11'5"
Bedroom 2	3.591m x 3.291m	11'8" x 10'9"
Bedroom 3	3.303m x 2.723m	10'10" x 8'11"
Bedroom 4	3.208m x 3.000m	10'6" x 9'10"
Bedroom 5	2.840m x 2.550m	9'4" x 8'4"



## GROUND FLOOR

Kitchen/Dining Area	6.359m x 3.681m	20'10" x 12'1"
Living Room	6.809m x 4.013m	22'4" x 13'2"
Family Area	4.590m x 2.985m	15'1" x 9'9"
Study	3.208m x 3.000m	10'6" x 9'10"
Utility	2.546m x 1.895m	8'4" x 6'2"

(h) Handed. □ Indicates where measurements have been taken from.



D E N B U R Y  
H O M E S

# Trinity Rise

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[www.denburyhomes.co.uk](http://www.denburyhomes.co.uk)

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. Computer generated images will not reflect the appearance of all homes of that type. Please refer to elevation drawings and material schedules in the sales centre on the development. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Computer generated images of property types at Trinity Rise may not necessarily illustrate that property type in its setting at this development. All local area information is provided in good faith and correct at time of print. All internal and external photography of properties depicts previous Hopkins & Moore / Denbury Homes developments. Other photographs are of the local area or are indicative lifestyle images.

01/26 07069-01 Designed and produced by thinkBDW 01206 546965.

