



Your place to grow at

Lodge Farm, Costessey



Your place
to thrive



Find your perfect place to thrive at Lodge Farm

Lodge Farm offers a selection of two and three bedroom homes perfectly located in Costessey, to the west of Norwich.

Lodge Farm is within a mile of Longwater Retail Park giving you access to a wide range of retailers including; Argos, Bannatyne Health Club, Boots, Costa, Greggs, M&S Foodhall, Sainsbury's, Sports Direct and more.

Driving into Norwich City Centre takes around twenty minutes while the Park & Ride offers a frequent service to the University of East Anglia (UEA) and the Norfolk and Norwich Hospital. Norwich provides a wealth of shops, restaurants, bars and entertainment venues as well as history, all within a nicely compact city centre. The two Norwich cathedrals and the castle stand tall within the city. Chapelfield Shopping Centre, Castle Mall, high street stores and Riverside Leisure Centre are mixed with cobbled streets and the outdoor market. The Norfolk Showground is close at hand offering a variety of events, fairs and hosts the agricultural extravaganza of the Royal Norfolk Show, offering something for everyone.

For those who enjoy the outdoors, the River Wensum, Earlham Park and the Norfolk Broads all offer lovely settings for a walk. The beautiful North Norfolk coast can be accessed within an hour and you can find miles of sandy beaches, seal watching opportunities and incredible seafood including the famous Cromer crab.



Norwich market place

Try the seafront at Great Yarmouth for restaurants, bars, the Sea Life Centre and an amusement park.

Educational needs are also well-catered for with a number of good primary and secondary schools nearby. With further education offered at both Easton College, just two miles away and The University of East Anglia (UEA), four miles away.



Find your easy connections...

Lodge Farm is perfectly located just off the A47 and one junction away from the A11, providing good access to two of the major routes in to the county. Norwich City Centre is under 6 miles away from the development, accessed straight along the Dereham Road.

Costessey Park & Ride

Lodge Farm also has the advantage of being very close to the Costessey Park & Ride, which provides a regular service to the University of East Anglia and Norfolk and Norwich University Hospital. Services run approximately every 10-15 minutes for most of the day Monday to Friday (no service on weekends or Bank Holidays).



Norwich train station

Norwich train station, approximately six and a half miles away, provides direct trains to locations across England, including London Liverpool Street, Cambridge and Liverpool as well as coastal locations.

Norwich International Airport is just over 6 miles away, with scheduled flights to France, Spain and the Netherlands.

Get connected

Lodge Farm offers commuters and travellers alike a range of transport connections to the rest of the UK, and much further afield.



By car from Lodge Farm



Distances are approximate and are taken from maps.google.com



Lodge Farm - Specification

Specification

Kitchen

- Contemporary fitted kitchen with a range of wall and base units
- Stainless steel electric oven, gas hob and extractor fan
- Stainless steel sink
- Space for fridge/freezer
- Space for washing machine

Bathroom and plumbing

- Contemporary white sanitary ware
- Shower over bath and shower screen
- Shaver point/light
- Mirror
- Gas fired heating with Ideal Logic combination boiler
- Thermostatically controlled radiators (except bathroom and rooms where main thermostat located)

Electrical

- Spotlight track lights in kitchen
- Digital TV points
- Telephone points
- Mains powered smoke and carbon monoxide detectors

Safety and security

- PVCu double glazed windows
- Non-slip vinyl flooring to kitchen, W.C. and bathroom
- Mains wired smoke detectors

External

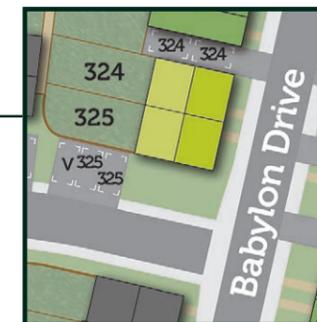
- Allocated parking space(s)
- Turfed rear garden
- Outside tap
- Shed
- Rotary clothes line

Orbit reserves the right to alter specifications 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 for illustrative purposes only and are from other Orbit developments.

General

- NHBC warranty
- Fitted wardrobe to bedroom one
- Storage cupboard to hallway





Shared Ownership

- The Stafford**
2 bedroom houses
- The Bramley**
3 bedroom houses
- Affordable Rental Homes**
- Private Sale**

Affordable Rent and Private Sale are by another developer

Development layout is not shown to scale and is given as a guide only. Orbit 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.

The Stafford

Lodge Farm, Costessey

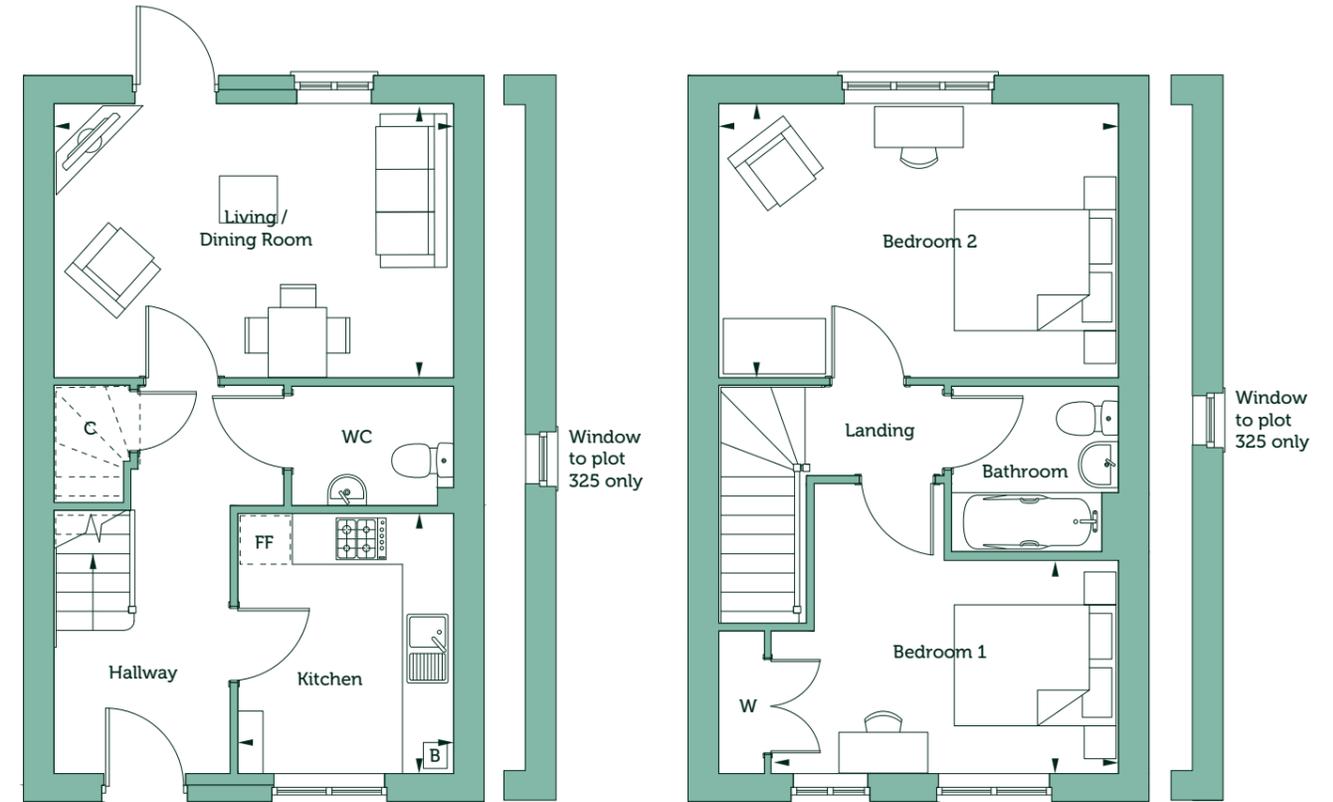
Two Bedroom House

Plots 324, 325, 385, 386, 473 and 474



Computer Generated Image of house type from another development, elevational treatments will vary

The Stafford Lodge Farm, Costessey



Ground Floor

Living / Dining Room 15'5" x 10'5"max	4.70m x 3.20m
Kitchen 9'11" x 8'3"	3.04m x 2.53m

First Floor

Bedroom 1 15'5"max x 8'1"	4.70m x 2.49m
Bedroom 2 15'5" x 10'5"	4.70m x 3.20m

Gross Internal Area 807 sq ft	75 sq m
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Handed Plots 325, 386 and 473

Key

B Boiler C Cupboard FF Fridge Freezer W Fitted Wardrobe

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 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 overleaf. Information correct at time of going to print. January 2021. OH/LFG/FP/0121



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The Bramley

Lodge Farm, Costessey

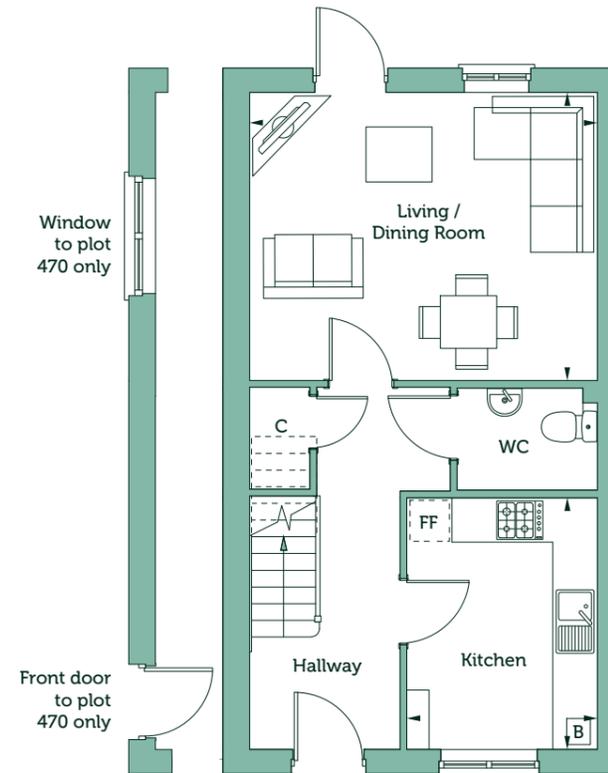
Three Bedroom House

Plots 460, 461, 470, 471 and 472



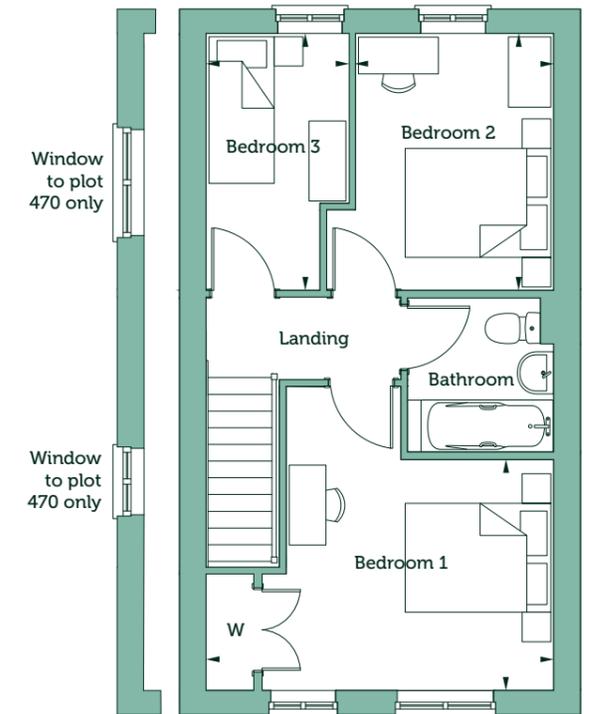
Computer Generated Image of house type from another development, elevational treatments will vary

The Bramley Lodge Farm, Costessey



Ground Floor

Living / Dining Room 15'5" x 12'8"	4.75m x 3.92m
Kitchen 11'2" x 8'5"	3.43m x 2.61m



First Floor

Bedroom 1 15'5"max x 13'5"max	4.75m x 4.13m
Bedroom 2 11'4" x 8'8"	3.50m x 2.71m
Bedroom 3 11'4"max x 6'4"max	3.50m x 1.97m

Gross Internal Area 909 sq ft	84.5 sq m
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Handed Plot 460

Key

B Boiler C Cupboard FF Fridge Freezer W Fitted Wardrobe

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Homes to be proud of



"From start to finish, nothing was too much trouble and any questions we had were answered quickly. We love our new forever home and would recommend Orbit Homes to anyone!"

- Darren and Lisa

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

Grant and Charlotte recently bought their first home at an Orbit Homes development. Here's what they had to say: "As first time buyers, looking to purchase our first home felt really overwhelming. But Orbit were extremely accommodating from the start. The process of purchasing was made extremely simple for us and the sales team were always on hand for any queries we had."

Chris and Hollie, who were also first-time buyers, echoed this positive feedback. "We would recommend Orbit without hesitation to anyone. They stand head and shoulders above the rest!"

These quotations are from purchasers at other Orbit Homes developments.

Shared Ownership came to the rescue for Nicole
Nicole desperately wanted to buy her own place in Stowmarket, where many of her friends live, but just couldn't find a home she could afford with the £20,000 deposit she had managed to save up. This is where Shared Ownership came to the rescue, as, through the government-backed scheme, people with a household income of less than £80,000 per annum (£90,000 in London) can get assistance to buy a new home.

Purchasers only need a deposit for the share of the house they buy, and pay a subsidised rent on the remaining portion. In Nicole's case, this meant that her available deposit, and her salary, allowed her to buy a 40% share of a two bedroom house.

Nicole is very keen to praise the help she received from the Orbit Homes team, who she says, "went out of their way to help." "They even contacted the local authority for me, to ensure that I qualified for this development. As you can imagine, this quality of home in such a great area is highly sought-after, and I would have been heartbroken not to have been offered a property here."

"Fortunately, with Orbit Homes' help, I was offered my perfect home at a price I could afford. They even helped me find out where I could buy the lovely wallpaper they had in their show home!"

We're so proud of our team for going that extra mile to create homes and places that make so many people so happy. Isn't it about time you got the home you deserve?



Newlands, Attleborough

About us

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 do 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.

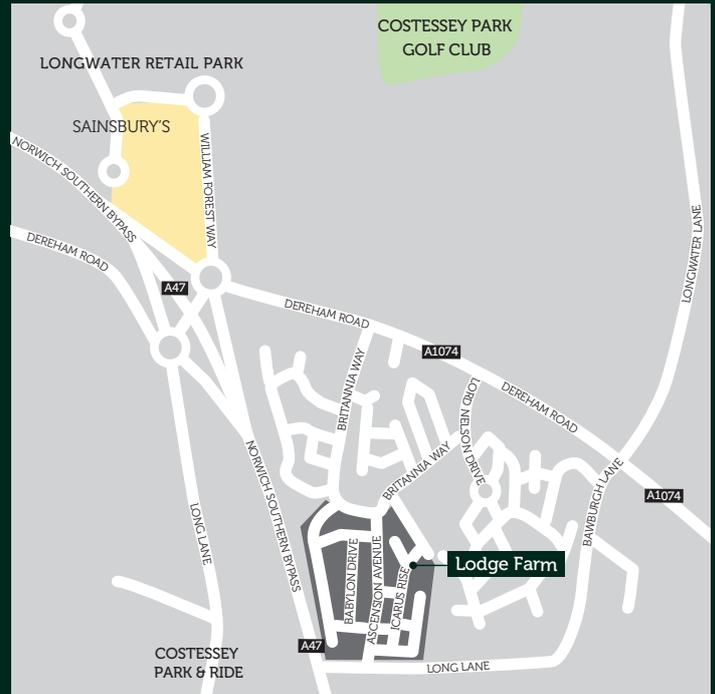


St Anne's Quarter, Norwich



Outer cover coated with
Anti-Bacterial lamination

Lodge Farm
Icarus Rise
Costessey
Norwich
NR5 0UR



Wider Area

Local Area

DIRECTIONS

From the Norwich Southern Bypass (A47): take the exit slip road to Norwich (A1074) and Cromer (A140), at the roundabout take the Costessey / Norwich Airport (A1074) / Dereham Road exit. Stay on this road for about 435 yards (400 metres) to the traffic lights, turn right into Britannia Road and continue, round the corner, past Normandy Grove and turn right into Ascension Avenue, then turn left into Hyperion Road and finally turn left into Icarus Rise where you'll find Lodge Farm.

From Norwich: take the Dereham Road (A1074) towards Swaffham (A47). From the A140 / A1074 roundabout, Lodge Farm is approximately 3 miles (4.75kms) away. Continue on Dereham Road, past the Longwater Lane traffic lights, at the next pedestrian crossing traffic lights, approximately 475 yards (435 metres), turn left into Lord Nelson Drive, at the T-junction turn right into Britannia Road and then in approximately 330 yards (300 meters) turn left into Ascension Avenue, then turn left into Hyperion Road and finally turn left into Icarus Rise where you'll find Lodge Farm.



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Head Office: Orbit, Garden Court, Harry Weston Road, Binley Business Park, Coventry CV3 2SU. Orbit is an exempt charity, registered under the Industrial and Provident Societies Act 1965.

Orbit has a policy of continuous improvement and reserves the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. Orbit reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or contain any representation of fact upon which any party is entitled to rely. Information correct at time of going to print in August 2023. OH/LFC/BRO/0823.