



Your place to grow at

Wellington Place at Marham Park,
Bury St Edmunds



Your place
to thrive



Find your place to thrive at Wellington Place

Welcome to Wellington Place at Marham Park, a development of two and three bedroom homes on the outskirts of Bury St Edmunds. Surrounded by over 40 acres of parkland and open spaces, blending seamlessly with the picturesque Suffolk countryside, there's plenty to explore and enjoy here. These modern homes are available to buy using the Shared Ownership scheme, so they're ideal for first time buyers or growing families.

Marham Park is an exclusive, village-style community offering all the benefits of contemporary living in a beautiful rural location. With the convenience of easy access to the market town of Bury St Edmunds, you can enjoy a combination of shopping and leisure facilities in a uniquely historical yet modern setting, with independent shops, elegant boutiques and well-known retailers in the medieval streets and market squares. The Arc shopping centre, an ultra-modern retail and leisure facility, is home to a range of desirable high street brands and food chains.

Bury St Edmunds itself is considered to be a food lovers' paradise, with a variety of award-winning food and drink on the menu, and boasting the superb Pea Porridge, the only Michelin-starred restaurant in Suffolk! Every Wednesday and Saturday there's a vibrant and bustling outdoor market, regarded as one of the most successful in the country, featuring more than 80 stalls offering high-quality, locally sourced produce.

There's also a diverse arts and events programme; every year in May, visitors can enjoy ten full days of exciting music, theatre, film and exhibitions at venues across town during the Bury St Edmunds Festival. Discover stunning parks and local attractions, such as the splendid St Edmundsbury Cathedral, where you can stand among the ruins of the Abbey of St Edmund in the Abbey Gardens, once

the most famous pilgrimage location in England. Or just a short drive away, you'll find yourselves in the pretty medieval wool towns of Lavenham, Long Melford and Clare.

Alternatively, the charming village of Fornham All Saints is right on the doorstep for Marham Park residents. Here, you'll find the Three Kings – a traditional 17th century village pub, local shops, a florist and a cosy café. The surrounding countryside is perfect for walks with many charming villages, country pubs, woodland walks, nature reserves and golf courses to enjoy. In fact, Wellington Place couldn't be better placed for golf lovers, with Bury St Edmunds Golf Club on one side, and The Suffolk Golf Club on the other!

Above all, Marham Park has been designed and created to offer residents an authentic village ambience. It will feature its own village square, Local Centre site with a supermarket, a childrens' play area, leisure centre and sports pitches, a care home, and even space for allotments, so you can enjoy your own freshly grown produce. There's also the luxury of 40 acres of open parkland criss-crossed by footpaths and cycleways, providing a local haven for all manner of wildlife, and ideal for those seeking a healthy, outdoor lifestyle. To cap it all, the new link road makes access to the A14 and the rest of the UK simplicity itself. Marham Park is a genuine rural community nestled in the Suffolk countryside.



Bury St Edmunds Shopping

Find your place to explore at Wellington Place

Find your place to enjoy life...

Newmarket is less than half an hour's drive away, straight down the A14, where you'll find Newmarket Racecourse, the birthplace and global centre of thoroughbred horse racing. This isn't just a fantastic day out for racing enthusiasts, but it's also a popular music venue, with evening concerts including headline acts like Tom Jones and Olly Murs.

Alternatively, the famous city of Cambridge is around 27 miles away, nestling on the banks of the picturesque River Cam. Home to one of the world's oldest universities, this prosperous and diverse city offers a huge variety of cultural and leisure attractions. Whether you're interested in theatre, contemporary art, literature and film, sport, festivals and events,

or simply a great day spent shopping (in 2019 Cambridge was voted the UK's top retail destination in the UK for the second consecutive year by the Retail Gazette) – this is the place for you.

Or, for a breath of fresh air, in under half an hour's drive you'll discover the magnificent Thetford Forest Park, at nearly 20,000 hectares it's the UK's largest man-made lowland forest. With its patchwork of pines, heathland and broadleaves, it provides a welcome refuge for a rich variety of animal and plant life and is the ideal setting for families to enjoy leafy walks, summer picnics, bike trails, or to simply immerse themselves in the local flora and fauna.

Your place to thrive

Find your place to learn...

Families at Marham Park are spoiled for choice with a variety of both primary and secondary schools nearby, along with a selection of independent schools and a college for further education.

The County Upper School is less than a mile away – this academy school is part of Bury St Edmunds All-Through Trust that includes six local schools. The Howard Community Primary School, part of the Bury Schools Partnership, adjoins the Marham Park site and there are also a number of prestigious private schools nearby. For further education, West Suffolk College is home to over 11,000 students from sixth form and apprenticeships through to degree courses; the College provides its programmes in association with the University of Suffolk.



Find your easy connections...

With its easy access to the A14, and its central location between Cambridge and Ipswich, Wellington Place at Marham Park offers commuters and travellers alike a range of transport connections to the rest of the UK, and much further afield.

Bury St Edmunds railway station is around 2.5 miles away offering trains to Ipswich in approximately 30 minutes, Cambridge in around 45 minutes and from there onwards directly to London in just over an hour.

Marham Park is served by two bus routes providing a service between Bury St Edmunds, Mildenhall and connecting with Lackford and Newmarket.



Bury St Edmunds Station

Your place to thrive

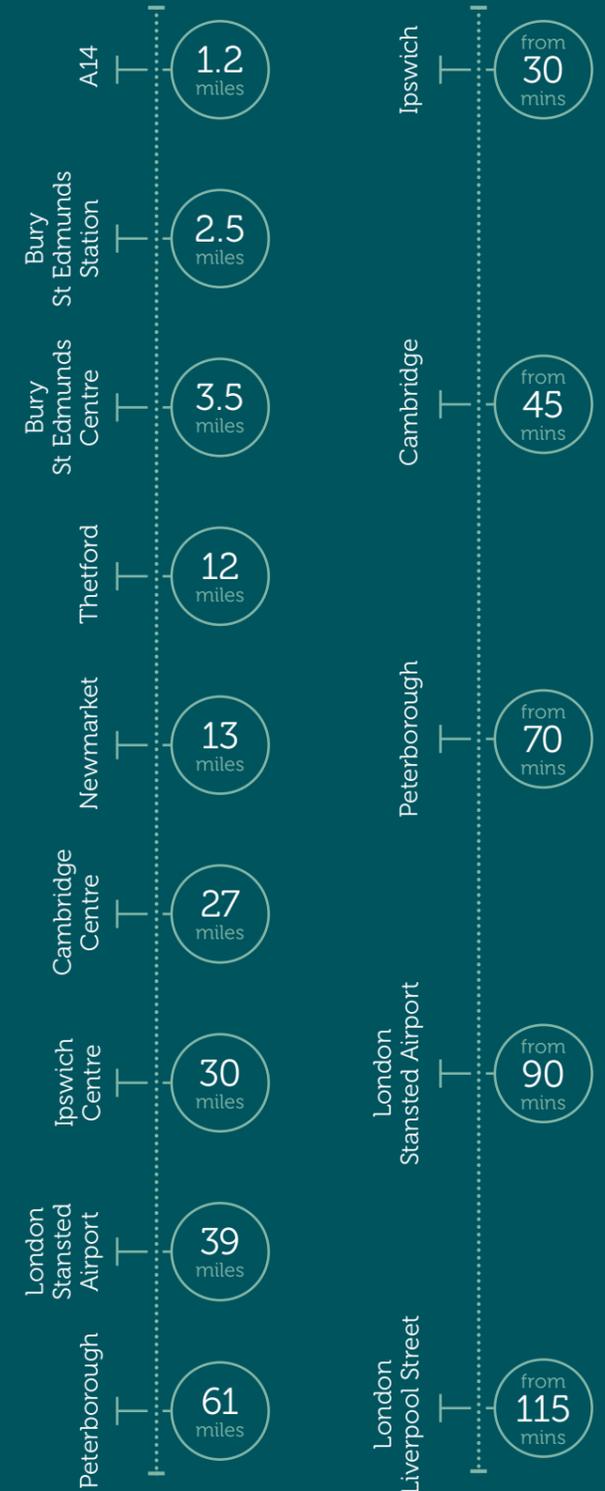
Get connected



By car from Wellington Place



By train from Bury St Edmunds



Times and distances are approximate only and are taken from maps.google.com and trainline.com



Image from other Orbit development

Your place to thrive

Specification

Kitchen

- Stylish, contemporary fitted kitchen with a range of wall and base units
- 22mm square edge laminate worktops
- Stainless steel single oven
- Induction hob
- Extractor hood
- Tiled splashback
- Stainless steel sink with chrome mixer tap
- Integrated fridge/freezer
- Integrated dishwasher

Bathroom, cloakroom and en suite

- Contemporary white Roca sanitaryware
- Thermostatically controlled shower over bath, glass shower screen with full-height tiling to bath (houses without en suite)
- Thermostatically controlled shower to en suite, glass shower cubicle with full-height tiling
- Chrome ladder radiator to bathroom and en suite
- Lockable mirror fronted vanity cabinet with shaver socket
- Diesse wall tiles

Plumbing

- Gas-fired central heating with combination boiler
- Thermostatically controlled radiators

Electrical

- Media plate TV and telephone point to living room
- Data point to living room and up to three bedrooms
- One double socket with USB charging to each bedroom, kitchen and living room
- Downlights to kitchen, utility, bathroom, en suite, cloakroom, hall and landing
- LED under-cupboard strip lighting to kitchen
- Mains-wired smoke detector and alarm
- Carbon monoxide detector and alarm
- PIR outside light to front and rear
- Electric Vehicle charging point infrastructure

Windows and doors

- PVCu double glazed lockable windows and patio doors
- Front door with multi-point locking, deadbolt and chrome furniture

Internal

- Walls and ceilings in matt white emulsion
- Woodwork in white satin
- White internal doors with chrome ironmongery
- Built-in wardrobe to bedroom one
- Oak handrail to staircase
- Amtico flooring to bathroom, en suite, cloakroom, kitchen, utility, hall and living room
- Carpets to stairs, landing and all bedrooms

General

- Choice of Light, Colour or Wood colour palette for kitchen, bathroom and flooring finishes, dependent on build stage
- Landscaping to front garden
- Turf and patio to rear garden
- 1.8m closeboard fence to rear gardens
- Outside tap
- 10 year NHBC warranty

Orbit reserves the right to alter specification 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 from other Orbit show homes.



Your place to thrive



Shared Ownership

- Alde**
2 bedroom house
- Blythe**
2 bedroom house
- Brett**
2 bedroom house
- Debden**
2 bedroom house
- Dove**
3 bedroom house
- Kennett**
3 bedroom house
- Lark**
3 bedroom house
- Orwell**
3 bedroom house
- Stour**
3 bedroom house
- Waveney**
3 bedroom house

Affordable Rental Homes

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.

Alde

Wellington Place at Marham Park

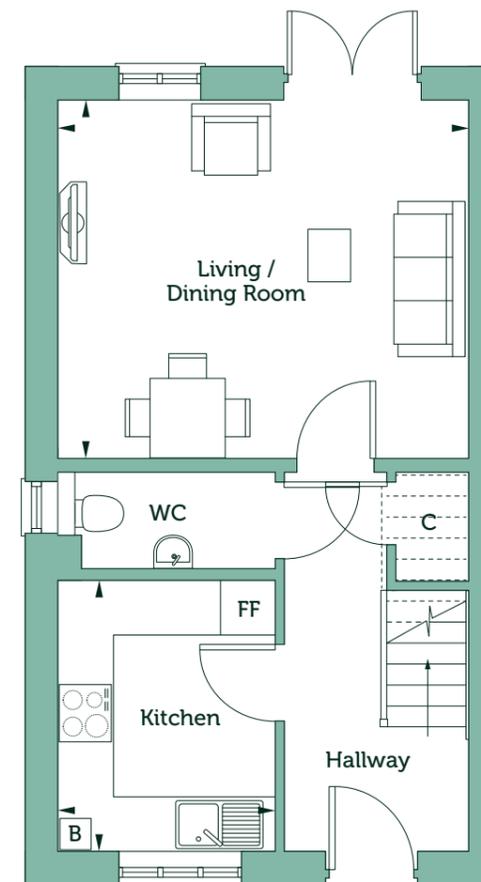
Two Bedroom House

Plots 7, 8, 10, 11, 15, 16, 18, 19, 24, 25, 27 and 28



Alde

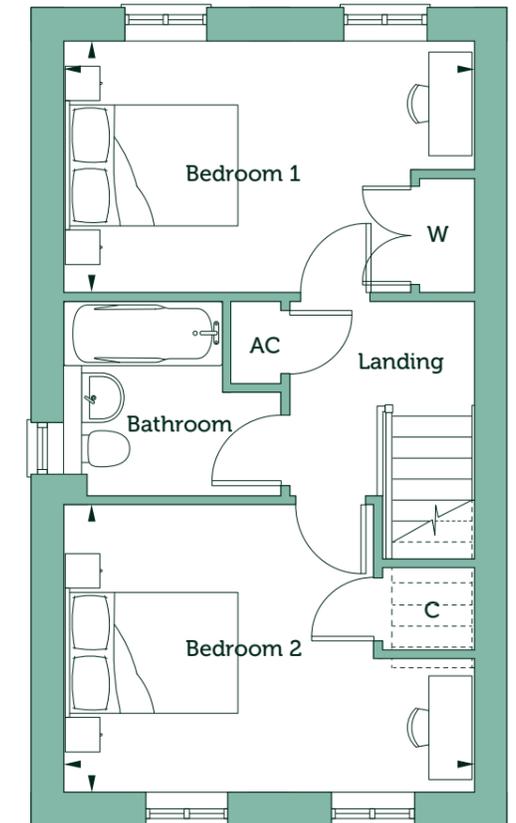
Wellington Place at Marham Park



Ground Floor

Living / Dining Room
12'9" x 14'7" 3.90m x 4.47m

Kitchen
9'7" x 7'8" 2.94m x 2.35m



First Floor

Bedroom 1
8'11" x 14'7" 2.74m x 4.47m

Bedroom 2
10'2" x 14'7" 3.12m x 4.47m

Gross Internal Area
786 sq ft 73.0 sq m

Handed Plots 7, 10, 15, 18, 24 and 27

Key

B Boiler C Cupboard FF Fridge Freezer AC Airing Cupboard 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 in December 2021. OH/WPM/FP/1221-C1



orbithomes.org.uk

01284 544 163

Sales.WellingtonPlace@orbit.org.uk

Blythe

Wellington Place at Marham Park

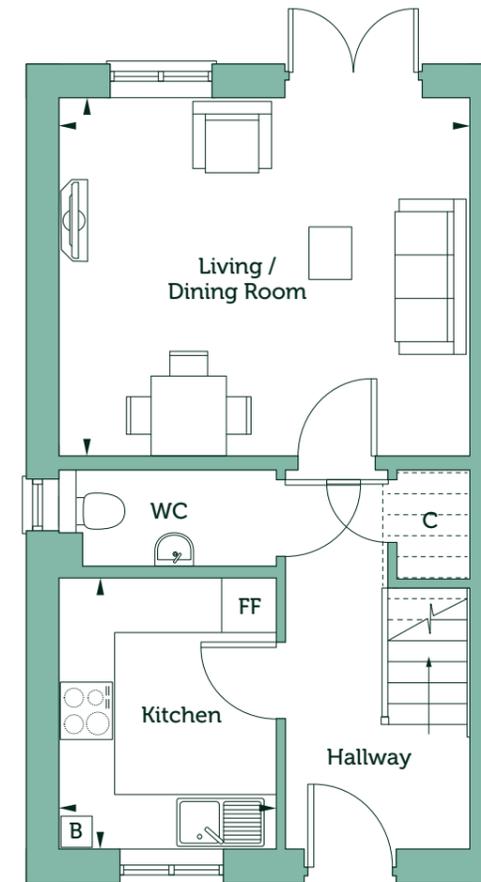
Two Bedroom House

Plot 6



Blythe

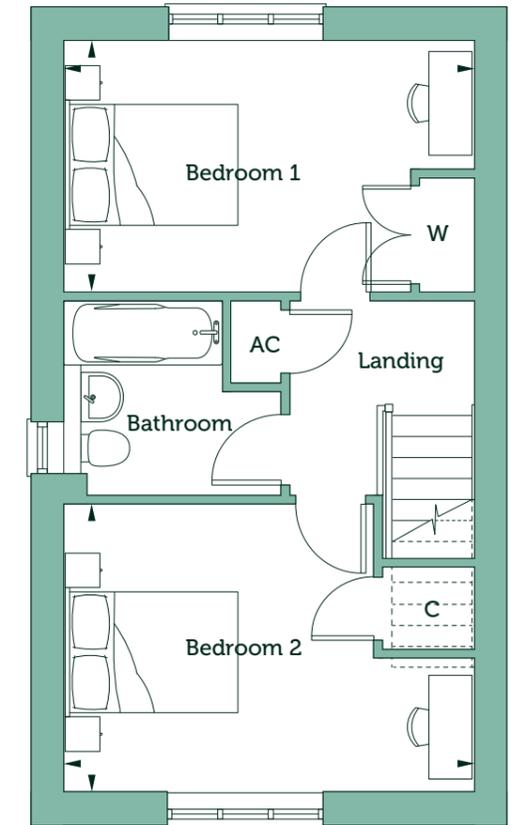
Wellington Place at Marham Park



Ground Floor

Living / Dining Room
12'9" x 14'7" 3.90m x 4.47m

Kitchen
9'7" x 7'8" 2.94m x 2.35m



First Floor

Bedroom 1
8'11" x 14'7" 2.74m x 4.47m

Bedroom 2
10'2" x 14'7" 3.12m x 4.47m

Gross Internal Area
786 sq ft 73.0 sq m

Key

B Boiler C Cupboard FF Fridge Freezer AC Airing Cupboard 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 in December 2021. OH/WPM/FP/1221-C2



orbithomes.org.uk

01284 544 163

Sales.WellingtonPlace@orbit.org.uk

Brett

Wellington Place at Marham Park

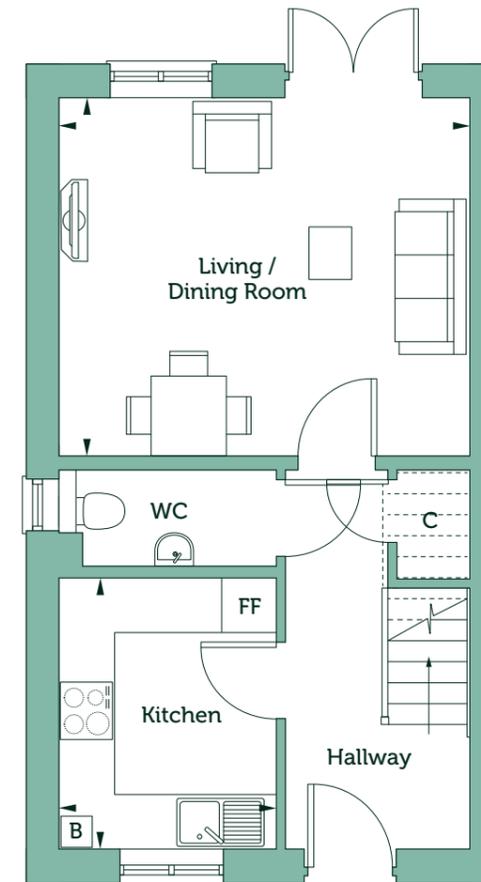
Two Bedroom House

Plot 3



Brett

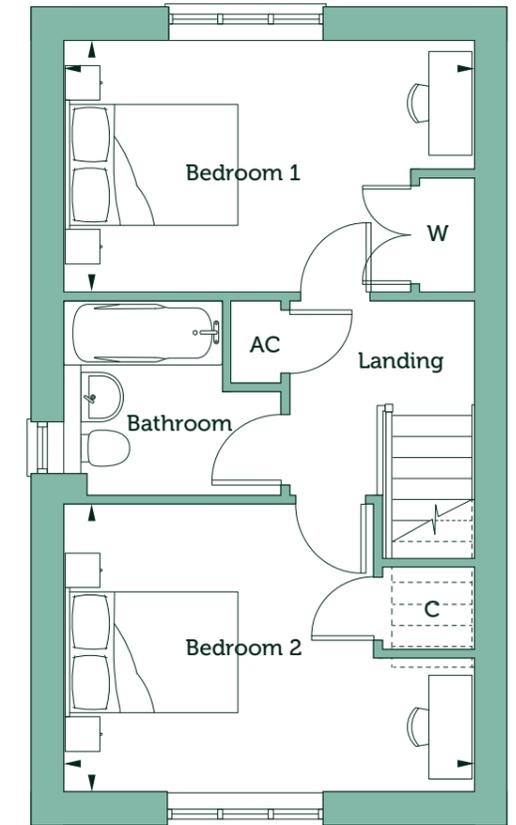
Wellington Place at Marham Park



Ground Floor

Living / Dining Room
12'9" x 14'7" 3.90m x 4.47m

Kitchen
9'7" x 7'8" 2.94m x 2.35m



First Floor

Bedroom 1
8'11" x 14'7" 2.74m x 4.47m

Bedroom 2
10'2" x 14'7" 3.12m x 4.47m

Gross Internal Area
786 sq ft 73.0 sq m

Key

B Boiler C Cupboard FF Fridge Freezer AC Airing Cupboard 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 in December 2021. OH/WPM/FP/1221-C2



orbithomes.org.uk

☎ 01284 544 163

✉ Sales.WellingtonPlace@orbit.org.uk

Debden

Wellington Place at Marham Park

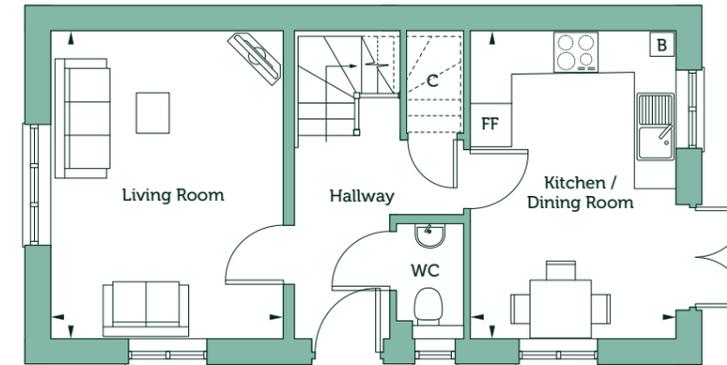
Two Bedroom House

Plot 5



Debden

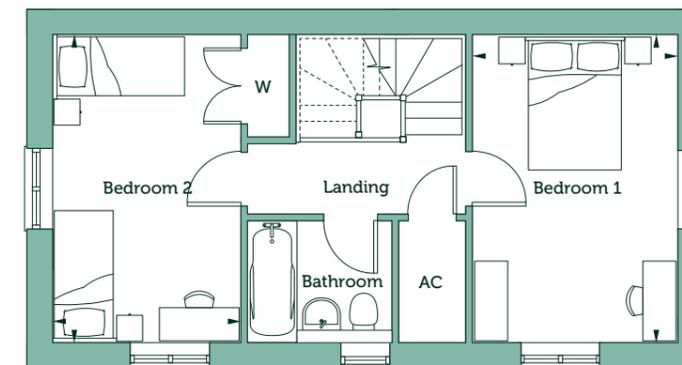
Wellington Place at Marham Park



Ground Floor

Living Room
10'9" x 14'3" 3.30m x 4.35m

Kitchen / Dining Room
9'6" x 14'3" 2.91m x 4.35m



First Floor

Bedroom 1
9'6" x 14'3" 2.91m x 4.35m

Bedroom 2
8'8" x 14'3" 2.66m x 4.35m

Gross Internal Area
829 sq ft 77.0 sq m

Key

B Boiler C Cupboard FF Fridge Freezer AC Airing Cupboard 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 in December 2021. OH/WPM/FP/1221-D



[orbithomes.org.uk](https://www.orbithomes.org.uk)

01284 544 163

Sales.WellingtonPlace@orbit.org.uk

Dove

Wellington Place at Marham Park

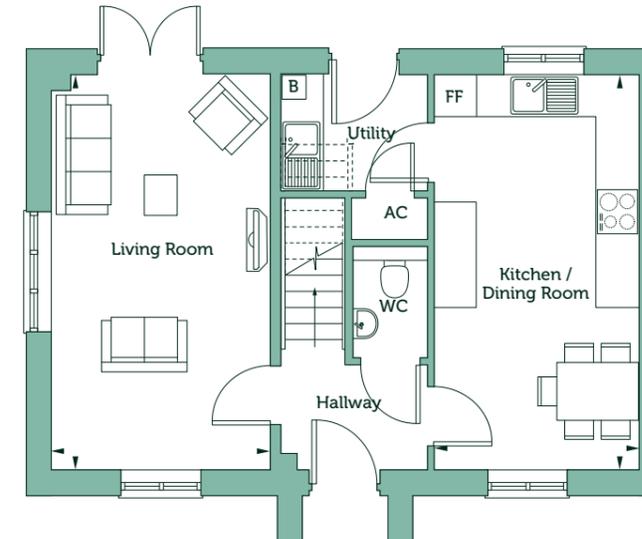
Three Bedroom House

Plots 2, 12, 14, 23 and 41



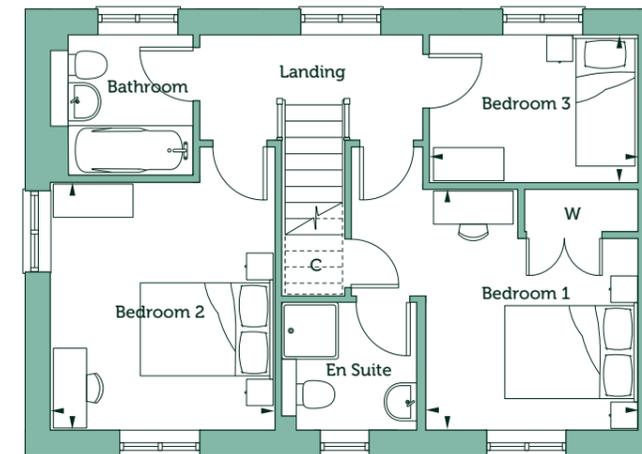
Dove

Wellington Place at Marham Park



Ground Floor

Living Room 18'4" x 10'2"	5.59m x 3.10m
Kitchen / Dining Room 18'4" x 9'4"	5.59m x 2.86m



First Floor

Bedroom 1 11'1" x 9'9"	3.39m x 2.99m
Bedroom 2 11'5" x 10'4"	3.49m x 3.15m
Bedroom 3 6'10" x 9'7"	2.09m x 2.94m
Gross Internal Area 997 sq ft	92.6 sq m

Handed Plots 14 and 41

Key

B Boiler C Cupboard FF Fridge Freezer AC Airing Cupboard 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 in December 2021. OH/WPM/FP/1221-G1



orbithomes.org.uk

01284 544 163

Sales.WellingtonPlace@orbit.org.uk

Kennett

Wellington Place at Marham Park

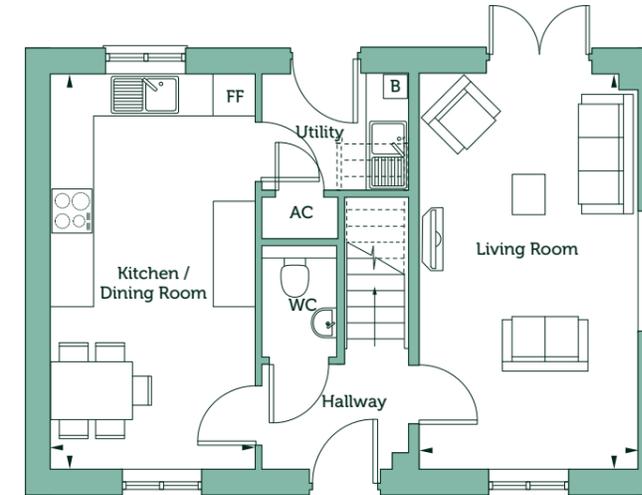
Three Bedroom House

Plots 21 and 30



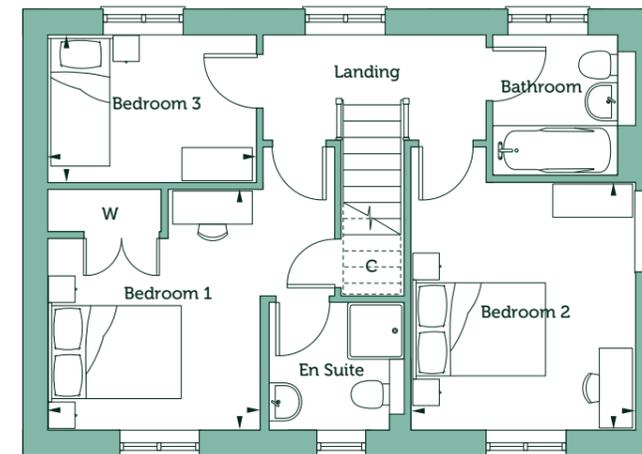
Kennett

Wellington Place at Marham Park



Ground Floor

Living Room	18'4" x 10'2"	5.59m x 3.10m
Kitchen / Dining Room	18'4" x 9'4"	5.59m x 2.86m



First Floor

Bedroom 1	11'1" x 9'9"	3.39m x 2.99m
Bedroom 2	11'5" x 10'4"	3.49m x 3.15m
Bedroom 3	6'10" x 9'7"	2.09m x 2.94m
Gross Internal Area	997 sq ft	92.6 sq m

Key

B Boiler C Cupboard FF Fridge Freezer AC Airing Cupboard 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 in December 2021. OH/WPM/FP/1221-G3



[orbithomes.org.uk](https://www.orbithomes.org.uk)

01284 544 163

Sales.WellingtonPlace@orbit.org.uk

Lark

Wellington Place at Marham Park

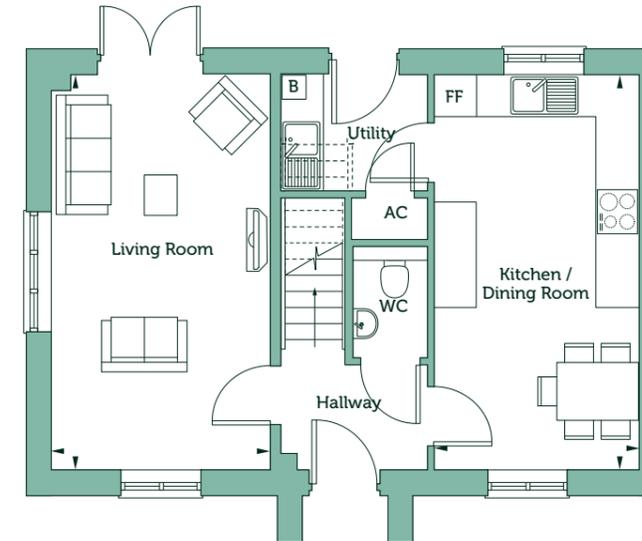
Three Bedroom House

Plots 29 and 42



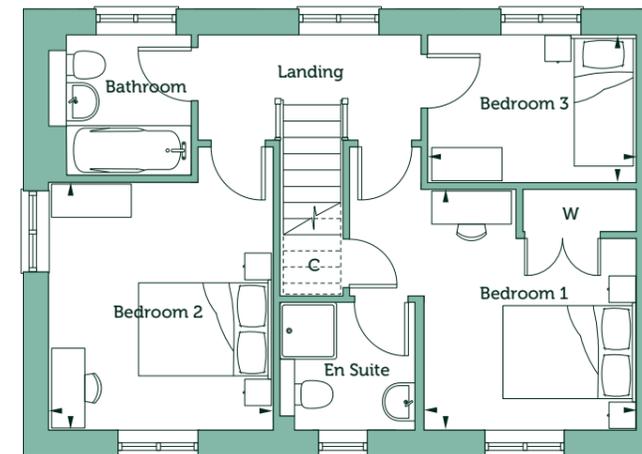
Lark

Wellington Place at Marham Park



Ground Floor

Living Room 18'4" x 10'2"	5.59m x 3.10m
Kitchen / Dining Room 18'4" x 9'4"	5.59m x 2.86m



First Floor

Bedroom 1 11'1" x 9'9"	3.39m x 2.99m
Bedroom 2 11'5" x 10'4"	3.49m x 3.15m
Bedroom 3 6'10" x 9'7"	2.09m x 2.94m
Gross Internal Area 997 sq ft	92.6 sq m

Handed Plots 42

Key

B Boiler C Cupboard FF Fridge Freezer AC Airing Cupboard 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 in December 2021. OH/WPM/FP/1221-G4



[orbithomes.org.uk](https://www.orbithomes.org.uk)

01284 544 163

Sales.WellingtonPlace@orbit.org.uk

Orwell

Wellington Place at Marham Park

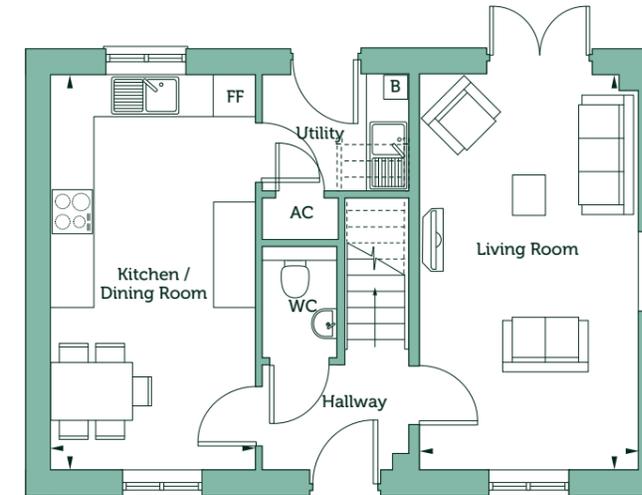
Three Bedroom House

Plot 4



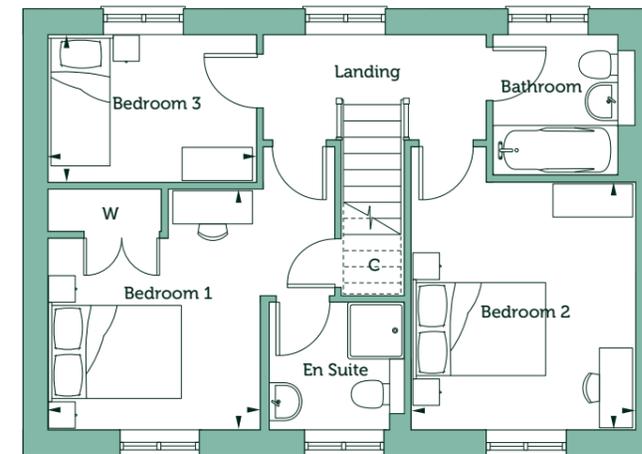
Orwell

Wellington Place at Marham Park



Ground Floor

Living Room	18'4" x 10'2"	5.59m x 3.10m
Kitchen / Dining Room	18'4" x 9'4"	5.59m x 2.86m



First Floor

Bedroom 1	11'1" x 9'9"	3.39m x 2.99m
Bedroom 2	11'5" x 10'4"	3.49m x 3.15m
Bedroom 3	6'10" x 9'7"	2.09m x 2.94m
Gross Internal Area	997 sq ft	92.6 sq m

Key

B Boiler C Cupboard FF Fridge Freezer AC Airing Cupboard 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 in December 2021. OH/WPM/FP/1221-G5



orbithomes.org.uk

01284 544 163

Sales.WellingtonPlace@orbit.org.uk

Stour

Wellington Place at Marham Park

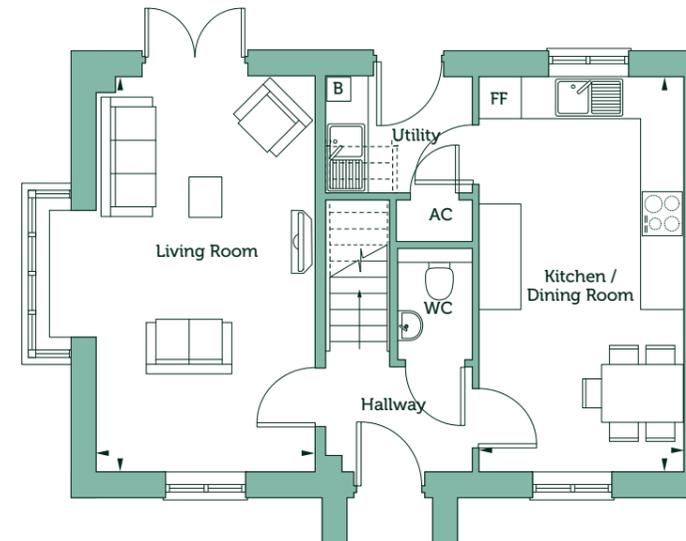
Three Bedroom House

Plots 9, 13, 20, 22 and 26



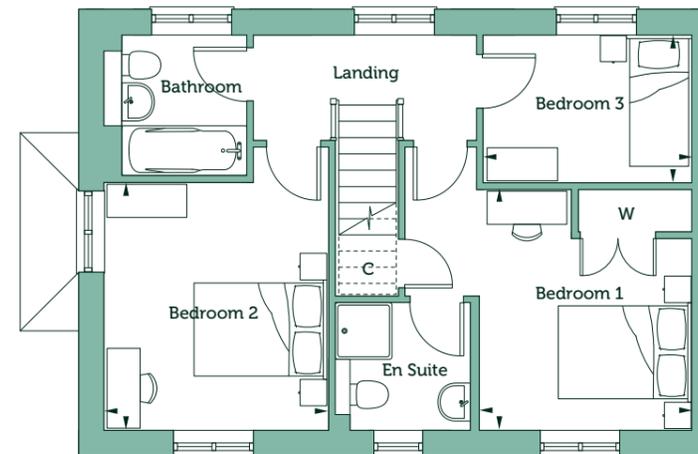
Stour

Wellington Place at Marham Park



Ground Floor

Living Room 18'4" x 10'2"	5.59m x 3.10m
Kitchen / Dining Room 18'4" x 9'4"	5.59m x 2.86m



First Floor

Bedroom 1 11'1" x 9'9"	3.39m x 2.99m
Bedroom 2 11'5" x 10'4"	3.49m x 3.15m
Bedroom 3 6'10" x 9'7"	2.09m x 2.94m
Gross Internal Area 1,011 sq ft	93.9 sq m

Handed Plots 20 and 26

Key

B Boiler C Cupboard FF Fridge Freezer AC Airing Cupboard 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 in December 2021. OH/WPM/FP/1221-G2



[orbithomes.org.uk](https://www.orbithomes.org.uk)

01284 544 163

Sales.WellingtonPlace@orbit.org.uk

Waveney

Wellington Place at Marham Park

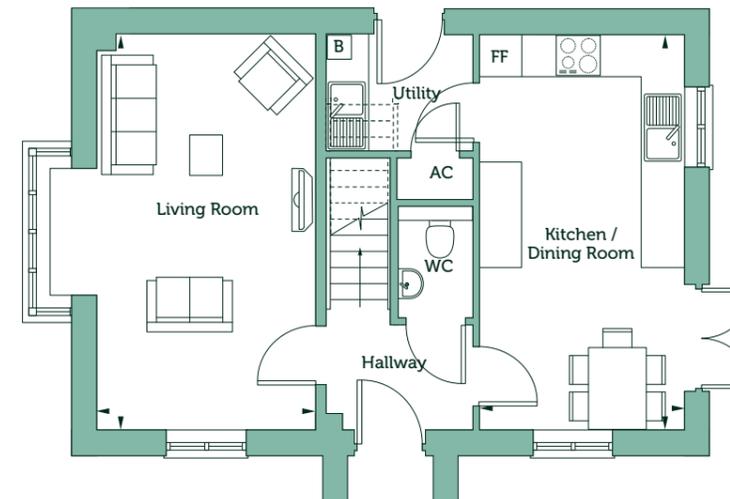
Three Bedroom House

Plots 1 and 17



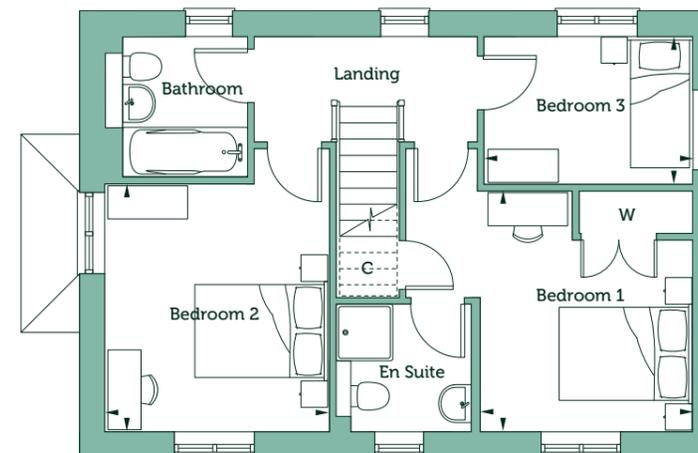
Waveney

Wellington Place at Marham Park



Ground Floor

Living Room 18'4" x 10'2"	5.59m x 3.10m
Kitchen / Dining Room 18'4" x 9'4"	5.59m x 2.86m



First Floor

Bedroom 1 11'1" x 9'9"	3.39m x 2.99m
Bedroom 2 11'5" x 10'4"	3.49m x 3.15m
Bedroom 3 6'10" x 9'7"	2.09m x 2.94m
Gross Internal Area 1,011 sq ft	93.9 sq m

Key

B Boiler C Cupboard FF Fridge Freezer AC Airing Cupboard 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 in December 2021. OH/WPM/FP/1221-G6



orbithomes.org.uk

01284 544 163

Sales.WellingtonPlace@orbit.org.uk



Homes to be proud of



"Orbit's customer service has been amazing. The Sales Team kept us up to date throughout the whole process and were always happy to help."

- David and Gemma



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.

The idyllic city centre location

Daisy purchased her first home using the Shared Ownership scheme at St Anne's Quarter and right from the outset, she was impressed with Orbit's customer service. The Sales Team supported Daisy throughout the whole process including providing recommendations for Mortgage Advisors and Solicitors.

As a solo buyer, having a relationship with Orbit's Sales Team, especially her Sales Representative Emma, was hugely beneficial to Daisy. The team were happy to answer any questions or queries throughout the process and provided reassurance and advice every step of the way.

Talking about her fantastic Orbit experience, Daisy said: "As a first time buyer, looking to purchase my first home felt really daunting. But Orbit was incredibly helpful from the start.

"I asked lots of questions throughout the process and Orbit were so supportive the whole way through! The customer service I received was invaluable and I am so thankful for all the assistance in helping me purchase my first home.

"I would recommend Orbit to anyone who is a first time buyer. I didn't just feel like they were trying to sell me a property – they invested their time and effort into finding me a home!"

Orbit's customer service has been amazing

Having previously lived in a three bedroom semi-detached house in Dereham with their two daughters, David and his family decided to upsize and began researching local developments. After looking at properties in the local area, they chose a four bedroom home at Orbit's Mill View.

The size of our new home is ideal, and the interior is bright and spacious. As a family, we have also spent more time outdoors in our lovely big garden, which is something you don't always see with new builds. I couldn't be prouder of our perfect Orbit home!"

Talking about his family's excellent Orbit experience, David added: "Orbit's customer service has been amazing. The Sales Team kept us up to date throughout the whole process and were always happy to help with any questions or queries we had, no matter how big or small. As a family, we just want to say thank you to Orbit for helping us secure our dream home – from start to finish everyone has been

so friendly, kind and caring. I would recommend Orbit wholeheartedly and I can't wait to start making amazing memories with my family and friends."

First time buying made simple

Grant and Charlotte 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 simple for us and the Sales Team were always on hand for any queries we had."

Perfectly designed for downsizers

Karen and Barry had a large home which they no longer needed and wanted to downsize and pay off their mortgage. They were concerned that 'downsizing' would mean huge compromises when it came to lifestyle and accommodation.

What they found through Orbit surprised them. "We were even more delighted when we viewed the Orbit show home and discovered that buying a new build doesn't mean you have to compromise on space or quality. The house we chose was comfortably within our budget, yet it still offered everything we hoped for from our new home."

Jessie and Alex found their dream home through Shared Ownership

Jessie and Alex were living with parents and longed for a home of their own. Now, thanks to helpful advice from Orbit on a Shared Ownership property, they have a beautifully-furnished, three bedroom home in a location they could only dream of! "We looked around at a number of developments but didn't feel at home. We went to look at Summer Gates and as soon as we walked into the show home it felt like we had come home, we were so excited!"

A wonderful journey

Sue, a single lady, wanted to move nearer to her family and friends. "I was looking for a house that I could manage myself. As a single lady I didn't want a project this time, it needed to be well built with attention to detail, spacious, light and airy and have a good feel about it. I wanted good storage space, a manageably-sized garden and somewhere to park my car too."

After attending an open day event where she met representatives from Orbit, Sue was really impressed with the knowledge and information on offer. She decided on a home at The Sidings and submitted the paperwork. "I was so excited, the lady I dealt with was great, she explained the whole process and to this day it works. In fact, all parties involved have been amazing, the process has been seamless, and I can't thank everyone enough for making it happen, it really has been a wonderful journey. I was really impressed at how professionally the whole process was handled."

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?

These quotations are from purchasers at other Orbit Homes developments.



Newlands, Attleborough

The Orbit difference

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 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.



Your place to thrive

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.

Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment.

We have four main priorities:

- Climate action to become net zero carbon
- Ecological resilience to enhance the quality of green spaces
- Responsible partnerships and a sustainable supply chain
- Increasing biodiversity



St Anne's Quarter, Norwich

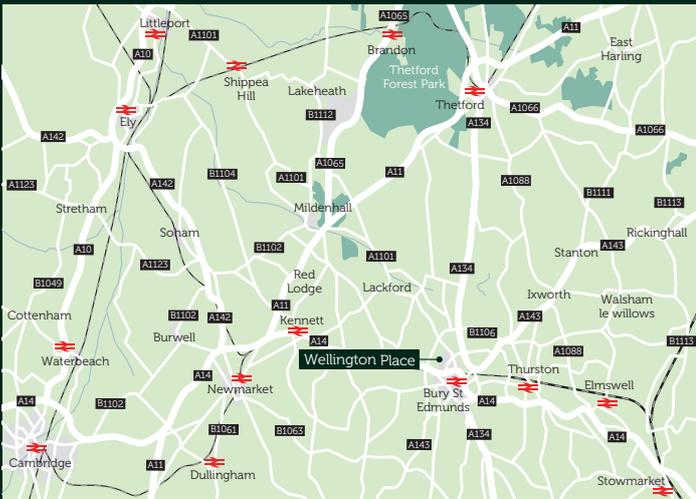


Your place to thrive



Outer cover coated with
Anti-Bacterial lamination

Wellington Place at Marham Park Off Marham Parkway Bury St Edmunds Suffolk IP32 6TS



Wider Area

Local Area

Directions to Wellington Place at Marham Park

Situated on the north western outskirts of Bury St Edmunds. Leave the A14 at junction 42, signposted to Bury St Edmunds A1302, Brandon B1106. At the roundabout take the B1106 Tut Hill, signposted Brandon, Fornham and Mildenhall. Follow the B1106 Tut Hill for approximately 1 kilometre (1100 yards), where the road becomes Marham Parkway.

Stay on Marham Parkway until you reach the roundabout approximately 200 metres (220 yards). Turn off into Marham Park, follow this road (Crosses Link) for approximately 650 metres (710 yards) where you'll see Wellington Place at Marham Park on your right hand side.



Your place
to thrive

orbithomes.org.uk

☎ 01284 544 163

✉ Sales.WellingtonPlace@orbit.org.uk

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 March 2023. OH/WPMP/Bro/0323