

# Broadland Fields

POSTWICH, NORWICH

A collection of 3 & 4 bedroom  
houses available with Shared Ownership

*A home of your own*

# Contents

Welcome to Broadland Fields	3
Make your move in Norwich	4
Living at Broadland Fields	6
Local area	8
Transport connections	10
Site plan	12
Floor plans	14
Specification	26
Shared Ownership explained	28
A guide to owning your own home	30
About Legal & General Affordable Homes	32



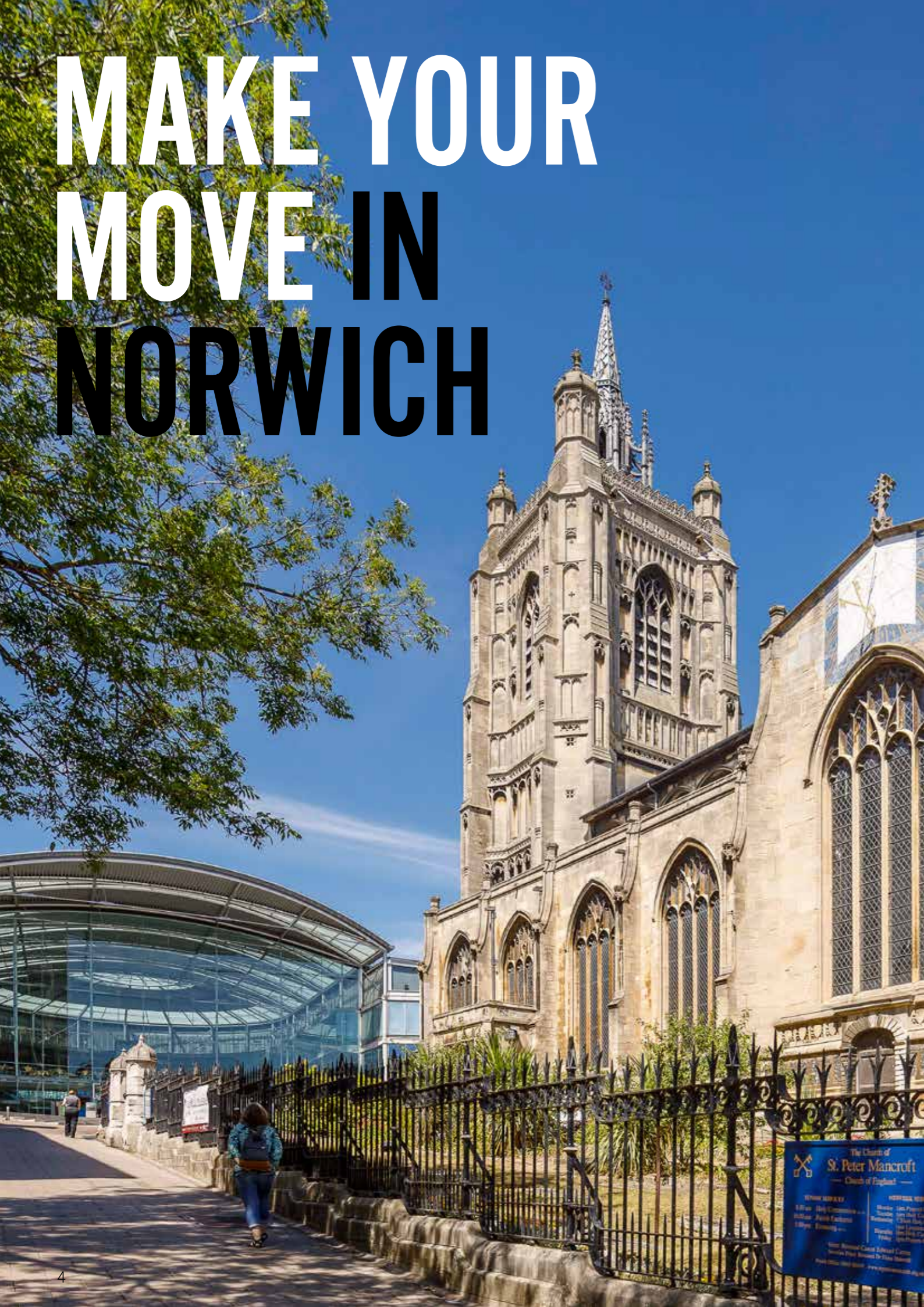
River Wensum in the centre of Norwich

# Welcome to Broadland Fields

Set on the outskirts of Norwich, close to the River Yare, just at the point where the streets give way to the open fields and big skies of the Norfolk countryside, the new community of homes at Broadland Fields offers the perfect place to put down roots in a home of your own.

The homes at Broadland Fields are perfectly placed to benefit from a range of nearby amenities, including pubs, restaurants and sports clubs, as well as an excellent choice of schools within easy travelling distance. Locally there's a brand new Lidl nearby for all your essential shopping and Norwich town centre is less than 15 minutes drive away. Whether you're heading into Norwich for a big night out, or cruising gently in a boat along the Norfolk Broads, this is a location that offers the best of town and country.

Legal & General Affordable Homes is offering a unique opportunity to live at Broadland Fields through Shared Ownership. Thanks to this scheme, you can get on the property ladder with a lower deposit than is required to buy outright or with other buying schemes.



# MAKE YOUR MOVE IN NORWICH

## EXPERIENCE LIFE IN NORWICH



### HISTORIC LOCATION

Wander the streets that still carry a lot of their medieval charm, including some remains of the ancient city walls and a wealth of historic buildings.



### RICH CULTURE

Great theatres, vibrant festivals, stunning heritage and a whole array of other arts delights for people to enjoy.



### PLENTY OF AMENITIES

From independent shops to well-known retailers, a market, restaurants, bars, cinema and theatre – there's lots to explore.



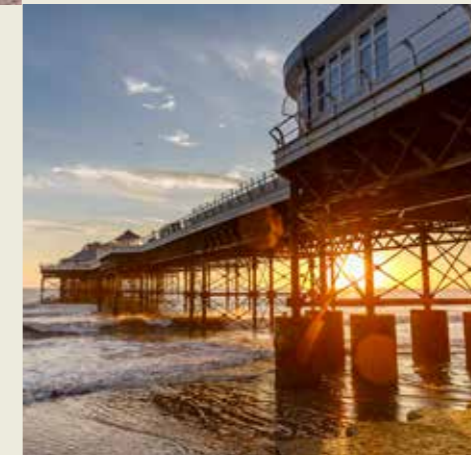
### A VIBRANT CITY CENTRE

The Norfolk & Norwich Festival in May is over 200 years old and one of the largest international arts festival in the country.



### NATURE & GREEN SPACES

Behind the Cathedral are the Plantation Gardens, Norwich's very own Secret Garden. Or venture to the vast Whitlingham Country Park or the stunning Broads National Park.



### CLOSE TO THE SEASIDE

Just a short drive to the coast, with a range of beaches within an hour's drive.

# Living at Broadland Fields



## Beautifully designed

Attractive new homes built with your lifestyle in mind.



## Express yourself

The neutral décor invites you to add your own touches and create your own look.



## Sit back in style

You'll immediately feel at home in the well-proportioned dining and living areas.



## Unique location

Live close to a city and Norfolk Boards, with the big skies, calm lakes and open fields of Norfolk around you.

Make yourself at home

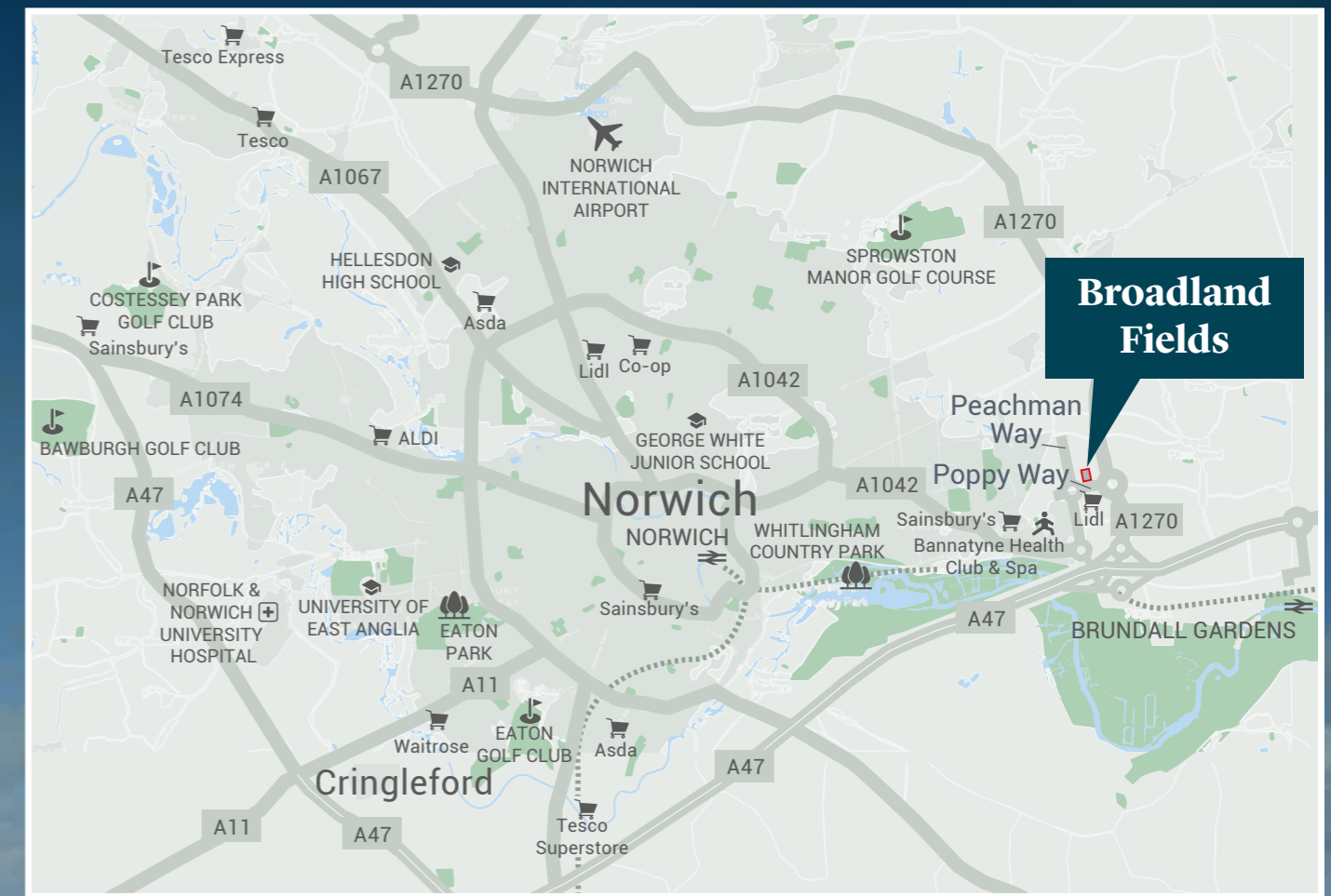
# A perfect place to live

## Options in every direction

Norwich is a beautiful city to have as a next door neighbour with its cobbled streets and open spaces, impressive Norman cathedral and imposing castle. There are intriguing boutiques and large shopping malls, a wide choice of restaurants, bars and clubs together with live theatre and a thriving arts scene.

Head away from town and you'll soon reach the Norfolk Broads National Park. This unique area of waterways, windmills and wildlife is the perfect place to spend a lazy summer's day. Whether boating, walking, cycling or seeking a glimpse of the local flora and fauna, you'll never be short of new things to explore.

East Anglia is full of great days out for all the family. There are heritage railways and royal palaces, magnificent views and ancient forests. You'll have every type of seaside you could wish for – from the bright lights of Great Yarmouth's Golden Mile to the crab restaurants of Cromer and the quiet beaches in between where you can walk for miles and see more seals than humans.



Mid Yare National Nature Reserve



The Norfolk Broads



The Royal Arcade, Norwich



Norwich Castle

# You're connected

## *With so many places to enjoy*

Norwich boasts one of East Anglia's main rail stations with frequent services to Ipswich, Colchester, Thetford, Ely, Peterborough and London Liverpool Street.

The A47 runs close to the city providing you with easy access to Great Yarmouth, Ipswich and other destinations across East Anglia. It also links you to the M11 and national motorway network. Norwich Airport is also nearby for when you're travelling further afield, and it's a straightforward drive to connect with Stansted.

Yet maybe the best form of transport when you live at Broadland Fields is to take a canoe or paddleboard out onto the waters at nearby Whitlingham Country Park.



### By Car

Lidl Supermarket  
200 meters

Brundall Gardens Station  
2.5 miles

Norwich Railway Station  
3.9 miles

Whitlingham Country Park  
5.3 miles

Chantry Place  
5.5 miles

Norwich International Airport  
8.9 miles

Great Yarmouth  
16.8 miles



### By Train

Norwich\*  
10 mins

Ipswich  
38 mins

Cambridge  
1 hour 17 mins

Chelmsford  
1 hour 18 mins

Peterborough  
1 hour 27 mins

London Liverpool Street  
1 hour 51 mins

Stansted Airport  
1 hour 55 mins



### Local Area

Post Office  
1.3 miles

Doctor's Surgery  
1.5 miles

Sainsbury's Supermarket  
1.5 miles

Thorpe St Andrew  
Secondary School  
1.9 miles

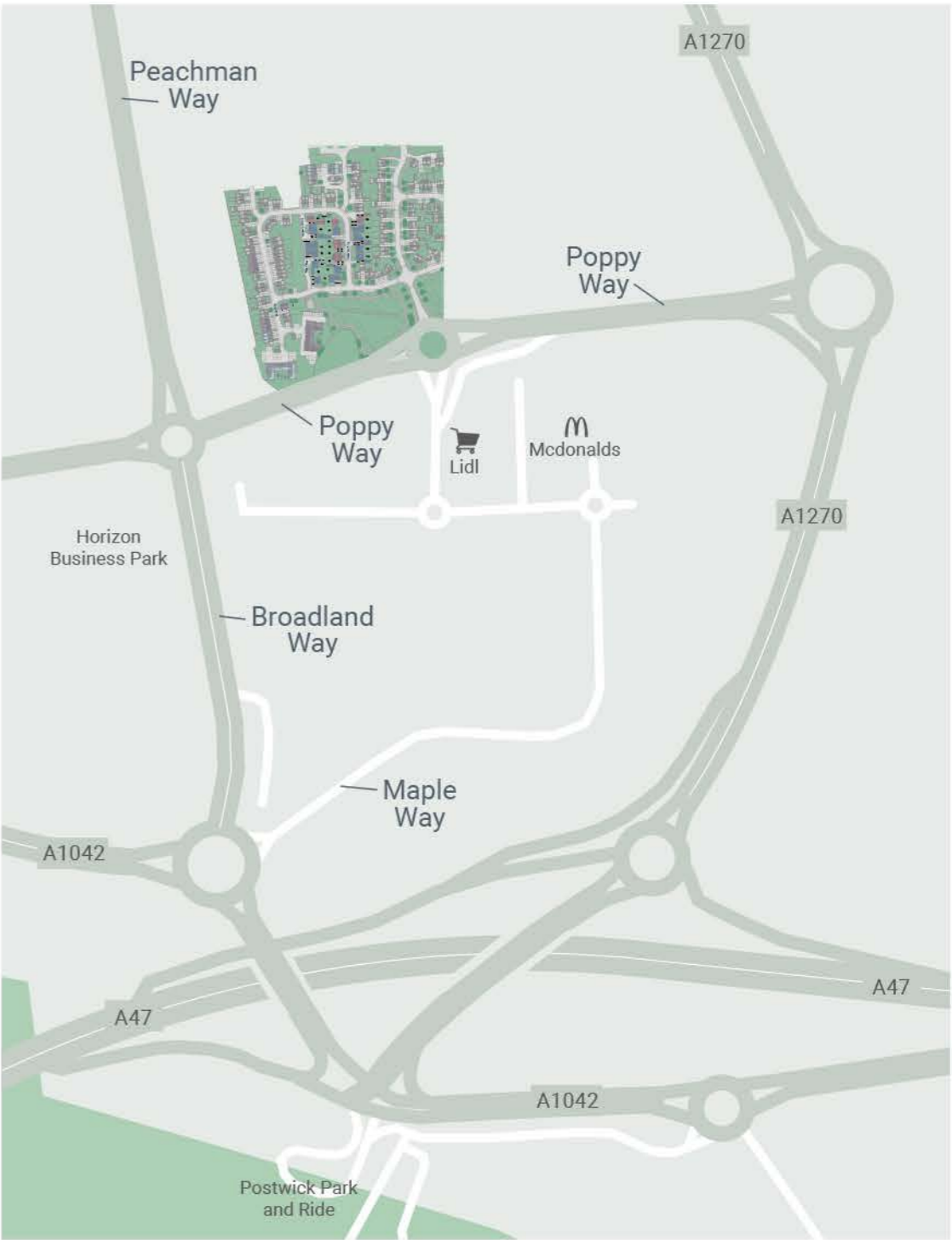
Brundall Primary School  
3.4 miles

University of East Anglia  
6.5 miles

Bure Marshes National  
Nature Reserve  
6.7 miles

Distances taken from Poppy Way. \*Brundall Gardens to Norwich. All other train times depart from Norwich station. Distances and travel times taken from google.co.uk/maps and nationalrail.co.uk and are approximate only.

# Site Plan



Key

Future LGAH Shared Ownership Homes

LGAH Rented Homes

Three Bedroom Houses

Allison Homes

Four Bedroom Houses

Photovoltaic Panels

Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

13

# Three Bedroom Houses

Plot No 51



Front Elevation



Ground Floor



First Floor

Key

FF - FRIDGE/FREEZER    B - BOILER    DW - DISHWASHER    WM -WASHING MACHINE

Dimensions	TOTAL AREA: 74.4 SQ M    801 SQ FT			
	Length	Width	Length	Width
Living/Dining Room	4.62m x 3.62m	15' 2" x 11' 11"		
Kitchen	3.20m x 2.47m	10' 6" x 8' 1"		
Bedroom 1	4.62m x 2.61m	15' 2" x 8' 7"		
Bedroom 2	2.91m x 2.66m	9' 7" x 8' 9"		
Bedroom 3	3.38m x 1.90m	11' 1" x 6' 3"		



# Three Bedroom Houses

Plot Nos. 58 & 59\*



Front Elevation



Ground Floor



First Floor

Key

FF - FRIDGE/FREEZER    B - BOILER    DW - DISHWASHER    WM -WASHING MACHINE    AC - AIRING CUPBOARD    \* Plot 59 is handed to the plan drawn

Dimensions	TOTAL AREA: 85.3 SQ M    918 SQ FT			
	Length	Width	Length	Width
Living Room	4.38m x 3.75m	14' 5" x 12' 4"		
Kitchen/Dining Room	5.24m x 4.91m	17' 2" x 16' 1"		
Bedroom 1	4.91m x 3.20m	16' 1" x 10' 6"		
Bedroom 2	2.72m x 2.64m	8' 11" x 8' 8"		
Bedroom 3	2.78m x 2.13m	9' 1" x 7' 0"		



# Three Bedroom Houses

Plot Nos. 63



Key  
FF - FRIDGE/FREEZER   B - BOILER   DW - DISHWASHER   WM - WASHING MACHINE   AC - AIRING CUPBOARD

Dimensions	TOTAL AREA: 90.2 SQ M   971 SQ FT			
	Length	Width	Length	Width
Living Room	5.68m	x 3.09m	18' 8"	x 10' 2"
Kitchen/Dining Room	5.68m	x 3.64m	18' 8"	x 11' 11"
Bedroom 1	3.62m	x 3.13m	11' 11"	x 10' 3"
Bedroom 2	3.64m	x 3.14m	11' 11"	x 10' 4"
Bedroom 3	2.54m	x 2.48m	8' 4"	x 8' 2"



# Three Bedroom Houses

Plot Nos. 52\* & 64



Key  
FF - FRIDGE/FREEZER   B - BOILER   DW - DISHWASHER   WM - WASHING MACHINE   AC - AIRING CUPBOARD   \* Plot 52 is handed to the plan drawn

Dimensions	TOTAL AREA: 91.1 SQ M   981 SQ FT			
	Length	Width	Length	Width
Living Room	5.68m	x 3.20m	18' 8"	x 10' 6"
Kitchen/Dining Room	5.68m	x 3.63m	18' 8"	x 11' 11"
Bedroom 1	3.62m	x 3.25m	11' 11"	x 10' 8"
Bedroom 2	3.64m	x 3.14m	11' 11"	x 10' 4"
Bedroom 3	2.54m	x 2.48m	8' 4"	x 8' 2"



# Three Bedroom Houses

Plot Nos. 126



First Floor



Ground Floor



Front Elevation

# Three Bedroom Houses

Plot Nos. 60 & 61\*



Front Elevation



Ground Floor



First Floor



Second Floor

KITCHEN LAYOUT  
SUBJECT TO CHANGE

## Key

FF - FRIDGE/FREEZER B - BOILER DW - DISHWASHER WM - WASHING MACHINE AC - AIRING CUPBOARD

Dimensions	TOTAL AREA: 90.2 SQ M 971 SQ FT			
	Length	Width	Length	Width
Living Room	5.68m x 3.09m	18' 8" x 10' 2"		
Kitchen/Dining Room	5.68m x 3.64m	18' 8" x 11' 11"		
Bedroom 1	3.62m x 3.13m	11' 11" x 10' 3"		
Bedroom 2	3.64m x 3.14m	11' 11" x 10' 4"		
Bedroom 3	2.54m x 2.48m	8' 4" x 8' 2"		



## Key

FF - FRIDGE/FREEZER B - BOILER DW - DISHWASHER WM - WASHING MACHINE

\* Plot 61 is handed to the plan drawn

Dimensions	TOTAL AREA: 92.3 SQ M 994 SQ FT			
	Length	Width	Length	Width
Living / Dining Room	4.62m x 3.62m	15' 2" x 11' 11"		
Kitchen	3.20m x 2.47m	10' 6" x 8' 1"		
Bedroom 1	5.38m x 3.32m	17' 8" x 10' 11"		
Bedroom 2	4.62m x 2.96m	15' 2" x 9' 8"		
Bedroom 3	3.01m x 2.47m	9' 11" x 8' 1"		



# Four Bedroom Houses

Plot Nos. 54 & 55



First Floor



Front Elevation



Ground Floor

KITCHEN & UTILITY LAYOUT  
SUBJECT TO CHANGE

Key

FF - FRIDGE/FREEZER    B - BOILER    DW - DISHWASHER    WM - WASHING MACHINE

Dimensions    TOTAL AREA: 100.2 SQ M    1079 SQ FT

	Length	Width	Length	Width
Living/Dining Room	6.70m x 4.67m	22' 0" x 15' 4"		
Kitchen	4.82m x 2.71m	15' 10" x 8' 11"		
Bedroom 1	3.90m x 2.70m	12' 10" x 8' 10"		
Bedroom 2	3.90m x 2.58m	12' 9" x 8' 6"		
Bedroom 3	2.74m x 2.70m	9' 0" x 8' 10"		
Bedroom 4	2.74m x 2.38m	9' 0" x 7' 10"		



# Four Bedroom Houses

Plot Nos. 57\*, 129 & 130\*



First Floor



Front Elevation



Ground Floor

KITCHEN & UTILITY LAYOUT  
SUBJECT TO CHANGE

Key

FF - FRIDGE/FREEZER    B - BOILER    DW - DISHWASHER    WM - WASHING MACHINE    AC - AIRING CUPBOARD    \* Plots 57 & 130 is handed to the plan drawn

Dimensions    TOTAL AREA: 117.1 SQ M    1260 SQ FT

	Length	Width	Length	Width
Living Room	4.30m x 3.05m	14' 1" x 10' 0"		
Kitchen / Dining Room	7.82m x 3.09m	25' 8" x 10' 1"		
Study	2.60m x 2.56m	8' 6" x 8' 5"		
Bedroom 1	5.16m x 3.71m	16' 11" x 12' 2"		
Bedroom 2	3.71m x 2.73m	12' 2" x 9' 0"		
Bedroom 3	2.73m x 2.70m	8' 11" x 8' 10"		
Bedroom 4	2.70m x 2.23m	8' 10" x 7' 4"		



# Four Bedroom Houses

Plot No. 62



First Floor



Front Elevation



Ground Floor

KITCHEN & UTILITY LAYOUT  
SUBJECT TO CHANGE

## Key

FF - FRIDGE/FREEZER   B - BOILER   DW - DISHWASHER   WM - WASHING MACHINE   AC - AIRING CUPBOARD

Dimensions	TOTAL AREA: 120.7 SQ M   1299 SQ FT			
	Length	Width	Length	Width
Living Room	6.92m x 3.49m	22' 9" x 11' 5"		
Kitchen/ Dining Room	6.92m x 3.09m	22' 9" x 10' 2"		
Bedroom 1	4.10m x 3.50m	13' 6" x 11' 6"		
Bedroom 2	4.10m x 3.13m	13' 5" x 10' 3"		
Bedroom 3	3.50m x 2.76m	11' 6" x 9' 1"		
Bedroom 4	2.76m x 2.68m	9' 1" x 8' 10"		



# Four Bedroom Houses

Plot Nos. 53\*, 56, 66 & 127



First Floor



Front Elevation



Ground Floor

KITCHEN & UTILITY LAYOUT  
SUBJECT TO CHANGE

## Key

FF - FRIDGE/FREEZER   B - BOILER   DW - DISHWASHER   WM - WASHING MACHINE   AC - AIRING CUPBOARD

\* Plot 53 is handed to the plan drawn

Dimensions	TOTAL AREA: 127 SQ M   1367 SQ FT			
	Length	Width	Length	Width
Living/ Dining Room	8.05m x 5.01m	26' 5" x 16' 5"		
Kitchen	4.67m x 4.24m	15' 4" x 13' 11"		
Bedroom 1	4.67m x 4.28m	15' 4" x 14' 0"		
Bedroom 2	3.59m x 3.11m	11' 10" x 10' 2"		
Bedroom 3	3.18m x 2.92m	10' 5" x 9' 7"		
Bedroom 4	3.18m x 2.03m	10' 5" x 6' 8"		



# Four Bedroom Houses

Plot No. 128



Front Elevation



Ground Floor

First Floor

Key

FF - FRIDGE/FREEZER    B - BOILER    DW - DISHWASHER    WM - WASHING MACHINE    AC - AIRING CUPBOARD

Dimensions	TOTAL AREA: 133.4 SQ M    1436 SQ FT			
	Length	Width	Length	Width
Living Room	5.21m x 3.88m	17' 11" x 12' 9"		
Kitchen	3.44m x 3.19m	11' 3" x 10' 5"		
Dining Room	5.06m x 3.82m	16' 7" x 12' 6"		
Study	3.06m x 2.21m	10' 0" x 7' 3"		
Bedroom 1	3.92m x 3.88m	12' 10" x 12' 9"		
Bedroom 2	3.76m x 2.95m	12' 4" x 9' 8"		
Bedroom 3	3.30m x 3.18m	10' 10" x 10' 5"		
Bedroom 4	3.43m x 2.52m	11' 3" x 8' 3"		



# Four Bedroom Houses

Plot No. 65



Front Elevation



First Floor



Ground Floor

Key

FF - FRIDGE/FREEZER    B - BOILER    DW - DISHWASHER    WM - WASHING MACHINE    AC - AIRING CUPBOARD

Dimensions	TOTAL AREA: 184.3 SQ M    1984 SQ FT			
	Length	Width	Length	Width
Living Room	8.27m x 3.69m	27' 1" x 12' 1"		
Kitchen/ Dining Room	7.30m x 6.16m	23' 11" x 20' 3"		
Study	3.70m x 2.05m	12' 2" x 6' 9"		
Bedroom 1	5.16m x 4.81m	16' 11" x 15' 9"		
Bedroom 2	4.55m x 3.27m	14' 11" x 10' 9"		
Bedroom 3	3.72m x 3.40m	12' 3" x 11' 2"		
Bedroom 4	3.70m x 2.61m	12' 2" x 8' 7"		



# Specification

## Kitchen

- Contemporary kitchen with chrome handles, under unit lighting, soft close and eco bin\*\*
- Laminate worktops with upstand
- Stainless steel sink with chrome mixer tap
- Zanussi gas hob with glass splashback and stainless steel cooker hood
- Zanussi integrated single electric oven
- Zanussi integrated fridge freezer
- Zanussi integrated dishwasher
- Zanussi integrated washing machine when in kitchen
- Zanussi freestanding washing machine when in utility

## Cloakroom

- Contemporary Roca white toilet with soft close seat and pedestal basin
- Roca mixer tap to basin
- Splashback tiling to basin

## Bathroom & Ensuite

- Contemporary Roca sanitaryware including white toilet with soft close seat and pedestal basin
- Roca mixer tap to basin
- Thermostatic bath/shower mixer over bath in homes with no ensuite
- Bath screen to homes without ensuite
- Thermostatic shower valve to ensuite
- White Mira shower tray and shower enclosure with chrome frame
- Grey ceramic tiles, full height to bath and shower enclosure with splashback tiling to basin
- Extractor fan
- Mirrored cabinet to bathroom
- Mirror to ensuite

## Flooring

- Wood effect laminate flooring to ground floor
- Coordinating floor tiles to bathroom and ensuite
- Carpet to stairs, landing and bedrooms



## Heating & Electrical

- Vaillant gas combination boiler
- Photovoltaic roof panels to selected plots\*
- Contemporary white radiators
- Chrome heated towel rail to bathroom and ensuite
- LED downlights to ground floor rooms
- Pendant light fitting to bedrooms
- Chrome sockets and switches throughout
- Smoke, heat and carbon monoxide detectors
- TV point in living room
- Telephone point in living room
- Shaver socket to bathroom and ensuite
- Light to front and rear elevations
- Door bell

## General

- UPVC double glazed white windows
- Internal walls and woodwork painted white
- White internal panel doors with satin chrome brassware
- 10 year NHBC building warranty

## External

- 3 bedroom houses; two parking bays plus garage to selected plots
- 4 bedroom houses; three parking bays to plot 54, minimum two parking bays and a garage to all other 4 bedroom plots

- Garage to include power and lighting when located within the plot curtilage
- Turf to rear garden
- 1.8m timber fencing to garden
- Outside tap
- Paved patio area
- Garden storage

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.

\*please speak to the Sales Team for details of plots with PV panels  
\*\*please speak to sales team for plot specific finishes

# Shared Ownership Explained

## Your essential guide to all things Shared Ownership with Legal & General

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

### How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 30% and 75% (depending on the development) of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at RPI (Retail Price Index) from September of the previous year + 0.5%.

### Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 (or £90,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

### What other charges will be payable?

Your home will be subject to a management fee - this is a fee payable monthly to cover the administrative costs of Legal & General Affordable Homes and our Management Provider. You will also be charged for the

Buildings Insurance required to cover your home. Finally, all homes pay an Estate Charge which contributes to the maintenance of the wider estate, play areas or unadopted roads etc.

### Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. You can staircase in annual 1% increments during the first 15 years of your lease, this is calculated based on the initial purchase price adjusted in line with HPI (House Price Index), or you can staircase in larger proportions (over 5%) with a RICS valuation. You can staircase to 100% ownership.

### Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

### What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership.

Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

### Will I need a deposit?

Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

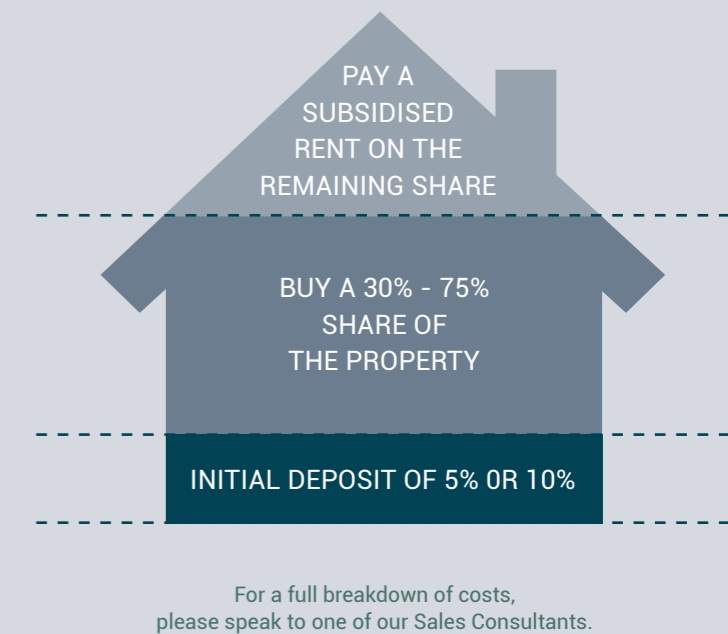
For more frequently answered questions go to [www.landgah.com/faq](http://www.landgah.com/faq)

### We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit [www.landgah.com](http://www.landgah.com)

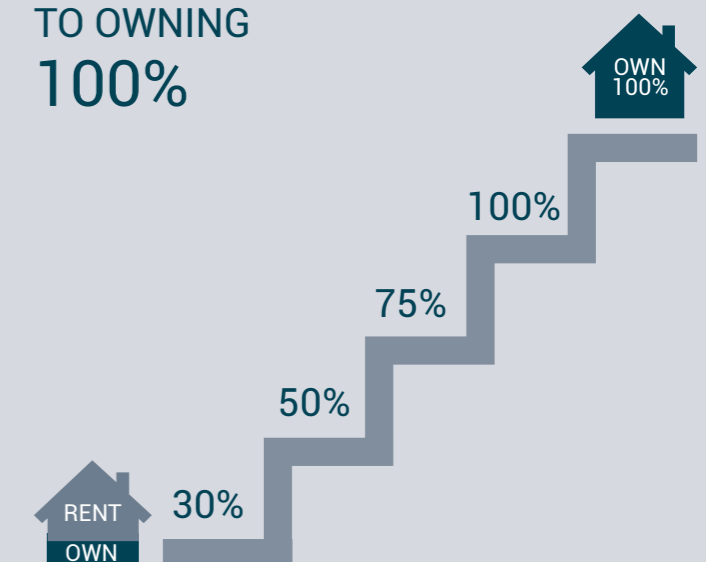


## Breakdown example of a new home at Broadland Fields



## Buying more shares

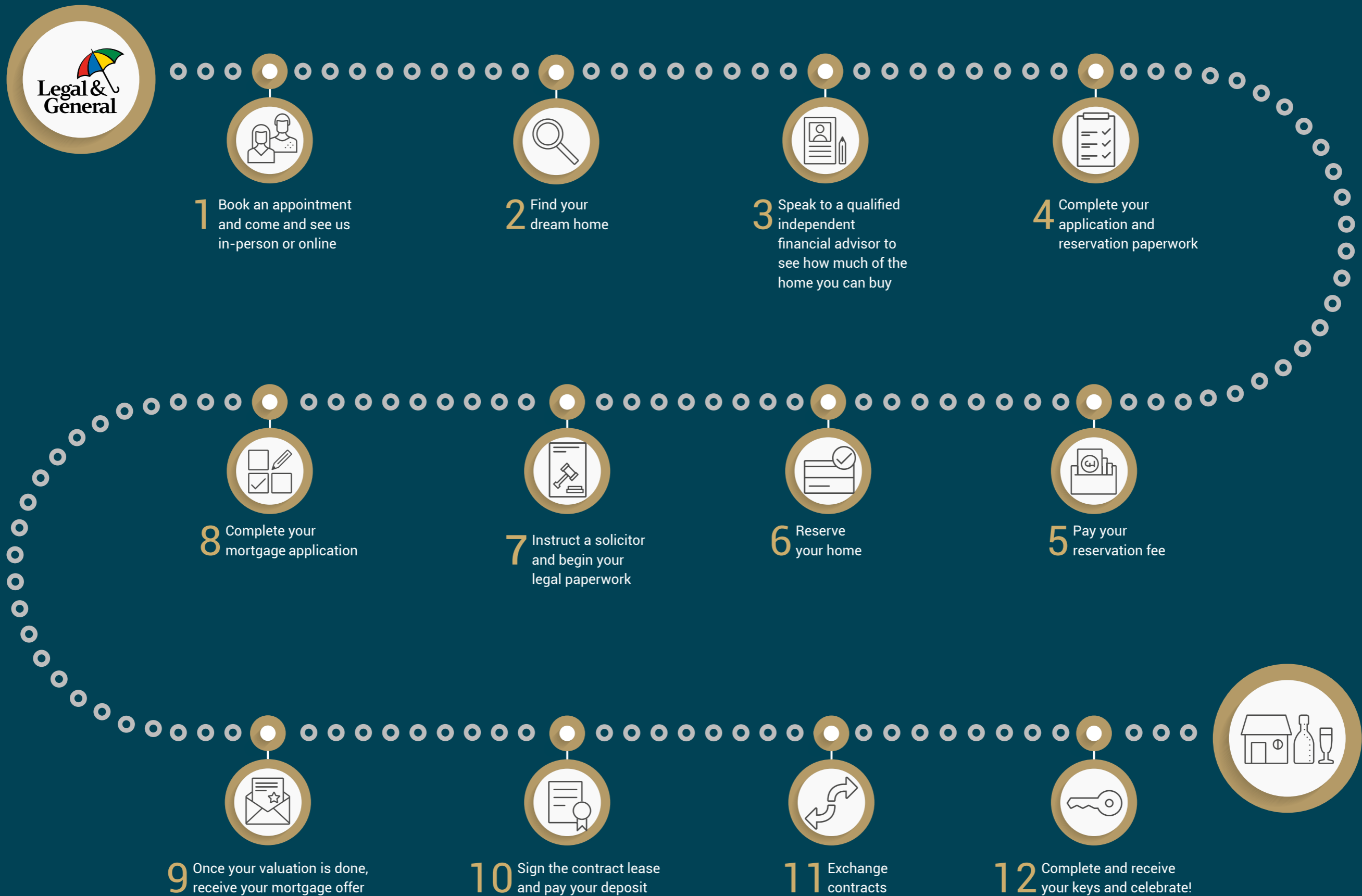
### STAIRCASE YOUR WAY TO OWNING 100%



When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to **100% ownership**.

# A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.





## People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:



**Quality** We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, finishes, environment and, above all, value.



**Customer Service** We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.



**Sustainability** We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.

# Broadland Fields

POPPY WAY, NORWICH NR13 5HB

Call to book an appointment

 01603 385 372

 [landgah.com/broadland-fields](https://landgah.com/broadland-fields)



We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for appliance spaces or items of furniture. Kitchen, utility layouts and bathroom may differ to build. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide. The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.