

Sorrel Grove

CRINGLEFORD, NORFOLK

A new collection of 2 bedroom homes
available with Shared Ownership

A home of your own



Contents

Welcome to Sorrel Grove	3
Make your move in Norwich	4
Living at Sorrel Grove	6
Local area	8
Site plan	12
Floor plans	14
Specification	16
Shared Ownership explained	18
A guide to owning your own home	20
About Legal & General Affordable Homes	22



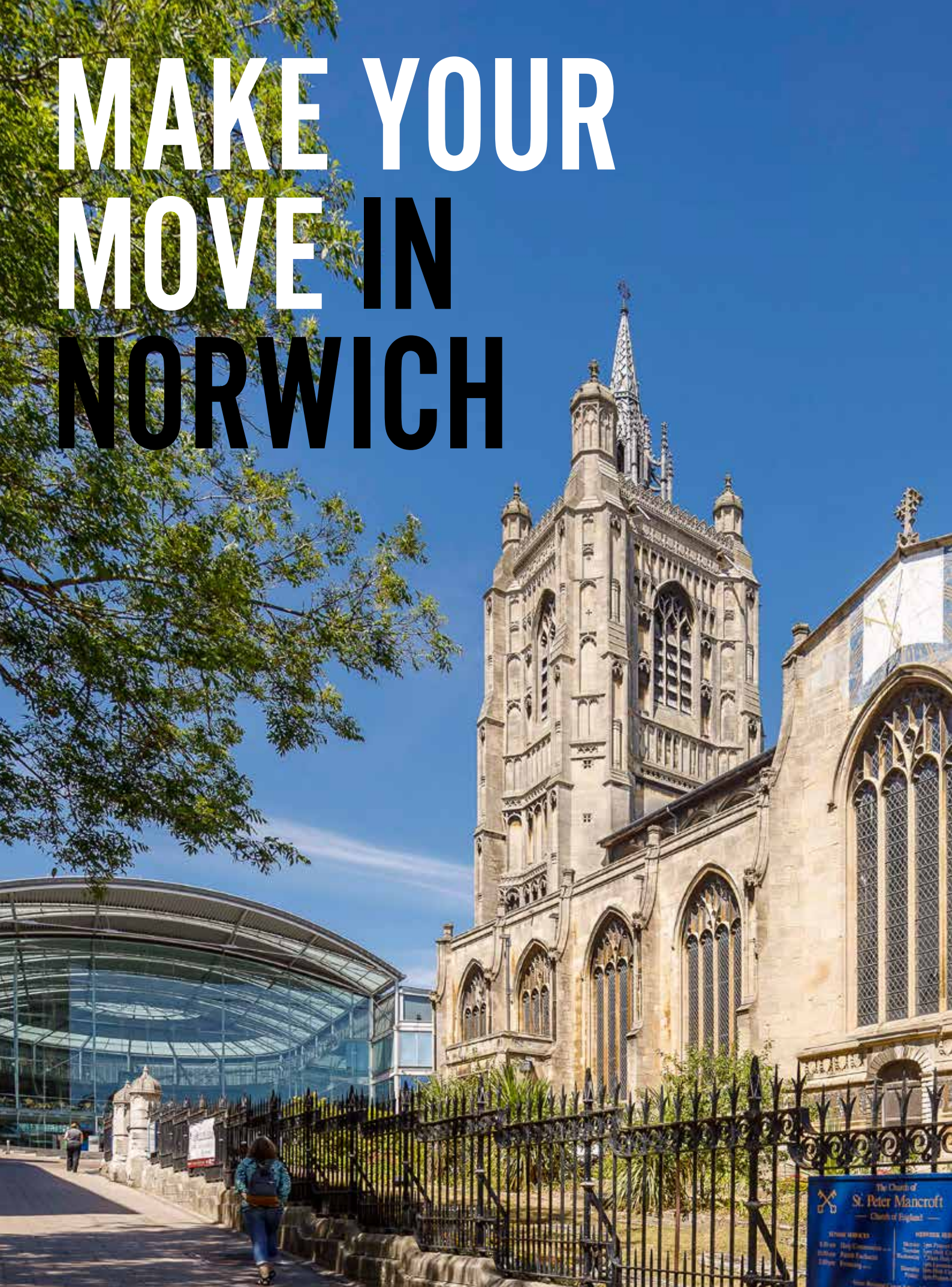
The Royal Arcade, Norwich

Welcome to Sorrel Grove

Located in a quiet residential road on the edge of a village within easy distance of Norwich, Sorrel Grove is a new development of homes meeting the needs of a modern lifestyle.

Cringleford dates back to Saxon times and has handy shops, a village school, doctors' surgery, fitness, football, cricket and tennis facilities. The city centre of Norwich is nearby, making this the perfect balance of city and country.

Legal & General Affordable Homes is offering a unique opportunity to live at Sorrel Grove 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.



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.



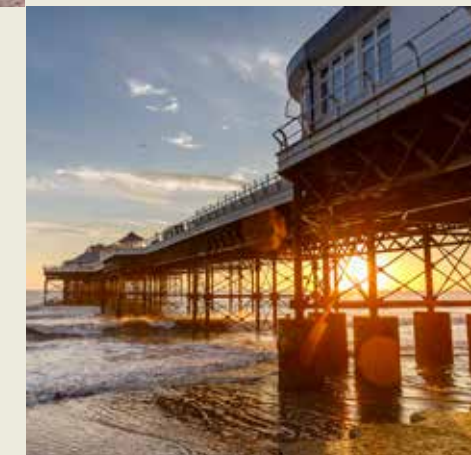
A VIBRANT CITY CENTRE

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 Sorrel Grove



Beautifully designed

Beautiful new homes built to a high specification.



Great location

All the peace and quiet of village life, yet with a major city on your doorstep.



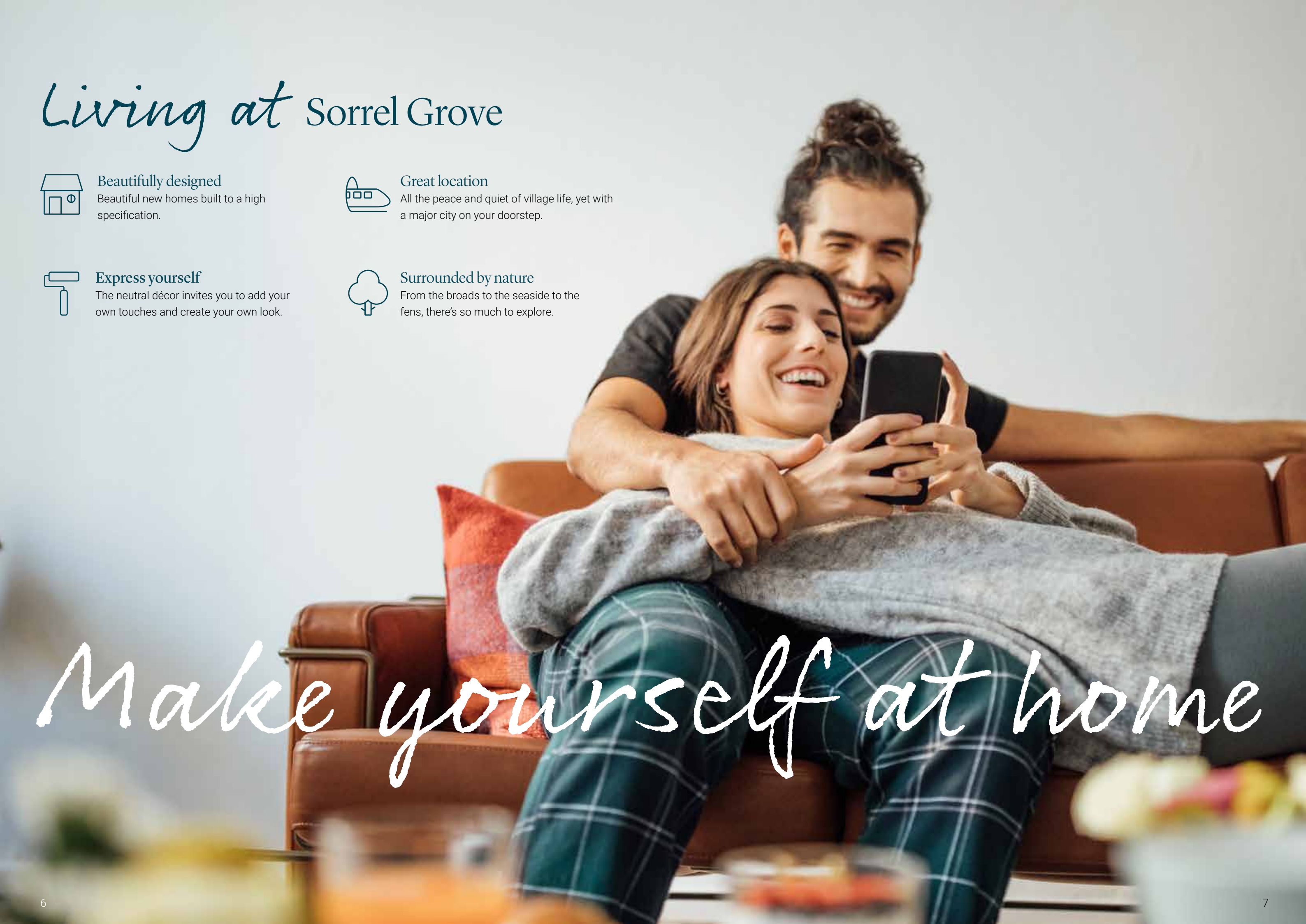
Express yourself

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



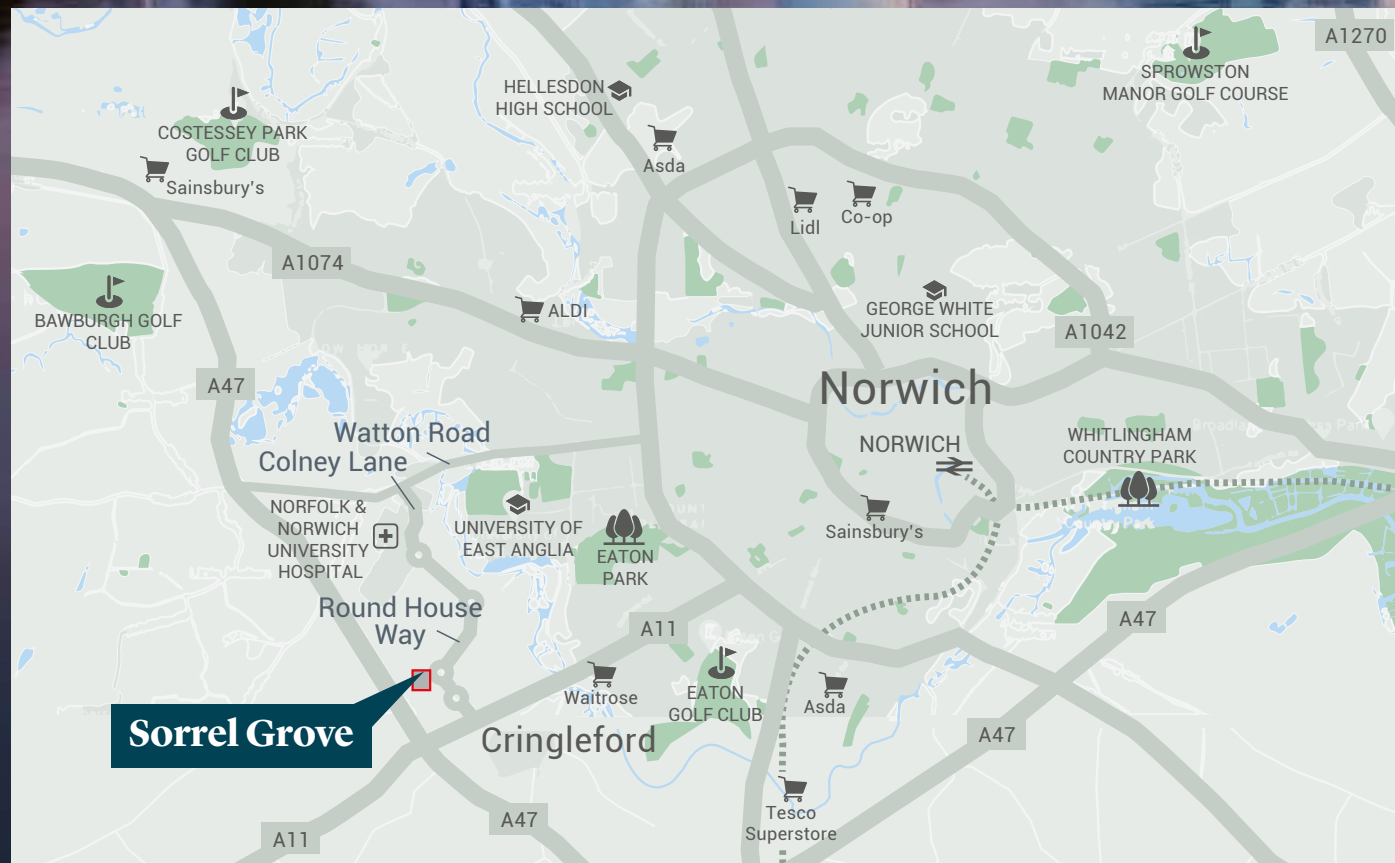
Surrounded by nature

From the broads to the seaside to the fens, there's so much to explore.



Make yourself at home

Explore the city,
countryside & coast



Peace and tranquility, yet close to the city.

Just a short drive away is the beautiful city of Norwich, with country fields at the end of the road, it's hard to believe that the centre of Norwich is so close. Norwich is a beautiful city, with cobbled streets full of fascinating boutiques, an impressive Norman cathedral and imposing castle. There are shopping malls, restaurants, bars and clubs together with galleries, live theatre and a thriving arts scene.

Whether you're enjoying an afternoon at the football, an evening at the movies, a big night out at the annual festival or a quiet stroll along the river, Norwich has it all, and it's just the beginning of this unique county.

Norfolk offers so much at all times of the year. The big skies create beautiful sunsets across the open fields, preferably viewed from a traditional country pub. There's boating on the broads, seal watching at Horsey, crab suppers at Cromer and all the fun of the fair at Great Yarmouth. With wonderful walks, beautiful country homes and some of the country's finest nature reserves, you'll always have something new to explore.

Thurne Mill at first light on the Norfolk Broads



Norwich Castle



Cringleford Bridge



Great Yarmouth



Chantry Place Shopping Centre, Norwich

So many places within easy distance

The nearby A47 connects you to the Broads and Great Yarmouth in one direction or Dereham and King’s Lynn in the other. The A11 is also handy, linking you to Thetford and the rest of East Anglia. It joins the M11 at a junction just south of Cambridge and from there, it is a straightforward drive down to London and the M25.

Norwich has a major rail station, with regular services to Ipswich, Colchester, Chelmsford, Thetford, Ely, Cambridge and London. It also has its own airport, with flights to destinations across Europe. Or you can take the boat to Holland from Harwich.

Yet, with so much beautiful countryside to explore on your doorstep, perhaps the most important form of transport when you move in at Sorrel Grove, will be your bicycle.



By Car

- Chantry Place
3.3 miles
- Sainsbury’s Supermarket
3.4 miles
- Tesco Superstore
3.4 miles
- Norwich Railway Station
5.0 miles
- Whitlingham Country Park
5.5 miles
- Norwich International Airport
6.6 miles
- Great Yarmouth
25 miles



By Train

From Norwich Station

- Ipswich
42 mins
- Great Yarmouth
56 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



By Foot

- Tesco Express
0.2 miles
- Cringleford Primary School
0.2 miles
- Cringleford Surgery
0.5 miles
- Red Lion Pub
1.1 miles
- Waitrose Supermarket
1.2 miles
- Norfolk & Norwich University Hospital
1.3 miles
- Eaton Park
1.9 miles

Site Plan



Key

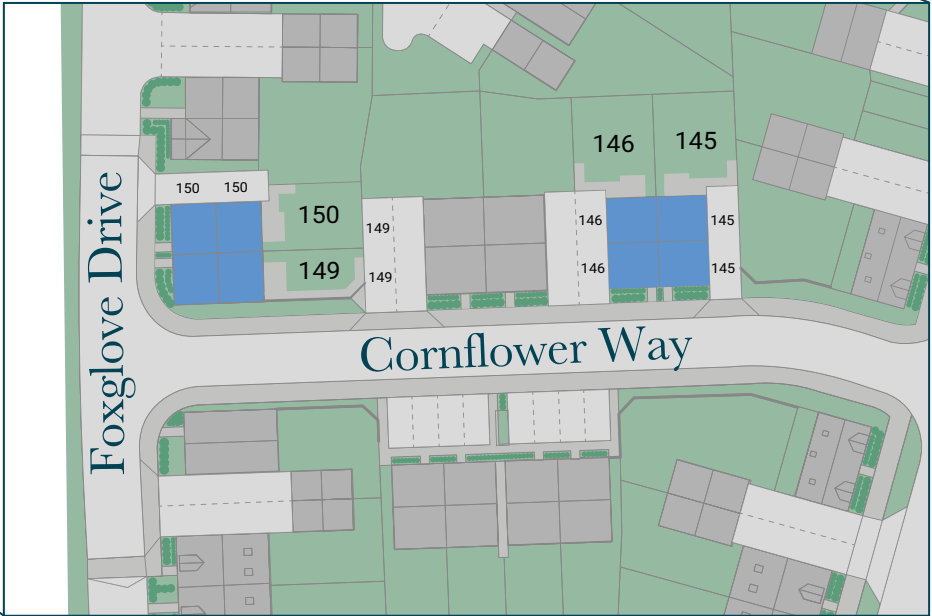
Two Bedroom Houses

Previous LGAH Homes

Future LGAH Homes

Tilia Homes

Power lines

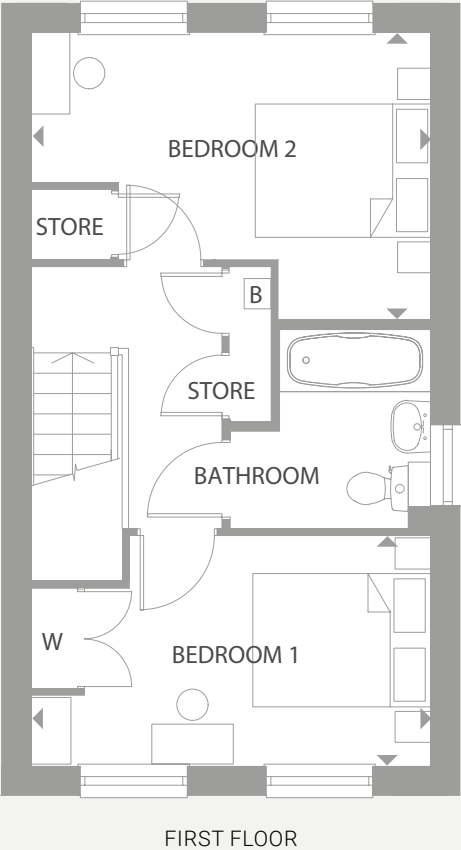
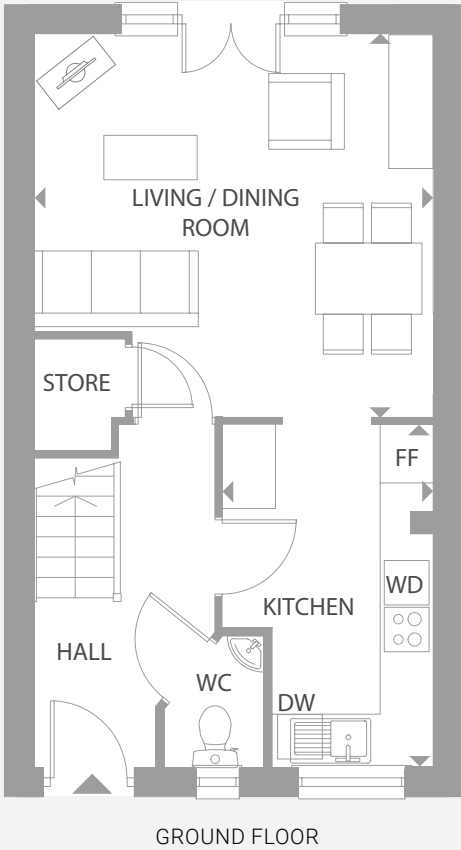


Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

Two Bedroom Houses

Plot Nos 145*, 146, 149* & 150

*Plots are handed to the plan drawn



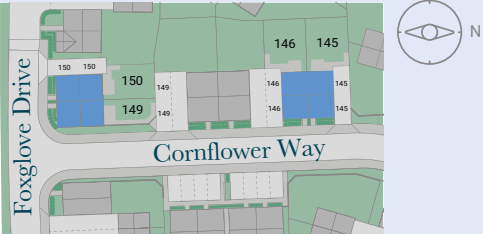
Key

FF - INTEGRATED FRIDGE/FREEZER B - BOILER DW - DISH WASHER WD - WASHER/DRYER

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.

Dimensions	TOTAL AREA: 74.10 SQ M 797 SQ FT			
	Length	Width	Length	Width
Living/ Dining Room	4.44m x 4.32m		14' 7" x 14' 2"	
Kitchen	3.80m x 2.26m		12' 6" x 7' 5"	
Bedroom 1	4.44m x 2.57m		14' 7" x 8' 5"	
Bedroom 2	4.44m x 3.22m		14' 7" x 10' 7"	



Images are CGI representations taken in an actual 2 bed home at Sorrel Grove

Specification

Kitchen

- Contemporary Cashmere gloss kitchen with chrome handles, soft close, cutlery tray and under unit lighting
- Laminate worktop with matching upstand
- Stainless steel splashback
- Stainless steel 1½ bowl sink with Blanco chrome mixer tap
- Zanussi electric single oven, gas hob and cooker hood
- Zanussi integrated fridge/freezer
- Zanussi integrated washer/dryer
- Zanussi integrated dishwasher

Cloakroom

- Ideal Standard contemporary white basin and toilet with soft close toilet seat
- Porcelanosa large format splashback tiling to basin
- Mirror
- Toilet roll holder

Bathroom

- Ideal Standard contemporary white bathroom suite with soft close toilet seat
- Glass shower screen
- Ideal Standard thermostatic bath/shower mixer over bath
- Porcelanosa large format wall tiling to bath and splashback tiling to basin area
- Chrome heated towel rail
- Mirror
- Toilet roll holder

Flooring

- Wood effect vinyl flooring to hall, kitchen, cloakroom and bathroom
- Grey twist carpet to lounge/diner, stairs landing and bedrooms

General

- White UPVC double glazed windows and doors
- Walls, ceilings, architraves and skirtings painted white
- White flush internal doors with chrome ironmongery
- Gas central heating via Combi Boiler and white contemporary radiators
- Door bell
- 12-year NHBC build warranty



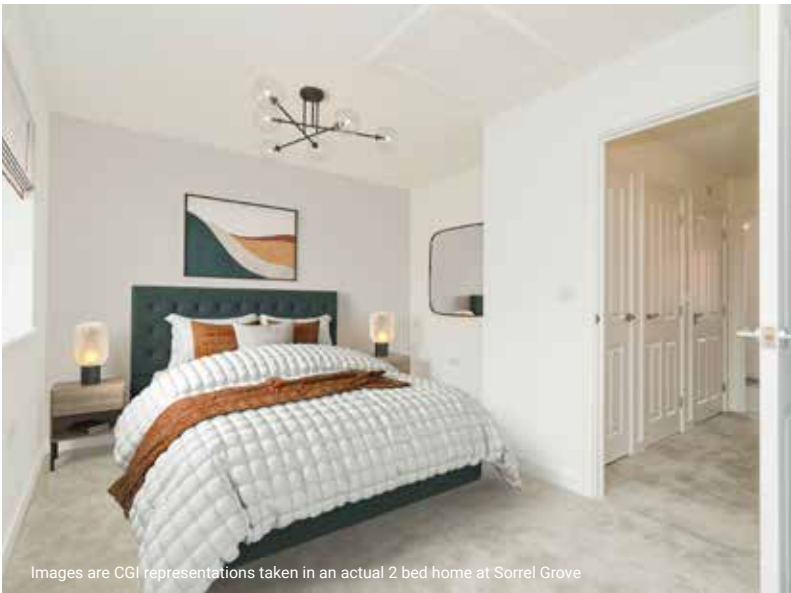
Electrical

- LED downlighters to kitchen, cloakroom and bathroom
- Pendant lighting to all other areas
- White sockets and switches
- TV socket to living room and master bedroom
- Telephone point to living room and master bedroom or home office location
- Smoke and carbon monoxide detectors
- Extractor fan to bathroom
- Shaver socket to bathroom
- Light to front and rear elevations
- Spur for future installation of burglar alarm

Externals

- Two parking bays per home
- Turf to rear garden
- 1.8m high timber fencing to garden with patio area
- Garden storage
- Outside tap to all houses
- External light to front and rear elevations

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.



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 40% 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'. When you buy more shares in your home, your home is re-valued and you buy shares at the current market value, at the time you are buying the shares. You can staircase up 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?

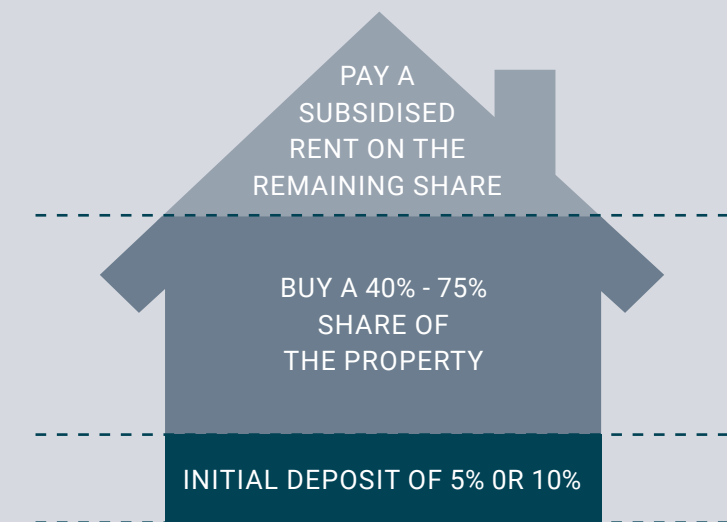
Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

For more frequently answered questions go to www.landgah.com/faq

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

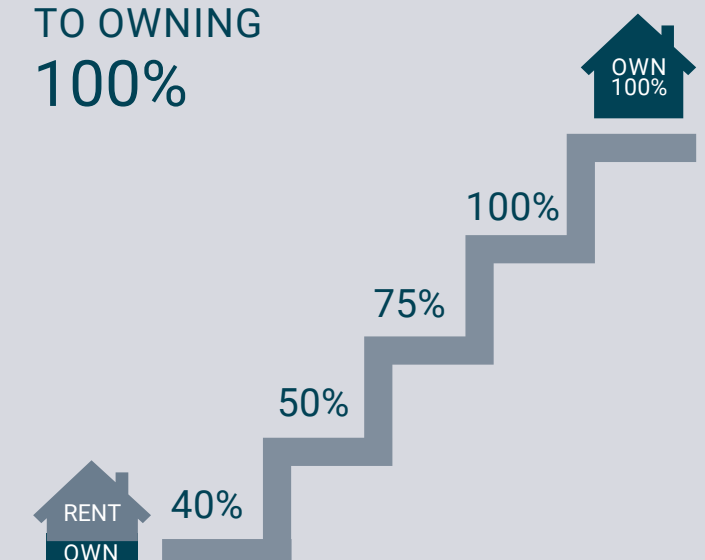
Breakdown example of a new home at Sorrel Grove



For a full breakdown of costs, please speak to one of our Sales Consultants.

Buying more shares

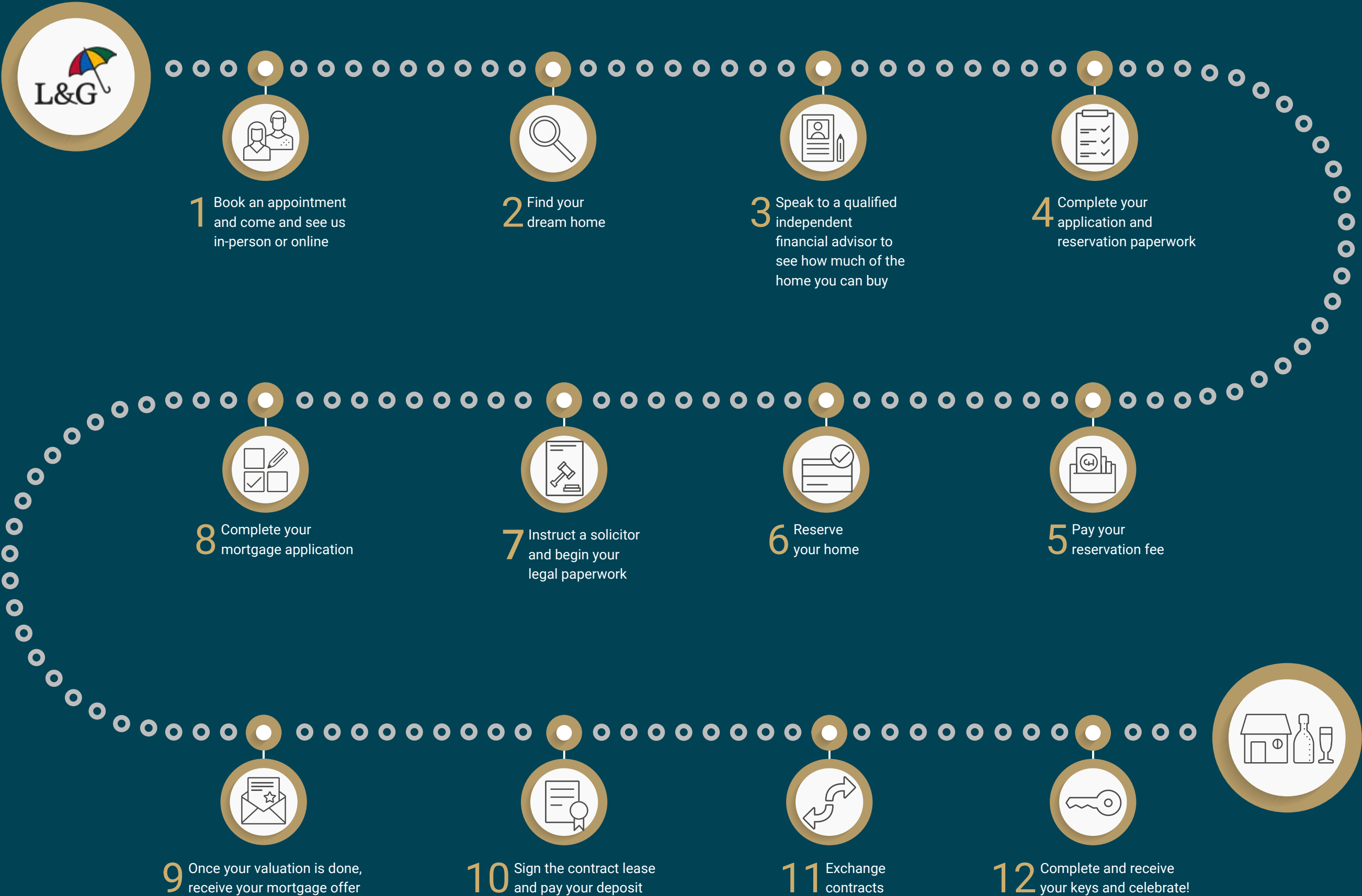
STAIRCASE YOUR WAY TO OWNING 100%



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.

Sorrel Grove

ROUND HOUSE WAY, CRINGLEFORD, NORFOLK NR4 7LT

Call to book an appointment



01603 650 156



landgah.com/sorrel-grove



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.