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POTTERS WARREN

WETHERDEN

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POTTERS WARREN WETHERDEN

EXPLORE THE

CAPTIVATING COUNTRYSIDE

Potters Warren, Wetherden Road provides 69 brand new homes in the Suffolk countryside available to buy through Shared Ownership with Clarion Housing.

Conveniently located within walking distance of the well connected Elmswell station, Potters Warren offers quick access to nearby towns Bury St Edmunds, Ipswich and Cambridge, as well as London.

This new community in the Parish of Wetherden comprises of 69 homes available for Shared Ownership in an idyllic semi-rural village setting

surrounded by open spaces. An ideal location for young, growing families and commuters, this village will offer a mix of 2, 3 and 4 bedroom houses with one chalet. Available for Shared Ownership, homes at this development are affordable for those looking to enjoy the gorgeous Suffolk countryside and maintain good links to Cambridge and London.

EXPERIENCE THE
**NATURAL
 CHARM**

Within 15 minutes of Elmswell station, find yourself in the charming medieval town of Bury St Edmunds. Once home to one of the most important monasteries in medieval Europe, the St Edmundsbury Cathedral, visitors can now enjoy award winning restaurants, excellent shopping and landscaped parks.

The 'jewel in the crown of Suffolk', Bury St Edmunds, hosts an extensive line up of annual festivals and fairs, including TripAdvisor's best Christmas Market in the UK and the 10 day Bury Festival with a programme of music, dance, drama and film. Culture lovers can visit the Theatre Royal, the restored regency theatre owned by

the National Trust that has a diverse programme, or one of the two cinemas in the historic market town. Along with most big-name banks, supermarkets, coffee shops and pharmacies, find all the shops and amenities you would need in Bury St Edmunds, or visit nearby Ipswich for an even wider range just half an hour from Elmswell station.



The Fox Elmswell, Thai & English Restaurant and Pub



St Edmunds High Street



Abbey Gardens, Bury St Edmunds



Enjoy the beautiful Suffolk countryside at your doorstep

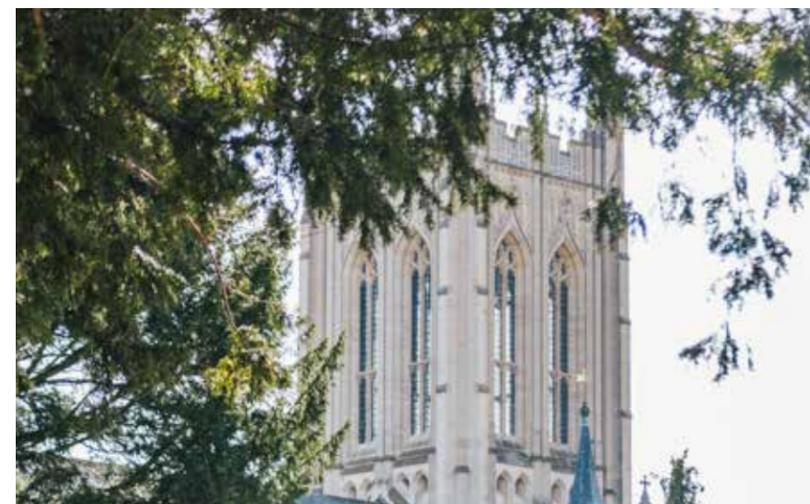
Potters Warren is set within the beautiful Suffolk countryside on Wetherden Road within an hour of historic Cambridge, home to the second oldest university in the English-speaking world. One of the most beautiful cities in the UK, Cambridge offers grand architecture set in grassy fields and tea gardens, with the picturesque River Cam weaving through. The city offers something for everyone, from punting down the river and museums housing world-class collections of art to plenty of independent shops and cafés to enjoy.

There are a huge number of clubs and activities available near Potters Warren to get involved in year round suitable for all ages and interests. Join in with community football, gymnastics, running, fencing, table tennis clubs and more. The Bury St Edmunds golf club is just a short drive away and there are lots of gyms in the area including Bury

St Edmunds leisure centre, which offers sports halls, a state of the art gym, fitness studios, athletic arena and three pools.

Families will find, in close proximity, a range of schools for children of all ages, including: King Edward VI Upper School, St Benedict's Catholic School, Bury St Edmunds County Upper School, St Botolph's Primary, Sebert Wood Primary and Stowmarket High School.

For enjoyable days out and weekend walks visit nearby Ickworth House, the striking Italianate palace set in National Trust woods and parkland. The Clare Circular Walks, set in the Stour Valley, provide scenic views of Clare – the smallest village in Suffolk with its magnificent listed buildings. Consider joining the Bury St Edmunds rambles on an exhilarating 4 mile route through 200 acres of Nowton Park, with its unique arboretum, ponds and maze.



View of Bury St Edmunds Cathedral, Abbey Gardens.



Abbey Gardens, Bury St Edmunds

THE PERFECT SETTING FOR A RELAXED SUNDAY WALK

DISCOVER

CONNECTED COUNTRY LIVING

Enjoy country living in a great environment for family life whilst maintaining convenient access to the A14 and nearby bus and train stations. An exciting development of new homes Potters Warren provides excellent access to Cambridge and other nearby towns by car. All houses offer at least one allocated parking space, with many benefiting from two spaces.



Elmswell train station

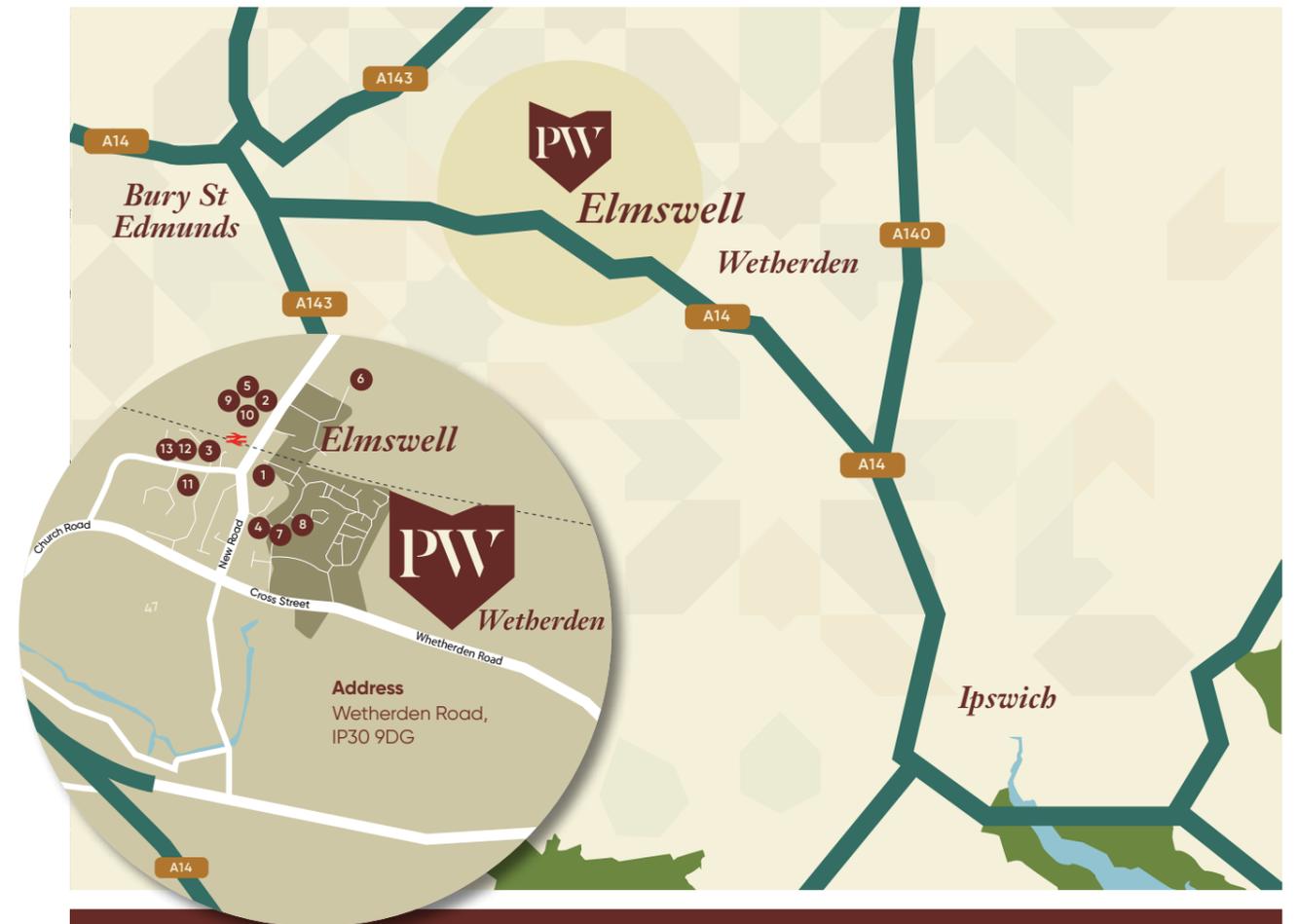
By train Elmswell Station

Bury St Edmunds	12 minutes
Ipswich	23 minutes
Cambridge	57 minutes
London Liverpool Street	1 hour 25 minutes

By car from Elmswell

Bury St Edmunds	17 minutes
Ipswich	25 minutes
Cambridge	53 minutes

*Travel times are approximate. Source: Google maps & trainline.com.



Retail/Leisure

- 1 East of England Co-op Foodstore
- 2 Elmswell Butchers
- 3 Amazing Cakes by Jean
- 4 Elmswell Library
- 5 Hall Lane Play Area
- 6 Elmswell Cricket Club

Schools

- 7 Little Elms Pre-school
- 8 Elmswell Community Primary School
- 9 Central College of Animal Studies

Restaurants/bars/pubs

- 10 Fox at Elmswell
- 11 The Railway Tavern
- 12 Elmswell Chinese Takeaway
- 13 Elmswell Fish & Chips

*Map not to scale, indicative only. Information about the local area is based on a variety of external sources: while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy



Punting along the River Cam, Cambridge.



Angel Hill, Bury Saint Edmunds

LIVE IN YOUR

CONTEMPORARY SPACIOUS HOME



KITCHEN

- Fitted kitchen (Symphony), 40mm worktop with co-ordinating upstands and splashbacks
- Stainless steel splashback to hob
- Single bowl sink and drainer with mixer tap
- Integrated appliances:
 - Electric oven
 - Hob & extractor fan hood
 - Fridge/freezer
 - Washing machine
 - Space for dishwasher
- Under cabinet light fittings

BATHROOM & CLOAKROOM

- White sanitaryware
- Chrome Thermostatic mono basin mixer tap and shower
- Chrome towel rail
- Mirror
- Glass shower screen
- Full height tiling around bath and to shower enclosures, where fitted

GENERAL

- Where applicable, wood-effect Oak Grey laminate flooring to open plan living areas. Carpets to hallways and bedrooms
- Woodwork and walls in white
- Recessed LED downlights and energy saving pendant light fittings
- White switches and sockets throughout
- Turfed gardens
- Outdoor storage to properties without garages

Image is from a previous Clarion development and displayed is indicative only and may not correspond exactly to the available properties described.

SITE PLAN

Two bedrooms

- The Bloomfield
- The Doulton
- The Burleigh

Three bedrooms

- The Denby
- The Bridgewater
- The Moorcroft
- The Winton
- The Frye
- The Clayburn

Four bedrooms

- The Odney
- The Davenport
- The Langley
- The Renton
- The Wedgwood



TWO BEDROOM CHALET

THE BURLEIGH

Plot 195 35 Lea Road

TOTAL INTERNAL AREA: 100 M² (1076 FT²)

Living/Dining	4.96m	x	3.53m	16'3"	x	11'7"
Living	4.95m	x	3.09m	16'3"	x	10'2"
Kitchen	3.15m	x	3.14m	10'4"	x	10'4"
Bedroom 1	3.90m	x	3.55m	12'10"	x	11'8"
Bedroom 2	4.45m	x	3.03m	14'7"	x	9'11"

**Indicates that this plot is banded*



GROUND FLOOR



FIRST FLOOR*

ST - storage AC - airing cupboard

Furniture outlines are placed as a guide only. All homes are unfurnished. The kitchen, dimensions and furniture layouts on floorplans displayed are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as Gross Internal Areas using the RICS code to measure. Property layouts shown here are approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor-to-floor. Please speak to your Sales Executive for details.

TWO BEDROOM HOUSE

THE BLOOMFIELD

TOTAL INTERNAL AREA: 70.4 M² (758 FT²)

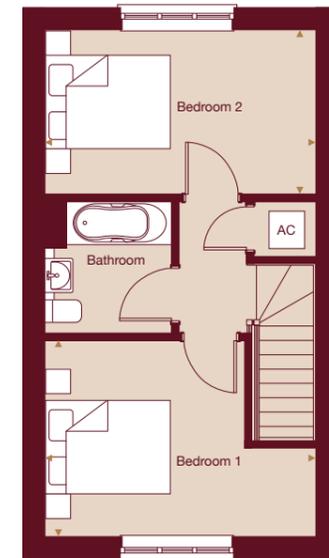
Living	4.38m	x	3.82m	14'4"	x	12'6"
Kitchen/Dining	4.38m	x	3.66m	14'4"	x	12'0"
Bedroom 1	4.38m	x	3.18m	14'4"	x	10'5"
Bedroom 2	4.38m	x	2.67m	14'4"	x	8'9"

**Indicates that this plot is banded*

- Plot 53* 21 Farthing Land
- Plot 54 23 Farthing Land
- Plot 77* 14 Farthing Land
- Plot 80 8 Farthing Land
- Plot 107 11 Jervises Croft
- Plot 115 20 Jervises Croft
- Plot 117* 16 Jervises Croft
- Plot 119* 12 Jervises Croft
- Plot 168* 15 Bere Road
- Plot 170* 9 Bere Road
- Plot 184 8 Bere Road
- Plot 185* 10 Bere Road
- Plot 186 12 Bere Road



GROUND FLOOR



FIRST FLOOR

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TWO BEDROOM HOUSE

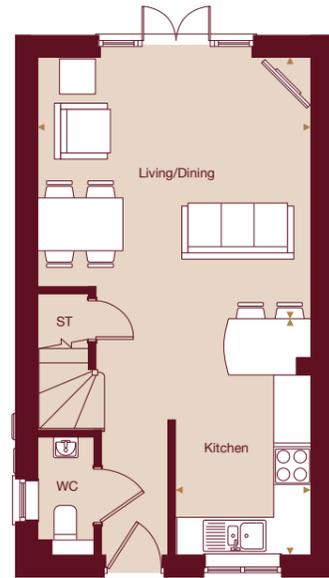
THE DOULTON

TOTAL INTERNAL AREA: 70.3 M² (756 FT²)

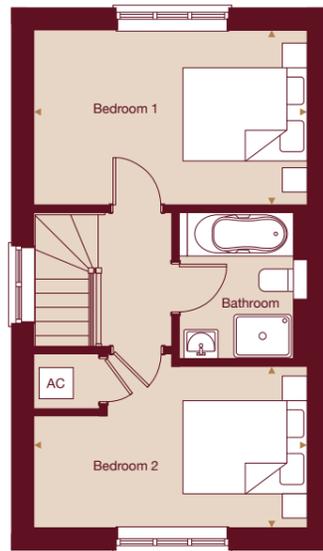
Living/Dining	4.39m	x	4.20m	14'5"	x	13'10"
Kitchen	3.79m	x	2.18m	12'5"	x	7'2"
Bedroom 1	4.39m	x	2.80m	14'5"	x	9'3"
Bedroom 2	4.39m	x	2.59m	14'5"	x	8'6"

*Indicates that this plot is banded

Plot 156* 10 Lea Road
 Plot 159 16 Lea Road
 Plot 205 6 Furlong Close



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THREE BEDROOM HOUSE

THE DENBY

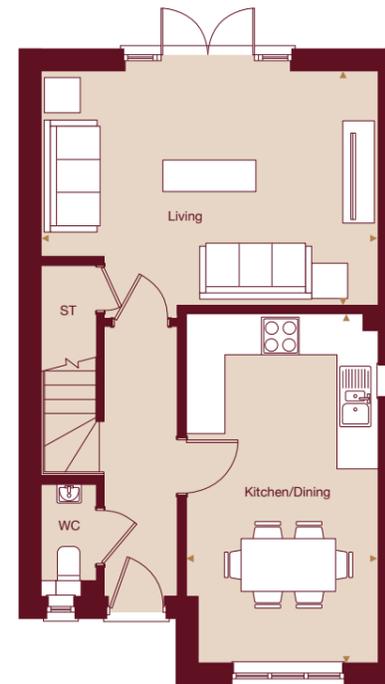
TOTAL INTERNAL AREA: 99M² (1066 FT²)

Living	5.40m	x	3.76m	17'9"	x	12'4"
Kitchen/Dining	5.61m	x	3.07m	18'5"	x	10'1"
Bedroom 1	4.09m	x	3.12m	13'5"	x	10'3"
Bedroom 2	3.12m	x	3.04m	10'3"	x	10'0"
Bedroom 3	3.00m	x	2.16m	9'10"	x	7'1"

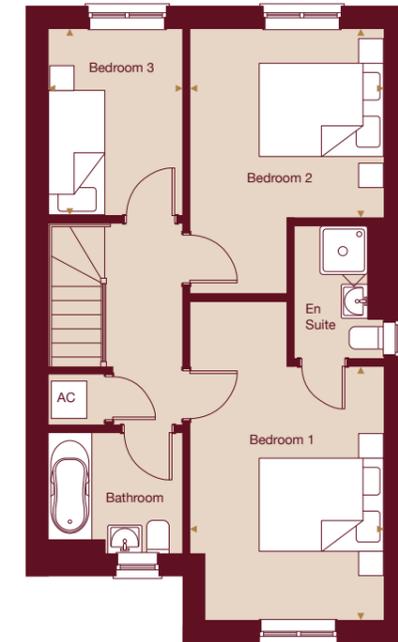
*Indicates that this plot is banded

Plot 147 9 New Breck Road
 Plot 148* 7 New Breck Road
 Plot 196 33 Lea Road
 Plot 197* 31 Lea Road
 Plot 201 23 Lea Road
 Plot 202* 21 Lea Road
 Plot 217 30 Furlong Close
 Plot 218* 32 Furlong Close
 Plot 231* 3 Lea Road
 Plot 232 5 Lea Road

**Window schedule differs for plots 147, 148, 202 and 232. Please speak to a sales advisor for more information



GROUND FLOOR



FIRST FLOOR

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THREE BEDROOM HOUSE

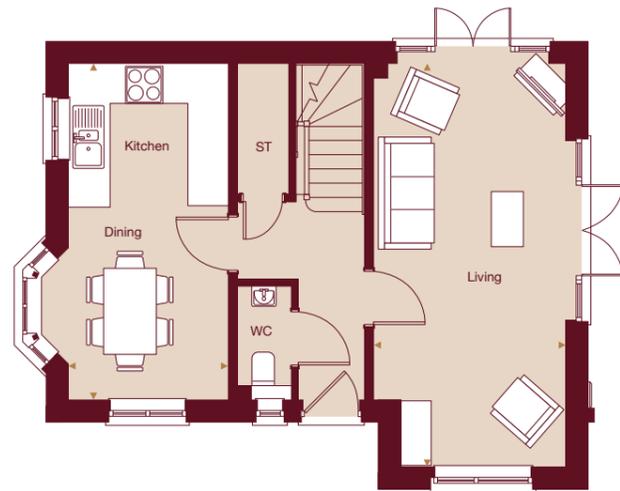
THE CLAYBURN

Plot 144 1 Bere Road

TOTAL INTERNAL AREA: 92 M² (999 FT²)

Living	6.48m	x	3.09m	21'3"	x	10'2"
Kitchen/Dining	5.41m	x	2.57m	17'9"	x	8'5"
Bedroom 1	5.17m	x	3.12m	17'0"	x	10'3"
Bedroom 2	3.21m	x	2.60m	10'7"	x	8'7"
Bedroom 3	2.60m	x	2.08m	8'7"	x	6'10"

*Indicates that this plot is banded



GROUND FLOOR



FIRST FLOOR

ST - storage AC - airing cupboard

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THREE BEDROOM HOUSE

THE WINTON

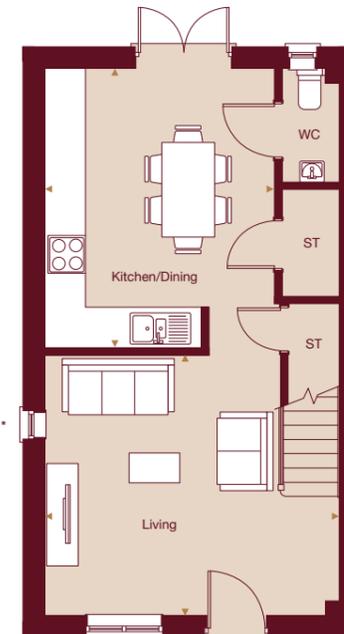
TOTAL INTERNAL AREA: 83 M² (893 FT²)

Living	4.78m	x	4.22m	15'8"	x	13'10"
Kitchen/Dining	4.52m	x	3.73m	14'9"	x	12'2"
Bedroom 1	4.56m	x	2.59m	14'11"	x	8'5"
Bedroom 2	4.18m	x	2.59m	13'8"	x	8'5"
Bedroom 3	3.69m	x	2.10m	12'1"	x	6'10"

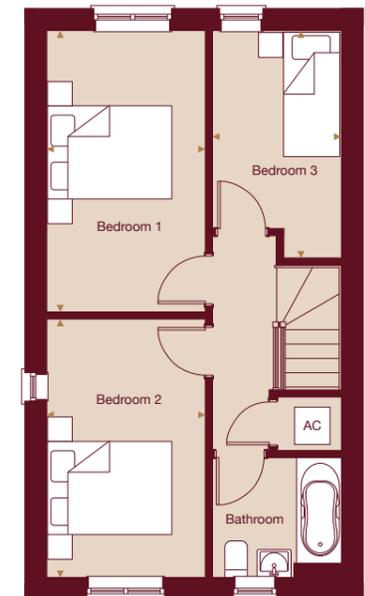
*Indicates that this plot is banded

- Plot 47* 7 Farthing Land
- Plot 108* 9 Jervises Croft
- Plot 116 18 Jervises Croft
- Plot 118 14 Jervises Croft
- Plot 120 10 Jervises Croft
- Plot 138 16 New Breck Road
- Plot 214* 24 Furlong Close
- Plot 224 15 Furlong Close

**Window schedule differs for plot 138.
Please speak to a sales advisor for more information



GROUND FLOOR



FIRST FLOOR

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FOUR BEDROOM HOUSE

THE WEDGWOOD

TOTAL INTERNAL AREA: 102 M² (1101 FT²)

Living	5.24m	x	4.36m	17'3"	x	14'4"
Kitchen/Dining	5.23m	x	2.90m	17'2"	x	9'6"
Bedroom 1	4.06m	x	3.12m	13'4"	x	10'3"
Bedroom 2	3.19m	x	3.12m	10'6"	x	10'3"
Bedroom 3	2.84m	x	2.00m	9'4"	x	6'7"
Bedroom 4	2.95m	x	2.00m	9'8"	x	6'7"

**Indicates that this plot is banded*

Plot 151* 5 New Breck Road
Plot 198 29 Lea Road

***Window schedule differs for plot 151. Please speak to a sales advisor for more information*

FOUR BEDROOM HOUSE

THE DAVENPORT

TOTAL INTERNAL AREA: 121 M² (1308 FT²)

Living	5.97m	x	3.41m	19'7"	x	11'2"
Kitchen/Dining	8.33m	x	3.44m	27'4"	x	11'4"
Garden Room						
Bedroom 1	3.44m	x	3.30m	11'4"	x	10'10"
Bedroom 2	4.97m	x	2.70m	16'4"	x	8'11"
Bedroom 3	3.05m	x	2.40m	10'0"	x	7'11"
Bedroom 4	2.55m	x	2.37m	8'5"	x	7'9"

**Indicates that this plot is banded*

Plot 152* 6 Lea Road
Plot 199* 27 Lea Road
Plot 227* 21 Furlong Close

***Window schedule differs for Plot 152. Please speak to a sales advisor for more information*

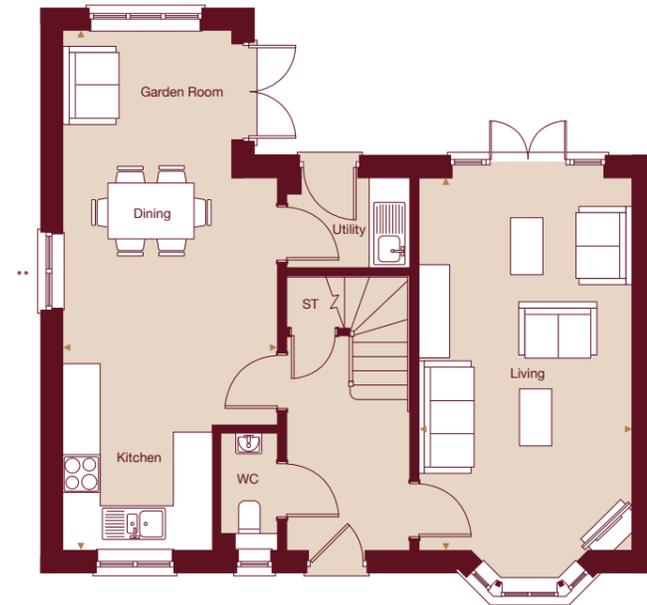


GROUND FLOOR

FIRST FLOOR

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GROUND FLOOR



FIRST FLOOR

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THREE BEDROOM HOUSE

THE BRIDGEWATER

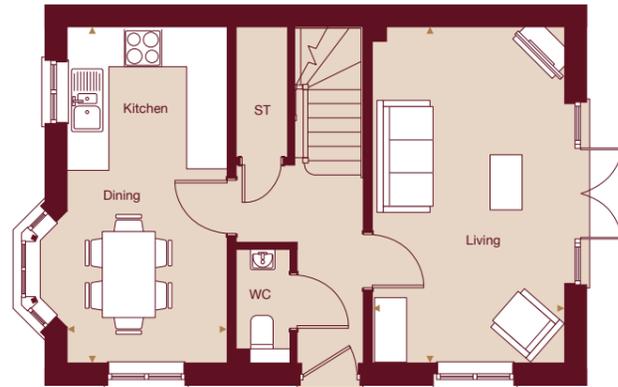
TOTAL INTERNAL AREA: 87 M² (936 FT²)

Living	5.41	x	3.09m	17'9"	x	10'2"
Kitchen/Dining	5.40	x	2.57m	17'9"	x	8'5"
Bedroom 1	4.09	x	3.12m	13'5"	x	10'3"
Bedroom 2	3.21	x	2.60m	10'7"	x	8'7"
Bedroom 3	2.60	x	2.08m	8'7"	x	6'10"

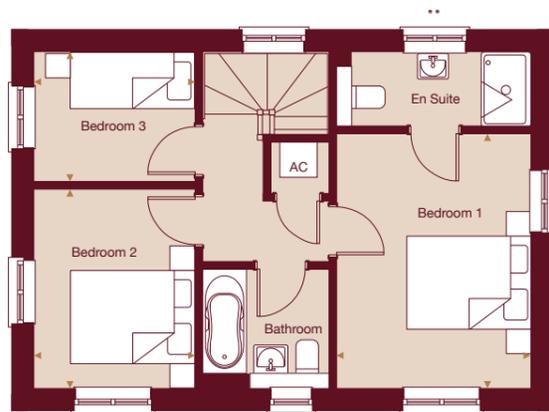
**Indicates that this plot is banded*

Plot 160* 31 Bere Road
Plot 203* 2 Furlong Close
Plot 206* 8 Furlong Close

***Window schedule differs for Plot 160 and 203. Please speak to a sales advisor for more information*



GROUND FLOOR



FIRST FLOOR

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THREE BEDROOM HOUSE

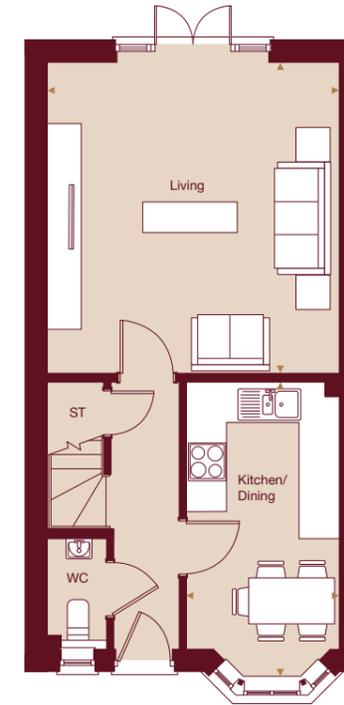
THE FRYE

TOTAL INTERNAL AREA: 88 M² (954 FT²)

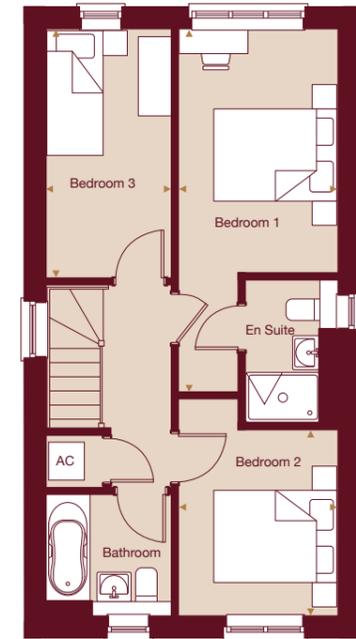
Living	4.98m	x	4.68m	16'4"	x	15'4"
Kitchen/Dining	4.27m	x	2.45m	14'1"	x	8'1"
Bedroom 1	5.81m	x	2.55m	19'1"	x	8'5"
Bedroom 2	2.98m	x	2.55m	9'9"	x	8'5"
Bedroom 3	3.98m	x	2.01m	13'1"	x	6'7"

**Indicates that this plot is banded*

Plot 157* 12 Lea Road
Plot 161* 29 Bere Road
Plot 225 17 Furlong Close
Plot 226* 19 Furlong Close



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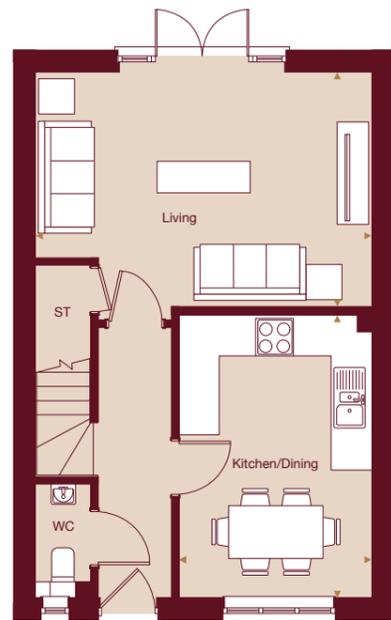
THE MOORCROFT

TOTAL INTERNAL AREA: 91 M² (981 FT²)

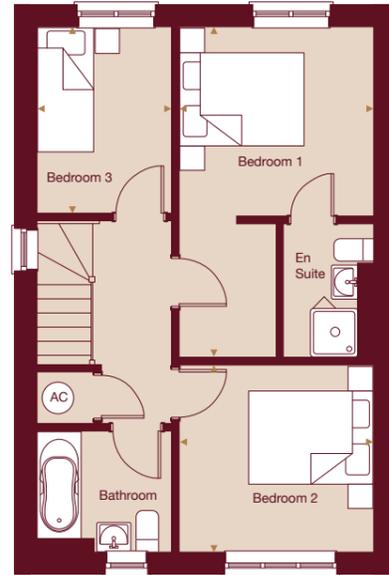
Living	5.40m	x	3.76m	17'9"	x	12'4"
Kitchen/Dining	4.53m	x	3.10m	14'11"	x	10'2"
Bedroom 1	5.31m	x	3.12m	17'5"	x	10'3"
Bedroom 2	3.21m	x	3.01m	10'3"	x	9'11"
Bedroom 3	3.00m	x	2.16m	9'10"	x	7'1"

**Indicates that this plot is banded*

- Plot 145 11 New Breck Road
- Plot 146* 15 New Breck Road
- Plot 155* 8 Lea Road
- Plot 158* 14 Lea Road
- Plot 204* 4 Furlong Close
- Plot 207 10 Furlong Close
- Plot 208 12 Furlong Close
- Plot 209* 14 Furlong Close
- Plot 215* 26 Furlong Close
- Plot 216 28 Furlong Close
- Plot 233 7 Lea Road
- Plot 234* 9 Lea Road



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FOUR BEDROOM HOUSE

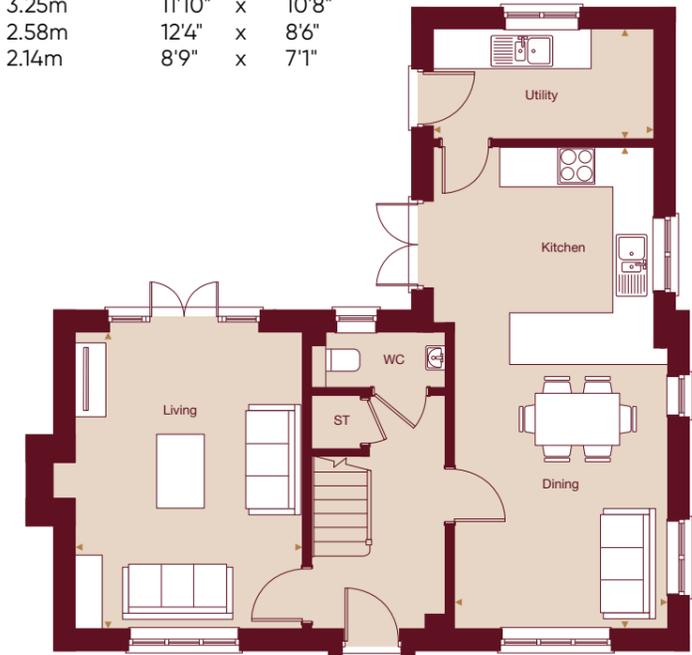
THE LANGLEY

TOTAL INTERNAL AREA: 129 M² (1395 FT²)

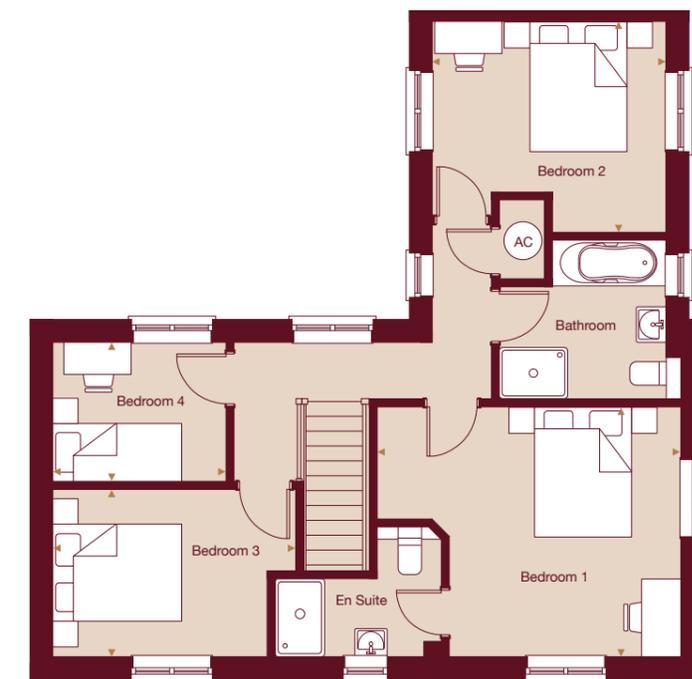
Living	4.84m	x	3.71m	15'11"	x	12'2"
Kitchen/Dining	7.86m	x	3.48m	25'10"	x	11'5"
Utility	3.60m	x	1.79m	11'10"	x	5'11"
Bedroom 1	4.68m	x	3.85m	15'5"	x	12'8"
Bedroom 2	3.60m	x	3.25m	11'10"	x	10'8"
Bedroom 3	3.74m	x	2.58m	12'4"	x	8'6"
Bedroom 4	2.67m	x	2.14m	8'9"	x	7'1"

**Indicates that this plot is banded*

- Plot 154* 2 Lea Road
- Plot 200 25 Lea Road
- Plot 219 34 Furlong Close
- Plot 228* 23 Furlong Close
- Plot 230 1 Lea Road



GROUND FLOOR



FIRST FLOOR

ST - storage AC - airing cupboard

Furniture outlines are placed as a guide only. All homes are unfurnished. The kitchen, dimensions and furniture layouts on floorplans displayed are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as Gross Internal Areas using the RICS code to measure. Property layouts shown here are approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor-to-floor. Please speak to your Sales Executive for details.

FOUR BEDROOM HOUSE

THE RENTON

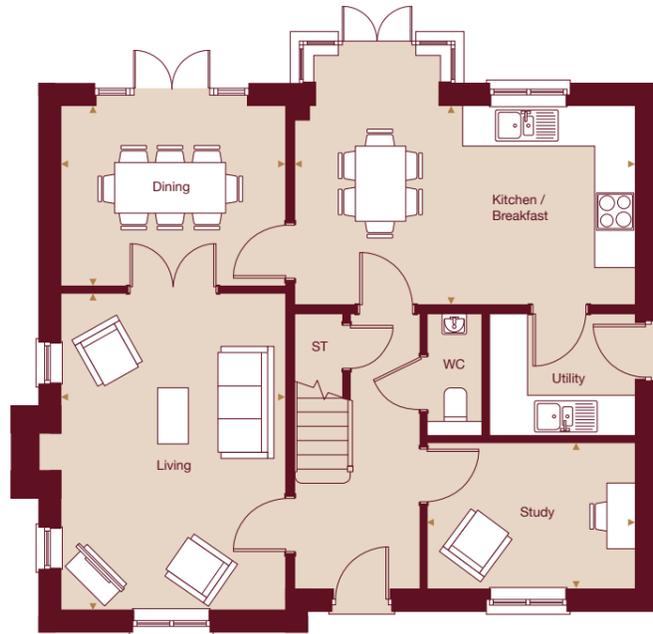
Plot 150* 3 New Breck Road
 Plot 153* 4 Lea Road
 Plot 229 25 Furlong Road

***Door only applies to plot 150. Please speak to a sales advisor for more information*

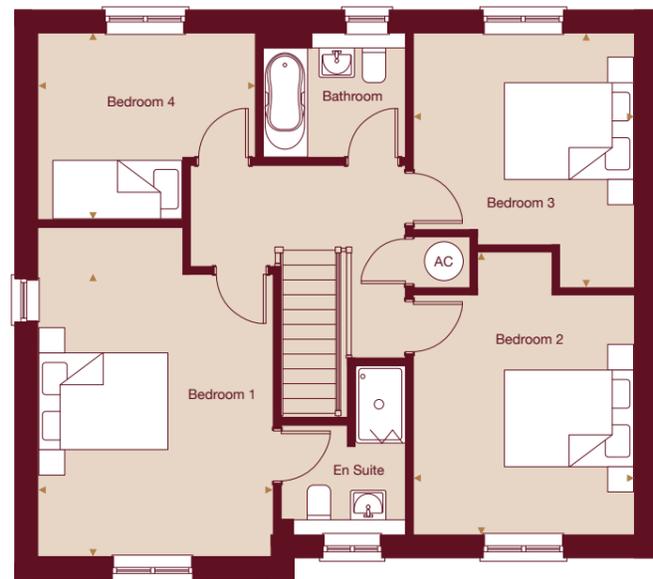
TOTAL INTERNAL AREA: 146 M² (1581 FT²)

Living	5.09m	x	3.60m	16'9"	x	11'10"
Dining	3.60m	x	2.90m	11'10"	x	9'6"
Kitchen/Breakfast	5.47m	x	3.19m	18'0"	x	10'6"
Study	3.34m	x	2.35m	11'0"	x	7'9"
Bedroom 1	4.37m	x	3.64m	14'4"	x	12'0"
Bedroom 2	4.38m	x	3.43m	14'5"	x	11'3"
Bedroom 3	3.94m	x	3.43m	12'11"	x	11'3"
Bedroom 4	3.35m	x	2.88m	11'0"	x	9'6"

**Indicates that this plot is banded*



GROUND FLOOR



FIRST FLOOR

ST - storage AC - airing cupboard

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FOUR BEDROOM HOUSE

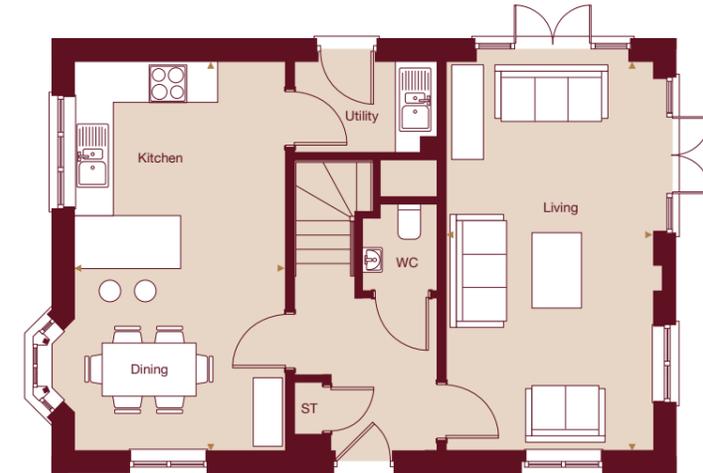
THE ODNEY

Plot 149 1 New Breck Road

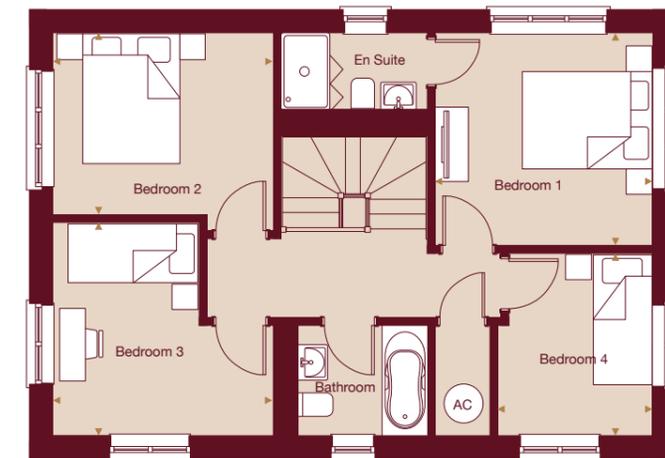
TOTAL INTERNAL AREA: 114 M² (1234 FT²)

Living	6.19m	x	3.31m	20'4"	x	10'11"
Kitchen/Dining	6.19m	x	3.35m	20'4"	x	11'0"
Bedroom 1	3.34m	x	3.27m	11'0"	x	10'9"
Bedroom 2	3.39m	x	2.80m	11'2"	x	9'2"
Bedroom 3	3.39m	x	3.27m	11'2"	x	10'9"
Bedroom 4	2.80m	x	2.38m	9'2"	x	7'10"

**Indicates that this plot is banded*



GROUND FLOOR



FIRST FLOOR

ST - storage AC - airing cupboard

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ABOUT

SHARED OWNERSHIP

Shared Ownership is an excellent way for people to take their first step onto the property ladder. Buyers purchase a share of between 25% and 75% of the property's value, and pay a subsidised rent on the remaining share.



Am I eligible?

To be eligible for a Shared Ownership home at Potters Warren:

- All applications will be considered. Priority will be given to those who live and/or work in the District of Mid Suffolk.
- You must be at least 18 years old.
- You must have sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000.
- You must be unable to afford a home suitable for your needs on the open market.
- You must be registered with Help to Buy.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.



CLARION
HOUSING

ABOUT

CLARION HOUSING GROUP

BUILDING HOMES. DEVELOPING FUTURES

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.





**CLARION
HOUSING**

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ALL ENQUIRIES

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