

Carvers Meadow

A STUNNING COLLECTION OF
2, 3 AND 4 BEDROOM HOMES

**Homes designed
for modern lifestyles**



Welcome to **Carvers Meadow**

If you're looking for a high-quality home in an idyllic location, our Carvers Meadow development in Attleborough, Norfolk has everything you could need.

Choose from a range of two to four-bedroom terraced, semi-detached and detached homes, generously sized with a thoughtful design that provides plenty of storage along with all the room you need to relax, work and enjoy time with friends and family.

Each home has been finished to an exceptionally high standard, from the Symphony Incline range kitchen with soft close draws to the contemporary bathrooms and Amtico First flooring.

You'll be pleased to know that just as much planning has gone into the outside of these homes, with private gardens, parking areas and landscaping adding plenty of curb appeal to this attractive Community.

The location — offering the perfect mix of town and country — couldn't be better. At Carvers Meadow you can enjoy all the amenities of a bustling market town with easy access to Norfolk's spectacular countryside and coastline. What better place to call home?





A great place to live

Few places offer a better location to put down roots than Carvers Meadow. Nearby Attleborough not only offers all the amenities of a bustling market town; it is also surrounded by Norfolk's beautiful, unspoiled rural landscape – the ideal backdrop to modern country living.

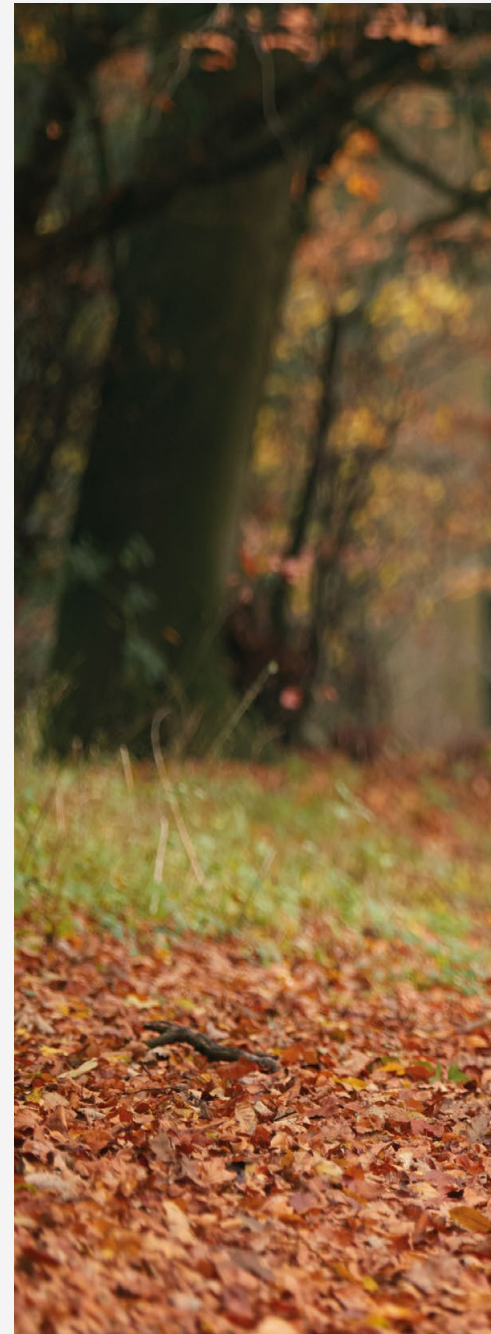
Attleborough itself offers a good mix of independent and high street shops along with a great choice of cafes, pubs and restaurants — its Thursday Charter market held in the town's pretty focal point of Queen's Square has been a regular feature since 1226!

Plenty of Community facilities — including a sports hall and tennis courts — are available for locals of all ages to enjoy, while for families, a good local selection of state and independent schools includes Wymondham College, Attleborough Academy and Thetford Grammar School.

Less than half an hour away by car or train is the medieval city of Norwich, with its lively arts, music and cultural scene, superb independent and high street shops, and lively restaurants and nightlife. Other popular attractions include Thetford Forest's Go Ape high wire course and — for wildlife lovers — Banham Zoo.

The stunning Norfolk countryside has to be seen to be believed, which you can do via the many lovely walking and cycle routes surrounding Attleborough, or by visiting Brettenham Heath National Nature Reserve, home to red deer and rare species of insects and birds. This is a county blessed with beautiful beaches — for a fun family day out, the resort town of Great Yarmouth takes some beating.

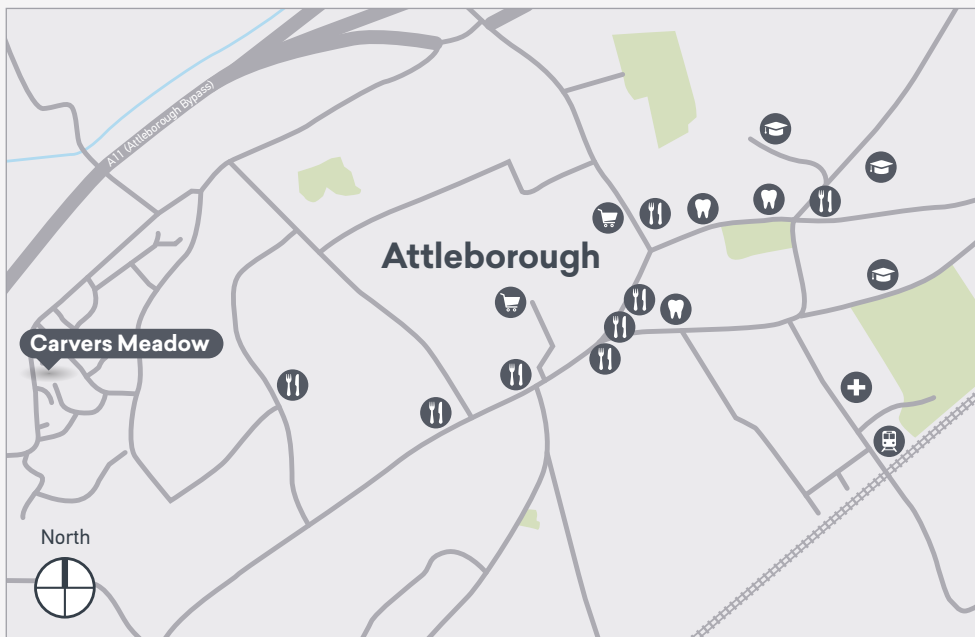
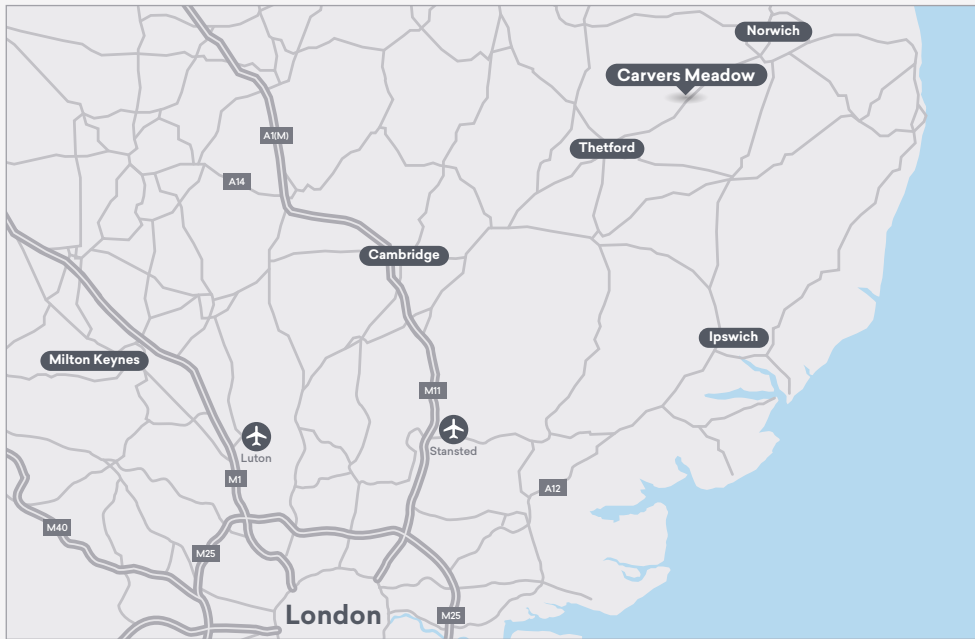
Getting around couldn't be easier, with Attleborough being served by three local bus services. Thanks to excellent rail links and the dualling of the A11, the town is ideally placed for commuting to both London and Cambridge — which takes around two hours and one hour respectively, either by road or by rail.





A place to call home

At Carvers Meadow you can enjoy convenient connections to both Norwich and Cambridge, while London can be reached in around two hours by car or train.



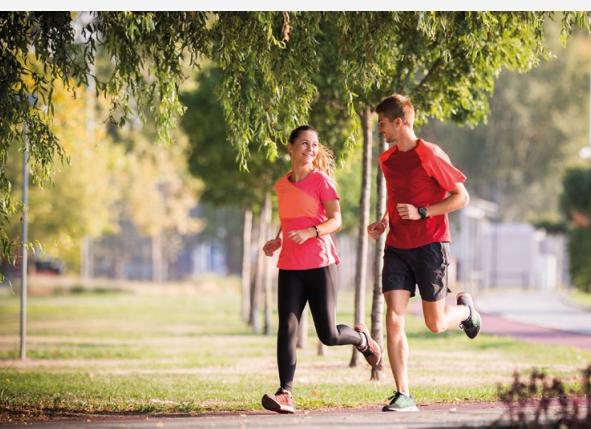
Travel times by car
(Estimate only)

- Thetford – 18 mins
- Norwich – 30mins
- Cambridge – 1 hr
- Ipswich – 1 hr 10mins
- London – 2 hrs

- | | |
|---------------|-------------|
| Airport | Supermarket |
| School | Doctors |
| Restaurant | Dentist |
| Train Station | |



Walsingham Friary, Norfolk



A choice of thoughtfully-designed 2, 3 and 4-bedroom homes, generously-sized with all the room you need to relax, work and enjoy time with friends and family.



An idyllic location surrounded by Norfolk's beautiful, unspoiled rural landscape, with easy access to all the amenities you need in the nearby market town of Attleborough.



Attleborough's good choice of independent and high street shops, weekly market and eclectic cafes, pubs and restaurants mean you can enjoy a vibrant rural Community.



Less than half an hour from the medieval city of Norwich, with its lively arts, music and cultural scene, superb shopping, and lively restaurants and nightlife.



Excellent transport connections make Carvers Meadow ideally placed for commuting to both London and Cambridge, which takes around two hours and one hour respectively.



A good local selection of state and independent schools and plenty of Community and sporting facilities are available for locals of all ages to enjoy.



Norfolk's spectacular countryside and coastline provides the ultimate modern country living experience, with lovely walking and cycle routes in and around Attleborough.



Spectacular local attractions ensure no shortage of great days out, from Thetford Forest's Go Ape and Banham Zoo to seaside fun at Great Yarmouth.

Why buy new?

Buying a brand-new home with Places for People is one of the easiest decisions you'll ever make. Designed for modern living, with plenty of space to relax, work or entertain, all you need to do is unpack and start making your home your own.

placesforpeople.co.uk/carversmeadow



Research by the Home Builders Federation (HBF)* shows that new homes are much more environmentally friendly than older equivalent properties, emitting just 1.4 tonnes of carbon a year, compared to the 3.6 tonnes that existing properties emit.

At Places for People, we design and build our homes to maximise energy efficiency, using energy-saving lighting, eco-appliances and water-saving devices as well as excellent insulation to reduce your carbon footprint and keep your utility costs down. Our homes are rated from A to C.

Buying a new home can be good for your bank balance too. The HBF calculates that buyers of new homes save on average £2,510.73

on household bills each year, with buyers of houses saving even more at £3,117.85 (around £260 per month).

When you buy your new home at Carvers Meadow, our experienced sales team will be with you every step of the way to guide you through the home-buying process. Our homes also benefit from a 10-year insurance-backed warranty, meaning you can move in with peace of mind (without the worry of expensive structural repairs) and simply enjoy the thrill of turning a blank canvas into your dream home.

Plus — you and your new neighbours are all getting to build a new Community together — what's not to love?

*Home Builders Federation Watt a Save report Feb 2023







Computer Generated Image — Carvers Meadow

Sustainable living for less

When you buy new with us, you can look forward to all the benefits of an energy and cost-efficient home without having to compromise on comfort or quality.

Designed and built to sustainable environmental standards, our energy-efficient homes feature efficient heating systems and energy-saving technology along with an exquisite finish you'll love.

You'll use less energy, spend less on utility bills and still have the warm, welcoming home you've always wanted.

And with everything you need conveniently located nearby — from shops and schools to leisure facilities and green spaces — Carvers Meadow is the perfect place to enjoy a more sustainable lifestyle, supporting the local economy while building connections to last a lifetime.





Seasonally efficient
Our homes reduce the risk of overheating in the warmer months.



Forward-thinking fabric design
Our well-insulated homes are designed to maximise energy efficiency and reduce running costs, now and in the future.



Energy-efficient lighting
LED light fittings and bulbs lower energy use as well as your bills.



Water-saving devices
Our kitchen and bathroom fittings save both water and money.

At Carvers Meadow, you can enjoy a more comfortable home that costs less to run, with everything you need close by.



Good ventilation
Our homes come with good ventilation for a comfortable environment.



Double glazed windows
Benefit from a reduction in heat loss, noise and energy payments.



Eco-appliances
Most of our fitted appliances are A rated so cheaper to run.



Thermostatic controls
Radiators are fitted with thermostatic control valves, allowing you to adjust the temperature of each room individually.



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Aerial image of Brooklands — Milton Keynes





When you buy a home from Places for People, you know you're in safe hands...

What we do

We are a property developer and manager with a proven track record for delivering high-quality homes in thriving Communities right across the UK. With us, you can look forward to outstanding quality and service, because we handle the whole development process — from acquiring the land, planning our sites and designing our homes, to building and selling or renting them.

As the UK's leading Social Enterprise, our overriding purpose is to create homes where Community matters. From small housing developments to large-scale regeneration projects, we tailor our homes to the needs of local People, take responsibility for our environmental impact, and put People First to build a sense of Community.

Our approach

With more than 50 years' experience of managing and developing homes, we know what it takes to build happy, healthy and inclusive places to live. All our Communities are delivered by our award-winning, specialist placemaking, property investment and management companies across the UK, who ensure the places we create meet a variety of needs, not just now but well into the future. Where others think in years, we think in decades.

What makes us different

We believe our homes should be attainable for everyone, which is why we offer a wide range of buying options, including shared ownership. So, whether you're taking your first step onto the property ladder or looking for your forever home, there's a place to suit your individual needs.

We listen to our Customers too — and give them what they ask for: bright, spacious homes with flexible living areas that easily adapt to work or play, plenty of storage and that all-important private outdoor space. In our well-connected Communities, you'll have all the services and facilities you need on your doorstep — from shops, restaurants, schools and healthcare to beautiful green open spaces offering a natural retreat from the busyness of modern life.

Because when you buy from us, you're not just buying a home — you're buying into a Community; a place where you can belong, build connections and put down roots to last a lifetime.





steps to secure your dream home

Here's what your home buying
journey looks like...

Purchasing a Places for People home has never been easier. Whether you're buying for the first time or you're an existing homeowner looking to move up the ladder, we've kept things simple so you're free to enjoy this next exciting phase.

From the moment you get in touch to that exhilarating day when you pick up your keys (and even after you've settled in), our friendly, experienced sales executives will be right by your side, supporting and guiding you every step of the way.

Book a viewing

Arrange an appointment to come and see us in person. That way you can explore our Community and quality products first-hand, to discover for yourself why it's the perfect place to put down roots.

Determine your budget

You should apply for a 'mortgage in principle', which confirms how much you can borrow — and — more importantly — how much you can afford. We can refer you to an Independent Financial Advisor (IFA).

Instruct a solicitor

Now you've reserved your new home, it's important to instruct a solicitor to handle the legal aspects of the purchase. We can recommend independent solicitors or you can choose your own.

Exchange contracts

This is when things become official! Once you're happy with the legal contracts, you can sign them, pay your deposit and arrange a completion date to move into your new home.

Attend a home demonstration

Before completing, we'll arrange for you to attend your new home demonstration — a great opportunity to get to know your new home and understand how everything works before you move in.

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Get expert advice

Whether you need support with mortgages, selling your existing property or stepping onto the property ladder, our sales team will guide you through the different ways to purchase your dream home.

Reserve your home

Once you're happy you've found the home of your dreams, you can reserve your chosen plot! Our team will guide you through the reservation process and all aspects of your home buying journey.

Apply for a mortgage

If you're purchasing your new home with a mortgage, now is when you should contact your mortgage lender or IFA to let them know they can proceed with your mortgage application.

Get ready to move

Now is the time to organise buildings and contents insurance, arrange removals quotes and set up or transfer accounts for TV, internet and utilities suppliers ready for when you change address.

Complete and move in

Legal completion is that happy moment when you take ownership of your new home! Your mortgage lender will transfer the funds, you pay any outstanding costs and we arrange handover of your keys!

“Everyone I’ve dealt with at Places for People has been so friendly and gone out of their way to help, no matter what your query. They’ve been brilliant and have kept in constant touch with us throughout.”

Christian, Places for People Customer





“We already loved the area so it only took us five minutes to decide this was the home for us! It’s so convenient here; we’re close to work and we have beautiful walks and a café on our doorstep.”

Ellie, Places for People Customer

**We create homes where
Community matters. We improve
our Customers' lives every day
through the homes we build and
the Communities we manage.**



Because Community Matters
#WeAreCommunity
Proud to be creating sustainable
Communities for the long term



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placesforpeople.co.uk/carversmeadow

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#BecauseCommunityMatters