



The Avenue at Marham Park

Bury St Edmunds, Suffolk

An elegant new collection of 2 and 3-bedroom homes
available for Shared Ownership
22 homes available



CLARION
HOUSING



Welcome to The Avenue

Clarion Housing is pleased to present
The Avenue at Marham Park – a contemporary
selection of homes situated on the northwest
edge of Bury St Edmunds.

Located close to Suffolk's picturesque countryside, The Avenue is part of a new community just outside one of England's most beautiful market towns. Featuring an abundance of open spaces, the development also enjoys excellent road and rail connections to cities throughout the East of England.

Each home is also built to the highest standards. With a tasteful exterior, fitted kitchen and a fresh contemporary interior, our residences are perfectly designed for modern living – and the ideal place to make a home.



Welcome to Bury St Edmunds

Marham Park is situated just northwest of the historic market town of Bury St Edmunds.

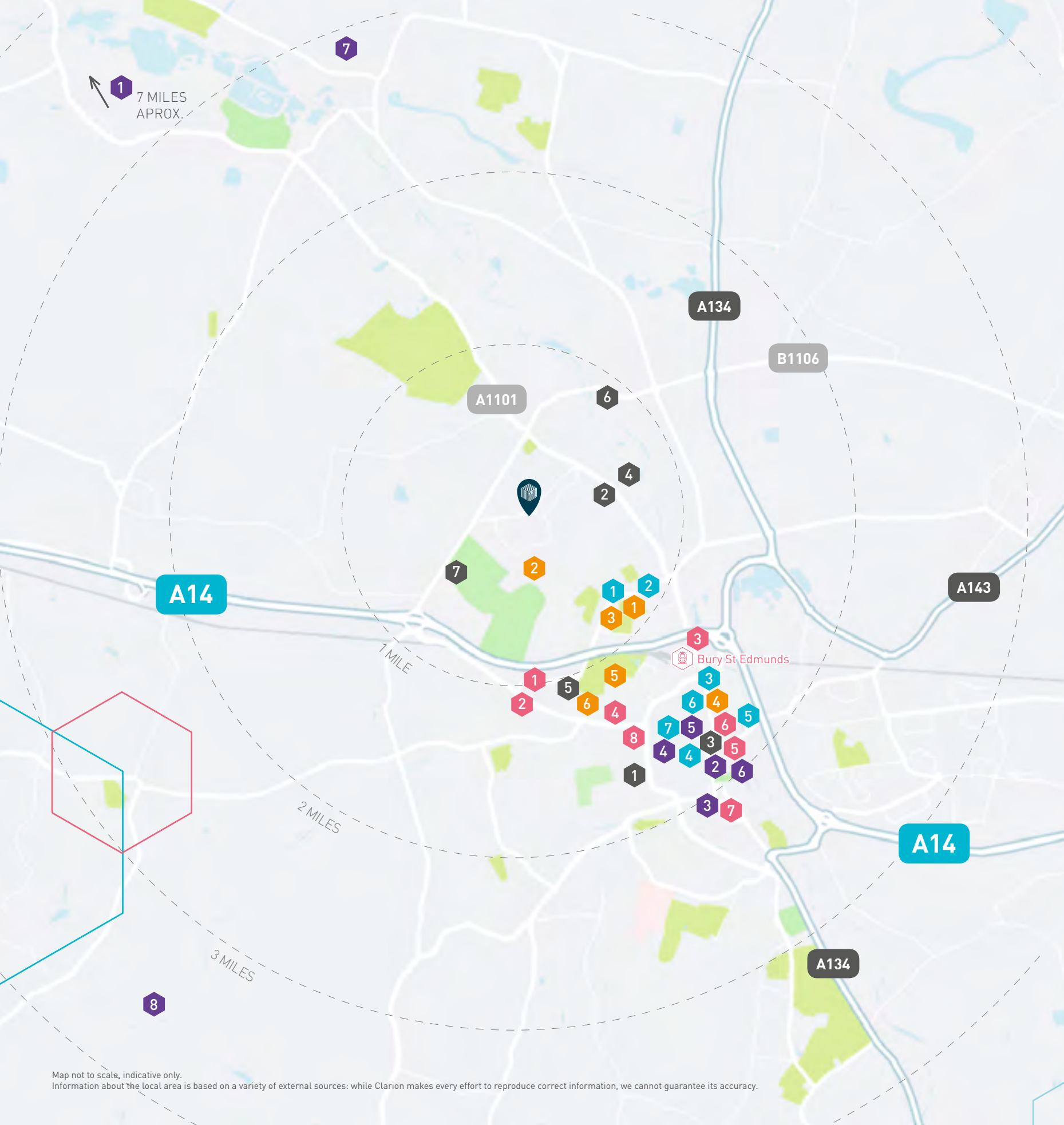
Sometimes called “the jewel in the crown of Suffolk”, Bury St Edmunds has a long history going back to Roman and Saxon times: today, it is the cultural centre of West Suffolk, offering a wide range of shopping, eateries, entertainment and historic sights.

For your day-to-day needs, The Avenue at Marham Park is within reach of essential amenities. The development itself incorporates a number of shops and leisure facilities, with a Co-op supermarket and convenience store in the neighbouring area. Bury St Edmunds town centre also offers a wider range of services and stores, including many high street names at the Arc Shopping Centre. A number of local primary and secondary schools are rated highly by Ofsted, including Tollgate Primary School (“Good”), County Upper School (“Outstanding”), and West Suffolk College (“Good”).

When it’s time to relax, residents have a huge number of choices. You can work up an appetite at one of the town’s many gyms, leisure centres and health studios; dine out at Bill’s, Pea Porridge and Edmundo Lounge; or check out the charming Fox Inn, Tollgate and The Nutshell pubs. Alternatively, catch a gig at The Apex, a film at the Cineworld and Abbeygate cinemas, or a show at the highly regarded Theatre Royal. For real relaxation, there are also a great number of beauty spots and fascinating historical attractions in and around the town, such as the Abbey Gardens, St Edmundsbury Cathedral, Ickworth House, and Cavenham Heath National Nature Reserve – so you’ll never run out of things to do here.

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

Picture credits, left to right and top to bottom: ‘Cavenham Heath National Nature Reserve’; ‘The Arc Shopping Centre’; ‘St. Mary’s Church’; by Andy Marshall @ BCMedia



What's nearby

Choose from a range of restaurants, pubs and leisure facilities – or simply take a walk in the beautiful Suffolk countryside.

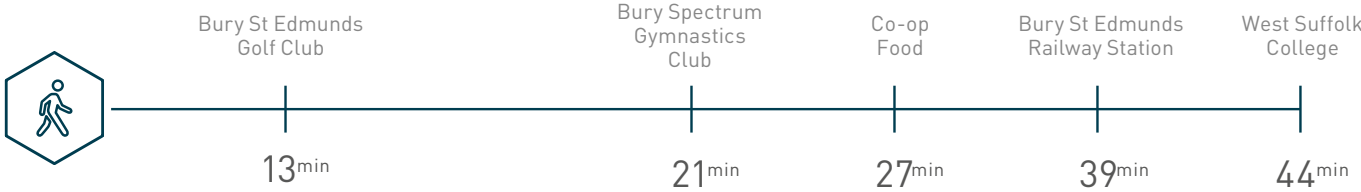
-  **Marham Park houses** - Bury St Edmunds, Suffolk, IP32
-  **Food & drink**
 -  Greengage
 -  Tollgate
 -  Station at Bury St Edmunds
 -  Bill's
 -  The Fox Inn
 -  Pea Porridge
 -  Edmundo Lounge
-  **Fitness & leisure**
 -  Cineworld
 -  Bury Spectrum Gymnastics Club
 -  Abbeygate Cinema
 -  CurveMotion
 -  Bury St Edmunds Leisure Centre
 -  The Health Hub
 -  Bury St Edmunds Golf Club
-  **Schools**
 -  Tollgate Primary School
 -  The Albany (SEN)
 -  St Benedict's Catholic School (secondary)
 -  County Upper School (secondary)
 -  King Edward VI School (secondary)
 -  St Benedict's Catholic School (secondary)
-  **Attractions and parks**
 -  Cavenham Heath National Nature Reserve
 -  St Edmundsbury Cathedral
 -  Theatre Royal
 -  The Apex
 -  Moyses's Hall Museum
 -  Abbey Gardens
 -  West Stow Anglo-Saxon Village
 -  Ickworth House and Gardens
-  **Amenities**
 -  Asda
 -  Aldi
 -  Tesco
 -  Co-op
 -  Boots
 -  Arc Shopping Centre
 -  BMI St Edmunds Hospital
 -  B&Q

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

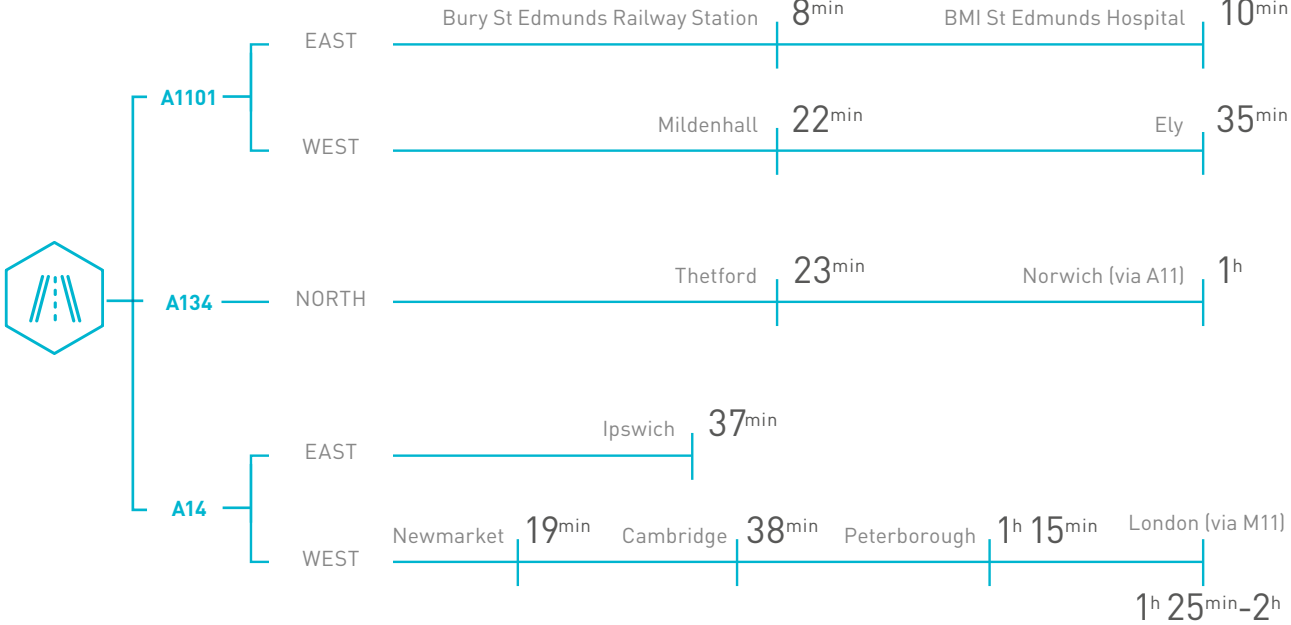
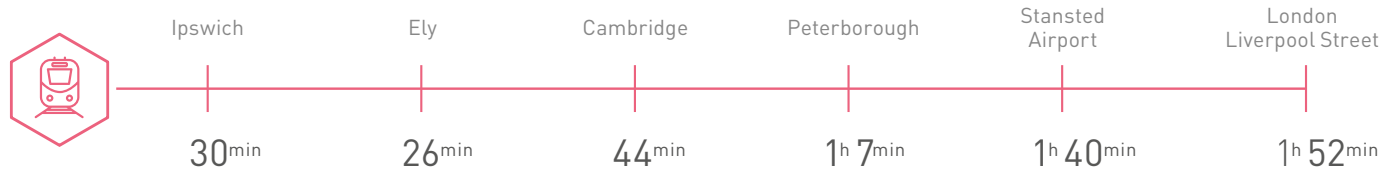


Transport links

Bury St Edmunds has excellent road and rail connections to towns and cities in the East of England.



Journey times from Bury St Edmunds railway station* at peak hours. Services from Bury St Edmunds generally operate at a peak-time frequency of around one train every 45 minutes; services to London Liverpool Street are more frequent at around one train every 30 minutes.



Map not to scale, indicative only.

* Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given as off-peak weekday journeys between stops (unless a night service applies), but may change depending on time, day and traffic.

Explore Marham Park




The Avenue at Marham Park is situated on the northwest edge of Bury St Edmunds – part of a new community development featuring a village-style square and multiple open spaces.

A new country park has also been created opposite the site.

Each home has ample space for modern living, as well as parking provision (see individual plot information for more details).



Key to Site Plan

-  Two bedroom house
-  Three bedroom house
-  Parking Spaces

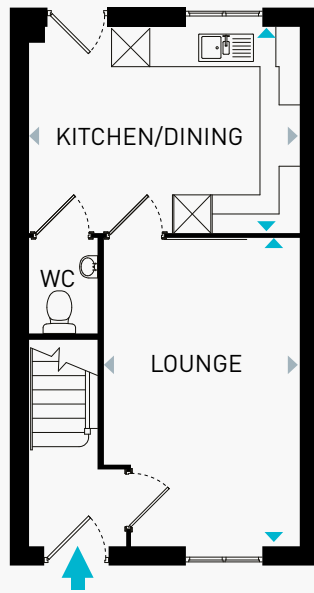
Two bedroom house

Plots 213, 214, 216, 217, 243, 244, 286, 287, 315, 316, 391, 392, 393, 394 – 68.1m²
Bury St Edmunds, IP32 6FD

Three bedroom house

Plots 212, 215, 242, 245, 296, 297, 298, 299 – 82.22m²
Bury St Edmunds, IP32 6FD

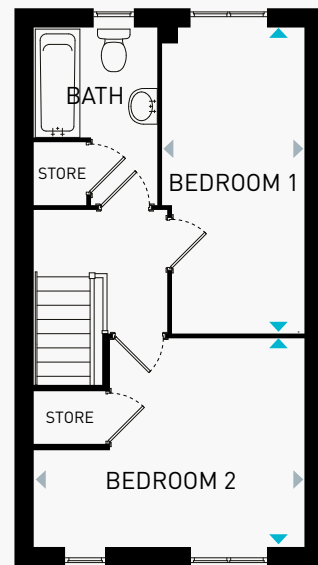
GROUND FLOOR



A \leftrightarrow B \leftrightarrow

Kitchen/Dining	3.21m (10'6")	x	4.20m (13'9")
Lounge	4.82m (15'10")	x	3.05m (10'0")

FIRST FLOOR

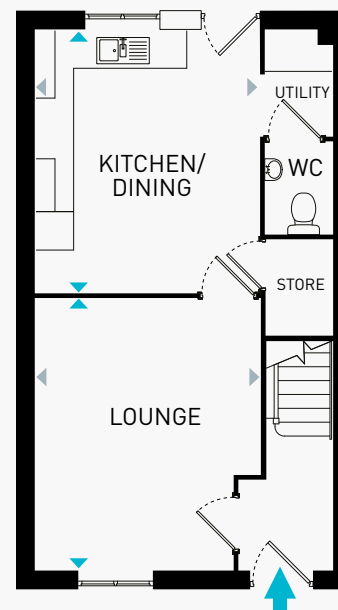


A \leftrightarrow B \leftrightarrow

Bedroom 1	3.25m (10'8")	x	4.20m (13'9")
Bedroom 2	4.78m (15'8")	x	2.21m (7'3")

↑ = Main Entrance

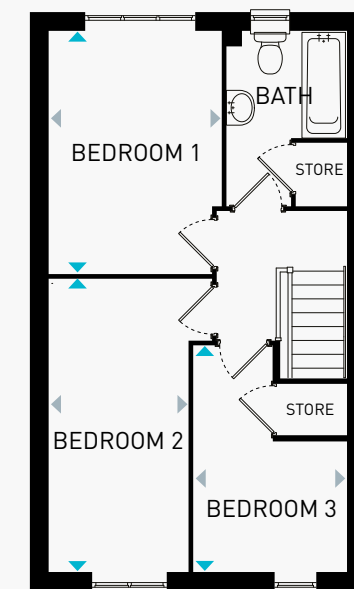
GROUND FLOOR



A \leftrightarrow B \leftrightarrow

Kitchen/Dining	4.22m (13'10")	x	3.60m (11'10")
Lounge	4.36m (14'4")	x	3.60m (11'10")
Utility	1.70m (5'7")	x	1.08m (3'6")

FIRST FLOOR



A \leftrightarrow B \leftrightarrow

Bedroom 1	3.89m (12'9")	x	2.76m (9'0")
Bedroom 2	4.69m (15'5")	x	2.23m (7'4")
Bedroom 3	3.62m (11'11")	x	2.45m (8'0")

↑ = Main Entrance

The kitchen and dimensions on the following floorplans 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 measuring. All measurements and areas may vary within a tolerance of 5%. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

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Specification

Homes come with a selection of quality modern appliances, fittings and finishes.

There are fitted kitchens and floor coverings throughout – while in the bathroom, finishings have been chosen to create a light and relaxed atmosphere.

Each property is tastefully decorated in a timeless fashion, making it easier to adapt to your personal style.

Kitchen

- Symphony Kubix Hacienda or Virginia Oak kitchen units with 40mm thick worktops
- Stainless steel 1.5-bowl sink with monobloc mixer tap
- Stainless steel electric oven
- Ceramic hob with stainless steel splashback and extractor hood
- Fridge/freezer space with power socket; tiling to skirting level at rear of space
- Space for washing machine with utilities
- Recycle bin built into unit
- Storage space for cleaning equipment
- Enclosed boiler in wall unit
- Tiling under wall cupboards
- Track lights

Bathroom

- Full bathroom suite including bath, washbasin and WC
- Tile course above washbasin in white 150x150mm tiles
- Tiled window cill in white 150x150mm tiles
- Shaver socket
- Non-heated chrome towel rail over radiator
- Single-piece toughened glass shower screen

General

- 80/20 wool mix carpets with underlay in all areas except kitchen and bathroom
- Woodwork painted in white gloss satinwood
- Mains-powered carbon monoxide detector with battery backup
- Mains-powered smoke detectors in hall and landing with battery backup
- TV points in living room & bedrooms
- Telecom master point & data socket in cupboard
- Spur for burglar alarm and future stair lift
- External lights to front and rear door
- Turf to rear garden
- 1.8m-high panel fencing
- Rotary dryer supplied

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion reserves the right to amend the specification as necessary and without notification.

Previous Clarion development photography, indicative only

Shared Ownership

What is 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?

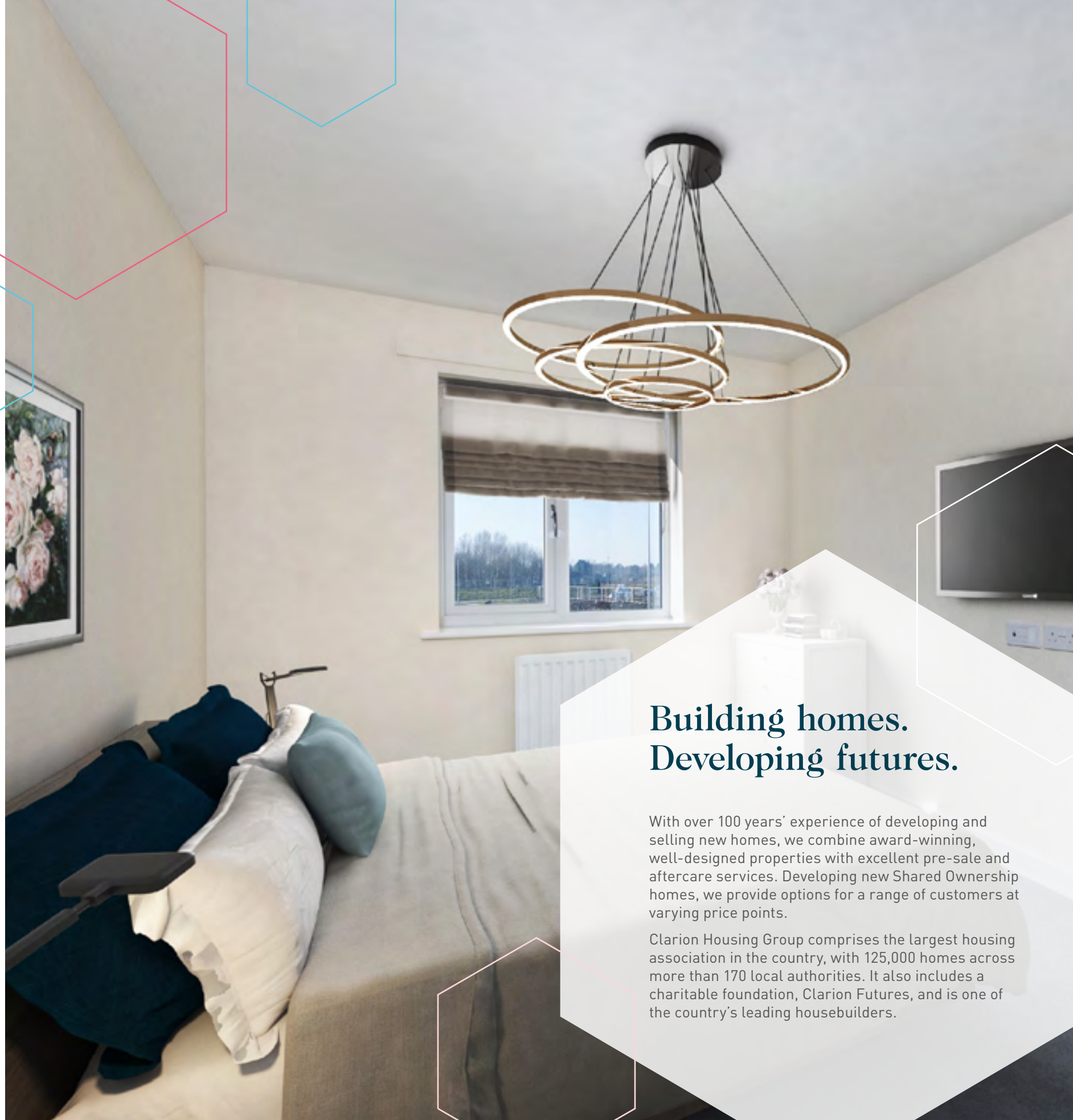
To be eligible for a Shared Ownership home in The Heath at Marham Park:

- You must be at least 18 years old.
- You must be unable to buy a home suitable for your needs on the open market.
- You will need 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 a first-time buyer or existing shared owner. If you already own a home, and need to move but cannot afford to, then please discuss your situation with us. There are some circumstances under which you may be eligible.

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.

shared.ownership@myclarionhousing.com
0207 378 5638

All images displayed throughout are an example of Clarion homes only, and may not correspond exactly to the available homes described in this brochure.



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.

**Register your interest now
by contacting our sales team below**

shared.ownership@myclarionhousing.com

0207 378 5638

myclarionhousing.com/sharedownership

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