



# Your place to grow at

Mill View, Dereham



Your place  
to thrive



Dereham Windmill (Image: Archant Norfolk)

# Find your perfect place to thrive at Mill View

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Perfectly located in the heart of the stunning Norfolk countryside, and just a convenient drive away from the lively bustle of Norwich and King's Lynn, this new development offers a variety of modern homes for young couples, growing families and downsizers alike. These homes are available to purchase outright, through Help to Buy, or through the Shared Ownership scheme.

Welcome to Mill View, a lovely collection of two, three, four and five bedroom houses in thriving Dereham, a traditional Norfolk market town enjoying all the charm and character you'd expect from such a place. Archaeological finds of flints and axe heads date the town back to the Neolithic Bronze Age, but today it effortlessly blends its fascinating historical background and architecture with all the modern conveniences you'd hope for.

## Find your place to live...

Mill View is located opposite East Dereham Windmill at the end of the popular Greenfields Road in Dereham. It's just a mile from the High Street and if walking's not for you, Dereham has the advantage of offering free town centre car parking, so shopping is never a chore. There are a multitude of local attractions close to hand, including Bishop Bonner's Cottage Museum - a treasure trove of local history - and the captivating tale of St. Withburga means a visit to the 7th century Withburga's Holy Well is a must.

For more contemporary needs, Dereham Leisure Centre lies right in the heart of the town, and boasts a magnificent 25m pool, fully-equipped gym, friendly café and an indoor bowling hall. For movie-goers, there's a comfy, three-screen cinema right in the market square showing all the latest films, and a choice of welcoming pubs and restaurants to satisfy all tastes.

Over a dozen educational institutions are close by, from pre-school through to sixth form college, so students of every age are very well-catered for locally.

## ...and a place to shop

Foodwise, there's plenty of choice - Dereham's independent shops and large, well-known supermarkets provide all you'll need when it comes to the everyday family shop. In addition, there's also the popular farmers' market in the Market Square on Tuesday and Fridays, offering good-quality, locally-sourced fruit and vegetables, as well as fresh fish.

On the high street, you'll find all the big retail brands you'd expect, plus health and beauty shops, book and shoe shops, plus cosy cafés to meet friends or to just chill out with a coffee.

But if you're looking for a grander retail experience, Norwich, one of the top shopping destinations in the UK, is just 16 miles away. Here, you can take your pick from a multitude of chic, independent boutiques, alongside well-known department stores. Alternatively, if it's a 'mall experience' you're after, Norwich has not one, but two - between them they have a choice of over 120 shops, as well as a range of dining options.

# Discover your place to belong...



Thetford Forest Park

Dereham really does lie right at the heart of Norfolk, the perfect gateway to all that this rural county has to offer. The magnificent Thetford Forest Park is around 25 miles away – a wonderful place for families to enjoy leafy walks, bike trails, or simply immerse themselves in the local flora and fauna.

The quaint market town of Wymondham is 13 miles away, offering a thriving arts scene, Heritage Museum and fascinating tours of the ancient, former Benedictine priory, Wymondham Abbey. Alternatively, take a trip to Dereham Station - a must-see for rail and steam enthusiasts and families alike, where you can even take a ride on the vintage trains to Wymondham Abbey. What is there not to like!

The world-famous Broads National Park is around 35 miles away, offering a wealth of attractions and aquatic activities for all ages. Closer to Dereham, you'll discover Gressenhall Farm and Workhouse Museum, with its Georgian workhouse and recreation of traditional homes and shops, delightful gardens, plus a working farm with rare breed animals, it's a great day out for the family.





# Specification

## Kitchen

- Stylish, contemporary fitted kitchen with a range of wall and base units
- Bosch stainless steel single oven
- Bosch stainless steel double oven (Stevington, Sandringham, Poringland, Smarden, Rolvenden, Westwell only)
- Bosch stainless steel 4 burner hob
- Bosch stainless steel 5 burner hob (Stevington, Sandringham, Poringland, Smarden, Rolvenden, Westwell only)
- Bosch stainless steel extractor canopy
- Stainless steel splashback behind hob
- Stainless steel 1½ bowl sink with chrome mixer tap
- Stainless steel single bowl sink in utility room (Langford, Sandhurst, Stevington, Poringland, Smarden, Rolvenden, Westwell only)
- Plumbing for washing machine
- Washer/dryer (Upwell only)
- Plumbing for dishwasher
- Integrated Bosch dishwasher (Stevington, Sandringham, Poringland, Smarden, Rolvenden, Westwell only)
- Integrated Bosch fridge/freezer

## Bathroom, cloakroom and en suite

- Roca contemporary white sanitaryware
- Thermostatically controlled shower over bath, glass shower screen with full-height tiling to bath
- Thermostatically controlled shower to en suite, glass shower cubicle with full-height tiling (Upwell, Welney, Cardington, Ashley, Langford, Sandhurst, Stevington, Sandringham, Poringland, Smarden, Rolvenden, Westwell only)
- Chrome ladder radiator to bathroom and en suite
- Porcelenosa wall tiles
- Tiled splashback to hand basin

## Plumbing

- Gas-fired central heating with combination boiler
- Gas-fired central heating with system boiler (Langford, Sandhurst, Stevington, Sandringham, Poringland, Smarden, Rolvenden, Westwell only)
- Thermostatically controlled radiators

## Electrical

- TV points to living room and bedroom one
- Telephone points to living room
- Downlighters to kitchen area, bathroom, en suite and cloakroom
- Mains-wired smoke detector and alarm
- Carbon monoxide detector and alarm
- PIR outside light to front

## Windows and doors

- PVCu double glazed lockable windows and patio doors
- Front door with multi-point locking, deadbolt and chrome furniture

## Internal

- Walls and ceilings in matt white emulsion
- Woodwork in white satin
- Doors in white satin
- Built-in wardrobe to bedroom one
- Oak handrail to staircase

## General

- Choice of colour palette for kitchen, bathroom tiles and flooring\*
- 10 year NHBC warranty
- Landscaping to front garden
- Turf and patio to rear garden
- 1.8m closeboard fence to rear gardens
- Outside tap
- Power and light to garages within curtilage of property

\*Choice of colour palette is subject to stage of construction. Orbit reserves the right to alter specifications without prior notice. Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print. Images shown are from other Orbit show homes.



# Homes to be proud of



"From start to finish, nothing was too much trouble and any questions we had were answered quickly. We love our new forever home and would recommend Orbit to anyone!"

- Darren and Lisa

We believe that in order to build homes and communities which people will take pride in, we need to take pride in them ourselves. For us it's all about quality over quantity. All aspects of our building process are underpinned by our own high standards, placing our homeowners at the heart of everything we do and investing in our communities to create great places to live, work and play.

## Help to Buy in a countryside location

Darren and Lisa moved into their new Orbit home, which they purchased using Help to Buy, in June 2020. Having previously lived in a three bedroom, semi-detached house in Eastbourne with their daughter Evie, the family decided to upsize and move to a more rural location. After looking at other properties in the local area, they chose a four bedroom home at Orbit's new Hedgerows development.

Talking about their positive Orbit experience, Darren and Lisa said: "Out of the choices we had, Orbit was the highest quality development in the local area. We were looking for a south facing garden, on a corner plot and were surprised by the openness of The Hedgerows, compared to others! The finish of the property was fantastic and the whole house felt spacious, light and airy."

## First time buying made simple

Grant and Charlotte recently bought their first home at an Orbit Homes development. Here's what they had to say: "As first time buyers, looking to purchase our first home felt really overwhelming, but Orbit were extremely accommodating from the start. The process of purchasing was made simple for us and the Sales Team were always on hand for any queries we had."

## Perfectly designed for downsizers

Karen and Barry had a large home which they no longer needed and wanted to downsize and pay off their mortgage. They were concerned that 'downsizing' would mean huge compromises when it came to lifestyle and accommodation.

What they found through Orbit surprised them. "We were even more delighted when we viewed the Orbit show home and discovered that buying a new build doesn't mean you have to compromise on space or quality. The house we chose was comfortably within our budget, yet it still offered everything we hoped for from our new home."

## Jessie and Alex found their dream home through Shared Ownership

Jessie and Alex were living with parents and longed for a home of their own. Now, thanks to helpful advice from Orbit on a Shared Ownership property, they have a beautifully-furnished, three bedroom home in a location they could only dream of! "We looked around at a number of developments, but didn't feel at home. We went to look at Summer Gates and as soon as we walked into the show home it felt like we had come home, we were so excited!"

## A wonderful journey

Sue, a single lady, wanted to move nearer to her family and friends. "I was looking for a house that I could manage myself. As a single lady I didn't want a project this time, it needed to be well built with attention to detail, spacious, light and airy and have a good feel about it. I wanted good storage space, a manageably-sized garden and somewhere to park my car too."

After attending an open day event where she met representatives from Orbit, Sue was really impressed with the knowledge and information on offer. She decided on a home at The Sidings and submitted the paperwork. "I was so excited, the lady I dealt with was great, she explained the whole process and to this day it works. In fact all parties involved have been amazing, the process has been seamless, and I can't thank everyone enough for making it happen, it really has been a wonderful journey. I was really impressed at how professionally the whole process was handled."

## High praise indeed!

Chris and Hollie, first time buyers at The Hedgerows. "Our new Hedgerows home is fantastic! The finish of the build is such high quality and the whole development is spacious in comparison to others," they beamed. "We would recommend Orbit without hesitation to anyone. They stand head and shoulders above the rest!"

We're so proud of our team for going that extra mile to create homes and places that make so many people so happy. Isn't it about time you got the home you deserve?

These quotations are from purchasers at other Orbit Homes developments.





Newlands, Attleborough

# The Orbit difference

## The history of Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high quality,

affordable, safe and sustainable and they really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this through taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have in place sustainable working and excellent employment practices.

## Building for good

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact reaches far beyond the homes we build and sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not just through our work as responsible landlords in supporting our tenants, but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiative further. So by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.



## Orbit in the community

We have invested around £25m into local community schemes in the last six years through a range of local projects to improve the local community. This includes sensory gardens, skateboard parks, community farms and neighbourhood cinemas. We also provide help and support on wellbeing, employment and skills, digital inclusion and financial advice through our award-winning Better Days programme.

Alongside this, our employees are very active in the local community through our volunteering programme and contributed over 4,000 community hours in the last 12 months alone. Our employees have painted, decorated, planted and litter-picked their way to supporting our local communities, whilst raising over £45,000 for national and local charities, including MIND, Shelter, Macmillan Cancer Support and Prostate Cancer Awareness UK.

## Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment.

We have four main priorities:

- Climate action to become net zero carbon
- Ecological resilience to enhance the quality of green spaces
- Responsible partnerships and a sustainable supply chain
- Increasing biodiversity



St Anne's Quarter, Norwich

## Design standards

At Orbit, our vision is to take the lead in building thriving communities, and we recognise that in order to build a thriving community great care and attention needs to be given to the way in which they are designed.

We know that communities are about people first and foremost, but the design of the places we live in can also have a huge impact on our lives. From the design of each individual home, to the spaces in between that make up the public realm, great design can have a positive impact through its ability to 'surprise and delight'.

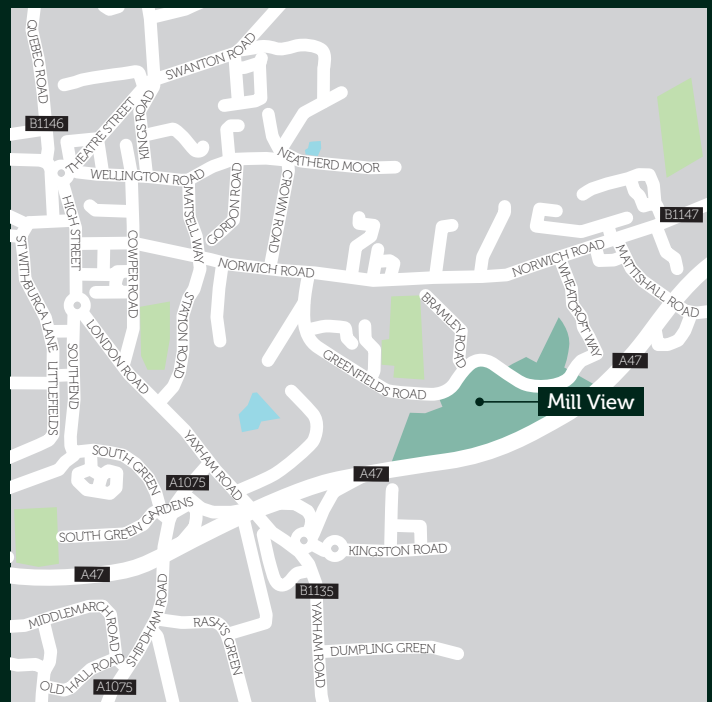
With each of our homes built to our own high standards, we operate under the requirements of the Consumer Code for Home Builders. At Orbit we believe that good design is at the heart of delivering thriving communities and is fundamental to our mission. It is also essential, so that we can create your place to thrive.



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Wider Area



Local Area



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