



# Flying Fields

Two and three bedroom homes in Southam



# Welcome to Flying Fields

Flying Fields is a superb development of high quality homes and Orbit are pleased to be offering two and three bedroom houses available to buy through Shared Ownership. Nestled in the historic market town of Southam in the heart of the picturesque South Warwickshire countryside, Flying Fields offers modern country living with all the amenities that Warwickshire has to offer right on your doorstep.

## So Much to See and Do

Whether you want to explore the local history, take the kids to play in the beautiful parks, picnic in the idyllic Warwickshire countryside, seek out the Holy Well or cycle the length of the stunning waterways, there's so much to see and do in and around Southam.

Situated on the River Stowe, Southam, is a thriving market town and a designated conservation area.

Situated between the towns of Royal Leamington Spa (8 miles) and Warwick (10 miles), Southam offers an unexpected mix of rich heritage, interesting architecture, floral displays, schools, shops, amenities and markets.

Southam and its surrounding villages and countryside are ideal for enjoying long walks and are scattered with good quality eateries; from traditional inns and gastro pubs to quaint farm shop cafés. So whether you are looking for a leisurely social brunch, an afternoon bite to eat or a celebratory meal, there's something for every taste and budget in and around Southam.

With a lively social scene and a busy events calendar, Southam offers the perfect opportunity to meet new people and to feel part of a vibrant local community.



## Great Connections

Flying Fields is ideal for commuters, with easy access to the thriving commercial centres of Royal Leamington Spa (8 miles), Warwick (10 miles), Rugby (13 miles), Stratford-upon-Avon (22 miles), Coventry (14 miles) and Birmingham (35 miles).

The nearest railway station is just 7 miles away at Royal Leamington Spa, where there is a direct line to London Marylebone. Other local stations include Warwick Parkway (14 miles), Rugby (13 miles), Coventry (14 miles) and Banbury (15 miles).

Southam offers good bus connections that provide routes to the local towns of Banbury, Daventry, Royal Leamington Spa and Rugby.

From Southam, it is just 25 miles to Birmingham Airport, which offers a selection of flights to popular getaway destinations like Spain, Portugal, Italy, Croatia and France.

Furthermore, if you want to enjoy food and drink in the centre of Southam, a stroll of under a mile or a short taxi journey will get you home.

## Train times from Royal Leamington Spa station

Wolverhampton	(60 Mins – 80 Mins)
Birmingham New Street	(30 Mins – 50 Mins)
Birmingham International	(20 Mins – 30 Mins)
Coventry	(10 Mins – 15 Mins)
<b>Royal Leamington Spa</b>	Train times are taken from <a href="http://nationalrail.co.uk">nationalrail.co.uk</a> and are approximate.
Banbury	(16 Mins – 20 Mins)
Oxford	(35 Mins – 40 Mins)
Reading	(60 Mins – 70 Mins)
London Marylebone	(80 Mins – 90 Mins)

## Train times from Rugby station

Crewe	(50 Mins – 90 Mins)
Stafford	(30 Mins – 50 Mins)
Wolverhampton	(65 Mins – 75 Mins)
Birmingham New Street	(35 Mins – 45 Mins)
Birmingham International	(20 Mins – 30 Mins)
Coventry	(10 Mins – 15 Mins)
<b>Rugby</b>	Train times are taken from <a href="http://nationalrail.co.uk">nationalrail.co.uk</a> and are approximate.
Milton Keynes	(25 Mins – 50 Mins)
Watford Junction	(60 Mins – 85 Mins)
London Euston	(60 Mins – 95 Mins)



## Specification

### Kitchen

- Contemporary fitted kitchen with a range of wall and base units
- Integrated oven, hob, and extractor hood
- Stainless steel 1½ bowl sink with chrome mixer tap
- Bar mounted ceiling spot light
- Vinyl flooring

### Bathroom

- White bathroom suite
- Chrome fittings
- Over bath shower with glass screen and full height tiling
- Shaver point with light
- Vinyl flooring to bathroom
- Vinyl flooring to downstairs WC

### Plumbing

- Gas fired central heating
- Thermostatically controlled radiators

### Internal

- Double glazed windows
- White emulsion to walls
- White emulsion to ceilings
- White gloss to woodwork

### Electrical

- Telephone point to living room
- TV point to living room and bedroom one
- TV aerial in loft
- Loft light

### Safety and security

- Mains wired smoke detectors
- Carbon monoxide detector

### General

- Two allocated parking spaces
- Turfed rear garden
- External tap
- NHBC warranty

## Energy-efficient homes for modern living

All homes have been designed with energy efficiency in mind and constructed to satisfy the latest Building Regulations.

With modern central heating systems and water-efficient fittings, your home will be more energy efficient than older homes, helping you to reduce your energy bills and reduce the impact on the environment.



## Shared Ownership

Homes are available with Shared Ownership, a part buy – part rent scheme, which makes buying your home more affordable. Shared Ownership enables you to buy a share in a brand new home while paying a subsidised rent on the remaining share.

The initial share you buy will usually be between 25% and 75% of the full purchase price and is tailored to suit your circumstances, meaning it is not only affordable for you now, but in the future too.

You will pay a subsidised rent to Orbit on the share that you don't own and in most cases you will have the opportunity to purchase further shares in your home if you wish. This is known as 'staircasing'. When you purchase further shares in your home the rent reduces accordingly and if you staircase to 100% ownership there is no rent to pay.

For further information about Shared Ownership please refer to the 'Shared Ownership Buyers Guide' or speak to your Sales Consultant.

## Orbit

We are committed to building beautiful homes designed with all of our customers in mind. Our developments range from small schemes of two or three homes in rural villages through to sites of hundreds of homes in towns and cities, from greenfield sites to urban regeneration projects.

We build a variety of homes from one bedroom apartments through to large family homes and Independent Living homes for the over 55s. Our developments include a mix of tenure from Outright Sale, Shared Ownership and Shared Equity to help us to find a home that suits you.

With extensive experience and a long history in the housing sector, you are in safe hands with us. Our experienced Sales Consultants will support you through your purchase and are dedicated to providing excellent customer service.

## Safety on site

We want you to be safe on site and enjoy your visit, so the following has been issued to comply with Health and Safety legislation. A qualified Orbit employee must always accompany you anywhere within development construction areas. The properties and any finished or occupied areas outside construction areas will be safe, however care needs to be taken with regard to any vehicles that may use the roads, as top surfacing of roads and footpaths may not be completed and may be uneven. Please supervise any children with you when visiting our sales area (please note children under the age of 16 are not allowed in construction areas at any time even if accompanied).

Hard hats and appropriate safety footwear need to be worn at all times along with high visibility jackets or waistcoats. These will be supplied by the Sales Consultant if required. There is no access to areas where scaffolding is erected or any open trenches or other excavations.

## Surrounding area

Our site plan shows general information of the surrounding area outside of the scheme, details of which are beyond the control of Orbit. For more up-to-date information, please contact the relevant local planning authority.

## Site plan

Boundaries and layouts can change during development; this may affect any brochure plans you hold, so please check these details with the Sales Consultant and the detailed scheme plans. The Sales Consultant will go through the latest plans and revisions which will be noted on a checklist you will be required to sign before reservation. The deed plan will be sent directly to your solicitors and should be inspected by you to ensure it is correct in relation to the plans you have signed as having seen.

## Elevations

Building materials and elevations may vary from plot to plot and surrounding areas may differ from that shown. Computer Generated Images (CGIs) depict typical house types, but please check all details in relation to your plot with the Sales Consultant at the time of reservation, this also will be captured on the check list.

## Dimensions

Floor plans show approximate dimensions for each room, typical of its type. Specific plot dimensions may vary, because each one is built individually and the precise internal finishes may not always be the same.

## Specification

These are indicative and applicable to this development. Please check the specification in relation to your individual plot with the Sales Consultant at the time of reservation. When reserving, please ask the Sales Consultant to clarify which items are included as standard. In the unlikely event of any major specification change during the reservation period, we will endeavour to bring it to your attention as soon as possible.

## Customer Charter

Buying a new home is one of the biggest decisions you will ever make and we want to make the process as straightforward as possible.

Our Customer Charter fully complies with the Consumer Code for Home Builders, a code which aims to ensure that buyers of new homes are treated fairly and are given reliable information about their purchase.

The Orbit Customer Charter is available at [orbithomes.org.uk/customer-charter](http://orbithomes.org.uk/customer-charter)

More information on the Consumer Code for Home Builders can be found at [consumercode.co.uk](http://consumercode.co.uk)

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)



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Orbit has a policy of continuous improvement and reserves the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. Orbit reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or containing any representation of fact upon which any party is entitled to rely. Information correct at time of going to print in January 2019 OH/FFDR/BRO/0119

