



# Your place to grow at Flying Fields, Southam



Your place  
to thrive



# Find your place to thrive at Flying Fields

This attractive collection of two and three bedroom Shared Ownership homes gives you the opportunity to purchase your very own space in the heart of the picturesque South Warwickshire countryside.



Holy Well, Southam

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.

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.



The Old Mint Pub, Southam



Warwick Castle

# Find your place to connect at Flying Fields

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.

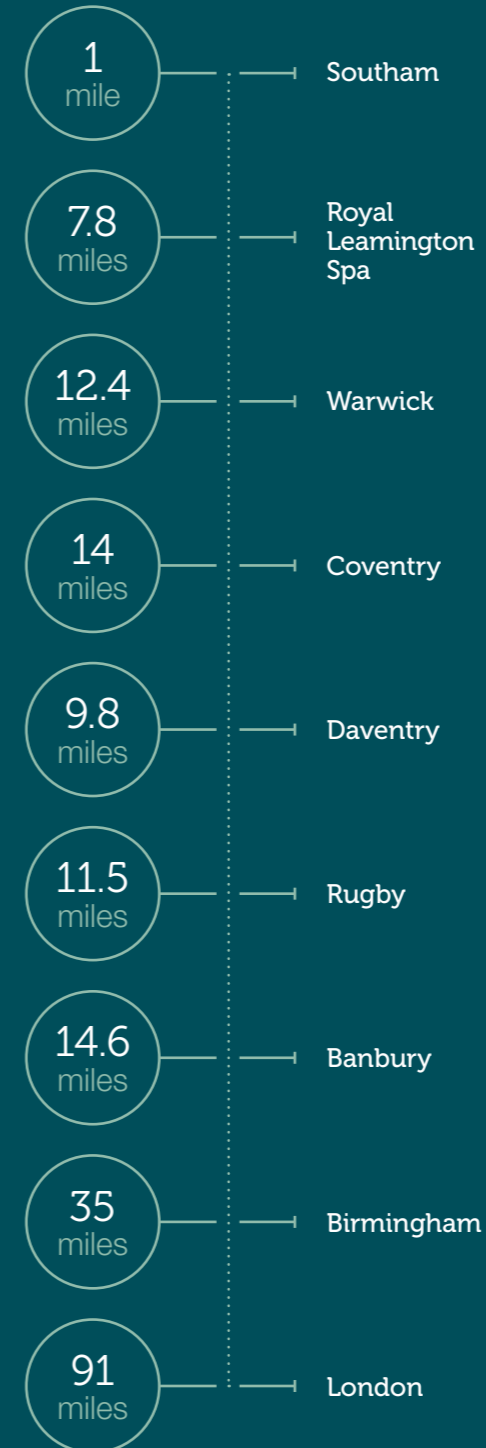


Regent Court, Royal Leamington Spa

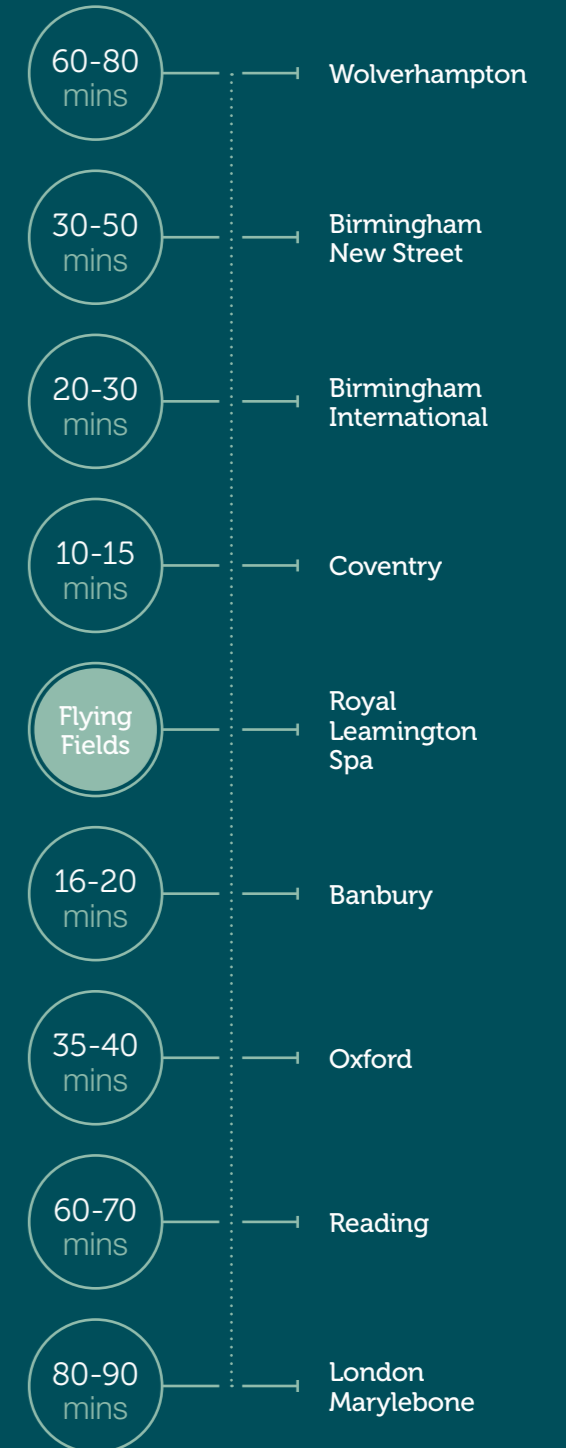
## Get Connected



By car from Flying Fields



By train from Royal Leamington Spa station





# Specification

## Kitchen

- Contemporary fitted kitchen with a range of wall and base units
- Integrated oven, hob, and extractor hood
- Stainless steel 1 1/2 bowl sink with chrome mixer tap
- Bar mounted ceiling spotlight
- 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

## Electrical

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

## Internal

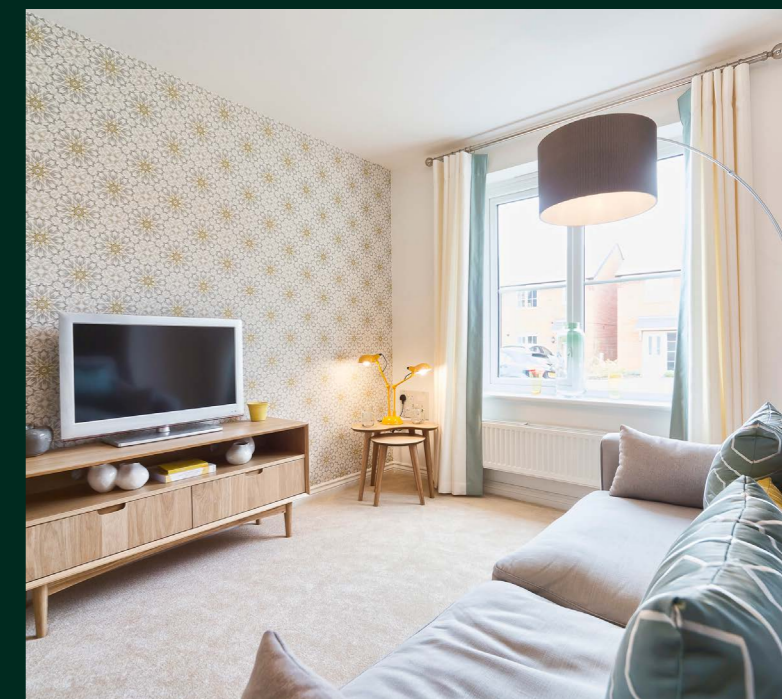
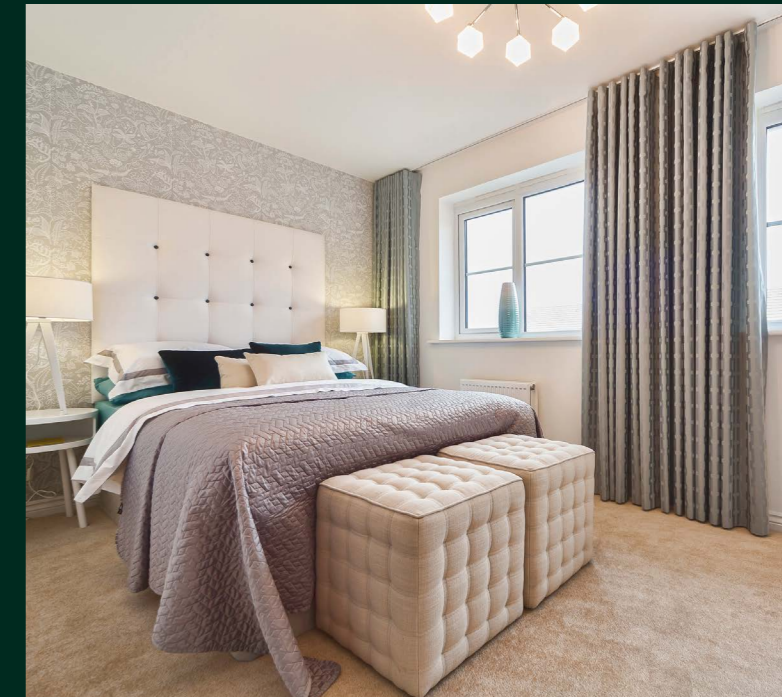
- Double glazed windows
- White emulsion to walls
- White emulsion to ceilings
- White gloss to woodwork

## Safety and security

- Mains wired smoke detectors
- Carbon monoxide detector

## General

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





# Pioneering the future of housebuilding

## 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 Buyer's 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 offer a mix of tenure including 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.

## 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.

## 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 checklist.

## 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.

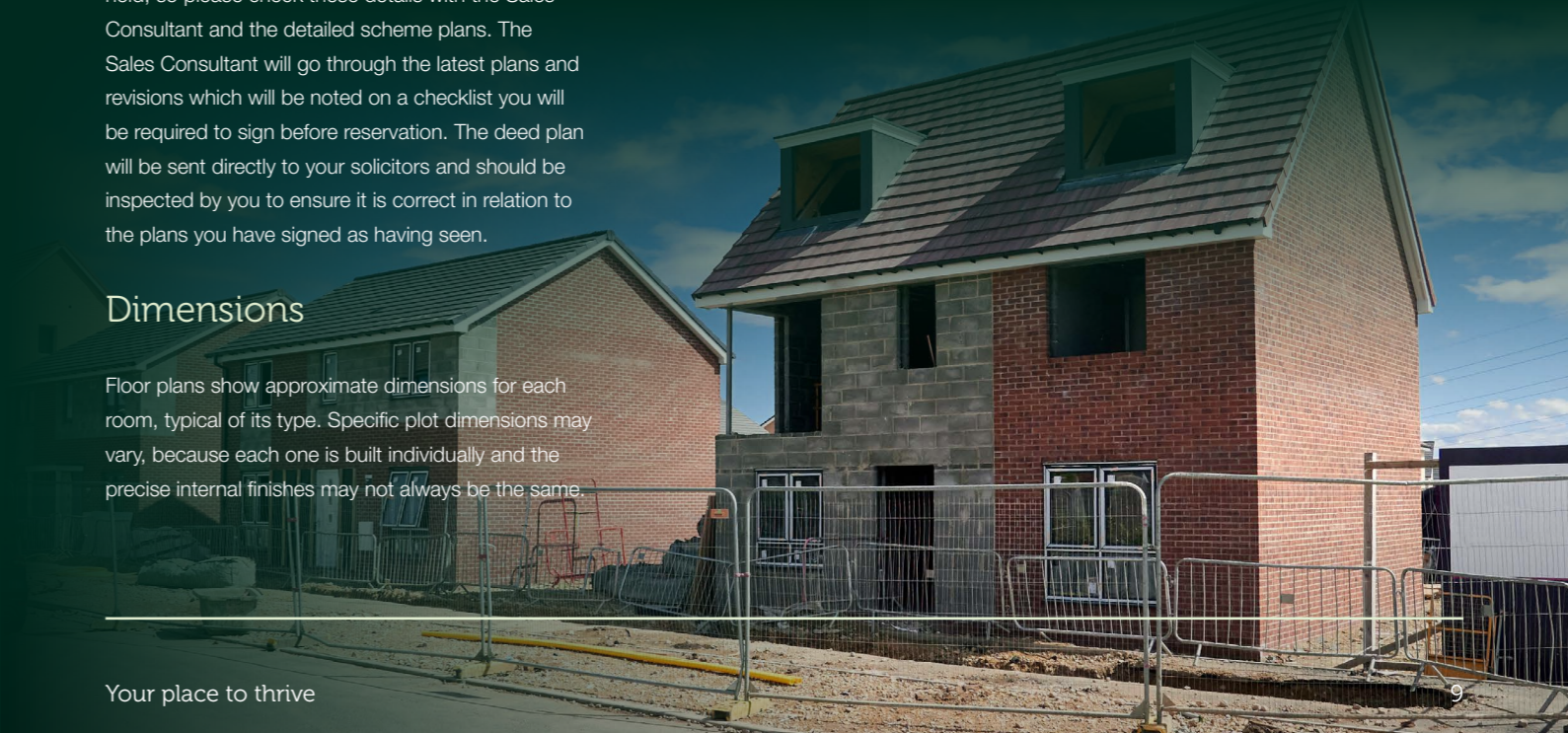
## Customer Charter

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)





# 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 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 far reaches 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 supporting our tenants as a responsible landlord, 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 projects 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 outstanding 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

## Design Standards

At Orbit our vision is to lead in building thriving communities and we recognise that in order to build a thriving community, great care and attention needs to be taken in 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.





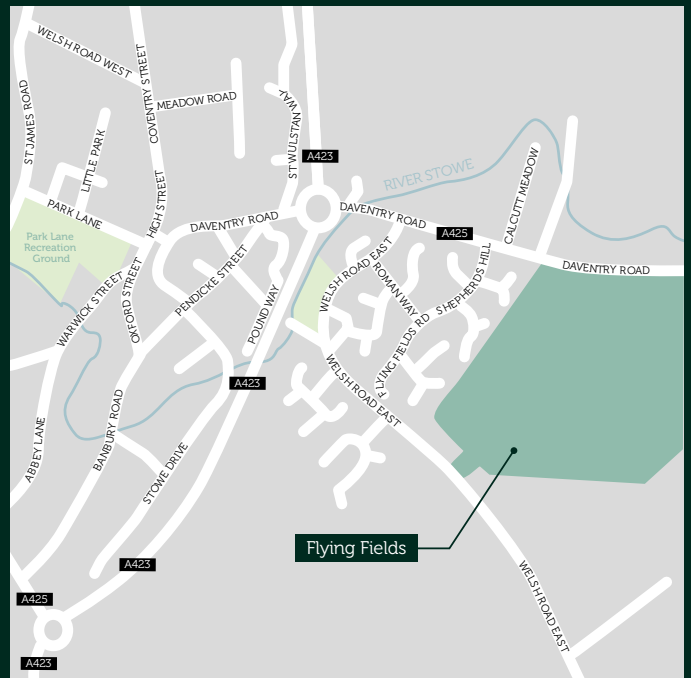
Outer cover coated with  
Anti-Bacterial lamination

Flying Fields, Daventry Road, Southam,  
West Midlands, CV47 1NW

### Wider Area



### Local Area



Your place  
to thrive

[orbithomes.org.uk](http://orbithomes.org.uk)

📞 01926 683177

✉️ [homes@orbit.org.uk](mailto:homes@orbit.org.uk)

Head Office: Orbit, Garden Court, Harry Weston Road, Binley Business Park, Coventry CV3 2SU Orbit is an exempt charity, registered under the Industrial and Provident Societies Act 1965.

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 contain any representation of fact upon which any party is entitled to rely. Information correct at time of going to print in January 2021. 213904.