



**CROWN
MEADOWS**
Newton St Faith

A contemporary collection of two, three and four-bedroom houses available for Shared Ownership
25 homes available



**CLARION
HOUSING**



Shared Ownership at Crown Meadows

Welcome to Crown Meadows – an outstanding new selection of two, three and four-bedroom houses in the village of Newton St Faith.

Close to the beauty of the Norfolk countryside and within easy reach of Norwich's historic centre, Crown Meadows also has excellent connections throughout the East of England – with the Norfolk coast just a 35-minute drive away at Great Yarmouth*.

Each home is also designed and built to the highest standards. With a fresh contemporary interior, a fitted kitchen, a private garden and dedicated parking provision, Crown Meadows residences are perfect for modern living – and the ideal place to make a home.

* Car travel times are taken from Google Maps and are for a weekday off-peak journey, but may change depending on time, day and traffic. Travel information is based on external sources, and while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy.

Welcome to Norwich

The village of Newton St Faith is situated just north of Norwich – a beautiful East Anglian city with a history going back to Saxon times.

Known for its remarkable preservation of medieval architecture, half-timbered houses and cobbled streets, Norwich today is a thriving cultural centre consistently voted among the best places to live in the UK.

For your day-to-day needs, Newton St Faith and the wider north Norwich area have an excellent range of amenities including a Post Office, a doctor's surgery and a choice of supermarkets. Just a 15-minute drive away, Norwich city centre is home to a broader variety of high street names and independent shops, as well as the largest permanent covered market in Europe. Schools in the local area are rated highly by Ofsted for pupils of all ages: St Faiths' Pre-school, St Faiths' Church of England Primary, Horsford Church of England Primary and Hellesdon High School are all rated "Good".

When it's time to unwind, check out local pubs like the Black Swan Inn, The Longe Arms and The White Horse, or try Norwich institutions such as Rooftop Gardens, Benoli and The Assembly Rooms. Alternatively, take your pick of fun, sports and fitness at David Lloyd, PureGym, the Norman Centre, or Hyper Centre Soft Play for the kids. For a more relaxing experience, Norwich has a range of fantastic museums to explore – including the celebrated Norwich Castle and Norwich Aviation Museums – as well as exceptional productions at the 250-year-old Theatre Royal, the Elizabethan-style Maddermarket Theatre, and the Norwich Arts Centre. For a complete change of scene, the seaside at Great Yarmouth is also reachable by car in 35 minutes* – so you'll always have plenty of ways to relax.

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Picture credits, left to right and top to bottom: 'Norwich Wensum'; 'Elm Hill'; 'Newton House' by Clint Budd, CC image, sourced from WikiCommons.

What's nearby

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

 **Crown Meadows homes** - Newton St Faith, Norwich









 **Food & drink**

-  The Black Swan Inn
-  The Longe Arms
-  The White Horse
-  The Brewery Tap
-  Rooftop Gardens
-  The Assembly House
-  Benoli








 **Amenities**

-  St Faiths Centre
-  St Faiths' Post Office and Stores
-  Tesco Superstore
-  Morrison's
-  Coltishall Medical Practice – Spixworth Surgery
-  Horsford Dental Practice






 **Schools**

-  St Faiths' Pre-school
-  Stepping Stones Day Nursery (Spixworth)
-  Saint Faiths' Church of England Primary School
-  Horsford Church of England VA Primary School
-  Drayton Church of England Junior School
-  Hall School (SEN)
-  Sewell Park Academy
-  Hellesdon High School

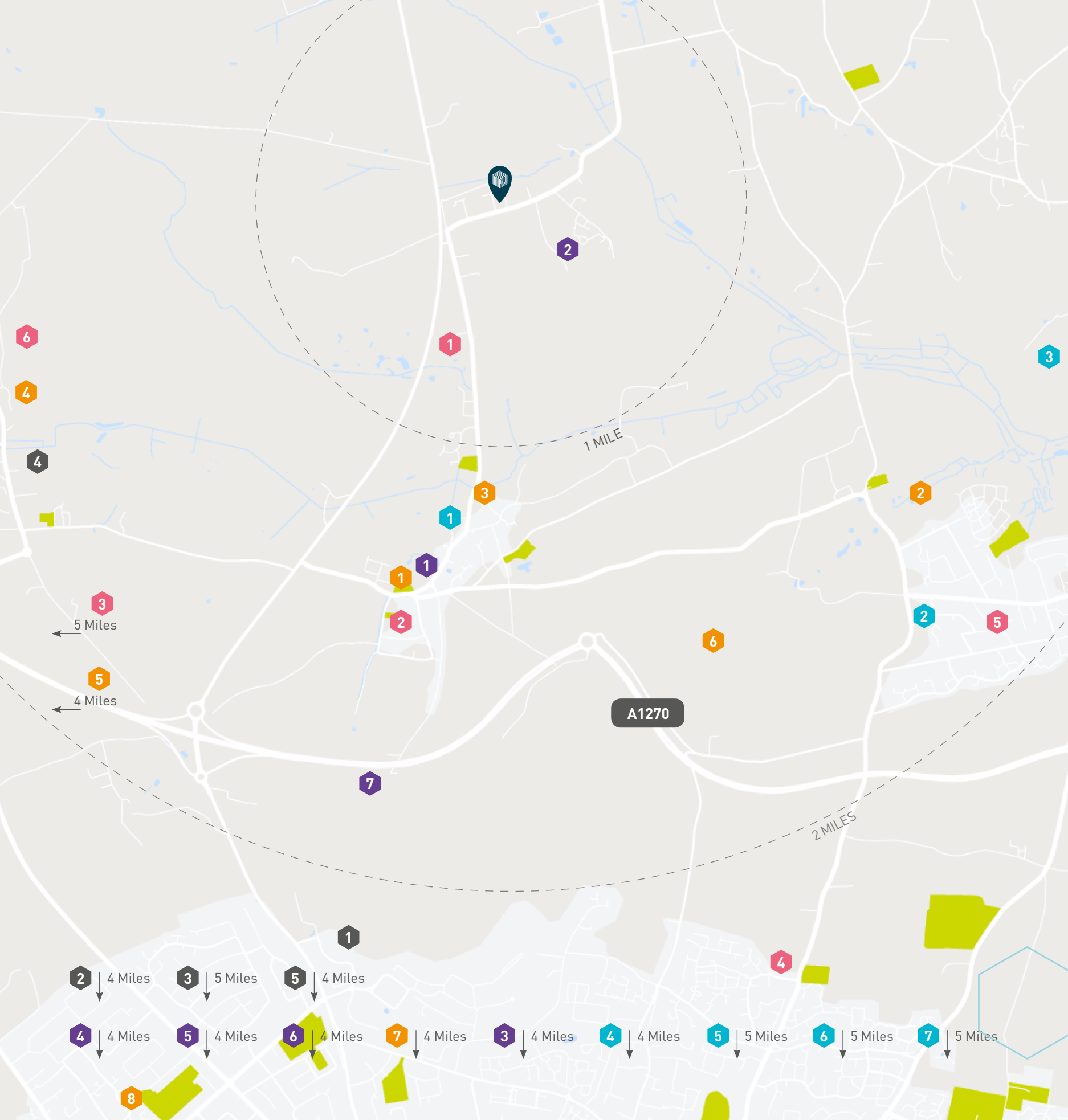
 **Attractions and parks**

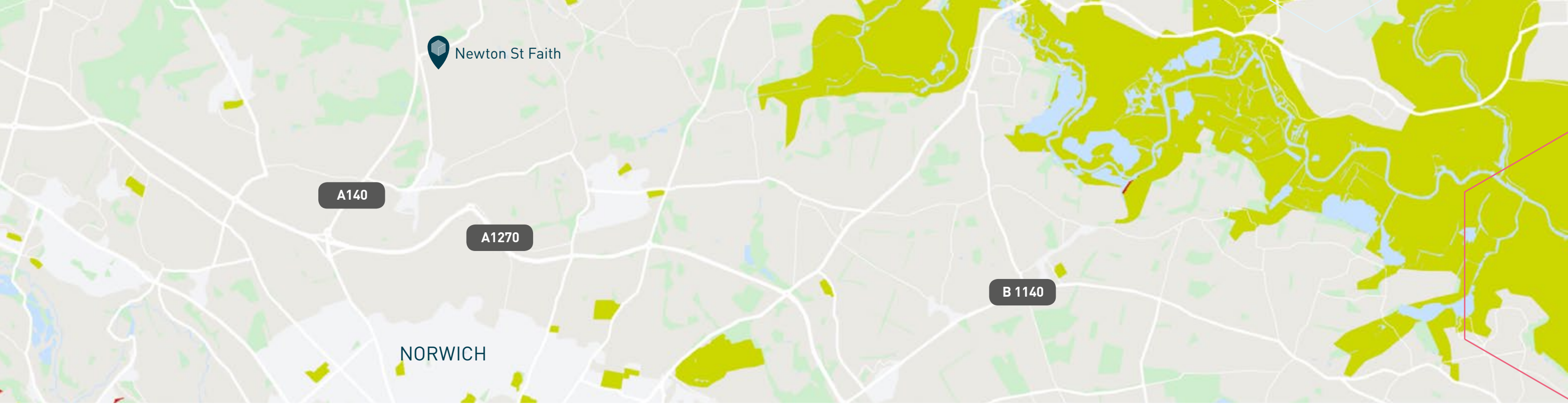
-  Church of St Mary and St Andrew
-  Newton Park
-  Norwich Castle & Museum
-  Norwich Arts Centre
-  Theatre Royal
-  The Maddermarket Theatre
-  City of Norwich Aviation Museum

 **Fitness & leisure**

-  You Fit Norwich North
-  David Lloyd Norwich
-  PureGym Norwich
-  Hyper Centre Soft Play
-  Norman Centre

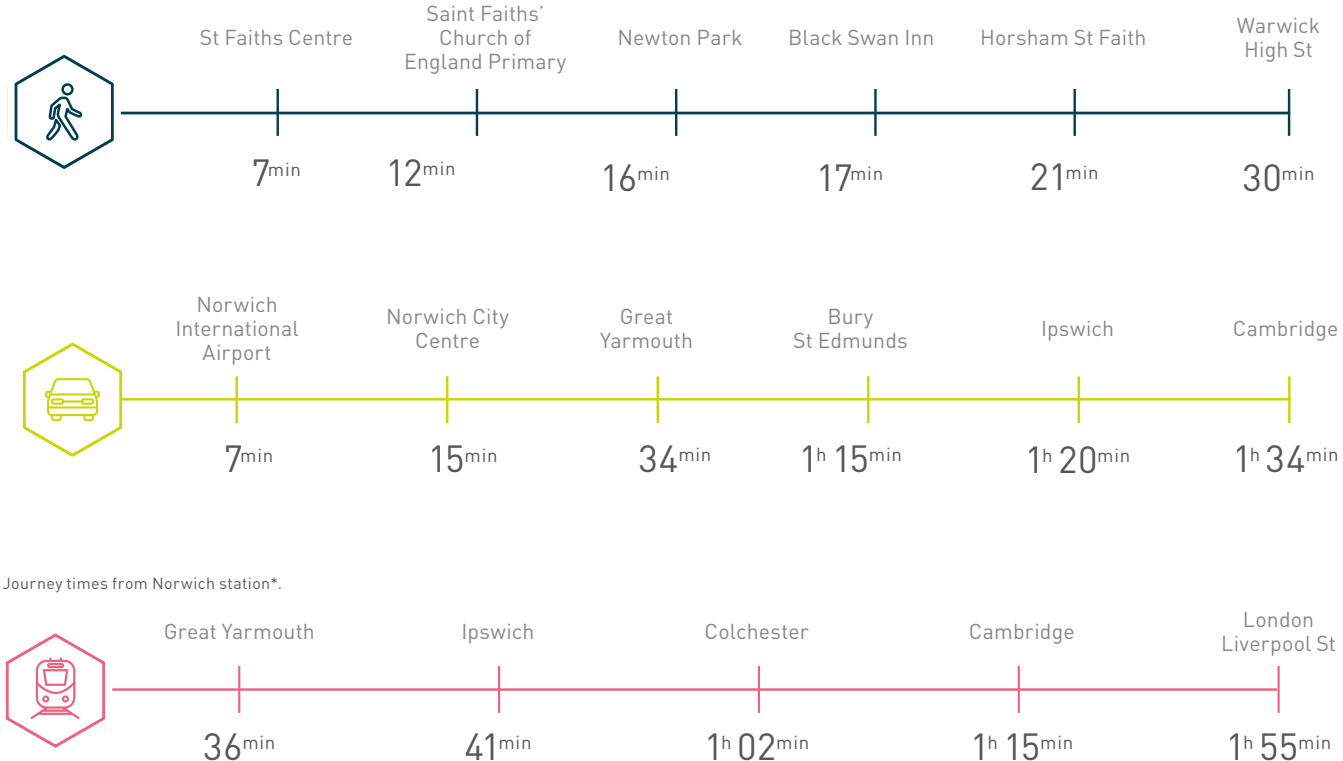
Map not to scale, indicative only. Information about the local area is based on a variety of external sources: while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy.





Transport Links

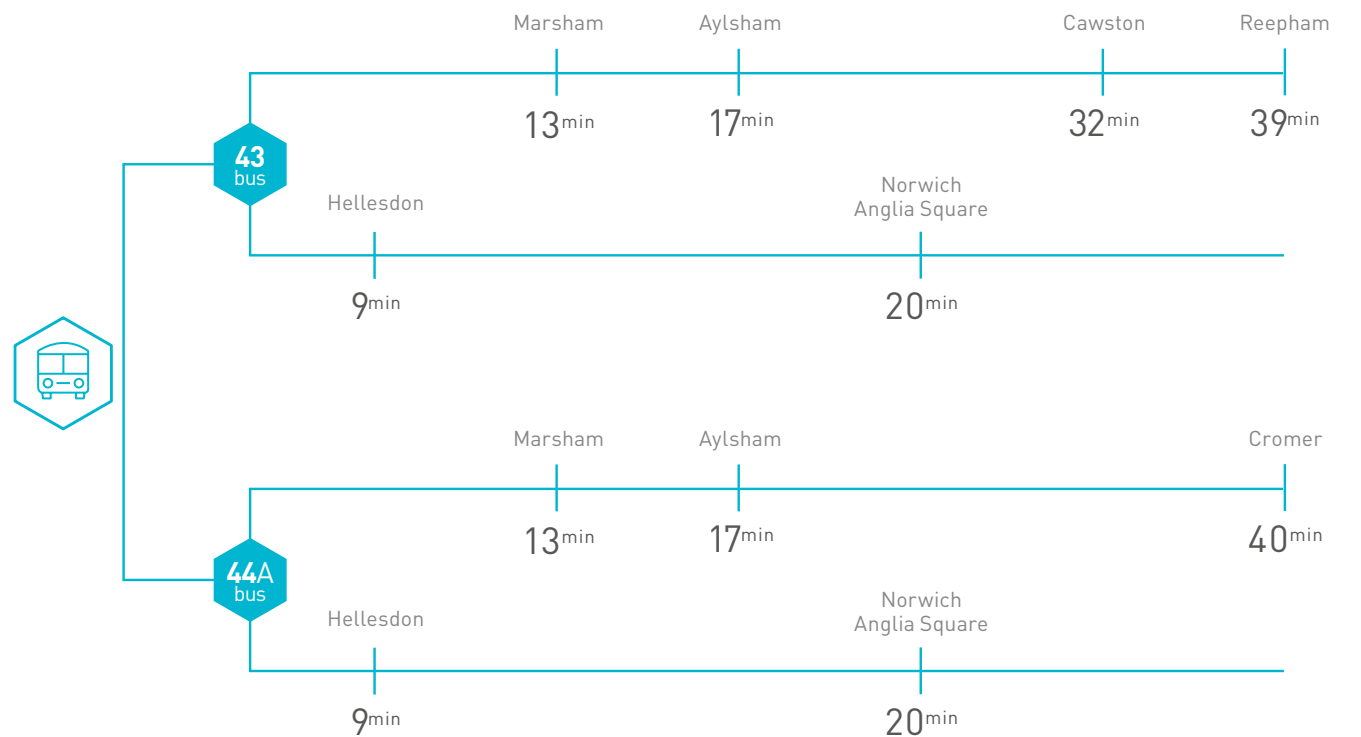
Newton St Faith has excellent connections throughout the wider East of England.



Journey times from Norwich station*.

Map not to scale, indicative only.

Bus services are available several times throughout the day from the nearby Manor Road stop. See timetables for further information.



* 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 commencing 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 for off-peak weekday journeys between the nearest stops for which information is available (or estimates based on these) but may change depending on time, day and traffic. Travel information is based on external sources, and while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy.




Explore Crown Meadows

Part of a wider development, Crown Meadows is located on a spacious semi-rural site in the village of Newton St Faith, where the surrounding countryside provides many natural open spaces and picturesque walks.

Crown Meadows residences also benefit from a private garden and two dedicated parking spaces.



Key to Site Plan

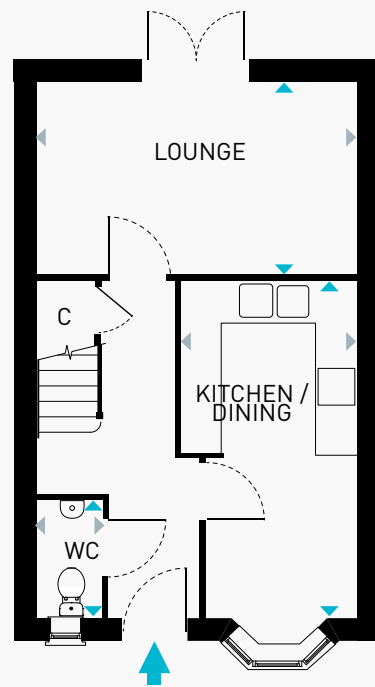
-  Two bedroom houses
-  Three bedroom houses
-  Four bedroom houses
-  Parking spaces
-  Private housing

The Lyngate

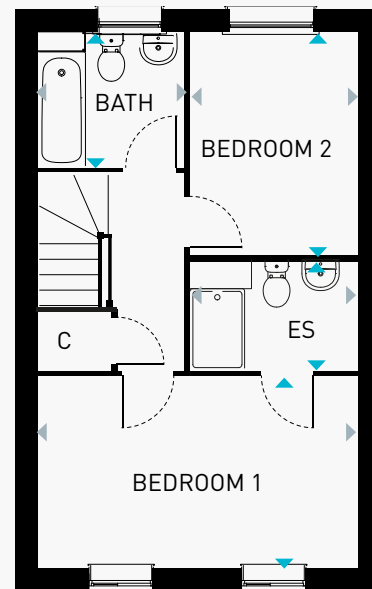
2 bedroom house - 72 m² / 775ft²

Plots 41, 42, 58, 59 and 60

GROUND FLOOR



FIRST FLOOR



	A	B
Kitchen / Dining	4.9m (13'10")	x 2.2m (11'10")
Lounge	2.8m (14'4")	x 4.7m (12'3")
WC	1.7m (14'4")	x 1.0m (12'3")

	A	B
Bedroom 1	2.8m (12'9")	x 4.7m (8'8")
En-Suite	1.6m (12'9")	x 2.4m (8'8")
Bedroom 2	3.2m (15'5")	x 2.4m (7'4")
Bathroom	2.0m (11'11")	x 2.1m (8')

Plots 42 and 59 are mirrored.

ES = En-Suite
C = Cupboard
▲ = Main Entrance

The kitchen and any dimensions on the following floorplans are for guidance only. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.



CGI images and photography are intended for illustrative purposes only and should be treated as general guidance only

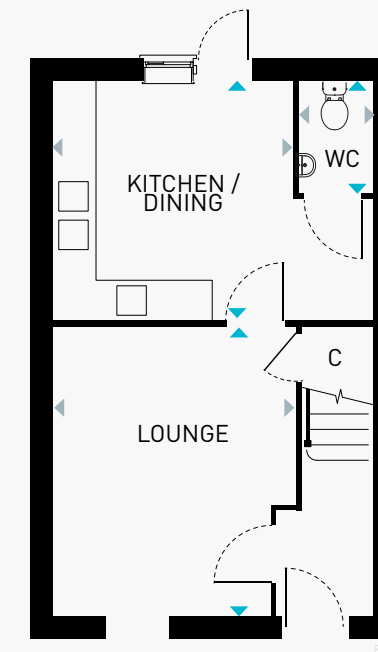
The Swanton

2 bedroom house - 73 m² / 785ft²

Plots 24, 25 and 26

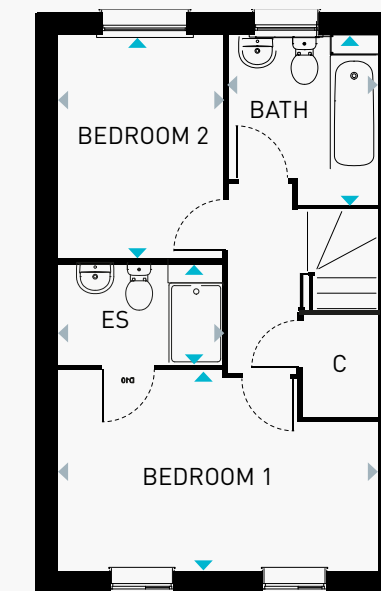


GROUND FLOOR



	A	B
Kitchen / Dining	3.5m (13'10")	x 3.5m (11'10")
Lounge	4.2m (14'4")	x 3.2m (12'3")
WC	1.7m (14'4")	x 1.1m (12'3")

FIRST FLOOR



	A	B
Bedroom 1	2.9m (12'9")	x 4.7m (8'8")
En-Suite	1.6m (12'9")	x 2.4m (8'8")
Bedroom 2	3.2m (15'5")	x 2.4m (7'4")
Bathroom	2.4m (11'11")	x 2.2m (8')

ES = En-Suite
C = Cupboard
▲ = Main Entrance

Plots 25 and 26 are mirrored.

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The Ryburgh

3 bedroom house - 83 m² / 893ft²

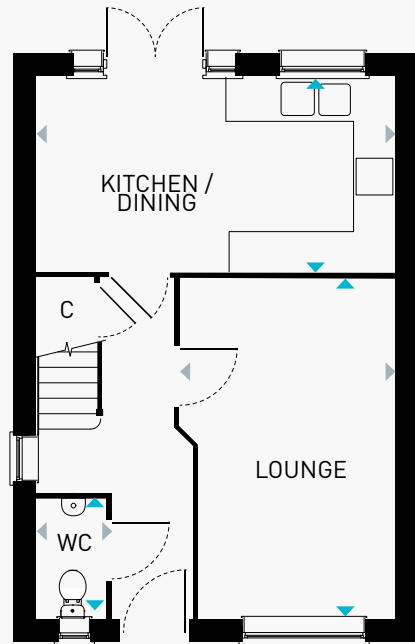
Plots 13, 22, 23, 43, 44, 45, 47, 48, 63 and 64



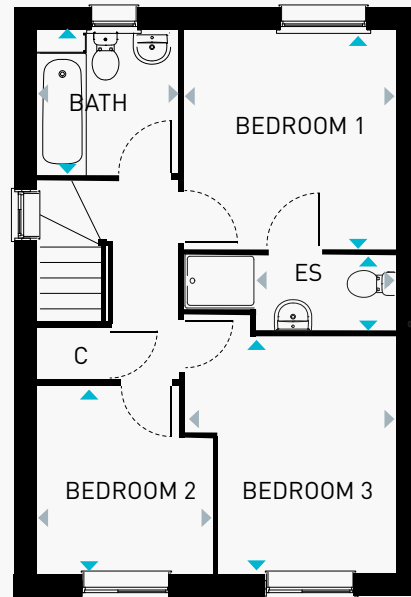
Plots 13 & 45



GROUND FLOOR



FIRST FLOOR



	A	B
Kitchen / Dining	2.9m (13'10")	5.2m (11'10")
Lounge	5.6m (14'4")	3.1m (12'3")
WC	1.7m (14'4")	1.0m (12'3")

	A	B
Bedroom 1	4.1m (12'9")	3.1m (8'8")
En-Suite	2.1m (12'9")	1.1m (8'8")
Bedroom 2	3.8m (15'5")	2.6m (7'4")
Bedroom 3	2.7m (11'11")	2.5m (8')
Bathroom	1.1m (11'11")	1.9m (8')

ES = En-Suite
C = Cupboard
▲ = Main Entrance

Plots 23, 44, 48 and 64 are mirrored.

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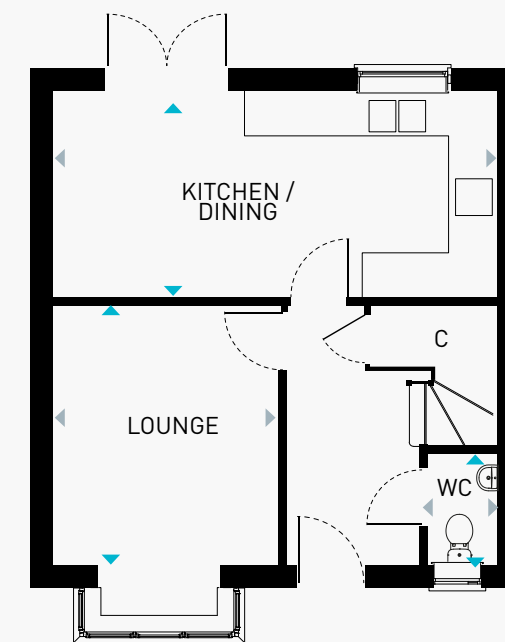


The Hevingham

3 bedroom house - 94 m² / 1,011ft²

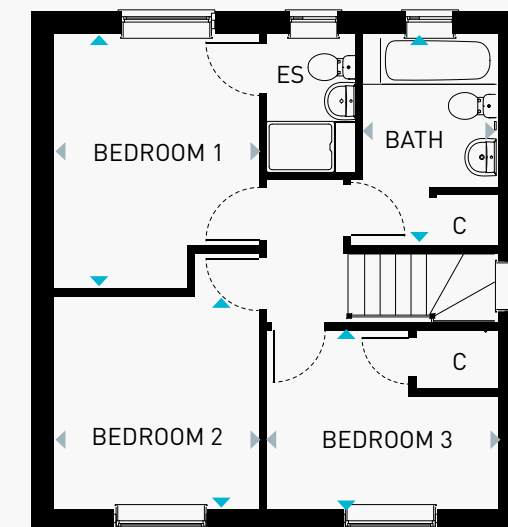
Plots 27, 61 and 62

GROUND FLOOR



	A	B
Kitchen / Dining	3.0m (13'10")	6.5m (11'10")
Lounge	3.8m (14'4")	3.3m (12'3")
WC	1.4m (4'4")	0.9m (12'3")

FIRST FLOOR



	A	B
Bedroom 1	3.1m (12'9")	3.0m (8'8")
En-Suite	2.0m (12'9")	1.3m (8'8")
Bedroom 2	3.1m (15'5")	3.0m (7'4")
Bedroom 3	2.6m (11'11")	3.4m (8')
Bathroom	2.2m (11'11")	2.1m (8')

Plot 62 is mirrored.

ES = En-Suite
C = Cupboard
▲ = Main Entrance

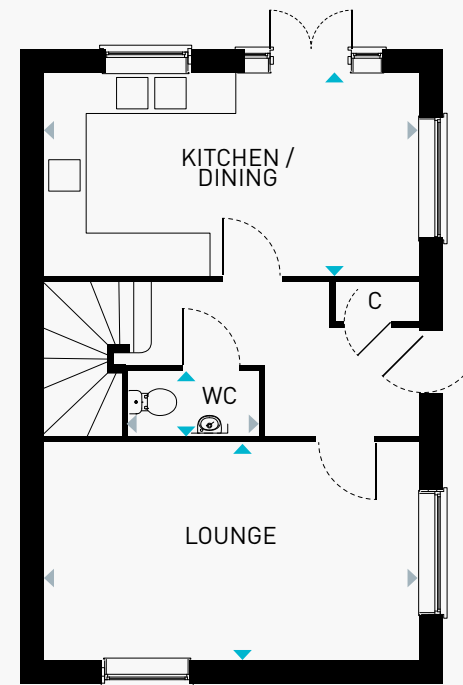
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The Elmham

3 bedroom house - 94 m / 1,011ft²

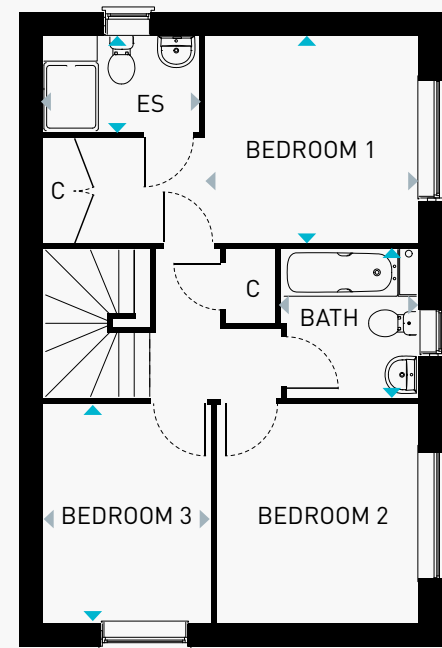
Plots 14 and 46

GROUND FLOOR



	A	B
Kitchen / Dining	3.0m [13'10"]	5.5m [11'10"]
Lounge	3.2m [14'4"]	5.5m [12'3"]
WC	0.9m [14'4"]	1.9m [12'3"]

FIRST FLOOR



	A	B
Bedroom 1	3.0m [12'9"]	3.1m [8'8"]
En-Suite	1.4m [12'9"]	2.3m [8'8"]
Bedroom 2	3.2m [15'5"]	2.8m [7'4"]
Bedroom 3	3.2m [11'11"]	2.4m [8']
Bathroom	1.9m [11'11"]	1.9m [8']

ES = En-Suite
C = Cupboard
▲ = Main Entrance

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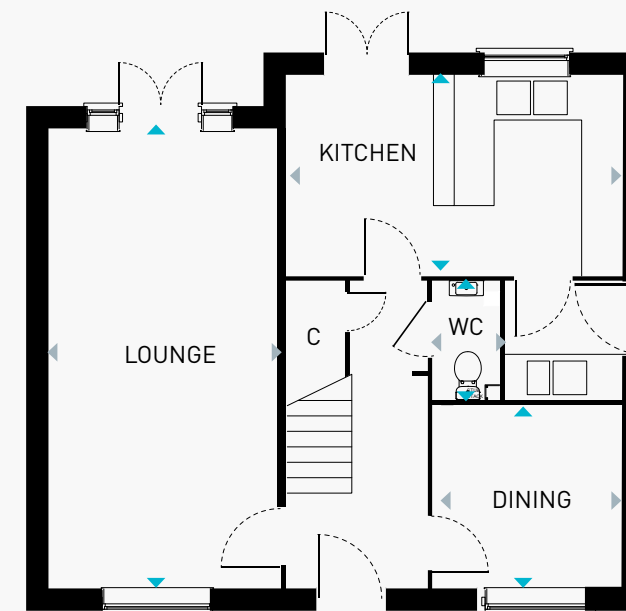
The Hellesdon

4 bedroom house - 120 m² / 1,291ft²

Plots 57 and 65

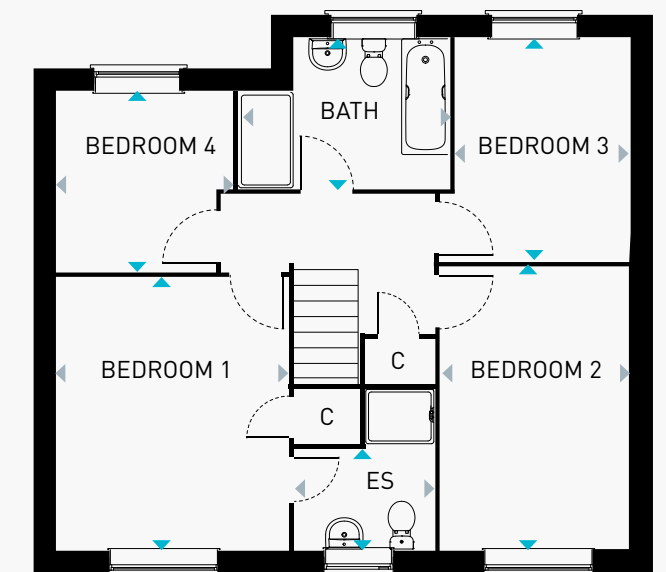


GROUND FLOOR



	A	B
Kitchen	2.9m (13'10")	4.9m (11'10")
Lounge	6.7m (14'4")	3.3m (12'3")
Dining	2.6m (14'4")	2.8m (12'3")
WC	1.7m (14'4")	0.9m (12'3")

FIRST FLOOR



	A	B
Bedroom 1	4.0m (12'9")	2.5m (8'8")
En-Suite	2.3m (12'9")	2.1m (8'8")
Bedroom 2	4.1m (15'5")	2.8m (7'4")
Bedroom 3	3.3m (11'11")	2.5m (8')
Bedroom 4	2.6m (11'11")	2.6m (8')
Bathroom	2.2m (11'11")	3.1m (8')

ES = En-Suite
C = Cupboard
▲ = Main Entrance

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Specification

Crown Meadows homes come with a selection of quality modern fittings and finishes.

A kitchen with selected appliances is fully installed, and floor coverings are fitted 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 “Cashmere” kitchen units with “Dark Ash” post-formed worktops
- 1.5-bowl sink
- Zanussi single oven and 4-burner gas hob
- Zanussi integrated fridge/freezer
- Electrolux chimney extractor hood
- Oak Dark Grey Tekstar vinyl flooring
- Chrome downlights in kitchen
- Removable kitchen unit for future installation of dishwasher

Bathroom

- Kohler bath
- Kohler washbasin
- Kohler WC
- Mira bathroom taps
- Glass shower screen
- Shaver socket
- Mirror fitted above washbasin
- Mira Comfort bath/shower mixer
- Heated towel rail in 4-bed homes and en suites
- Tarkett Tekstar vinyl flooring

General

- Carpets in lounge, hallways, stairs and bedrooms
- Birtley Bowater Bede external doors
- Satin-painted woodwork
- Walls and ceilings in white emulsion
- 1.8m-high timber fencing at rear
- Front exterior door light
- Turf to front and rear gardens (where applicable)

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

Example Clarion Home photography

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 at Crown Meadows:

- You must be at least 18 years old.
- You must have 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 to help if we can.

shared.ownership@myclarionhousing.com



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:**

shared.ownership@myclarionhousing.com

0300 100 0309

myclarionhousing.com/sharedownership

Disclaimer: All floor plans in this brochure are for general guidance only. Measurements are from plans and "as built" dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion Housing has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion Housing does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion Housing undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion Housing or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion Housing. Clarion Housing supports the development of mixed tenure developments and is proud to provide homes for Shared Ownership at Crown Meadows. We may change the tenure of some homes subject to demand.

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