



ST ANNE'S
QUARTER

AUSTIN HOUSE





AUSTIN HOUSE

These prestigious residences represent the height of luxury living, right in the heart of the city.

The studio, one and two bedroom apartments are designed and built to the very highest of standards; many have allocated parking and the luxury of their own outdoor terrace or balconies.

Located right on the banks of the River Wensum, this vibrant, exciting and thriving community delivers a unique perspective on city life, with the convenience of retail and leisure opportunities on residents' very doorsteps.



KING STREET

HOWARD HOUSE
FUTURE DEVELOPMENT

SNAPDRAGON COURT
FUTURE DEVELOPMENT

CONSFORTHE YARD
FUTURE DEVELOPMENT

FLEUR DE LYS COURT
FUTURE DEVELOPMENT

EXISTING BUILDINGS

DRAGON HALL

ST ANN LANE

MIDDAY HOUSE
FUTURE DEVELOPMENT

MARKETING SUITE

SNAPDRAGON COURT
FUTURE DEVELOPMENT

CONSFORTHE YARD
FUTURE DEVELOPMENT

FLEUR DE LYS COURT
FUTURE DEVELOPMENT

BOLEYN HOUSE
FUTURE DEVELOPMENT

CENTRAL STREET

MINERAL COURT

AUSTIN HOUSE

STAITHE COURT
FUTURE DEVELOPMENT

CAR PARK ENTRANCE

OLD BARGE YARD

LORDS GARDENS

BARTHOLOMEW COURT

MOUNTERGATE

LADY JULIAN BRIDGE



RIVER WENSUM

HOP POLE YARD

WHARF HOUSE

ST JOHNS STREET

EXISTING BUILDINGS

ST ANNE'S QUARTER

ST ANNE'S QUARTER

4

5

WHERRY ROAD

The HEART of the CITY on YOUR DOORSTEP



ST ANNE'S QUARTER

AUSTIN HOUSE



Fourth Floor



Fifth Floor



Second Floor



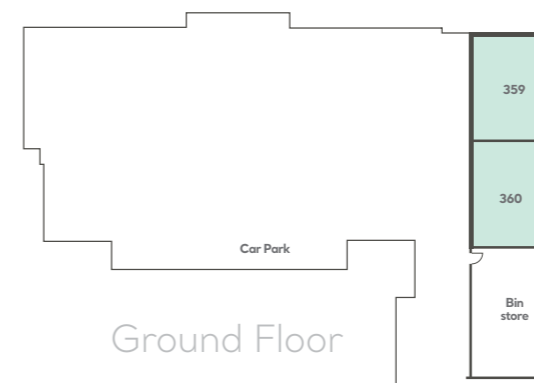
Third Floor



Podium Floor



First Floor



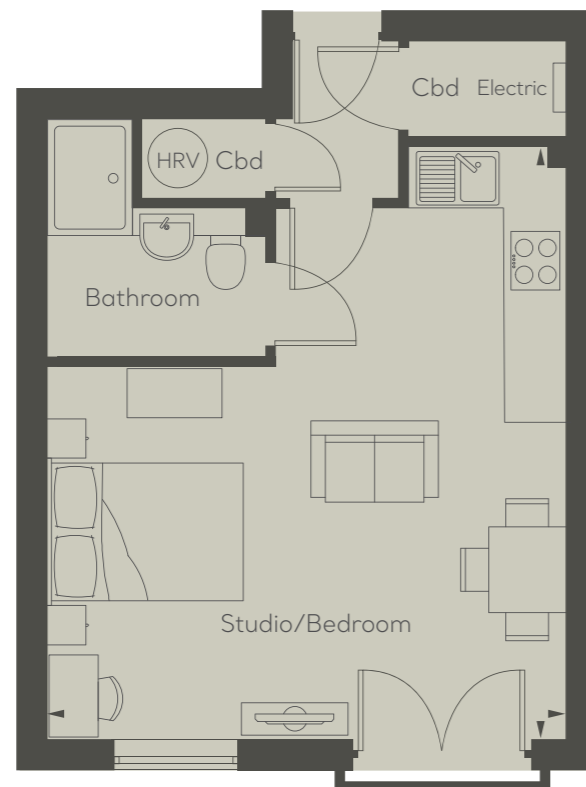
Ground Floor

- Shared Ownership
- Studio
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- Outright Sale
- 2 Bedroom Apartment

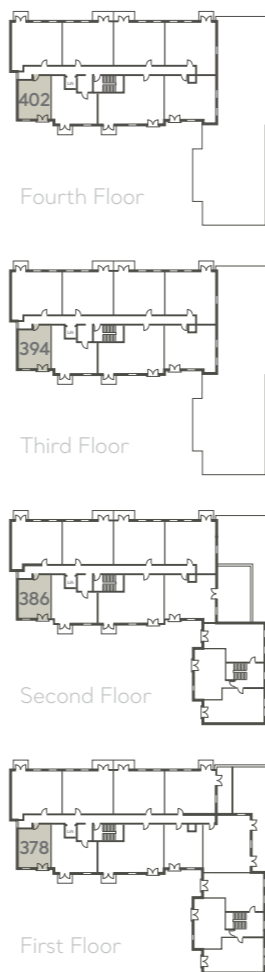


ST ANNE'S QUARTER

Shared Ownership Plots
378, 386, 394 & 402



STUDIO



Gross Internal Area	35.4 sq m	381.0 sq ft
	Length/Width	Length/Width
Studio/Bedroom	5.27m x 3.79m	17'3" x 12'5"

G3k Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.

Shared Ownership Plots
408, 411 & 414



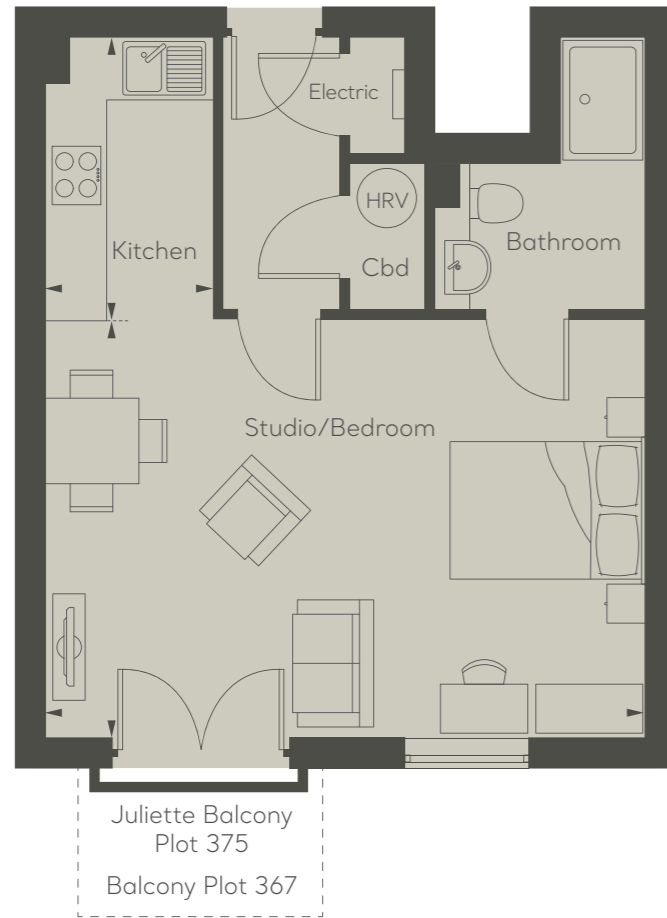
STUDIO



Gross Internal Area	41.3 sq m	444.6 sq ft
	Length/Width	Length/Width
Studio/Bedroom	8.23m x 5.00m	27'0" x 16'5"

G4b Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.

Shared Ownership Plots
367 & 375



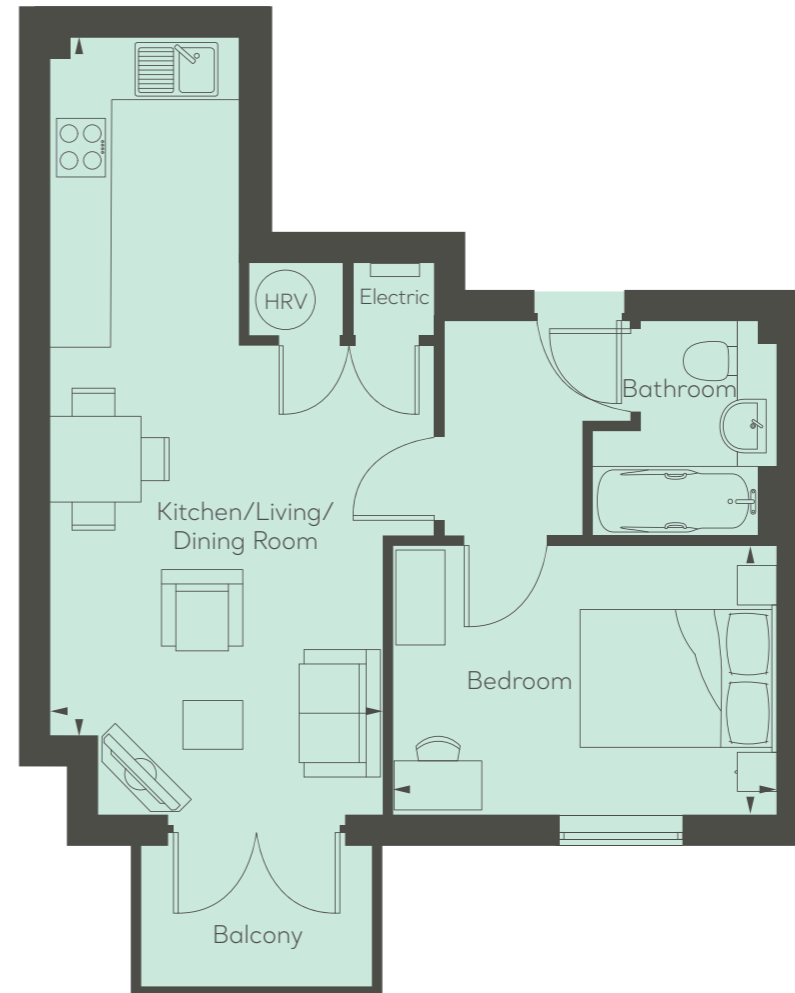
Gross Internal Area	41.6 sq m	447.8 sq ft
	Length/Width	Length/Width
Kitchen	2.87m x 1.71m	9'5" x 5'7"
Studio/Bedroom	4.26m x 6.13m	13'11" x 20'1"

G3f Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.

STUDIO



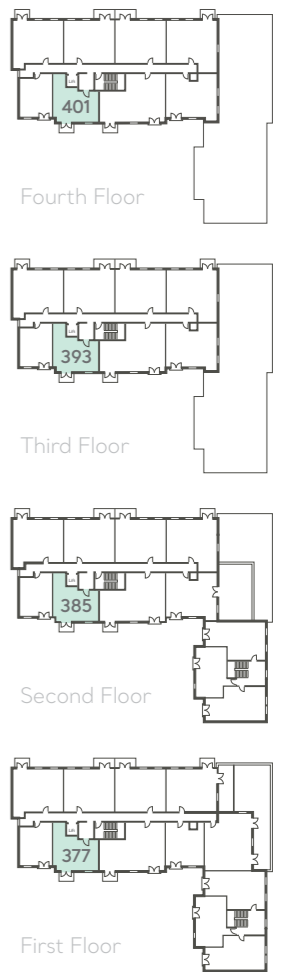
Shared Ownership Plots
377, 385, 393 & 401



Gross Internal Area	43.5 sq m	468.2 sq ft
	Length/Width	Length/Width
Kitchen/Living/Dining Room	3.40m x 7.89m	11'2" x 25'10"
Bedroom	2.73m x 3.90m	8'11" x 12'9"

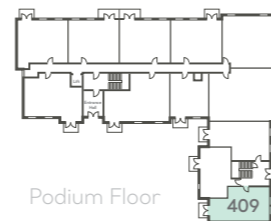
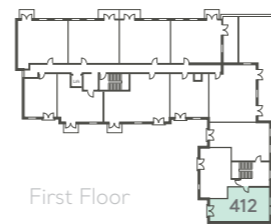
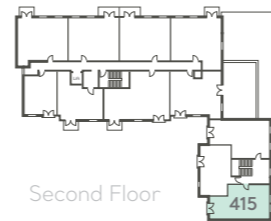
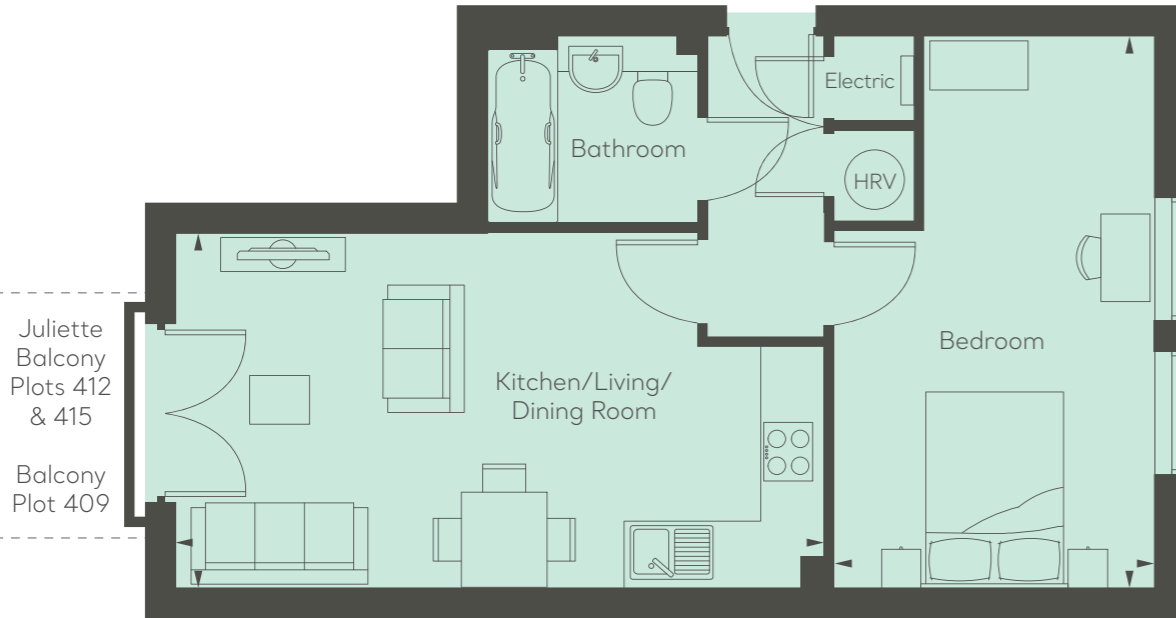
G3j Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.

1 BEDROOM



Shared Ownership Plots
409, 412 & 415

1 BEDROOM

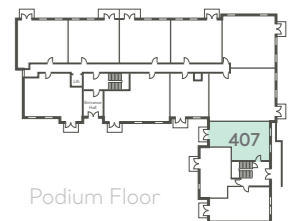
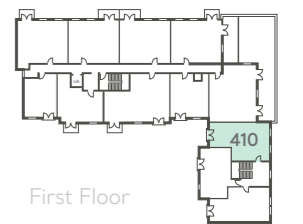
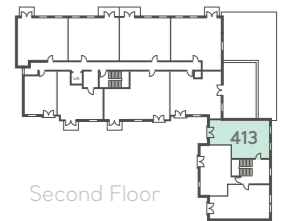
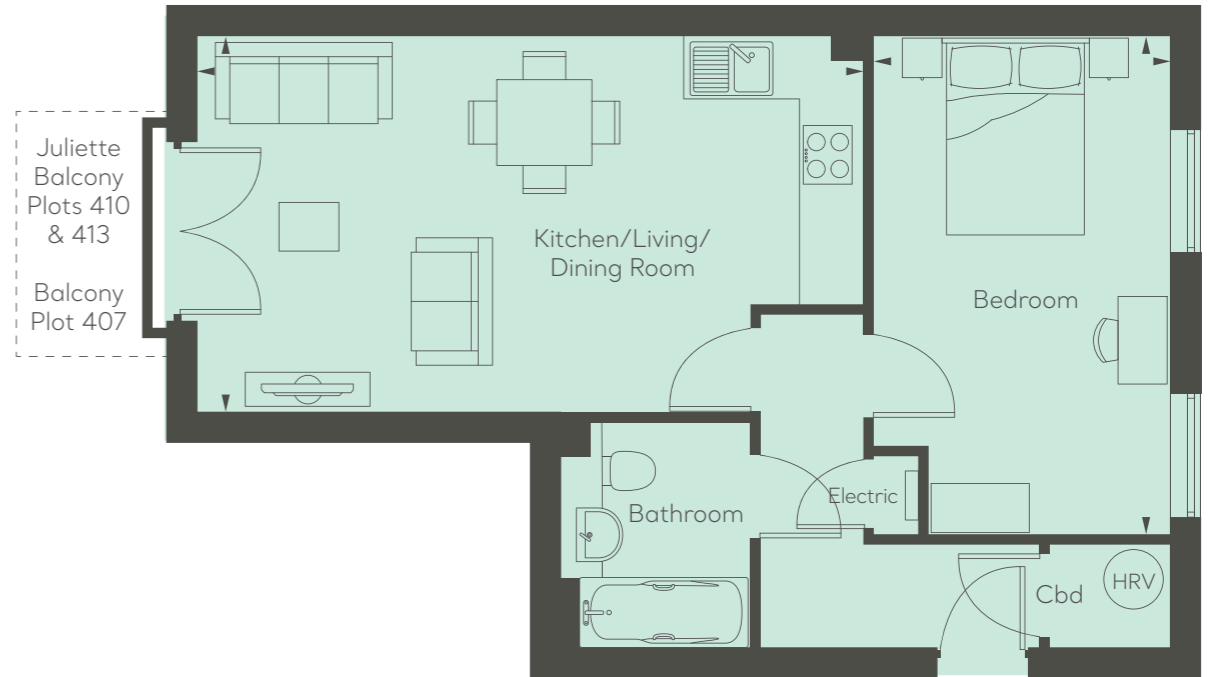


Gross Internal Area	48.9 sq m	526.4 sq ft
	Length/Width	Length/Width
Kitchen/Living/Dining Room	3.58m x 6.55m	11'8" x 21'6"
Bedroom	5.57m x 3.24m	18'3" x 10'7"

G4c Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.

Shared Ownership Plots
407, 410 & 413

1 BEDROOM

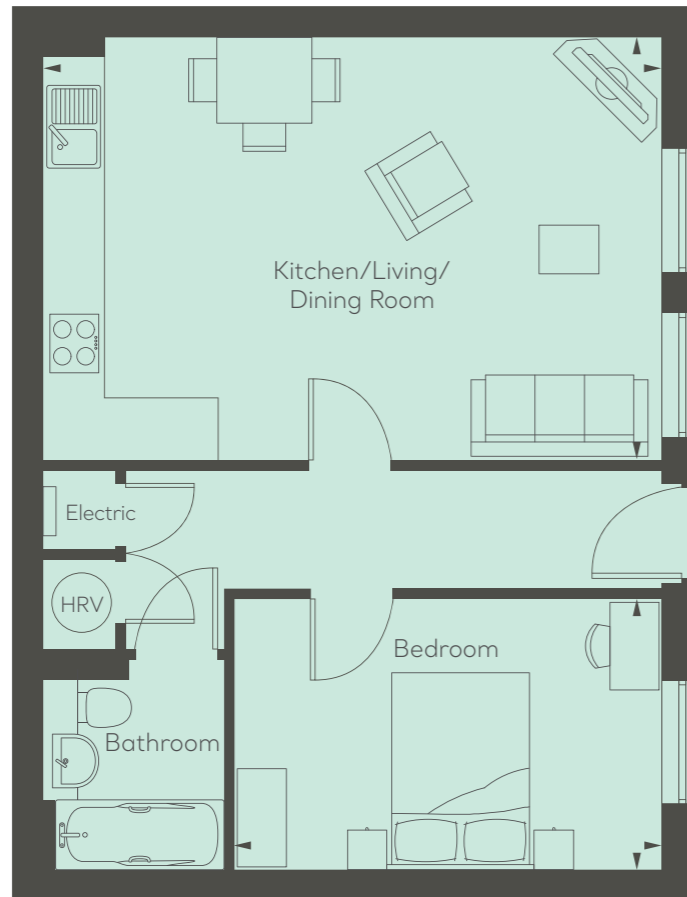


Gross Internal Area	52.7 sq m	567.3 sq ft
	Length/Width	Length/Width
Kitchen/Living/Dining Room	3.88m x 6.77m	12'9" x 22'2"
Bedroom	5.06m x 3.00m	16'7" x 9'10"

G4a Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.

Shared Ownership Plots
359 & 360

1 BEDROOM



Gross Internal Area	53.4 sq m	574.8 sq ft
	Length/Width	Length/Width
Kitchen/Living/Dining Room	4.30m x 6.29m	14'1" x 20'7"
Bedroom	2.77m x 4.31m	9'1" x 14'1"

G3a Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.



Shared Ownership Plots
362, 363, 364, 371, 372, 380, 381,
388, 389, 396 & 397

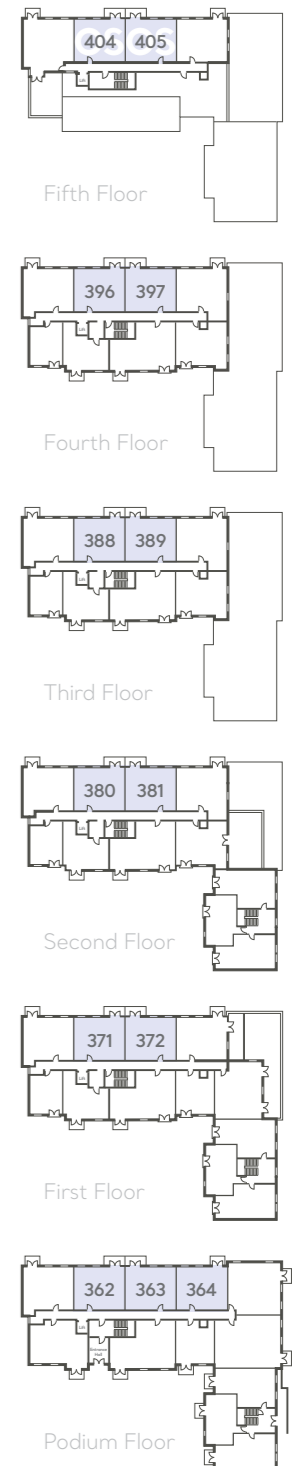
Outright Sale Plots
404 & 405

2 BEDROOM



Gross Internal Area	57.4 sq m	617.9 sq ft
	Length/Width	Length/Width
Kitchen/Living/Dining Room	7.01m x 3.05m	23'0" x 10'0"
Bedroom 1	4.80m x 2.50m	15'9" x 8'2"
Bedroom 2	4.80m x 2.40m	15'9" x 7'10"

G3c Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.



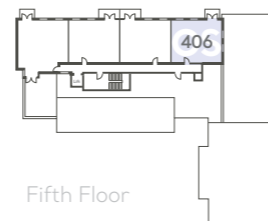
Outright Sale Plot
406

2 BEDROOM



Gross Internal Area	57.4 sq m	617.9 sq ft
	Length/Width	Length/Width
Kitchen/Living/Dining Room	7.75m x 3.19m	25'5" x 10'6"
Bedroom 1	4.80m x 2.50m	15'9" x 8'2"
Bedroom 2	3.75m x 2.36m	12'3" x 7'9"

G3q Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.



Fifth Floor

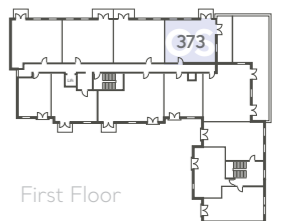
Outright Sale Plot
373

2 BEDROOM



Gross Internal Area	57.7 sq m	621.1 sq ft
	Length/Width	Length/Width
Kitchen/Living/Dining Room	7.01m x 3.06m	23'0" x 10'0"
Bedroom 1	4.80m x 2.50m	15'9" x 8'2"
Bedroom 2	4.80m x 2.40m	15'9" x 7'10"

G3o Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.



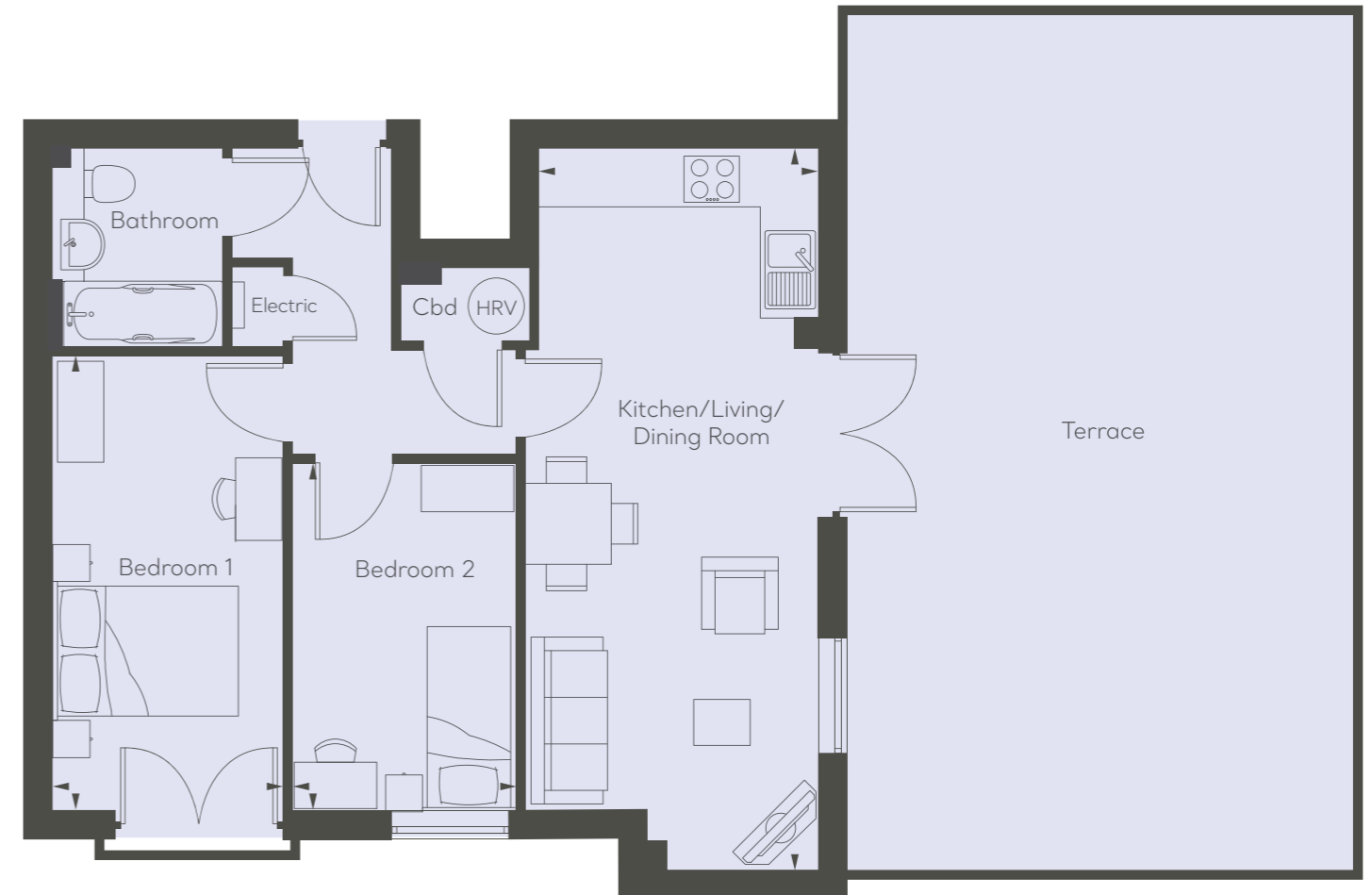
First Floor

Shared Ownership Plots
361, 370, 379, 387 & 395

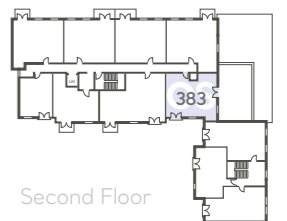
2 BEDROOM

Outright Sale Plot
383

2 BEDROOM



Gross Internal Area	58.2 sq m	626.5 sq ft
	Length/Width	Length/Width
Kitchen/Living/Dining Room	7.75m x 3.19m	25'5" x 10'6"
Bedroom 1	4.80m x 2.50m	15'9" x 8'2"
Bedroom 2	3.75m x 2.36m	12'3" x 7'9"



G3p Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.

Gross Internal Area	59.1 sq m	636.2 sq ft
	Length/Width	Length/Width
Kitchen/Living/Dining Room	6.10m x 2.86m	20'0" x 9'4"
Bedroom 1	4.95m x 2.50m	16'3" x 8'2"
Bedroom 2	4.95m x 2.60m	16'3" x 8'6"

G3b Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.

Shared Ownership Plots
391 & 399

2 BEDROOM

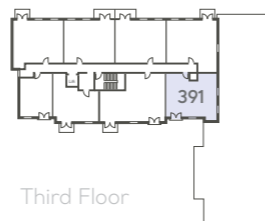
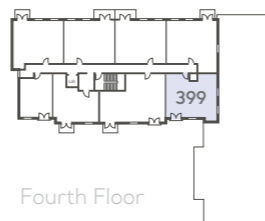
Shared Ownership Plots
382 & 390
Outright Sale Plot
398

2 BEDROOM



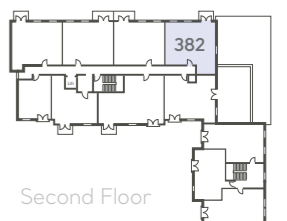
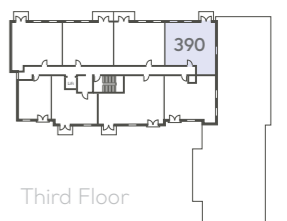
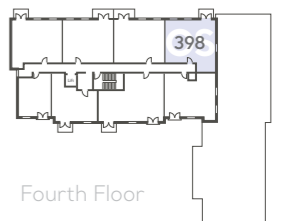
Gross Internal Area	58.2 sq m	626.5 sq ft
	Length/Width	Length/Width
Kitchen/Living/Dining Room	7.75m x 3.19m	25'5" x 10'6"
Bedroom 1	4.86m x 2.50m	15'11" x 8'2"
Bedroom 2	3.75m x 2.36m	12'3" x 7'9"

G3I Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.



Gross Internal Area	62.1 sq m	668.4 sq ft
	Length/Width	Length/Width
Kitchen/Living/Dining Room	8.57m x 3.05m	28'1" x 10'0"
Bedroom 1	4.79m x 2.50m	15'8" x 8'2"
Bedroom 2	3.63m x 2.41m	11'11" x 7'10"

G3m Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.

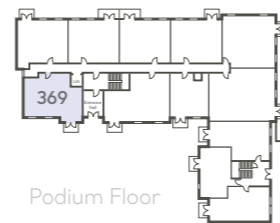


Shared Ownership Plot
369

2 BEDROOM



Gross Internal Area	63.8 sq m	686.7 sq ft
	Length/Width	Length/Width
Kitchen/Living/Dining Room	7.89m x 3.47m	25'10" x 11'4"
Bedroom 1	4.41m x 2.75m	14'5" x 9'0"
Bedroom 2	3.22m x 3.10m	10'7" x 10'2"

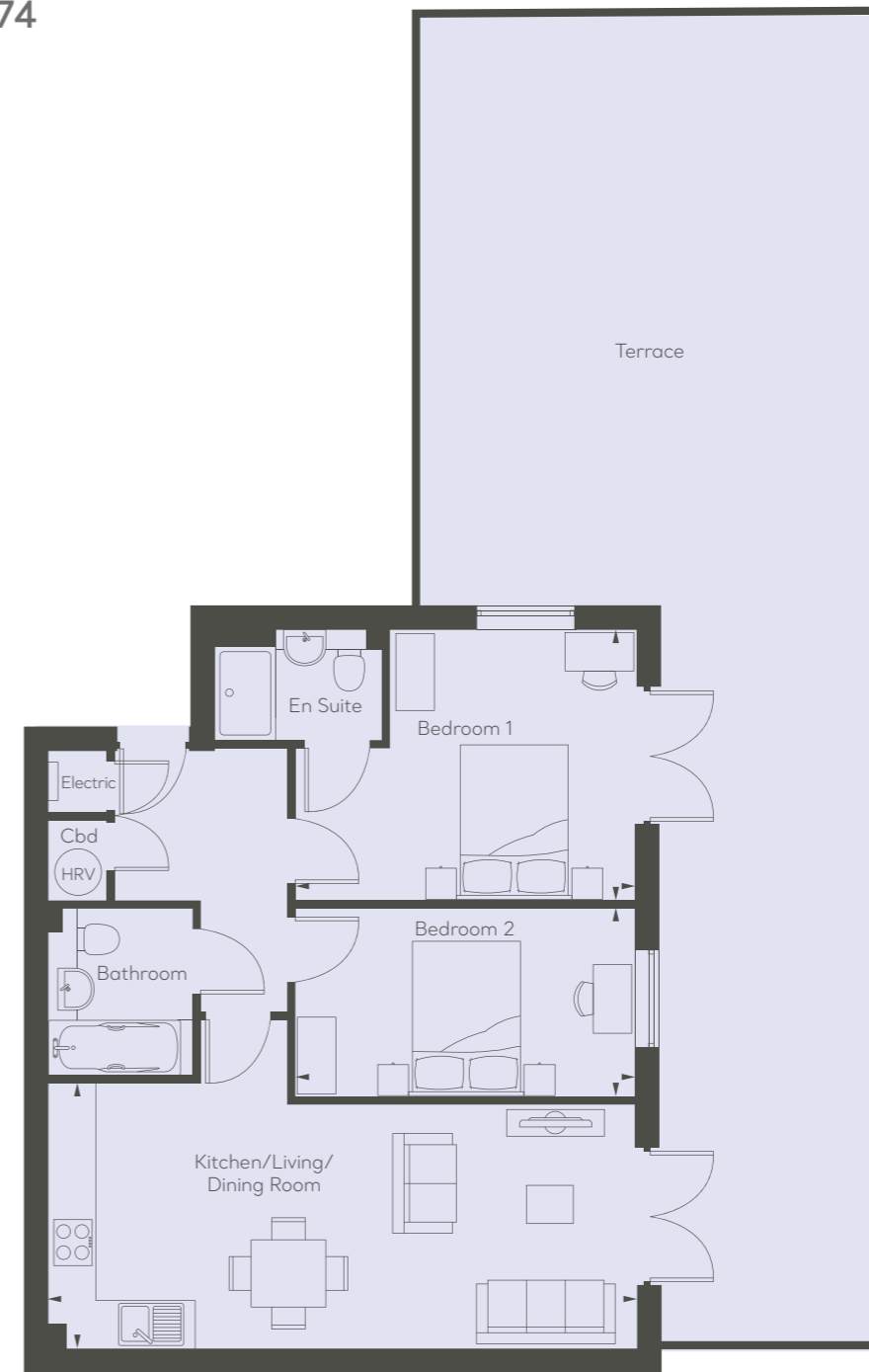


Podium Floor

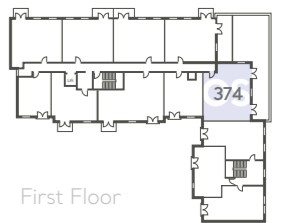
G3h Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.

Outright Sale Plot
374

2 BEDROOM



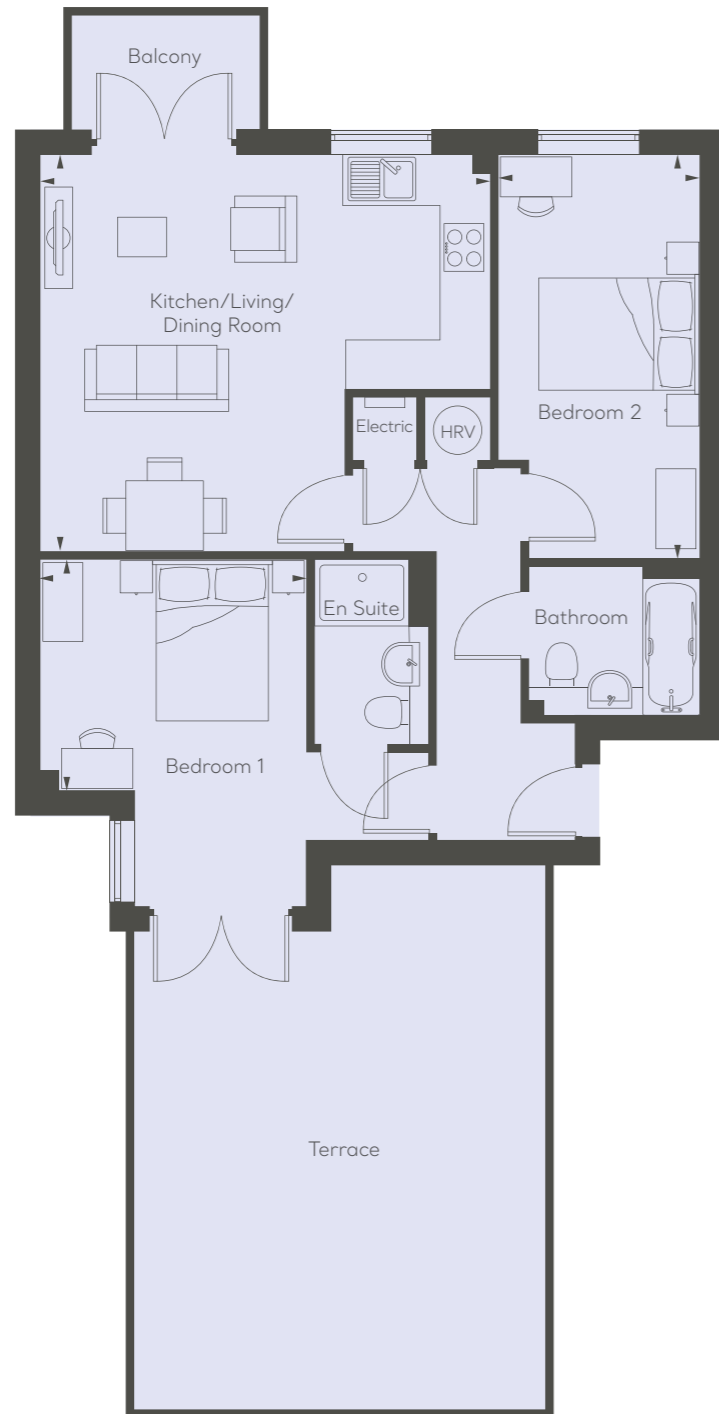
Gross Internal Area	67.5 sq m	726.6 sq ft
	Length/Width	Length/Width
Kitchen/Living/Dining Room	7.62m x 3.15m	25'0" x 10'4"
Bedroom 1	4.42m x 3.51m	14'6" x 11'6"
Bedroom 2	4.42m x 2.41m	14'6" x 7'11"



First Floor

G3i Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.

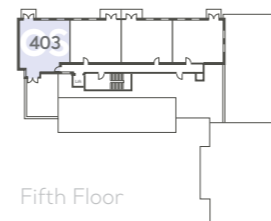
Outright Sale Plot
403



Gross Internal Area	69.4 sq m	747.0 sq ft
	Length/Width	Length/Width
Kitchen/Living/Dining Room	4.95m x 5.57m	16'3" x 18'3"
Bedroom 1	4.30m x 3.27m	14'1" x 10'9"
Bedroom 2	4.96m x 2.50m	16'3" x 8'2"

G3n Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.

2 BEDROOM



Fifth Floor

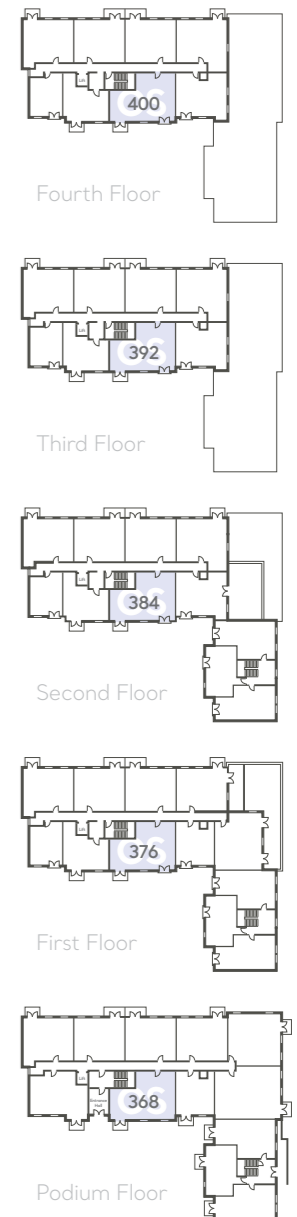
Outright Sale Plots
368, 376, 384, 392 & 400



Gross Internal Area	71.8 sq m	772.9 sq ft
	Length/Width	Length/Width
Kitchen/Living/Dining Room	5.01m x 4.16m	16'5" x 13'7"
Bedroom 1	4.57m x 3.46m	14'11" x 11'4"
Bedroom 2	4.57m x 2.84m	14'11" x 9'3"

G3g Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.

2 BEDROOM



Fourth Floor

Third Floor

Second Floor

First Floor

Podium Floor

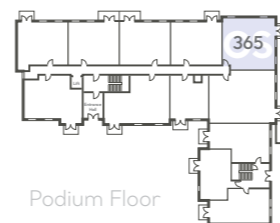
Outright Sale Plot
365

2 BEDROOM



Gross Internal Area	71.9 sq m	773.9 sq ft
	Length/Width	Length/Width
Kitchen/Living/Dining Room	4.90m x 5.76m	16'1" x 18'11"
Bedroom 1	3.46m x 3.71m	11'4" x 12'2"
Bedroom 2	3.79m x 2.75m	12'5" x 9'0"

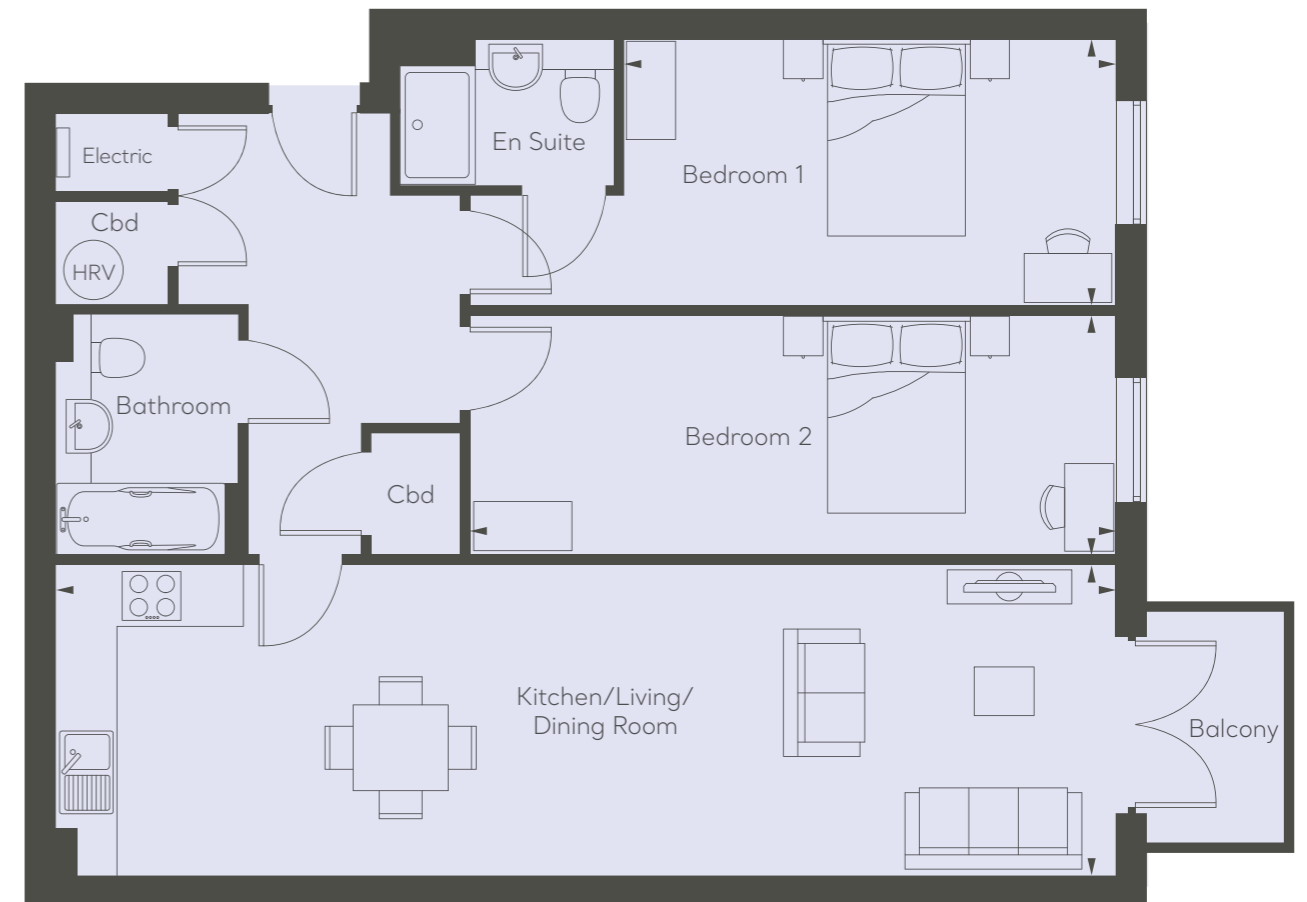
G3d Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.



Podium Floor

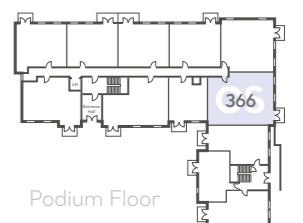
Outright Sale Plot
366

2 BEDROOM



Gross Internal Area	89.1 sq m	959.1 sq ft
	Length/Width	Length/Width
Kitchen/Living/Dining Room	10.77m x 3.15m	35'4" x 10'4"
Bedroom 1	5.01m x 2.71m	16'5" x 8'10"
Bedroom 2	6.57m x 2.41m	21'7" x 7'11"

G3e Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on the other pages.



Podium Floor

FINISHING TOUCHES

St. Anne's Quarter homes are carefully designed and planned with your comfort and security in mind. We take the utmost care and attention to detail, ensuring that each home is finished to a high standard using quality materials and fittings throughout.

KITCHEN

- Contemporary fitted kitchen
- Integrated electric oven
- Ceramic hob
- Stainless steel splashback to hob
- Integrated extractor fan over hob
- Integrated appliances, including fridge, dishwasher and washer/dryer
- Stainless steel sink with mixer tap



BATHROOM AND EN SUITE

- Modern white sanitaryware, with concealed cistern, WC and unit-mounted hand wash basin
- Vanity unit
- Shower mixer head over bath
- Glass shower screen in en suite
- Heated towel rail
- Karndean flooring



PEACE OF MIND

- Mains-operated smoke and carbon monoxide detector with battery back-up
- Aluminium double-glazed windows
- Audio/video phone entry system
- NHBC building warranty
- Secure underground parking to many apartments

INTERNAL AND EXTERNAL FINISHES

- Karndean flooring to living areas
- Carpet to bedrooms
- Fully-decked and glazed balcony to many apartments
- Communal areas with trees and planting



REASONS TO BUY A NEW-BUILD HOME

A BRAND NEW START

A new-build home is a blank canvas. You don't need to alter someone else's décor and you also have the opportunity to personalise your home throughout.

A RANGE OF STYLES AND SIZES

We build a variety of apartments, with varying numbers of bedrooms, offering you the broadest selection of homes to choose from.

BRAND NEW EVERYTHING

All fixtures and fittings are brand new. From bathrooms to kitchens, entrance doors with multi-point locking systems and double-glazed lockable windows – so there's no need to budget for expensive repairs and replacements.

NEW-BUILD EFFICIENCY

Our new homes are built using modern materials which comply to building regulations, helping to deliver a far more efficient living space than a traditional older home might. Draft-free, double-glazed windows and doors, plus loft insulation combined with energy-efficient central heating all help to reduce your energy bills and save you money.

CHOOSE THE WAY TO BUY

Orbit can offer you advice on some great ways to buy your new home, including Outright Sale, Help to Buy and Shared Ownership. Our goal is to help reduce the hassle of buying a home and make it as easy for you as possible.

YOU WON'T BE STUCK IN A LONG CHAIN

When you buy a new-build home, there's no forward chain, meaning less stress and less chance of you losing your purchase.

MORE TIME TO ENJOY WHERE YOU LIVE

With no need to spend your weekends on laborious home repairs and decoration, you'll have more time and money to enjoy your spare time.

SAFE AND SECURE

A new Orbit home comes complete with smoke alarms, security locks and fire-retardant materials, so your new home is much safer than the average older property.

PEACE OF MIND

Every new Orbit home comes with a two-year warranty in addition to the 10-year insurance backed warranty.

DESIGNED FOR MODERN LIFE

All our homes are designed to use every part of your home effectively and efficiently.

PURPOSE-BUILT

St. Anne's Quarter homes are purpose-built, offering residents the very latest in design techniques, technology and build-quality. Other homes on the market are converted offices or older properties, and simply can't offer you the benefits that modern, purpose-built properties can.



ABOUT US

ORBIT

More than 50 years ago, Orbit Group was established to provide accommodation for people who could not afford to buy their homes. Orbit still exists today, with the same charitable status and the aim of building communities and helping to solve housing problems. These decades of heritage and expertise, coupled with an aspiration to provide high-quality housing options for everyone, regardless of age, stage or circumstances, have laid the foundations for a new breed of housing developer – Orbit Homes.

Orbit Homes has now taken its decades of experience in the provision of exceptional social housing and applied it to the new homes' market. It offers unrivalled quality, choice and buying options to make owning a home to be proud of both accessible and affordable for everyone.

Orbit Homes puts the customer front and centre – whether they are just starting out on their home-buying journey, or downsizing to experience all that life has to offer. It's all about getting the customer into the home of their dreams. It's all about *taking them home*.

SHARED OWNERSHIP

Some 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's not only affordable for you now, but in the future too.

You'll pay a subsidised rent to Orbit on the share that you don't own and in most cases you'll 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.

CUSTOMER EXPERIENCE

We want to ensure that our customers are satisfied with every aspect of the purchasing process by keeping in regular contact with you and offering expert advice throughout. Our knowledgeable and friendly Sales Consultants will provide you with assistance right from your first visit to handover.

We promise to:

- Provide you with accurate, detailed information, so that you can make informed decisions when buying a new home.
- Ensure that our staff are appropriately trained to efficiently deal with any enquiries you may have.
- Ensure that advertising, sales and marketing materials are clear, truthful and fair.
- Provide you with detailed information about the home you are buying, including any colour choices or options you may choose.

CUSTOMER CHARTER

Buying a new home is likely to be one of the biggest commitments you'll ever make, and it's our commitment to make absolutely sure that the process is 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 provided with reliable information about their purchase.

The Orbit Customer Charter is available at orbithomes.co.uk/customer-charter

More information on the Consumer Code for Home Builders can be found at consumercode.co.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. Images are for illustrative purposes only.

Information correct at time of going to print in May 2021. OH/SAQ/APT/AH/0521



Outer cover coated with
Anti-Bacterial lamination

St Anne's Quarter
St Ann Lane
Norwich
Norfolk
NR1 1QE

01603 632 345
Sales.StAnnesQuarter@orbit.org.uk
orbithomes.co.uk/st-annes-quarter

An  homes development