

# Pettus Fields

SPROWSTON, NORFOLK

New 2 bedroom apartments  
and 2 & 3 bedroom houses available  
with Shared Ownership

*A home of your own*

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Boating along the River Yare, on the Norfolk Broads

# Welcome to Pettus Fields

Nestled in between the Norfolk countryside and the historic city of Norwich, this stunning development of 2 and 3 bedroom homes offers the perfect blend of countryside living and city charm. Each home has been designed to encompass the essence of a modern lifestyle. With style, comfort and great connectivity, these homes are perfect for those who truly wish to have the best of both worlds.

Not only are there stunning scenes of countryside, complete with some of the UK's most glorious beaches and rivers on one side, and historic castles and cathedrals on the other, Pettus Fields also offers complete and fast access to London in just over an hour. Within 2 miles is the city of Norwich, alive with cafes, bars, restaurants and nightlife – but if you're more inclined to put on your walking boots and take in some unrivalled rurality, just head 2 miles in the other direction.

Legal & General Affordable Homes is offering a unique opportunity to live at Pettus Fields through Shared Ownership. Thanks to this scheme, you can get on the property ladder with a lower deposit than is required to buy outright or with other buying schemes.

# Living at Pettus Fields



## Designed around you

Each home is designed with you in mind – from the high-quality specification and appliances to the clean, modern décor.



## The Best of Both Worlds

Situated in the quaint town of Sprowston, Norfolk, the development boasts the luxury of both Norwich city life and unparalleled Norfolk countryside.



## The Green, Green Grass

Norfolk is home to some of the most exquisite areas of natural beauty, from the Norfolk Broads and rolling countryside, to some of the UK's most iconic beaches.



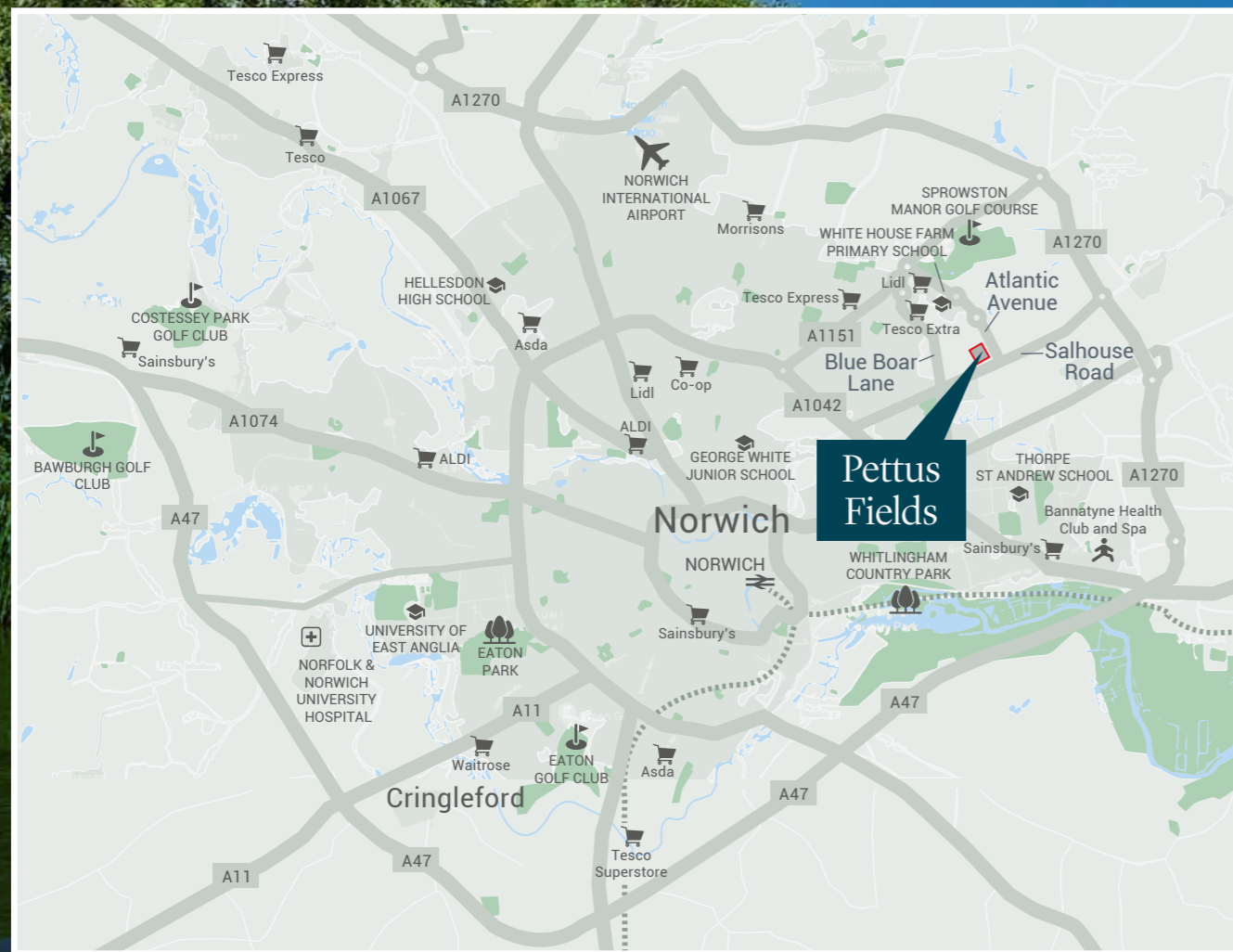
## The Personal Touch

The neutral décor allows you to put your own personal stamp on the property, and truly make the space your own.



Make yourself at home

# Exploring Nelson's County



Turf Fen windmill on the banks of the River Ant, Norfolk Broads



## Steeped in history

With the centre of Norwich only a short drive away, you can immerse yourself in a city steeped in history and excitement. With its impressive cathedrals and castles for those wishing to explore the culture, and an assortment of shops, markets, cafes, restaurants and entertainment venues for the more metropolitan dweller, the development has it all just within reach.

A few miles in the opposite direction, and in-keeping with the Nelson naval roots are Norfolk's famous waterways. For those in search for some tranquility by the waterside, the infamous Norfolk Broads are close by. With picturesque windmills and abbeys dotted along the shoreline, the broads also offer beautiful wildlife spotting opportunities. In addition, the flat broads and neighbouring Rivers Ant, Bure, Wensum and more also possess some of the most perfect and breathtaking views of the vast and unrivalled landscape.

For those in search of the saltier air, Norfolk's magnificent beaches are not far either. Known for their long stretches of golden sand (and of course the local delicacy of Cromer crab), there's plenty places to explore along Norfolk's promenades.

If you're looking for city-escapism without the need to hop in the car, there are beautiful places to visit on Pettus Fields very doorstep. Harrison's Wood – which is under a mile from the development – boasts leafy walks of varying lengths for that all-important time in the great outdoors.



River Wensum, Norwich



Elm Hill, Norwich



The Swan Inn by River Bure, Horning, Norfolk Broads, Norfolk

# You're connected wherever you're heading

With Pettus Fields located a 10-minute car journey from Norwich Station, and 7 miles from Norwich Airport, the rest of the UK - and beyond - is easily accessible.

Norwich Station offers direct trains into London Liverpool Street, and services to London Kings Cross via Cambridge in under 2 hours, while the A47, A11 & M11 links are a short distance away if you want to get to London by car.

Within 4 miles of the development is Norwich city centre, with all amenities such as shopping, leisure centres, restaurants and more, while the local hospital is under 20 minutes by car.

By foot, Pettus Fields is within walking distance of all manner of important facilities such as local convenience supermarkets and schools.



By Foot

- Harrison's Wood  
0.1 miles
- Sprowston Sports & Social Club  
0.8 miles
- Falcon Junior School  
1.1 miles
- Co-op Daily  
1.3 miles
- Sprowston Community Academy  
1.5 miles
- Sprowston Manor Golf Club  
1.8 miles



By Train  
from Norwich station

- Ipswich  
38 mins
- Cromer  
46 mins
- Cambridge  
1 hour 17 mins
- Peterborough  
1 hour 30 mins
- Stratford London  
1 hour 44 mins
- London Liverpool Street  
1 hour 46 mins



By Road

- Sprowston Retail Park  
1.2 miles
- Tesco Extra Supermarket  
1.6 miles
- Norwich city centre  
3.2 miles
- Norwich Airport  
4.5 miles
- Bure Marshes National Nature Reserve  
6.1 miles
- Great Yarmouth  
19 miles

# Site Plan

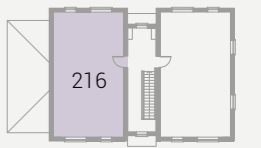
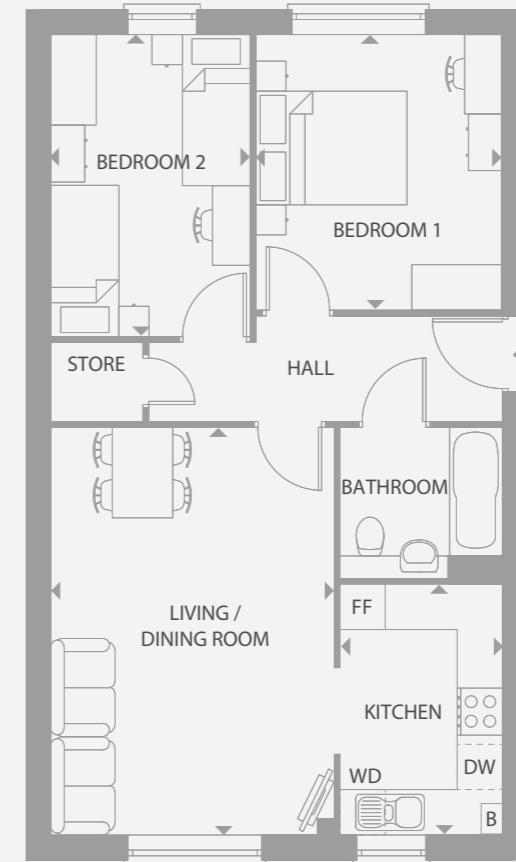


- Key**
- Two Bedroom Apartments
  - Three Bedroom Houses
  - LGAH Rented Homes
  - Cycle Store
  - Two Bedroom Houses
  - Tilia Homes
  - Future Shared Ownership Homes
  - Refuse Store

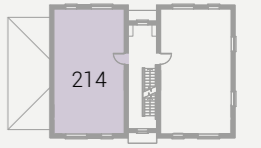


# Two Bedroom Apartments

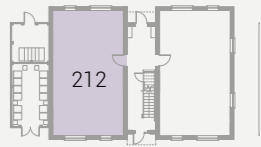
Plots 212, 214 & 216



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

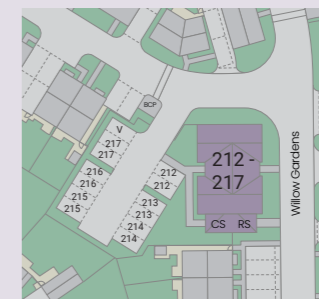
**Key**

FF - FRIDGE / FREEZER WD - WASHER / DRYER DW - DISHWASHER B - BOILER

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

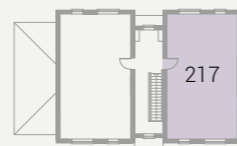
The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated images are for illustrative purposes only, plot specific elevations may vary.

Dimensions	TOTAL AREA: 63.2 SQ M 681 SQ FT	
	Length	Width
Living / Dining Room	5.42m x 3.77m	17' 9" x 12' 5"
Kitchen	3.34m x 2.11m	11' 0" x 6' 11"
Bedroom 1	3.66m x 3.27m	12' 0" x 10' 9"
Bedroom 2	3.99m x 2.65m	13' 1" x 8' 8"

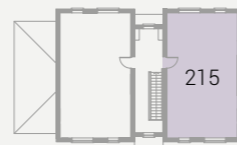


# Two Bedroom Apartments

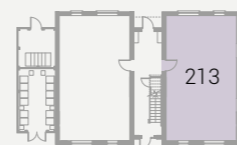
Plots 213, 215 & 217



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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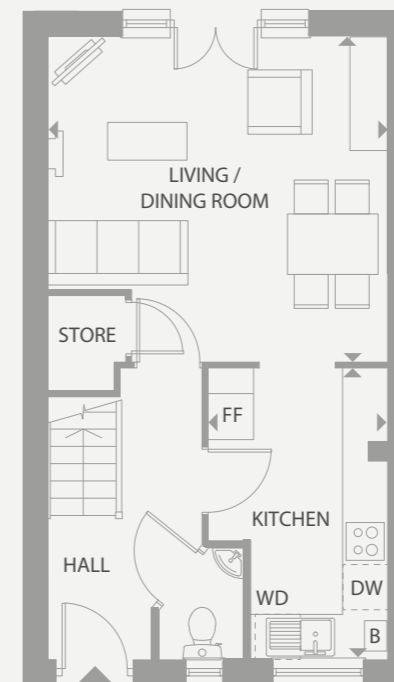
Dimensions	TOTAL AREA: 63.2 SQ M 681 SQ FT			
	Length	Width	Length	Width
Living / Dining Room	5.42m x 3.77m	17' 9" x 12' 5"		
Kitchen	3.34m x 2.11m	11' 0" x 6' 11"		
Bedroom 1	3.66m x 3.27m	12' 0" x 10' 9"		
Bedroom 2	3.99m x 2.65m	13' 1" x 8' 8"		



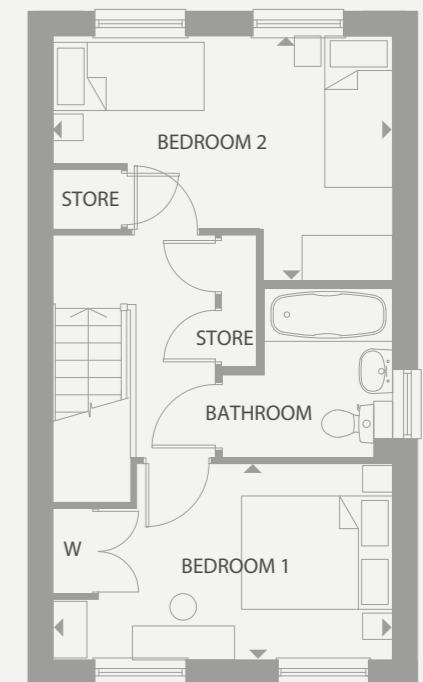
# Two Bedroom Houses

Plots 95, 96\*, 101 & 102\*

\* Plots 96 and 102 are handed from the plan drawn



GROUND FLOOR



FIRST FLOOR

\* Window to Plots 95 & 102 only

## Key

FF - FRIDGE / FREEZER WD - WASHER / DRYER DW - DISHWASHER B - BOILER W - WARDROBE

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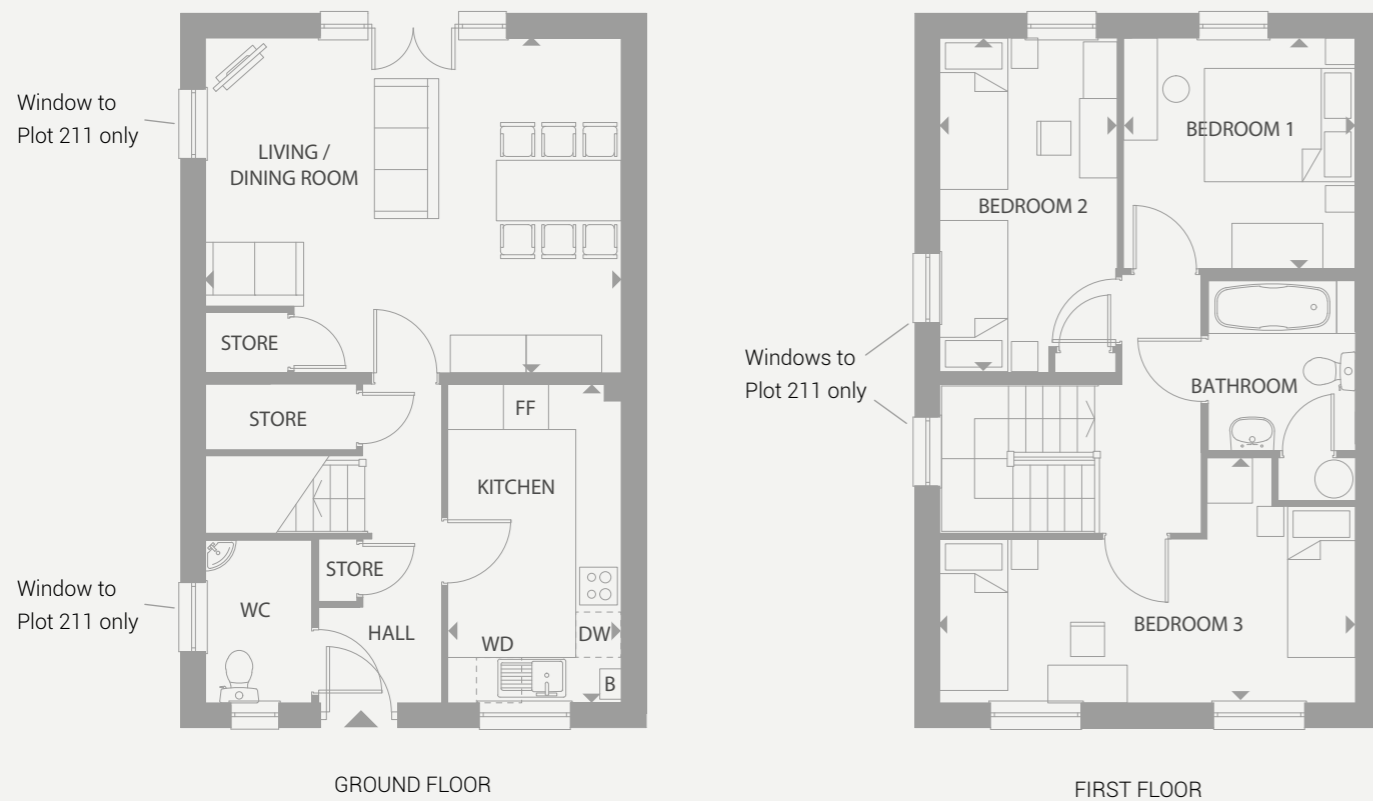
Dimensions	TOTAL AREA: 74.23 SQ M 799 SQ FT			
	Length	Width	Length	Width
Living / Dining Room	4.55m x 4.35m	14' 11" x 14' 3"		
Kitchen	3.90m x 2.41m	12' 10" x 7' 11"		
Bedroom 1	4.55m x 2.63m	14' 11" x 8' 8"		
Bedroom 2	4.55m x 3.28m	14' 11" x 10' 9"		



# Three Bedroom Houses

Plot Nos 210\* & 211

\* Plot 210 is handed from the plan drawn



## Key

FF - FRIDGE / FREEZER WD - WASHER / DRYER DW - DISHWASHER B - BOILER

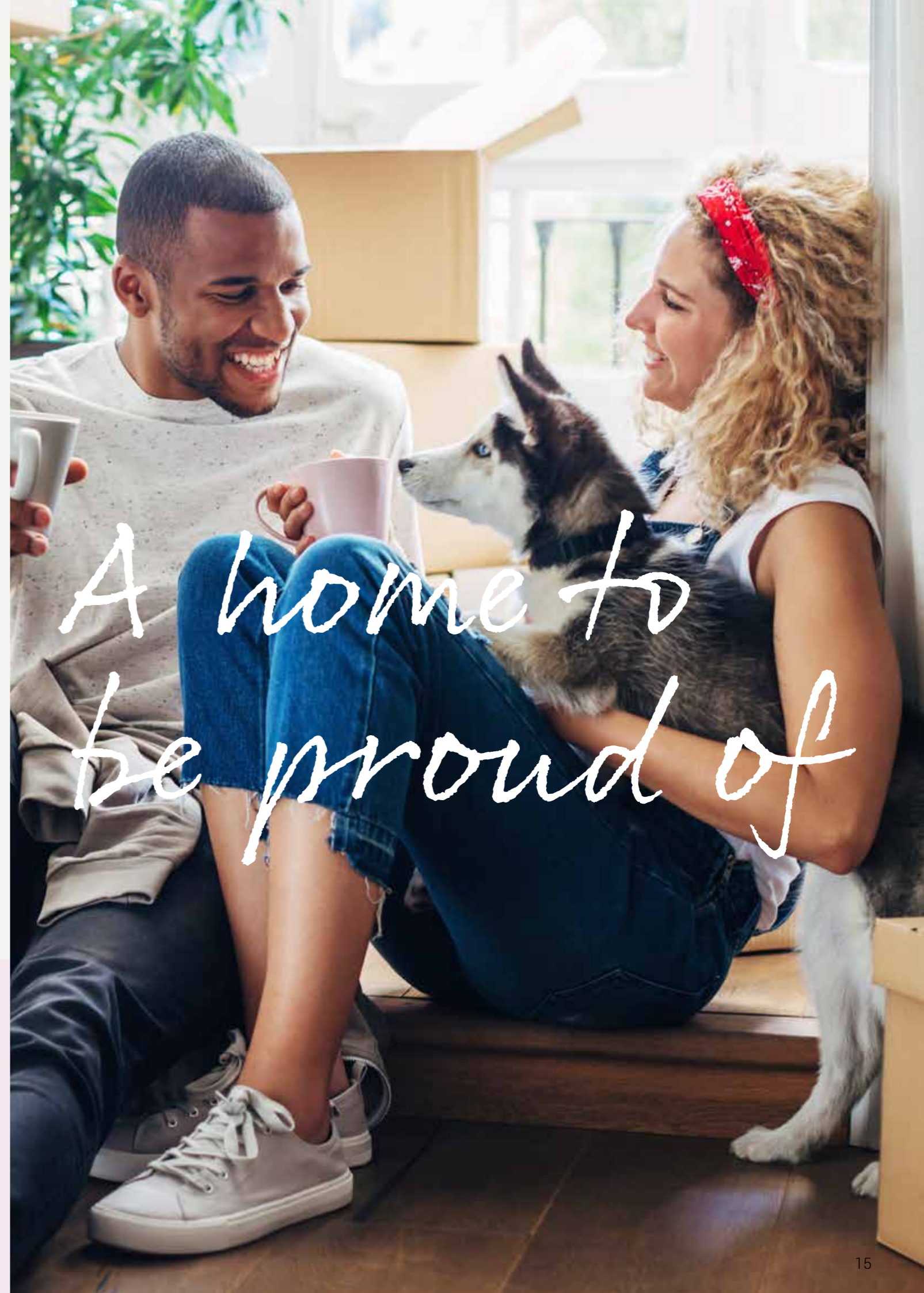
## Dimensions

TOTAL AREA: 98.1 SQ M 1,056 SQ FT

	Length	Width	Length	Width
Living / Dining Room	5.55m x 4.48m		18' 3" x 14' 8"	
Kitchen	4.26m x 2.31m		14' 0" x 7' 7"	
Bedroom 1	3.11m x 3.10m		10' 3" x 10' 2"	
Bedroom 2	4.47m x 2.39m		14' 8" x 7' 10"	
Bedroom 3	5.55m x 3.28m		18' 3" x 10' 9"	



The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.



*A home to be proud of*



# Specification

## Pettus Fields Houses

### Kitchen

- Contemporary Pebble Matt kitchen in with chrome handles, soft close, cutlery tray and under unit lighting
- Wood effect laminate worktop with matching upstand
- Stainless steel splashback
- Stainless steel 1 ½ bowl sink with Blanco chrome mixer tap
- Indesit electric single oven, gas hob and cooker hood
- Indesit integrated fridge/freezer
- Indesit integrated washer/dryer
- Indesit integrated dishwasher

### Cloakroom

- Contemporary white basin and toilet with soft close toilet seat
- Porcelanosa large format splashback tiling to basin
- Mirror
- Toilet roll holder

### Bathroom

- Contemporary white bathroom suite with soft close toilet seat
- Glass shower screen
- Ideal Standard thermostatic bath/shower mixer over bath
- Porcelanosa large format wall tiling to bath and half height tiling to basin area
- Chrome heated towel rail
- Mirror
- Toilet roll holder

### Flooring

- Wood effect vinyl flooring to hall, kitchen, cloakroom and bathroom
- Grey twist carpet to lounge/diner, stairs landing and bedrooms

### General

- White UPVC double glazed windows and doors
- Walls, ceilings, architraves and skirtings painted white
- White panel internal doors with chrome ironmongery
- Gas central heating via Combi Boiler and white contemporary radiators
- Door bell
- 12-year NHBC build warranty



Images depict a typical Legal & General Affordable Homes property

### Electrical

- LED downlighters to kitchen, cloakroom and bathroom
- Pendant lighting to all other areas
- White sockets and switches
- TV socket to living room and master bedroom
- Telephone point to living room and master bedroom or home office location
- Smoke and carbon monoxide detectors
- Extractor fan to bathroom
- Shaver socket to bathroom
- Light to front and rear elevations
- Spur for future installation of burglar alarm

### External

- Two parking bays per home
- Turf to rear garden
- 1.8m high timber fencing to garden with patio area
- Garden storage
- Outside tap to all houses
- Water butt
- External light to front and rear elevations

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.



Images depict a typical Legal & General Affordable Homes property

# Specification

## Pettus Fields Apartments

### Kitchen

- Contemporary Pebble Matt kitchen in with chrome handles, soft close, cutlery tray and under unit lighting
- Wood effect laminate worktop with matching upstand
- Stainless steel splashback
- Stainless steel 1 ½ bowl sink with Blanco chrome mixer tap
- Indesit electric single oven, gas hob and cooker hood
- Indesit integrated fridge/freezer
- Indesit integrated washer/dryer
- Indesit integrated dishwasher

### Bathroom

- Contemporary white bathroom suite with soft close toilet seat
- Glass shower screen
- Ideal Standard thermostatic bath/shower mixer over bath
- Porcelanosa large format wall tiling to bath and half height tiling to basin area
- Chrome heated towel rail
- Mirror
- Toilet roll holder

### Flooring

- Wood effect vinyl flooring to hall, kitchen, lounge/diner and bathroom
- Grey twist carpet to bedrooms

### General

- White UPVC double glazed windows and doors
- Walls, ceilings, architraves and skirtings painted white
- White panel internal doors with chrome ironmongery
- Gas central heating via Combi Boiler and white contemporary radiators
- Door bell
- 12-year NHBC build warranty



### Electrical

- LED downlighters to kitchen and bathroom
- Pendant lighting to all other areas
- White sockets and switches
- TV socket to living room and master bedroom
- Telephone point to living room and master bedroom or home office location
- Smoke and carbon monoxide detectors
- Extractor fan to bathroom
- Shaver socket to bathroom
- Audio entry system

### Communal Area

- Two parking bays per home
- Carpet to corridors and stairs
- Bin store
- Cycle store
- Lockable post boxes to lobby

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# Shared Ownership Explained

## Your essential guide to all things Shared Ownership with Legal & General

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

### How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 40% and 75% (depending on the development) of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at RPI (Retail Price Index) from September of the previous year + 0.5%.

### Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 (or £90,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

### What other charges will be payable?

Your home will be subject to a management fee - this is a fee payable monthly to cover the administrative costs of Legal & General Affordable Homes and our Management Provider. You will also be charged for the

Buildings Insurance required to cover your home. Finally, all homes pay an Estate Charge which contributes to the maintenance of the wider estate, play areas or unadopted roads etc.

### Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy shares at the current market value, at the time you are buying the shares. You can staircase up to 100% ownership.

### Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

### What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership.

Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

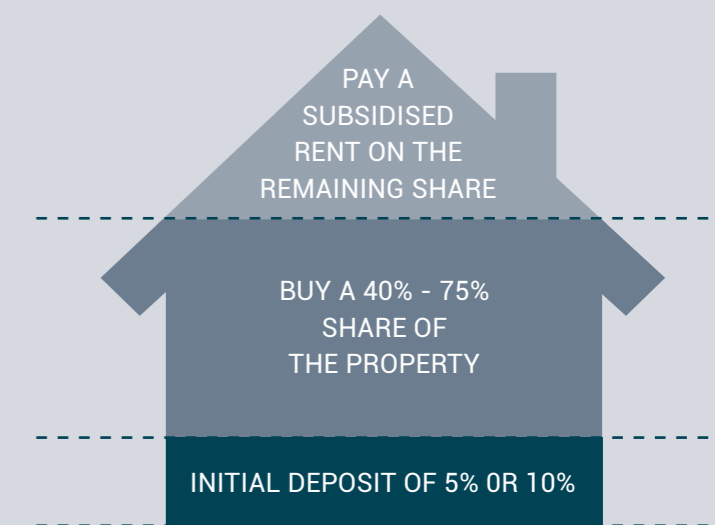
### Will I need a deposit?

Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

For more frequently answered questions go to [www.landgah.com/faq](http://www.landgah.com/faq)



## Breakdown example of a new home at Pettus Fields



For a full breakdown of costs, please speak to one of our Sales Consultants.

## Buying more shares

### STAIRCASE YOUR WAY TO OWNING 100%



When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to **100% ownership**.

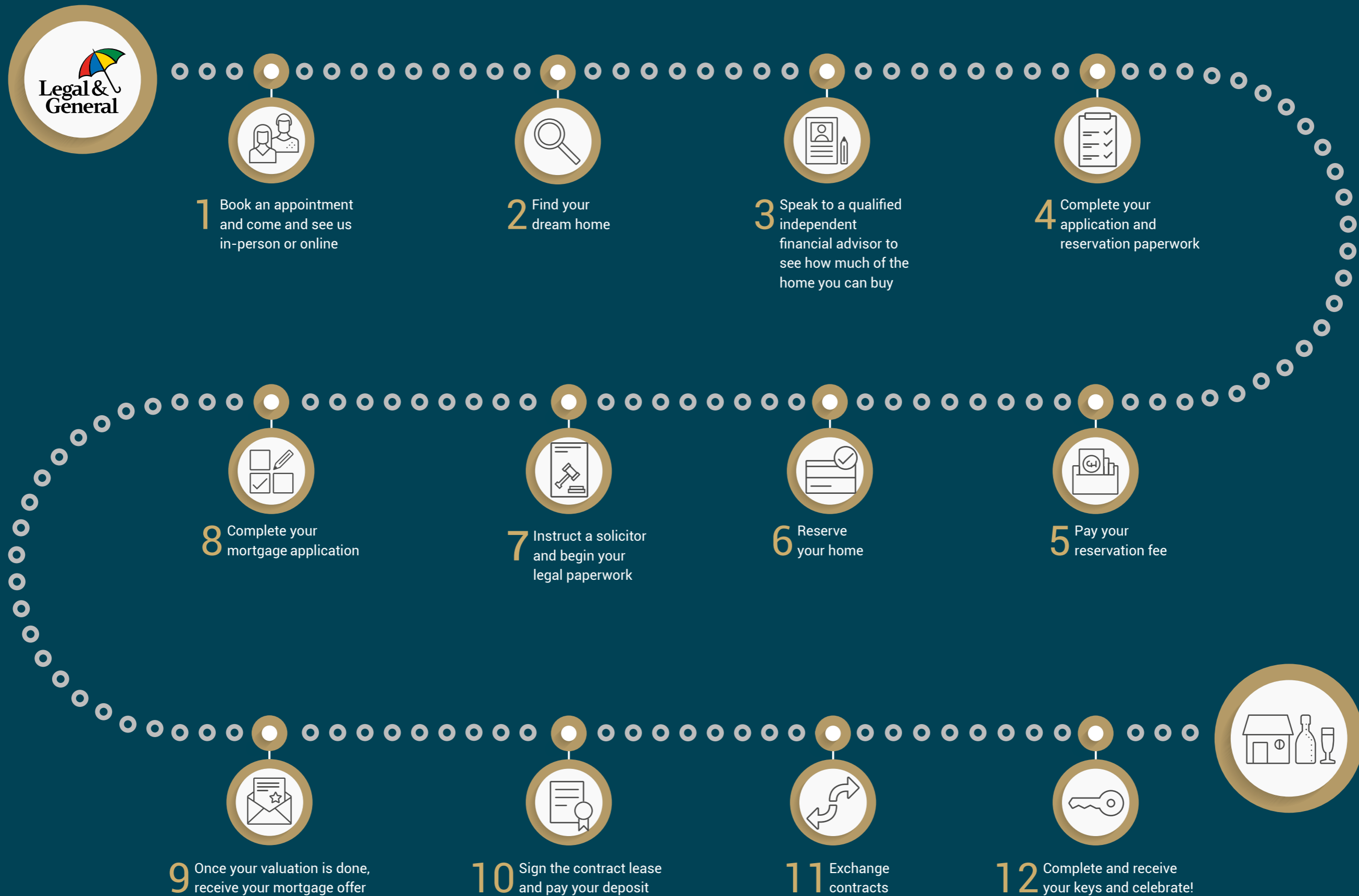
### We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit

[www.landgah.com](http://www.landgah.com)

# A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.








Enjoy your  
new home,  
your way

## People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:

-  **Quality** We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, finishes, environment and, above all, value.
-  **Customer Service** We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.
-  **Sustainability** We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.

# Pettus Fields

SALHOUSE ROAD, SPROWSTON, NORFOLK NR13 6LA

Call to book an appointment

 01603 650 504

 [landgah.com/pettus-fields](https://landgah.com/pettus-fields)



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