



Your place to connect

Orbit Homes at Priors Hall Park





Local countryside around Corby

Find your place to thrive at Orbit Homes at Priors Hall Park

This desirable collection of 2 and 3 bedroom Shared Ownership homes is set within the brand-new community of Priors Hall Park, bordered by beautiful Northamptonshire countryside, yet just minutes from Corby town centre and its excellent rail links.

Priors Hall Park has been built to champion community and this is reflected in its thoughtful design, which incorporates a range of amenities that aim to bring people together.

The nearby district centre plays home to a supermarket, dentist, vets and a choice of cafés that make the ideal place to socialise with friends.

Additionally, there are nursery, primary and secondary schools, plus a fantastic community centre where a busy calendar of activities take place, including dance and fitness classes. Plenty of outdoor fun can be had in the amphitheatre, which is an ideal spot for picnics and hosts a number of regular community events.

There is also a wonderful provision of open spaces. The Gulley nature reserve runs through the centre of the development and features an

eight-acre lake, while Old Quarry Wood is a haven for local wildlife. Both are easily accessible via footpaths for the perfect escape to nature when you need it.

Those who like to keep active will love the sports pitches and outdoor fitness equipment, not to mention the neighbouring 18-hole golf course and the East Midlands International Swimming Pool, which is located a short drive away in Corby town centre. This outstanding facility features a 50m pool, diving boards, a leisure pool, gym and group exercise classes.

Corby also plays home to a variety of high street shops, cafés and eateries, along with the Corby Cube entertainment venue, which puts on regular live music, comedy, film and theatre shows in its 445-seat auditorium.

If you prefer a little market town charm, take the short drive north-east to the historic market town of Stamford, where quaint, cobbled streets are lined with independent boutiques, cafés and restaurants.



Corby Town Centre



East Midlands International Swimming Pool



Corby Train Station

Get Connected

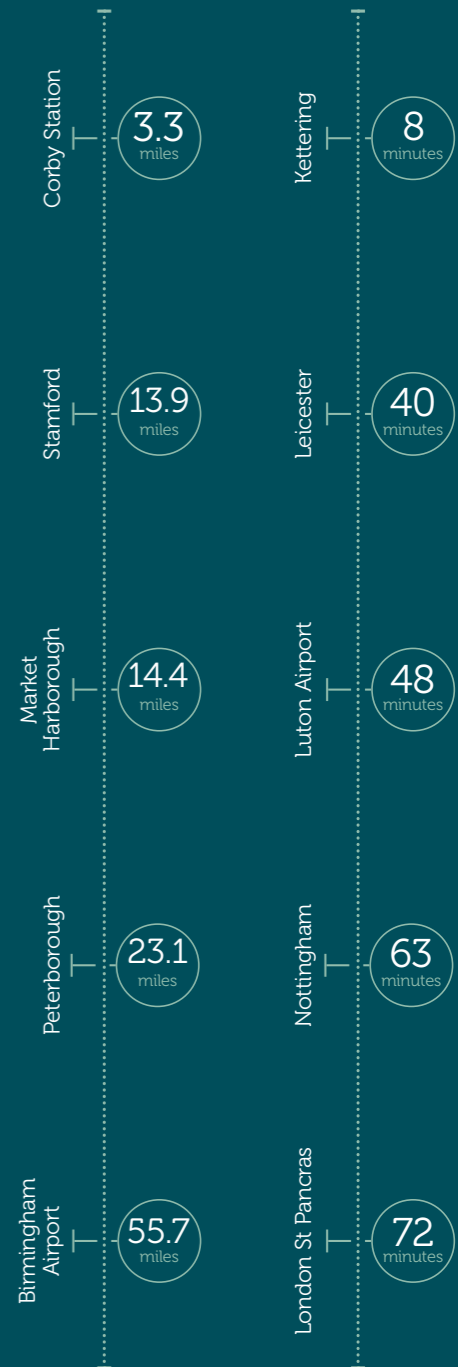
Priors Hall Park enjoys excellent road and rail connections. The A43 provides access to the surrounding towns and links to the A14, which carves a continuous route from Felixstowe on the east coast all the way to the M1 and M6 motorways, linking with a number of other major roads along the way. Alternatively, Corby Station is within easy reach and offers regular rail services to London St Pancras International, opening a gateway to the capital and the rest of Europe. Air travel is also made easy with Birmingham, East Midlands, Luton and Stansted Airports all within 90 minutes by road.



By car from Priors Hall Park



By train from Corby Station





Specification

Kitchen

- Stainless steel 1 bowl sink with chrome mixer tap
- Contemporary kitchen splash back
- Integrated stainless-steel single oven
- Integrated fridge/freezer
- Integrated dishwasher (to 3 bed houses only)
- Induction hob
- Cooker extractor fan

Bathroom and cloakroom

- Contemporary white sanitaryware
- Bath with glass shower screen and Alto Ecotherm Thermostatic Shower
- Heated chrome ladder radiator
- Mirror cabinets to bathrooms
- Shaver socket to bathrooms

Plumbing

- Gas-fired central heating with combination boiler

Electrical

- TV point to living room
- Fibre to property (FTP) with data points
- Telephone point in living room
- Mains-wired smoke and heat detectors
- Carbon monoxide detector
- PIR light to front entrance
- Double sockets

Windows and Doors

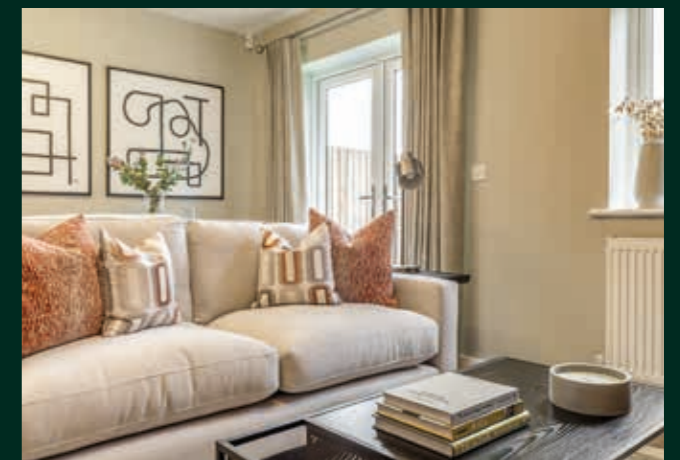
- uPVC double glazed windows and patio doors
- Compliant three point locking front door

Internal

- Carpets and Styletex Deluxe vinyl flooring included
- Walls and ceilings in Dulux matt white emulsion
- Woodwork in Dulux satin white

General

- Landscaping to front garden
- Turf and paved patio to rear gardens
- 1.8m closeboard fence to rear garden
- 10 year NHBC warranty





Homes to be proud of



"The Shared Ownership scheme offered us a practical and accessible path to home ownership."

- Kamila and Robert

If you're looking to take your first step onto the property ladder, Shared Ownership allows you to buy a proportion of your home and pay a subsidised rent on the rest. The size of the share you buy is based on your circumstances, but as time goes on, it is possible to buy additional shares in your home and in most cases, you can buy the remaining shares and own your home outright.

With Shared Ownership, your deposit is based on the share you are buying, rather than the full purchase price, which allows for a smaller deposit and a smaller mortgage. This means the idea of owning your own home in today's challenging market is not so crazy after all.

Just ask Kamila and Robert, originally from Poland, who had been privately renting in the UK for 10 years but had a deep desire for permanence and personal space, and a place their family could truly call home.

To attain their dream of home ownership, they had been consistently saving for a deposit, prioritising saving over spending on non-essential items. The Shared Ownership scheme made their dream significantly more attainable than they initially thought, as being able to purchase with a 5% deposit provided a feasible path for them to save the funds needed without the overwhelming pressure of accumulating a large sum upfront.

Kamila says: "The Shared Ownership scheme offered us a practical and accessible path to home ownership, allowing us to balance our financial responsibilities more effectively while achieving the dream of owning our home."

Their decision to buy a brand new home was influenced by years of privately renting and living in properties that constantly needed repairs. "Opting for a new build meant we could move in immediately without the added stress of

planning renovations during an already busy moving period. It represents a fresh start, allowing us to establish our own memories and traditions in a space that feels designed for us."

The process of buying a new home can often be daunting for first time buyers, and at Orbit Homes we strive to make our customers' journey as easy as possible, so we're very pleased to hear Kamila's thoughts on their purchasing journey: "From the outset, the process of purchasing our home through the Shared Ownership scheme was made straightforward and transparent, thanks to the exceptional guidance and support provided by Orbit Homes".

One of the benefits of buying a new build home is the running costs. On average, new build houses are 66% more energy efficient, saving homeowners up to £183 a month in energy bills and the average new build energy bill is 57% cheaper than the running costs for older properties. *

Kamila and Robert moved into their new home in November 2023 and have experienced this first hand: "The energy efficiency of our new home has been a remarkable benefit, bringing comfort and financial savings that exceeded our expectations".

"We are excited about the years ahead in our Orbit home, embracing the community, and enjoying the security and stability our new home offers. To anyone considering this path, our experience stands as a testament to the tangible benefits and joy that come from choosing Shared Ownership and Orbit Homes."

* Home Builders Federation Watt a Save report April 2024





Micklewell Park, Daventry

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 reaches far 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 stunning new homes we build make a positive impact on the environment. Since 2019, we have reduced our organisation's carbon footprint by 33%.

We have four main priorities:

- Climate action to become net zero carbon
- Enhancement of green spaces to promote biodiversity
- Sustainable consumption of resources to reduce waste
- Responsible partnerships and a sustainable supply chain



Orbit at Harwood Park, Northamptonshire

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 by the way in which they are designed.

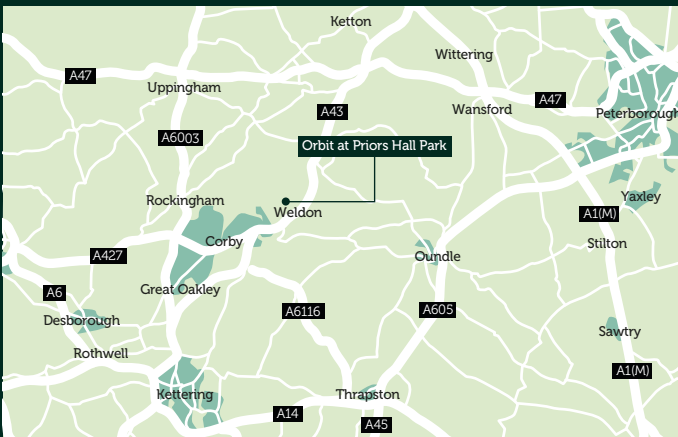
We know that communities are about people first and foremost but the design of the places we live can also have a huge impact on our lives.

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'.

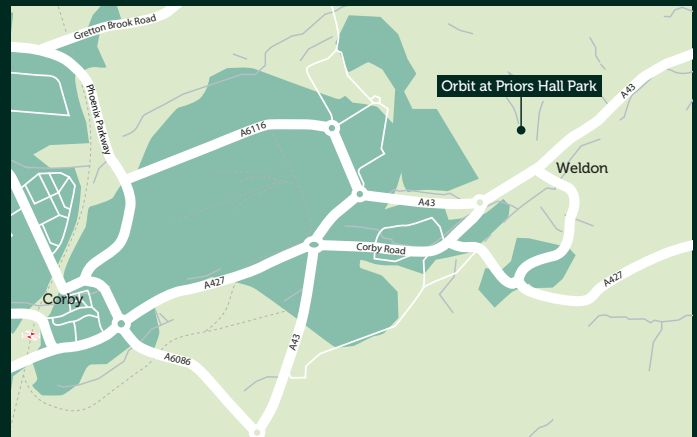
At Orbit we believe that good design is at the heart of delivering thriving communities and is fundamental to our mission. It is also essential, so that we can create your place to thrive.

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What3words: filled.skunks.sunflower



Wider Area



Local Area



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Head Office: Orbit Group, 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.

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