



# Your place to grow at

Felix Park, Soham



Your place  
to thrive



The Cutter Inn, Ely

# Find your place to thrive at Felix Park

---

Introducing Felix Park, a charming collection of two, three and four bedroom homes in the market town of Soham. Perfectly located in the rural heart of the Cambridgeshire fens, it's just a short drive away from historic Ely and the world-famous University City of Cambridge. This new development has homes available to purchase outright or through the Shared Ownership scheme, so it's ideal for young couples, growing families and downsizers alike.

Soham is a welcoming and long-established community; once occupied by the Romans, people have been settling in and around the town since the Bronze Age. Lying almost halfway between the Cathedral City of Ely and the Horse Racing Centre of Newmarket, the town offers residents the advantages of a healthy, outdoor lifestyle combined with the amenities, attractions and activities to be found in the major conurbations nearby.

Even greater evidence of Soham's ancient past was discovered at an archaeological dig at this very site, when, as part of the pre-development programme, Orbit carried out specialist archaeological work before construction began. Excavation of the area revealed extensive traces of a settlement thought to be from the Bronze Age. The dig also uncovered pottery, animal and plant remains, as well as evidence of Roman ditches; earlier signs of activity have also been unearthed, going back perhaps as far as 2,500 BC!

## Find your place to live...

Soham itself has everything to satisfy your day-to-day needs, from a butcher, bakery, florist and medical centre to a variety of traditional pubs, restaurants, cafes, well-known high street supermarkets and a sports centre.

Educational needs for the young members of the family are very well-catered for too, there's a choice of three primary schools - St. Andrew's C of E, The Shade and The Weatheralls. In addition, there's the award-winning Soham Village College, a secondary school with academy status.

## ...and your places to explore

The historic city of Ely is under 10 miles away from Felix Park, offering a wealth of cultural and leisure attractions. The magnificent Ely Cathedral, at over 900 years old, is counted amongst the wonders of the medieval world, and visitors can enjoy a rich architectural and historical experience.

For nature lovers looking for the wide open spaces, the Wicken Fen Nature Reserve, a biological Site of Special Scientific Interest (SSSI) and one of Europe's most important wetlands, is home to over 9000 species. And there's plenty to see and do in Ely - visit the fascinating, refurbished family home of Oliver Cromwell, take a relaxing riverside walk or picnic in the beautifully-maintained Jubilee Gardens. Alternatively, shop for fresh, local produce at the traditional Ely Markets in the city centre, held every Thursday, Saturday, Sunday and Bank Holiday Monday, with a specialist Farmers Market held every 2nd and 4th Saturday of the month.

---

Your place to thrive

---

Your place to thrive



Punting on the Cam, Cambridge

# Find your place to explore at Felix Park



Downfield Windmill, Soham

## Find your place to enjoy life...

Newmarket Racecourse, the birthplace and global centre of thoroughbred horse racing, is less than 10 miles from Felix Park, and not only offers a great day out for equine enthusiasts, but is also a popular music venue; evening concerts include headline acts like Tom Jones and Olly Murs.

A little further afield you'll find Bury St Edmunds, surrounded by the delightful Suffolk countryside with 1,000 years of history to explore, and offering award-winning food and drink, fantastic shopping, the arts, annual festivals, and stunning parks. Bury St Edmunds is known as a foodie town, and boasts the award-winning Pea Porridge restaurant, the only Michelin starred restaurant in Suffolk! Or visit the splendid St Edmundsbury Cathedral and stand among the ruins of the Abbey of St Edmund in the Abbey Gardens, once the most famous pilgrimage location in England.

Your place to thrive



Churchgate Street, Soham

Lying on the banks of the picturesque River Cam, the famous city of Cambridge is also less than 20 miles away, home to one of the world's most famous universities, which was founded in 1209. As such, this prosperous city has an enormous variety of cultural and leisure attractions to satisfy anyone. Whether you're looking for first class theatre, contemporary art, literature and film, sport, festivals and events, or simply a great day spent shopping (Cambridge was recently voted the number one spot for shopping in the UK for the second year running) – this is the place for you.



Newmarket

Alternatively, for an altogether more tranquil experience, the magnificent Thetford Forest Park is around 20 miles away – a wonderful place for families to enjoy leafy walks, summer picnics, bike trails, or to simply immerse themselves in the local flora and fauna.



Bury St Edmunds Cathedral and Abbey Gardens

Your place to thrive

## Find your easy connections...

Soham sits on the A142, which to the south connects directly to the A11 and then onto the M11 straight into London. To the north, the A412 links to the A141 which takes you directly to the A1(M), permitting easy access to the UK's northern cities.

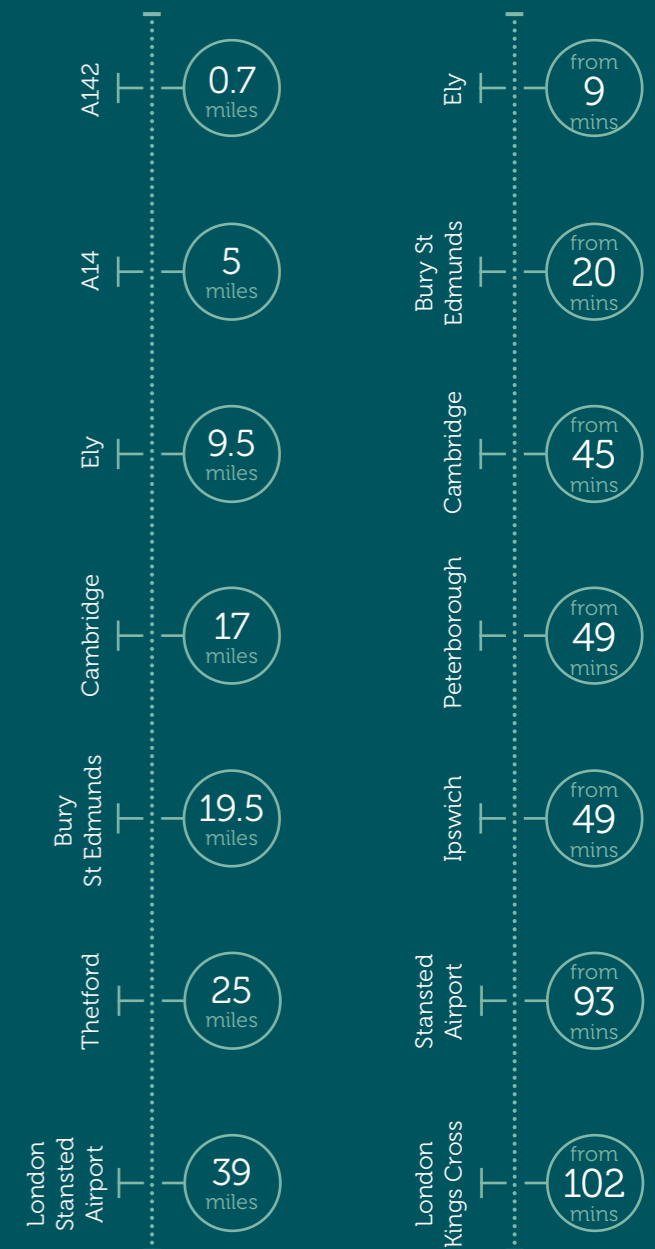
In addition, the new Soham Train Station is just under 1.5 miles away and will take you directly to Ely, Bury, Peterborough and Ipswich, with connections via Ely taking you onwards to Cambridge, Stansted and London.



By car from Felix Park



By train from Soham Train Station



Distances are approximate only and are taken from maps.google.com and nationalrail.co.uk



Image from other Orbit development

# Specification

## Kitchen

- Stylish, contemporary fitted kitchen with a range of wall and base units
- 22mm square edge laminate worktops
- Stainless steel single oven
- Induction hob
- Extractor hood
- Tiled splashback
- Stainless steel microwave (Stevington, Sandringham and Smarden only)
- Stainless steel sink in utility room
- Stainless steel sink with chrome mixer tap
- Integrated fridge/freezer
- Integrated dishwasher

## Bathroom, cloakroom and en suite

- Contemporary white Roca sanitaryware
- Thermostatically controlled shower over bath, glass shower screen with full-height tiling to bath
- Thermostatically controlled shower to en suite, glass shower cubicle with full-height tiling
- Chrome ladder radiator to bathroom and en suite
- Lockable mirror fronted vanity cabinet with shaver socket
- Diesse wall tiles

## Plumbing

- Gas-fired central heating with combination boiler (Marsham, Mayfield, Penshurst, Welney, Cardington, Ashley, Aldington, Barnwell and Cranford only)
- Gas-fired central heating with system boiler and hot water cylinder (Langford, Stevington, Sandringham and Smarden only)
- Thermostatically controlled radiators

## Electrical

- Media plate TV and telephone point to living room
- Data point to living room and up to three bedrooms
- One double socket with USB charging to each bedroom, kitchen and living room
- Downlights to kitchen, utility, bathroom, en suite, cloakroom, hall and landing
- LED under-cupboard lighting to kitchen
- Mains-wired smoke detector and alarm

- Carbon monoxide detector and alarm
- PIR outside light to front and rear
- Electric Vehicle charging point infrastructure

## Windows and doors

- PVCu double glazed lockable windows and patio doors
- Front door with multi-point locking, deadbolt and chrome furniture

## Internal

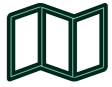
- Walls and ceilings in matt white emulsion
- Woodwork in white satin
- White internal doors with chrome ironmongery
- Built-in wardrobe to bedroom one
- Oak handrail to staircase
- Amtico flooring to bathroom, en suite, cloakroom, kitchen, utility, hall and living room
- Carpets to stairs, landing and all bedrooms

## General

- Choice of Light, Colour or Wood colour palette for kitchen, bathroom and flooring finishes, dependent on build stage
- Landscaping to front garden
- Turf and patio to rear garden
- 1.8m closeboard fence to rear gardens
- Outside tap
- 10 year NHBC warranty

Orbit reserves the right to alter specification without prior notice. Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print.





### Outright Sale

- Marsham**  
2 bedroom house
- Mayfield**  
2 bedroom house
- Penshurst**  
3 bedroom house
- Welney**  
3 bedroom house
- Cardington**  
3 bedroom house
- Ashley**  
3 bedroom house
- Langford**  
4 bedroom house
- Stevington**  
4 bedroom house
- Sandringham**  
4 bedroom house
- Smarden**  
4 bedroom house

### Shared Ownership

- Marsham**  
2 bedroom house
- Barnwell**  
2 bedroom house
- Penshurst**  
3 bedroom house
- Welney**  
3 bedroom house
- Cardington**  
3 bedroom house
- Cranford**  
3 bedroom house
- Aldington**  
3 bedroom house
- Langford**  
4 bedroom house

- Affordable Rental Homes**

Development layout is not shown to scale and is given as a guide only. Orbit has a policy of continuous improvement and reserves the right to make changes at any time. Please ask the Sales Consultant for current information when reserving your new home. Information correct at time of going to print.

# Marsham

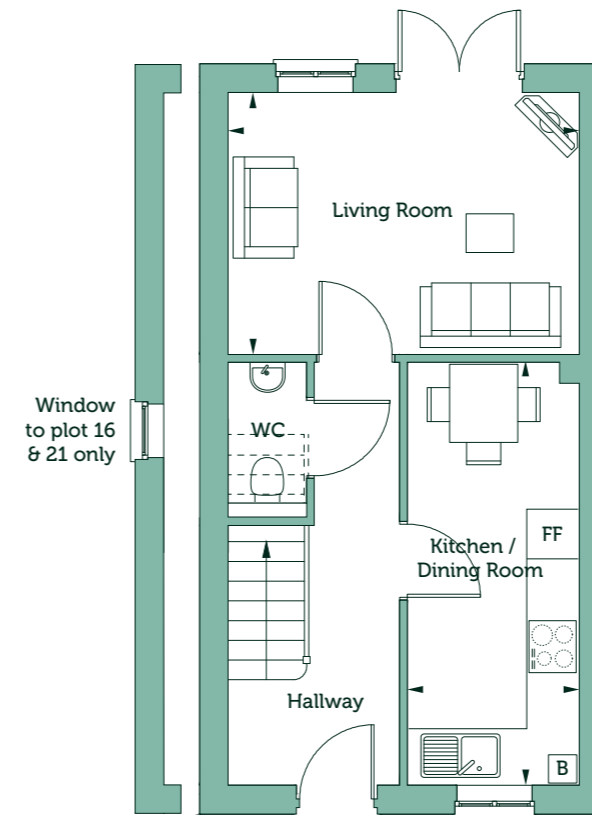
Felix Park, Soham

Two Bedroom House

Plots 10, 16, 17, 18, 19, 20, 21, 70, 71, 76, 83 and 84

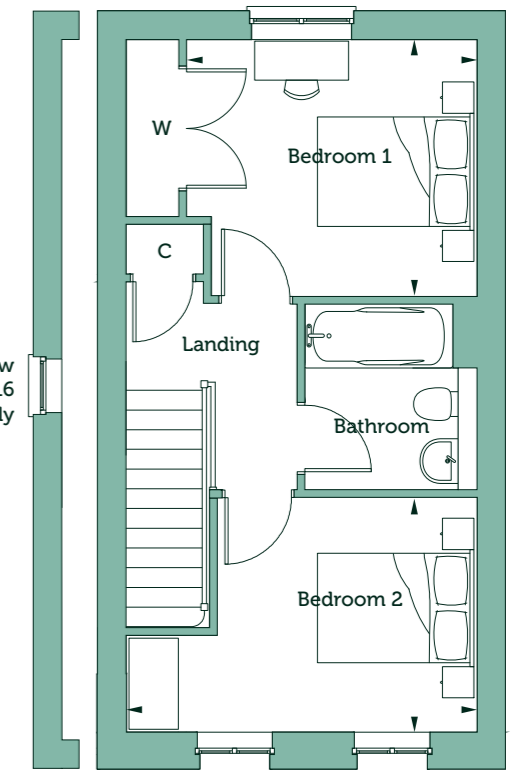


Marsham  
Felix Park, Soham



### Ground Floor

Living Room	9'11" x 13'2"	3.03m x 4.03m
Kitchen / Dining Room	15'9" x 6'5"	4.83m x 1.97m



### First Floor

Bedroom 1	9'8"max x 10'11"max	2.95m x 3.34m
Bedroom 2	8'9"max x 13'2"	2.69m x 4.03m

Gross Internal Area	689 sq ft	64.00 sq m
---------------------	-----------	------------

Handed Plots 16, 18, 20, 71, 76 and 84

### Key

B Boiler C Cupboard W Fitted Wardrobe FF Fridge Freezer

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image overleaf. Information correct at time of going to print. March 2022. OH/FPS/FP/0322



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

01353 383 165

Sales.FelixPark@orbit.org.uk

# Mayfield

Felix Park, Soham

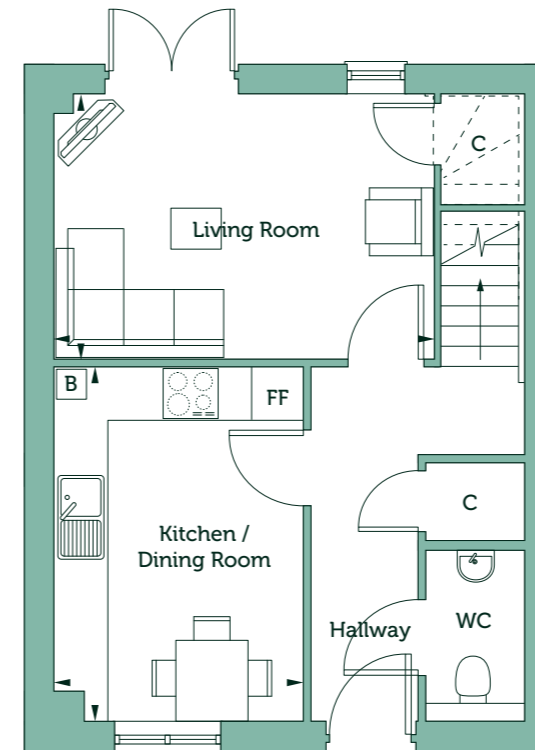
Two Bedroom House

Plots 150, 151 and 152



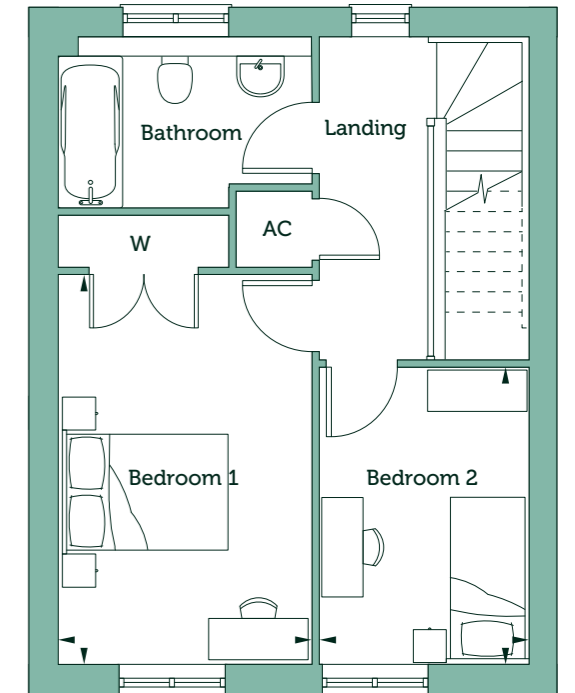
## Mayfield

Felix Park, Soham



### Ground Floor

Living Room	9'8" x 13'11"	2.97m x 4.25m
Kitchen / Dining Room	13'0" x 9'1"	3.97m x 2.79m



### First Floor

Bedroom 1	14'4" x 9'1"	4.39m x 2.79m
Bedroom 2	10'11" x 7'8"	3.34m x 2.30m

Gross Internal Area	797 sq ft	74.04 sq m
---------------------	-----------	------------

Handed Plot 151

### Key

B Boiler C Cupboard AC Airing Cupboard W Fitted Wardrobe FF Fridge Freezer

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image overleaf. Information correct at time of going to print. March 2022. OH/FPS/FP/0322



[orbithomes.org.uk](https://www.orbithomes.org.uk)

01353 383 165

[Sales.FelixPark@orbit.org.uk](mailto:Sales.FelixPark@orbit.org.uk)

# Barnwell

Felix Park, Soham

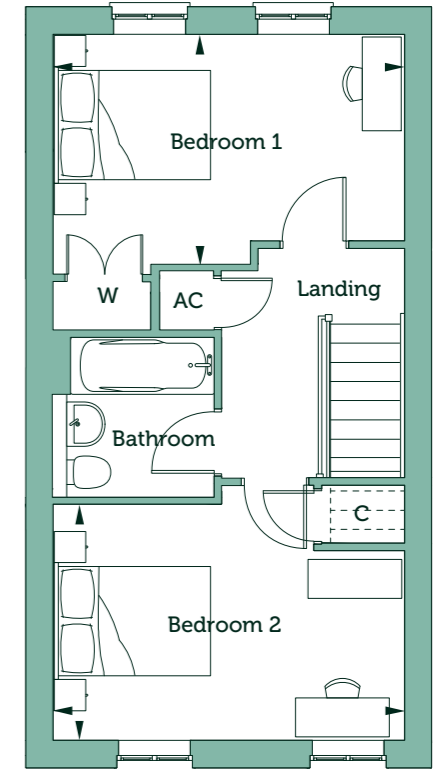
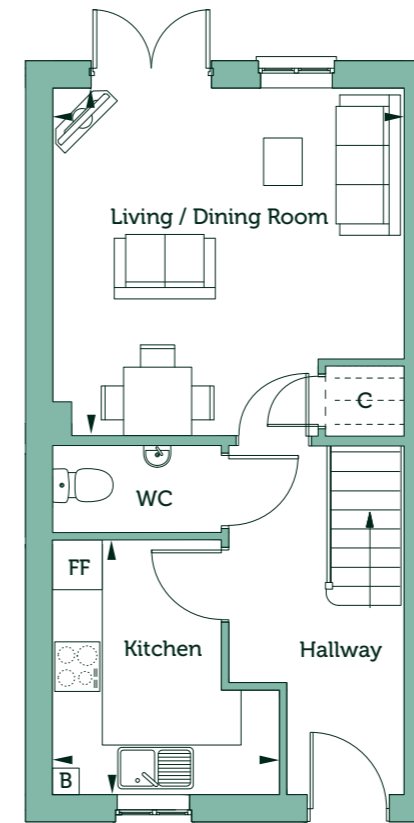
Two Bedroom House

Plots 98, 99, 101, 103 and 106



## Barnwell

Felix Park, Soham



### Ground Floor

Living / Dining Room  
13'8"max x 13'10"max 4.19m x 4.23m

Kitchen  
10'0" x 8'11"max 3.05m x 2.73m

### First Floor

Bedroom 1  
8'1"max x 13'10"max 2.48m x 4.23m

Bedroom 2  
9'3"max x 13'10"max 2.82m x 4.23m

Gross Internal Area  
773 sq ft 71.80 sq m

Handed Plots 98 and 101

### Key

B Boiler C Cupboard FF Fridge Freezer AC Airing Cupboard W Fitted Wardrobe

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image overleaf. Information correct at time of going to print. March 2022. OH/FPS/FP/0322



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

01353 383 165

[Sales.FelixPark@orbit.org.uk](mailto:Sales.FelixPark@orbit.org.uk)



# Penshurst

Felix Park, Soham

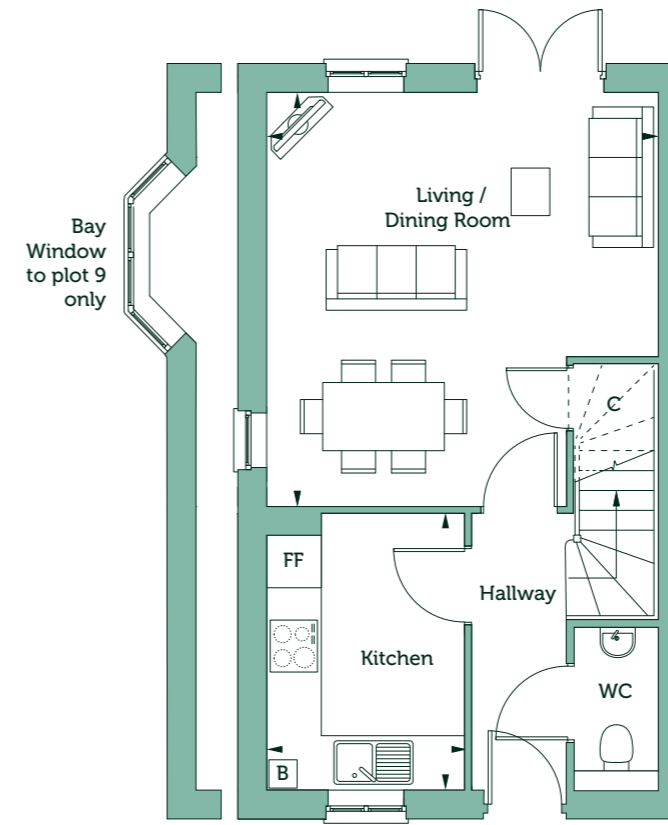
Three Bedroom House

Plots 9, 69, 72, 73, 74, 75, 77, 82, 85, 94, 95, 153 and 155



## Penshurst

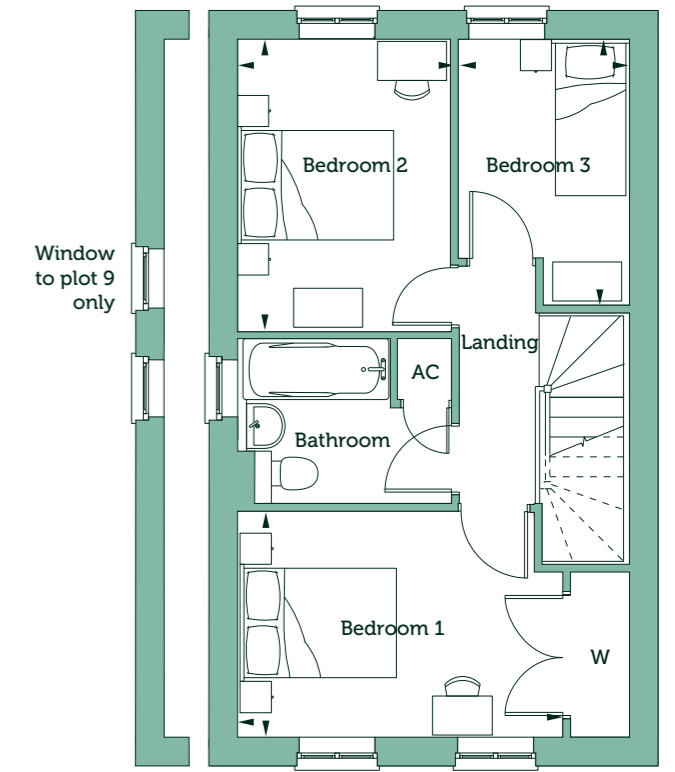
Felix Park, Soham



### Ground Floor

Living / Dining Room  
15'5" max x 14'7" max      4.72m x 4.46m

Kitchen  
10'3" x 7'5"      3.14m x 2.27m



### First Floor

Bedroom 1  
8'4" max x 12'4" max      2.57m x 3.78m

Bedroom 2  
10'10" x 8'1"      3.31m x 2.47m

Bedroom 3  
9'9" max x 6'2" max      2.99m x 1.90m

Gross Internal Area  
763 sq ft      70.88 sq m  
771 sq ft      71.67 sq m (Bay)

Handed Plots 9, 69, 73, 75, 82 and 95

### Key

B Boiler   C Cupboard   W Fitted Wardrobe   FF Fridge Freezer

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image overleaf. Information correct at time of going to print. March 2022. OH/FPS/FP/0322



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

01353 383 165

[Sales.FelixPark@orbit.org.uk](mailto:Sales.FelixPark@orbit.org.uk)

# Welney

Felix Park, Soham

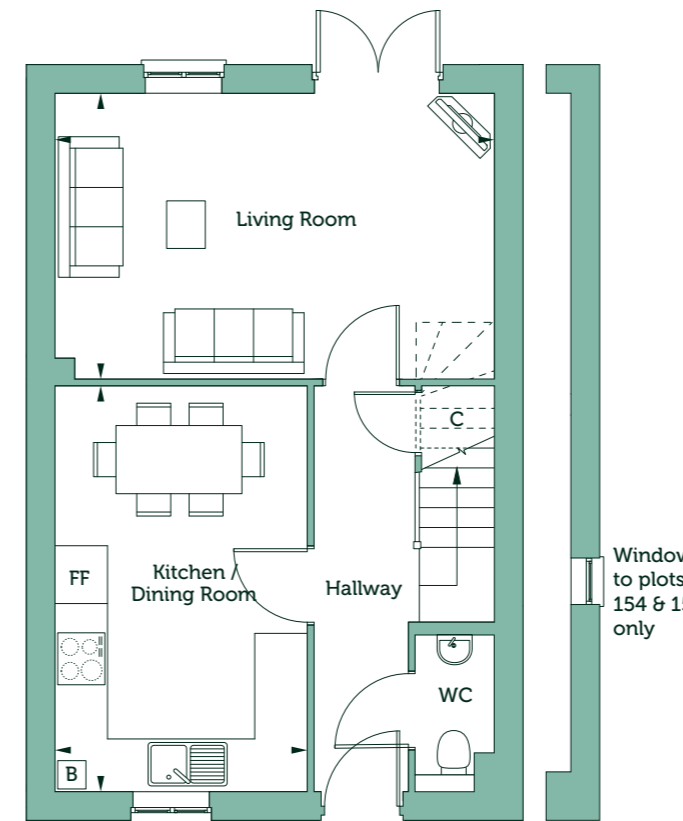
Three Bedroom House

Plots 11, 12, 13, 14, 33, 34, 86, 87, 108, 109, 154 and 156



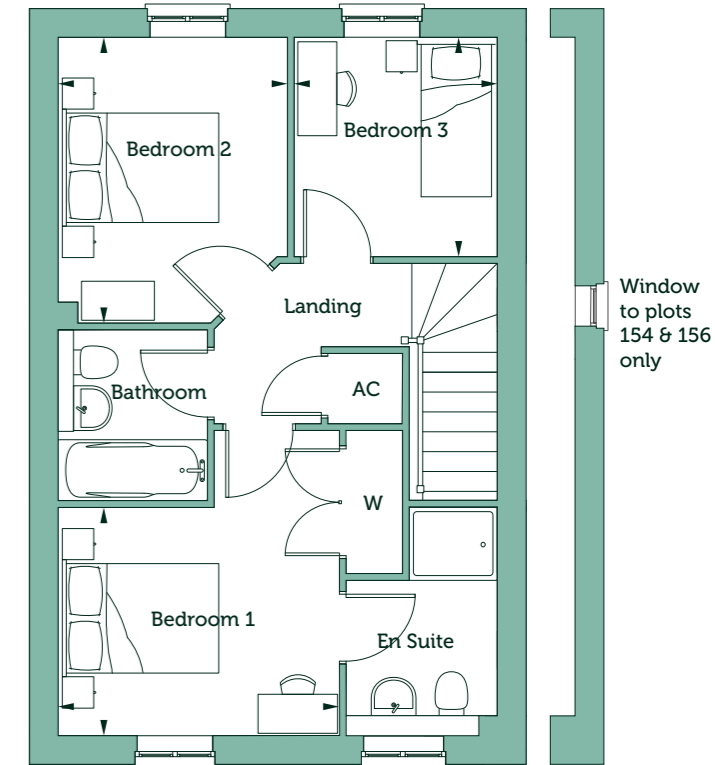
## Welney

Felix Park, Soham



### Ground Floor

Living Room	10'7" x 16'4"	3.25m x 5.00m
Kitchen / Dining Room	15'1" x 9'4"	4.61m x 2.87m



### First Floor

Bedroom 1	8'5" min x 10'6" max	2.58m x 3.22m
Bedroom 2	10'7" max x 8'6" max	3.25m x 2.60m
Bedroom 3	8'0" x 7'6"	2.46m x 2.31m

Gross Internal Area	855 sq ft	79.42 sq m
---------------------	-----------	------------

Handed Plots 12, 14, 34, 87, 108 and 110

### Key

B Boiler C Cupboard W Fitted Wardrobe ES En Suite FF Fridge Freezer

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image overlaid. Information correct at time of going to print. March 2024. OH/FPS/FP/0324



[orbithomes.org.uk](http://orbithomes.org.uk)  
01353 383 165  
[Sales.FelixPark@orbit.org.uk](mailto:Sales.FelixPark@orbit.org.uk)

# Cranford

Felix Park, Soham

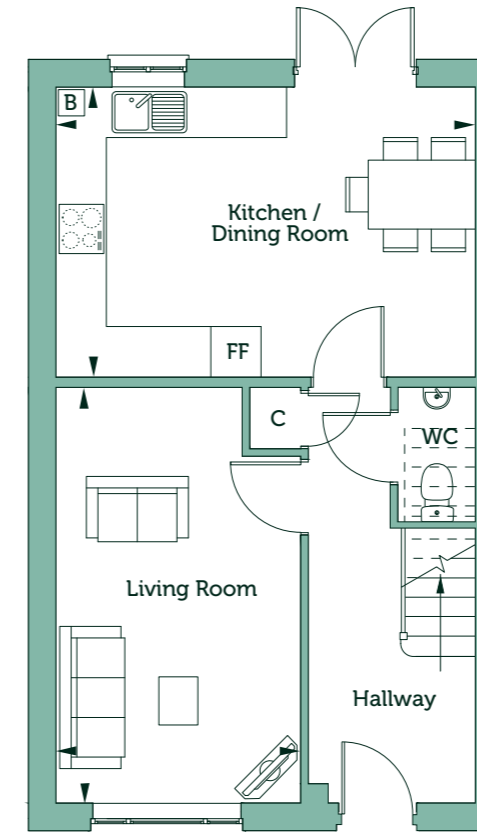
Three Bedroom House

Plots 97 and 100



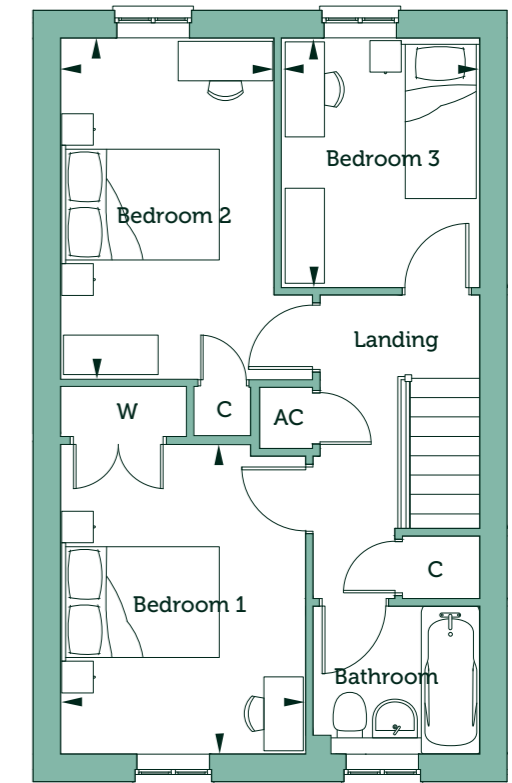
## Cranford

Felix Park, Soham



### Ground Floor

Living Room	16'1" x 9'7"	4.92m x 2.92m
Kitchen / Dining Room	11'4" x 16'4"	3.46m x 5.00m



### First Floor

Bedroom 1	12'0" x 9'7"	3.67m x 2.92m
Bedroom 2	13'3" x 8'4"	4.04m x 2.55m
Bedroom 3	9'7" x 7'8"	2.96m x 2.36m

Gross Internal Area	913 sq ft	84.88 sq m
---------------------	-----------	------------

Handed Plot 97

### Key

B Boiler C Cupboard FF Fridge Freezer AC Airing Cupboard W Fitted Wardrobe

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image overleaf. Information correct at time of going to print. March 2022. OH/FPS/FP/0322



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

01353 383 165

[Sales.FelixPark@orbit.org.uk](mailto:Sales.FelixPark@orbit.org.uk)

# Cardington

Felix Park, Soham

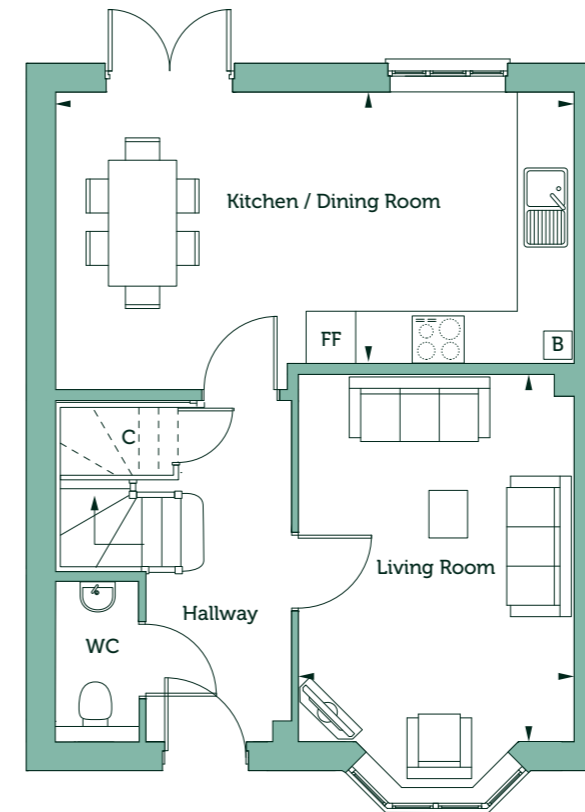
Three Bedroom House

Plots 3, 15, 22, 28, 31, 32, 35, 36, 79, 81, 143, 145, 147 and 148



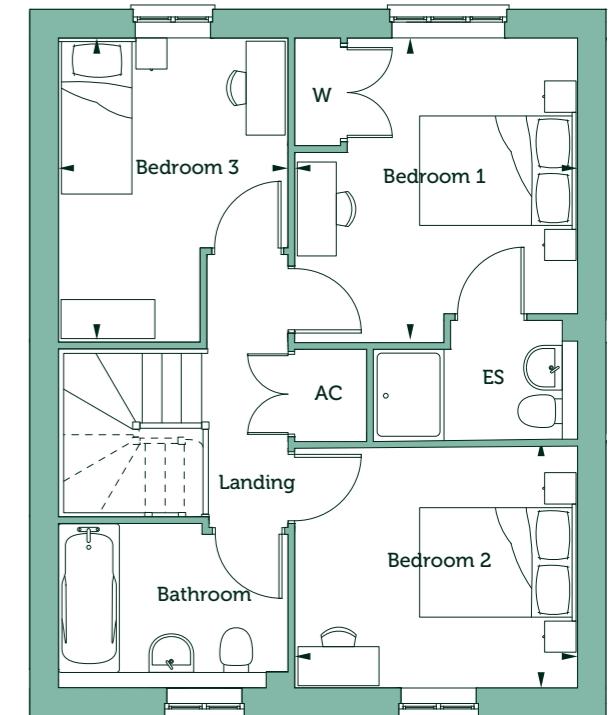
## Cardington

Felix Park, Soham



### Ground Floor

Living Room	13'9" x 10'4"	4.20m x 3.15m
Kitchen / Dining Room	10'2" min x 19'6"	3.10m x 5.95m



### First Floor

Bedroom 1	11'4" max x 10'6" max	3.46m x 3.23m
Bedroom 2	9'1" x 10'6"	2.77m x 3.23m
Bedroom 3	11'4" max x 8'7" max	3.46m x 2.64m

Gross Internal Area	962 sq ft	89.41 sq m
---------------------	-----------	------------

Handed Plots 22, 28, 32, 35, 79, 143, 145 and 148

### Key

B Boiler C Cupboard AC Airing Cupboard W Fitted Wardrobe ES En Suite FF Fridge Freezer

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image overleaf. Information correct at time of going to print. March 2022. OH/FPS/FP/0322



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

01353 383 165

[Sales.FelixPark@orbit.org.uk](mailto:Sales.FelixPark@orbit.org.uk)

# Ashley (A)

Felix Park, Soham

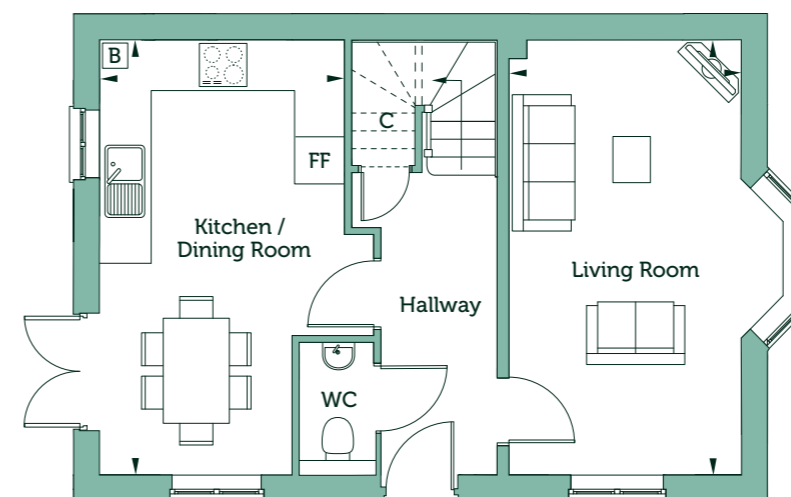
Three Bedroom House

Plots 23, 88, 107 and 157



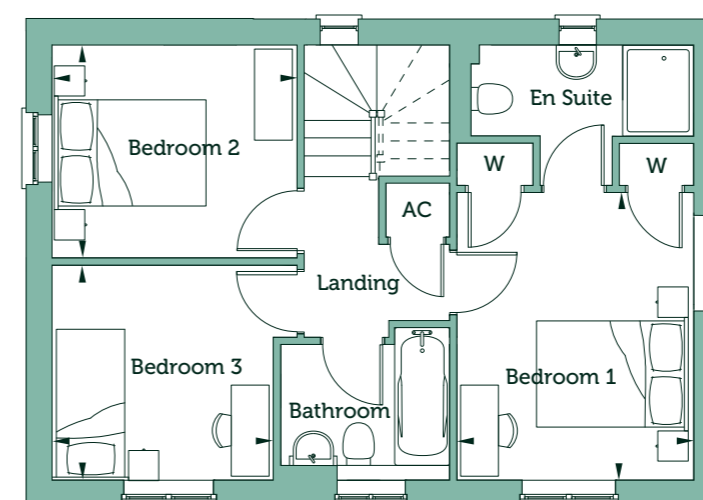
## Ashley (A)

Felix Park, Soham



### Ground Floor

Living Room	18'1" x 9'7"	5.52m x 2.95m
Kitchen / Dining Room	18'1"max x 10'2"max	5.52m x 3.10m



### First Floor

Bedroom 1	11'11" x 9'10"	3.64m x 3.01m
Bedroom 2	8'10" x 10'2"	2.70m x 3.10m
Bedroom 3	8'11" x 9'2"	2.74m x 2.81m

Gross Internal Area	976 sq ft	90.66 sq m
---------------------	-----------	------------

Handed Plots 88 and 157

### Key

B Boiler C Cupboard W Fitted Wardrobe ES En Suite FF Fridge Freezer

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image overleaf. Information correct at time of going to print. March 2022. OH/FPS/FP/0322



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

01353 383 165

[Sales.FelixPark@orbit.org.uk](mailto:Sales.FelixPark@orbit.org.uk)

# Ashley (B)

Felix Park, Soham

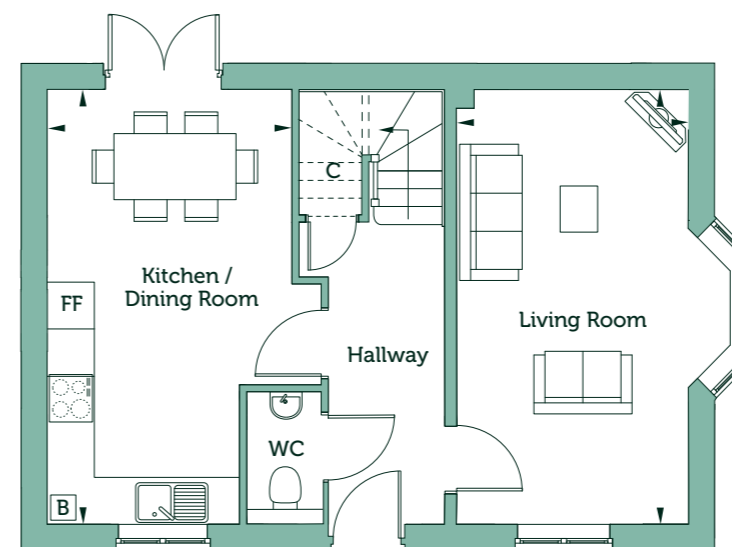
Three Bedroom House

Plots 24, 37, 47, 65 and 96



## Ashley (B)

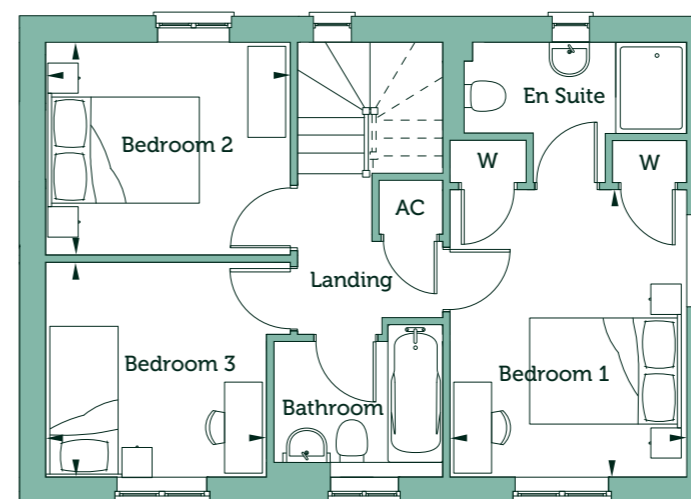
Felix Park, Soham



### Ground Floor

Living Room  
18'1" x 9'7" 5.52m x 2.95m

Kitchen / Dining Room  
18'1"max x 10'2"max 5.52m x 3.10m



### First Floor

Bedroom 1  
11'11" x 9'10" 3.64m x 3.01m

Bedroom 2  
8'10" x 10'2" 2.70m x 3.10m

Bedroom 3  
8'11" x 9'2" 2.74m x 2.81m

Gross Internal Area  
976 sq ft 90.70 sq m

Handed Plots 37 and 96

### Key

B Boiler C Cupboard W Fitted Wardrobe ES En Suite FF Fridge Freezer

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image overleaf. Information correct at time of going to print. March 2022. OH/FPS/FP/0322



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

01353 383 165

[Sales.FelixPark@orbit.org.uk](mailto:Sales.FelixPark@orbit.org.uk)

# Ashley (C)

Felix Park, Soham

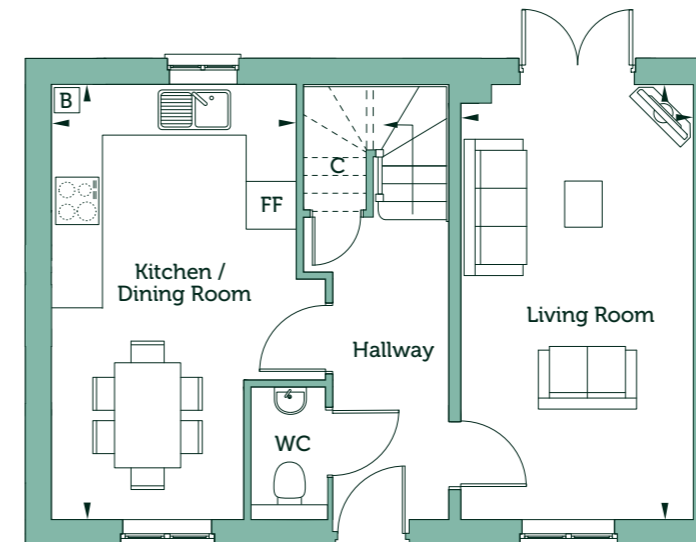
Three Bedroom House

Plots 8, 25, 27, 78, 142, 146 and 149



## Ashley (C)

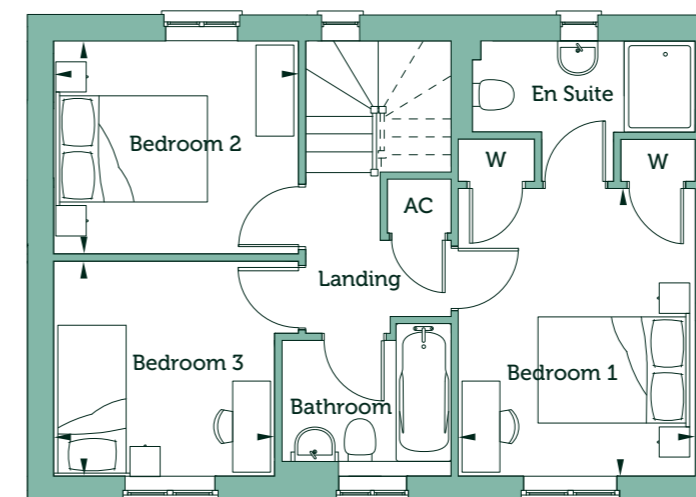
Felix Park, Soham



### Ground Floor

Living Room  
18'1" x 9'7" 5.52m x 2.95m

Kitchen / Dining Room  
18'1"max x 10'1"max 5.52m x 3.10m



### First Floor

Bedroom 1  
11'11" x 9'10" 3.64m x 3.01m

Bedroom 2  
8'10" x 10'2" 2.70m x 3.10m

Bedroom 3  
8'11" x 9'2" 2.74m x 2.81m

Gross Internal Area  
968 sq ft 89.94 sq m

Handed Plots 8 and 78

### Key

B Boiler C Cupboard W Fitted Wardrobe ES En Suite FF Fridge Freezer

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image overleaf. Information correct at time of going to print. March 2022. OH/FPS/FP/0322



[orbithomes.org.uk](https://www.orbithomes.org.uk)

01353 383 165

[Sales.FelixPark@orbit.org.uk](mailto:Sales.FelixPark@orbit.org.uk)

# Aldington

Felix Park, Soham

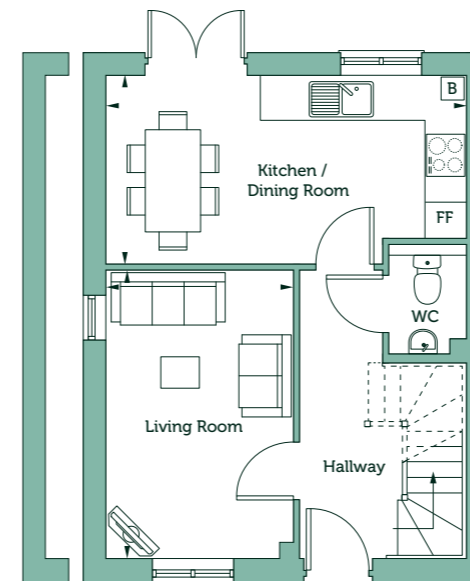
Three Bedroom House

Plots 53, 54, 55, 56, 119, 120, 128, 129, 130, 131 and 132

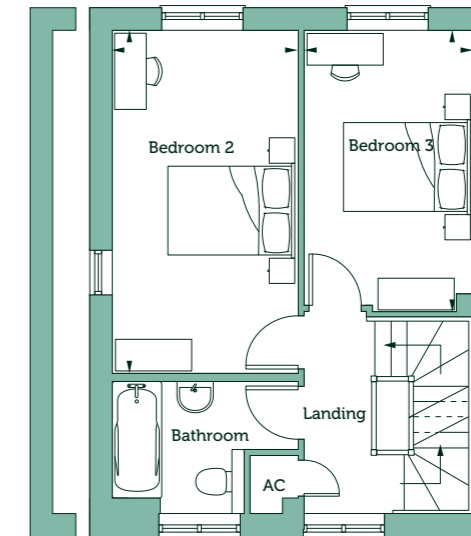


## Aldington

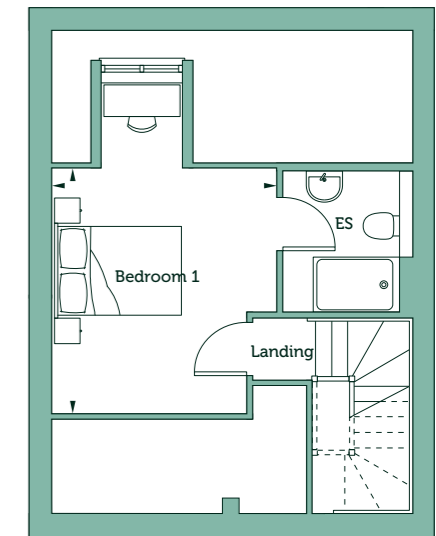
Felix Park, Soham



No window to plots  
54, 55, 130 & 131 only



No window to plots  
54, 55, 130 & 131 only



### Ground Floor

Living Room  
13'6" x 8'11"      4.12m x 2.73m

Kitchen / Dining Room  
9'3" x 17'2"      2.82m x 5.25m

### First Floor

Bedroom 2  
16'4" x 8'11"      4.99m x 2.73m

Bedroom 3  
13'3" x 7'10"      4.06m x 2.41m

### Second Floor

Bedroom 1  
11'8" x 10'8"      3.56m x 3.27m

Gross Internal Area  
1035 sq ft      96.15 sq m

Handed Plots 42, 51, 53, 55, 119,  
129, 131 and 132

### Key

B Boiler   C Cupboard   AC Airing Cupboard   W Fitted Wardrobe   ES En Suite   FF Fridge Freezer

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image overlaid. Information correct at time of going to print. March 2024. OH/FPS/FP/0324



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

01353 383 165

[Sales.FelixPark@orbit.org.uk](mailto:Sales.FelixPark@orbit.org.uk)



# Langford (A)

Felix Park, Soham

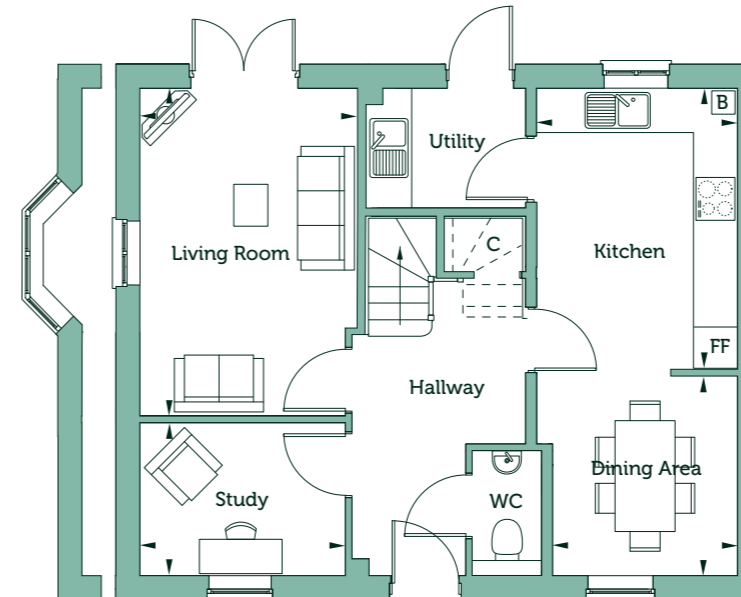
Four Bedroom House

Plots 4, 59, 60, 66, 68 and 141

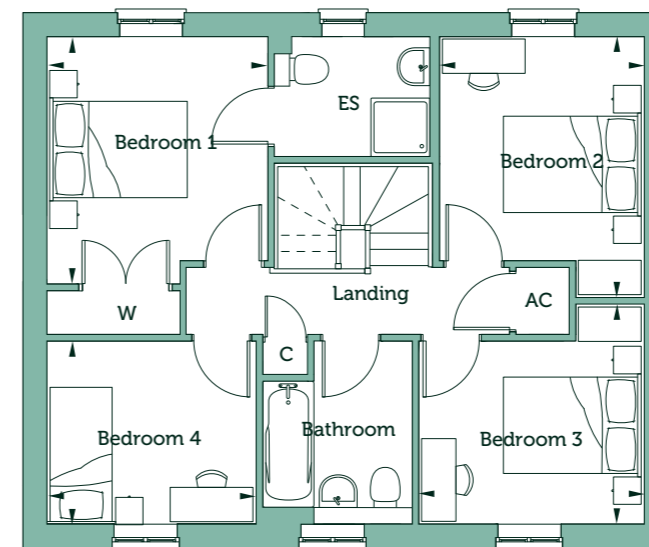


## Langford (A)

Felix Park, Soham



Bay to Plots 4, 59, 60 & 141 only



### Ground Floor

Living Room	14'7" max x 9'7" max	4.47m x 2.95m
Kitchen	12'7" x 8'11"	3.83m x 2.74m
Dining Area	8'11" x 8'3" min	2.72m x 2.52m
Study	6'10" x 9'1"	2.09m x 2.79m

### First Floor

Bedroom 1	11'0" x 9'10"	3.37m x 3.01m
Bedroom 2	11'7" max x 9'2" max	3.56m x 2.80m
Bedroom 3	9'10" max x 10'1" max	3.00m x 3.08m
Bedroom 4	8'2" x 9'4"	2.50m x 2.85m

Gross Internal Area	1165 sq ft	108.28 sq m
	1173 sq ft	109.03 sq m (Bay)

Handed Plots 59, 66 and 141

### Key

B Boiler C Cupboard AC Airing Cupboard W Fitted Wardrobe ES En Suite FF Fridge Freezer

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image overleaf. Information correct at time of going to print. March 2022. OH/FPS/FP/0322



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

01353 383 165

[Sales.FelixPark@orbit.org.uk](mailto:Sales.FelixPark@orbit.org.uk)

# Langford (B)

Felix Park, Soham

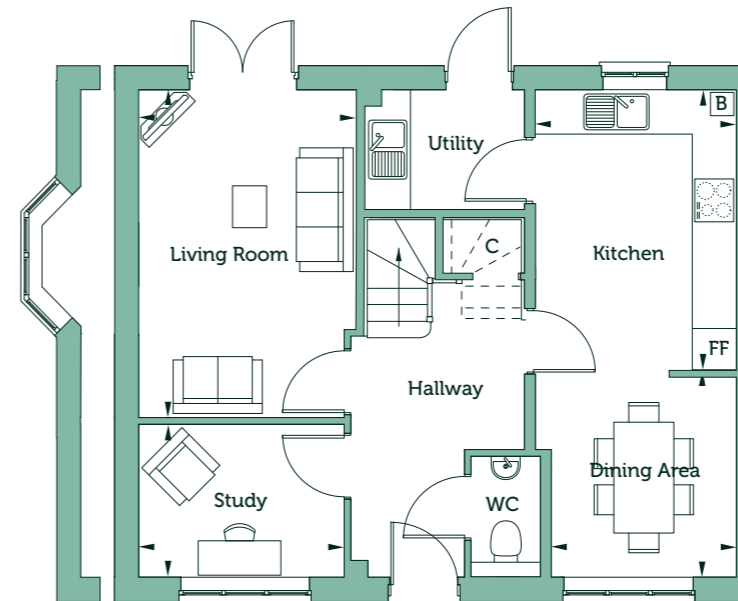
Four Bedroom House

Plots 7, 29, 30, 41, 44, 49, 50, 67, 80, 89 and 93

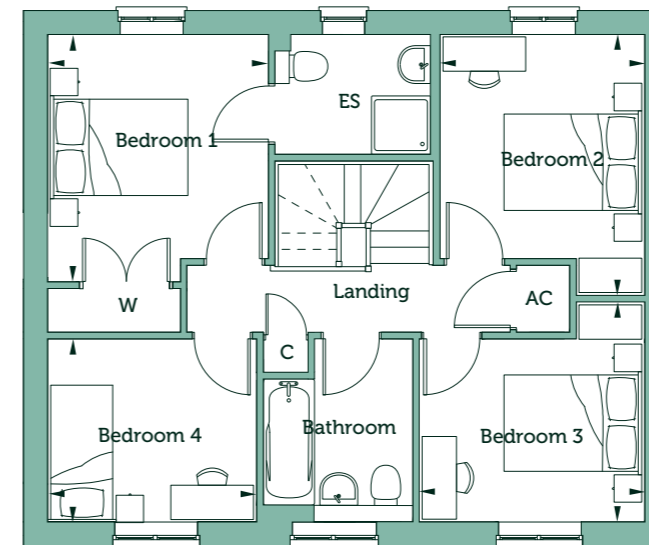


## Langford (B)

Felix Park, Soham



Bay to Plots  
80 & 93 only



### Ground Floor

Living Room	14'7" max x 9'7" max	4.47m x 2.95m
Kitchen	12'7" x 8'11"	3.83m x 2.74m
Dining Area	8'11" x 8'3" min	2.72m x 2.52m
Study	6'10" x 9'1"	2.09m x 2.79m

### First Floor

Bedroom 1	11'0" x 9'10"	3.37m x 3.01m
Bedroom 2	11'7" max x 9'2" max	3.56m x 2.80m
Bedroom 3	9'10" max x 10'1" max	3.00m x 3.08m
Bedroom 4	8'2" x 9'4"	2.50m x 2.85m

Gross Internal Area	1165 sq ft	108.28 sq m
	1173 sq ft	109.03 sq m (Bay)

Handed Plots 29, 30, 41, 44, 49, 50, 67 and 89

### Key

B Boiler C Cupboard AC Airing Cupboard W Fitted Wardrobe ES En Suite FF Fridge Freezer

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image overleaf. Information correct at time of going to print. March 2022. OH/FPS/FP/0322



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

01353 383 165

[Sales.FelixPark@orbit.org.uk](mailto:Sales.FelixPark@orbit.org.uk)

# Stevington

Felix Park, Soham

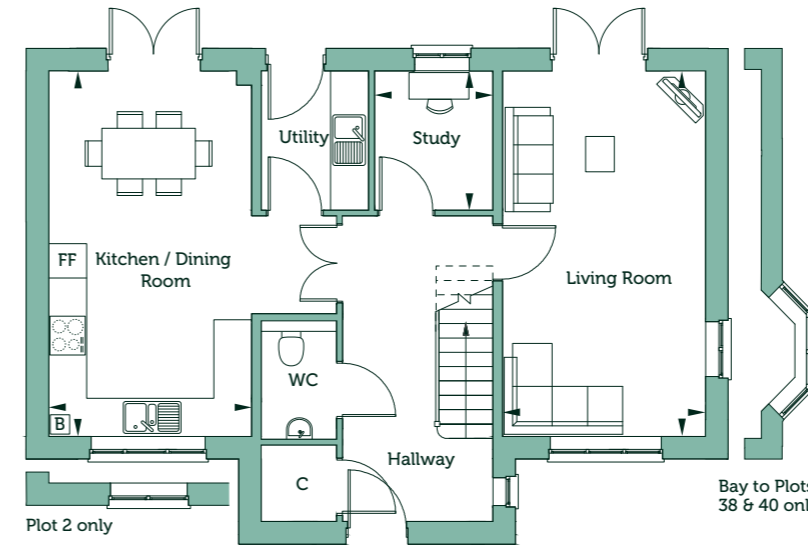
Four Bedroom House

Plots 2, 5, 38, 40 and 48



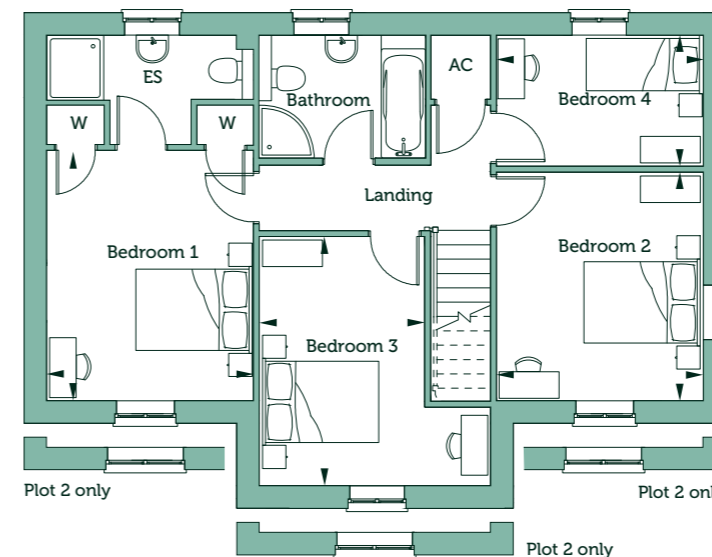
## Stevington

Felix Park, Soham



### Ground Floor

Living Room 18'10" x 10'5"	5.76m x 3.20m
Kitchen / Dining Room 18'10" x 10'5"	5.76m x 3.20m
Study 7'2" x 6'1"	2.20m x 1.87m



### First Floor

Bedroom 1 12'11" x 10'8"	3.94m x 3.26m
Bedroom 2 11'9" x 10'8"	3.60m x 3.26m
Bedroom 3 12'10" max x 8'6" min	3.92m x 2.61m
Bedroom 4 6'9" x 10'8"	2.07m x 3.26m

Gross Internal Area 1386 sq ft	128.82 sq m
1394 sq ft	129.54 sq m (Bay)

Handed Plots 40 and 48

### Key

B Boiler C Cupboard AC Airing Cupboard W Fitted Wardrobe ES En Suite FF Fridge Freezer

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image overleaf. Information correct at time of going to print. March 2022. OH/FPS/FP/0322



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

01353 383 165

[Sales.FelixPark@orbit.org.uk](mailto:Sales.FelixPark@orbit.org.uk)

# Sandringham

Felix Park, Soham

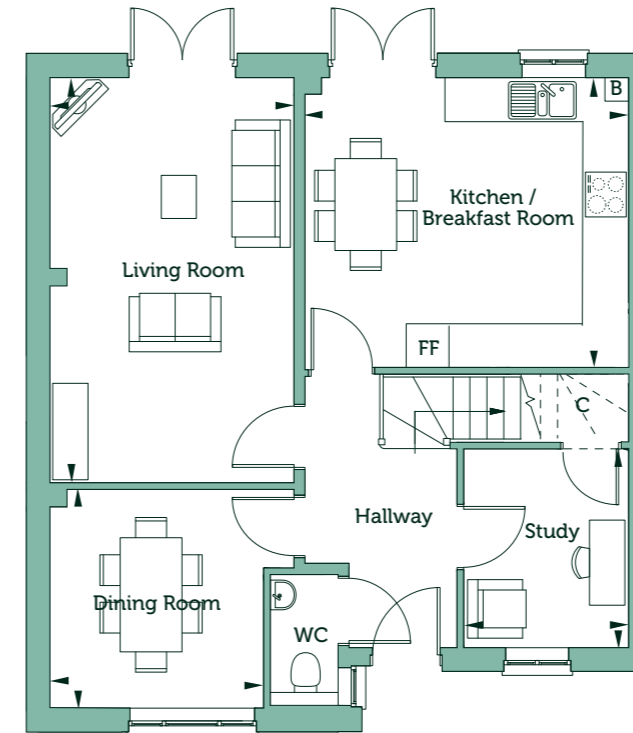
Four Bedroom House

Plots 1, 6, 26, 45, 46, 57, 58, 90, 91, 92 and 144



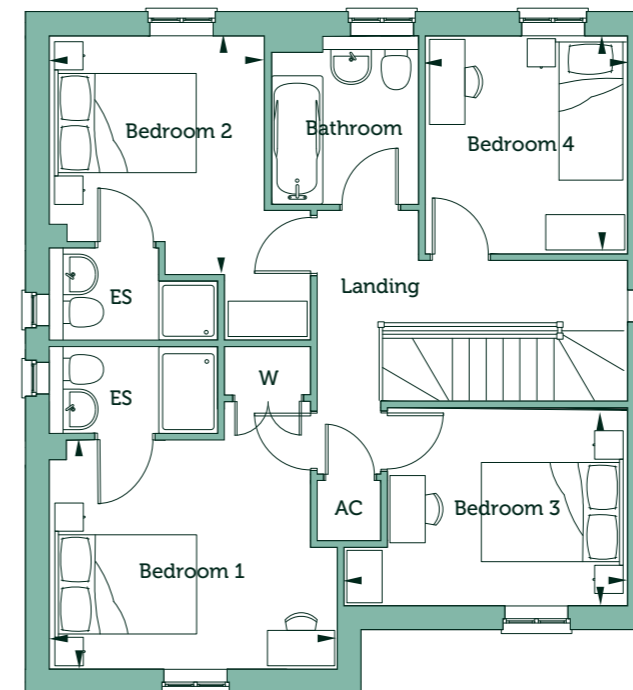
## Sandringham

Felix Park, Soham



### Ground Floor

Living Room	18'1" x 10'10"	5.52m x 3.32m
Kitchen / Breakfast Room	13'0" x 14'5"	3.98m x 4.41m
Dining Room	9'10" x 9'7"min	3.02m x 2.94m
Study	8'8" x 7'4"	2.66m x 2.25m



### First Floor

Bedroom 1	9'9"min x 12'10"	2.98m x 3.92m
Bedroom 2	10'8" x 9'7"	3.28m x 2.94m
Bedroom 3	8'8" x 10'9"max	2.66m x 3.28m
Bedroom 4	9'9" x 9'0"	2.98m x 2.76m

Gross Internal Area	1392 sq ft	129.36 sq m
---------------------	------------	-------------

Handed Plots 1, 6, 46, 58 and 91

#### Key

B Boiler C Cupboard AC Airing Cupboard W Fitted Wardrobe ES En Suite FF Fridge Freezer

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image overleaf. Information correct at time of going to print. March 2022. OH/FPS/FP/0322



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

01353 383 165

[Sales.FelixPark@orbit.org.uk](mailto:Sales.FelixPark@orbit.org.uk)

# Swarden

Felix Park, Soham

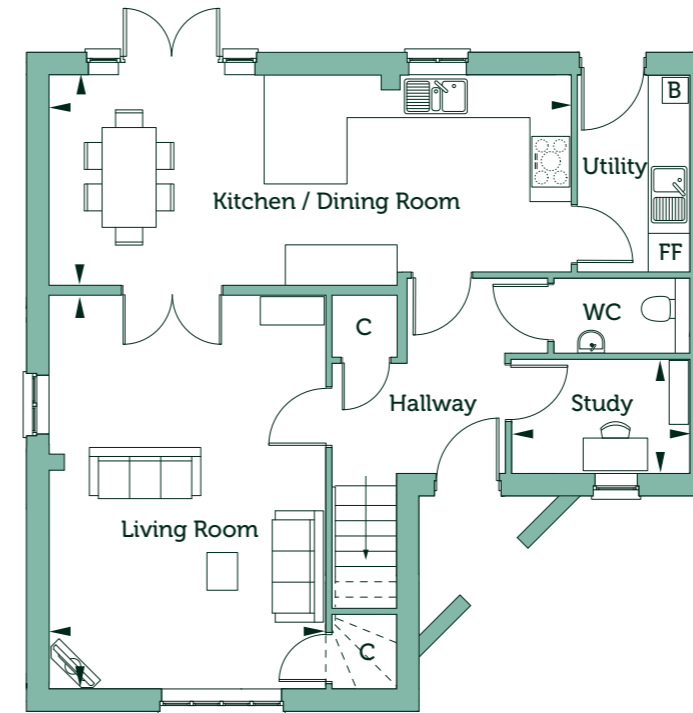
Four Bedroom House

Plot 39



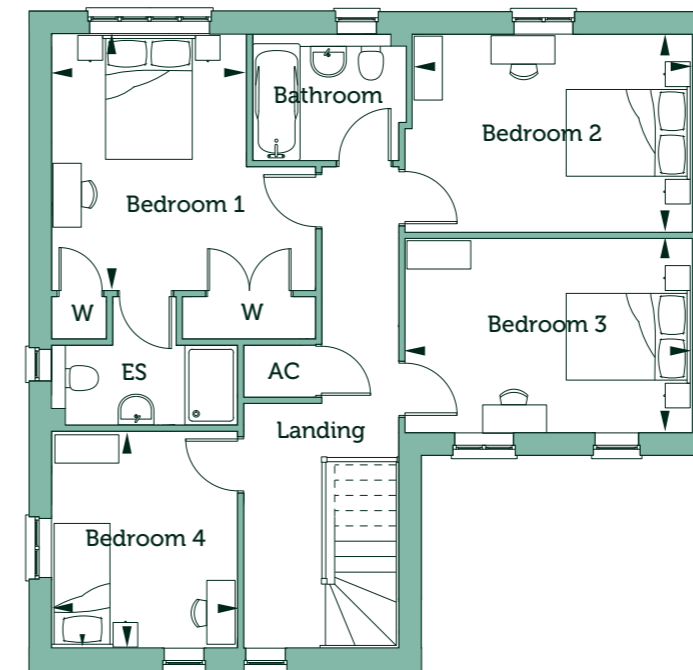
## Swarden

Felix Park, Soham



### Ground Floor

Living Room	18'10" x 13'3"	5.75m x 4.06m
Kitchen / Dining Room	10'2" x 25'1"	3.10m x 7.66m
Study	5'7" x 8'7"	1.72m x 2.63m



### First Floor

Bedroom 1	12'3"max x 9'4"min	3.76m x 2.86m
Bedroom 2	9'6" x 13'5"	2.91m x 4.11m
Bedroom 3	9'4" x 13'9"	2.85m x 4.21m
Bedroom 4	10'5" x 9'1"	3.18m x 2.75m
Gross Internal Area	1528 sq ft	142.02 sq m

### Key

B Boiler C Cupboard AC Airing Cupboard W Fitted Wardrobe ES En Suite FF Fridge Freezer

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image overleaf. Information correct at time of going to print. March 2022. OH/FPS/FP/0322



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

01353 383 165

[Sales.FelixPark@orbit.org.uk](mailto:Sales.FelixPark@orbit.org.uk)



# Homes to be proud of



“Orbit’s customer service has been amazing. The sales team kept us up-to-date throughout the whole process and were always happy to help”

- David and Gemma

We believe that in order to build homes and communities which people will take pride in, we need to take pride in them ourselves. For us it’s all about quality over quantity. All aspects of our building process are underpinned by our own high standards, placing our homeowners at the heart of everything we do and investing in our communities to create great places to live, work and play.

## Help to Buy in a countryside location

Darren and Lisa moved into their new Orbit home, which they purchased using Help to Buy, in June 2020. Having previously lived in a three bedroom, semi-detached house in Eastbourne with their daughter Evie, the family decided to upsize and move to a more rural location. After looking at other properties in the local area, they chose a four bedroom home at Orbit’s new Hedgerows development.

Talking about their positive Orbit experience, Darren and Lisa said: “Out of the choices we had, Orbit was the highest quality development in the local area. We were looking for a south facing garden, on a corner plot and were surprised by the openness of The Hedgerows, compared to others! The finish of the property was fantastic and the whole house felt spacious, light and airy.”

## Orbit’s customer service has been amazing

Having previously lived in a three bedroom semi-detached house in Dereham with their two daughters, the family decided to upsize and began researching local developments. After looking at properties in the local area, they chose a four bedroom home at Orbit’s Mill View.

The size of our new home is ideal, and the interior is bright and spacious. As a family, we have also spent more time outdoors in our lovely big garden, which is something you don’t always see with new builds. I couldn’t be prouder of our perfect Orbit home!”

Talking about their families’ excellent Orbit experience, David added: “Orbit’s customer service has been amazing. The sales team kept us up-to-date throughout the whole process and were always happy to help with any questions or queries we had, no matter how big or small. As a family, we just want to say thank you to Orbit for helping us secure our dream home – from start to finish everyone has been so friendly, kind and caring. I would recommend Orbit wholeheartedly and I can’t wait to start making amazing memories with my family and friends.”

## Working from home

When it comes to commuting to work, life doesn’t get much better for Dan. You could say that his job is literally on his doorstep, because Dan is employed as New Build Project Manager on the development where he has recently purchased his first home.

These quotations are from purchasers at other Orbit Homes developments.

Dan had previously lived in his family home in Watton, Norfolk, but after saving enough for a deposit on a house, he began looking at properties in the local area. After comparing local developments, Dan chose to purchase a three bedroom home at Newlands, because he knew first-hand that he was purchasing a property which carried high design standards in a great location, close to the A11.

Talking about his experience with Orbit as a first-time buyer, Dan said: “When I was looking at buying my first home, I kept an open mind and looked around to see what was on the market. To me, Newlands was the highest quality new build development in the local area and in my profession, I have seen lots of homes built. All the Newlands properties are modern, light and airy and the design, quality and product specifications are fantastic. So, not only was I choosing the best home available to me, I was also literally buying on my doorstep!”

## Perfectly designed for downsizers

Karen and Barry had a large home which they no longer needed and wanted to downsize and pay off their mortgage. They were concerned that ‘downsizing’ would mean huge compromises when it came to lifestyle and accommodation.

What they found through Orbit surprised them. “We were even more delighted when we viewed the Orbit show home and discovered that buying a new build doesn’t mean you have to compromise on space or quality. The house we chose was comfortably within our budget, yet it still offered everything we hoped for from our new home.”

## Jessie and Alex found their dream home through Shared Ownership

Jessie and Alex were living with parents and longed for a home of their own. Now, thanks to helpful advice from Orbit on a Shared Ownership property, they have a beautifully-furnished, three bedroom home in a location they could only dream of! “We looked around at a number of developments but didn’t feel at home. We went to look at Summer Gates and as soon as we walked into the show home it felt like we had come home, we were so excited!”

## A wonderful journey

Sue, a single lady, wanted to move nearer to her family and friends. “I was looking for a house that I could manage myself. As a single lady I didn’t want a project this time, it needed to be well built with attention to detail, spacious, light and airy and have a good feel about it. I wanted good storage space, a manageably-sized garden and somewhere to park my car too.”

After attending an open day event where she met representatives from Orbit, Sue was really impressed with the knowledge and information on offer. She decided on a home at The Sidings and submitted the paperwork. “I was so excited, the lady I dealt with was great, she explained the whole process and to this day it works. In fact, all parties involved have been amazing, the process has been seamless, and I can’t thank everyone enough for making it happen, it really has been a wonderful journey. I was really impressed at how professionally the whole process was handled.”



Newlands, Attleborough

# 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 they 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 as responsible landlords in supporting our tenants, 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.



Your place to thrive

## Orbit in the community

We have invested around £25m into local community schemes 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.



Mill View, Dereham

## Design standards

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

All of our homes are built to our own high standards, and we adhere to the requirements of the New Homes Quality Code.

Your place to thrive

## 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.

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

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





Outer cover coated with  
Anti-Bacterial lamination

# Felix Park off Regal Lane Soham Cambridgeshire CB7 5BA



Wider Area



Local Area

## Directions to Felix Park

Felix Park is located off the A142 between Ely and Newmarket. Travelling from either direction, leave the A142 at the roundabout signposted Soham Regal Lane Ind Estate, Stretham, Wicken A1123, Mildenhall, Fordham B1102. Take the Fordham Road (to the right hand side of the petrol station).

Follow Fordham Road for approximately 865 metres (945 yards) and then turn right into Regal Lane. Continue along Regal Lane for approximately 290 metres (315 yards) and at the T-junction with Brook Street, continue straight ahead for Felix Park.



Your place  
to thrive

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

📞 01353 383 165

✉ [Sales.FelixPark@orbit.org.uk](mailto:Sales.FelixPark@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 March 2024. OH/FP/Bro/0324