

# Broadland Fields

POSTWICK, NORWICH

A collection of 1 & 2 bedroom  
apartments available with Shared Ownership

*A home of your own*

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River Wensum in the centre of Norwich

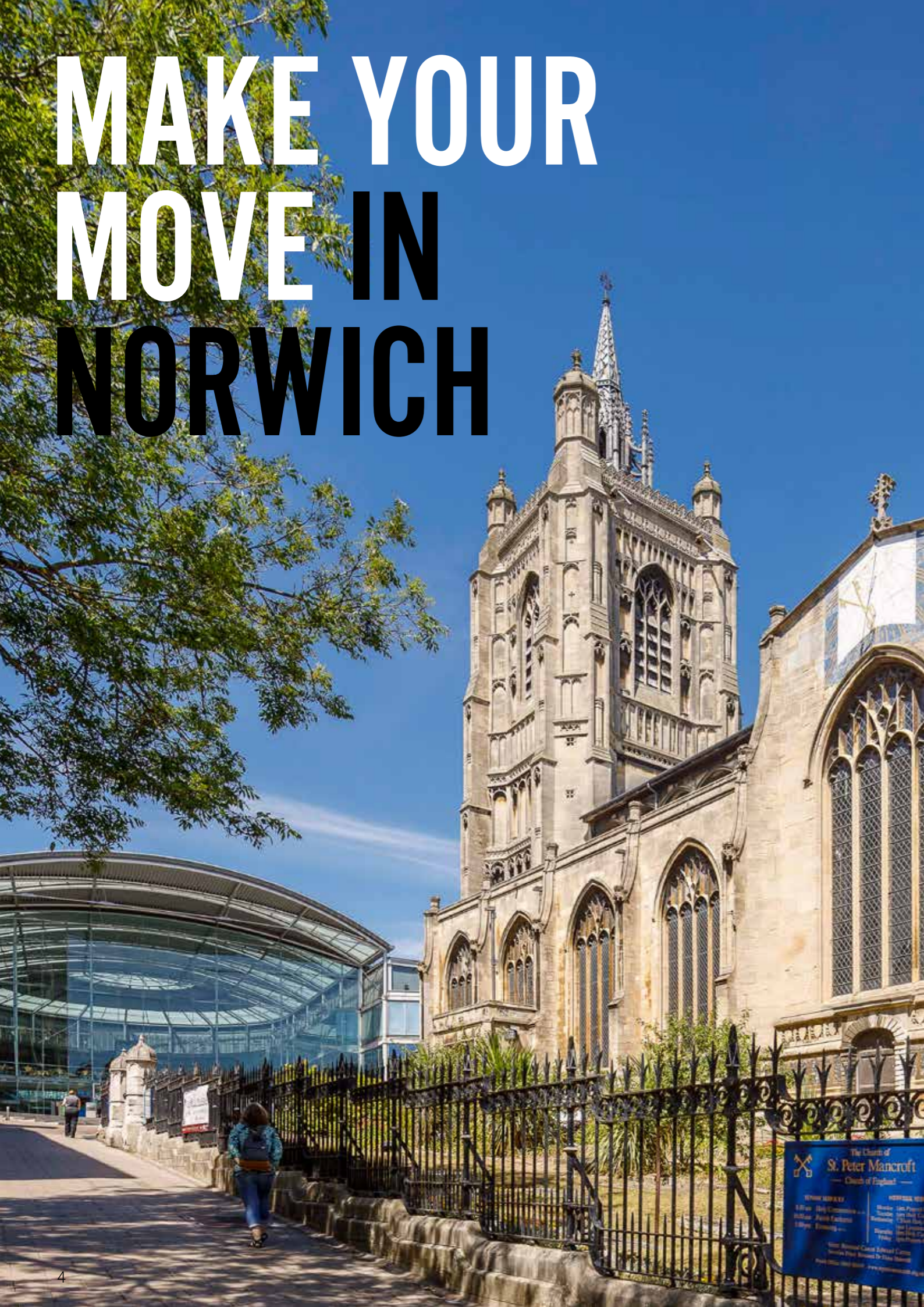
# Welcome to Broadland Fields

Set on the outskirts of Norwich, close to the River Yare, just at the point where the streets give way to the open fields and big skies of the Norfolk countryside, the new community of homes at Broadland Fields offers the perfect place to put down roots in a home of your own.

The homes at Broadland Fields are perfectly placed to benefit from a range of nearby amenities, including pubs, restaurants and sports clubs, as well as an excellent choice of schools within easy travelling distance. Locally there's a brand new Lidl nearby for all your essential shopping and Norwich town centre is less than 15 minutes drive away. Whether you're heading into Norwich for a big night out, or cruising gently in a boat along the Norfolk Broads, this is a location that offers the best of town and country.

Legal & General Affordable Homes is offering a unique opportunity to live at Broadland 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.

# MAKE YOUR MOVE IN NORWICH



## EXPERIENCE LIFE IN NORWICH



### HISTORIC LOCATION

Wander the streets that still carry a lot of their medieval charm, including some remains of the ancient city walls and a wealth of historic buildings.



### RICH CULTURE

Great theatres, vibrant festivals, stunning heritage and a whole array of other arts delights for people to enjoy.



### PLENTY OF AMENITIES

From independent shops to well-known retailers, a market, restaurants, bars, cinema and theatre – there's lots to explore.



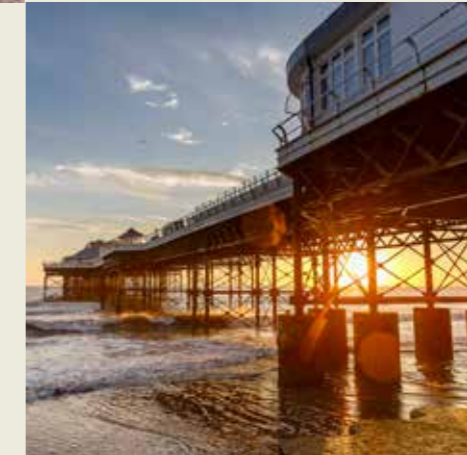
### A VIBRANT CITY CENTRE

The Norfolk & Norwich Festival in May is over 200 years old and one of the largest international arts festival in the country.



### NATURE & GREEN SPACES

Behind the Cathedral are the Plantation Gardens, Norwich's very own Secret Garden. Or venture to the vast Whitlingham Country Park or the stunning Broads National Park.



### CLOSE TO THE SEASIDE

Just a short drive to the coast, with a range of beaches within an hour's drive.

# Living at Broadland Fields



## Beautifully designed

Attractive new homes built with your lifestyle in mind.



## Express yourself

The neutral décor invites you to add your own touches and create your own look.



## Sit back in style

You'll immediately feel at home in the well-proportioned dining and living areas.



## Unique location

Live close to a city and Norfolk Boards, with the big skies, calm lakes and open fields of Norfolk around you.

Make yourself at home

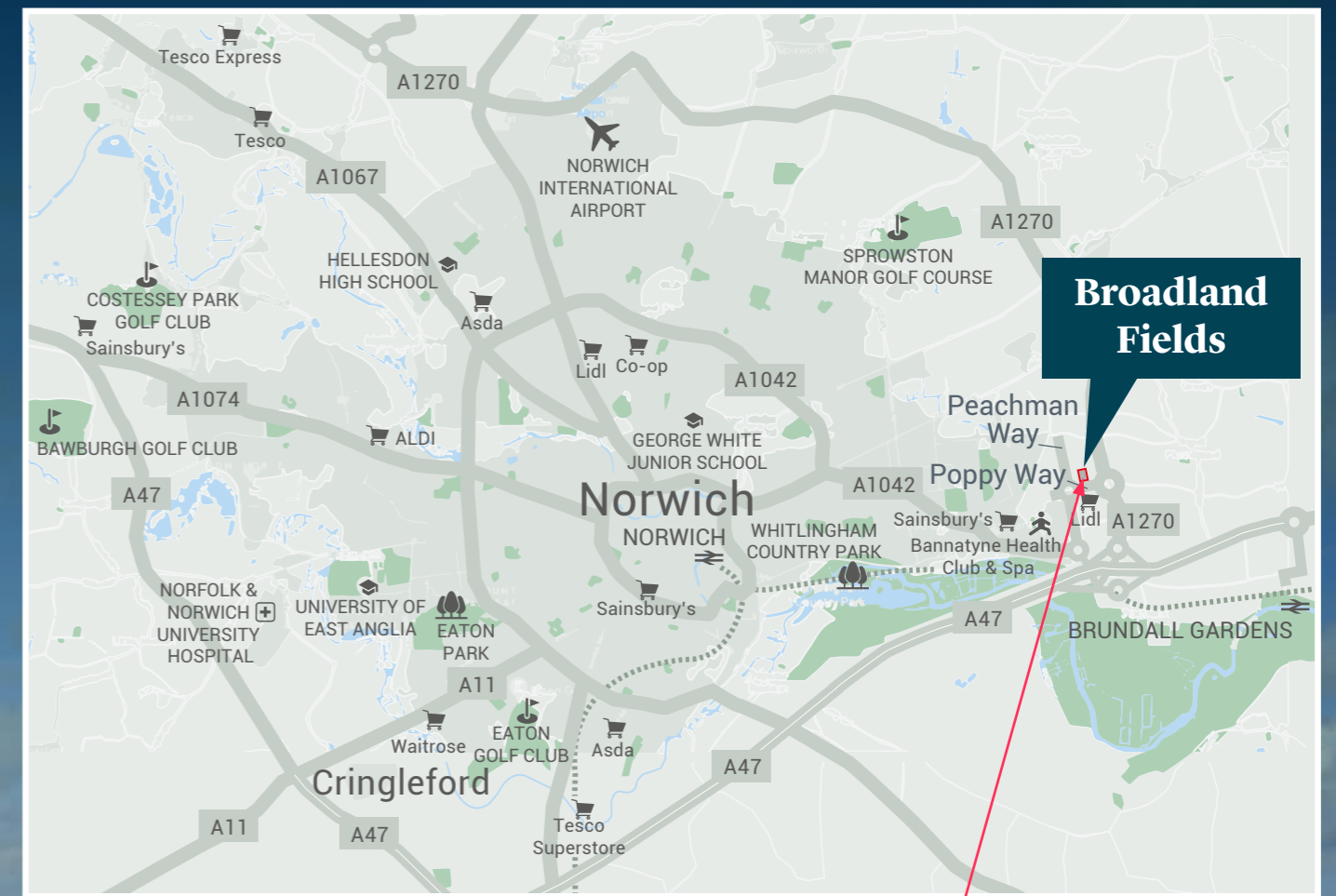
# A perfect place to live

## Options in every direction

Norwich is a beautiful city to have as a next door neighbour with its cobbled streets and open spaces, impressive Norman cathedral and imposing castle. There are intriguing boutiques and large shopping malls, a wide choice of restaurants, bars and clubs together with live theatre and a thriving arts scene.

Head away from town and you'll soon reach the Norfolk Broads National Park. This unique area of waterways, windmills and wildlife is the perfect place to spend a lazy summer's day. Whether boating, walking, cycling or seeking a glimpse of the local flora and fauna, you'll never be short of new things to explore.

East Anglia is full of great days out for all the family. There are heritage railways and royal palaces, magnificent views and ancient forests. You'll have every type of seaside you could wish for – from the bright lights of Great Yarmouth's Golden Mile to the crab restaurants of Cromer and the quiet beaches in between where you can walk for miles and see more seals than humans.



**Broadland  
Fields**



Mid Yare National Nature Reserve



The Norfolk Broads



The Royal Arcade, Norwich



Norwich Castle

# You're connected

## With so many places to enjoy

Norwich boasts one of East Anglia's main rail stations with frequent services to Ipswich, Colchester, Thetford, Ely, Peterborough and London Liverpool Street.

The A47 runs close to the city providing you with easy access to Great Yarmouth, Ipswich and other destinations across East Anglia. It also links you to the M11 and national motorway network. Norwich Airport is also nearby for when you're travelling further afield, and it's a straightforward drive to connect with Stansted.

Yet maybe the best form of transport when you live at Broadland Fields is to take a canoe or paddleboard out onto the waters at nearby Whitlingham Country Park.



### By Car

Lidl Supermarket  
200 meters

Brundall Gardens Station  
2.5 miles

Norwich Railway Station  
3.9 miles

Whitlingham Country Park  
5.3 miles

Chantry Place  
5.5 miles

Norwich International Airport  
8.9 miles

Great Yarmouth  
16.8 miles



### By Train

Norwich\*  
10 mins

Ipswich  
38 mins

Cambridge  
1 hour 17 mins

Chelmsford  
1 hour 18 mins

Peterborough  
1 hour 27 mins

London Liverpool Street  
1 hour 51 mins

Stansted Airport  
1 hour 55 mins



### Local Area

Post Office  
1.3 miles

Doctor's Surgery  
1.5 miles

Sainsbury's Supermarket  
1.5 miles

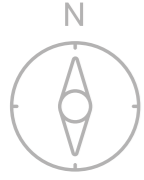
Thorpe St Andrew  
Secondary School  
1.9 miles

Brundall Primary School  
3.4 miles

University of East Anglia  
6.5 miles

Bure Marshes National  
Nature Reserve  
6.7 miles

# Site Plan



## Key

- One Bedroom Apartments
- Two Bedroom Apartments
- LGAH Rented Homes
- LGAH Homes

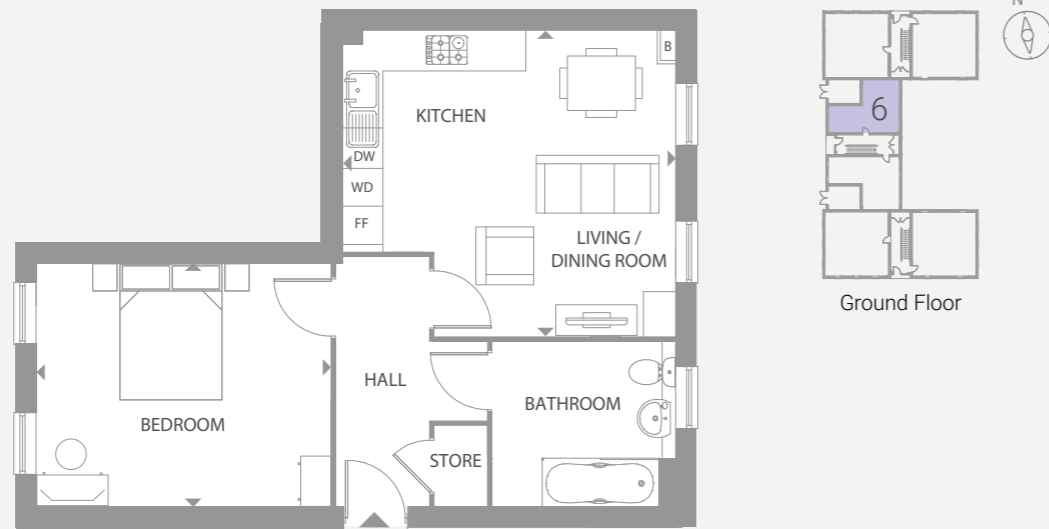
Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.



- Key  
 BS - Bin Store  
 CS - Cycle Store  
 V - Visitor Parking

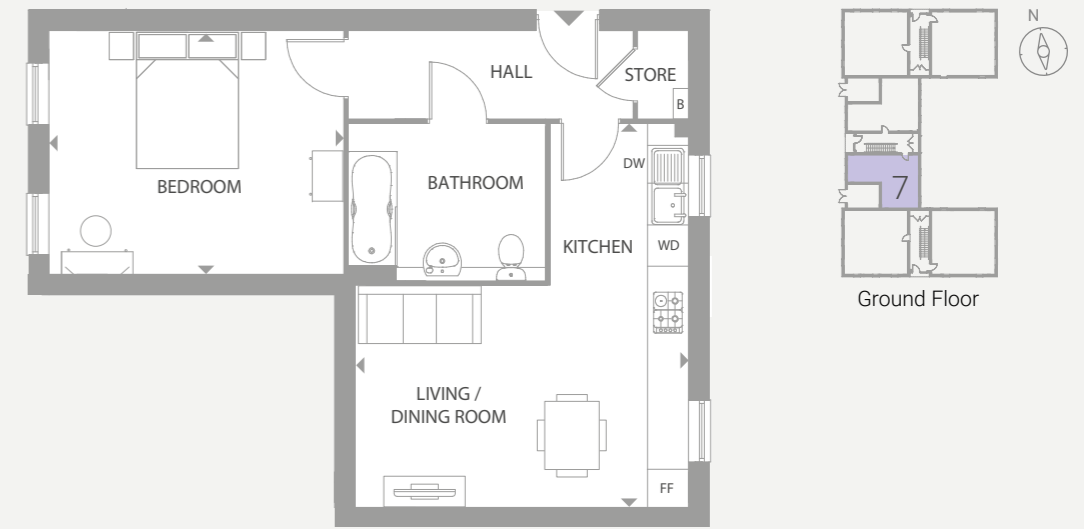
# One Bedroom Apartments

Plot No. 6



# One Bedroom Apartments

Plot No. 7



## Key

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

**Dimensions** TOTAL AREA: 50.7 SQ M 545.73 SQ FT

	Length	Width	Length	Width
Living/Dining/Kitchen	4.90m x 4.51m	16' 1" x 14' 9"		
Bedroom	4.34m x 3.58m	14' 3" x 11' 9"		



## Key

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

**Dimensions** TOTAL AREA: 50.7 SQ M 545.73 SQ FT

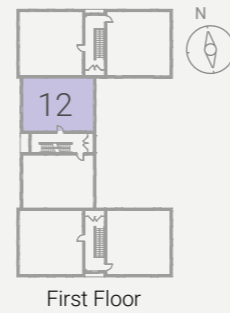
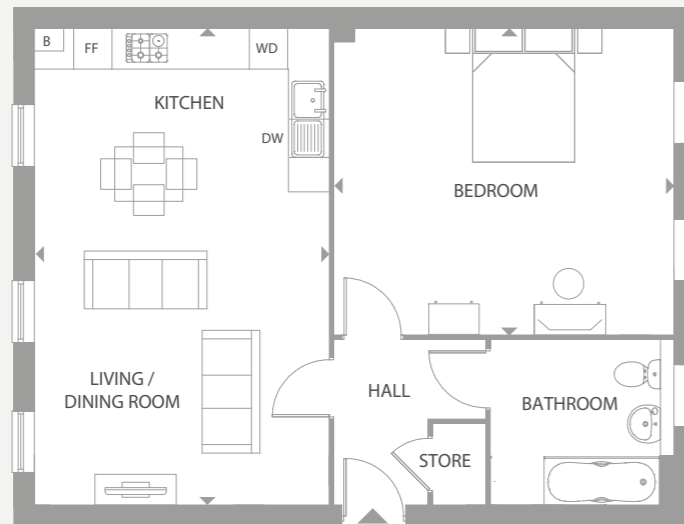
	Length	Width	Length	Width
Living/Dining/Kitchen	5.64m x 4.90m	18' 6" x 16' 1"		
Bedroom	4.34m x 3.58m	14' 3" x 11' 1"		





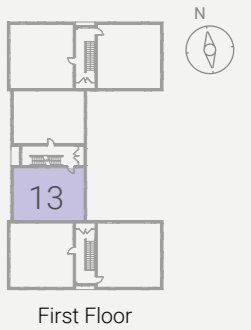
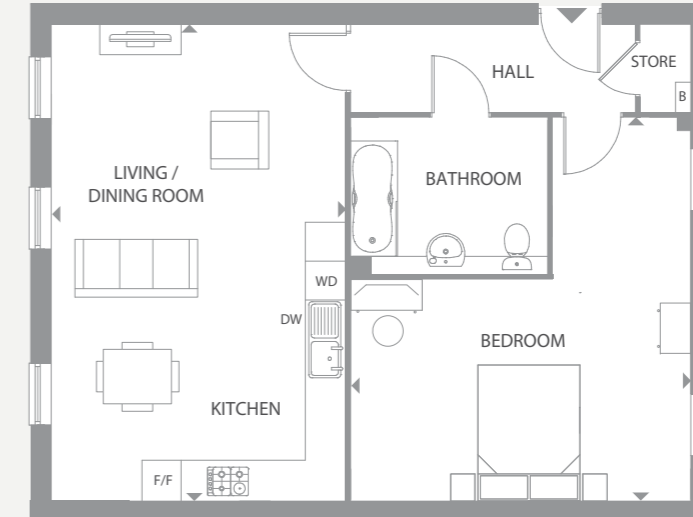
# One Bedroom Apartments

Plot No. 12



# One Bedroom Apartments

Plot No. 13



## Key

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

Dimensions	TOTAL AREA: 65.85 SQ M 708.81 SQ FT			
	Length	Width	Length	Width
Living/Dining/Kitchen	7.06m x 4.34m	23' 2" x 14' 3"		
Bedroom	5.00m x 4.53m	16' 5" x 14' 10"		



## Key

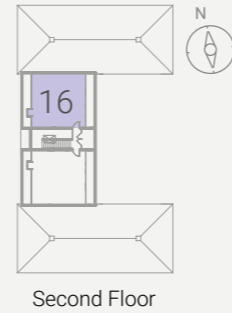
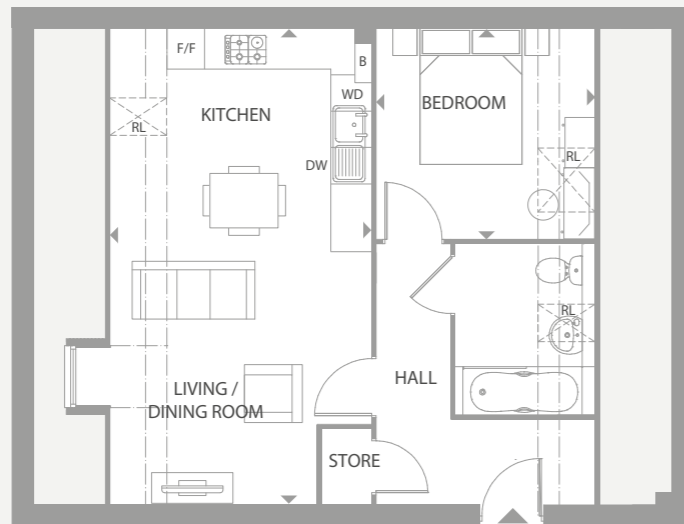
B - BOILER F/F - FRIDGE/FREEZER WD - WASHER DRYER DW - DISHWASHER

Dimensions	TOTAL AREA: 65.85 SQ M 708.81 SQ FT			
	Length	Width	Length	Width
Living/Dining/Kitchen	7.01m x 4.34m	23' 0" x 14' 3"		
Bedroom	5.64m x 4.90m	18' 6" x 16' 1"		



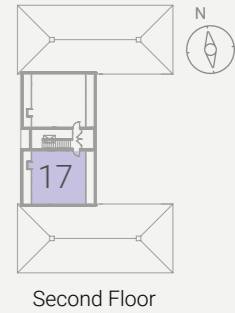
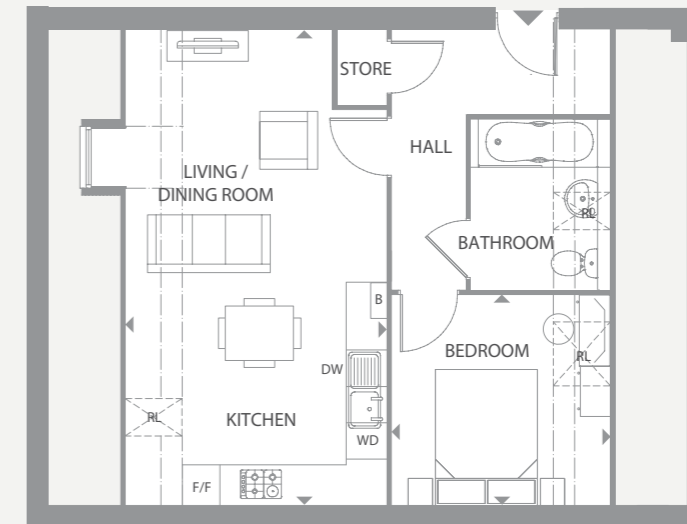
# One Bedroom Apartments

Plot Nos. 16



# One Bedroom Apartments

Plot Nos. 17



**Key**  
 B - BOILER F/F - FRIDGE/FREEZER WD - WASHER DRYER DW - DISHWASHER RL - ROOFLIGHT ——— REDUCING CEILING HEIGHTS

**Key**  
 B - BOILER F/F - FRIDGE/FREEZER WD - WASHER DRYER DW - DISHWASHER RL - ROOFLIGHT ——— REDUCING CEILING HEIGHTS

**Dimensions** TOTAL AREA: 50.35 SQ M 541.97 SQ FT

	Length	Width	Length	Width
Living/Dining/Kitchen	7.01m	3.85m	23' 0"	12' 7"
Bedroom	3.27m	3.22m	10' 9"	10' 7"



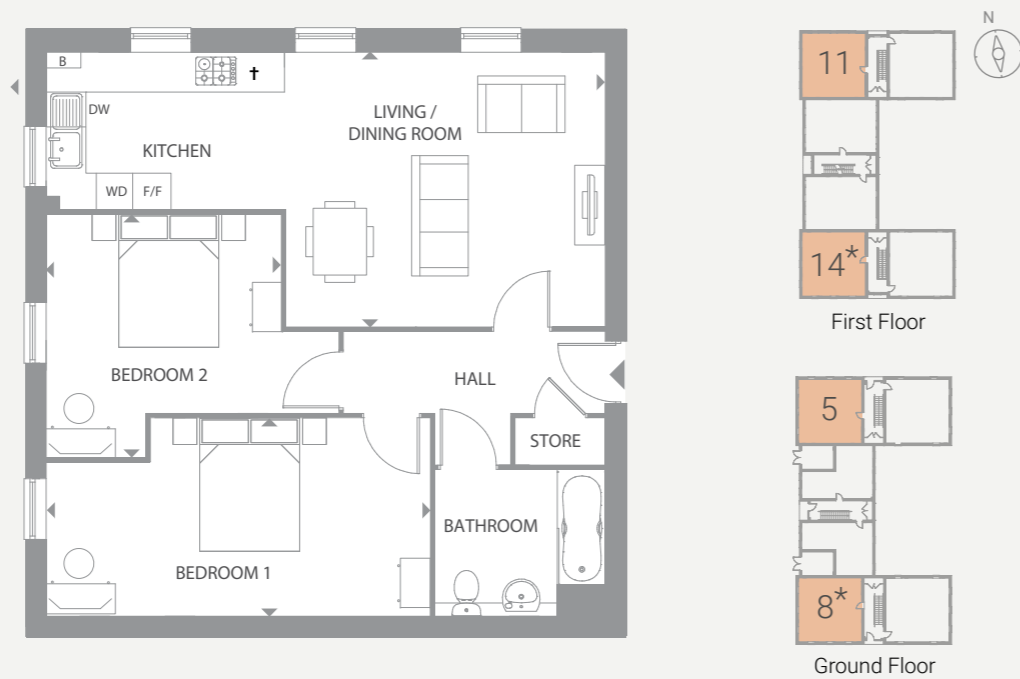
**Dimensions** TOTAL AREA: 50.35 SQ M 541.97 SQ FT

	Length	Width	Length	Width
Living/Dining/Kitchen	7.01m	3.85m	23' 0"	12' 7"
Bedroom	3.27m	3.22m	10' 9"	10' 7"



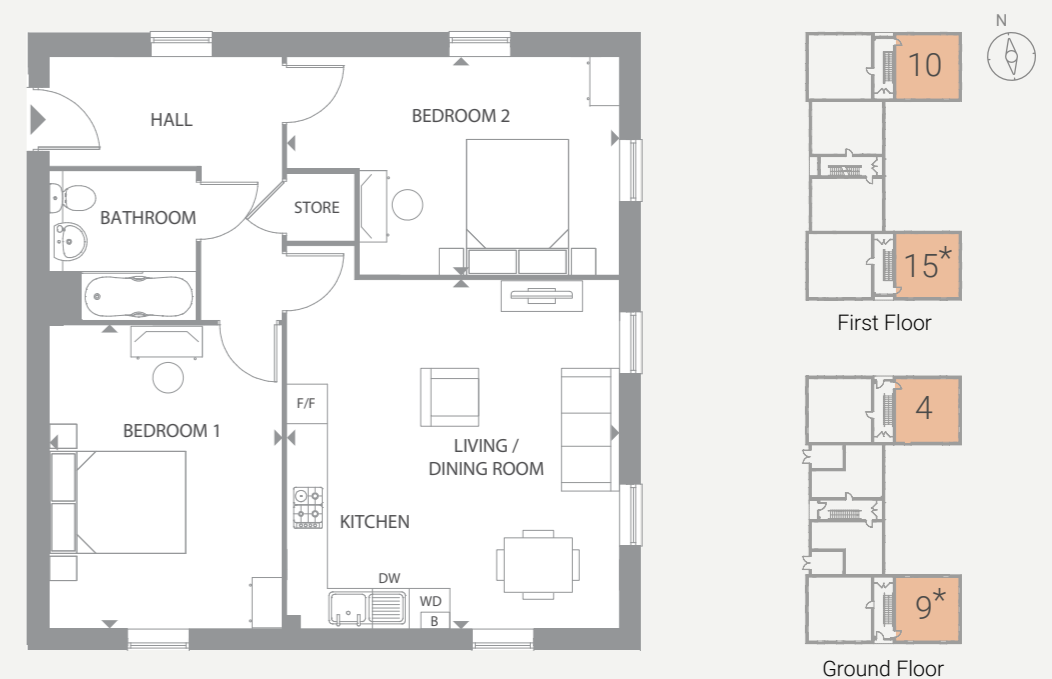
# Two Bedroom Apartments

Plot Nos. 5, 8\*, 11 & 14\*



# Two Bedroom Apartments

Plot Nos. 4, 9\*, 10 & 15\*



### Key

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

\* Plots 8 and 14 are handed to the plan drawn  
 † The run of kitchen units to plots 5 & 8 is 150mm shorter than what is illustrated above

### Key

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

\* Plots 9 & 15 are handed to the plan drawn

Dimensions	TOTAL AREA: 70.6 SQ M 759.94 SQ FT			
	Length	Width	Length	Width
Kitchen/Living/ Dining Room	8.38m x 4.12m	27' 6" x 13' 6"		
Bedroom 1	5.77m x 2.98m	18' 11" x 9' 9"		
Bedroom 2	3.66m x 3.53m	12' 0" x 11' 7"		



Dimensions	TOTAL AREA: 70.6 SQ M 759.94 SQ FT			
	Length	Width	Length	Width
Kitchen/Living/ Dining Room	5.14m x 4.89m	16' 10" x 16' 1"		
Bedroom 1	4.47m x 3.43m	14' 8" x 11' 3"		
Bedroom 2	4.89m x 3.22m	16' 1" x 10' 7"		



# Specification

## Kitchen

- Contemporary porcelain matt kitchen with chrome handles, under unit lighting, soft close units, cutlery tray and eco bin
- Laminate worktops with upstand
- Stainless steel sink with chrome mixer tap
- Zanussi electric hob with glass splashback and cooker hood
- Zanussi integrated single electric oven
- Zanussi integrated fridge freezer
- Zanussi integrated dishwasher
- Zanussi integrated washer dryer

## Bathroom

- Contemporary Roca sanitaryware including white toilet with soft close seat and pedestal basin
- Roca mixer tap to basin
- Thermostatic bath/shower mixer over bath
- Glass bath screen
- Grey ceramic tiles, full height to bath with splashback tiling to basin
- Extractor fan
- Mirrored cabinet

## Heating & Electrical

- Vaillant gas combination boiler
- Contemporary white radiators
- Chrome heated towel rail to bathroom
- LED downlights to kitchen and bathroom
- Pendant light fitting to all other areas\*
- White sockets and switches throughout
- Smoke, heat and carbon monoxide detectors
- Telephone point in living room
- TV point in living room
- Communal satellite dish for future connection to SkyQ\*\*
- Shaver socket to bathroom

## General

- UPVC double glazed white windows
- Internal walls and woodwork painted white
- White internal panel doors with satin chrome brassware
- 10 year NHBC building warranty



Images depict a typical Legal & General Affordable Homes property

## Flooring

- Wood effect laminate flooring to hall, kitchen/dining/living room
- Coordinating floor tiles to bathroom
- Carpet to bedroom(s)

## External & Communal Areas

- Audio entry system
- Lockable post boxes
- Two parking bays to 2 bedroom apartments.  
One parking bay to 1 bedroom apartments
- Carpet to stairs and corridors

- Tiling to floor on ground level
- Cycle store
- Bin store
- Communal garden area

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.

\* Plot 7 has LED downlights to Kitchen/Living/Dining area  
\*\*Connection subject to purchaser subscription

# 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'. You can staircase in annual 1% increments during the first 15 years of your lease, this is calculated based on the initial purchase price adjusted in line with HPI (House Price Index), or you can staircase in larger proportions (over 5%) with a RICS valuation. You can staircase 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.

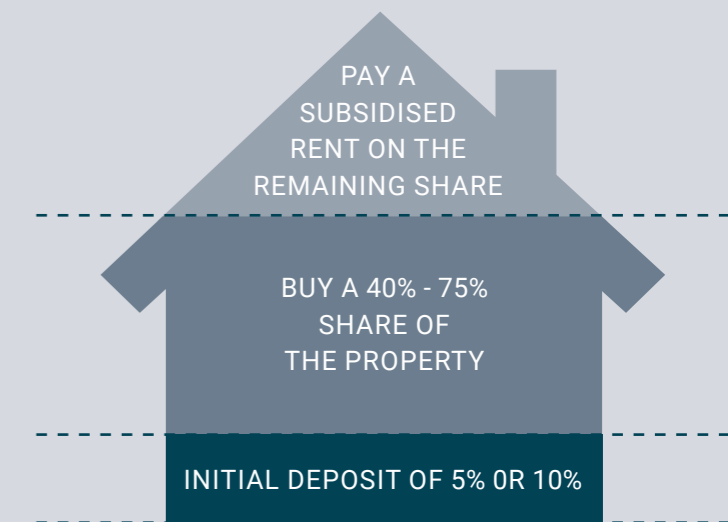
### Will I need a deposit?

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 Broadland 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**.

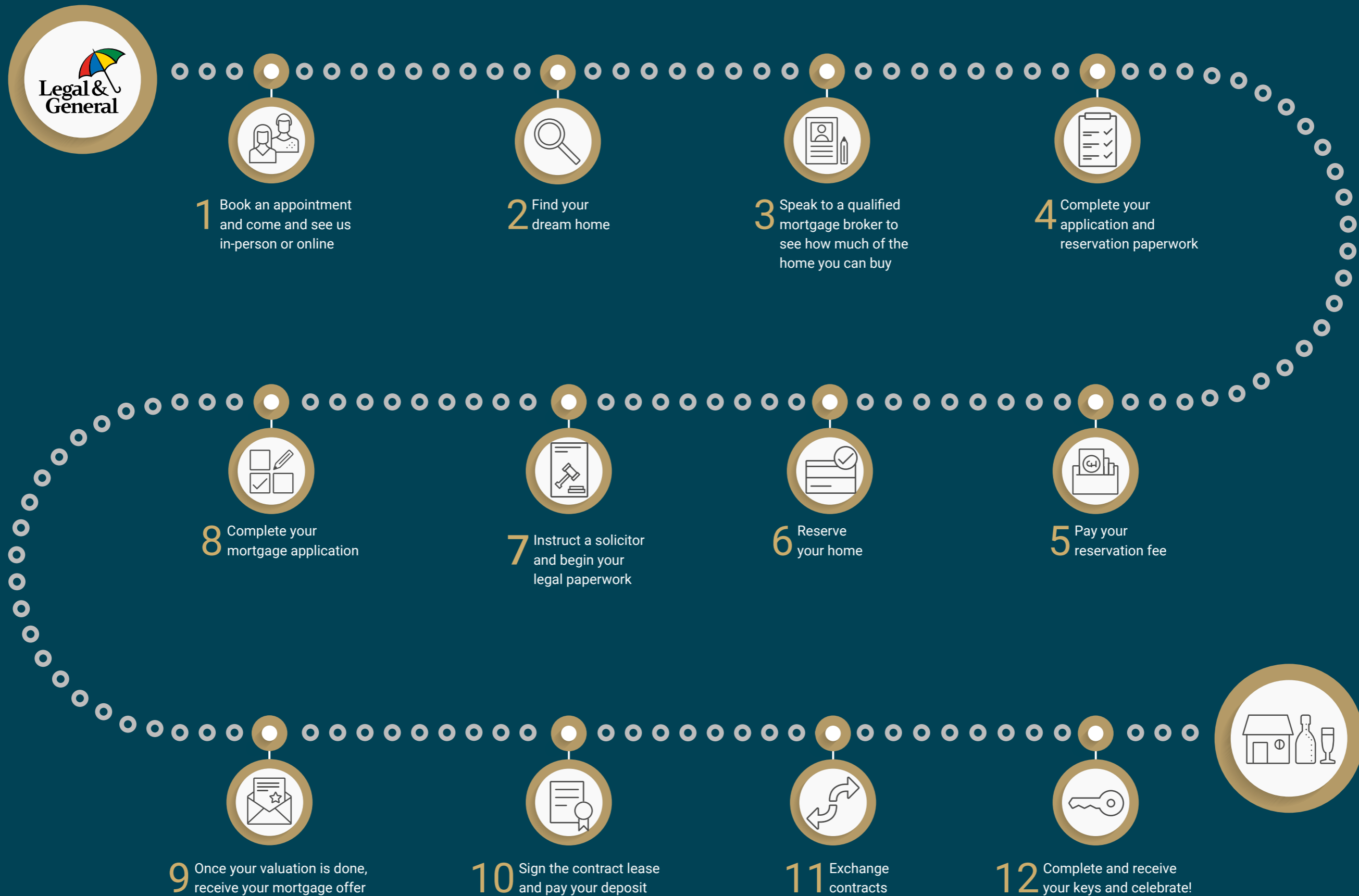
### We're here to help

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.





## 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.

# Broadland Fields

POPPY WAY, NORWICH NR13 5HB

Call to book an appointment

 01603 385 372

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



We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. 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%. Do not use these measurements for appliance spaces or items of furniture. Kitchen, utility layouts and bathroom may differ to build. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.

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 image are for illustrative purposes only, plot specific elevations may vary. LGAH-BF-V110124.