

Yare Green

Shipdham

A STYLISH COLLECTION OF
2, 3 AND 4 BEDROOM HOMES

**Homes designed for
a modern lifestyle**



Welcome to **Yare Green**

Enjoy the best of modern rural living when you buy a brand-new home at our Yare Green development in Shipdham, set in picturesque surroundings with good walkable amenities.

Choose from a range of two, three and four-bedroom terraced, semi-detached and detached homes, generously sized with thoughtfully-designed living space where you can comfortably relax, work or entertain friends and family — however you wish to live your life.

Each contemporary home has been finished to a high standard, from the modern kitchens with integrated appliances to the abundance of storage and addition of flooring throughout. You'll be pleased to know that your home also comes with a private, ready-turfed rear garden together with allocated parking. Another advantage is the focus we've placed on energy efficiency and sustainable design, which ensures your home remains cosy and running costs low.

Yare Green's location couldn't be more ideal. Shipdham is one of Norfolk's largest villages, providing access to a thriving local Community within a charming country setting — the perfect harmony of modern convenience and Mother Nature.

A NEW COMMUNITY AND WAY OF LIFE



A great place to live

Whether you're looking for your first or forever home, Yare Green in the vibrant Norfolk village of Shipdham — with its friendly Community, excellent amenities and charming surroundings — offers the ultimate modern rural living experience.

Located approximately 20 miles west of Norwich, Shipdham ranks among the largest villages in Norfolk and is also the longest, stretching nearly two miles along the main road between Dereham and Watton. Noted in the Domesday Book as 'a thriving, well-established settlement of 70 households', nowadays Shipdham's enduring appeal is helped by excellent amenities such as a Post Office, GP surgery, shops, a pub, park and allotments that are all within walking distance. There's even a mobile library!

A wide selection of Community activities — from yoga and choir to children's play groups — are available for locals to enjoy, while families will welcome the choice of nearby nurseries along with primary and secondary schools, all of which are rated 'Good' by Ofsted. Thomas Bullock CofE Primary & Nursery Academy is less than half a mile from the development.

Additional facilities are on your doorstep in neighbouring Dereham and include a leisure centre, golf course, twice-weekly market and great independent shops — perfect for an afternoon's browsing. Or why not head to Norwich? The UK's most complete medieval city is home to a lively arts, music and cultural scene, fantastic shops, eclectic restaurants and Europe's largest permanent undercover market.

Shipdham is at the heart of Norfolk's Breckland region, a designated Conservation Area that offers no shortage of scenic walks and cycling routes through its stunning, varied landscape. If coastal attractions are more to your liking however, Norfolk has those too. The county's spectacular northern coastline is just 45 minutes away, with beautiful sandy beaches, pretty villages and traditional seaside towns just waiting to be explored.



A place to call home

With Shipdham conveniently located on the A1075, you can easily connect to the A47 or A11 for Norwich or Cambridge. The nearest train station at Attleborough also connects to both cities and then onto London.



- Travel times by car
(Estimate only)

 - Norwich – 37 mins
 - Cambridge – 1 hr 20 mins
 - Peterborough – 1 hr 30 mins
 - London – 2 hrs 30 mins
- Airport
 - School/College
 - Restaurant
 - Convenience store
 - Post office



A choice of thoughtfully-designed 2, 3 and 4-bedroom homes, generously-sized with all the room you need to relax, work and enjoy time with friends and family.



An idyllic village location surrounded by Norfolk’s beautiful, unspoiled rural landscape, within walking distance of Shipdham’s shops, post office, GP surgery, pub and park.



Additional amenities in neighbouring Dereham include a leisure centre, golf course, twice-weekly market, independent shops and cafes as well as vintage rides on the Mid-Norfolk Railway.



For families, Community-run children’s play groups along with a choice of nurseries together with Ofsted ‘Good’ rated primary and secondary schools close by.



Excellent connections to the A47 (for Norwich) and A11 (for Cambridge) and regular buses running between Shipdham, Watton and Swaffham, stopping close to Yare Green.



Attleborough train station (approximately 12 miles away) offers regular rail connections with Cambridge and Norwich, both of which then link directly to London.



Only 26 miles from the medieval city of Norwich, with its vibrant arts, music and cultural scene, superb shopping, and lively restaurants and nightlife.



Norfolk’s spectacular countryside and coastline provide the ultimate modern country living experience, with scenic walking and cycle routes throughout the Breckland region.

Why buy new?

Buying a brand-new home with Places for People is one of the easiest decisions you'll ever make. Designed for modern living, with plenty of space to relax, work or entertain, all you need to do is unpack and start making your home your own.

placesforpeople.co.uk/yare-green



Research by the Home Builders Federation (HBF)* shows that new homes are much more environmentally friendly than older equivalent properties, emitting on average just 1.22 tonnes of carbon a year, compared to the 3.51 tonnes that existing properties emit.

At Places for People, we design and build our homes to maximise energy efficiency, using energy-saving lighting, eco-appliances and water-saving devices as well as excellent insulation to reduce your carbon footprint and keep your utility costs down. Our homes are rated from A to C.

Buying a new home can be good for your bank balance too. The HBF calculates that buyers of new homes pay on average 50% less a year for their heating, hot water and lighting costs

compared to owners of older properties, saving them a total of £780. Buyers of new-build houses save even more at around £979 annually.

When you buy your new Places for People home, our experienced sales team will be with you every step of the way to guide you through the home-buying process. Our homes also benefit from a 10-year insurance-backed warranty, meaning you can move in with peace of mind (without the worry of expensive structural repairs) and simply enjoy the thrill of turning a blank canvas into your dream home.

Plus — you and your new neighbours are all getting to build a new Community together — what's not to love?

*Home Builders Federation Watt a Save report Jan 2025.





Computer Generated Image — Yare Green

Sustainable living for less

When you buy new with us, you can look forward to all the benefits of an energy and cost-efficient home without having to compromise on comfort or quality.

Designed and built to sustainable environmental standards, our energy-efficient homes feature efficient heating systems and energy-saving technology along with an exquisite finish you'll love.

You'll use less energy, spend less on utility bills and still have the warm, welcoming home you've always wanted.

And with everything you need conveniently located nearby — from shops and schools to leisure facilities and green spaces — Yare Green is the perfect place to enjoy a more sustainable lifestyle, supporting the local economy while building connections to last a lifetime.



EV car chargers
Encouraging greener travel.



Forward-thinking fabric design
Our well-insulated homes are designed to maximise energy efficiency and reduce running costs, now and in the future.



Energy-efficient lighting
LED light fittings and bulbs lower energy use as well as your bills.

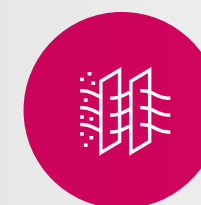


Water-saving devices
Our kitchen and bathroom fittings save both water and money.

Enjoy a more comfortable home that costs less to run, with everything you need close by.



Good ventilation
Our homes come with good ventilation for a comfortable environment.



Double glazed windows
Benefit from a reduction in heat loss, noise and energy payments.



Eco-appliances
Most of our fitted appliances are A rated so cheaper to run.



Seasonally efficient
Our homes reduce the risk of overheating in the warmer months.



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Computer Generated Image — Places for People, Whistle Wood, Bordon

When you buy a home from Places for People, you know you're in safe hands...

What we do

We are a property developer and manager with a proven track record for delivering high-quality homes in thriving Communities right across the UK. With us, you can look forward to outstanding quality and service, because we handle the whole development process — from acquiring the land, planning our sites and designing our homes, to building and selling or renting them.

As the UK's leading Social Enterprise, our overriding purpose is to create homes where Community matters. From small housing developments to large-scale regeneration projects, we tailor our homes to the needs of local People, take responsibility for our environmental impact, and put People First to build a sense of Community.

Our approach

With more than 50 years' experience of managing and developing homes, we know what it takes to build happy, healthy and inclusive places to live. All our Communities are delivered by our award-winning, specialist placemaking, property investment and management companies across the UK, who ensure the places we create meet a variety of needs, not just now but well into the future. Where others think in years, we think in decades.

What makes us different

We believe our homes should be attainable for everyone, which is why we offer a wide range of buying options, including shared ownership. So, whether you're taking your first step onto the property ladder or looking for your forever home, there's a place to suit your individual needs.

We listen to our Customers too — and give them what they ask for: bright, spacious homes with flexible living areas that easily adapt to work or play, plenty of storage and that all-important private outdoor space. In our well-connected Communities, you'll have all the services and facilities you need on your doorstep — from shops, restaurants, schools and healthcare to beautiful green open spaces offering a natural retreat from the busyness of modern life.

Because when you buy from us, you're not just buying a home — you're buying into a Community; a place where you can belong, build connections and put down roots to last a lifetime.





steps to secure your dream home

Here's what your Shared Ownership
home buying journey looks like...

Purchasing a Places for People home with Shared Ownership has never been easier. Whether you're buying for the first time or you've owned a property before, we've kept things simple so you're free to enjoy this next exciting phase.

From the moment you get in touch to that exhilarating day when you pick up your keys (and even after you've settled in), our friendly, experienced Sales team will be right by your side, supporting and guiding you every step of the way.

Get expert advice

The first step is to get in touch with our Sales team. We'll talk you through the Shared Ownership process and either refer you for an affordability assessment or arrange for you to visit.

Determine your budget

We will ask you to complete an affordability assessment with an Advisor, which includes filling in a 5-year budget planner to determine the level of share you can purchase.

Apply for a mortgage

If you're purchasing your new home with a mortgage, your affordability assessment is also when you will arrange with your mortgage lender or Advisor to proceed with your Shared Ownership mortgage application.

Exchange contracts

This is when things become official! Once you're happy with the legal contracts, you can sign them, pay your deposit and receive a completion date to move into your new Shared Ownership home.

Attend a home demonstration

Before completing, we'll arrange for you to attend your new home demonstration and access your Home User Guide, so you can get to know your Shared Ownership home and understand how everything works.

Start things moving

When you visit, we will check you meet the scheme's eligibility and affordability criteria. First and foremost is that your household income needs to be under £80,000 a year (£90,000 in London).

Reserve your home

Once your finances are in place, you can formally reserve one of our Shared Ownership properties and pay your reservation fee! Our team will continue to guide you through the process.

Instruct a solicitor

Now you've reserved your new home, you'll need to instruct a solicitor experienced in Shared Ownership to handle the legal aspects of the purchase. We can refer you to independent solicitors if needed.

Get ready to move

Now is the time to organise contents insurance, arrange removals quotes and set up or transfer accounts for TV, internet and utilities suppliers ready for when you change address.

Complete and move in

Legal completion is that happy moment when you own a share of your new home! Your mortgage lender transfers the funds, we arrange handover of your keys and you start living life your way!

“Everyone I’ve dealt with at Places for People has been so friendly and gone out of their way to help, no matter what your query. They’ve been brilliant and have kept in constant touch with us throughout.”

Christian, Places for People Customer



“We already loved the area so it only took us five minutes to decide this was the home for us! It’s so convenient here; we’re close to work and we have beautiful walks and a café on our doorstep.”

Ellie, Places for People Customer



**We create homes where
Community matters. We improve
our Customers' lives every day
through the homes we build and
the Communities we manage.**



Because Community Matters
#WeAreCommunity
Proud to be creating sustainable
Communities for the long term



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Follow us on



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#BecauseCommunityMatters