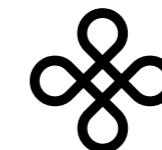






BROAD OAKS



## Lasting Luxury

BY PROSPERITY LIVING

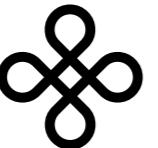
**Welcome to the Broad Oaks Country  
Home Collection, located in the desirable  
heart of rural Downham Market, Norfolk.**

**A stylish collection of one, two, three,  
& four-bed energy-efficient homes  
designed for a harmonious life.**

Where the living is easy



Broad  
Oaks



# Prosperity Living

INTRODUCING FINE & COUNTRY

**We are a team of professional estate agents with an in-depth knowledge of the local market which ensures that all our customers receive the very best service, whether they are buying or selling a property in across Norfolk.**

Our local knowledge of Norfolk and more specifically Downham Market, enables our team to deliver our customers the best results possible. Our sophisticated marketing technologies and our experienced team of local property experts also combine to deliver an outstanding estate agency experience.

Please contact our office on 01328 854190  
or at [fakenham@fineandcountry.com](mailto:fakenham@fineandcountry.com)

**FINE & COUNTRY**



*Full of character*



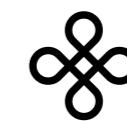
 **Broad  
Oaks**



# Crafted *Comfort*

**Every aspect of your home is designed, built, and finished to the kind of exacting standard we'd expect of our own home ... to us, it's personal.**

As an award-winning house builder, we know that building the best homes means using the best craftspeople. With a sharp focus on the finer points, we only work with highly skilled teams, ensuring your new home is delivered to a truly unrivalled quality.





# Broad Oaks

DOWNHAM MARKET, NORFOLK



Located in the East of England, our Broad Oaks development will be a desirable collection of 300 energy-efficient homes for stylish family living. A place to grow, with first-class amenities on your doorstep and a community-first neighbourhood which feels safe and secure. This is luxury living designed to create a lasting legacy.

# Tailored *To the individual*

**The perfect home is a personal thing.  
It should reflect who you are. That's why our  
homes are designed around your style.**

Broad Oaks homes come in a range of sizes and designs, detail and specification, enabling you to tailor your home to your taste and style. We offer a range of premium upgrades to our standard specification along with a tastefully curated collection of interior fittings and finishes designed to ensure your home looks and feels sleek and modern.

**Contact us for further details.**





**Broad  
Oaks**



*Perfect harmony ...*



Reassuringly relaxed ...

 **Broad  
Oaks**



# Signature

## Specification

### Internal

#### Paint Finishes

- All walls painted; French Grey
- All ceilings painted; White
- All joinery painted; White

#### General Floor Finishes

- Carpets, standard range to stairs, landing and bedroom: neutral colour
- Luxury Vinyl Tile (LVT) to kitchen/dining area and hallway: neutral colour
- Luxury Vinyl Tile (LVT) to bathroom/ensuite, (if applicable) and downstairs cloak: neutral colour

### Kitchens/Utility

(Where Applicable)

#### Kitchen Units

- Layout - See Manufacturers Layout for details: colour - to be agreed according to No. of Bedrooms
- Laminate work surface: colour - to be agreed according to No. of Bedrooms
- Worktop upstands to match: colour - to be agreed according to No. of Bedrooms

#### Utility Units

- Layout - See Manufacturers Layout for details: colour - to be agreed according to No. of Bedrooms
- Laminate work surfaces: colour - to be agreed according to No. of Bedrooms
- Worktop upstands to match: colour - to be agreed according to No. of Bedrooms

### Appliances

- Stainless steel single fan electric under counter oven
- Electric ceramic hob

- Stainless steel chimney hood
- Fridge freezer 70/30 split integrated
- Dishwasher integrated
- Cooker hob to stainless steel splashback
- Free Standing Washing Machine Included.

#### Sinks and Taps

- One and half bowl stainless steel sink plus monobloc mixer tap

### Bathrooms / Cloaks / Ensuites

(Where Applicable)

#### Bathroom

- White Bath 170 x 70cm
- White close coupled wc
- White pedestal whb
- Chrome taps
- Over bath mixer shower and screen (only when there is no Ensuite)
- Ceramic wall tiles half height around bath and splashback to basin
- Ceramic wall tiles full height around bath, splashback to basin (only when there is no Ensuite)

#### Cloak

- White close coupled wc
- White pedestal whb
- Chrome Taps
- Ceramic tile and splashback to basin

#### Ensuite

- White close coupled wc
- White pedestal whb
- Thermostatic shower
- Shower tray, screen and doors
- Chrome taps
- Ceramic wall tiles full height to shower enclosure and splashback to basin

# Signature

## Specification

### Electrical

#### Electrics

- TV aerial point in living room
- TV aerial point in master bedroom
- Digital co-axial cable to roof space
- Fibre internet point in living room (or other suitable location on the GF)
- USB double power point in lounge
- USB double power point in kitchen
- USB double power point in master bedroom
- Brushed Aluminium sockets and switches to Kitchen above worksurface level. Plastic white sockets and switches to all other areas.
- 'Ring' type or equivalent front doorbell.
- Burglar alarm power connection only
- Lantern with PIR to front door
- Lantern with PIR to rear casement doors
- Smoke/heat/carbon monoxide detectors as floor plan
- Energy saving light fittings
- Downlighters to kitchen, cloak and bathroom, utility and ensuite (where applicable)
- Electric car charging point

### Plumbing & Heating

#### Plumbing

- External cold-water tap

#### Heating

- Air Source Heat Pump heating system with underfloor heating to ground floor and upper floor radiators
- Thermostatic radiator valves to all specified rooms

### External Finishes

#### House

- Double glazed white UPVC windows, lockable except fire escape units
- Double glazed white UPVC casement doors with multi point locking
- Double glazed black composite front door
- Chrome finish ironmongery to external doors
- UPVC fascia, soffit and bargeboards (where applicable)
- UPVC gutter

#### Gardens

- Side timber gate with latch and bolt
- Garden fence
- Turf to Front and Rear Garden

#### Paving

- Paving slabs to paths and patio

#### Drives/Garage (where applicable)

- Tarmac / block paving
- Factory finished garage door (where applicable)

\*Applicable to sales after March 2023

\*Specification is for houses (not maisonettes)





**Broad  
Oaks**



*Blissful ...*



# Broad Oaks

SITE PLAN

The Broad Oaks Downham Market site  
will be a spread across 30-acres.

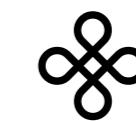


BROAD OAKS



# House *Styles*

A PLACE WITH SOMETHING  
FOR EVERYONE





## The Croft

ONE BED MAISONETTE

The opportunity to own your first 'starter home' – a freehold maisonette comprising of living/kitchen/dining room, bedroom and bathroom. A high quality specification which includes oversized windows and self-contained gardens.

Parking – One space with Electric Charging Point

APT STYLE A, GROUND FLOOR 533 SQ FT (49.6 SQ M)

APT STYLE B, FIRST FLOOR 673 SQ FT (62.6 SQ M)



## The Acorn

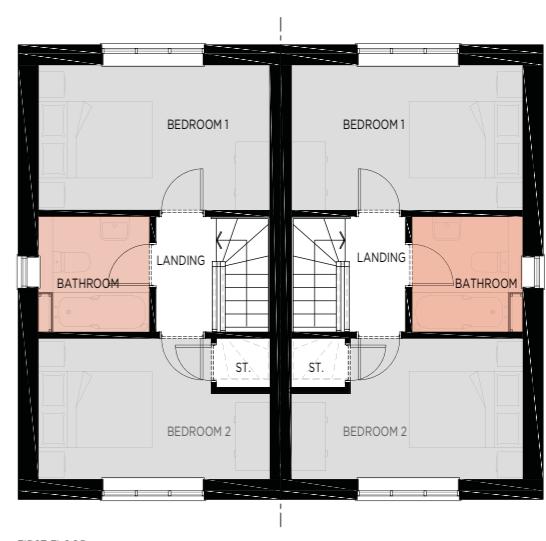
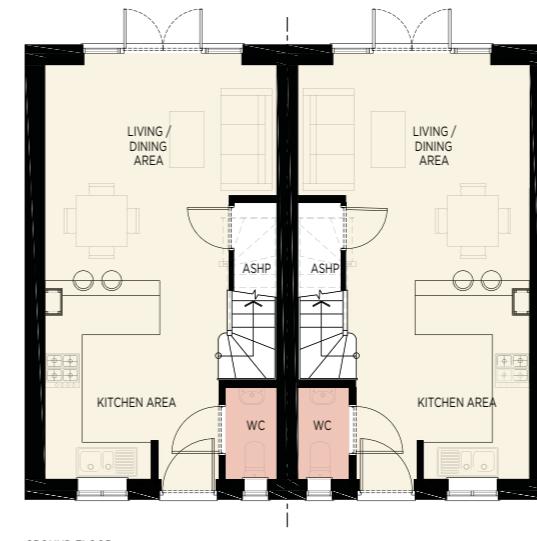
TWO BED MID & END TERRACED OR SEMI-DETACHED

The aesthetically pleasing Acorn benefits from a high specification kitchen and spacious living/dining area - with double doors to the garden. First floor comprises of a spacious master suite with ensuite, a further bedroom and family bathroom.

Parking – Two allocated spaces.

HOUSE TYPES - PD1 & PD3

631 SQ FT (58.6 SQ M) TO 809 SQ FT (75.2SQ M)





## The Ash

### THREE BED MID & END TERRACED SEMI-DETACHED

The ground floor design of The Ash allows for large, bright, living spaces to include the kitchen, dining and living areas. With double doors to the rear of the property creating a seamless transition into the garden, maximising the flow from inside to out. First floor comprises of a master suite with ensuite, two further bedrooms and family bathroom. Parking - Two allocated spaces. Units 124 & 177 - Single garage and two spaces.

**HOUSE TYPE - PD5**  
**925 SQ FT (85.8 SQ M)**

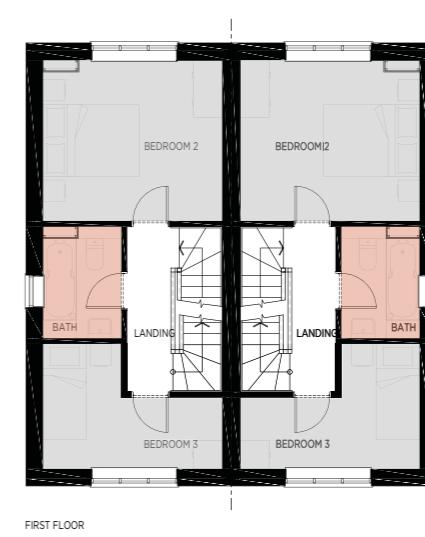


## The Sycamore

### THREE BED SEMI-DETACHED

The Sycamore allows for large, bright, living spaces to include the kitchen, dining and living areas heading out to the garden, maximising the flow from inside to out. First floor comprises of two bedrooms and family bathroom. Second floor houses a master suite. Parking - Two Spaces.

**HOUSE TYPE - PD11**  
**931 SQ FT (86.5 SQ M)**





## The Beech

THREE BED DETACHED

Benefiting from a spacious layout, each Beech home features a large combined kitchen/living/dining area enabling a flow of natural light. Further accentuating the space available the living room enjoys double doors out the garden. On the first floor you will find a master suite with ensuite, two further sizeable bedrooms and family bathroom.\* Parking – Single separate garage and two spaces

HOUSE TYPE - PD7  
994 SQ FT (92.3 SQ M)



\* External finish to house can vary dependent on plot number. Please consult with Sales Office.



## The Willow

FOUR BED DETACHED

Benefiting from a spacious layout, each Willow home features a large combined kitchen/living/dining area enabling a flow of natural light. Further accentuating the space available the living room enjoys double doors out the garden. On the first floor you will find a master suite with ensuite, three further sizeable bedrooms and family bathroom. Parking – Single separate garage and two spaces.

HOUSE TYPE - PD10  
1036 SQ FT (96.2 SQ M)





# The Royal Oak

FOUR BED DETACHED

There's no shortage of light in this detached four-bedroom home. Large windows create bright interiors with natural light flowing through the kitchen breakfast/family room, out to the garden via bi-folding doors at the rear - whilst the separate dining and living rooms allow for relaxing and entertaining. The first floor comprises of a master suite with ensuite, three further double bedrooms and family bathroom. Parking - Single separate garage and two spaces.

HOUSE TYPE - PD12  
1,226 SQ FT (113.9 SQ M)



# The Royal Oak

FOUR BED DETACHED - UNITS 15 & 141 ONLY  
WITH INTEGRAL GARAGE

This detached four-bedroom home comes with large windows that create bright interiors with natural light flowing through the kitchen breakfast/family room, out to the garden via doors at the rear - whilst the separate dining and living rooms allow for relaxing and entertaining. The first floor comprises of a master suite with ensuite, three further double bedrooms and family bathroom. Parking - Integral garage and two Spaces.

HOUSE TYPE - PD13  
1,276 SQ FT (118.5 SQ M)





## By Prosperity

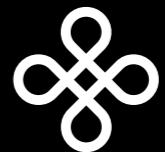
SHARED OWNERSHIP SCHEME

**We're dedicated to producing thriving communities by delivering quality homes built with award winning expertise.**

**As one of the UKs largest private developers, we're perfectly placed to offer the highest standard of build quality, in locations that offer excellent transport links and local amenities – within environments focused on fostering vibrant, happy, and safe community living.**

**There is no differentiation to specification – so from breaking ground, right through to the sales process to completion, you are buying into a company that has successfully delivered over 4000 homes to date.**

**At Broad Oaks will be providing 18 Shared Ownership properties which will comprise a mix two and three bedroom houses.**



## Shared Ownership

VITA SPECIFICATION VARIATIONS

### Kitchens Appliances

- Stainless steel single fan electric under counter oven
- Electric ceramic hob
- Stainless steel chimney hood
- Cooker hob to stainless steel splashback
- One and half bowl stainless steel sink plus monobloc mixer tap
- Space and plumbing for dishwasher and washing machine (no appliances). Space for Fridge/Freezer (no appliance).

### Bathroom

- White Bath 170 x 70cm
- White close coupled wc
- White pedestal whb
- Chrome taps
- Over bath mixer shower and screen
- Ceramic wall tiles full height around bath, splashback to basin

### Electrics

- TV aerial point in living room
- TV aerial point in master bedroom
- BT Telephone/Broadband Point
- White sockets and switches to all other areas
- Kitchen and Bathroom to have Down Lights, all other areas to have pendant lights.
- Switched Sockets and spurs to Kitchen as required by final kitchen layout
- Burglar alarm power connection only
- Extractor fans with timed overruns to WC/Bathroom
- Lantern with PIR to front door
- Ring type or equivalent front Doorbell
- Smoke/heat/carbon monoxide detectors as floor plan
- Downlighters to kitchen, cloak and bathroom
- Electric car charging point

### General

- Curtain battens above windows as appropriate
- Turf to Front and Rear Garden



## The Acorn

### TWO BED MID & END TERRACED OR SEMI-DETACHED

The aesthetically pleasing Acorn benefits from a high specification kitchen and spacious living/dining area - with double doors to the garden. First floor comprises of a spacious master suite with ensuite, a further bedroom and family bathroom.

Parking - Two allocated spaces.

#### HOUSE TYPES - PD3 809 SQ FT (75.2 SQ M)



## The Ash

### THREE BED MID & END TERRACED SEMI-DETACHED

The ground floor design of The Ash allows for large, bright, living spaces to include the kitchen, dining and living areas. With double doors to the rear of the property creating a seamless transition into the garden, maximising the flow from inside to out. First floor comprises of a master suite with ensuite, two further bedrooms and family bathroom.

Parking - Two allocated spaces. Units 124 & 177 - Single garage and two spaces.

#### HOUSE TYPE - PD5 925 SQ FT (85.8 SQ M)





# Broad Oaks

DOWNHAM MARKET, NORFOLK

*Awaken the senses...*

**On the banks of the River Great Ouse, and dating back to Saxon times, Downham Market is one of Norfolk's oldest market towns. The attractive marketplace is immediately identifiable by its majestic black and white clock.**

The town retains an intimate feel, with the community enjoying an array of independent shops and regular markets offering local produce, all set against a backdrop of fine historic buildings, impressive architecture and scenic countryside.



## Top 10

Voted one of the happiest places to live in Britain, Downham ranked 6 in the top 10 list of an annual “happy at home” index compiled by Rightmove.



BROAD OAKS



# A world of opportunity

**Welcome to a place ranked as one of the  
Top 10 happiest locations to live in the UK.**

The county of Norfolk comprises an array of picturesque towns and villages, rich in history, architecture and striking landscapes. With a great mix of local independent shops, friendly cafes and pubs, Downham Market is one such town. The perfect base for exploring The Fen Rivers Way, it's a fascinating place to watch the boats, have a picnic or indulge in a range of outdoor pursuits. With a great selection of local OFSTED-rated schools, Broad Oaks is the ideal family life, enriched by all the finer things the area has to offer.

## BROAD OAKS



# The Great *Escape*

**Capitalise on a location just an hour and a half from London, yet with 50% less living costs.**

High grade transport links serve Downham having easy access to the M11, A10 or A1 from the south and the A47 and A17 from the Midlands and the North.

A fast, reliable local transport network connects the region quickly and efficiently – further positioning Downham as a key contender for professionals and families looking to commute to the larger cities with direct trains from the town's mainline station running to Cambridge every half an hour in 38 minutes, Peterborough in 1 hour and London Liverpool Street on the hour, at 1 hour 30 minutes. The region connects to both domestic and international locations via Norwich International airport an hour away and London Stansted at 1 hour 30 minutes.

### DOWNHAM MARKET

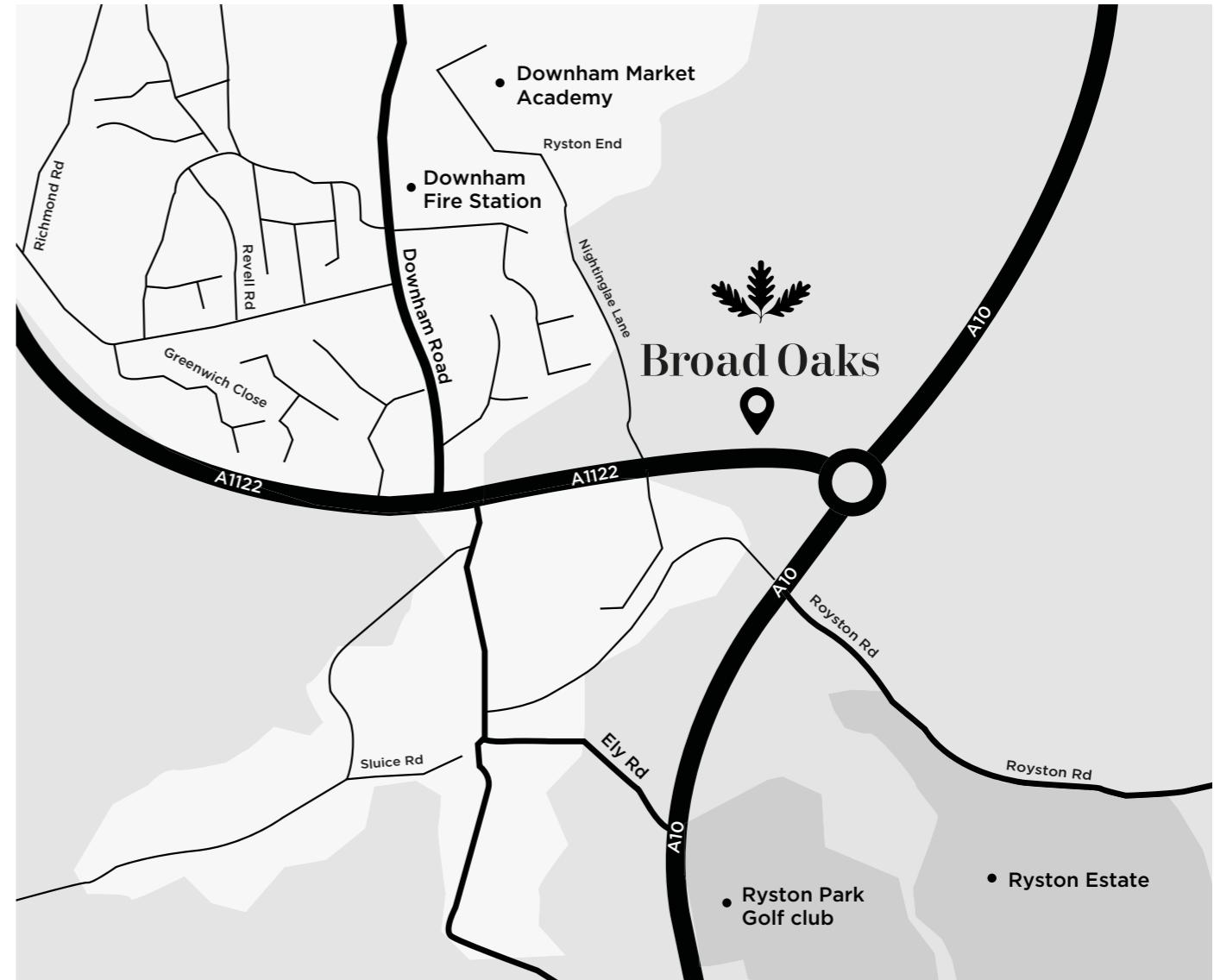
#### Train Station

- Walk 18 minutes
- Cycle 8 minutes
- Drive 3 minutes

#### Town centre

- Walk 12 minutes
- Cycle 5 minutes
- Drive 5 minutes

## BROAD OAKS



### Getting to Broad Oaks

#### DIRECTIONS

Coming from Downham Market, take the A10 until you come to the roundabout for Wisbech. Take the third exit onto A1122 Downham Market Southern Bypass (Trafalgar Ind Est). Just before Downham Road (A1122) you will see the entrance hoardings for Broad Oaks site on the righthand side.

#### SALES OFFICE & SHOW HOMES

Drive 100 meters along the temporary access road until you come to a mini roundabout. If you look straight across you will see the Sales Office entrance located to the left hand-side of House Number 24.

FOR EXACT DEVELOPMENT ENTRANCE DETAILS PLEASE USE THE WHAT3WORDS (APP) AND TYPE IN ///DELIGHTED.PILLOW.DAWN

# Broad Oaks

**Sales Office 01366 666024**

**WEDNESDAY 10:00 - 17:00**

**THURSDAY 10:00 - 17:00**

**FRIDAY 10:00 - 17:00**

**SATURDAY 09:00 - 16:00**



T : +44 (0) 121 237 4610  
E : [INFO@PROSPERITY-WEALTH.CO.UK](mailto:INFO@PROSPERITY-WEALTH.CO.UK)  
[WWW.PROSPERITY-WEALTH.CO.UK](http://WWW.PROSPERITY-WEALTH.CO.UK)



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[WWW.FINEANDCOUNTRY.COM](http://WWW.FINEANDCOUNTRY.COM)

These particulars were prepared from preliminary specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. Actual colours and finishes could vary subject to colour print reproduction.