




Broad Oaks

DOWNHAM MARKET



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Broad Oaks will provide a mix of one, two, three and four-bedroom luxury homes across the 30 acre site.

Project details



300
HOUSES



36
ONE BED



74
TWO BED



130
THREE BED



60
FOUR BEDS



Q1 2023
BUILD COMPLETION

Address: Nightingale Lane, Downham Market,
PE38 9FD

House Sizes: 49m² - 124m²

Parking: Minimum 1 space per dwelling

Planning Consent: Planning consented - pending
reserve matters

Developer: Prosperity Homes Limited

Freehold.

Warranties: 10 year build warranty provided
by either NHBC, Zurich Municipal, Premier Guarantee,

LABC or Build Zone.

Vendor Legals: Feldon Dunsmore
Orchard Court, 4 Binley Business Park, Harry Weston
Road, Coventry, CV3 2TQ

Client Legals: Harrison Clark Rickerbys Limited
5 Deansway, Worcester, Worcestershire, WR1 2JG

Signature specification

KITCHENS

Individually designed hand-crafted kitchens selected from a unique range created exclusively for Prosperity Homes.

- Contemporary handleless cabinet doors paired with composite quartz worktops with upstand
- Painted toughened glass splashback to hob area
- Integrated oven, combination microwave, touch-operated induction hob and extractor hood
- Integrated dishwasher and fridge freezer
- Integrated washer dryer within properties without a utility room
- Ceramic floor tiling

BATHROOMS & ENSUITES

Contemporary and stylish bathrooms and en-suites benefit from a selection of quality materials and sleek finishes.

- White contemporary sanitary ware complemented by polished chrome fittings
- Under-sink vanity unit to cloakroom
- Cloakroom to feature half height ceramic tiling to all walls with sanitary ware
- Bathroom and en-suites benefit from full height tiling to shower/bath area and half height tiling to walls with sanitary ware
- Bespoke mirrored over-sink vanity cabinet to bathroom and master en-suite as shown on plans
- Chrome wall-mounted toilet roll holder to bathroom and en-suites
- Shower within main bathroom
- Raindance overhead shower, separate handset on riser rail and touch button control panel to shower cubicle within master en-suite
- Shaver sockets and chrome heated towel rail to bathroom and en-suites.

FINISHES & FEATURES

A meticulous attention to detail throughout each home is complemented by unique features and premium materials.

- Bespoke feature staircase with oak handrail, oversized oak newels and black gun metal balusters to one to three-bedroom properties.
- Glazed balusters to four-bedroom properties.
- Signature skirting boards with seamless architrave detail
- Bespoke fitted wardrobes to master bedroom and bedroom 2 with mirrored sliding doors
- Oak finish internal doors with dual colour chrome and satin handles
- Ceramic floor tiling to kitchen, family area (where attached to kitchen), utility, cloakroom, bathroom and en-suites where applicable
- Glazed bifold doors where indicated on plans
- Class 1 flue with feature fireplace

EXTERNAL DETAILS

Exterior features, finishes and landscaping are designed to make each property as practical as it is visually stunning.

- Turfed garden areas with paved patios and pathways as show on site plans
- External waterproof socket and tap to rear of property
- Motion activated satin silver up & down lights to front and rear of property
- Electric car charging point
- Electrical socket, internal lighting and motion activated external lighting to garage. Remote-operated up and over style garage door (where applicable)
- Planting installed in line with approved planning landscape layout – planting within marketing material is indicative only

ELECTRICAL & HEATING

A range of features that combine comfort, convenience and low energy consumption.

- Central heating throughout with thermostatically controlled radiators
- Brushed steel sockets and switches where visible, white where hidden
- USB charging points to kitchen, living room, bedrooms and study (where applicable)
- LED downlighters to kitchen, family and dining areas (where attached to kitchen), hallway, landing, WC, bathroom and en-suites

TECHNOLOGY & COMMUNICATION

Features for a modern and connected lifestyle.

- Integrated television system with Sky TV provision including aerial
- BT point to living room

SECURITY & WARRANTY

The combination of low maintenance, security features and a ten-year warranty all contribute to peace of mind.

- 10-year builders warranty
- Multipoint locking mechanisms to external doors

Welcome to Downham Market

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 market place is immediately identifiable by the splendidly unusual and majestic black and white clock. The town retains a really intimate feel, characterised by many fine historic buildings, craft and collectibles markets.

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. Figures from Zoopla (December 2020) state the average price for property in Downham Market stands at £233,138 - a rise of 1.92% since September.



34 minutes

TO CAMBRIDGE BY TRAIN

Cambridge's reputation for world leading business ideas attracts considerable interest from the global investor community. AstraZenica with its annual turnover of £17.8 billion is based in the city. The next top 10 companies in Cambridge have a combined annual turnover of £10.7 billion. The average salary stands at £33,000 per annum (10% higher than the national average) with salaries increasing by 3.2% over the past 12 months. Employment has seen an increase of 6.7%.



53% lower

AVERAGE PROPERTY VALUE

As of November 2020, average property values in Downham Market were 53% lower than those in neighbouring Cambridge.

- 1 bed at **£550** versus £983 in Cambridge
- 4 bed at **£1000-1200** versus £1810 in Cambridge

According to local estate agents in Downham Market (Abotts, William H Brown, King & Partners), the average rental void period for property is 10-16 days per annum - two thirds lower than the national average according to The Good Landlord.



**PROSPERITY
HOMES**