



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. Enjoying excellent transport links to the neighbouring cities of Cambridge, Peterborough and Norfolk, this exclusive development is ideally located to satisfy the demand from young professionals and families for well-priced, freehold accommodation with outdoor living space in a safe, community-lead environment.



PROSPERITY HOMES

Located in the East of England, Broad Oaks is a brand-new collection of 300 houses for stylish family living. Our houses are designed for modern day life, energy efficient with open plan spaces, masses of natural light and plenty of storage.

Luxury homes
BUILT WITH SUBSTANCE AND STYLE

“ Every detail has been considered, from the pathways to the handles on the cupboards ”

Craftsmanship

EVERY ASPECT OF YOUR HOME IS DESIGNED, BUILT AND FINISHED WITH CARE AND CONSIDERATION BY OUR TEAM OF SKILLED CRAFTSMEN

To build the very best homes, we work with the most talented trades people. So, when you move into your new home, you can expect truly unrivalled quality in everything from the carefully laid tiles to the expertly fitted kitchen.





Detail

IT'S THE LITTLE THINGS THAT MAKE A HOME TRULY SPECIAL - THAT'S WHY WE PAY SUCH CLOSE ATTENTION TO DETAIL

Precision's the order of the day at Prosperity Homes. We take pride in the little details that make our homes special, whether that's the appliances we install in your kitchen or the tiling we use in your bathroom. Our homes come in a range of sizes and designs, and the details will slightly differ depending on the type of home you choose.

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

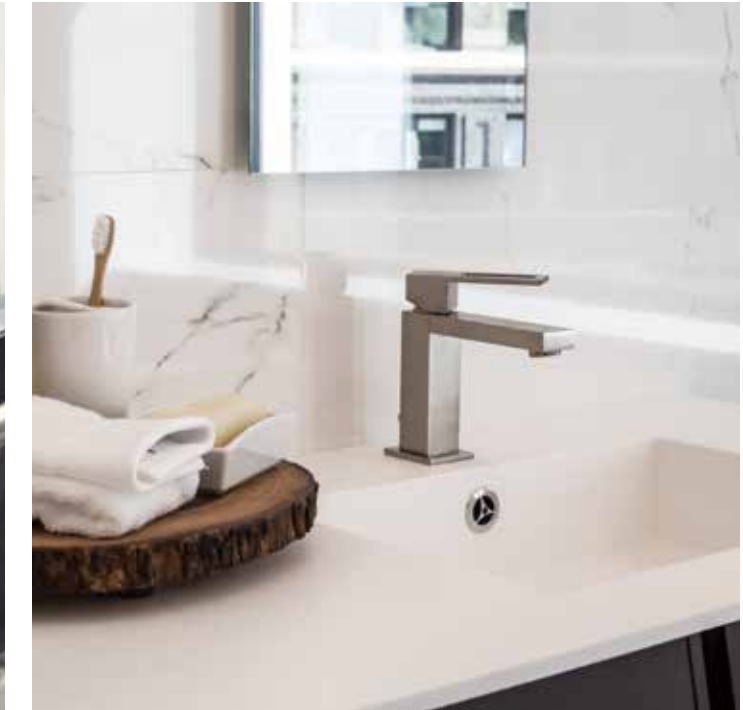
Features for a modern and connected lifestyle.

- 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



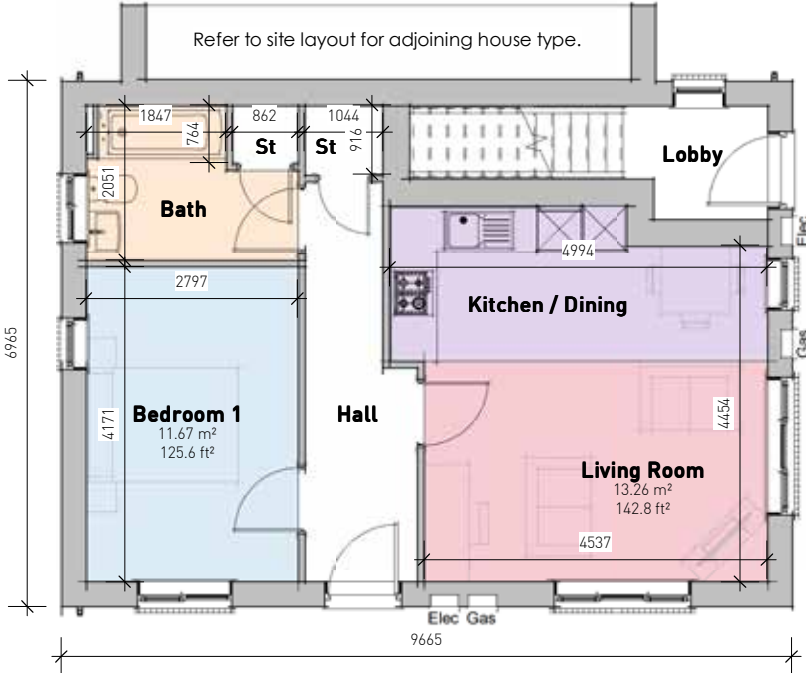


“ Beautifully finished interiors making each house feel like a home ”

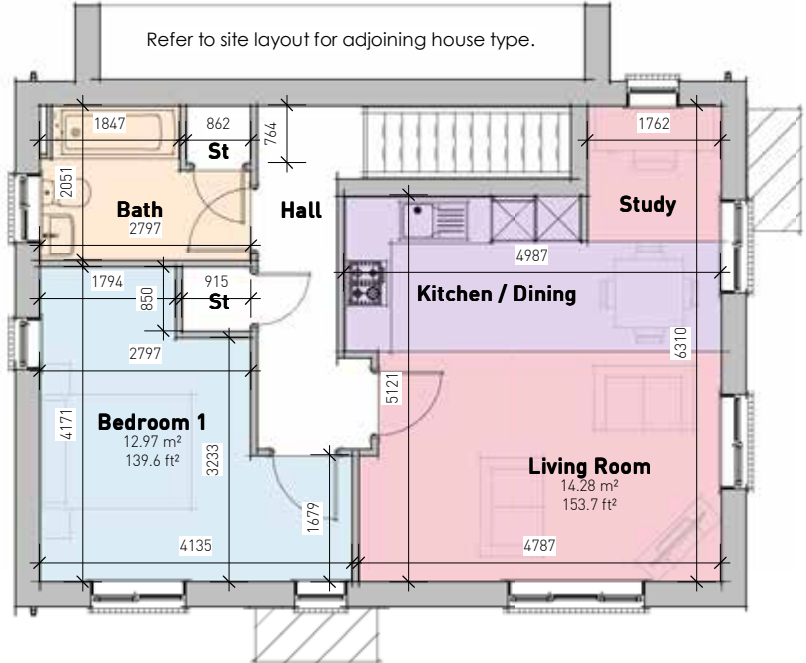
1 BED MAISONETTE

The Croft

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.



Ground Floor Plan



First Floor Plan

GROUND FLOOR

Living/Dining/Kitchen	4.537m x 4.454m
Bathroom	2.797m x 2.051m
Bedroom 1	2.797m x 4.171m

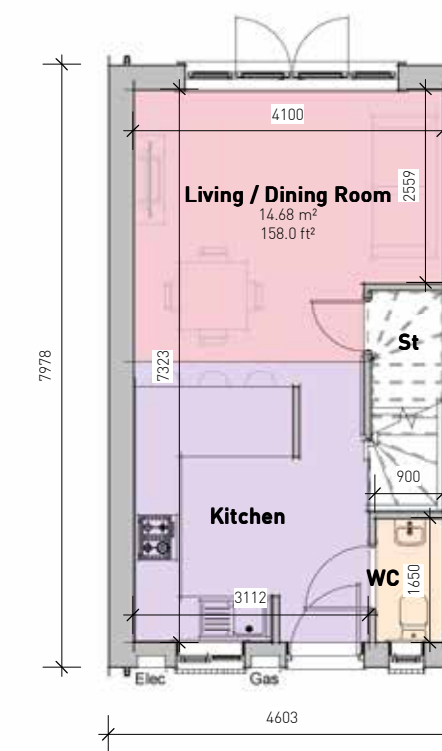
FIRST FLOOR

Living/Dining/Kitchen	4.787m x 6.310m
Bathroom	2.797m x 2.051m
Bedroom 1	4.135m x 4.171m

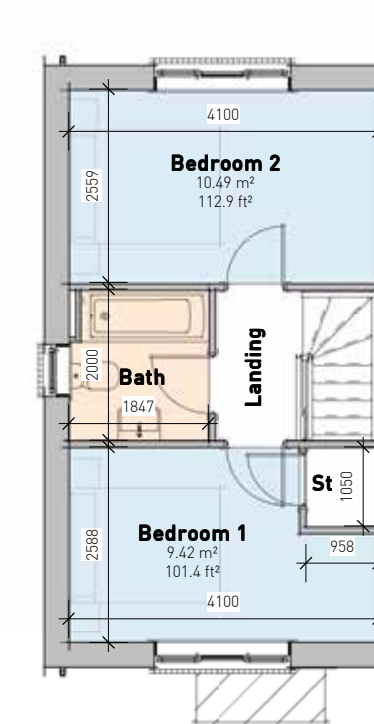
2 BED SEMI-DETACHED

The Acorn

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.



Ground Floor Plan



First Floor Plan

GROUND FLOOR

Kitchen/Living/Dining 3.112m x 7.323m
Cloak Room 0.90m x 1.650m

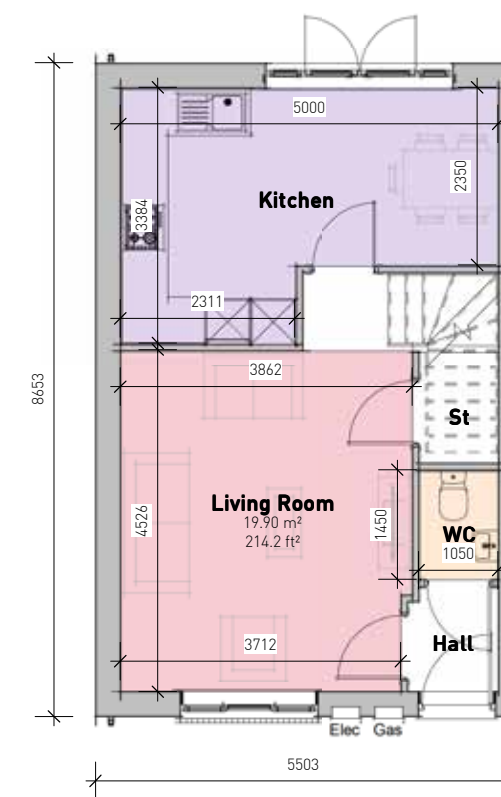
FIRST FLOOR

Bedroom 1 4.100m x 2.588m
Bedroom 2 4.100m x 2.559m
Family Bathroom 1.847m x 2.000m

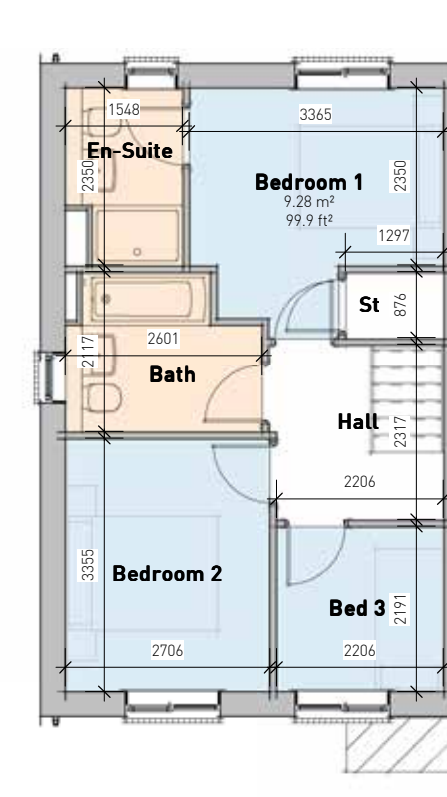
3 BED SEMI-DETACHED

The Ash

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.



Ground Floor Plan



First Floor Plan

GROUND FLOOR

Living Room	3.862m x 4.526m
Kitchen/Dining	5.000m x 3.384m
Cloak Room	1.050m x 1.450m

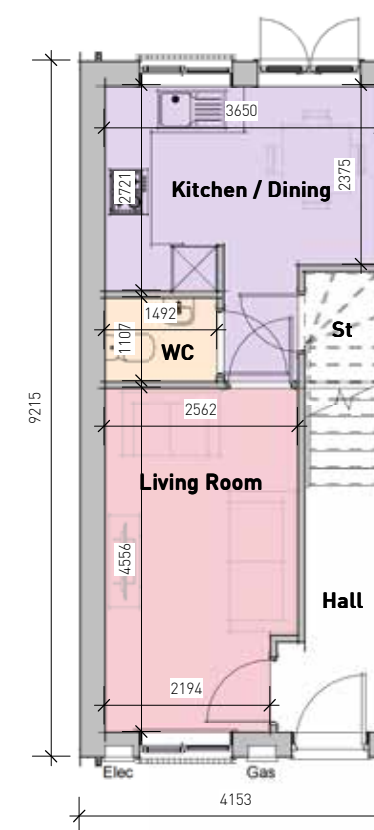
FIRST FLOOR

Bedroom 1	3.365m x 3.226m
Bedroom 2	2.706m x 3.355m
Bedroom 3	2.206m x 2.191m
Family Bathroom	2.601m x 2.117m

3 BED SEMI-DETACHED

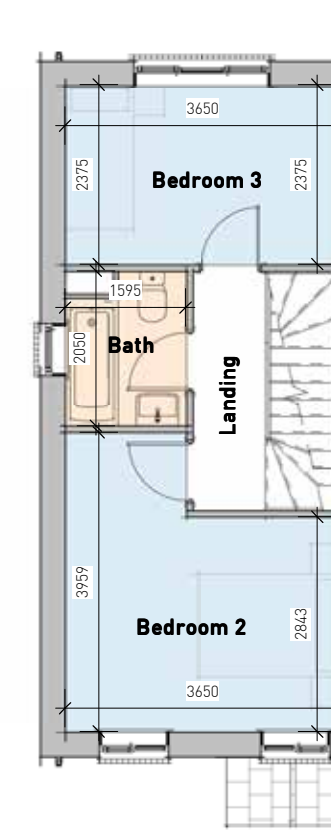
The Sycamore

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.



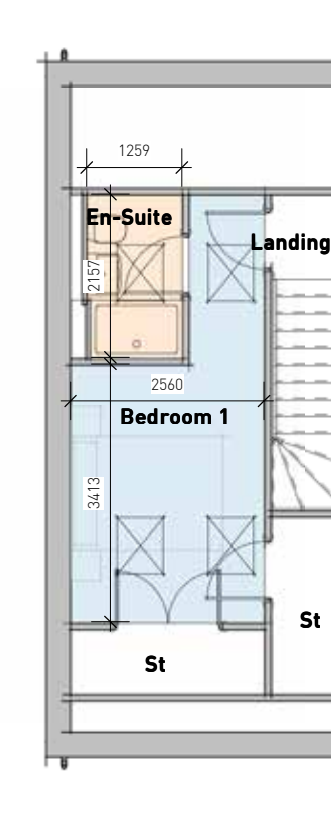
Refer to site layout for adjoining house type.

Ground Floor Plan



Refer to site layout for adjoining house type.

First Floor Plan



Refer to site layout for adjoining house type.

Second Floor Plan

GROUND FLOOR

Living Room	2.562m x 4.556m
Kitchen/Dining	3.650m x 2.721m
Cloak Room	1.492m x 1.107m

FIRST FLOOR

Bedroom 2	3.650m x 3.959m
Bedroom 3	3.650m x 2.375m
Family Bathroom	1.595m x 2.050m

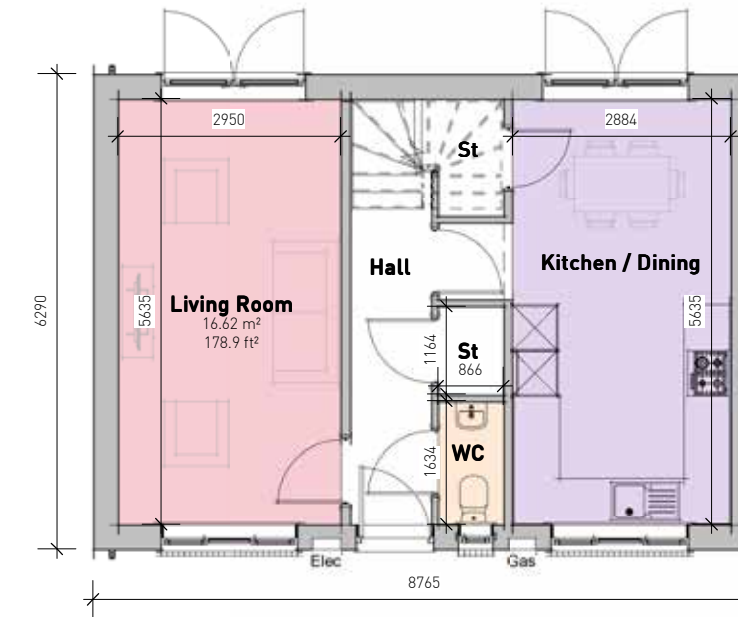
SECOND FLOOR

Bedroom 1	2.560m x 3.413m
En-suite	1.259m x 2.157m

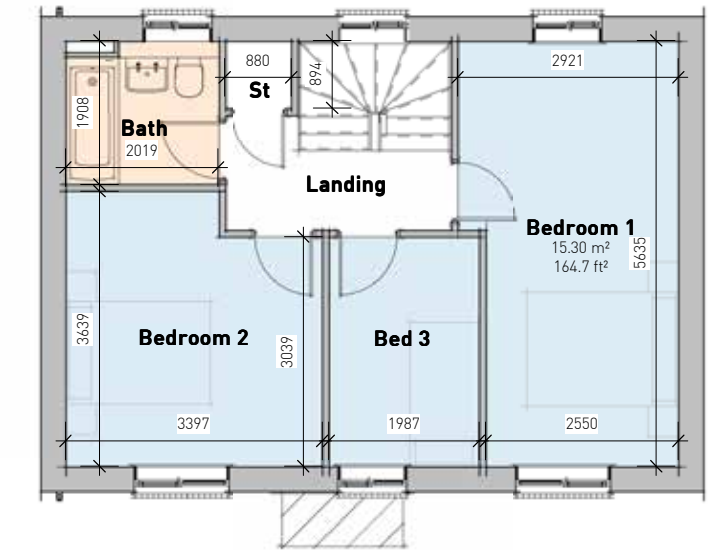
3 BED DETACHED

The Beech

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.



Ground Floor Plan



First Floor Plan

GROUND FLOOR

Living Room	2.950m x 5.635m
Kitchen/Dining	2.884m x 5.635m
Cloak Room	0.866m x 1.634m

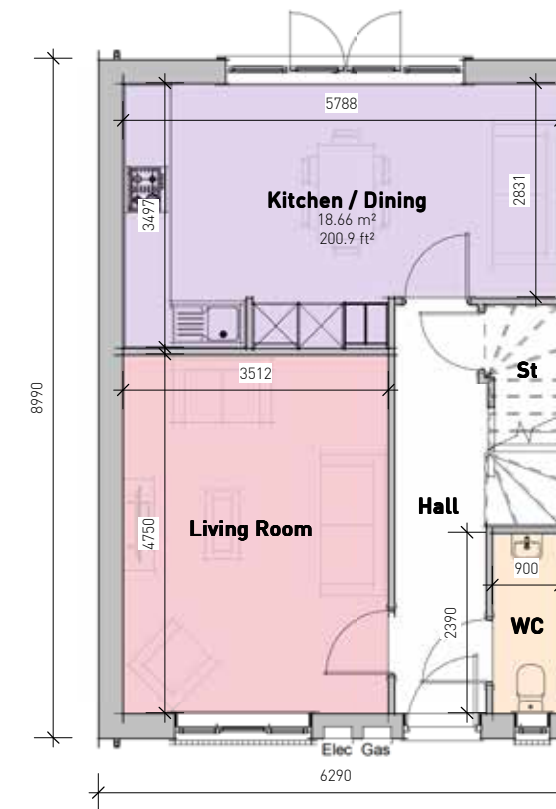
FIRST FLOOR

Bedroom 1	2.921m x 5.635m
Bedroom 2	3.397m x 3.639m
Bedroom 3	1.987m x 3.039m
Family Bathroom	2.019m x 1.908m

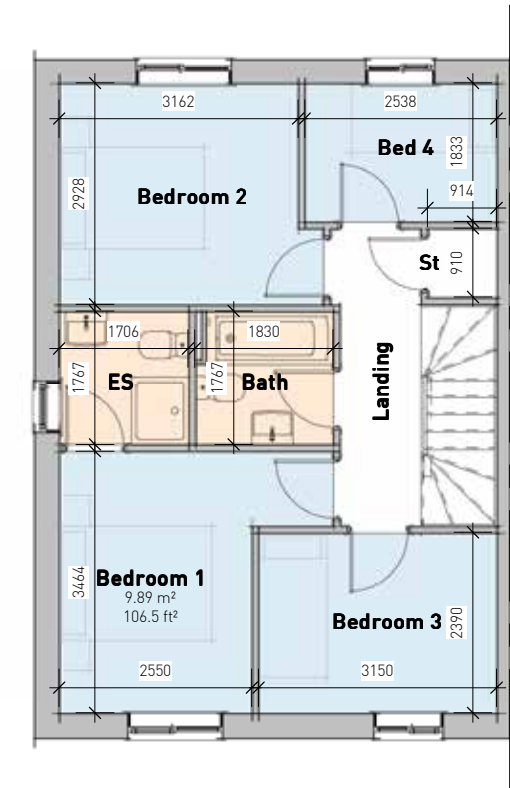
4 BED DETACHED

The Willow

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.



Ground Floor Plan



First Floor Plan

Refer to site layout for adjoining house type.

Refer to site layout for adjoining house type.

GROUND FLOOR

Living Room	3.512m x 4.750m
Kitchen/Dining	5.788m x 3.497m
Cloak Room	0.90m x 2.390m

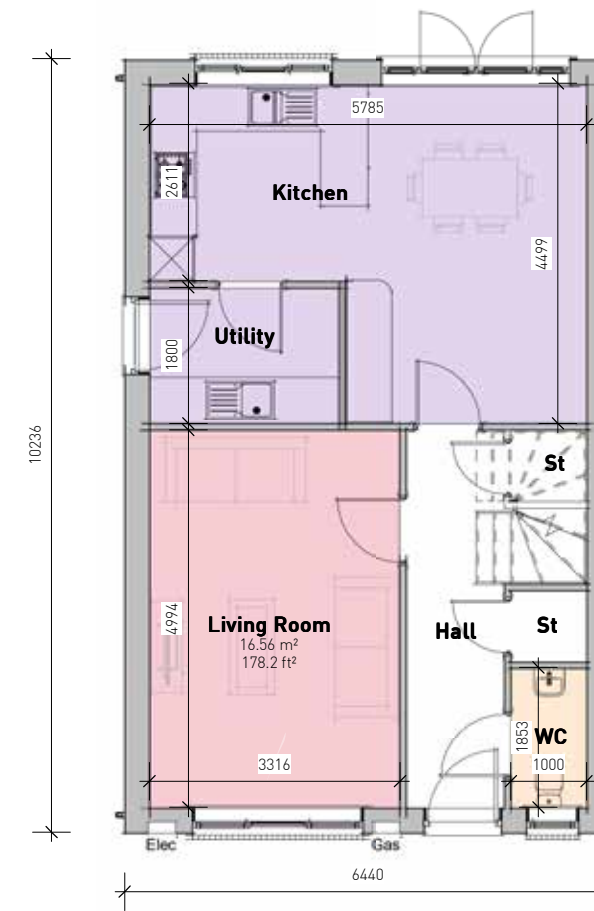
FIRST FLOOR

Bedroom 1	2.550m x 3.464m
Bedroom 2	3.162m x 2.928m
Bedroom 3	3.150m x 2.390m
Bedroom 4	2.538m x 1.833m
Family Bathroom	1.830m x 1.767m

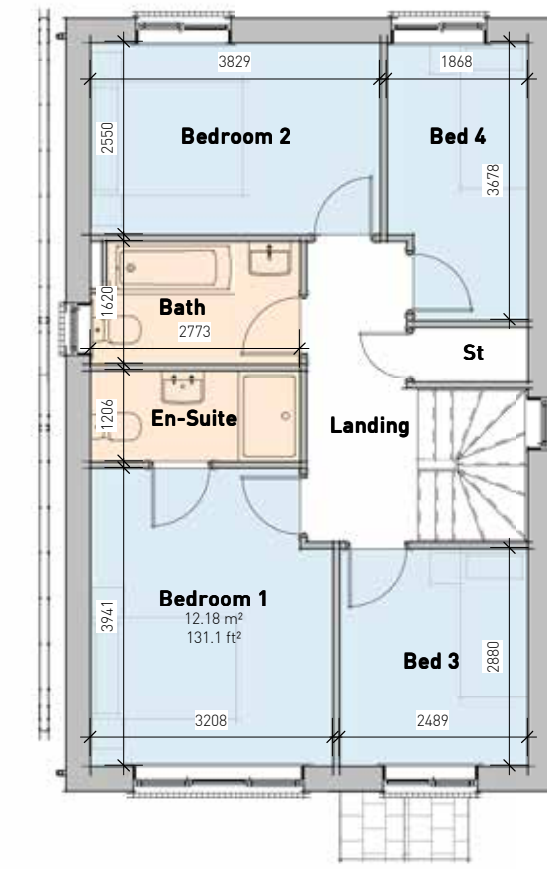
4 BED DETACHED

The Royal Oak

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.



Ground Floor Plan



First Floor Plan - Ensuite

GROUND FLOOR

Living Room	3.316m x 4.994m
Kitchen/Dining/Family	5.785m x 4.499m
Cloak Room	1.000m x 1.853m

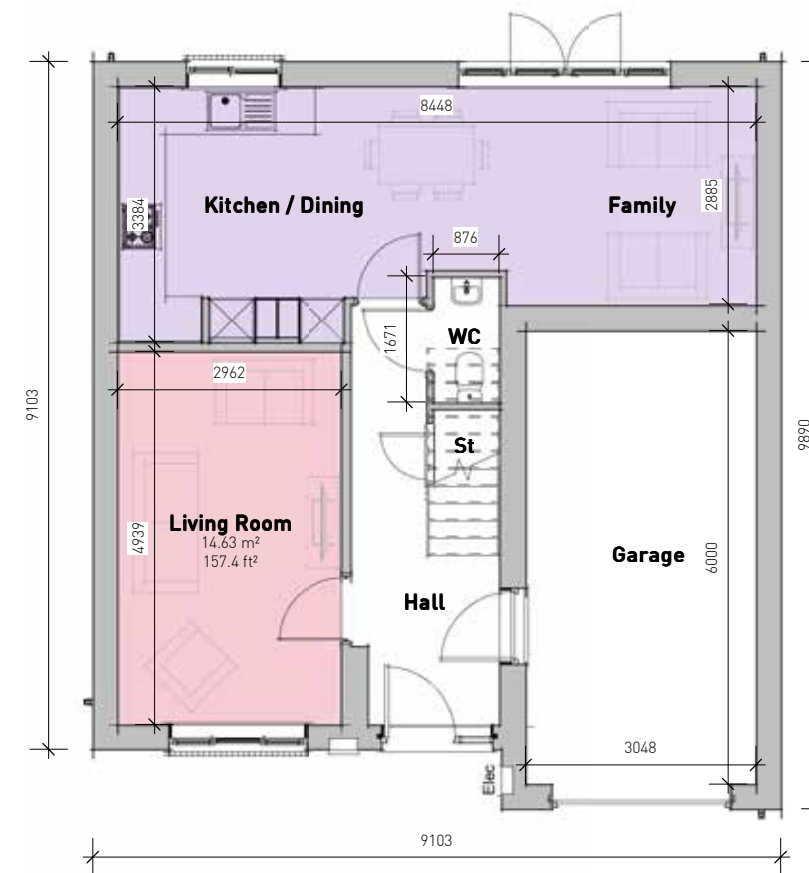
FIRST FLOOR

Bedroom 1	3.208m x 3.941m
Bedroom 2	3.829m x 2.550m
Bedroom 3	2.489m x 2.880m
Bedroom 4	1.868m x 3.678m
Family Bathroom	2.773m x 1.620m

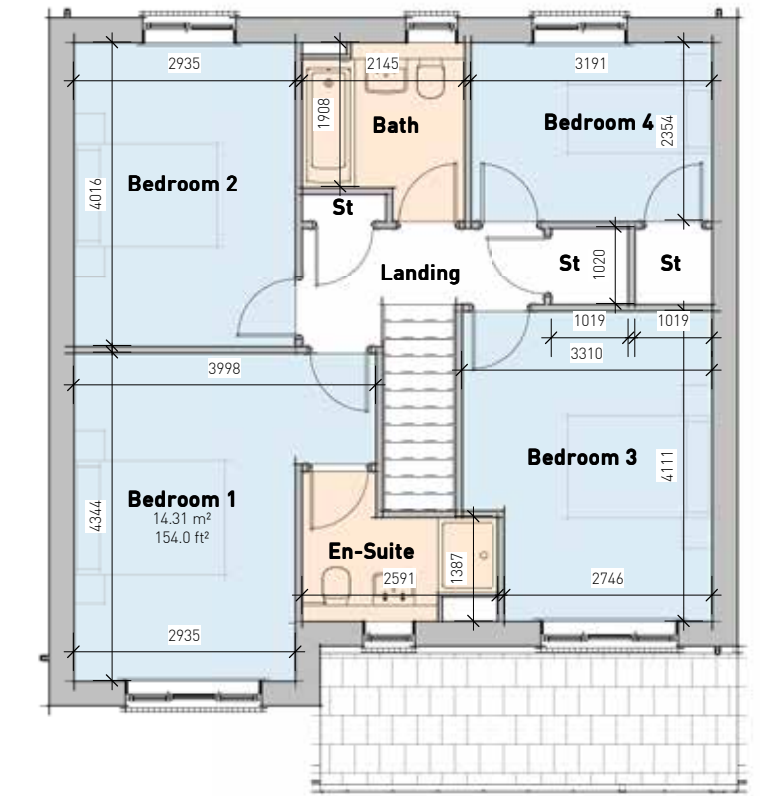
4 BED DETACHED

The Royal Oak

This detached four-bedroom home comes complete with integral garage and two off-road parking spaces. 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.



Ground Floor Plan



First Floor Plan

GROUND FLOOR

Living Room	2.962m x 4.939m
Kitchen/Dining/Family	8.448m x 3.384m
Cloak Room	0.876m x 1.671m
Garage	3.048m x 6.000m

FIRST FLOOR

Bedroom 1	3.998m x 4.344m
Bedroom 2	2.935m x 4.016m
Bedroom 3	3.310m x 4.111m
Bedroom 4	3.191m x 2.354m
Family Bathroom	2.145m x 1.908m



“The tranquil setting of the Norfolk Broads is like no other”

Downham Market

NORFOLK

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 – with a bustling market on many Fridays and Saturdays where you can buy a variety of goods from clothes, to carpets, to fresh produce – and a host of local independent shops.

Property prices in Norfolk have risen by 15%, adding £29,960 to the value of the average home within 2019.

Amenities

FOR EVERYTHING YOU NEED, YOU NEEDN'T
GO FURTHER THAN DOWNHAM MARKET

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. A great place to live with something to offer everyone – from a culturally rich collection of cities and towns nearby, to picturesque villages in the countryside.



Transport



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 while capitalising on a location with living costs 50% less than London which is just an hour and half by train.

Direct trains from the town's mainline station run to Cambridge every half an hour in 38 minutes, Peterborough in 1 hour 30 minutes 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.

Schools



CLACKCLOSE PRE-SCHOOL (1.0 mile)

Early years education for children aged 2-4

DOWNHAM NURSERY SCHOOL (1.2 miles)

Nursery for children aged 2-5

DENVER VC PRIMARY SCHOOL (0.5 miles)

Small rural CofE primary school for children aged 3-11

NELSON ACADEMY (1.1 miles)

Non-religious primary school and nursery for children aged 3-11

WIMBOTSHAM & STOW ACADEMY (2.1 miles)

Village primary school for children aged 4-11

HILLCREST PRIMARY SCHOOL (1.4 miles)

Non-religious primary school for children aged 5-11

DOWNHAM PREPARATORY SCHOOL (2.9 miles)

Independent preparatory school for children aged 5-13

DOWNHAM MARKET ACADEMY (0.4 miles)

Secondary school and sixth form college for children aged 11-18

Medical



QUEEN ELIZABETH HOSPITAL (12.8 miles)

Gayton Road, King's Lynn, PE30 4ET

NORTH CAMBRIDGESHIRE HOSPITAL (13.9 miles)

Churchill Road, Wisbech, PE13 3AB

HOWDALE SURGERY (0.7 miles)

Howdale Road, Downham Market, PE38 9AF

BRIDGE STREET SURGERY (0.7 miles)

30 Bridge Street, Downham Market, PE38 9DH

THE HOLLIES SURGERY (0.8 miles)

Paradise Road, Downham Market, PE38 9JE

TOGETHER DENTAL (0.7 miles)

9 High Street, Downham Market, PE38 9HF

PRIORY DENTAL CARE (0.8 miles)

5 Priory Road, Downham Market, PE38 9JU

Leisure

FROM HISTORY AND ANIMAL CENTRES TO A OUTDOOR LEISURE PURSUITS, DOWNHAM MARKET HAS A WIDE VARIETY OF VENUES AND LEISURE ACTIVITIES ON OFFER.

With a lovely mix of many local independent shops, friendly cafes and pubs the town is a real pleasure to stroll around and explore. Just south of the town near the charming village of Denver is the fascinating Denver Sluice complex, instrumental in the drainage and water management of the Fens and a fascinating place to watch the boats, have a picnic or pop into the local pub.

Children will love visiting Church Farm at Stow Bardolph with its indoor 'treehouse' play area, animal encounters, tractor rides, outdoor play areas, gifts and tea room. Also nearby is the renowned WWT Welney Wetland Centre with its wetland environment, wildlife and easy access visitor centre.

Downham Market provides the perfect base for exploring The Fen Rivers Way walking trail, which follows The River Great Ouse north to King's Lynn and south towards Ely. It is also the perfect base for enjoying the excellent bird watching, angling, sailing and golf opportunities nearby.



Buying with confidence

AS PART OF THE WIDER PROSPERITY GROUP,
WE ARE PROUD TO BE MAKING OUR MARK
ACROSS THE UK

Our group ethos is centred around a commitment to providing high grade property to both the investor and owner occupier markets. From our developments team, who have built and delivered over 3000 homes across the UK since 2007, to our sales arm Prosperity Wealth - industry experts building wealth for clients via secure high yielding buy-to-let property.

Prosperity Homes now allows us the privilege to build and deliver affordable, desirable homes directly to the owner occupier, located in areas containing high quality amenities, good schooling, high grade transport links, recreation and leisure venues.

“ Building homes, building relationships, building wealth ”



The Croft

MONTHLY & MORTGAGE PAYMENT PLAN*

*Illustration, please see availability for specific plot pricing

PURCHASE SUMMARY

Purchase Price	£134,995.00
Legal Fees (estimated excluding disbursements)	£850.00
Total Amount	£135,845.00

RESERVATION STAGE

Reservation Deposit	£6,749.75
Legal Fees (estimated excluding disbursements)	£850.00
Total Due	£7,599.75

MONTHLY PAYMENTS STAGE

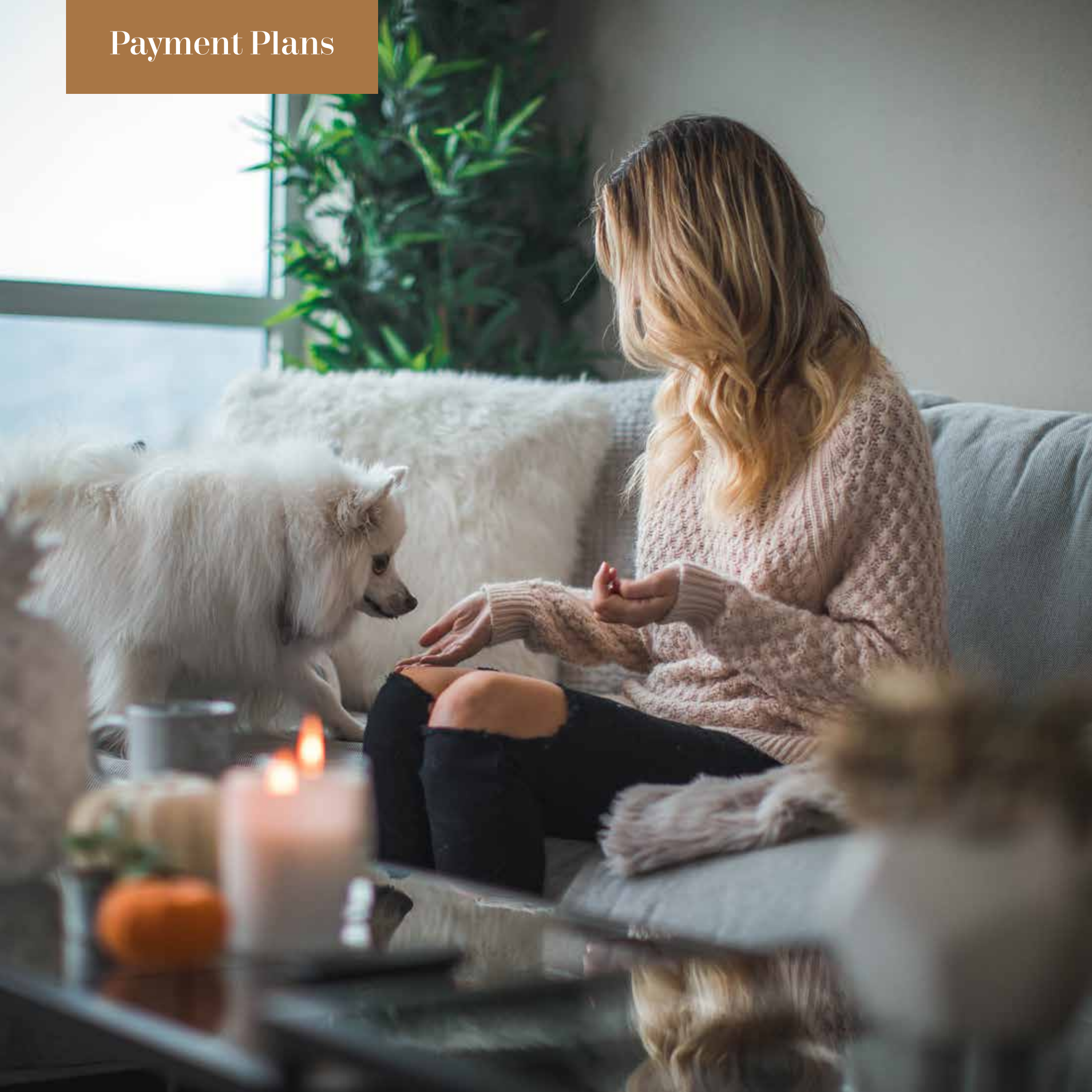
Deposit divided by 24 month build schedule	£1,687.44
Total Due	£40,498.50

COMPLETION STAGE

Balance by way of mortgage or cash	£87,746.75
Mortgage Arrangement Fee (if applicable)	£995.00
Stamp Duty (estimated, if applicable)	£4,249.00
Total Due	£92,990.75

ANNUAL INCOME

Gross Rental Income (estimated)	£625 per month / £7,500.00 per year
Gross Rental Yield (based on above)	5.56%
Tenant Management Fee (12% plus VAT)	£90.00 per month / £1,080.00 per year
Total Net Income (estimated)	£535.00 per month / £6,420.00 per year



The Acorn

MONTHLY & MORTGAGE PAYMENT PLAN*

*Illustration, please see availability for specific plot pricing

PURCHASE SUMMARY

Purchase Price	£184,995.00
Legal Fees (estimated excluding disbursements)	£850.00
Total Amount	£185,845.00

RESERVATION STAGE

Reservation Deposit	£9,249.75
Legal Fees (estimated excluding disbursements)	£850.00
Total Due	£10,099.75

MONTHLY PAYMENTS STAGE

Deposit divided by 24 month build schedule	£2,312.44
Total Due	£55,498.50

COMPLETION STAGE

Balance by way of mortgage or cash	£120,246.75
Mortgage Arrangement Fee (if applicable)	£995.00
Stamp Duty (estimated, if applicable)	£6,749.00
Total Due	£127,990.75

ANNUAL INCOME

Gross Rental Income (estimated)	£725.00 per month / £8,700.00 per year
Gross Rental Yield (based on above)	4.70%
Tenant Management Fee (12% plus VAT)	£104.40 per month / £1,252.80 per year
Total Net Income (estimated)	£620.60 per month / £7,447.20 per year



The Ash

MONTHLY & MORTGAGE PAYMENT PLAN*

*Illustration, please see availability for specific plot pricing

PURCHASE SUMMARY

Purchase Price	£259,995.00
Legal Fees (estimated excluding disbursements)	£850.00
Total Amount	£260,845.00

RESERVATION STAGE

Reservation Deposit	£12,999.75
Legal Fees (estimated excluding disbursements)	£850.00
Total Due	£13,849.75

MONTHLY PAYMENTS STAGE

Deposit divided by 24 month build schedule	£3,249.94
Total Due	£77,998.50

COMPLETION STAGE

Balance by way of mortgage or cash	£168,996.75
Mortgage Arrangement Fee (if applicable)	£995.00
Stamp Duty (estimated, if applicable)	£10,799.00
Total Due	£180,790.75

ANNUAL INCOME

Gross Rental Income (estimated)	£900.00 per month / £10,800.00 per year
Gross Rental Yield (based on above)	4.15%
Tenant Management Fee (12% plus VAT)	£129.60 per month / £1,555.20 per year
Total Net Income (estimated)	£770.40 per month / £9,244.80 per year



The Sycamore

MONTHLY & MORTGAGE PAYMENT PLAN*

*Illustration, please see availability for specific plot pricing

PURCHASE SUMMARY

Purchase Price	£267,995.00
Legal Fees (estimated excluding disbursements)	£850.00
Total Amount	£268,845.00

RESERVATION STAGE

Reservation Deposit	£13,399.75
Legal Fees (estimated excluding disbursements)	£850.00
Total Due	£14,249.75

MONTHLY PAYMENTS STAGE

Deposit divided by 24 month build schedule	£3,349.94
Total Due	£80,398.50

COMPLETION STAGE

Balance by way of mortgage or cash	£174,196.75
Mortgage Arrangement Fee (if applicable)	£995.00
Stamp Duty (estimated, if applicable)	£11,439.00
Total Due	£186,630.75

ANNUAL INCOME

Gross Rental Income (estimated)	£900.00 per month / £10,800.00 per year
Gross Rental Yield (based on above)	4.03%
Tenant Management Fee (12% plus VAT)	£129.60 per month / £1,555.20 per year
Total Net Income (estimated)	£770.40 per month / £9,244.80 per year



The Beech

MONTHLY & MORTGAGE PAYMENT PLAN*

*Illustration, please see availability for specific plot pricing

PURCHASE SUMMARY

Purchase Price	£267,995.00
Legal Fees (estimated excluding disbursements)	£850.00
Total Amount	£268,845.00

RESERVATION STAGE

Reservation Deposit	£13,399.75
Legal Fees (estimated excluding disbursements)	£850.00
Total Due	£14,249.75

MONTHLY PAYMENTS STAGE

Deposit divided by 24 month build schedule	£3,349.94
Total Due	£80,398.50

COMPLETION STAGE

Balance by way of mortgage or cash	£174,196.75
Mortgage Arrangement Fee (if applicable)	£995.00
Stamp Duty (estimated, if applicable)	£11,439.00
Total Due	£186,630.75

ANNUAL INCOME

Gross Rental Income (estimated)	£925.00 per month / £11,100.00 per year
Gross Rental Yield (based on above)	4.14%
Tenant Management Fee (12% plus VAT)	£133.20 per month / £1,598.40 per year
Total Net Income (estimated)	£791.80 per month / £9,501.60 per year



The Willow

MONTHLY & MORTGAGE PAYMENT PLAN*

*Illustration, please see availability for specific plot pricing

PURCHASE SUMMARY

Purchase Price	£321,995.00
Legal Fees (estimated excluding disbursements)	£850.00
Total Amount	£322,845.00

RESERVATION STAGE

Reservation Deposit	£16,099.75
Legal Fees (estimated excluding disbursements)	£850.00
Total Due	£16,949.75

MONTHLY PAYMENTS STAGE

Deposit divided by 24 month build schedule	£4,024.94
Total Due	£96,598.50

COMPLETION STAGE

Balance by way of mortgage or cash	£209,296.75
Mortgage Arrangement Fee (if applicable)	£995.00
Stamp Duty (estimated, if applicable)	£15,759.00
Total Due	£226,050.75

ANNUAL INCOME

Gross Rental Income (estimated)	£1,150.00 per month / £13,800.00 per year
Gross Rental Yield (based on above)	4.29%
Tenant Management Fee (12% plus VAT)	£165.60 per month / £1,987.20 per year
Total Net Income (estimated)	£984.40 per month / £11,812.80 per year



The Royal Oak

MONTHLY & MORTGAGE PAYMENT PLAN*

*Illustration, please see availability for specific plot pricing

PURCHASE SUMMARY

Purchase Price	£329,995.00
Legal Fees (estimated excluding disbursements)	£850.00
Total Amount	£330,845.00

RESERVATION STAGE

Reservation Deposit	£16,499.75
Legal Fees (estimated excluding disbursements)	£850.00
Total Due	£17,349.75

MONTHLY PAYMENTS STAGE

Deposit divided by 24 month build schedule	£4,124.94
Total Due	£98,998.50

COMPLETION STAGE

Balance by way of mortgage or cash	£214,496.75
Mortgage Arrangement Fee (if applicable)	£995.00
Stamp Duty (estimated, if applicable)	£16,399.00
Total Due	£231,890.75

ANNUAL INCOME

Gross Rental Income (estimated)	£1,158.33 per month / £13,900.00 per year
Gross Rental Yield (based on above)	4.21%
Tenant Management Fee (12% plus VAT)	£166.80 per month / £2,001.60 per year
Total Net Income (estimated)	£991.53 per month / £11,898.40 per year



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