

Orbit Homes at Boyton Place

Haverhill Road, Little Wratting, Haverhill, Suffolk CB9 7UD

Development Layout



Development layout is not shown to scale and is given as a guide only. Orbit Homes has a policy of continuous improvement and reserves the right to make changes at any time. Please ask the Sales Consultant for current information when reserving your new home. Information correct at time of going to print June 2025. OH/OHABP/SP/0625.

Orbit Homes at Boyton Place

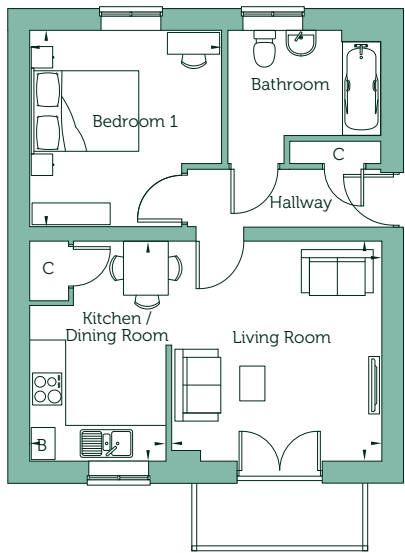
Haverhill Road, Little Wrating, Haverhill, Suffolk CB9 7UD



Cannock - One Bedroom Apartment

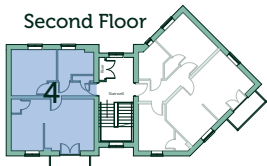
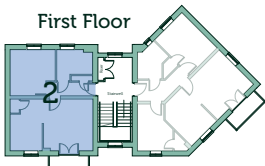
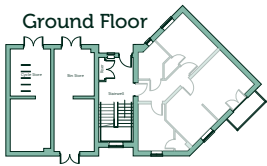
Plots 2 and 4

Living Room	13'3" x 12'6"	4.03m x 3.82m
Kitchen / Dining Room	13'3" x 8'4"	4.03m x 2.53m
Bedroom 1	11'10" x 11'7"	3.60m x 3.54m
Gross Internal Area	543 sq ft	50.46 sq m



Key

C Cupboard B Boiler



Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print April 2025. OH/OHABP/FP/0425.



orbithomes.org.uk

01353 882 223

Sales.BoytonPlace@orbit.org.uk

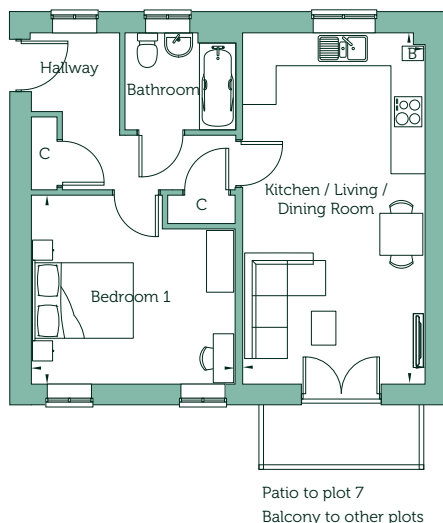
Orbit Homes at Boyton Place

Haverhill Road, Little Wrating, Haverhill, Suffolk CB9 7UD



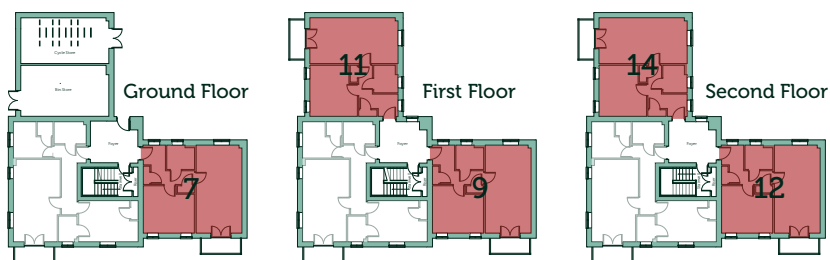
Salcey - One Bedroom Apartment

Plots 7, 9, 11, 12 and 14



Kitchen / Living / Dining Room	22'7" x 11'9"	6.89m x 3.57m
Bedroom 1	12'2" x 13'0"	3.71m x 3.95m
Gross Internal Area	560 sq ft	52.0 sq m

Handed Plot 11 and 14



Key

C Cupboard B Boiler

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print April 2025. OH/OHABP/FP/0425.



orbithomes.org.uk

01353 882 223

Sales.BoytonPlace@orbit.org.uk

Orbit Homes at Boyton Place

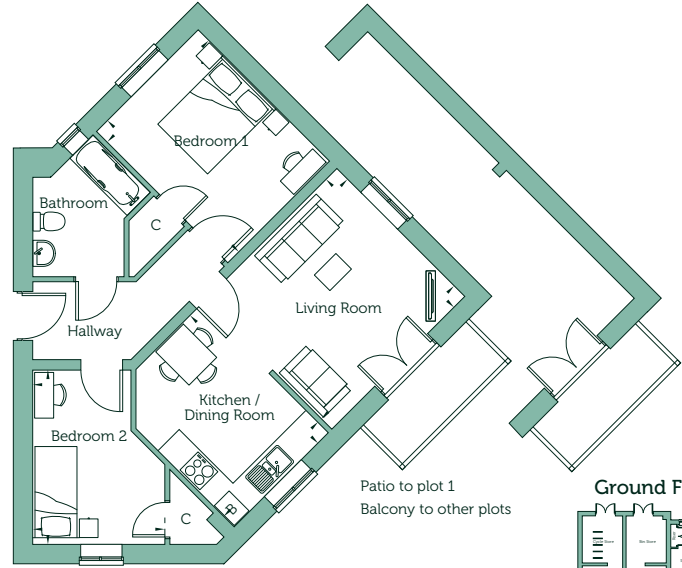
Haverhill Road, Little Wrating, Haverhill, Suffolk CB9 7UD



Thetford - Two Bedroom Apartment

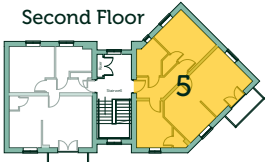
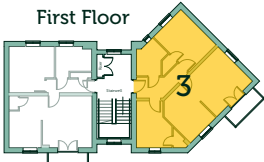
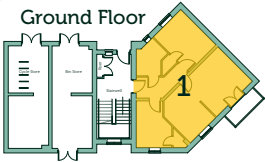
Plots 1, 3 and 5

Living Room	12'4" x 12'10"	3.77m x 3.92m
Kitchen / Dining Room	12'4" x 9'1"	3.77m x 2.78m
Bedroom 1	12'8" x 9'9"	3.86m x 2.98m
Bedroom 2	12'0" x 9'1"	3.65m x 2.77m
Gross Internal Area	671 sq ft	62.40 sq m



Key

C Cupboard B Boiler



Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print April 2025. OH/OHABP/FP/0425.

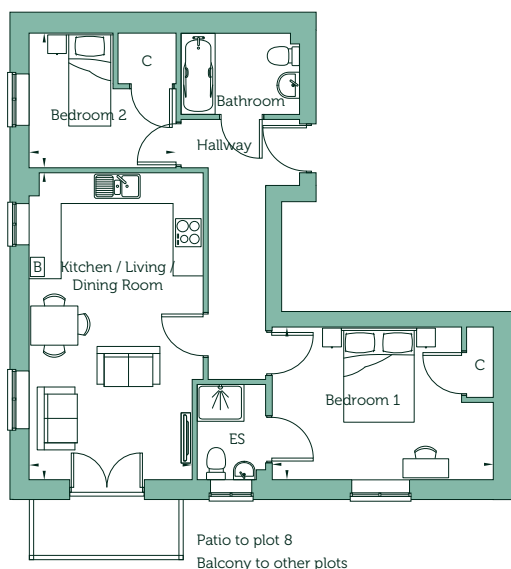
Orbit Homes at Boyton Place

Haverhill Road, Little Wratting, Haverhill, Suffolk CB9 7UD



Akenham - Two Bedroom Apartment

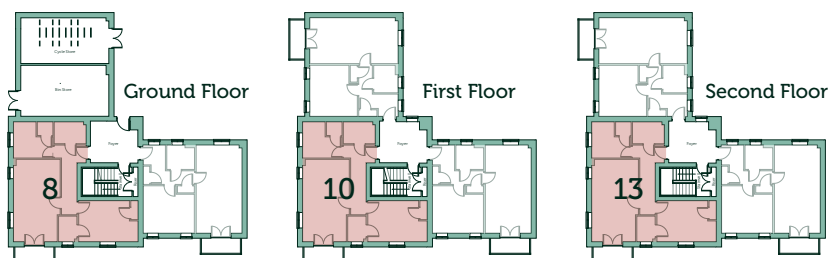
Plots 8, 10 and 13



Kitchen / Living / Dining Room	21'1" x 11'1"	6.42m x 3.39m
Bedroom 1	10'2" x 14'9"	3.10m x 4.50m
Bedroom 2	9'3" max x 10'1" max	2.82m x 3.08m
Gross Internal Area	667 sq ft	62 sq m

Key

C Cupboard B Boiler ES En Suite



Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print April 2025. OH/OHABP/FP/0425.



orbithomes.org.uk

01353 882 223

Sales.BoytonPlace@orbit.org.uk

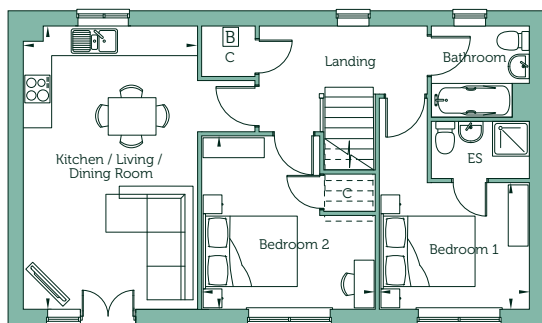
Orbit Homes at Boyton Place

Haverhill Road, Little Wratting, Haverhill, Suffolk CB9 7UD



Flatford - Two Bedroom Coach House

Plots 6, 15, 16, 19 and 92

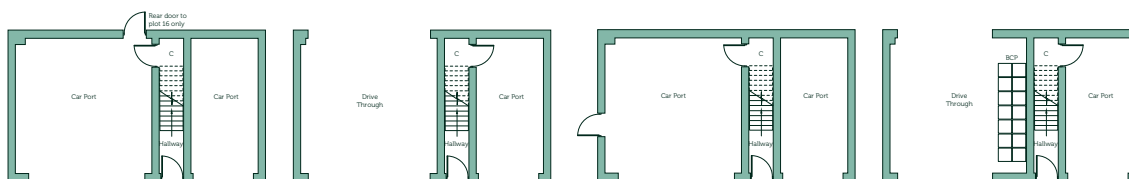


First Floor

Kitchen / Living / Dining Room	19'7" x 12'0"	5.97m x 3.67m
Bedroom 1	8'8" x 10'4"	2.64m x 3.16m
Bedroom 2	12'0" x 11'11"	3.66m x 3.64m

Gross Internal Area 689 sq ft 64.0 sq m

Handed Plots 6 and 19



Plots 16 and 92

Plot 15

Plot 6

Plot 19

Key

C Cupboard B Boiler ES En Suite BCP Bin Collection Point

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print April 2025. OH/OHABP/FP/0425.



orbithomes.org.uk

01353 882 223

Sales.BoytonPlace@orbit.org.uk

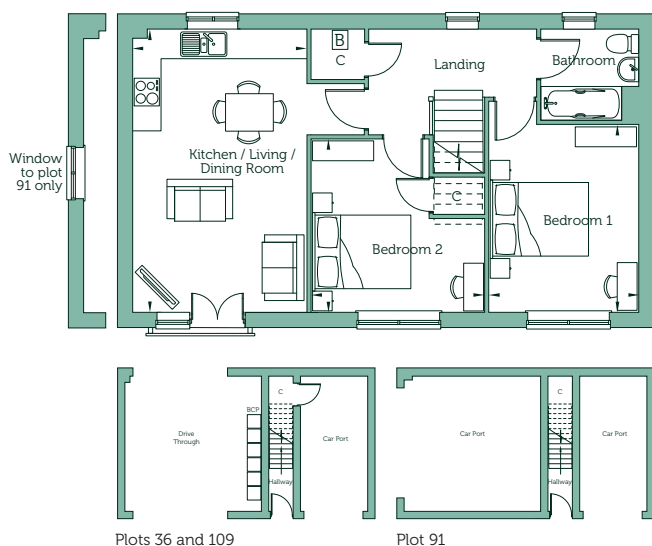
Orbit Homes at Boyton Place

Haverhill Road, Little Wratting, Haverhill, Suffolk CB9 7UD



Flatford - Two Bedroom Coach House

Plots 36, 91 and 109



First Floor

Kitchen /Living / Dining Room	19'7" x 12'0"	5.97m x 3.67m
Bedroom 1	13'0" x 10'4"	3.96m x 3.16m
Bedroom 2	12'0" x 11'11"	3.66m x 3.64m
Gross Internal Area	689 sq ft	64.0 sq m

Handed Plot 109

Key

C Cupboard B Boiler BCP Bin Collection Point

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print April 2025. OH/OHABP/FP/0425.



orbithomes.org.uk

01353 882 223

Sales.BoytonPlace@orbit.org.uk

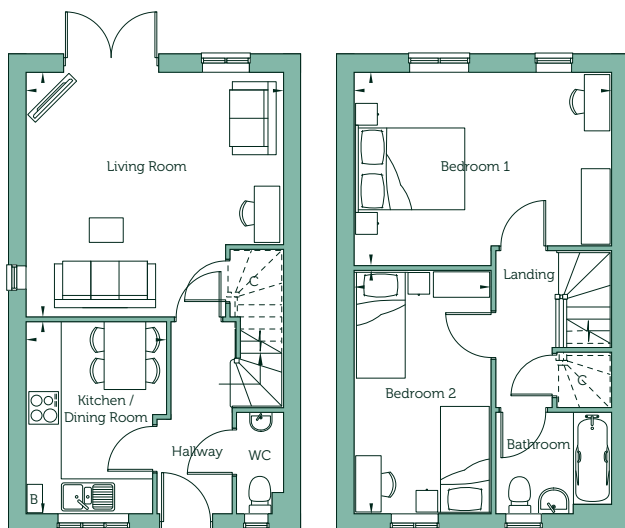
Orbit Homes at Boyton Place

Haverhill Road, Little Wratting, Haverhill, Suffolk CB9 7UD



Wareham - Two Bedroom House

Plots 34, 35, 62 and 63



Ground Floor

Living Room	14'11"max x 15'8"max	4.54m x 4.78m
Kitchen / Dining Room	11'9"max x 8'6"max	3.57m x 2.58m

First Floor

Bedroom 1	11'9"max x 15'8"max	3.59m x 4.78m
Bedroom 2	14'10" x 8'4"	4.52m x 2.54m

Gross Internal Area	859 sq ft	79.8 sq m
---------------------	-----------	-----------

Handed Plots 34 and 63

Key

C Cupboard B Boiler

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print April 2025. OH/OHABP/FP/0425.



orbithomes.org.uk

01353 882 223

Sales.BoytonPlace@orbit.org.uk

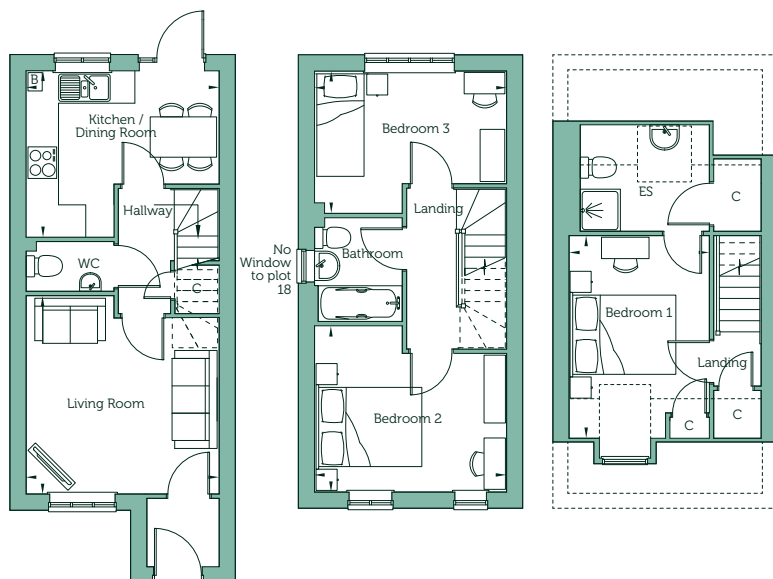
Orbit Homes at Boyton Place

Haverhill Road, Little Wratting, Haverhill, Suffolk CB9 7UD



Saunton - Three Bedroom House

Plots 17 and 18



Key

C Cupboard B Boiler ES En Suite

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print April 2025. OH/OHABP/FP/0425.

Ground Floor

Living Room	13'0"max x 12'9"max	3.97m x 3.88m
Kitchen / Dining Room	10'11"max x 12'9"max	3.33m x 3.88m

First Floor

Bedroom 2	10'11"max x 12'9"max	3.34m x 3.88m
Bedroom 3	9'5"max x 12'9"max	2.86m x 3.88m

Second Floor

Bedroom 1	13'4" x 9'3"	4.07m x 2.82m
-----------	--------------	---------------

Gross Internal Area	1007 sq ft	93.6 sq m
---------------------	------------	-----------

Handed Plot 17



orbithomes.org.uk

01353 882 223

Sales.BoytonPlace@orbit.org.uk

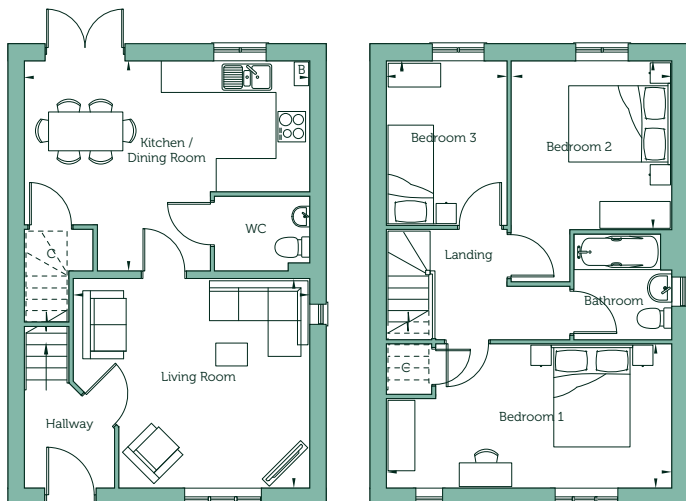
Orbit Homes at Boyton Place

Haverhill Road, Little Wratting, Haverhill, Suffolk CB9 7UD



Dallington - Three Bedroom House

Plots 38 and 39



Ground Floor

Living Room 13'5"max x 15'1"max 4.08m x 4.61m

Kitchen / Dining Room 13'6"max x 18'3"max 4.11m x 5.57m

First Floor

Bedroom 1 9'1"max x 18'3"max 2.77m x 5.57m

Bedroom 2 10'10"max x 10'3"max 3.30m x 3.12m

Bedroom 3 10'6"max x 7'8"max 3.20m x 2.34m

Gross Internal Area 1014 sq ft 94.2 sq m

Handed Plot 39

Key

C Cupboard B Boiler

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print April 2025. OH/OHABP/FP/0425.



orbithomes.org.uk

01353 882 223

Sales.BoytonPlace@orbit.org.uk

Orbit Homes at Boyton Place

Haverhill Road, Little Wratting, Haverhill, Suffolk CB9 7UD

Specification



Kitchen

- Fully-fitted kitchen with a range of soft close wall and base units
- Laminate worktops with tiled splashback
- Stainless steel sink with mixer tap
- Stainless steel electric oven, gas hob and stainless steel cooker hood
- Space for fridge/freezer
- Plumbing for washing machine

Bathroom, cloakroom and en suite

- Contemporary white sanitaryware with chrome-finished fittings
- Thermostatically controlled shower to en suite
- Extractor fan to bathroom and en suite
- Splashbacks to basin in WC
- Splashback to sanitaryware walls in bathroom and en suite
- Full height wall tiling to bath sides and separate shower enclosures
- Heated towel rail
- Shaver point to main bathroom

Plumbing

- Gas-fired combination boiler
- Thermostatically controlled radiators to main rooms

Electrical

- Media plate TV and telecommunications point to living room
- FibreNest fibre-to-the-home infrastructure providing access to ultrafast 500Mb broadband (monthly cost applies on sign-up)
- TV point to bedroom one
- Lighting bar with 4 spotlights and under pelmet lighting to kitchen
- Bulkhead low energy light fittings to all other rooms
- Mains operated smoke detector and carbon monoxide alarm
- Double electrical sockets to all main rooms
- External light to front and rear (houses only)
- Doorbell (houses only)
- Fused spur for alarm (houses only)

Windows and doors

- PVCu double-glazed E-glass lockable windows (excluding escape windows)
- GRP-skinned external doors with three-point locking
- French doors to garden with three-point locking

Internal

- Walls and ceilings in matt white emulsion
- Woodwork in white
- White internal doors
- Staircase handrails in white
- Vinyl flooring to kitchen, bathroom and cloakroom
- Carpets to all remaining areas

General

- All homes rated EPC B
- Photovoltaic panels (houses only)
- EV charger to infrastructure (houses only)
- 1.8m fence to rear gardens (houses only)
- Bicycle storage shed to rear (houses only)
- Landscaping to front garden (houses only)
- Turf to rear garden (houses only)
- External tap (houses only)
- 10-year NHBC Buildmark Choice warranty



Orbit Homes reserves the right to alter specification without prior notice. Please ask your Sales Consultant for current information when reserving your new home. Images shown are from similar show homes. Information correct at time of going to print June 2025 OH/OHABP/SS/0625.