



Your place to grow at

Spring Grove, Elmswell



Your place
to thrive



Find your place to thrive at Spring Grove

Welcome to Spring Grove, a modern development in the charming village of Elmswell, lying in the very heart of the Suffolk countryside. Located halfway between the historic, cathedral town of Bury St Edmunds and the pretty market town of Stowmarket, it offers residents an authentic taste of rural England along with all the advantages of contemporary living.

Spring Grove offers a desirable collection of two bedroom bungalows and two, three and four bedroom houses available for sale, plus two and three bedroom homes available to purchase through the Shared Ownership scheme.

Elmswell is a welcoming, long-established community; the history of the village can be traced as far back as the Roman times, based on a site containing a pottery kiln dated around the third century, and the local Church of St John the Divine is mentioned in the Domesday book. Elmswell is one of the largest and most active villages in Suffolk, and so has plenty to offer residents. It has all the local conveniences for your day-to-day needs, including a Post Office, primary school, supermarkets, barbers, a Chinese takeaway restaurant and no less than two pubs.

For a family picnic or a relaxing, summer stroll, there's a beauty spot known as Kiln Meadow close by, home to a variety of song birds, including blue tits, chiffchaffs, willow warblers and many more. It's a beautiful spot, well-managed by local wildlife enthusiasts from the Kiln Meadow Wildlife Group and the Elmswell Community Woodland.



Elmswell Church

Conveniently, Elmswell has its own mainline railway station, so you can hop on a train and be in Stowmarket in as little as 9 minutes or Bury St Edmunds in 12 minutes, with all they have to offer, or right in the town centre of bustling, coastal Ipswich in around 25 minutes.



Bury St Edmunds

Find your place to explore at Spring Grove

Find your place to enjoy life...

Lying on the picturesque banks of the River Gipping, the market town of Stowmarket is just a 10 minute drive away from Elmswell. At its medieval heart lies the Grade 1 listed St Peter and St Mary's Church, dating back to the 14th century, and visitors will find plenty more on offer.

Discover the fascinating history of East Anglia at the Museum of East Anglian Life, with its 75 acres of woodland and riverside nature trails, where you can encounter friendly, rare breeds of cattle and sheep, including 'Major' the Suffolk Punch Horse.

Stowmarket town centre offers shoppers a blend of family-run specialist stores and national chains to suit everyone's tastes. There's a lively and vibrant street market every Thursday and Saturday, with all manner of inviting stalls. A Farmers' Market is held on the first Friday of every month, selling locally-sourced, quality produce. There's also a leisure centre, and the elegant Regal Cinema/Theatre, featuring the latest movies and live performances, plus the annual Stowmarket Food and Drink Festival.

The traditional market town of Bury St Edmunds is also just a short distance away. Suffolk is famed as a culinary delight, and Bury is the jewel in its crown, boasting a mouth-watering variety of award-winning venues, including the Michelin-starred Pea Porridge. Twice a week, the outdoor market offers high-quality, locally sourced seasonal produce, or, if antiques and collectables are more your thing, there's a weekly fair in Goat Lane.

Culture-lovers can enjoy a diverse arts and events programme; every May, the Bury St Edmunds Festival provides ten entertaining days of music, theatre, film and exhibitions. There's a wealth of parks and local attractions to discover; the magnificent St Edmundsbury Abbey and Gardens are a must-see. Alternatively, you'll find the unique, medieval wool towns of Lavenham and Long Melford nearby.

A little over half an hour's drive or train journey away is the thriving county town of Ipswich, with its buzzing, bustling waterfront lined with restaurants, bars and cafes; it's also home to one of the UK's newest universities, the University of Suffolk, opened in 2016.

Ipswich is regarded as a UK tourist hotspot, with some 3.5 million people reported to have visited in 2016 alone, and ranked in 2020 as an emerging global tourist destination by Tripadvisor. It's no surprise, with its galleries, theatres and arts festivals, including the annual Ipswich Jazz Festival, which also features art and photography exhibitions, plus film screenings. In addition, there's the grandiose Ipswich Corn Exchange, showcasing an eclectic programme of comedy, music, sporting events, festivals and conferences. You won't be disappointed with the Ipswich shopping experience either, with all the major high street names you'd expect, plus the Buttermarket and Sailmakers Shopping Centres home to the big retail brands.

Find your places to explore...

For nature lovers, the magnificent Thetford Forest Park is nearby – the ideal setting for families to enjoy picnics, leafy walks or bike trails. This unique, 20,000 hectare patchwork of pines, heathland and broadleaves provides a welcome escape from the hustle and bustle of modern life. The world-famous Norfolk Broads National Park is also about an hour's drive away, offering activities for all ages, from kayaking to sailing and fishing to fossil hunting.

You'll find the beautiful city of Cambridge about an hour's drive away, home to one of the world's oldest, most respected universities. This prestigious city hosts a huge range of culture and leisure opportunities, whether you're looking for contemporary theatre, art, literature and film, sport, or festivals. The city was even voted the UK's top retail destination by the Retail Gazette in 2019, so shoppers will not be disappointed.



University of Suffolk, Ipswich

...and your place to learn

Elmswell Primary School is a stone's throw from Spring Grove, rated GOOD as recently as 2020 and described in the report as a 'very friendly, welcoming and caring school'. Stowmarket offers a number of primary schools, a secondary school, plus an independent school for children aged 2 to 18. The County Upper School is just over 11 miles away – an academy school that is part of Bury St Edmunds All-Through Trust, which includes six local schools.

There are a number of well-respected independent schools nearby, providing education from nursery through to sixth form. For further education, West Suffolk College is home to over 11,000 students from sixth form and apprenticeships through to degree courses; the College provides its programmes in association with the recently opened University of Suffolk in Ipswich.

Get connected

Spring Grove offers commuters and travellers alike a wealth of options for transport connections to the rest of the UK, and much further afield.



By car from Spring Grove



By train from Elmswell

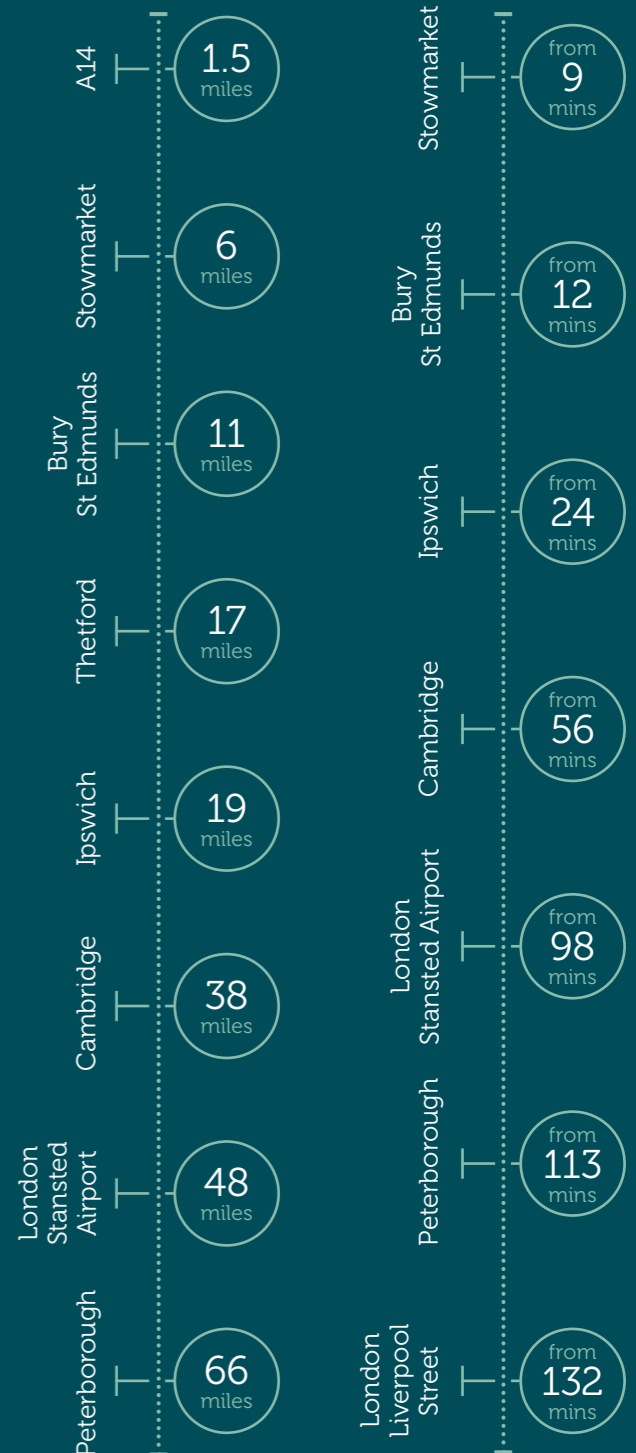




Image from other Orbit development

Specification

Kitchen

- Stylish, contemporary fitted kitchen with a range of wall and base units
- 22mm square edge laminate worktops
- Stainless steel single oven
- Induction hob
- Extractor hood
- Tiled splashback
- Stainless steel microwave (Beckley and Poringland only)
- Stainless steel sink in utility room
- Stainless steel sink with chrome mixer tap
- Integrated fridge/freezer
- Integrated dishwasher

Bathroom, cloakroom and en suite

- Contemporary white Roca sanitaryware
- Thermostatically controlled shower over bath, glass shower screen with full-height tiling to bath (houses without en suite)
- Thermostatically controlled shower to en suite, glass shower cubicle with full-height tiling
- Chrome ladder radiator to bathroom and en suite
- Lockable mirror fronted vanity cabinet with shaver socket
- Diesse wall tiles

Plumbing

- Gas-fired central heating with combination boiler (Plaxtol, Marsham, Penshurst, Welney, Ashley, Barnwell and Cranford)
- Gas-fired central heating with system boiler and hot water cylinder (Langford, Beckley and Poringland only)
- Thermostatically controlled radiators

Electrical

- Media plate TV and telephone point to living room
- Data point to living room and up to three bedrooms
- One double socket with USB charging to each bedroom, kitchen and living room
- Downlights to kitchen, utility, bathroom, en suite, cloakroom, hall and landing
- LED under-cupboard lighting to kitchen

- Mains-wired smoke detector and alarm
- Carbon monoxide detector and alarm
- PIR outside light to front and rear
- Electric Vehicle charging point infrastructure

Windows and doors

- PVCu double glazed lockable windows and patio doors
- Front door with multi-point locking, deadbolt and chrome furniture

Internal

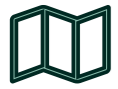
- Walls and ceilings in matt white emulsion
- Woodwork in white satin
- White internal doors with chrome ironmongery
- Built-in wardrobe to bedroom one (excluding bungalows)
- Oak handrail to staircase
- Amtico flooring to bathroom, en suite, cloakroom, kitchen, utility, hall and living room
- Carpets to stairs, landing and all bedrooms

General

- Choice of Light, Colour or Wood colour palette for kitchen, bathroom and flooring finishes, dependent on build stage
- Landscaping to front garden
- Turf and patio to rear garden
- 1.8m closeboard fence to rear gardens
- Outside tap
- 10 year NHBC warranty

Orbit reserves the right to alter specification without prior notice. Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print.





Outright Sale

- Plaxtol**
2 bedroom bungalow
- Marsham**
2 bedroom house
- Penshurst**
3 bedroom house
- Welney**
3 bedroom house
- Ashley**
3 bedroom house
- Langford**
4 bedroom house
- Beckley**
4 bedroom house
- Poringland**
4 bedroom house

Shared Ownership

- Marsham**
2 bedroom house
- Barnwell**
2 bedroom house
- Penshurst**
3 bedroom house
- Cranford**
3 bedroom house

Affordable Rental Homes

Development layout is not shown to scale and is given as a guide only. Orbit 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.

Plaxtol (S)

Spring Grove, Elmswell

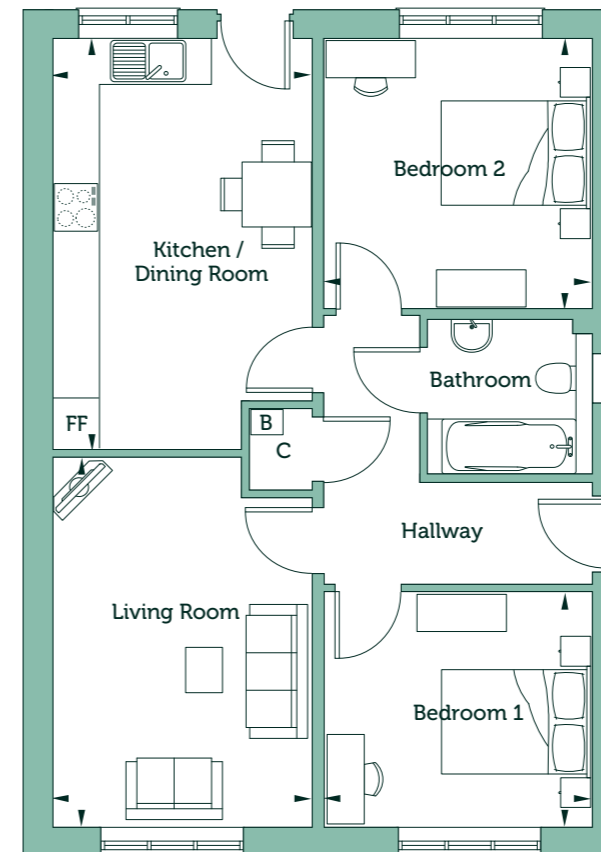
Two Bedroom Bungalow

Plots 22 and 23



Plaxtol (S)

Spring Grove, Elmswell



Ground Floor

Living Room 15'3" x 10'9"	4.65m x 3.29m
Kitchen / Dining Room 17'1" x 10'9"	5.21m x 3.29m
Bedroom 1 9'8" x 11'1"	2.95m x 3.38m
Bedroom 2 11'2" x 11'1"	3.42m x 3.38m
Gross Internal Area 731 sq ft	67.93 sq m

Handed Plot 23

Key

B Boiler C Cupboard FF Fridge Freezer

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Plaxtol

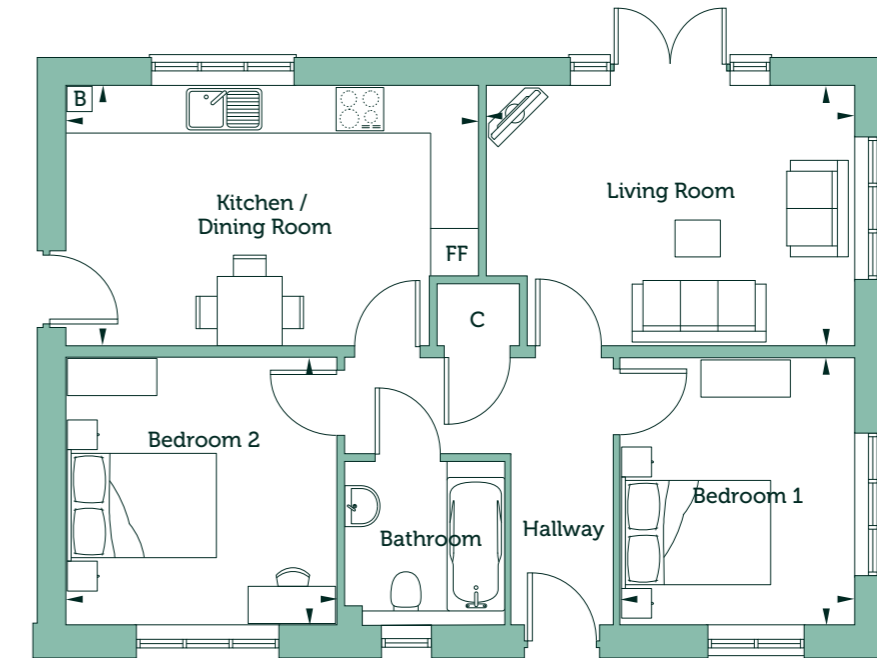
Spring Grove, Elmswell

Two Bedroom Bungalow

Plot 32



Plaxtol
Spring Grove, Elmswell



Ground Floor

Living Room	10'9" x 15'3"	3.29m x 4.65m
Kitchen / Dining Room	10'9" x 17'1"	3.29m x 5.21m
Bedroom 1	11'1" x 9'8"	3.38m x 2.95m
Bedroom 2	11'1" x 11'2"	3.38m x 3.42m
Gross Internal Area	731 sq ft	67.93 sq m

Key

B Boiler C Cupboard FF Fridge Freezer

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Plaxtol (C)

Spring Grove, Elmswell

Two Bedroom Bungalow

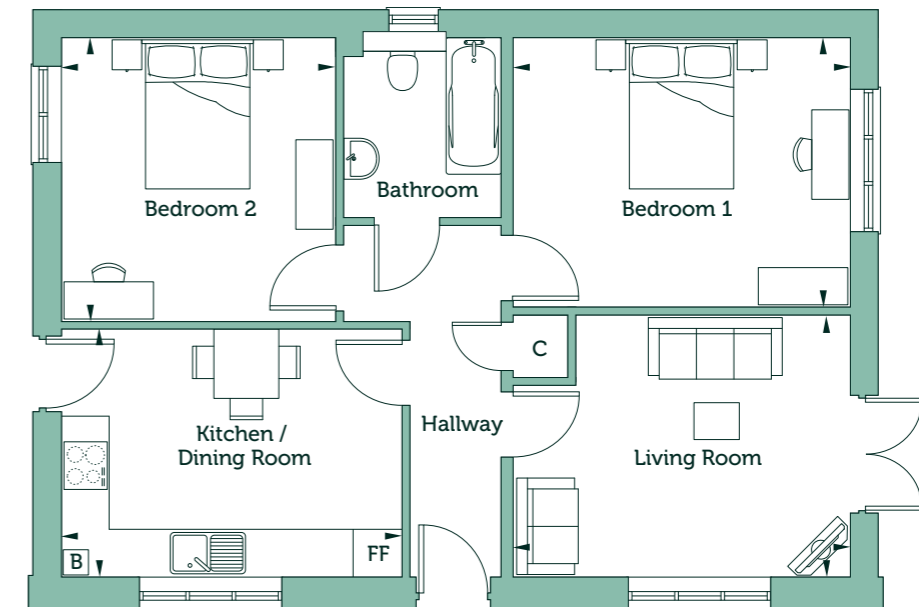
Plot 33



CGI shown is of a similar house type. Plaxtol (C) does not have the additional small window to front elevation shown here.

Plaxtol (C)

Spring Grove, Elmswell



Ground Floor

Living Room	10'3" x 13'11"	3.13m x 4.26m
Kitchen / Dining Room	10'3" x 14'1"	3.13m x 4.30m
Bedroom 1	11'1" x 13'11"	3.40m x 4.26m
Bedroom 2	11'8" x 11'4"	3.58m x 3.46m
Gross Internal Area	731 sq ft	67.93 sq m

Key

B Boiler C Cupboard FF Fridge Freezer

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Marsham

Spring Grove, Elmswell

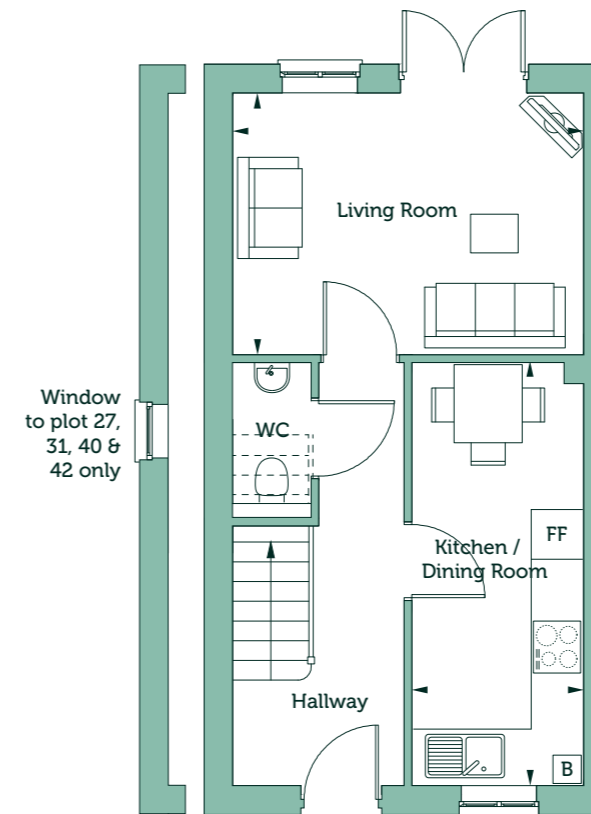
Two Bedroom House

Plots 27, 28, 29, 30, 31, 40, 41 and 42



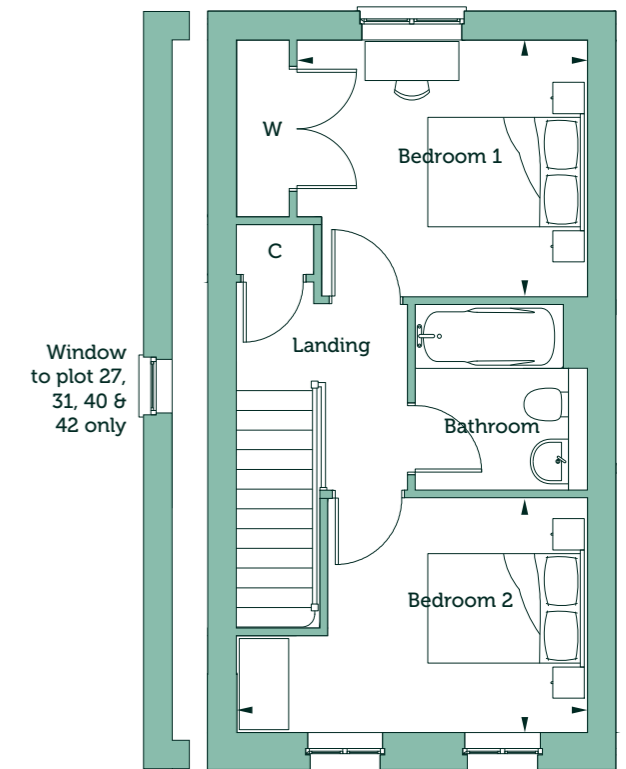
Marsham

Spring Grove, Elmswell



Ground Floor

Living Room 9'11" x 13'2"	3.03m x 4.03m
Kitchen / Dining Room 15'9" x 6'5"	4.83m x 1.97m



First Floor

Bedroom 1 9'8"max x 10'11"max	2.95m x 3.34m
Bedroom 2 8'9"max x 13'2"	2.69m x 4.03m

Gross Internal Area 688 sq ft	64.00 sq m
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Handed Plot 27 and 40

Key

B Boiler C Cupboard FF Fridge Freezer W Fitted Wardrobe

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Penshurst

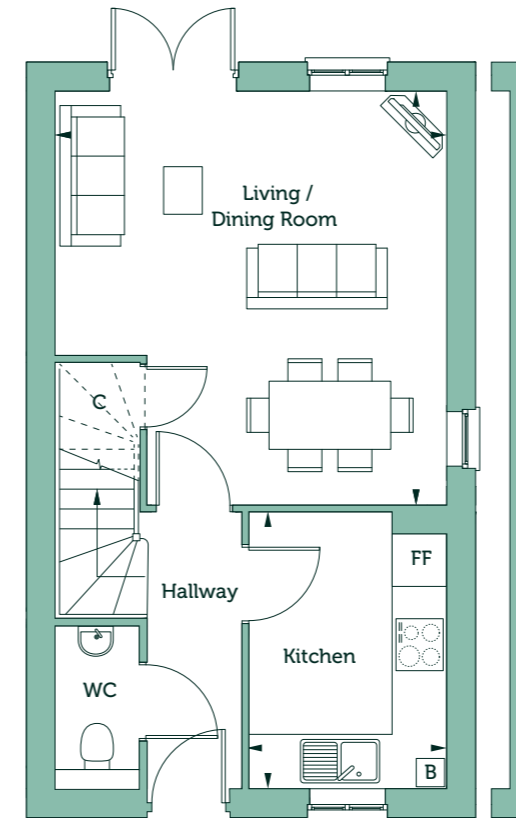
Spring Grove, Elmswell

Three Bedroom House

Plots 37, 50, 53, 54, 55 and 56



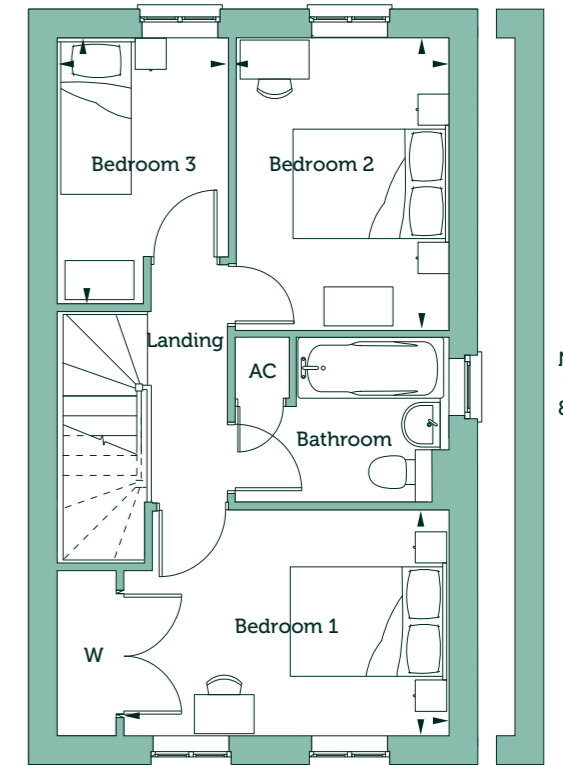
Penshurst Spring Grove, Elmswell



Ground Floor

Living / Dining Room
15'5" max x 14'7" max 4.72m x 4.46m

Kitchen
10'3" x 7'5" 3.14m x 2.27m



First Floor

Bedroom 1
8'4" max x 12'4" max 2.57m x 3.78m

Bedroom 2
10'10" x 8'1" 3.31m x 2.47m

Bedroom 3
9'9" max x 6'2" max 2.99m x 1.90m

Gross Internal Area
763 sq ft 70.90 sq m

Handed Plots 53 and 54

Key

B Boiler C Cupboard FF Fridge Freezer AC Airing Cupboard W Fitted Wardrobe

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Welney

Spring Grove, Elmswell

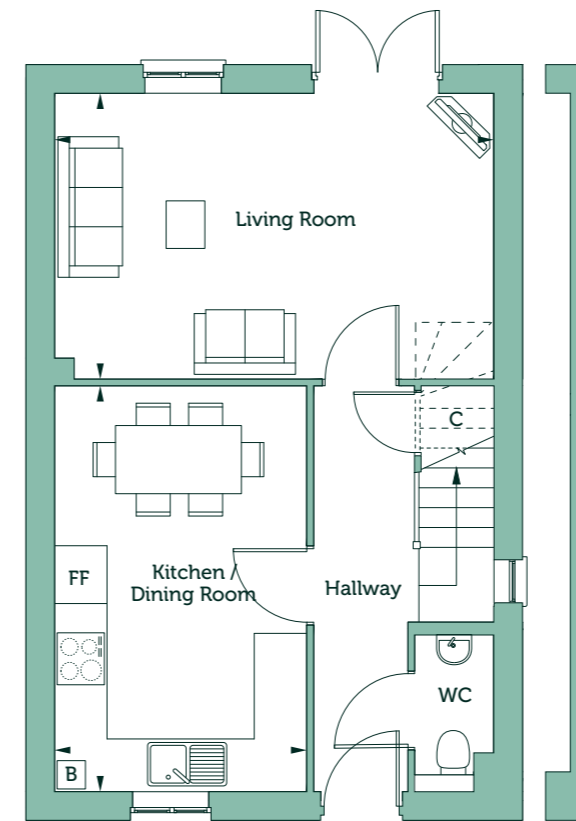
Three Bedroom House

Plots 24, 25, 38, 43, 44, 46, 47, 51, 57, 58, 59 and 60

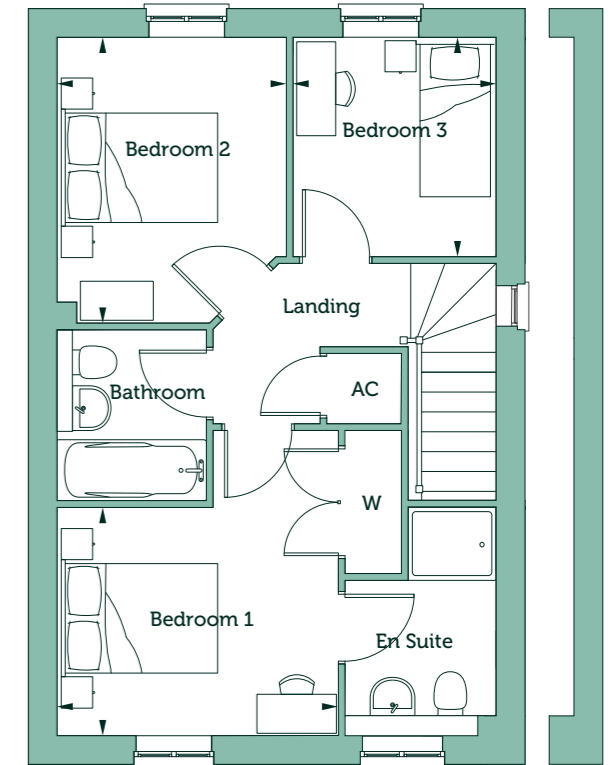


Welney

Spring Grove, Elmswell



No window to plots 24 & 25 only



No window to plots 24 & 25 only

Ground Floor

Living Room	10'7" x 16'4"	3.25m x 5.00m
Kitchen / Dining Room	15'1" x 9'4"	4.61m x 2.87m

First Floor

Bedroom 1	8'5" min x 10'6" max	2.58m x 3.22m
Bedroom 2	10'7" max x 8'6" max	3.25m x 2.60m
Bedroom 3	8'0" x 7'6"	2.46m x 2.31m

Gross Internal Area	855 sq ft	79.42 sq m
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Handed Plots 38, 44, 47, 51, 58 and 60

Key

B Boiler C Cupboard FF Fridge Freezer AC Airing Cupboard W Fitted Wardrobe

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Ashley

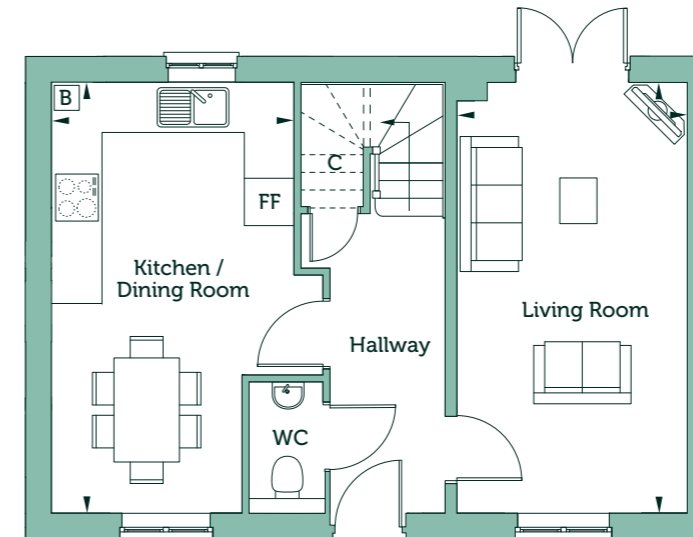
Spring Grove, Elmswell

Three Bedroom House

Plots 26 and 45

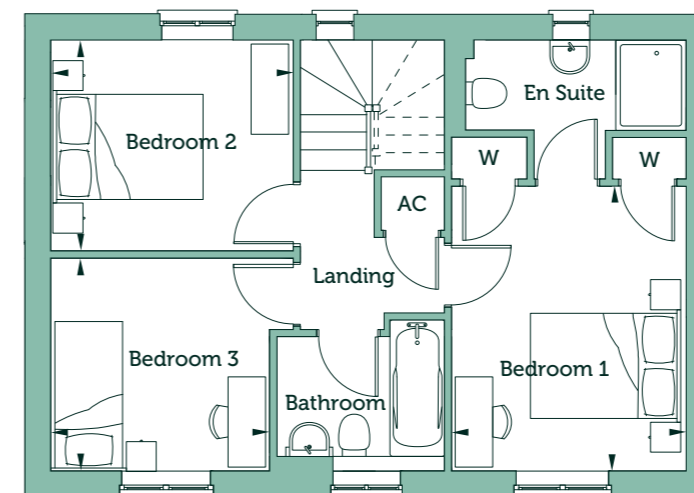


Ashley
Spring Grove, Elmswell



Ground Floor

Living Room	18'1" x 9'7"	5.52m x 2.95m
Kitchen / Dining Room	18'1"max x 10'2"max	5.52m x 3.10m



First Floor

Bedroom 1	11'11" x 9'10"	3.64m x 3.01m
Bedroom 2	8'10" x 10'2"	2.70m x 3.10m
Bedroom 3	8'11" x 9'2"	2.74m x 2.81m
Gross Internal Area	979 sq ft	90.99 sq m

Key

B Boiler C Cupboard FF Fridge Freezer AC Airing Cupboard W Fitted Wardrobe

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Langford

Spring Grove, Elmswell

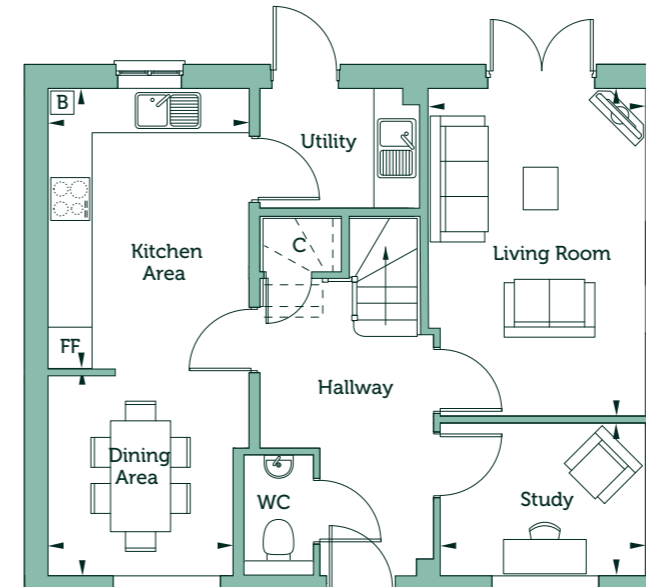
Four Bedroom House

Plots 34, 35 and 36



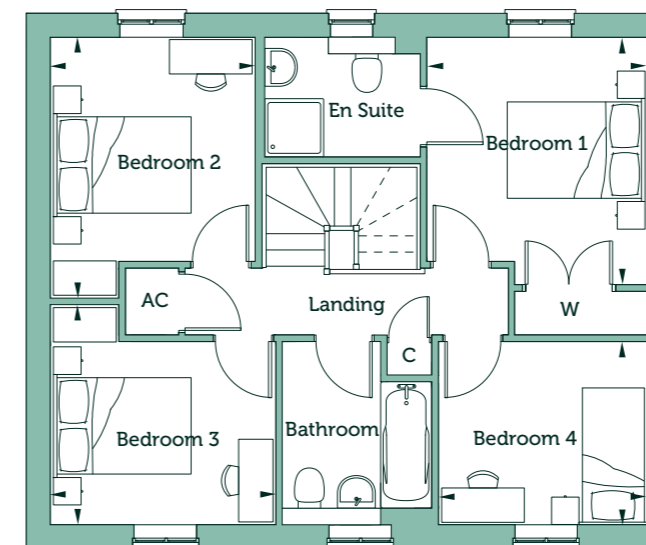
Langford

Spring Grove, Elmswell



Ground Floor

Living Room	14'7" max x 9'7" max	4.47m x 2.95m
Kitchen Area	12'7" x 8'11"	3.83m x 2.74m
Dining Area	8'11" x 8'3" min	2.72m x 2.52m
Study	6'10" x 9'1"	2.09m x 2.79m



First Floor

Bedroom 1	11'0" x 9'10"	3.37m x 3.01m
Bedroom 2	11'7" max x 9'2" max	3.56m x 2.80m
Bedroom 3	9'10" max x 10'1" max	3.00m x 3.08m
Bedroom 4	8'2" x 9'4"	2.50m x 2.85m
Gross Internal Area	1,166 sq ft	108.36 sq m

Key

B Boiler C Cupboard FF Fridge Freezer AC Airing Cupboard W Fitted Wardrobe

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Beckley

Spring Grove, Elmswell

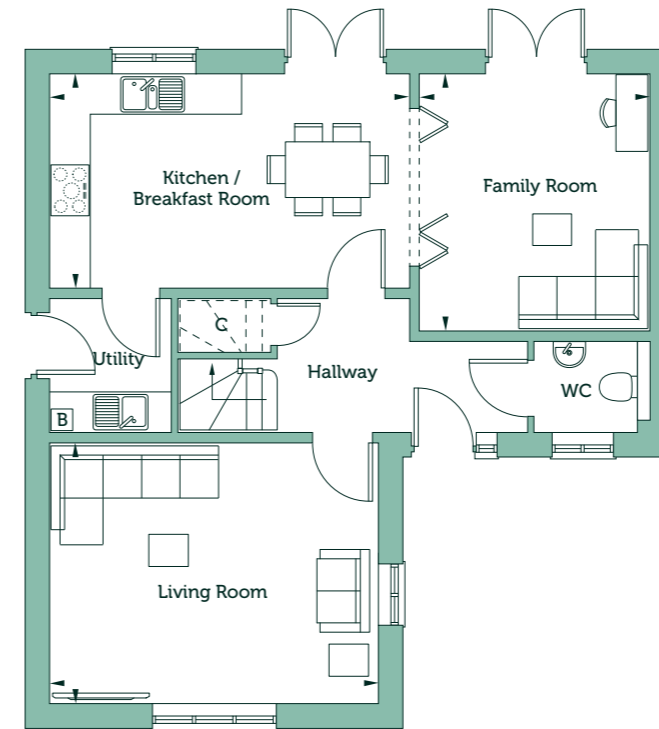
Four Bedroom House

Plots 48, 49 and 52



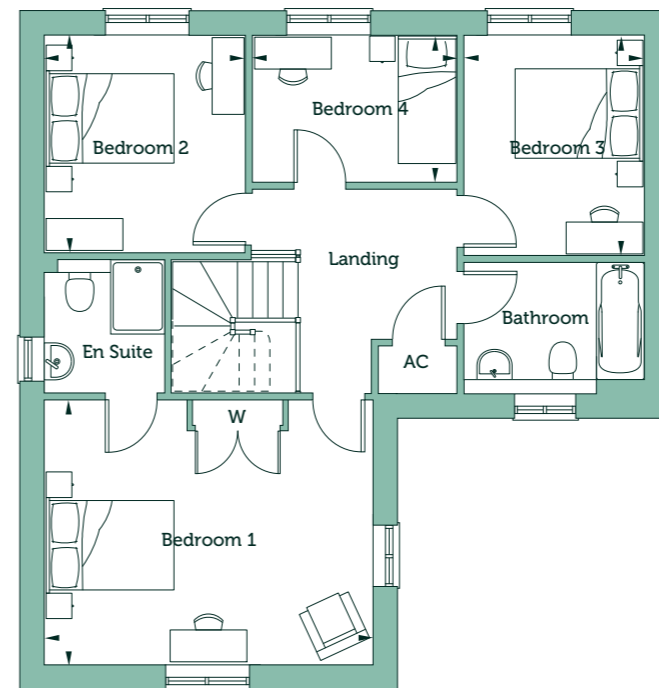
Beckley

Spring Grove, Elmswell



Ground Floor

Living Room	12'7" x 15'11"	3.85m x 4.86m
Kitchen / Breakfast Room	10'4" x 17'5"	3.16m x 5.31m
Family Room	12'5" x 11'1"	3.80m x 3.40m



First Floor

Bedroom 1	12'9" x 15'11"	3.90m x 4.86m
Bedroom 2	10'6" x 9'9"	3.21m x 2.98m
Bedroom 3	10'7" x 8'7"	3.25m x 2.64m
Bedroom 4	7'1" x 9'10"	2.16m x 3.01m

Gross Internal Area	1431 sq ft	132.99 sq m
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Handed Plot 48

Key

B Boiler C Cupboard FF Fridge Freezer AC Airing Cupboard W Fitted Wardrobe

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Poringland

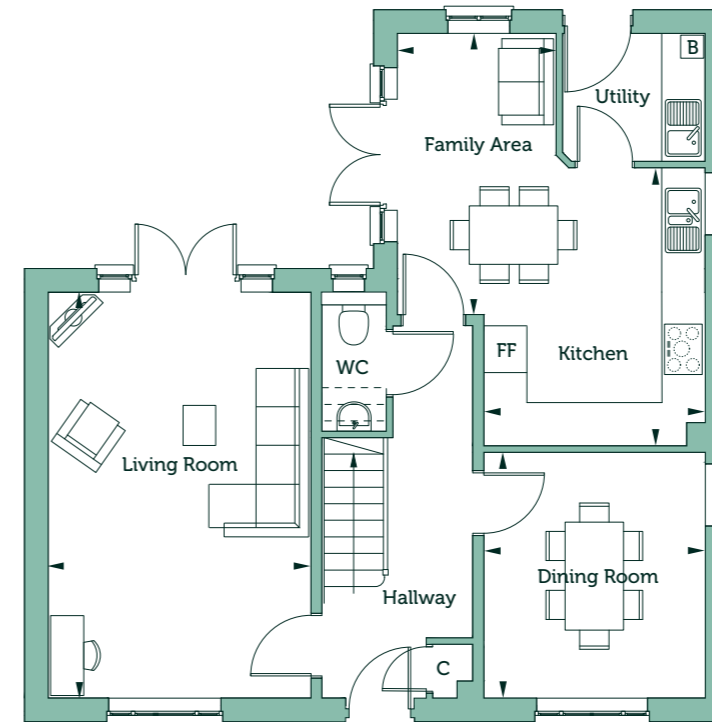
Spring Grove, Elmswell

Four Bedroom House

Plot 39



Poringland Spring Grove, Elmswell



Ground Floor

Living Room 18'5" x 11'11"	5.64m x 3.65m
Kitchen 12'7" x 10'1"	3.86m x 3.08m
Family Area 13'3" x 7'2"max	4.05m x 2.21m
Dining Room 11'2" x 10'1"	3.41m x 3.08m



First Floor

Bedroom 1 11'5"max x 14'0"max	3.50m x 4.28m
Bedroom 2 11'1" x 9'6"	3.40m x 2.92m
Bedroom 3 8'10" x 12'1"	2.72m x 3.71m
Bedroom 4 9'2" x 8'10"	2.82m x 2.70m

Gross Internal Area 1431 sq ft	132.99 sq m
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Key

B Boiler C Cupboard FF Fridge Freezer AC Airing Cupboard W Fitted Wardrobe

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Barnwell

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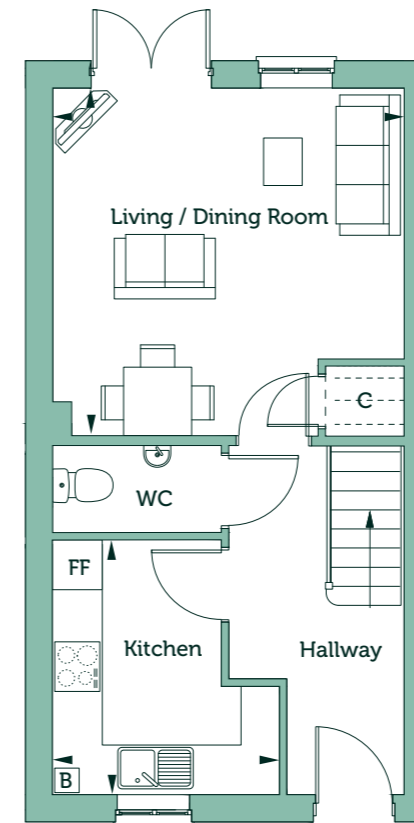
Two Bedroom House

Plots 10, 11, 12 and 13



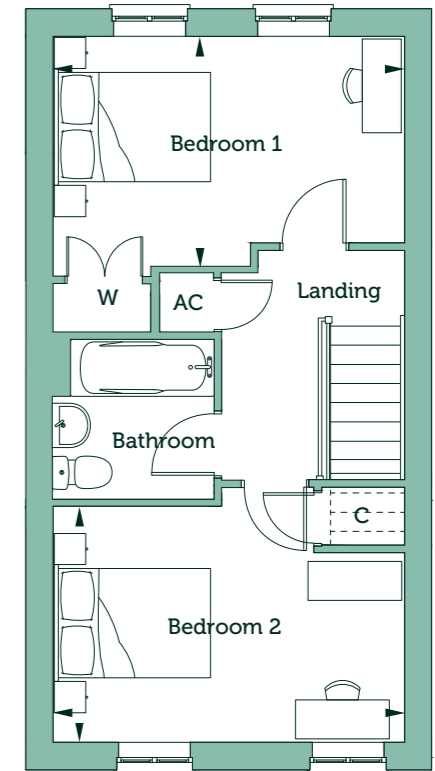
Barnwell

Spring Grove, Elmswell



Ground Floor

Living / Dining Room	13'8"max x 13'10"max	4.19m x 4.23m
Kitchen	10'0" x 8'11"max	3.05m x 2.73m



First Floor

Bedroom 1	8'1"max x 13'10"max	2.48m x 4.23m
Bedroom 2	9'3"max x 13'10"max	2.82m x 4.23m

Gross Internal Area	774 sq ft	71.93 sq m
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Handed Plots 10 and 11

Key

B Boiler C Cupboard FF Fridge Freezer AC Airing Cupboard W Fitted Wardrobe

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 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 overleaf. Information correct at time of going to print in October 2021. OH/SGE/FP/1021



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Cranford

Spring Grove, Elmswell

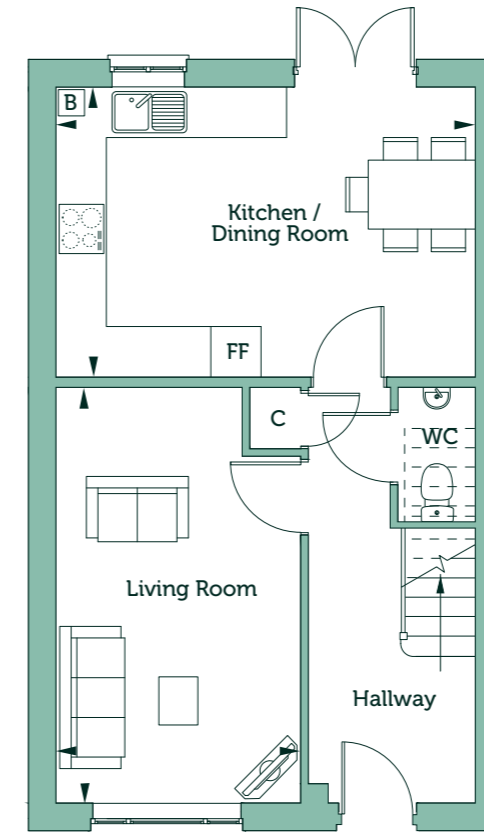
Three Bedroom House

Plots 9 and 14



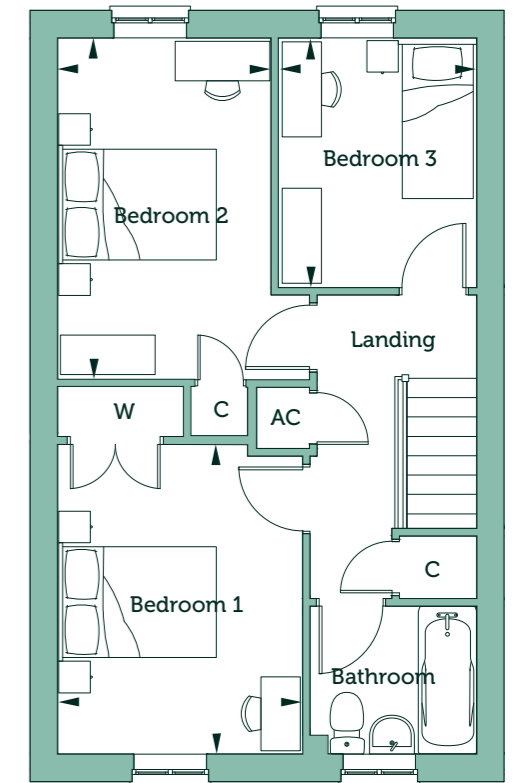
Cranford

Spring Grove, Elmswell



Ground Floor

Living Room	16'1" x 9'7"	4.92m x 2.92m
Kitchen / Dining Room	11'4" x 16'4"	3.46m x 5.00m



First Floor

Bedroom 1	12'0" x 9'7"	3.67m x 2.92m
Bedroom 2	13'3" x 8'4"	4.04m x 2.55m
Bedroom 3	9'7" x 7'8"	2.96m x 2.36m

Gross Internal Area	912 sq ft	84.76 sq m
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Handed Plot 9

Key

B Boiler C Cupboard FF Fridge Freezer AC Airing Cupboard W Fitted Wardrobe

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Homes to be proud of



"I would 100% recommend Orbit to anyone and would encourage any first-time buyers to purchase from them as they really help with the whole process."

– Dan

We believe that in order to build homes and communities which people will take pride in, we need to take pride in them ourselves. For us it's all about quality over quantity. All aspects of our building process are underpinned by our own high standards, placing our homeowners at the heart of everything we do and investing in our communities to create great places to live, work and play.

Working from home

When it comes to commuting to work, life doesn't get much better for Dan. You could say that his job is literally on his doorstep, because Dan is employed as New Build Project Manager on the development where he has recently purchased his first home.

Dan had previously lived in his family home in Watton, Norfolk, but after saving enough for a deposit on a house, he began looking at properties in the local area. After comparing local developments, Dan chose to purchase a three bedroom home at Newlands, because he knew first-hand that he was purchasing a property which carried high design standards in a great location, close to the A11.

Talking about his experience with Orbit as a first-time buyer, Dan said: "When I was looking at buying my first home, I kept an open mind and looked around to see what was on the market. To me, Newlands was the highest quality new build development in the local area and in my profession, I have seen lots of homes built. All the Newlands properties are modern, light and airy and the design, quality and product specifications are fantastic. So, not only was I choosing the best home available to me, I was also literally buying on my doorstep!"

Perfectly designed for downsizers

Karen and Barry had a large home which they no longer needed and wanted to downsize and pay off their mortgage. They were concerned that 'downsizing' would mean huge compromises when it came to lifestyle and accommodation.

What they found through Orbit surprised them. "We were even more delighted when we viewed the Orbit show home and discovered that buying a new build doesn't mean you have to compromise on space or quality. The house we chose was comfortably within our budget, yet it still offered everything we hoped for from our new home."

Jessie and Alex found their dream home through Shared Ownership

Jessie and Alex were living with parents and longed for a home of their own. Now, thanks to helpful advice from Orbit on a Shared Ownership property, they have a beautifully-furnished, three bedroom home in a location they could only dream of! "We looked around at a number of developments but didn't feel at home. We went to look at Summer Gates and as soon as we walked into the show home it felt like we had come home, we were so excited!"

A wonderful journey

Sue, a single lady, wanted to move nearer to her family and friends. "I was looking for a house that I could manage myself. As a single lady I didn't want a project this time, it needed to be well built with attention to detail, spacious, light and airy and have a good feel about it. I wanted good storage space, a manageably-sized garden and somewhere to park my car too."

After attending an open day event where she met representatives from Orbit, Sue was really impressed with the knowledge and information on offer. She decided on a home at The Sidings and submitted the paperwork. "I was so excited, the lady I dealt with was great, she explained the whole process and to this day it works. In fact, all parties involved have been amazing, the process has been seamless, and I can't thank everyone enough for making it happen, it really has been a wonderful journey. I was really impressed at how professionally the whole process was handled."

A spacious family home

Gemma and David wanted to upsize and discovered Orbit's development at Mill View. Gemma said "The size of our new home is ideal, and the interior is bright and spacious. We also have a big driveway and double garage, so plenty of parking when we have visitors. As a family, we have also spent more time outdoors in our lovely big garden, which is something you don't always see with new builds. I couldn't be prouder of our perfect Orbit home!"

These quotations are from purchasers at other Orbit Homes developments.



St Anne's Quarter, Norwich

The Orbit difference

The history of Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure

the homes we provide and the communities we create are high quality, affordable, safe and sustainable and they really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this through taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have in place sustainable working and excellent employment practices.

Building for good

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact reaches far beyond the homes we build and sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not just through our work as responsible landlords in supporting our tenants, but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiative further. So, by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.



Orbit in the community

We have invested around £25m into local community schemes in the last six years through a range of local projects to improve the local community. This includes sensory gardens, skateboard parks, community farms and neighbourhood cinemas. We also provide help and support on wellbeing, employment and skills, digital inclusion and financial advice through our award-winning Better Days programme.

Alongside this, our employees are very active in the local community through our volunteering programme and contributed over 4,000 community hours in the last 12 months alone. Our employees have painted, decorated, planted and litter-picked their way to supporting our local communities, whilst raising over £45,000 for national and local charities, including MIND, Shelter, Macmillan Cancer Support and Prostate Cancer Awareness UK.

Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment.

We have four main priorities:

- Climate action to become net zero carbon
- Ecological resilience to enhance the quality of green spaces
- Responsible partnerships and a sustainable supply chain
- Increasing biodiversity



Newlands, Attleborough

Design standards

At Orbit, our vision is to take the lead in building thriving communities, and we recognise that in order to build a thriving community great care and attention needs to be given to the way in which they are designed.

We know that communities are about people first and foremost, but the design of the places we live in can also have a huge impact on our lives. From the design of each individual home, to the spaces in between that make up the public realm, great design can have a positive impact through its ability to 'surprise and delight'.

With each of our homes built to our own high standards, we operate under the requirements of the Consumer Code for Home Builders.

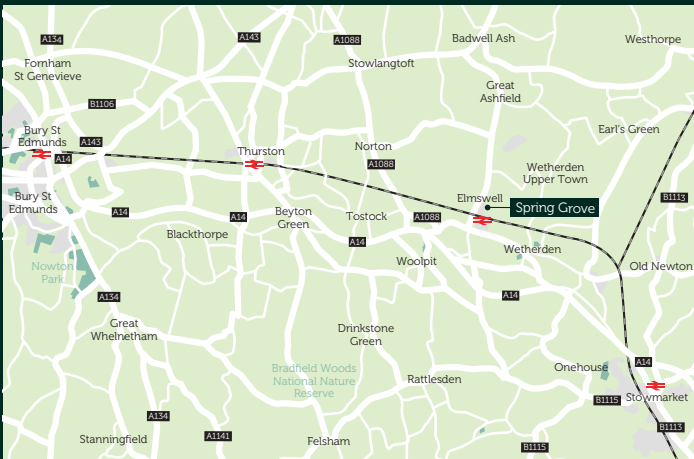
At Orbit we believe that good design is at the heart of delivering thriving communities and is fundamental to our mission. It is also essential, so that we can create your place to thrive.



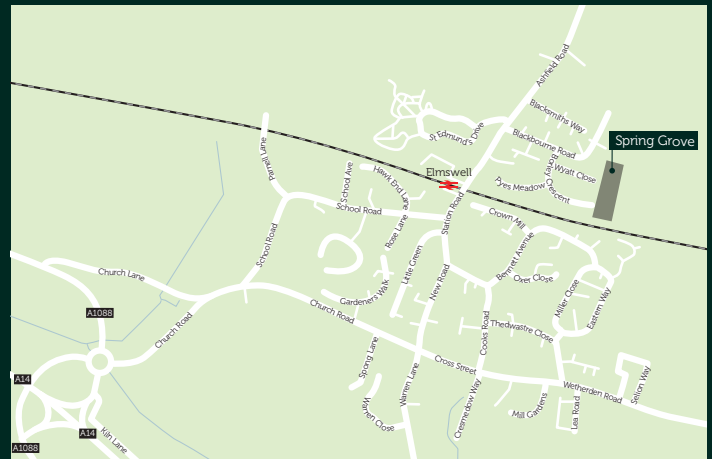


Outer cover coated with
Anti-Bacterial lamination

**Spring Grove
Borley Crescent
Elmswell
Bury St Edmunds
Suffolk
IP30 9UG**



Wider Area



Local Area

Directions to Spring Grove

Elmswell is located off the A14 between Bury St Edmunds and Stowmarket. Travelling from either direction, leave the A14 at junction 47, signposted to Ixworth, Elmswell and Woolpit, A1088. At the roundabout, take the Elmswell turn off onto Church Road. Follow Church Road for approximately 1.17km (1300 yards) and then turn left into New Road. Continue along New Road for approximately 470 metres (515 yards),

where it becomes Station Road and continue past Elmswell Station. After the station, continue on Station Road for approximately 240 metres (260 yards) and turn right into Blackbourne Road, then, after approximately 170 metres (185 yards), take the second right into Borley Crescent. Continue along Borley Crescent, bearing around to the left past Pyes Meadow, and Spring Grove will be straight ahead.



**Your place
to thrive**

orbithomes.org.uk

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Head Office: Orbit, Garden Court, Harry Weston Road, Binley Business Park, Coventry CV3 2SU. Orbit is an exempt charity, registered under the Industrial and Provident Societies Act 1965.

Orbit has a policy of continuous improvement and reserves the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. Orbit reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or contain any representation of fact upon which any party is entitled to rely. Information correct at time of going to print in October 2021. OH/SG/Bro/1021