

A DEVELOPMENT BY



Solving the housing crisis
in the East of England



TRINITY MEADOW

— RACKHEATH —

www.trinitymeadow.co.uk



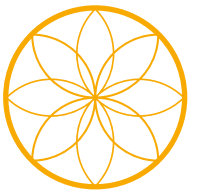
All information provided within the brochure was correct at time of going to press.

Welcome to Trinity Meadow

Flagship Homes is proud to present Trinity Meadow, a collection of thoughtfully designed two, three and four bedroom houses and bungalows in the heart of Norfolk.

With 70 shared ownership homes to choose from, Trinity Meadow is the perfect location for first time buyers, families and downsizers.

With easy access to a wide range of facilities and amenities close by, it really is the perfect place to call home.



TRINITY
MEADOW
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Norwich



Broads

Location & exploration

There's so much to explore in Norfolk. The county is blessed with natural beauty and exciting places to visit.

North or east of Trinity Meadow, you'll experience the idyllic Norfolk Broads, with over 125 miles of waterways set in beautiful countryside. The Broads National Park offers an experience unlike any other, both on its lakes and rivers, and alongside them, on peaceful paths and cycle ways.

For the more active, there are lovely walks to explore from Rackheath. As well as nearby Mousehold Heath and Waterloo Park, perfect for family outings.

For more days out, Norwich city has something for everyone. From its excellent shopping, cinemas and theatre, restaurants and bars. As well as its history and culture, with two stunning cathedrals and a beautiful Norman Castle.

Buying a shared ownership home

What is shared ownership?

Shared ownership is a home ownership scheme. It is designed to help people unable to purchase a home outright get on the property ladder. Based on your household income and lifestyle, you can purchase as little as a 25% share in a property and pay a subsidised rent on the remaining share. At a later date, you can increase your share all the way to 100% and own your property outright.

How does shared ownership work?

When buying a shared ownership home we will firstly ensure you are eligible to buy with us. We will then spend time with you understanding your income and expenditure. This will help us to determine what share of the home you can afford to buy. Initial shares range from a minimum of 25% and a maximum of 75%. In most cases, the total monthly mortgage and rent cost combined can be less than renting a similar property privately. As your household income allows, you can purchase additional shares in increments of 10% or more.

What happens next?

Please contact our sales team on 01603 255444 to discuss your eligibility for the shared ownership scheme.

You will also need to register with Help to Buy at www.helptobuyagent3.org.uk. You can also request an application form by calling help to buy on 0800 456 1188.

If you would like more information please visit:
www.flagship-homes.co.uk/looking-for-a-home/shared-ownership/



Why buy a Flagship home?

We take pride in choosing only the best locations in which to build our homes. They are not just places to live but also places to love.

Our focus is always on you, the homebuyer. We not only build everything to our usual exacting standards – we do so with care and incredible attention to detail.

Whether you're after a cosy but spaciouly-planned two-bedroom property, or you need a large, four-bedroom home, you'll find something suitable at the Trinity Meadow development.

Site map



The Buxton

2 bedroom house
Plots: 52, 53, 56, 57, 63, 83, 84, 91, 92, 114, 115, 116, 117, 120 & 121



The Coltishall

2 bedroom house
Plots: 8, 9, 76, 77 & 154



The Horning

2 bedroom house
Plots: 20, 47, 65, 94, 97, 98, 118, 129, 130 & 157



The Cromer

3 bedroom bungalow
Plots: 12 & 13



The Hainford

3 bedroom bungalow
Plot: 14



The Hicking

3 bedroom house
Plots: 3, 4, 5, 6, 7, 81, 82, 89, 90, 95, 96, 99, 100, 135 & 136



The Salhouse

3 bedroom house
Plots: 44, 45, 54 & 55



The Wroxham

3 bedroom house
Plots: 1, 2, 37, 41, 46, 49, 64, 87 & 131



The Ingham

4 bedroom house
Plot: 153



The Ranworth

4 bedroom house
Plots: 51 & 85



The Winterton

4 bedroom house
Plots: 42, 43, 48, 50, 66 & 86



Affordable rented homes



Our passion, your home

Attention to detail is what distinguishes a
Flagship home from other new builds.

We don't just construct distinctive, well-designed
properties; we invest in quality materials. You'll notice
the difference as soon as you walk up to the front door.

Inside, we make the best use of your available space.
Well-fitted to a high quality specification kitchens and
bathrooms, including en-suites, add a touch of luxury
that everyone deserves.

And because we care about the environment, there are
high quality windows and doors that do a great job of
keeping you warm in the winter.



Photography from Trinity Meadow - Rackheath show home



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Trinity Meadow specification

Electrical

- TV points to living room (media plate) with cables for Sky
- Mains connected smoke alarms
- Heat and carbon monoxide detectors
- External lighting to the front and rear of homes

Bathroom & en-suites

- Ideal Standard Tempo white sanitaryware with chrome fittings
- Downlighting to ceiling
- Heated chrome towel radiator
- Tiling to walls
- Vinyl flooring to bathroom
- Floor tiles to cloakroom

Kitchen

- Symphony Woodbury Gloss kitchen units with worktop and upstand
- Chrome chunky bridge handles
- Downlighting to ceiling
- Stainless steel splashback behind hob*
- Stainless steel 1 1/2 bowl sinks
- Soft close doors
- Selected Zanussi integrated appliances to all plots
- Ceramic floor tiles

Decorative finishes

- Internal walls finished in a white finish
- Ceilings finished in a white emulsion with smooth plastered finish
- 5 panel white doors with chrome door furniture

General

- NHBC 10 year guarantee
- Defect period of 12 months, commencing from handover date to Flagship Homes

*The exact specification may vary depending upon plot number, availability and build stage. Please ask sales representative for further details. Photos depict previous Flagship developments.

Feel connected

Rackheath is a popular village situated approximately three miles north east of Norwich. With great links to London Liverpool street via Norwich Train Station. If travelling by road is your preference, Trinity Meadow is situated close to the NDR, which links the A47 with the A11 to the South and the A148 Cromer roads to the North.

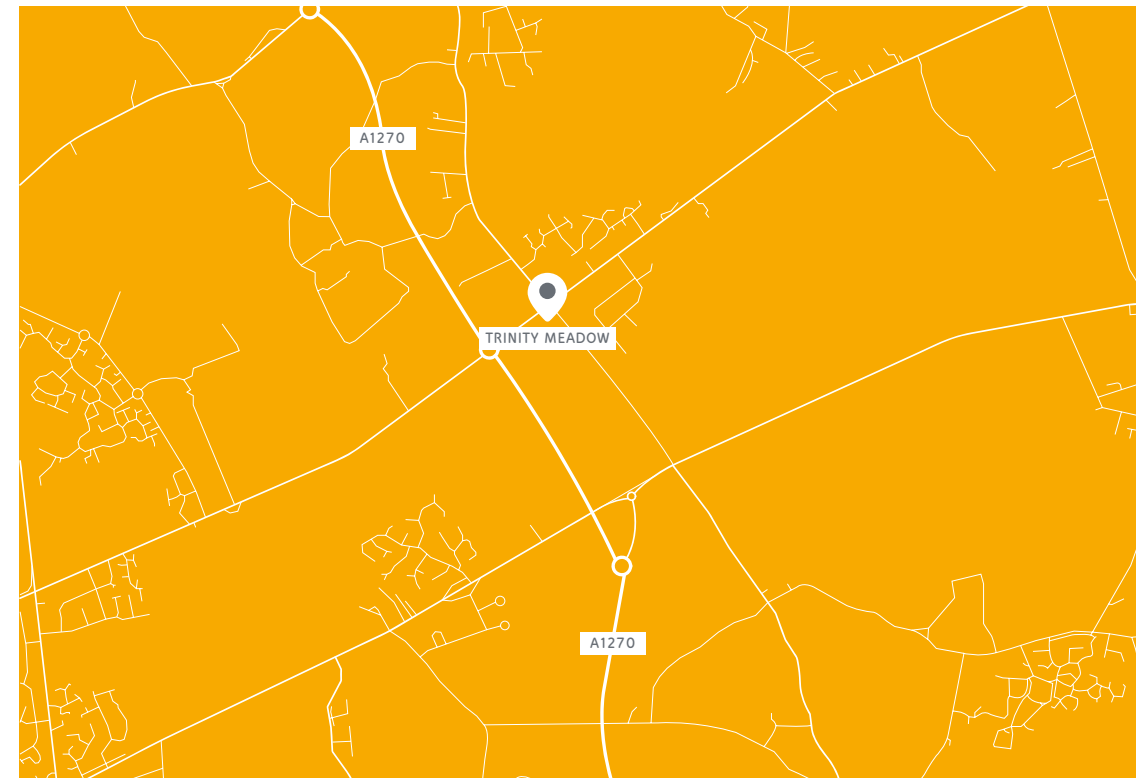
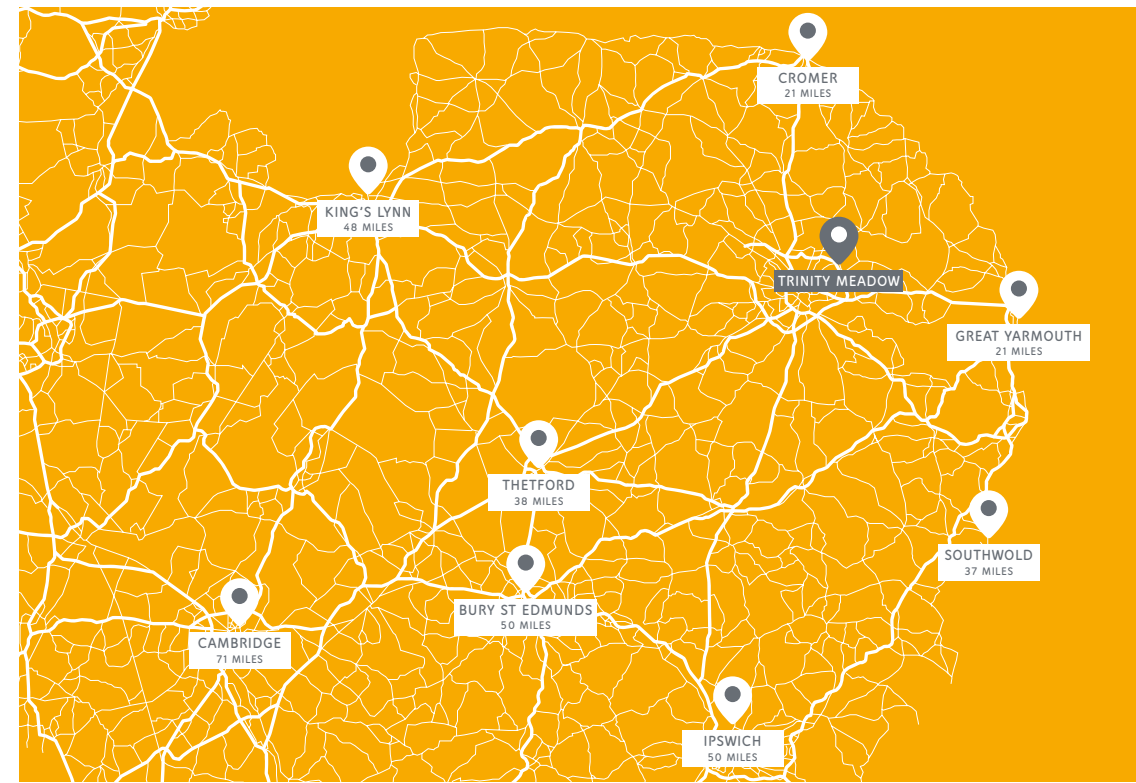
Trinity Meadow is also within easy reach of the beautiful Norfolk Broads and Norwich International Airport.

Road connections

Norwich	5 miles
Cromer	21 miles
Great Yarmouth	21 miles
Southwold	37 miles
Thetford	38 miles
Ipswich	50 miles

Local amenities

Rackheath Pharmacy	0.2 miles
Rackheath Primary School	0.5 miles
Supermarket	3.3 miles
Norwich City Centre	4.8 miles
Norwich Train Station	6 miles
Norwich International Airport	6.2 miles



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All enquiries

If you would like further details please contact:

T: 01603 255444

E: sales@flagship-homes.co.uk

W: www.trinitymeadow.co.uk

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