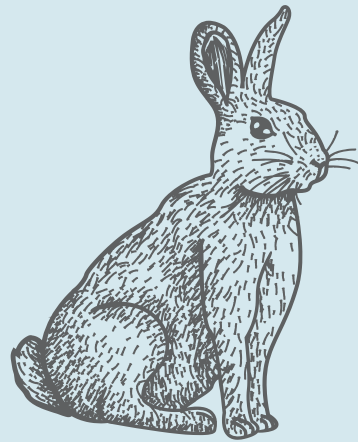


A DEVELOPMENT BY



The Burrow

Red Lodge

www.theburrow.co.uk

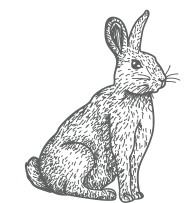


All information provided within the brochure was correct at time of going to press.

Welcome to The Burrow

Flagship Homes is proud to present The Burrow, a collection of traditionally built and well-designed two, three and four-bedroom homes in the west Suffolk village of Red Lodge. Houses are available for purchase on a shared ownership basis, meaning a quality new home and life in the countryside is more affordable than ever.

Red Lodge is a relatively new village, dating back to 1926. Growing originally around the A11 Norwich to Cambridge road, it now benefits from a bypass, making it peaceful and attractive. Enjoy a rural way of life but live within striking distance of the bustling market town of Bury St Edmunds, the cultural city of Cambridge and the Newmarket gallops.



**The
Burrow**
Red Lodge

Living in a Flagship home

Flagship provides beautiful homes for affordable housing, letting or private residences.

We take pride in choosing only the best locations in which to build our properties. 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 family sized, four-bedroom home, you'll find something suitable at The Burrow development.





Kings Gate, Norwich



Kings Gate showhome interior



The Nest showhome interior



The Nest showhome interior

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 and quality specification kitchens and bathrooms add a touch of luxury that everyone deserves.

And because we care for the environment, there's energy-efficient heating and attractive windows and doors that do a great job of keeping you warm in winter.

Live the countryside life

Leave the hustle and bustle of town behind and settle down to a slower and quieter way of life in rural Suffolk. Nestled close to the border with Cambridgeshire, and with Norfolk just a few miles to the north, Red Lodge is an ideal countryside base, whether you plan to work or retire locally or commute to the nearby towns.

While road and bus links are excellent, you will find all you need in the village, from shops, a nursery and primary school, sports clubs, services, takeaways and the pub, believed to be the oldest local building.

Surrounded by heathland, much of Red Lodge's new housing is on a former rabbit warren – hence our development name, The Burrow. Living here, you'll never be far from wildlife and fields so you can enjoy the countryside any time you like.



Ickworth House



ARC Shopping Centre, Bury St Edmunds



Abbey Gardens, Bury St Edmunds

Location & exploration

From the peaceful village of Red Lodge, you have some idyllic towns and attractions to explore all around. Similar distances away, you've got Bury St Edmunds, the university city of Cambridge, the cathedral at Ely and the market town of Thetford.

Shopping and entertainment are even closer, with Newmarket just five miles down the road – perfect if you like your horses. If you prefer outdoor pursuits, Thetford Forest has gorgeous walks and activities such as Go Ape.

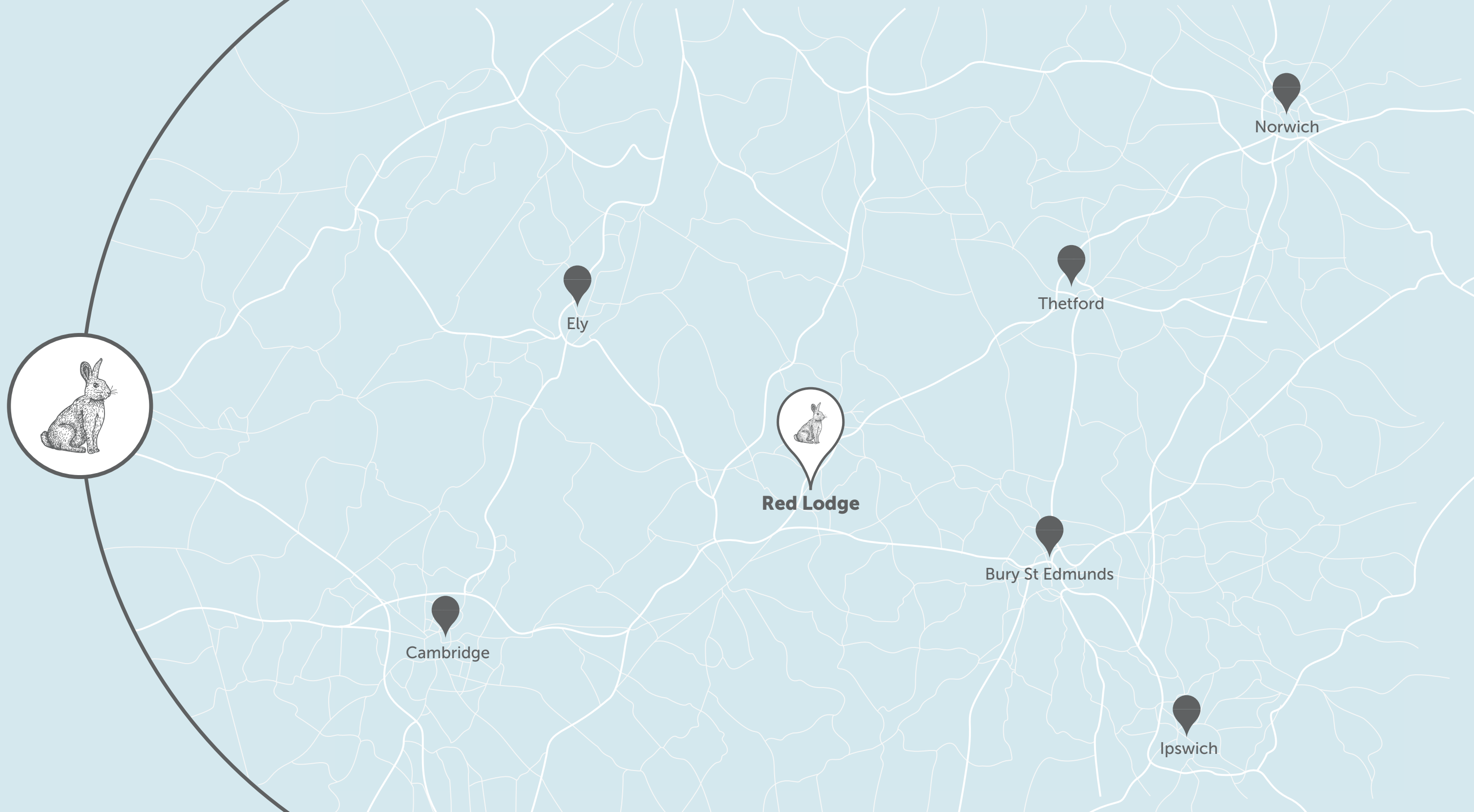
While the pace of life in Red Lodge is nice and slow, you can speed things up any time with a trip to the karting tracks or 4 x 4 driving experience just a few miles to the south.

Well placed & well connected

Destination by car	Distance*
Newmarket	5.4 miles
Bury St Edmunds	12.7 miles
Thetford	14.7 miles
Cambridge	19.1 miles
Ipswich	40.1 miles
Norwich	44.9 miles

Destination by train	Time**
Bury St Edmunds	19 minutes
Cambridge	23 minutes
Ipswich	55 minutes
Norwich	79 minutes

*When using Google Maps and following the shortest route.
**When departing from Newmarket Railway Station.



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 45% 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 outright ownership (some properties are exempt from outright purchase).

How does shared ownership work?

Shares on the initial purchase are from 45% to 75% of the full market value, this is based on your affordability and eligibility for the scheme. By initially buying a share, the total monthly mortgage and rent cost is typically 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?

Call the Flagship Homes sales team on 01638 563603 to discuss your eligibility for the shared ownership scheme.

You will also need to register with Help to Buy at www.help2buyagent3.org.uk. You can also request an application form by calling 0800 4561188.

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



A DEVELOPMENT BY



ALL ENQUIRIES

If you would like further details please contact:

T: 01638 563603

E: sales@flagship-homes.co.uk

W: theburrow.co.uk