

NORTON MEADOWS

Norton



ASH PROPERTY
INDIVIDUALLY YOURS

*A family run firm with the flexibility to offer a bespoke facility enabling you to design
and build a home to suit your family needs now and in the future.*

YOUR JOURNEY STARTS **HERE**

The CONCEPT

The directors of Ash Properties know how difficult it is to achieve “the perfect home”. However, building your own house (or have someone build it for you) is the next best thing.

These custom build/self build plots come with planning permission granted and mains services already in place, yet retain the flexibility for you to create your own unique property within a community of like-minded people. Every self build/custom build house is unique. Every self builder has their own ideas. Ash Properties can provide you with the tools and contacts allowing you to build a home that is individual and, whilst we encourage you to browse some of our designs, they can all be adapted to suit your preferences.

The HOW

Following acceptance of an offer, you will be introduced (via a face to face meeting) with your very own build team who will sit with you to discuss the architectural design, style and fittings of your property. This gives you the truly unique experience of being ‘hands on’ in the customisation and specification of your very own property.

The designated and highly qualified build team will work with you before, during and after the build to produce a property at **a set price agreed prior to plot purchase**. This is a rare opportunity to secure a fixed price build contract giving buyers of all levels of experience the peace of mind that, even with little or no experience in building your own property, you will be fully in control of your finances throughout.

Expertise from Start to Finish

Our chosen build team are a local, family run firm with a history of developments and bespoke housing construction with recent projects taking place in the surrounding villages of Bury St. Edmunds, Sudbury and Cambridgeshire. The selected developer was chosen from numerous candidates due to their enthusiasm for working closely with clients to create their dream properties. The build team will be on hand before, during and after the construction period to give buyers peace of mind from start to finish.

The WHY

As the old saying goes, there is no better investment than in bricks and mortar. This development gives buyers a fantastic opportunity to invest in your own property. Taking advantage of a fixed price build removes the financial risk for the custom home builder, while providing you the benefit of building in additional equity for the self builder. This is a rare chance to create an individual property to suit all your current and future needs.

The NEXT STEP

This brochure outlines what we offer and a physical site visit will confirm if this is right for you. **We look forward to welcoming you to either the site or our partner’s show centre.**

Sycamore



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Hazel



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Yew



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Oak



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Birch



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Maple



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Holly



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WELCOME TO NORTON

On Your Doorstep

Norton is a delightful village east of Bury St. Edmunds with good links to train stations in both Stowmarket and Elmswell. The primary school, rated 'Outstanding' by Ofsted, backs onto a large playing field with a village hall and children's play area. Elsewhere you have the picturesque water meadows, perfect for long weekend walks, along with amenities including a pub, shop, garage community hall and playgroups.

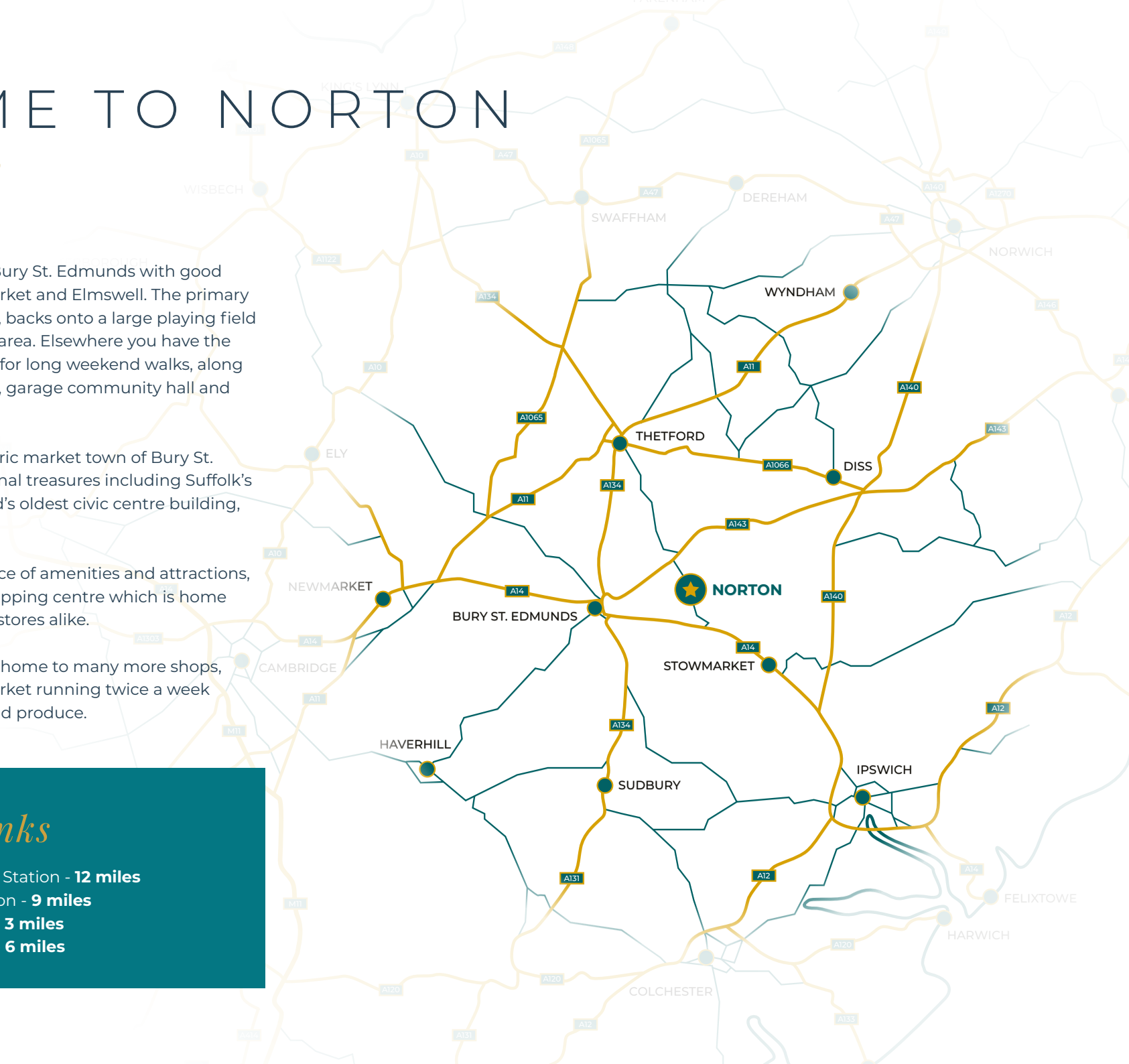
A short drive from Norton is the historic market town of Bury St. Edmunds. Home to a myriad of national treasures including Suffolk's only Cathedral, the Guildhall, England's oldest civic centre building, and the Theatre Royal.

Bury St. Edmunds offers an abundance of amenities and attractions, including the state-of-the-art Arc shopping centre which is home to national brands and independent stores alike.

The impressive and thriving centre is home to many more shops, cafés, bars and restaurants with a market running twice a week which offers a range of local wares and produce.

Transport Links

- Bury St Edmunds Train Station - **12 miles**
- Stowmarket Train Station - **9 miles**
- Elmswell Train Station - **3 miles**
- Thurston Train Station - **6 miles**



SPECIFICATION GUIDE

Your New Home

Central to self & custom build policy is the ability to be able to choose the quality and finish of internal and external fixtures. **The following specification guide is a starting point.**

Kitchen

- Individually designed kitchens
- Integrated oven, hob and extractor
- Integrated dishwasher and fridge/freezer
- LED feature lighting

En Suites & Cloakrooms

- Contemporary white sanitary ware with chrome fittings
- Tiled to shower/bathroom areas
- Heated latter towel rails
- Tiled flooring to wet areas

Internal Finishes

- White painted ceilings and neutral emulsions to walls
- White satin paint to all woodwork
- 'Pre-finished' doors, brushed steel ironmongery
- Traditional or solid oak skirting with architraves

Heating

- Flexible heating & hot water solutions
- Underfloor heating throughout ground floor
- Individual room thermostats
- Insulation and reduced heat loss standards that exceed the latest Building Regulations targets

Electrical

- Recessed LED white downlights to kitchen
- bathrooms, utility and en-suites
- TV points to all principal rooms
- BT points to all principal rooms
- Smoke alarms, with heat alarm to kitchen

External

- "The Felsham Mix" plain tile roof
- High quality "Bereco" double glazed windows
- Multi-locking front and rear doors
- Front garden turfed and landscaped
- Rear garden top-soiled and seeded
- Patios and paths as per the plans
- Outside lighting to front and rear of the house
- Gravel driveways
- 1.8 close boarded fence to rear and side
- Boundaries if required

Services

- Mains electricity, water and drainage



Scandia Hus is renowned for its exceptional craftsmanship and dedication to creating stunning, high-quality timber-framed homes that capture the essence of Scandinavian design and architecture. With a legacy spanning several decades, Scandia Hus has become synonymous with elegance, functionality, and sustainability.

Each Scandia Hus creation is a testament to their commitment to creating not just houses, but homes that reflect a harmonious coexistence with nature and a deep understanding of the principles of Scandinavian living.

Cameron McMillan **T:** 01342 838 064
Area Project Manager **E:** cm@scandia-hus.co.uk



PLOT SIZES

1. 351 sqm / 3778 sqft	4. 369 sqm / 3971 sqft	7. 523 sqm / 5629 sqft
2. 401 sqm / 4316 sqft	5. 642 sqm / 6910 sqft	8. 443 sqm / 4768 sqft
3. 363 sqm / 3907 sqft	6. 246 sqm / 2646 sqft	9. 389 sqm / 4187 sqft

Plot sizes are a guide and are subject to survey

Bychoice
ESTATE AGENTS

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