



Swan's Nest Swaffham

Two, three and four bedroom homes in Swaffham
Contemporary, elegant and extremely energy efficient



A selection of our previous developments



Oak Meadow, Shipdham
Hus 22, Drayton
Briar Gardens, Attleborough
Hannant's Piece, Castle Acre
Southacre, Attleborough

Hus 46+, Watton
Gardener's Green, Hingham
Lark's Meadow, Dereham
Crown House, Thetford
The Pastures, Attleborough

The Dairy, Old Catton
The Hatchery, Swaffham
Greenfield, Tacolneston
St. Andrew's Court, Mildenhall
The Woodcutters, Great Ellingham

A warm welcome from the Abel family

We're proud of the company we've built. We're also proud of the homes we've built.



Over the years we have worked hard to maintain our reputation for contemporary, award-winning homes with high specification and high quality. We have concentrated on relatively small developments around Norfolk and Suffolk. Each individual home is carefully thought through by our architects for practical living with low energy consumption and low maintenance.

We are an independent family business that cares for our customers with a personalised service and options to tailor the specification to your needs. We pride ourselves on our flexibility to include your personal choices where we can, inside and out. Our Customer Charter has been designed with you in mind, and illustrates how we care and look after you before, during and after your purchase.

We also care for the environment in which we live and work. We create communities where the development enhances the surroundings and often brings new life to neighbourhoods. Our architects are selected on local knowledge and experience. Furthermore, our Good Neighbour Charter ensures that we minimise disruption to the local area while we are building new homes. We really do make a careful effort to be considerate to everyone, and everywhere, we work.

Thank you for taking an interest in Swan's Nest in Swaffham. We invite you to browse our brochure and will be delighted to answer any questions you may have or arrange a visit.

**Tony, Maggie and Chris,
The Abel Family, Norfolk**

In the Swaffham area...

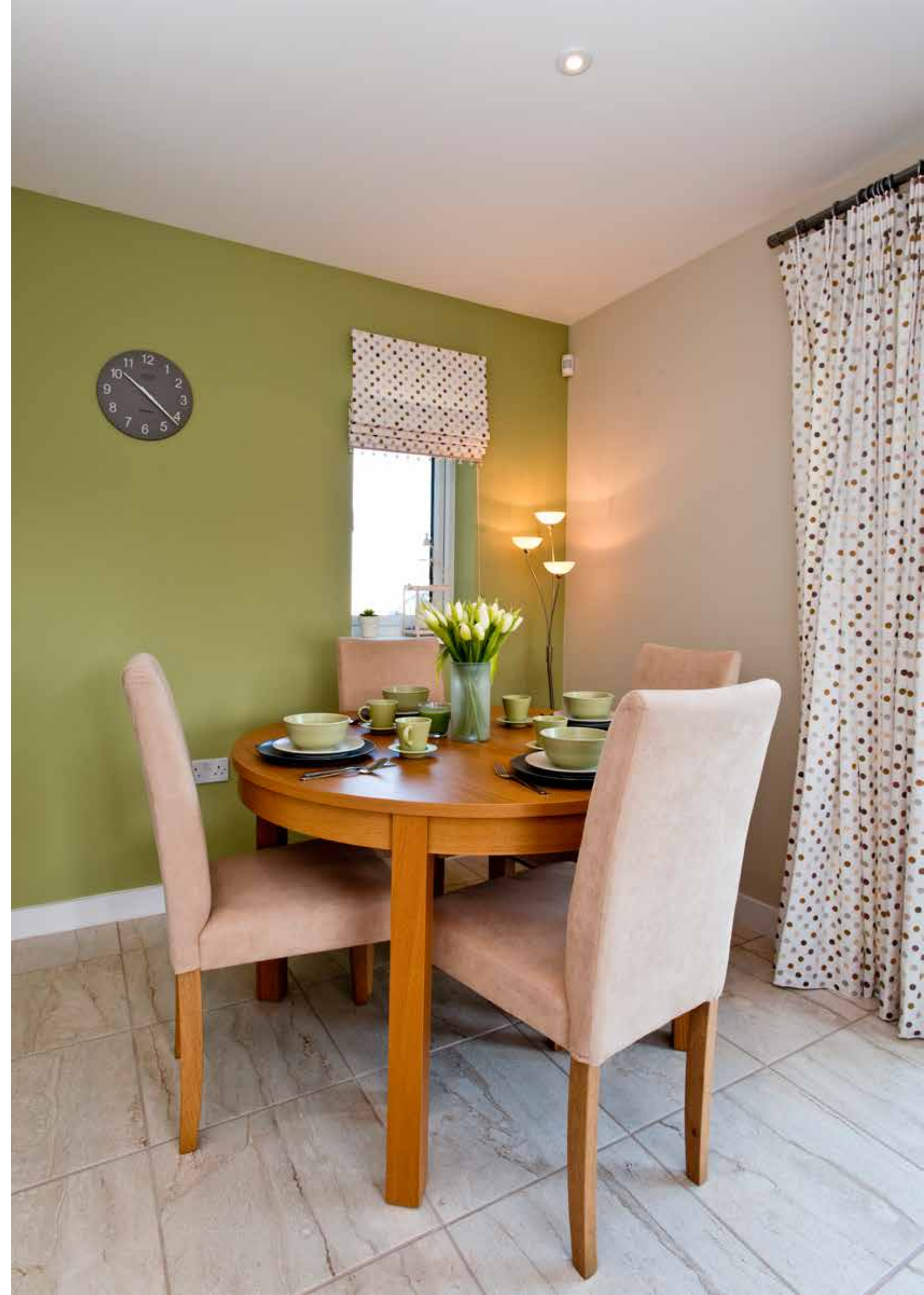
A Georgian market town, on the borders of the Brecks, an area of outstanding tranquillity and beauty

With a thriving Saturday Market, a twice monthly Farmer's Market and easy links to King's Lynn and Norwich, Swan's Nest is neatly placed to offer a contemporary lifestyle in a traditional market town.

The area is jewelled with National Trust's Oxburgh Hall, the monastic Castle Acre, footpaths of the Peddar's Way and the picturesque river Nar.

Local attractions include the Westacre Theatre, Gooderstone Watergardens, an Eco centre and turbine, nature reserves, food trails, fishing lakes, a golf course, walking and birdwatching. Nearby Thetford Forest hosts Go Ape, Grimes Graves, bike hire, paintball and horse riding.

The beautifully preserved market town of Swaffham is the perfect base from which to begin your exploration of the area's diversity, its outstanding wildlife, rich history and fun outdoor activities.



The Abel difference...



Every day we practise our company's founding values: friendly, personal service, an individual relationship with each client and a flexible service that bigger firms won't provide.



Energy efficient

Our new homes are created to a very high specification with various options for you to tailor your home. Our homes are beautifully finished, sustainable and A-rated for energy efficiency. Just imagine... photo-voltaic solar panels on the roof, high levels of insulation, integrated A-rated Bosch appliances in your stylish kitchen and triple glazed windows keeping you cosy throughout.



Fibre to your home

We are also installing BT 'Fibre to the Premises' to every home. At 40 times the speed of copper broadband, this means super-fast uploads, downloads, next generation applications, such as IP Voice Services and video streaming. The CAT 6 based networking point in your living room enables modern living with flexibility for a home office, gaming consoles, internet and file sharing.



Sense of space

Our team is building 82 new, spacious, family houses and bungalows near the market town of Swaffham on the Brandon Road. It's the first phase of a 28-acre site which has outline planning permission for 250 new homes under Norfolk's broad and beautiful skies. We are also creating a large public open space of 5,000 square metres for residents to enjoy, including a wonderful children's play area.

We're building a mixture of two, three and four-bedroom homes, including detached and semi-detached houses, and bungalows. Every home comes with a parking space, its own garage and is generously designed with ample, modern living spaces in mind.

The new homes feature an innovative design which has taken its cue from an award-winning Conran-designed development in Norwich also built by Abel Homes.



Built in Norfolk

We always makes a positive effort to enhance and regenerate the environments where we work. Our careful architect selection process ensures an unrivalled local sensitivity.

Lucas Hickman Smith is a Wymondham-based architectural practice with a reputation for excellence in contemporary, sustainable design. We selected them due to their 50 years of experience with particular strengths in designing sustainable buildings.

The Swan's Nest architects have skilfully created a design for the community that combines traditional materials with elegant contemporary detailing to blend seamlessly with its unique environment.

Our customer commitment

Our comprehensive Customer Charter sets out our commitments to provide you with excellent service, clear information and procedures at all stages, including after you have moved in.

During the purchase and construction phases we are on hand to clarify choices and options, making sure you have access to a personalised service with diligent, caring employees to advise you.

Every single home is covered by a NHBC guarantee for ten years and we will oversee any remedial repairs for the first two years. We also have a dedicated member of our team who helps coordinate your choices, is there to handover your property to you and will be on hand to solve any problems.



Extremely energy efficient

Our new homes at Swan's Nest have 'SAP' 'A' rating, the most energy efficient band. So you have peace of mind that your new home will help to ensure you have low energy bills.



With solar photovoltaic panels, high levels of insulation and A-rated energy-performance technology, our homes are, on average, up to 11% more efficient than our competitors*. That means significantly lower bills and a wonderfully warm home.

We use a photovoltaic solar panel system (installed by our sister company Abel Energy) which uses highly efficient panels and inverters to harness the sun's energy. Homeowners will own their system, enjoy the free electricity it will generate and benefit from the government-guaranteed tariffs over a 20 year period.

An Energy Performance Certificate (EPC) shows the current and potential energy rating of a property, known as a 'SAP' rating. 'SAP' stands for Standard Assessment Procedure and is the Government's recommended system for producing a home energy rating.

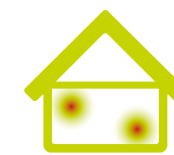
- ✓ Triple glazed windows as standard
- ✓ High performance 100mm cavity wall construction
- ✓ Highly insulated ground floors with 200mm insulation and lofts with 400mm of insulation providing comfort and excellent efficiency
- ✓ Highly efficient Band A gas fired central heating with Potterton boiler and Myson radiators
- ✓ Sustainably sourced cedar cladding and through colour sterling white render ensuring aesthetic value with minimal maintenance



Triple glazed windows



Highly insulated ground floors and lofts



'Two-zone' heating system & touch screen thermostats



Flooring fitted as standard throughout

*Source: EPC comparisons based on standard occupancy

Contemporary kitchens



The kitchen is often the heart of the home, be it a lively breakfast, a family roast or a summer lunch with friends. You need it to be stylish, sleek and versatile.

An Abel home will provide you with all these and more, allowing you to choose certain design elements to truly make it yours. We offer you:



Finishing touches around your home:

- 1 Choice of kitchen units, worktops and handles from our extensive range** (with 'soft close' doors)
- 2 Stainless steel A-rated Bosch electric oven (double oven for 4 bedroom homes)
- 3 Stainless steel Bosch gas hob and extractor hood
- 4 Fully integrated Bosch A-rated fridge/freezer (not shown)
- 5 Fully integrated Bosch A-rated dishwasher
- 6 Choice of either vinyl or ceramic floor tiles from our selected range of Johnson Tiles**
- 7 Choice of wall tiles from our selected range of Johnson Tiles** or upstand to match the worktop
- 8 Space and plumbing provided for washing machine (not shown)
- 9 Low energy lighting fitted under wall units and in down lighters
- 10 Waste recycling bins (not shown)
- 11 Carbon monoxide detector located by the boiler (not shown)



INTERNAL DECORATION & FINISHES

- ✓ Floor coverings throughout; choice of either carpet or vinyl flooring
- ✓ Contemporary staircase
- ✓ All rooms decorated to a stylish white colour
- ✓ Square cut skirting and architraves painted to match interior walls



ELECTRICAL

- ✓ High electrical specification, generous number of sockets with flexibility on design**
- ✓ Audio visual faceplate in the lounge (including CAT 6 connection)
- ✓ Low energy LED light fittings to kitchen, bathroom and ensuite
- ✓ Intruder alarm security system

**Dependant on the stage of construction

Bespoke bathrooms



Fresh and ready to take on the day – or time to relax and unwind. With Abel you can rest assured that we provide fully-installed, beautifully finished and distinct bathrooms in every home.



Finishing touches outside your home:

- 1 White 'Roca' sanitaryware throughout
- 2 'Roca' chrome finish taps and shower fittings
- 3 'Lakes' shower enclosure
- 4 Choice of ceramic wall tiles for specified areas to bathrooms and en-suites from our selected range of Johnson Tiles**
- 5 Hand held shower attachments to the baths (not shown)
- 6 Thermostatically controlled showers
- 7 Chrome heated towel rails to bathroom and en-suites
- 8 Choice of vinyl flooring

HEATING SYSTEM

- ✓ Highly efficient Band A gas fired central heating with Potterton boiler
- ✓ Two zone central heating via thermostatically controlled radiators
- ✓ Immersion heater on 3 and 4 bedroom homes
- ✓ Myson select compact double radiators
- ✓ Myson Touch screen programmable room thermostats

CONSTRUCTION

- ✓ High performance 100mm cavity wall construction
- ✓ Highly insulated ground floors with 200mm insulation and lofts with 400mm of insulation providing comfort and excellent efficiency.
- ✓ Sustainably sourced cedar cladding and through coloured sterling white render ensuring aesthetic value with minimal maintenance.

EXTERNAL

- ✓ Composite front doors that combine high thermal insulation with minimal maintenance, fitted with multi-locking points
- ✓ Landscaping of front gardens including shrubs and planting
- ✓ Willow hurdle panelling to 'roadside' boundaries
- ✓ External Passive Infrared Sensor (PIR) lighting to the front and rear

With you every step of the way

A reservation fee holds your new home. Once we have arranged the reservation, we'll take the property off the market and keep in touch with you, right up to the day we hand you your keys. Depending on the stage of construction, you get to choose from various options and create your home the way you want it.



1

We'll be clear:

When you reserve your home, we'll give you a folder with lots of information about your new home, the floorplans, the kitchen plan, the tiling and landscaping plan plus other useful home moving information. We also set a completion date. (The completion date quoted at the time you agree to buy is only intended to be as a guide and is subject to change until contracts have been exchanged)

2

You choose:

Depending on the stage of construction, we'll arrange a meeting for you choose the kitchen units, worktops, tiles and handles. You can also choose from a choice of ceramic wall tiles for specified areas to the bathrooms and en-suites and floor coverings throughout

3

By appointment:

Once the property is safe to visit, we'll arrange a weekend viewing so you can look around your home as it is being built and start to get a feel for your new home

4

Optional extras:

With our local knowledge we can introduce you to local companies who offer all sorts of wonderful added extras such as bespoke mirrors, wardrobes and curtains

5

Almost there:

A sum of 10% of the purchase price (or other suitable sum to be agreed) is payable upon exchange of contracts.

6

Moving in:

On completion day, we have a handover meeting. We'll be there to sort the practical things such as meter readings, notifying the local authority that you are the owner – and hand you your keys!

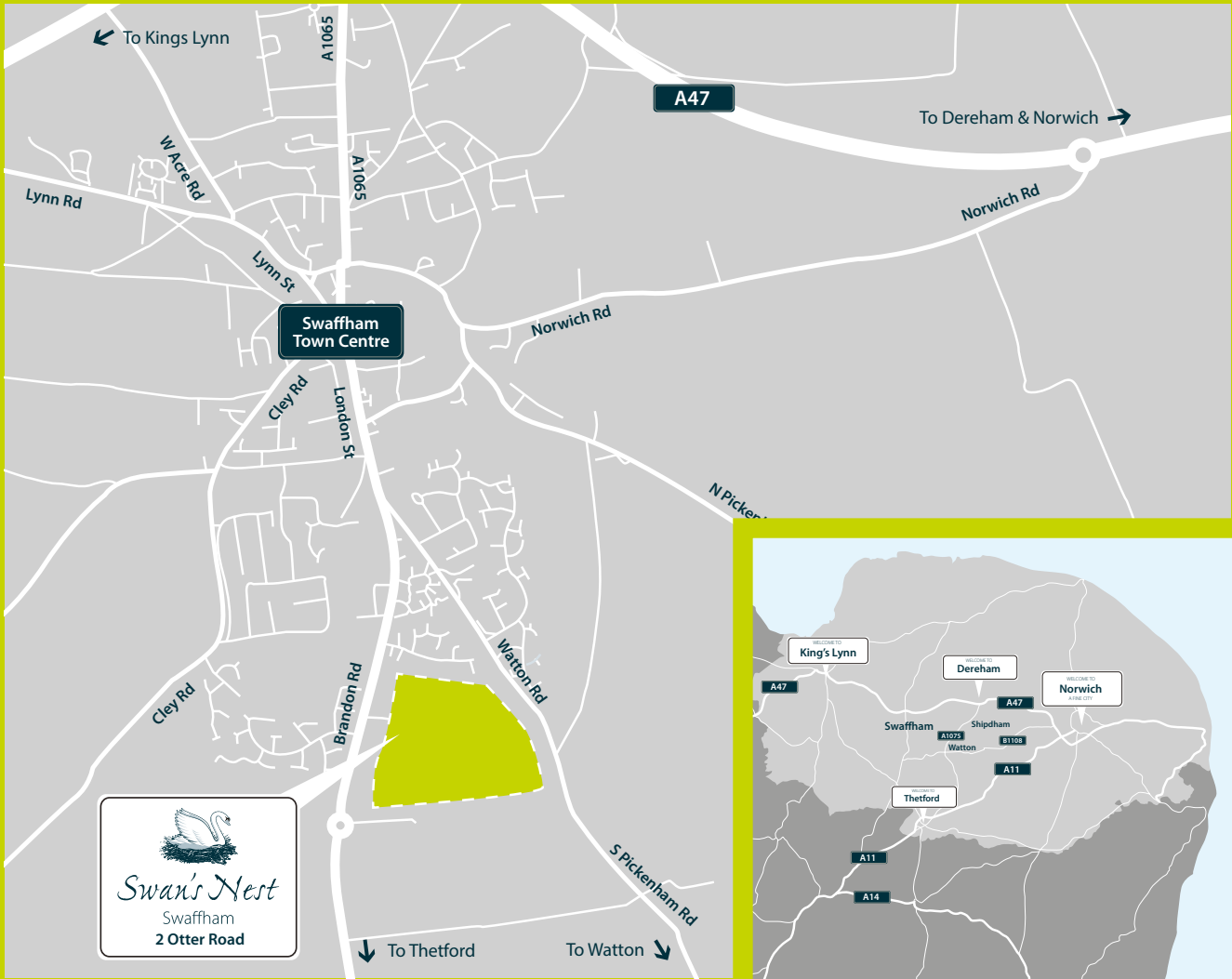
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Rest assured:

We'll be on hand if you need us after you've moved in, to make sure you settle in and get the most from your new home.



Abel
Homes



The site is on the Brandon Road, close to the Nicholas Hammond Academy and Swaffham Leisure Centre, on the opposite side of the road

Norwich: Travel Distance: 29 miles
Travel Time: 46 mins

Kings Lynn: Travel Distance: 16.8 miles
Travel Time: 28 mins

Dereham: Travel Distance: 13.4 miles
Travel Time: 21 mins

Thetford: Travel Distance: 18 miles
Travel Time: 27 mins

Times and distances are estimated using theaa.com/route-planner

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