

Norfolk Homes



NOTICE TO CUSTOMERS REF: MANOR REACH, SPROWSTON

VERY IMPORTANT

Our printed sales brochures and display material is intended to give customers a good idea of our home types, specification and site layout. The information was accurate at the time of printing.

We aim to update and improve our homes continuously, which means that some amendments have been made since our marketing material was printed.

FOR THE VERY LATEST SPECIFICATION, SITE LAYOUT AND FLOOR PLANS FOR A PARTICULAR HOME, PLEASE ASK OUR SALES NEGOTIATOR. ALTERNATIVELY, PLEASE VISIT OUR WEBSITE (<http://www.norfolkhomes.co.uk/>)

We do reserve the right to alter plans and specification without notice, but endeavour to let customers know of material changes as soon as possible.

- **Showhomes:**

Our showhomes are designed to show properties and specification in the best light and to give some ideas for furnishing a home – not all items on show are included in our standard specification. We continuously update our home types and therefore some aspects of design in our showhomes may have changed. The specification is also constantly reviewed - some features may have been superseded since the home was built. Please ask our Sales Negotiator for details.

- **Home types:**

- a) The Bingham – The floorplan should show an outside tap to the rear of the house. The TV and double socket in Bedroom 1 has been repositioned. This is a viewhome and will be sold as seen.
- b) The basin marked on various home type plans in ensuites and bathrooms is indicative of where the basin is and not of the basin shape.
- c) Plots 16, 17 and 21 are now Aston home types not Darby, and, Plots 27 to 29 are now Milne and not Lowry 'A'
- d) Built in wardrobes now have either bi-fold mirrored doors or sliding mirrored doors.
- e) The style of sanitary ware has been updated. Please ask for details.
- f) A number of home types now have baths reversed i.e. taps and shower mixer are at the other end to that shown on our layout plans. Please ask for details.
- g) The style of utility room (where applicable) tap has been updated.



Norfolk Homes Limited, Weybourne Road Ind. Est., Sheringham, Norfolk, NR26 8WB.

Tel: 01263 825679 Fax: 01263 825672 email: salesenquiries@norfolkhomes.co.uk www.norfolkhomes.co.uk DX 31654 Sheringham

Directors L. Sheridan, A.D. Clark (Chairman & Secretary), P.J. Makepeace (Managing). Company Registered No. 1910791 VAT Registration No. 552 7438 31.

- General Brochure:

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- Low cost local market homes:

- a) For full details of these homes, please ensure you have our Local Low Cost Homes Scheme brochure, Features in Your New Home guide applicable to these homes, and a current price list for these homes. (w.e.f. 14/10/9)
- b) The term of the lease mentioned is 99 years and not 100 years.
- c) A guide from Broadland Housing Association to their shared ownership lease is available from our Sales Office. Please ask for a copy. (w.e.f. 8/7/10)

- Reservation process

- a) Prior to reservation we will agree a date that an unconditional exchange of contracts must take place by. This will be recorded on our reservation forms. If an unconditional exchange of contracts does not take place by the agreed date, we reserve the right to re-offer the property. For full terms and conditions, please ask our Sales Negotiator. (w.e.f. 27/10/9)

- Features:

- a) The gap between rafter feet has been increased and is wider than on the computer generated images
- b) All homes have an oblong enlarged shower tray and not a rounded tray as shown in the showhome.

- Site layout:

- a) For details of the homes included in the local needs housing scheme, please see our Sales Negotiator.
- b) The headwall opposite plot 57 has changed.
- c) Plot 63 now has a garage and car port, not two car ports
- d) Plots 23 – 26 have been slightly repositioned
- e) Plots 16, 17 and 21 are now Aston home types not Darby, and, Plots 27 to 29 are now Milne and not Lowry 'A' – Please ask for details.
- f) The boundary between Plots 39 and 40 has been repositioned. Please ask for details.
- g) Private shared paths are now in a peak riven red coloured slab.
- h) Plot 13 car port has been relocated. Plot 17 has a two car ports. Plot 19 now has two parking spaces.
- i) Boundary treatments/landscaping has been reviewed. Please ask our Sales Negotiator. (w.e.f. 24/8/9)

All photos, computer generated images and artist impressions are only intended to give a guide to our homes and also may not be of the home type they are used to illustrate. Please ask our sales negotiator for precise details of finishes to any home. We apologise for any inconvenience that this may cause.

12th July 2010