



THE GABLES
ATTLEBOROUGH

GET THE BEST FROM LIFE AT THE GABLES

APRIL 2025 UPDATE

Welcome to *The Gables* – an impressive new community of stunning homes in Attleborough, Norfolk.

Created in partnership with award-winning housebuilder The Hill Group and Latimer, the leading homebuilding arm of Clarion Housing Group, The Gables offers a variety of flexible pathways to homeownership. Whether you're a first-time buyer or looking for your next move, there's something here for everyone.

Nestled in Norfolk's untouched countryside, The Gables perfectly blends modern living with the breathtaking natural beauty that surrounds it. You can choose from stunning, spacious homes available for private sale or to buy with shared ownership, all built to high standards. With vast open spaces, allotments, a dedicated wildlife habitat, and a children's play area, this community offers a range of features for all to enjoy. And all just 15 minutes' walk from the amenities in Attleborough's town centre, a short drive from the historic town of Thetford and 25 minutes from the vibrant city of Norwich, with its soaring cathedral spire and vast selection of quirky, independent shops*.



LATIMER
by Clarion Housing Group



*Travel times are approximate, source Google Maps.

HOMES OF THE MONTH

To showcase the incredible options at The Gables, we're shining a spotlight on two standout homes.

Unlock a 5% Deposit Boost

Built by Hill, The Weybourne (Plot 108) is a chic, modern mid-terraced home with a large open-plan kitchen/dining/living area with integrated appliances. This superb house exemplifies the best of contemporary home design, with its sleek bathrooms and inviting living space.

There are two generously sized double bedrooms (one with en suite), with an abundance of space for relaxing away from the rest of the world at the end of the day. Like all the homes here, The Weybourne comes with underfloor heating as standard and the thoughtfully designed home feels warm and welcoming throughout.

The Weybourne showcases the standard of interior specification and external space for which Hill is renowned. The private rear garden comes with patio and lawn areas, ready for families to make it their own.

Hill is offering a 5% Deposit Boost of up to £12,497* on The Weybourne, meaning you could be moving into this lovely home sooner than you think! The Weybourne occupies a prime position in a peaceful part of The Gables and is ready to move into now. Contact the sales suite to find out more.

THE WEYBOURNE



YOUR PATH TO HOME OWNERSHIP MADE EASY

The Gables provides different ways to purchase a home, to suit a wide range of buyers' needs and budgets.

Shared ownership explained

Latimer is providing homes available to buy with shared ownership at The Gables. This is where you purchase a share in a property. Over time, you can purchase additional shares, all the way up to full ownership. You can do this according to your own timescale and finances.

With shared ownership, a subsidised rent is payable on the share you don't own. As you increase your share of ownership, the rent you pay decreases.

Shared ownership can help buyers to get onto the property ladder with smaller deposits and mortgages. Deposits are usually 5-10% of the price of your share. If the value of the share you own is below the Stamp Duty threshold, you won't need to pay anything towards Stamp Duty. You will only need to pay this if you choose to staircase in the future, and the value of the share meets the threshold.

Own New explained

Hill is helping homebuyers through the pioneering Own New Rate Reducer initiative. This helpful scheme gives access to mortgage rates below 2%, meaning you can enjoy lower monthly repayments for the initial period when you buy a high quality new home with Hill.

The Own New Rate Reducer offer is open to both first-time buyers and existing homeowners. Hill works with lenders to reduce the overall cost of mortgage loans, meaning you can pay less interest when you buy with Hill. Buyers can save up to £494 a month on a home at The Gables priced at £369,950, when taking on a mortgage via Own New.*

All you have to do is talk to your Hill sales consultant about Own New. They will put you in touch with an approved new build mortgage broker, to guide you through the process, then you complete your mortgage application and buying process as normal.

*Terms and conditions apply. The Own New Rate Reducer offer is subject to availability and eligibility criteria. Savings are based on specific mortgage products and may vary depending on the individual's financial profile. Please speak to a Hill representative or mortgage advisor for full details and to check your eligibility.

THE WILBY

Own your own home with a 5% deposit at The Wilby

Launching soon, The Wilby forms part of the next release of shared ownership properties at The Gables. The contemporary three bedroom house features an open plan living and dining space spread across the ground floor, with integrated appliances to the kitchen. Upstairs, there's two double bedrooms - one with an en suite - along with a single bedroom and family bathroom. Residents here will also enjoy a private garden, perfect for entertaining or relaxing in during the sunnier months.





Edward and Bonny



WHAT DO HOMEBUYERS THINK OF LIFE AT THE GABLES?

The Gables is welcoming a wide range of homebuyers to its blossoming community. Here's what they have to say about their new homes.

Edward and Bonny's story

"As soon as we visited The Gables, I felt like I had made up my mind. We loved the look of the properties, and how welcoming the development felt."

Edward Everett, 25, bought a three-bedroom house from Hill at The Gables with girlfriend Bonny McDowall, 26. The couple relocated from Kent to Norfolk in pursuit of a well-priced home where they wouldn't have to compromise on space. At The Gables, they have plenty of space both indoors and out. Edward comments:

"When we first viewed the property, I really wanted to go for it straight away, as I could see the high quality of the home. I was amazed by the size of the garden, and we could see ourselves enjoying the spacious feel of the open-plan layout."

Edward and Bonny bought their home using Hill's 5% deposit boost incentive. The couple and their new rescue puppy are now settling into their new life at The Gables.

"The 5% deposit boost was invaluable to us as first-time buyers. Hill provided us with first-class customer service right from the moment we arrived at the development. We felt very supported as first-time buyers and felt that Hill were always very accommodating to our needs. The future is so bright for us here."

Marie's story

"My new home is much warmer than my previous house, and it's a bigger property. The heating is really efficient, and my bills have halved which is brilliant."



After her daughter applied to university in Norfolk, Marie, 62, decided to relocate 30 miles from their previous home in Suffolk to be closer to her. She purchased a 35% share of a four bedroom house at The Gables. A lover of new build properties due to their increased sustainability, she was impressed with the energy-efficient features and since moving in, has seen her utility bills cut by 50%.

She loves the sustainable features in her new home, which include underfloor heating and an air source heat pump.

"A lot of people are put off by an air source heat pump as they don't know what to do with them and think they're expensive to run, but they're really not. The market has changed in the last 10 years and

there are lots of energy companies that deal with them now; they're actually extremely efficient to run. I love having underfloor heating too; it means we don't have radiators which gives us more room for furniture in each room."

"This house is far superior to my previous property, and I'm getting so much more for my money. Downstairs we have two separate rooms which is great for us; when my daughter has her friends over, they can have her own space. The finishes make a big difference too. Our kitchen is stunning with lovely neutral-coloured worktops, and the flooring throughout the home is beautiful."

"I had a great experience buying a home with Latimer, and I would definitely recommend to anyone considering shared ownership."

DIVING DEEP INTO ENERGY EFFICIENCY

Homes at The Gables don't just look beautiful – they're also packed with superb features to help you live comfortably, sustainably and with lower energy bills.

All properties at The Gables are A- and B-rated for their energy efficiency. The development is completely gas free, with all homes heated by efficient air-source heat pumps. These transfer heat from the outside air to water, heating your rooms via radiators or underfloor heating. They can also heat water stored in a hot water cylinder for your hot taps, showers and baths, saving up to 44% in carbon emissions.†

Overall, according to new figures from the Home Builders Federation (HBF), new build homes emit 65% less carbon per year than older properties. Great news for all those who want to do their bit for the planet.†

† These are regulated energy costs as estimated based on EPC performance data. www.hbf.co.uk



Show home kitchen at The Gables by Hill



Show home bathroom at The Gables by Hill



At The Gables, all homes feature high levels of insulation, including full cavity wall insulation and double glazing. Private sale homes also include energy efficient appliances, efficient LED lightbulbs and low flow taps. The result? Warm, comfortable homes that cost less to run.

Outside the private sale homes, there is provision for installation of an electric vehicle charger for each home, giving you the opportunity to use a cleaner form of transport.

We're doing our bit for nature, as well. The Gables is home to bat and bird boxes to encourage and retain wildlife, with light pollution around the development reduced. There are five attenuation ponds to support aquatic vegetation and a rich mix of planting to enhance local ecology and attract bees and butterflies.

BUYING WITH HILL AND LATIMER

Hill is an award-winning local housebuilder with an exemplary commitment to sustainability and social values. Latimer is an environmentally and socially focused developer driven to create high-quality communities. Find out more here about who you're buying a home from.



FIVE FACTS ABOUT HILL

- 1 Hill isn't a giant London housebuilder. The company was started by Andy Hill in Cambridge in 1999. Hill began life as a family-run firm and it remains so to this day, building inspirational homes across the UK. In 2023, Andy was awarded an OBE for services to affordable housing.
- 2 Over the past 25 years, Hill has grown to be the second largest privately owned housebuilder in the UK. Hill now has 850 team members and has won over 500 industry awards for its magnificent developments.
- 3 Hill has been consistently rated a five-star homebuilder by the HBF for seven consecutive years. This prestigious rating, based on customer satisfaction, highlights the exceptional quality of both the homes and the service Hill provides to its buyers.
- 4 Hill is dedicated to addressing homelessness in the UK. Since 2019, through its Foundation 200 initiative, Hill has partnered with charities and local authorities to design and deliver 200 modular homes for homeless individuals.
- 5 Hill has a strong history of building exceptional homes in Norfolk, with developments in locations including Blakeney, Docking, and Burnham Market. Currently, in addition to the homes at The Gables, Hill is offering a selection of stunning riverside properties at St James Quay, located along the picturesque banks of the Wensum in Norwich.



FIVE FACTS ABOUT LATIMER

- 1 Latimer is the UK's most sustainable not-for-profit housebuilder. The company is committed to delivering high-quality, low-carbon properties within socially and environmentally sustainable communities.
- 2 Latimer is the development arm of Clarion Housing Group, which this year celebrates its 125th anniversary.
- 3 Latimer puts any surplus it makes back into Clarion to build more affordable homes and support communities. With no shareholders, Latimer never faces short-term demands to make profit at any cost.
- 4 Latimer delivered more than 1,500 new homes in 2024, at locations all over the UK. The company offers a range of buying initiatives, supporting a wide range of homebuyers' needs and circumstances.
- 5 Social purpose is at the heart of everything Latimer does. All decisions are driven by a long-term commitment to those who live in the company's homes and the success of their communities.

LOCAL HEROES

Let's celebrate the businesses,
leisure venues and local
events that make Attleborough
such a great place to live.



Have you discovered Hall Farm?

Attleborough's Hall Farm pays homage to the best of rural Norfolk life. Located just north of The Gables, it has a traditional farm shop selling a range of delicious local products: meat, eggs, sweet and savoury treats and much more.

Hall Farm is also home to Daisy's Milk Shed. Here, you can use the self-service raw milk machine to buy raw milk and six flavours of milkshake to take home or enjoy straight away. You can also buy raw milk coffees and hot chocolates for the ultimate rural indulgence.

Hall Farm is open from 8 am to 8 pm, seven days a week.

Get back to nature at Knettishall Heath Country Park

Discover herds of semi-wild ponies, grazing cattle, roe and fallow deer, lizards, skylarks and gently fluttering white admiral butterflies at Knettishall Heath Country Park. Explore the heath, meadows and woodland at your own pace, enjoying the perfect antidote to modern urban life.

For an even greater immersion in nature, head to Thetford Forest's 18,000 hectares of woods and heathland, dotted with hiking trails, picnic spots and play areas – as well as mountain bike trails for those seeking adrenaline-fuelled adventure.

Dive into community life at Bar 33

From Street Food Wednesdays to retro party nights with local DJs, there's always something interesting going on at Bar 33. Whether you fancy a cocktail and a dance or a catch up with friends over coffee and loaded indulgent goodies, this is the place to be.

New to the area? Drop in and say hello to Adam and his team to find out all about local life in Attleborough.

Do your bit at Break

Break charity shops can be found all over East Anglia, and even as far afield as Worcestershire and Somerset. With high-quality donated goods and a welcoming atmosphere, popping into Attleborough's Break shop is a great way to support the Break charity's mission to change young lives in East Anglia.

Shop 'til you drop at Attleborough Market

No plans for Thursday? That's about to change! The Attleborough Thursday Market has everything from a fish vending trailer, to pretty candy striped stalls and traditional wooden barrows.

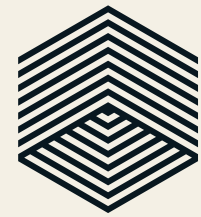
Grab gorgeous fruit and veg from Pounds Worth, treats for your garden from Fern & Friends, woolly wotnots and wossnames from Nomiddlename and all sorts of staggeringly indulgent treats from The Old Workshop Bakery's stall.

Join an event at Connaught Hall

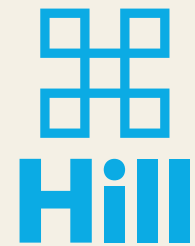
Attleborough's Connaught Hall is run by local volunteers keen to do their bit for community life. Kindness cafes, open mic nights, live music, Zumba... there's always a fun way to meet people and be part of local life.

INTRODUCING THE TEAM

It's always good to put a face to a name! Here, members of the Hill and Latimer teams share their insights and experience.



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by Clarion Housing Group



Hill
Created for Living



MEET JAMES FROM HILL

James is Contracts Manager at The Hill Group.

How long have you worked in property/ housebuilding?

I began my career as a Plumber, then I became a Contract Manager in the commercial sector, with a focus on care homes. I currently have nine years of experience in the housebuilding industry.

What do you enjoy the most about your role?

I enjoy managing a diverse range of projects that involve constructing a wide variety of different house types. It's also rewarding to collaborate with a many different people, both within Hill and externally. Working in housebuilding is especially fulfilling, knowing that we are creating homes where people will make lasting memories.

Why should buyers consider making Attleborough their home?

I really like Attleborough, as it's a fantastic town with a vibrant mix of independent shops, cafés, and pubs. The town also boasts excellent transport links by road and rail, connecting north to Norwich and south to Cambridge and London. As a keen cricket and football fan, I appreciate the many great clubs in the area. Plus, with the countryside just a stone's throw away, it's perfect for long walks.

What makes The Gables a great place to live?

In my view, The Gables would be a fantastic place to live. It's a collection of new homes that sit within expansive green spaces, which is something not always found in similar developments. The overall design is impressive, with well-presented homes that have great curb appeal. Plus, features like underfloor heating and a high-quality interior specification make these homes even more appealing.

What type of buyers would The Gables appeal to?

Living at The Gables is the perfect choice for both first-time buyers and families looking to elevate their lifestyle in a high-quality new home. Nestled in a charming town with excellent transport links, Attleborough offers the ideal blend of convenience and tranquillity, with easy access to a wide range of amenities.



MEET ARRON FROM LATIMER

Arron is Latimer's sales executive. His housing career started in 2013 working for various housing associations continuously developing personal connections and expertise before settling in his current role at Latimer.

What do you enjoy most about your role?

Customer interaction will always be my favourite part of this role and being a small part of someone's dreams and ultimate achievement of getting onto the property ladder or even taking a leap and expanding a family home.

From start to finish I enjoy the more personal aspect of seeing the journey through and really getting to know people and the little details that matter. There is no such thing as above and beyond with me, I believe that should be the set minimal standard every time and seeing this when handing over the keys brings me great joy.

Why should buyers consider making Attleborough their home?

So many reasons! The convenient location provides easy access to Norwich and several other towns via the A11, plus there's a train station with connections to Norwich and Cambridge for commuters and days out. The local area also has great educational opportunities and this idyllic, picturesque countryside with amazing views and scenery for walks or bike rides. It's a lovely place for family life.

What makes The Gables a great place to live?

The Gables blends comfort, convenience and charm. The homes are very well designed and contemporary. They're built with high quality materials and modern fittings, with excellent features such as underfloor heating. Energy efficiency takes high priority with air source heat pumps, which is great for individual homebuyers and for the planet as a whole.

What type of buyers would The Gables appeal to?

The Gables offers something for everyone, from families to retirees to first time buyers. Its modern homes, excellent location and appealing amenities cater to a variety of lifestyles and needs, making it a versatile and desirable place to live.





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