

Development

A look at what we have delivered over the past 2 years.



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What do we do, and where do we build?



- The Development Team are committed to delivering a wide range of properties, specified for many different requirements.
- In the last 2 years, we have delivered over 120 units ranging from Open Market Sales, Shared Ownership, Rented properties to refurbishments for specific housing needs.
- Our stock has stretched across East Anglia as we continue to meet the demands to provide affordable housing, as well as offering Shared Ownership and Open Market properties.
- No two sites are the same, so a wide range of diverse, challenging and exciting projects have always kept us busy.





**Let's look at what we
have delivered**



Strickland Close, Washbrook



About:

- Orwell entered into a contract with Dellwood Homes, who would provide a mixture of Open Market, Shared Ownership and Affordable Rent Units on their Development.
- This Greenfield Site is made up of 4x Units Constructed specifically for Dellwood Homes, along with 13 Properties for Orwell.
- A mixture of 1-, 2- and 3-Bedroom Houses and Bungalows have provided a variety of opportunity for residents with differentiating housing needs.

Contractor: Dellwood Homes

Completion: Autumn 2022.

General Needs / Shared Ownership & Open Market.





Strickland Close, Washbrook (Before)



Strickland Close, Washbrook (During)



Strickland Close,
Washbrook (Finished)

“Conger” Properties - Lowestoft



About:

- Over the last 5 years, we have been phasing through various properties at Herivan Gardens & Wensum Gardens in Lowestoft.
- We have currently entered our 6th Phase, fully refurbishing 1 Bedroom Bungalows & 1-2 Bedroom Flats once they enter a void period.
- This has given these properties a new lease of life providing a fresh feel for the new residents.

Contractor: East Rising

Completion: On Going (from 2021 - Present)

General Needs





“Conger” Properties - Lowestoft

Elmsett S106 Denbury Homes



About:

- In Partnership with Denbury Homes. We Established 15 Homes on the stunning rural site in Elmsett.
- 4x Shared Ownership Properties and 11x Affordable Rent Properties ranging between 2-3 Bedroom Houses & Bungalows were acquired earlier this year.

Contractor: Denbury Homes

Completion: April 2024

Affordable Rent & Shared Ownership





Elmsett S106 Denbury Homes (Finished)

Prince of Wales Drive, Ipswich



About:

- Orwell Purchased for Former Co-op back in 2020, and earlier this year welcomed 15 New Properties in a Remarkable transformation.
- The Former Supermarket site that was in the heart of the Stoke community for Over 40 years now has a new lease of life, providing 15 new properties with stunning views over the Orwell ranging from 2-3 Bedroom Houses & 1-2 Bedroom Flats.

Contractor: SEH French

Completion: May 2024

Affordable Rent & Shared Ownership





Prince of Wales Drive, Ipswich (Before)



Prince of Wales Drive, Ipswich (Demolition)



Prince of Wales Drive, Ipswich (During)



Prince of Wales Drive, Ipswich (Completion)

Cullingford Close, Laxfield Phase 2



About:

- The first phase of this development completed in 2018, and phase 2 consisted of 4x Properties. 2x 2 Bedroom and 2x 3 Bedroom Houses.
- 3x Affordable Rent and 1x Shared Ownership Unit was completed last Autumn.

Contractor: *Wellington**

Completion: October 2023

Affordable Rent & Shared Ownership





**Cullingford Close, Laxfield
Phase 2 (During
Construction)**



Cullingford Close, Laxfield Phase 2 (Completion)

Allington Smith Close, Lowestoft



About:

- This project saw the total refurbishment and conversion of 4x supported care bungalows to provide on site accommodation for care staff for residents with specific care requirements.
- This project involved the complete strip and refurb to these units to ensure they catered for the specific needs of identified residents who would be receiving supported care and accommodation.

Contractor: Wellington*

Completion: Winter 2024





Allington Smith Close,
Lowestoft (Before)

Milton Road East, Lowestoft



About:

- Working with East Suffolk Council, Orwell provided Client services for this development that would see the demolition of a former office unit and car park to make way for 6x New Properties, for Affordable Rent for East Suffolk Council
- The Former Unit and Carpark had been disused for some time prior to its acquisition, but a clever use of space allowed for the development of new properties right in the centre of Lowestoft.

Contractor: Needhams

Completion: August 2024

Affordable Rent





Milton Road East, Lowestoft (Before)



Milton Road East, Lowestoft (During)



Milton Road East,
Lowestoft (Finished)

South Norfolk DA Schemes



About:

- Over the past year, we have been working with South Norfolk to obtain properties, to fully refurbish and furnish these homes for specific residents in need of a secure residency.
- So far (as of September 2024) we have successfully completed 3 properties, with a 4th Property currently still in contract and due for completion later this calendar year

Contractor: East Rising

Completion: April 2024 - Current





South Norfolk
DA Properties
(Refurbished)

The Final Phase of Cockfield



About:

- Last Summer, the final phase of our huge development in Cockfield Suffolk saw the final properties complete. This topped off a fantastic, vibrant and ranging estate build to provide housing to many people with different housing needs.
- The first 2 phases, of which completed in 2021 and 2022 respectively are now flourishing with the addition of 15 new properties all made available for Open Market Purchase, including 2-4 Bedroom Homes, along with 3x 2 Bedroom Bungalows, in the scenic Suffolk Countryside just 5 minutes away from the picturesque Lavenham

Contractor: SEH French

Completion: May 2023





Cockfield(During)



Cockfield(Completed)



Flaxen Fields, Parham



About:

- Corrance Close, Parham was our First Phase of Developing in this rural part of Suffolk, where 1-, 2- & 3-Bedroom Houses were completed in 2022. Immediately after these handed over, the 2nd phase started to break where a mixture of 2- and 3-Bedroom Homes for Shared Ownership and Open Market purchase would become available.
- Like the 1st Phase, Flaxen Fields became the latest instalment of aesthetic homes to add to our stock.

Contractor: Seamans

Completion: September 2023





Flaxen Fields (Before)



Flaxen Fields (During)



Flaxen Fields (Complete)

Lowestoft Tool Hire (Prospect House)



About:

- A development heavily impacted by Covid, last summer, the keys were finally handed over to 31 brand new flats, of which were constructed on a former builder's yard, earning the site the nickname of the former company to house the location “Lowestoft Tool Hire”
- Utilising the tight space to the best of its ability, the 3-4 story building can now accommodate up to over 60 residents, making it one of the largest single number of units in one completion that The Development Team have completed.

Contractor: *Wellington* *

Completion: June 2023





The Transformation



Prospect House (Before)



Prospect House (During)



Prospect House (Completed)