platform home OWNERSHIP

WOOTTON RISE

Off Edward Benefer Way,
South Wootton, Norfolk, PE30
3, 4 & 5 Bedroom New Homes

PLATFORM HOME OWNERSHIP

At Platform Home Ownership, we're passionate about building quality homes for our customers and creating communities that homeowners can be proud of.

It's our mission to build a better future for the UK - investing in affordable homes to ensure accessible routes to homeownership for everyone.

BUILDING A BETTER FUTURE THROUGH NEW HOMES



Typical street scene

WELCOME TO WOOTTON RISE, A STUNNING NEW DEVELOPMENT, ON THE OUTSKIRTS OF THE POPULAR TOWN OF KING'S LYNN IN THE COUNTY OF NORFOLK



ABOUT SHARED OWNERSHIP

Buy your Wootton Rise home through Shared Ownership.

Your dream home is more affordable than you may think with Shared Ownership.

Shared Ownership means you can purchase part of your home and then pay rent on the remaining share. Typically, you can purchase 40-75% of your home, but lower shares are available.

What's more, Shared Ownership is flexible, and allows you to increase your level of ownership over time if you choose to.

Whatever your looking for, we have a wide selection of homes perfect for whatever your needs.

Buying through Shared Ownership at this development means you can purchase between 10–75% of your property and pay a subsidised rent on the remaining share you don't own.

HOW IT WORKS

STEP 1

Buy the first share in your new home

STEP 2

Pay rent on the remaining share

STEP 3

Buy more shares in your home later

DID YOU KNOW?

Shared Ownership offers great flexibility, and you can purchase more of your home through staircasing whenever you are ready too.

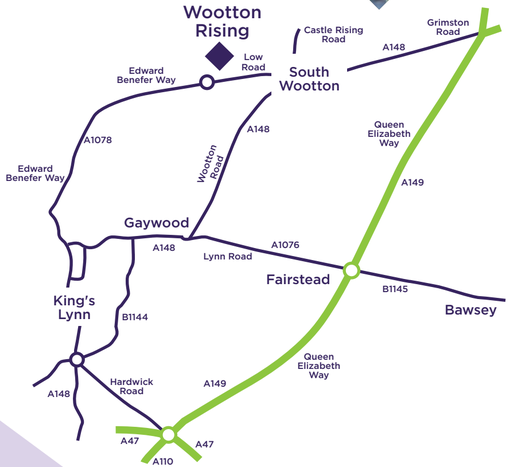
WOOTTON RISE, LOCATED IN THE SORT AFTER VILLAGE LOCATION OF SOUTH WOOTTON

Wootton Rise is surrounded by beautiful countryside and only a short distance from the famed Norfolk coast. You are also ideally located within a short drive from King's Lynn town centre.

If you need to travel outside the area for work then you will benefit from easy access to all the major roads, also King's Lynn Station operates direct rail services to Cambridge and London King's Cross.

If you are looking to start a family or simply a fresh start in life, then look no further. There are various schools in the local area offering places for all ages, also South Wootton offers plenty of opportunity for outdoor leisure and relaxation with a rugby club and King's Lynn Golf Club which are both close by, plus a variety of regular events and activities at the nearby village hall provide plenty of ways to get involved with the community.





8 MINS King's Lynn

27 MINS Downham Market

29 MINS Wisbech

35 MINS Fakenham

Please note: *Car journey times shown are a average based on normal driving conditions.*

WOOTTON RISE SITE PLAN

The Burnham
4 Bed Detached Home with Garage
127

The Blakeney
3 Bed Detached Home with Garage
133, 138

The Thornham
3 Bed Semi-Detached Home
139, 140 (with Garage), **163, 164**

The Holkham
5 Bed Detached Home with Garage
158

The Houghton
5 Bed Detached Home with Garage
159

The Brancaster
4 Bed Detached Home with Garage
160

The Oxburgh
3 Bed Semi-Detached Home
161, 162

Properties not for sale through Platform Home Ownership





Please note: *The site plan can change as the build progresses.*



Typical street scene



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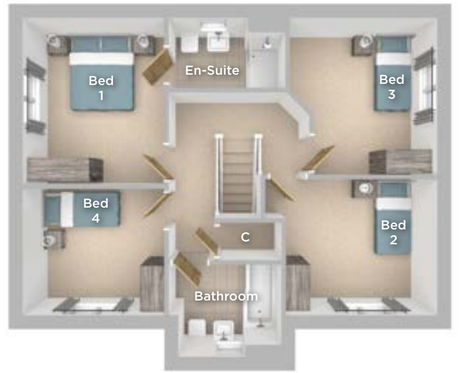


GROUND FLOOR

Living 6.38m x 3.64m	20'11" x 11'11"
Kitchen/Dining 6.38m x 3.30m	20'11" x 10'10"
Utility 2.44m x 1.74m	8'6" x 5'9"
WC 1.74m x 1.11m	5'8" x 3'8"

FIRST FLOOR

Bedroom 1 3.57m x 3.05m	11'9" x 10'0"
En-Suite 2.52m x 1.51m	8'3" x 4'11"
Bedroom 2 3.29m x 2.94m	10'9" x 9'8"
Bedroom 3 3.37m x 3.20m	11'1" x 10'6"
Bedroom 4 3.05m x 2.74m	10'0" x 9'0"
Bathroom 2.20m x 2.01m	7'2" x 6'7"



THE BURNHAM

4 Bedroom Detached Home with garage

The Burnham is a stylish four bedroom detached home with feature open-plan kitchen/dining area, utility room with rear door access to the turfed garden and spacious front aspect living area.

Upstairs you will find four bedrooms, bedroom one benefits from an en-suite and the family bathroom fitted with a white suite and shower over the bath.

SPECIFICATIONS

- 10 year build warranty
- Modern fitted kitchen with oven, hob, extractor
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- EV Chargers
- ASHP (air source heat pump)
- Turfed & fenced rear garden
- Allocated parking

TOTAL FLOOR AREA
234.60m² - 2525.21 sq.ft

△ External access **C** Cupboard/Storage **W** Wardrobe



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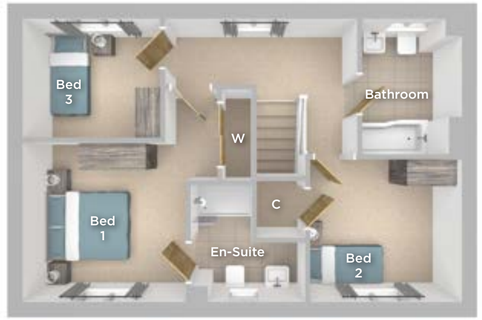


GROUND FLOOR

Living	
5.56m x 3.63m	18'3" x 11'11"
Kitchen/Dining	
5.56m x 3.36m	18'3" x 11'0"
Utility	
1.90m x 1.80m	6'3" x 5'11"
WC	
1.72m x 1.15m	5'8" x 3'9"

FIRST FLOOR

Bedroom 1	
3.23m x 3.14m	10'7" x 10'4"
En-Suite	
2.29m x 2.27m	7'6" x 7'5"
Bedroom 2	
3.00m x 2.81m	9'10" x 9'3"
Bedroom 3	
2.73m x 2.35m	8'11" x 7'9"
Bathroom	
2.68m x 1.97m	8'10" x 6'6"



THE BLAKENEY

3 Bedroom Detached with garage

The Blakeney is a stylish three bedroom detached home with feature open-plan kitchen/dining area, utility room with rear door access to the turfed garden and spacious front aspect living area.

Upstairs you will find three bedrooms, bedroom one benefits from an en-suite and the family bathroom fitted with a white suite and shower over the bath.

SPECIFICATIONS

- 10 year build warranty
- Modern fitted kitchen with oven, hob, extractor
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- EV Chargers
- ASHP (air source heat pump)
- Turfed & fenced rear garden
- Allocated parking

TOTAL FLOOR AREA
94.44m² - 1016.54 sq.ft

△ External access **C** Cupboard/Storage **W** Wardrobe



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GROUND FLOOR

Living	4.03m x 3.71m	13'3" x 12'2"
Kitchen/Dining	4.79m x 3.10m	15'9" x 10'2"
Utility	2.30m x 1.80m	7'7" x 5'11"
WC	1.90m x 1.04m	6'3" x 3'5"



FIRST FLOOR

Bedroom 1	3.43m x 2.84m	11'3" x 9'4"
En-Suite	2.09m x 1.89m	6'10" x 6'3"
Bedroom 2	3.35m x 2.63m	10'12" x 8'8"
Bedroom 3	2.63m x 2.15m	8'8" x 7'1"
Bathroom	2.10m x 2.03m	6'11" x 6'8"

THE THORNHAM

3 Bedroom Semi-Detached Home
Plots 139-140 with garage

The Thornham is a stylish three bedroom semi-detached home comprising of a well appointed modern kitchen/dining layout with double door access to the turfed garden and spacious front aspect living area.

Upstairs you will find three bedrooms, bedroom one benefits from an en-suite and the family bathroom fitted with a white suite and shower over the bath.

SPECIFICATIONS

- 10 year build warranty
- Modern fitted kitchen with oven, hob, extractor
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- EV Chargers
- ASHP (air source heat pump)
- Turfed & fenced rear garden
- Allocated parking

TOTAL FLOOR AREA
173.60m² - 1868.61 sq.ft

△ External access **C** Cupboard/Storage **W** Wardrobe



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GROUND FLOOR

Living	6.01m x 4.07m	19'8" x 13'4"
Kitchen/Dining	4.82m x 4.43m	15'10" x 14'6"
Family/Dining	6.01m x 3.90m	19'8" x 12'9"
Utility	2.47m x 2.45m	8'1" x 8'0"
WC	2.34m x 0.90m	7'8" x 2'11"
WC	1.90m x 1.00m	6'3" x 3'3"



FIRST FLOOR

Bedroom 1	4.12m x 3.74m	13'6" x 12'3"
En-Suite	3.05m x 1.54m	10'0" x 5'1"
Bedroom 2	4.43m x 2.77m	14'6" x 9'1"
En-Suite	2.64m x 1.42m	8'8" x 4'8"
Bedroom 3	3.75m x 3.60m	12'4" x 11'10"
Bedroom 4	2.75m x 2.64m	9'0" x 8'8"
Bedroom 5	2.51m x 2.30m	8'3" x 7'7"
Bathroom	2.64m x 2.64m	8'8" x 8'8"

THE HOLKHAM

5 Bedroom Detached Home with garage

The Holkham is a stylish five bedroom detached home comprising of a well appointed modern kitchen/dining with double door access to the turfed garden, separate family/dining area and spacious front aspect living area with double door access the garden.

Upstairs you will find five bedrooms, bedrooms one and two benefit from en-suite's. Large family bathroom fitted with a white suite and shower over the bath.

SPECIFICATIONS

- 10 year build warranty
- Modern fitted kitchen with oven, hob, extractor
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- EV Chargers
- ASHP (air source heat pump)
- Turfed & fenced rear garden
- Allocated parking

TOTAL FLOOR AREA
384.00m² - 4133.34 sq.ft

△ External access **C** Cupboard/Storage **W** Wardrobe



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GROUND FLOOR

Living 8.27m x 3.67m	27'2" x 12'0"
Kitchen/Dining 7.12m x 6.16m	23'4" x 20'2"
Home Office 3.87m x 2.05m	12'8" x 6'9"
Utility 2.72m x 1.72m	8'11" x 5'8"
WC 1.85m x 1.20m	6'1" x 3'11"

FIRST FLOOR

Bedroom 1 4.58m x 3.84m	15'0" x 12'7"
En-Suite 2.59m x 1.89m	8'6" x 6'3"
Bedroom 2 3.88m x 2.80m	12'9" x 9'2"
En-Suite 2.66m x 2.45m	8'9" x 8'0"
Bedroom 3 3.68m x 2.68m	12'1" x 8'10"
Bedroom 4 3.91m x 2.71m	12'10" x 8'11"
Bedroom 5 2.82m x 2.64m	9'3" x 8'8"
Bathroom 2.64m x 2.17m	8'8" x 7'1"



THE HOUGHTON

5 Bedroom Detached Home with garage

The Houghton is a stylish five bedroom detached home with feature open-plan kitchen/dining area, utility room with rear door access to the turfed garden and spacious front aspect living area.

Upstairs you will find five bedrooms, bedrooms one and two benefit from en-suite's. Large family bathroom fitted with a white suite and shower over the bath.

SPECIFICATIONS

- 10 year build warranty
- Modern fitted kitchen with oven, hob, extractor
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- EV Chargers
- ASHP (air source heat pump)
- Turfed & fenced rear garden
- Allocated parking

TOTAL FLOOR AREA
139.40m² - 1500.49 sq.ft

△ External access **C** Cupboard/Storage **W** Wardrobe



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GROUND FLOOR

Living 5.80m x 3.56m	19'0" x 11'8"
Kitchen/Dining 9.66m x 3.32m	31'8" x 10'11"
Utility 2.72m x 2.06m	8'11" x 6'9"
WC 1.57m x 1.12m	5'2" x 3'8"

FIRST FLOOR

Bedroom 1 3.64m x 3.32m	11'11" x 10'11"
Dressing Room 3.32m x 1.39m	10'11" x 4'7"
En-Suite 2.45m x 1.72m	8'0" x 5'8"
Bedroom 2 3.68m x 3.48m	12'1" x 11'5"
Bedroom 3 3.31m x 2.99m	10'10" x 9'10"
Bedroom 4 3.681m x 2.23m	12'1" x 7'4"
Bathroom 3.70m x 2.00m	12'2" x 6'7"



THE BRANCASTER

4 Bedroom Detached Home with garage

The Brancaster is a stylish four bedroom detached home comprising of a well appointed modern kitchen with separate family dining with double door access to the turfed garden and spacious front aspect living area with double door access to the garden.

Upstairs you will find four bedrooms, bedroom one benefits from an en-suite and walk in wardrobe, the family bathroom fitted with a white suite and shower over the bath.

SPECIFICATIONS

- 10 year build warranty
- Modern fitted kitchen with oven, hob, extractor
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- EV Chargers
- ASHP (air source heat pump)
- Turfed & fenced rear garden
- Allocated parking

TOTAL FLOOR AREA
296.80m² - 3194.73 sq.ft

△ External access **C** Cupboard/Storage **W** Wardrobe



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GROUND FLOOR

Living/Dining	4.62m x 3.62m	15'2" x 11'11"
Kitchen	3.20m x 2.57m	10'6" x 8'5"
WC	2.57m x 1.10m	8'5" x 3'7"

FIRST FLOOR

Bedroom 1	4.62m x 2.60m	15'2" x 8'6"
Bedroom 2	3.12m x 2.51m	10'3" x 8'3"
Bedroom 3	2.91m x 2.05m	9'6" x 6'9"
Bathroom	2.53m x 2.20m	8'4" x 7'3"

THE OXBURGH

3 Bedroom Semi-Detached Home

The Oxburgh is a stylish three bedroom semi-detached home comprising of a well appointed modern kitchen layout. Spacious rear aspect living/dinng area with double door access to the turfed garden.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath.

SPECIFICATIONS

- 10 year build warranty
- Modern fitted kitchen with oven, hob, extractor
- Downstairs W/C
- Family bathroom with shower over bath
- Vinyl floor to wet areas
- EV Chargers
- ASHP (air source heat pump)
- Turfed & fenced rear garden
- Allocated parking

TOTAL FLOOR AREA
148.80m² - 1601.67 sq.ft

△ External access **C** Cupboard/Storage **W** Wardrobe

WOOTTON RISE, SOUTH WOOTTON

Norfolk, PE30 2HY

House prices for all plots available

Plot	House Type	Postal Address	100% Price	35% Share Value	Monthly Rent	Service Charge
127	**The Burnham** - *with garage* 4 Bed Detached House	32 Shakespeare Road, South Wootton, Kings Lynn, Norfolk, PE30 3GE.	£385,000	£134,750	£573.49	TBC
133	**The Blakeney** - *with garage* 3 Bed Detached House	23 Shakespeare Road, South Wootton, Kings Lynn, Norfolk, PE30 3GE.	£355,000	£124,250	£528.80	TBC
138	**The Blakeney** - *with garage* 3 Bed Detached House	33 Shakespeare Road, South Wootton, Kings Lynn, Norfolk, PE30 3GE.	£355,000	£124,250	£528.8	TBC
139	**The Thornham** - *with garage* 3 Bed Semi-Detached House	35 Shakespeare Road, South Wootton, Kings Lynn, Norfolk, PE30 3GE.	£305,000	£106,750	£454.32	TBC
140	**The Thornham** - *with garage* 3 Bed Semi-Detached House	37 Shakespeare Road, South Wootton, Kings Lynn, Norfolk, PE30 3GE.	£305,000	£106,750	£528.80	TBC
158	**The Holkham** - *with garage* 5 Bed Detached House	34 Shakespeare Road, South Wootton, Kings Lynn, Norfolk, PE30 3GE.	£505,000	£176,750	£752.24	TBC
159	**The Houghon** - *with garage* 5 Bed Detached House	36 Shakespeare Road, South Wootton, Kings Lynn, Norfolk, PE30 3GE.	£495,000	£173,250	£737.34	TBC
160	**The Brancaster** - *with garage* 4 Bed Detached House	38 Shakespeare Road, South Wootton, Kings Lynn, Norfolk, PE30 3GE.	£465,000	£162,750	£692.66	TBC

For more information contact:
Sales@Platformhg.com
Platformhomeownership.com
0333 200 7304

Please note:
Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation. Purchasers are advised to consult with your sales co ordinator.

WOOTTON RISE, SOUTH WOOTTON

Norfolk, PE30 2HY

House prices for all plots available

Plot	House Type	Postal Address	100% Price	35% Share Value	Monthly Rent	Service Charge
161	**The Oxburgh** 3 Bed Semi-Detached House	40 Shakespeare Road, South Wootton, Kings Lynn, Norfolk, PE30 3GE.	£265,000	£92,750	£394.74	TBC
162	**The Oxburgh** 3 Bed Semi-Detached House	42 Shakespeare Road, South Wootton, Kings Lynn, Norfolk, PE30 3GE.	£265,000	£92,750	£394.74	TBC
163	**The Thornham** 3 Bed Semi-Detached House	44 Shakespeare Road, South Wootton, Kings Lynn, Norfolk, PE30 3GE.	£300,000	£105,000	£446.88	TBC
164	**The Thornham** 3 Bed Semi-Detached House	46 Shakespeare Road, South Wootton, Kings Lynn, Norfolk, PE30 3GE.	£300,000	£105,000	£446.88	TBC

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GET IN TOUCH

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