

THE
PRIORY

BINHAM, NORFOLK





The Priory is an exciting new development set in the heart of the North Norfolk countryside, in the charming village of Binham. The site will include 27 new homes finished to an exceptional standard, 17 of which are available on the open market or with shared ownership.

The Priory offers the perfect blend of traditional styling with all the comforts of modern day living, all in a beautiful countryside setting.



PICTURESQUE VILLAGE LIFE

Binham is a picturesque conservation village in North Norfolk. The village retains all the charm and character of a bygone age with a close-knit community. There is a well-stocked village shop with petrol station and a traditional pub - The Chequers Inn - which has a welcoming atmosphere and serves good food. The village has the remains of a Benedictine priory founded in 1091, where classical music concerts are held throughout the summer, and you can even wander to the local farmer and purchase raw milk.

Within a short drive of 'The Priory' there are many attractions including Wells-next-the-Sea, Holkham, Burnham Market, Stiffkey, Brancaster and the bustling Georgian town of Holt. Norwich is just 29 miles away with direct rail links to London Liverpool Street - 1 hour 50mins. Norwich Airport is perfect as an intercontinental gateway with regular flights to Schiphol Airport in Amsterdam.

North Norfolk continues to be one of the most unspoilt counties in the country with many Areas of Outstanding Natural Beauty and with limitless outdoor activities and pursuits on the doorstep.



SPECIFICATION

Kitchen

- ◆ Stylish Symphony units and worksurfaces
- ◆ Full wall tiling behind kitchen worktop
- ◆ Built-in double oven
- ◆ Integrated 60:40 fridge/freezer
- ◆ Integrated washing machine
- ◆ Integrated dishwasher
- ◆ Four ring ceramic hob
- ◆ Brushed steel cooker hood
- ◆ 1.5 bowl stainless steel sink with twin lever mixer tap

Bathrooms

- ◆ Freestanding sink with wall mounted recessed chrome plated taps
- ◆ Back to the wall soft close toilets with chrome flush plates
- ◆ Chrome plated toilet roll holder
- ◆ Wall mounted square sink with chrome mixer tap to guest WC
- ◆ En-suite shower with chrome, fixed shower head with control panel and secondary hand-held shower head
- ◆ Square bath with wall mounted recessed chrome plated taps
- ◆ Bathroom wall tiling above sink and bath, and fully tiled showers
- ◆ Chrome ladder towel rail fitted to bathroom and en-suite

Internal Finishes

- ◆ Flooring dependent on plots; all carpeted with underlay to sitting rooms and bedrooms, tiled floor to bathrooms and en-suites, mixture of tiles or engineered oak to kitchen and dining areas.

Lighting and Electrical

- ◆ A mixture of downlights, uplights, pendants and dimmer switches to sitting room
- ◆ Double socket with USB charging port fitted to bedroom, sitting room and kitchen
- ◆ Discreet recessed stair and landing floor lighting
- ◆ All switches and plug sockets finished in brushed chrome
- ◆ External lighting to front and rear of property
- ◆ Pre-wiring for Sky Plus television connection in the living room
- ◆ Television connection in the living room and bedrooms
- ◆ Telephone point to hall
- ◆ External double socket

Heating

- ◆ Woodburning stove mounted on a tiled hearth
- ◆ Condensing boiler with separate water condenser
- ◆ Underfloor heating to the ground floor, with radiators to other floors

External

- ◆ External cold water tap
- ◆ Driveways finished in resin bound gravel
- ◆ Sandstone pathways and sandstone to terrace
- ◆ Black powder aluminium down pipes
- ◆ Timber bespoke double glazed windows and doors
- ◆ Boundaries defined by close board timber fencing



THE PROPERTIES

Plot	Type	Description	Area	Tenure
2	Warham	Three bedroom detached house	119.1m2	Open market
3	Langham	Four bedroom detached house	155.7m2	Open market
4	Langham	Four bedroom detached house	155.7m2	Open market
5	Saxlingham	Five bedroom detached barn	173.5m2	Open market
6	Warham	Three bedroom detached house	119.1m2	Open market
7	Langham	Four bedroom detached house	155.7m2	Open market
8	Langham	Four bedroom detached house	155.7m2	Open market
9	Wighton	Four bedroom detached barn	160.5m2	Open market
10	Warham	Three bedroom detached house	119.1 m2	Open market

Plot	Type	Description	Area	Tenure
11	Warham	Three bedroom detached house	119.1m2	Open market
12	Warham	Three bedroom detached house	119.1m2	Open market
13	Warham	Three bedroom detached house	119.1m2	Open market
15	Morston	Three bedroom detached house	82.5m2	Shared ownership
16	Warham	Three bedroom detached house	119.1m2	Open market
18	Cockthorpe	Two bedroom attached house	72.6m2	Shared ownership
21	Cockthorpe	Two bedroom attached house	72.6m2	Shared ownership
28	Morston	Three bedroom attached house	82.5m2	Shared ownership





THE WARHAM

PLOTS 2, 6, 10, 11, 12, 13
AND 16

A THREE BEDROOM DETACHED
COTTAGE

GROUND FLOOR

SITTING ROOM

23.2 sq. m.

KITCHEN/DINING

22.1 sq. m.

FIRST FLOOR

MASTER BEDROOM

16.6 sq. m.

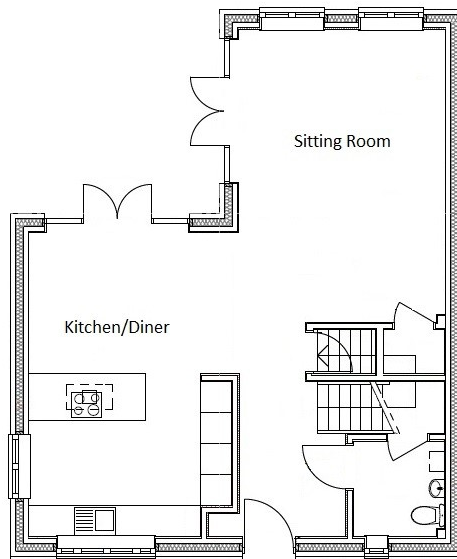
BEDROOM TWO

11.4 sq. m.

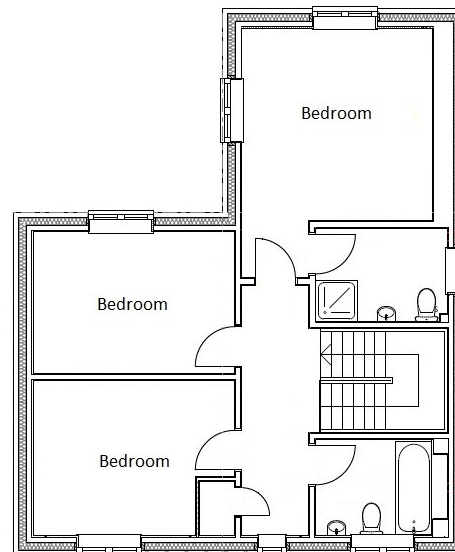
BEDROOM THREE

10.7 sq. m.

Please note that all measurements are approximate and
layout may vary between plots.



GROUND FLOOR



FIRST FLOOR



THE LANGHAM

PLOTS 3, 4, 7 AND 8

A FOUR BEDROOM DETACHED FARMHOUSE

GROUND FLOOR

SITTING ROOM

20.7 sq. m.

KITCHEN/DINING ROOM

31.6 sq. m.

STUDY/BEDROOM ONE

9.1 sq. m.

FIRST FLOOR

BEDROOM TWO

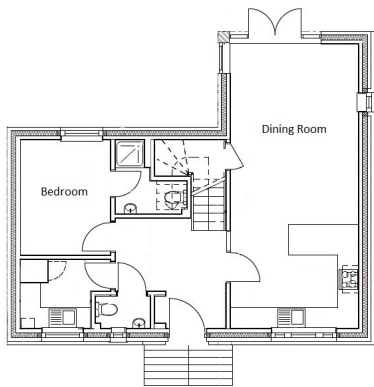
13.7 sq. m.

BEDROOM THREE

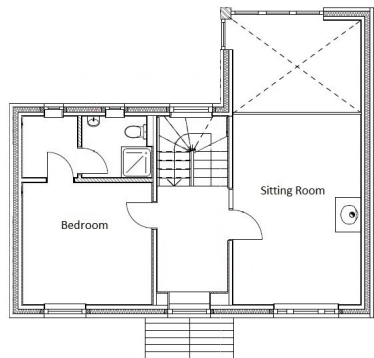
16.0 sq. m.

BEDROOM FOUR

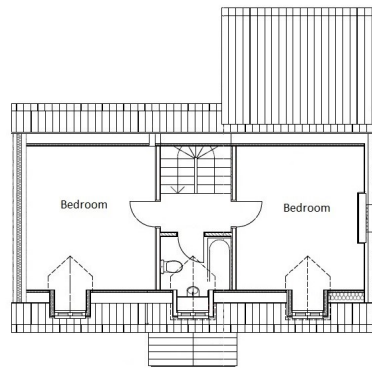
16.0 sq. m.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Please note that all measurements are approximate and layout may vary between plots.



THE SAXLINGHAM

PLOT 5

A FIVE BEDROOM DETACHED BARN

GROUND FLOOR

SITTING ROOM

18.7 sq. m.

KITCHEN/DINING ROOM

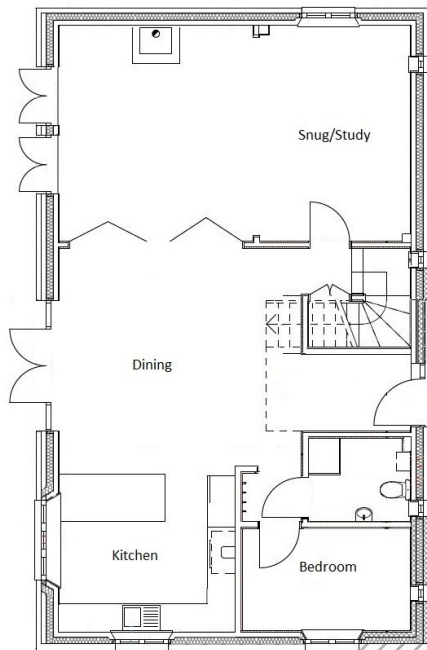
13.0 sq. m. / 18.0 sq. m.

SNUG

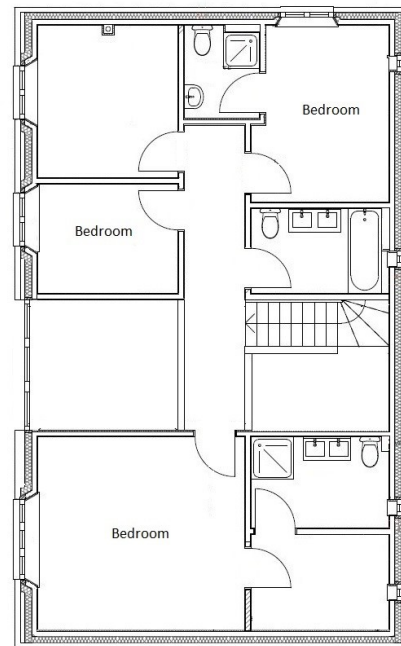
14.5 sq. m.

BEDROOM

7.7 sq. m.



GROUND FLOOR



FIRST FLOOR

FIRST FLOOR

MASTER BEDROOM

17.7 sq. m.

BEDROOM TWO

10.2 sq. m.

BEDROOM THREE

9.5 sq. m.

BEDROOM FOUR

6.7 sq. m.

Please note that all measurements are approximate.



THE MORSTON

PLOTS 15 AND 28

A THREE BEDROOM DETACHED HOUSE

GROUND FLOOR

SITTING ROOM

16.0 sq. m.

KITCHEN/DINING

15.6 sq. m.

FIRST FLOOR

MASTER BEDROOM

10.3 sq. m.

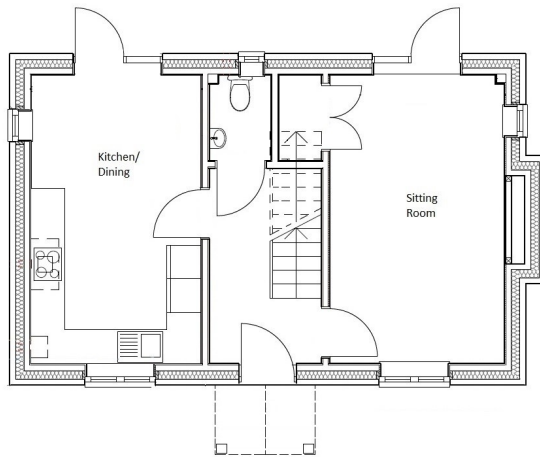
BEDROOM TWO

10.2 sq. m.

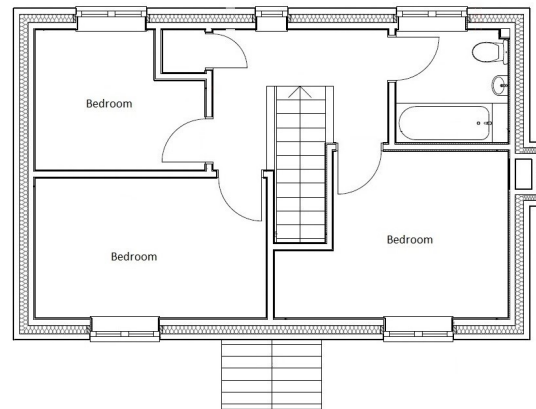
BEDROOM THREE

6.6 sq. m.

Please note that all measurements are approximate and layout may vary between plots.



GROUND FLOOR

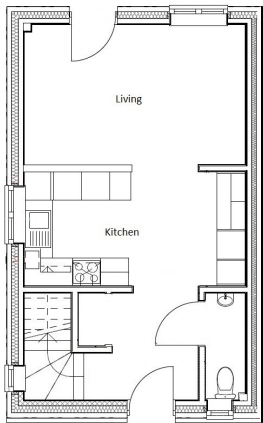


FIRST FLOOR

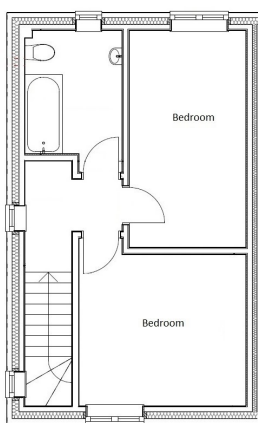


PLOT 18

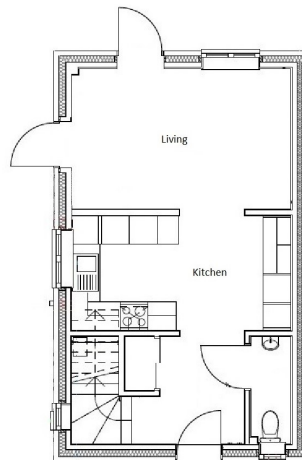
PLOT 21



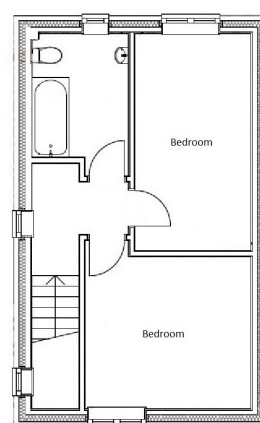
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

THE COCKTHORPE

PLOTS 18 AND 21

A TWO BEDROOM ATTACHED HOUSE

GROUND FLOOR

SITTING/DINING ROOM

14.1 sq. m.

KITCHEN

11.4 sq. m.

FIRST FLOOR

BEDROOM ONE

12.0 sq. m.

BEDROOM TWO

11.5 sq. m.

Please note that all measurements are approximate and layout may vary between plots.



THE WIGHTON

PLOT 9

A FOUR BEDROOM DETACHED BARN

GROUND FLOOR

SITTING ROOM

17.6 sq. m.

KITCHEN/DINING

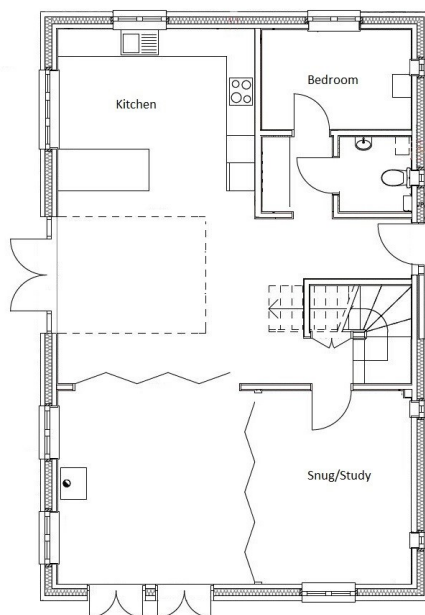
16.1 sq. m. / 15.2 sq. m.

SNUG

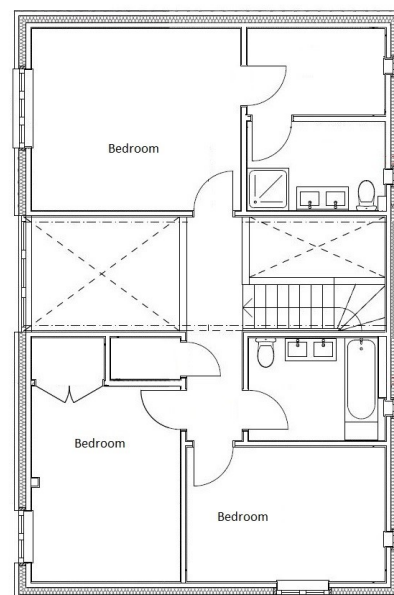
13.3 sq. m.

BEDROOM FOUR

6.7 sq. m.



GROUND FLOOR



FIRST FLOOR

FIRST FLOOR

MASTER BEDROOM

17.1 sq. m.

BEDROOM TWO

13.1 sq. m.

BEDROOM THREE

12.0 sq. m.

Please note that all measurements are approximate.

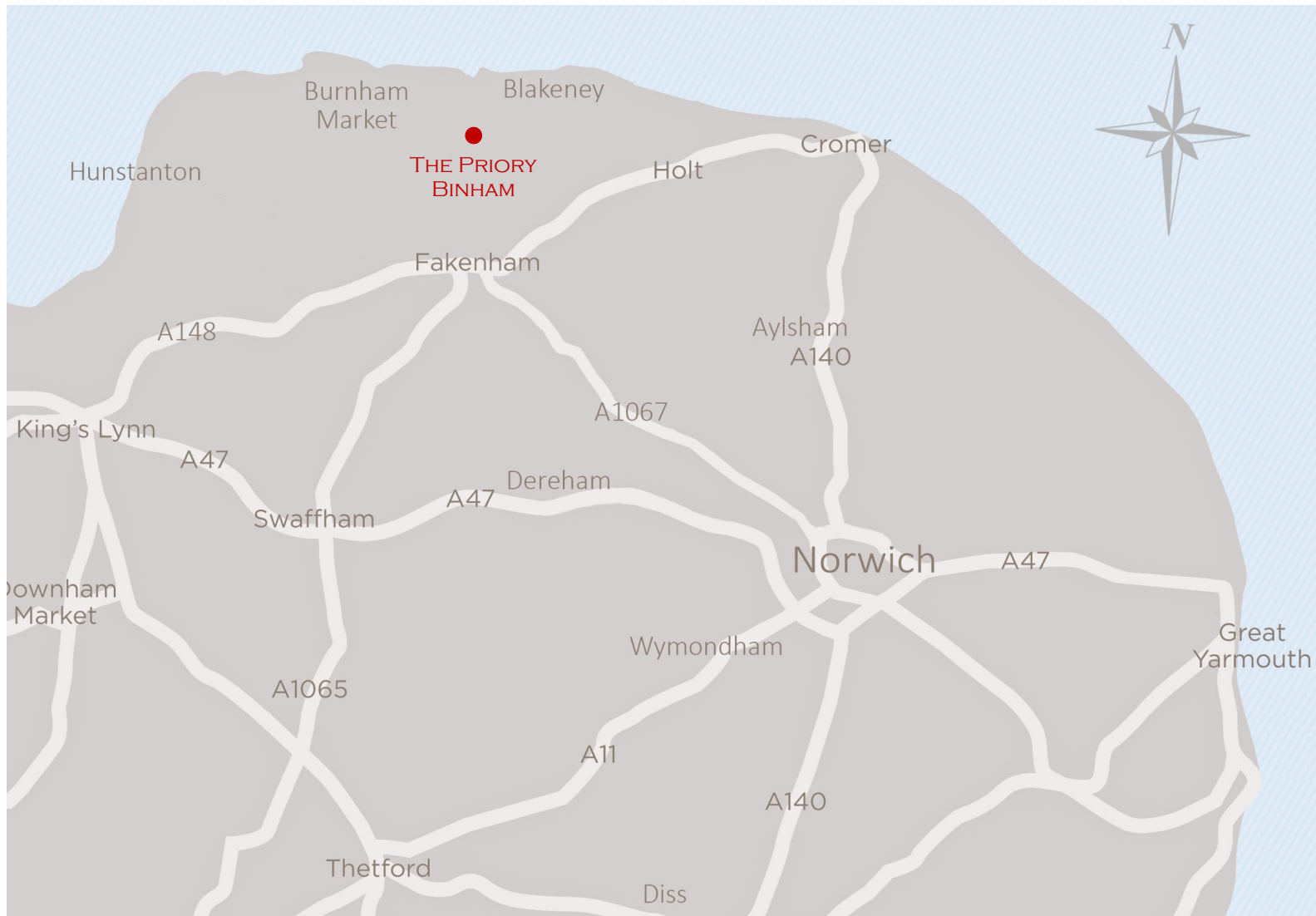
BROADLAND ST BENEDICTS

Formed in 2006, Broadland St Benedicts is the full market housing subsidiary of Broadland Housing Group. The company was formed to create additional funding for the Group's development aspirations for affordable housing in Norfolk and Suffolk.

Since its inception the company has concentrated on specialising in smaller developments in North Norfolk's fantastic villages. The ethos is to create true mixed tenure housing that balances the needs of the village, designed to both reflect and enrich their surroundings. Each development is individually designed by Norfolk architects who understand the rural context of each location.

Based in Norwich the company employs some of the best contractors in Norfolk to construct and successfully deliver our developments. We are particularly excited about our new site "The Priory" at Binham designed by award winning architect Hudson Architects. This scheme reflects everything about the company, the ethics of great design, sustainable local Norfolk building and the uniqueness of each development the company delivers.



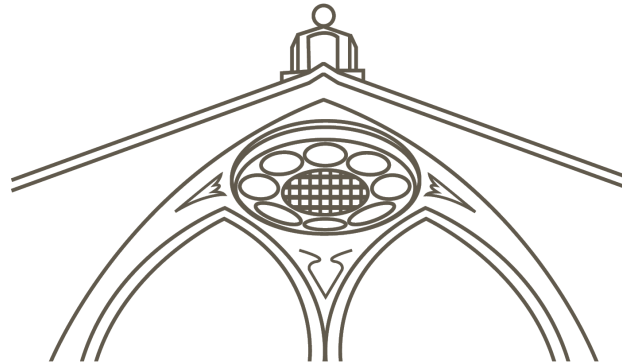


Warranty

The properties will have a ten year NHBC warranty.

Services Connected

Mains electricity, water and drainage. LPG gas fired central heating.



THE PRIORY

Walsingham Road
Binham
Norfolk
NR21 0AP

**BROADLAND
HOUSING GROUP**

NCFC
Carrow Road
Norwich
NR1 1HU

0303 303 0003

www.broadlandgroup.org

SOWERBYS
Norfolk Property Agents

Wells-next-the-Sea Office

01328 711711

thepriory@sowerbys.com

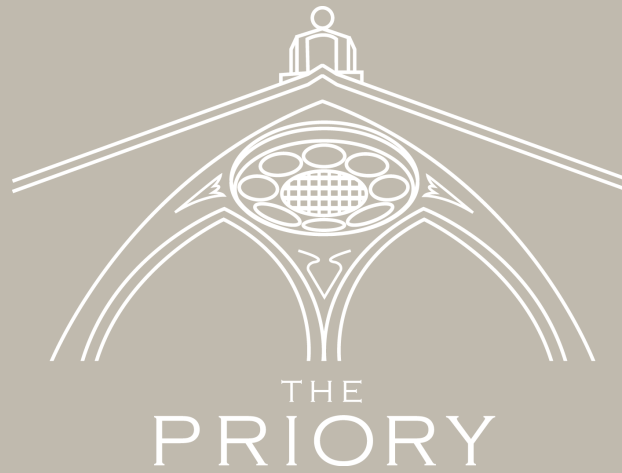
www.sowerbys.com

Disclaimer: This brochure, and description and measurements herein, do not form any part of contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Site layouts, floorplans and specification are taken from plans which were correct at the time of print. All plans contained within this brochure are not to scale. Room dimensions contained within this brochure are for guidance purposes only. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract or warranty. Images of the properties at The Priory are computer generated on which landscaping will differ.



**CONSUMER
CODE FOR
HOME BUILDERS**





SOWERBYS

Norfolk Property Agents

Wells-next-the-Sea Office

01328 711711

thepriory@sowerbys.com

www.sowerbys.com