



Northrepps



# Cromer Beach

## Welcome to Broadgate Fields: A New Era of Net Zero Carbon Living

Broadland St Benedicts are proud to introduce Broadgate Fields, our flagship Net Zero Carbon residential housing scheme, located in the beautiful North Norfolk village of Northrepps, with a mix of just nineteen 1, 2 and 3 bedroom bungalows and 2, 3 and 4 bedroom houses.

These remarkable homes reflect our unwavering commitment to environmental sustainability. By generating their own renewable energy and minimising energy use, these thoughtfully designed residences help reduce reliance on fossil fuels and lower greenhouse gas emissions.

Broadgate Fields is crafted to have a minimal environmental impact. Using renewable energy sources like solar power and energy-efficient systems and materials, these homes boast a significantly smaller carbon footprint than traditional houses. This not only benefits the planet but also aligns with the growing societal shift towards greener living.



# SITE PLAN



Planting shown to be indicative only

## LOCATION

Northrepps is one of Norfolk's 'Hidden Gems.' Located just 3.5 miles from the scenic North Norfolk coastline of Overstrand and Cromer and is a proud conservation village. The village offers a peaceful lifestyle in the most beautiful location and is served by the family friendly pub, The Foundry Arms, a Primary School and Village Hall.

Northrepps is in close proximity to the well-served towns of Cromer and North Walsham which all offer a great range of shops, amenities and a train line to Norwich giving easy access to London Liverpool Street.





Plot 4

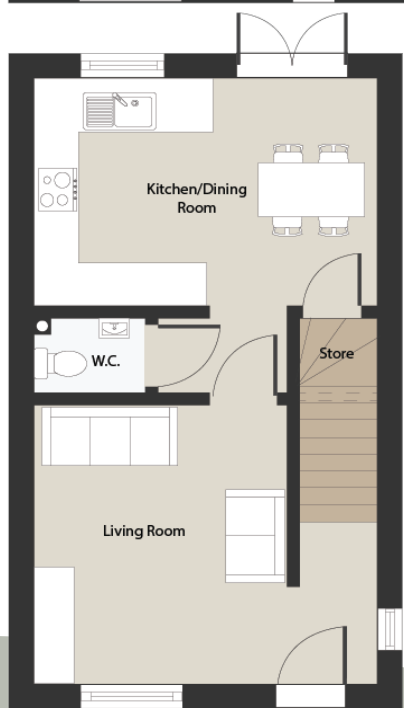
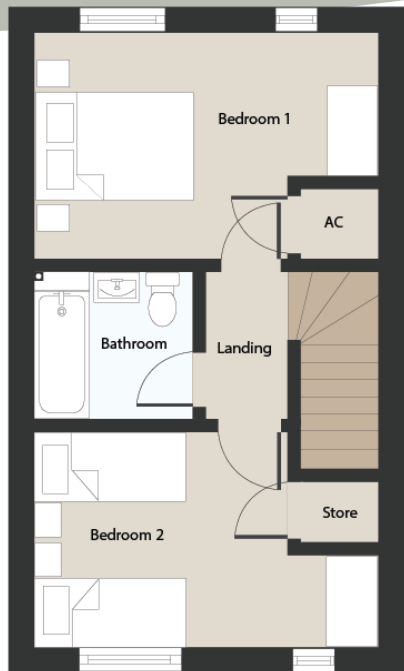
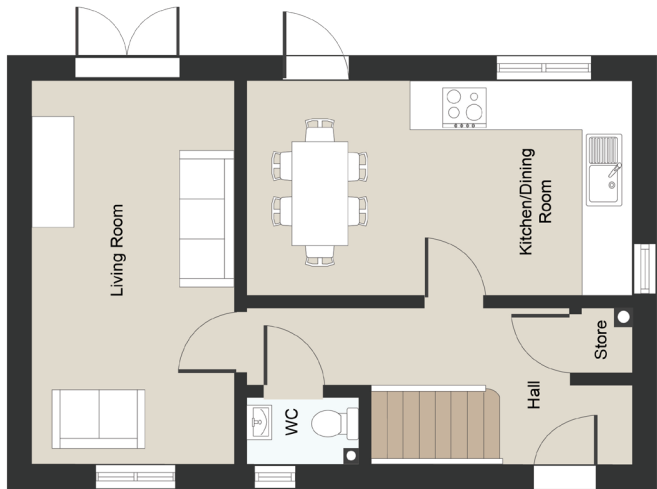
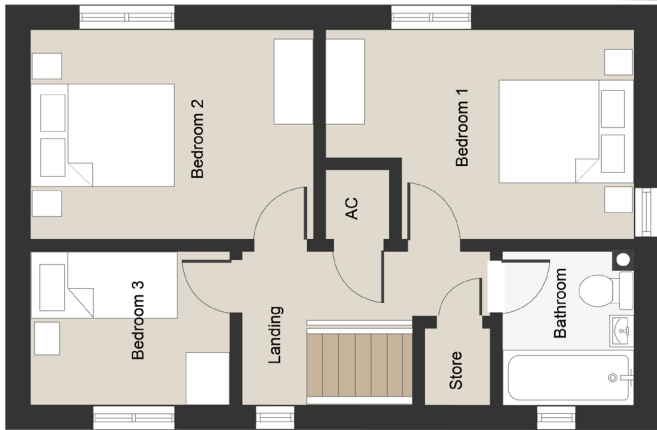
Sq ft 904

Ground Floor

Kitchen/Dining Room 5.43m x 2.98m 17'10" x 9' 6"  
Living Room 5.15m x 2.92m 16' 11" x 9' 7"  
WC

First Floor

Bedroom 1 4.31m x 2.98m 14' 1" x 9' 6"  
Bedroom 2 4.04m x 2.98m 13' 3" x 9' 6"  
Bedroom 3 2.86m x 2.17m 9' 4" x 7' 1"  
Bathroom



Plot 6\*\*

Sq ft 753

Ground Floor

Kitchen/Dining Room 4.50m x 3.09m 14' 9" x 10' 1"  
Living Room 3.79m x 3.44m 12' 5" x 11' 3"  
WC

First Floor

Bedroom 1 4.58m x 3.09m 15' x 10' 1"  
Bedroom 2 4.58m x 2.90m 15' x 9' 6"  
Bathroom



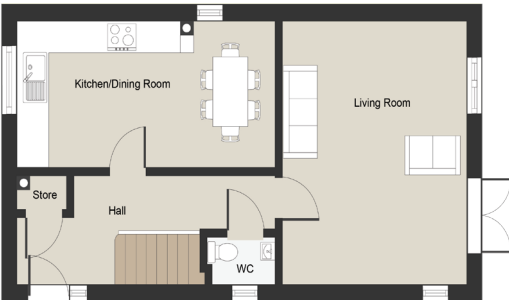
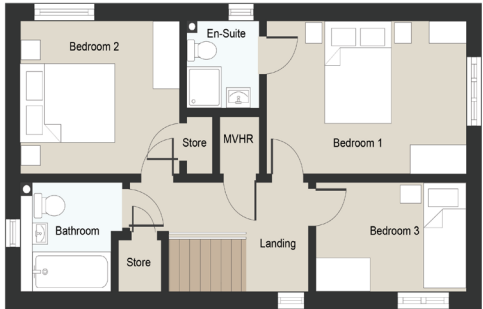


Plot 9

Sq ft 990

Ground Floor

Kitchen/Dining Room	6.65m x 4.55m	21' 10" x 14' 11"
Living Room	5.16m x 3.28m	16' 11" x 10' 9"
Bedroom 1	3.78m x 3.05m	12' 5" x 10'
Bedroom 2	3.78m x 2.77m	12' 5" x 9' 1"
Bedroom 3	2.87m x 2.21m	9' 5" x 7' 3"
En-Suite		
Bathroom		



Plot 10

Sq ft 1098

Ground Floor

Kitchen/Dining Room	5.80m x 2.94m	19' x 13' 7"
Living Room	5.07m x 4.15m	16' 7" x 12'
WC		

First Floor

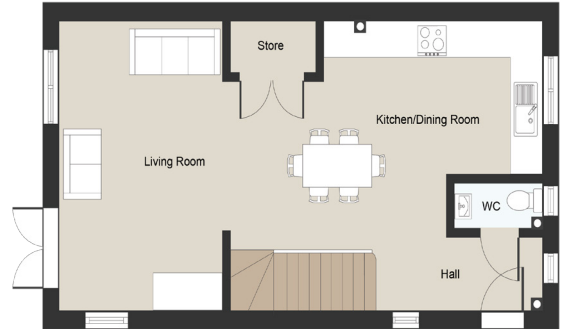
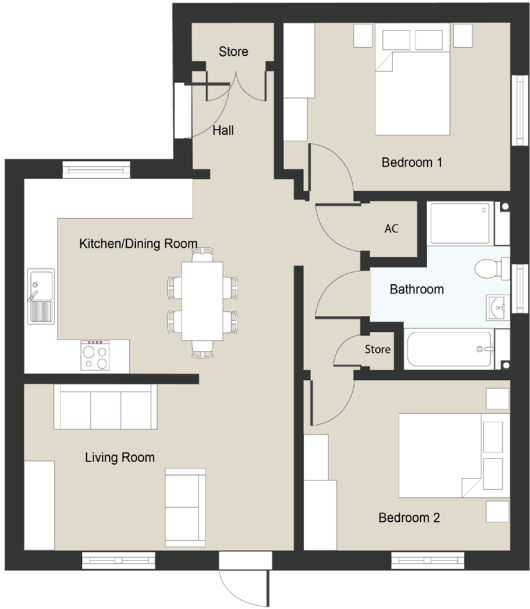
Bedroom 1	4.52m x 2.98m	14' 10" x 9' 9"
Bedroom 2	3.62m x 2.98m	12' x 9' 9"
Bedroom 3	3.40m x 2.51m	11' 1" x 8' 3"
En-Suite		
Bathroom		





Ground Floor

Kitchen/Dining Room	3.41m x 4.82m	11' 2" x 15' 9"
Living Room	3.02m x 4.82m	9' 11" x 15' 9"
Bedroom 1	4.22m x 2.96m	13' 10" x 9' 8"
Bedroom 2	3.02m x 3.84m	9' 11" x 12' 7"
Bathroom		



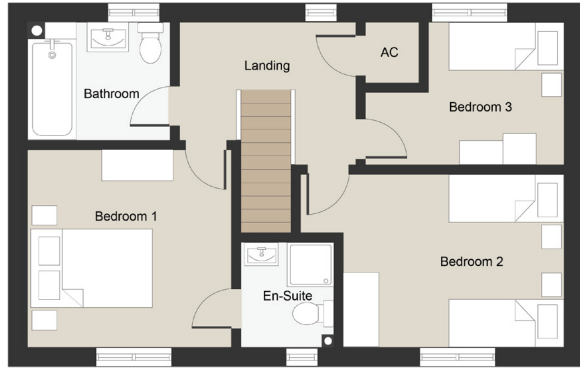
Ground Floor

Kitchen/Dining Room	6.54m x 4.02m	21' 5" x 13' 2"
Living Room	5.24m x 3.45m	17' 2" x 11' 3"
WC		

First Floor

Bedroom 1	4.29m x 3.05m	14' x 10'
Bedroom 2	3.62m x 3.05m	11' 10" x 10'
Bedroom 3	3.45m x 2.16m	11' 4" x 7' 1"
En-Suite		
Bathroom		





Ground Floor		First Floor	
Kitchen/Dining Room	5.68m x 3.65m 18' 7" x 11' 11"	Bedroom 1	3.65m x 3.52m 12' x 11' 6"
Living Room	5.68m x 3.56m 18' 7" x 11' 8"	Bedroom 2	3.98m x 3.05m 13' x 10'
WC		Bedroom 3	3.58m x 2.55m 11' x 8' 4"
		En-Suite	
		Bathroom	



Ground Floor		First Floor	
Kitchen/Dining Room	6.37m x 3.18m 20' 10" x 10' 5"	Bedroom 1	3.68m x 3.22m 12' 1" x 10' 7"
Living Room	6.37m x 3.55m 20' 10" x 11' 7"	Bedroom 2	3.50m x 3.20m 11' 5" x 10' 6"
WC		Bedroom 3	3.28m x 3.27m 10' 9" x 10' 8"
		En-Suite	
		Bathroom	



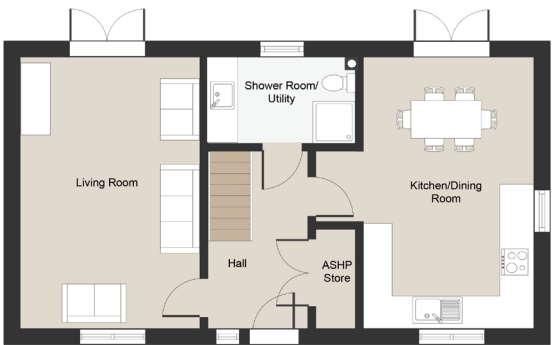
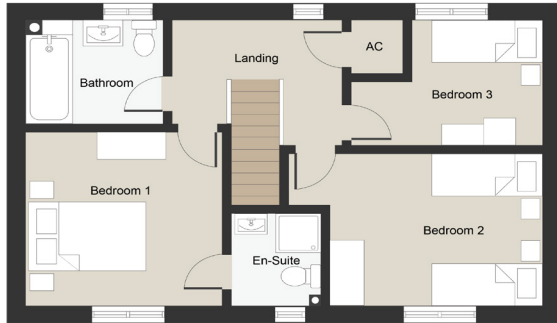


Ground Floor

Kitchen/Dining Room 5.69m x 3.58m 18' 3" x 11' 9"  
Living Room 5.69m x 3.65m 18' 3" x 12'  
WC

First Floor

Bedroom 1 3.65m x 3.52m 12' x 11' 6"  
Bedroom 2 3.98m x 3.05m 13' x 10'  
Bedroom 3 3.58m x 2.55m 11' 9" x 8' 4"  
En-Suite  
Bathroom



Ground Floor

Kitchen/Dining Room 5.56m x 4.42m 18' 3" x 14' 6"  
Living Room 5.56m x 3.63m 18' 3" x 11' 11"  
Shower Room/Utility 3.10m x 1.85m 10' 2" x 6'

First Floor

Bedroom 1 4.42m x 2.36m 14' 6" x 7' 9"  
Bedroom 2 4.06m x 3.05m 13' 4" x 10'  
Bedroom 3 3.63m x 2.79m 11' 11" x 9' 2"  
Bedroom 4 2.54m x 2.59m 8' 4" x 8' 6"  
Bathroom



# Experience the difference of Net Zero living

Our homes are designed to be operationally net zero carbon, producing as much energy as they need to operate annually. This balance is achieved through a combination of energy-efficient construction, renewable systems and solar panels, resulting in substantial long-term savings on energy bills. Homeowners can then redirect these savings to other important aspects of their lives.

These Net Zero Carbon homes come with advanced ventilation systems that improve indoor air quality, effectively filtering out pollutants, allergens and toxins to ensure a healthier living environment. Superior insulation, high-performance windows, and air source heat pump systems keep the indoor temperature consistent and comfortable throughout the year. Homeowners can enjoy a cosy and pleasant living space without the drafts and temperature variations common in less energy-efficient homes.

Equipped with renewable energy systems like photovoltaic solar panels, these homes allow residents to generate their own electricity and even charge electric vehicles. This energy independence offers protection against rising energy costs and potential power grid disruptions, providing greater financial stability.

As awareness of environmental issues and energy costs grows, our EPC A-rated homes stand out for their energy-efficient and sustainable features. These premium homes not only benefit from the latest building technology and materials, but they also ensure reduced operating costs and a lower environmental impact.

Broadland St Benedicts take pride in knowing that our homes at Broadgate Fields will improve the lives of its new residents, whilst contributing to a healthier planet and support global efforts to combat climate change.

# SPECIFICATION

## Energy Efficiency

- EPC Rating A
- Net Zero Operational Carbon Home
- Triple glazed windows
- Excellent thermal insulation

## Kitchen

- Symphony kitchen units
- Symphony worktops & upstand
- Integrated fridge freezer, washing machine, dishwasher, oven, hob, extractor & wine cooler\*
- Branded appliances

## Bathrooms & En-Suites

- Twyfords sanitary ware
- Shaver socket
- Heated towel radiator
- Bath shower screen
- Full height tiling to ceiling around bath

## Heating

- Vaillant aroTHERM Plus Air Source Heat Pump
- Underflooring heating on the ground floor
- (excluding plots 4 & 6)

## Electrical

- Solar PV Panels
- EV Charging point
- Mechanical Ventilation Heat Recovery System
- Energy efficient LED downlights & ceiling pendants
- Wall mounted LED lamp to entrance porch & garage

## Interior

- White walls, ceilings & skirting
- White moulded doors
- LVT or vinyl to kitchen, bathrooms, cloakroom & En-suite

## External

- A selection of Old Cottage & Ashville traditional brick flint panelling & black cladding to specified homes
- Mix of Pantile roof tiles in red, old vintage or slate grey
- Black UPVC rainwater goods
- Outside tap & letter box
- Parking, garaging or cartlodge to each home

\* Where Applicable  
\*\*Shared Ownership





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Site layouts, plans & specification are taken from plans which were correct at time of distribution.  
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