



LANCASTER

— GARDENS —

LITTLE SNORING



Welcome to Lancaster Gardens

Broadland St Benedicts is delighted to introduce Lancaster Gardens, an exclusive new residential development situated in the charming North Norfolk village of Little Snoring. This thoughtfully designed scheme comprises a collection of beautifully crafted two and three-bedroom homes, constructed by Aspen Build East Anglia Ltd

Lancaster Gardens has been carefully conceived to minimise environmental impact while maximising comfort and efficiency. Each home incorporates advanced renewable energy technologies, including photovoltaic solar panels, air source heat pumps, enhanced insulation, and electric vehicle charging points. Together, these features reduce reliance on fossil fuels, lower carbon emissions, and deliver significant long-term savings on energy costs.

SITE PLAN



LOCATION

Little Snoring is a charming and highly sought-after North Norfolk village, offering an attractive blend of rural tranquillity and convenient access to the county's stunning coastline just 9 miles away. Nestled amidst beautiful countryside, the village enjoys a strong sense of community and an idyllic setting that appeals to families, retirees, and those seeking a peaceful lifestyle.

The village is located just a short distance from the historic Georgian town of Fakenham, which provides an excellent range of everyday amenities including supermarkets, independent shops, cafés, restaurants, schools, and healthcare facilities. The picturesque North Norfolk Coast, designated an Area of Outstanding Natural Beauty, is within easy reach, with popular destinations such as Wells-next-the-Sea, Holkham, and Blakeney offering spectacular beaches, coastal walks, and nature reserves.

Little Snoring itself benefits from a village hall and attractive countryside walks, while nearby villages provide additional amenities including public houses, churches, and community facilities. The area is renowned for its rich wildlife, excellent walking and cycling routes, and access to a variety of leisure pursuits including sailing, golf, and birdwatching.

The village enjoys good road connections via the A148, providing links to Fakenham, Holt, King's Lynn, and the cathedral city of Norwich, which offers extensive shopping, cultural attractions, and rail services to London. Combining the best of Norfolk's countryside and coastline, Little Snoring remains one of the area's most desirable village locations, offering an exceptional quality of life in a picturesque rural setting.



Plot 1

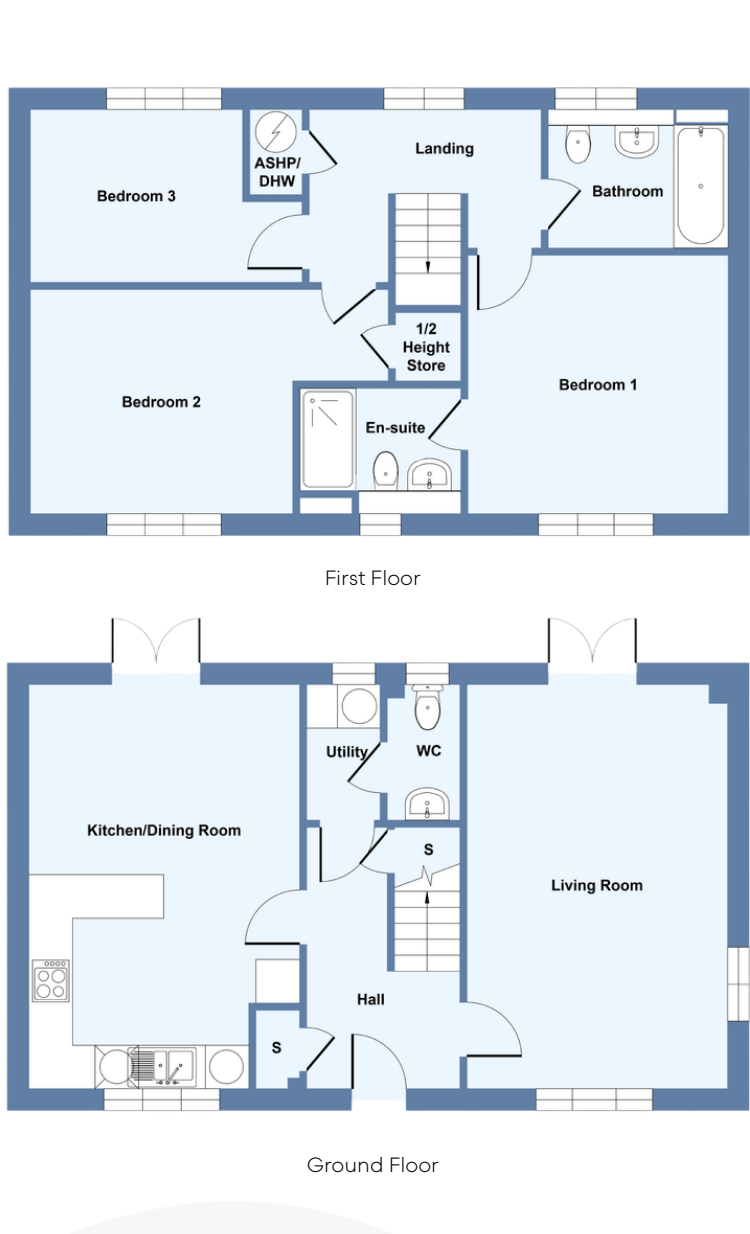
DIMENSIONS

Living/Dining	5.46m x 3.87m	17'9" x 12'7"
Kitchen	3.85m x 3.12m	12'6" x 10'2"
Bed 1	3.45m x 3.12m	11'3" x 10'2"
En-suite	3.12m x 1.82m	10'2" max x 6'0" max

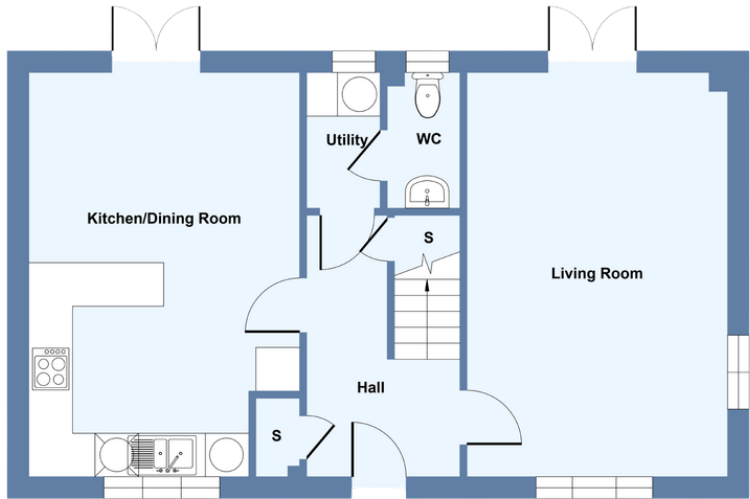


Ground Floor

Bed 2	3.87m x 3.16m	12'7" max x 10'4"
Bed 3	3.87m x 2.21m	12'7" x 7'2"
Bathroom	2.70m x 2.21m	8'8" x 7'2"



First Floor



Ground Floor

DIMENSIONS

Living/Dining	5.57m x 3.59m	18'3" x 11'8"
Kitchen	5.57m x 3.03m	18'3" x 9'11"
Bed 1	3.59m x 3.56m	11'8" x 11'7"
En-suite	2.42m x 1.73m	7'9" x 5'7"

Bed 2	3.43m min x 3.10m	11'3" min x 10'2"
Bed 3	2.93m min x 2.38m	9'6" min x 7'8"
Bathroom	2.42m x 1.73m	7'9" x 5'7"

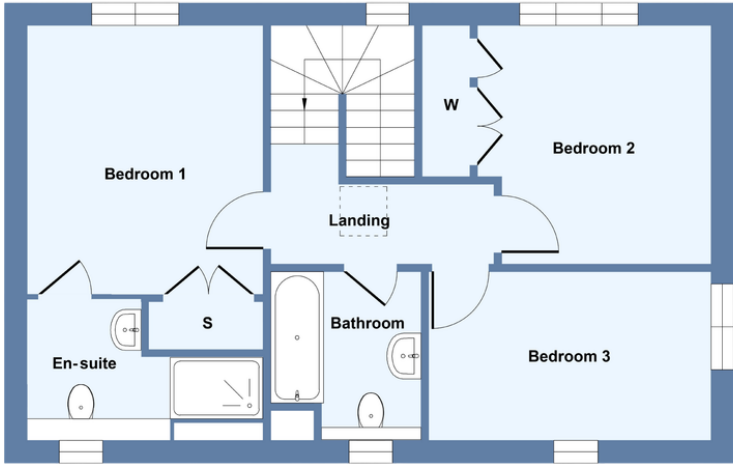
*Plot 19 is handed



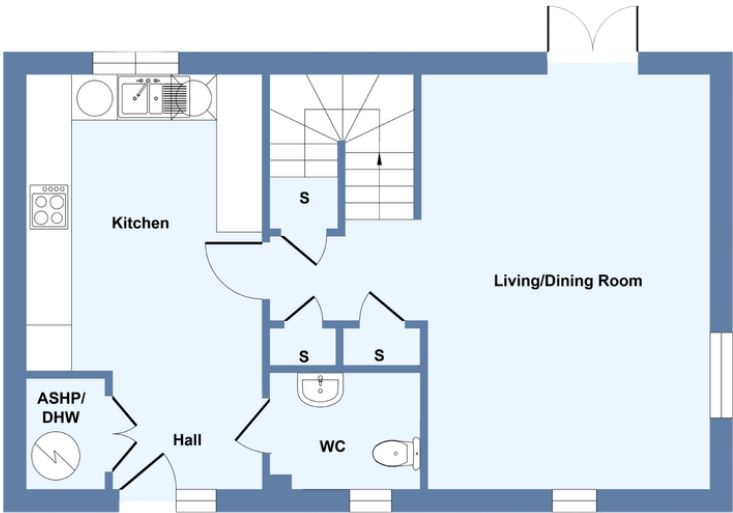
Plots 2, 9, 10, 18 & 19*



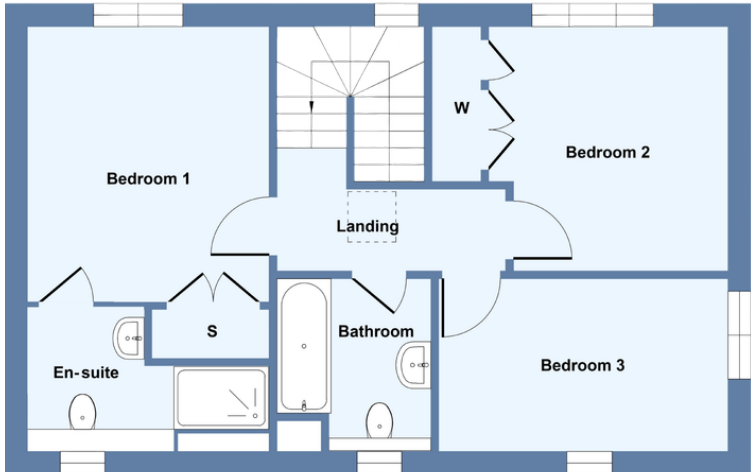
Plots 3 & 4



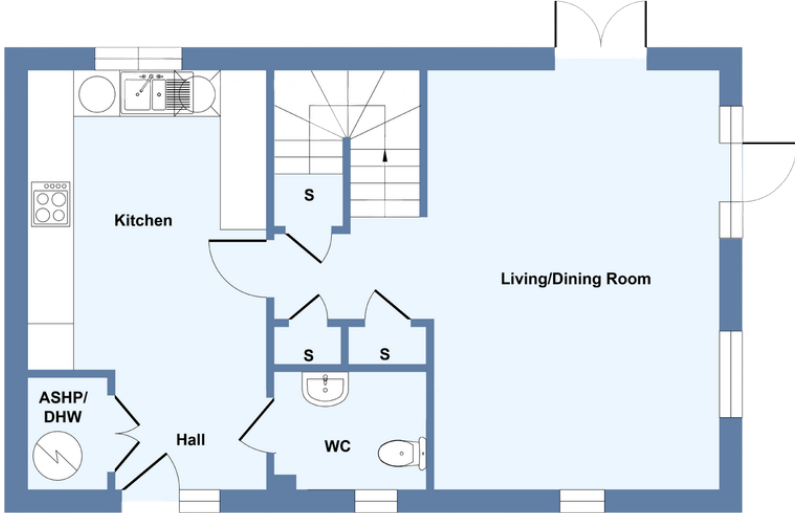
First Floor



Ground Floor



First Floor



Ground Floor



Plot 11

DIMENSIONS

Living/Dining	5.46m x 3.83m	17'9" x 12'6"
Kitchen	3.91m x 3.11m	12'8" x 10'2"
Bed 1	3.46m x 3.11m	11'3" x 10'2"
En-suite	3.11m x 1.91m	10'2" max x 6'3" max

Bed 2	3.83m x 3.16m	12'6" max x 10'3"
Bed 3	3.83m x 2.21m	12'6" x 7'2"
Bathroom	2.70m x 2.21m	8'8" x 7'2"

DIMENSIONS

Living/Dining	5.46m x 3.87m	17'11" x 12'8"
Kitchen	3.99m x 3.12m	13'1" x 10'2"
Bed 1	3.46m x 3.12m	11'8" x 11'7"
En-suite	3.12m max x 1.11m	10'2" max x 3'8"

Bed 2	3.87m max x 3.16m	12'8" max x 10'4"
Bed 3	3.87m min x 2.21m	12'8" x 7'2"
Bathroom	2.21m x 2.00m	7'3" x 6'7"

SUSTAINABLE HOMES FOR THE FUTURE

The integration of renewable energy systems enables residents to generate their own electricity and conveniently charge electric vehicles at home. This increased level of energy independence helps protect homeowners from rising energy prices and potential disruptions to the national grid, providing greater financial resilience and peace of mind.

As demand for sustainable living continues to grow, these EPC A-rated homes distinguish themselves through their exceptional energy performance and environmentally responsible design. Combining innovative building technologies with high-quality materials and craftsmanship, these contemporary homes offer reduced running costs, enhanced comfort and a significantly lower environmental footprint.



SPECIFICATION

Energy Efficiency

UPVC flush casement double glazed Agate grey,
Chartwell green or cream exterior windows
Excellent thermal insulation
EPC 'A' rated

Kitchen

Symphony Harvard kitchen units with Symphony
worktops & upstand
Tiled splashback
Branded Integrated fridge freezer, washing
machine, dishwasher, double oven, induction
hob and extractor

Bathrooms & En-Suites

Bathco white 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
Waste water recovery system

Electrical

Solar PV Panels
EV Charging point
Energy efficient LED downlights & ceiling pendants
Smoke, heat and carbon monoxide alarms
Wall mounted LED lamp to entrance porch

Interior

White walls, ceilings & skirting
Vertical 5 panel white moulded doors
Vinyl to kitchen, bathrooms, cloakroom & En-suite

External

A selection of Terra Red, Twyford Multi brick, cobbles
and cladding
Victorian Pantile rooftiles in red
Black UPVC rainwater goods
Outside tap & letter box
Parking or cartlodge to each home
10 Year NHBC Warranty with 2 year defects period



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Contact our selling agent:
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Site layouts, plans & specification are taken from plans which were correct at time of distribution. Imperial measurements, information & imagery are for guidance purposes only

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