



Dial Corner
London Road
Suton, Wymondham
Norfolk
NR18 9SS

Offers Over £200,000





A self-build 0.78ac plot with full planning permission for an exceptionally energy efficient home which once built, will set a new performance benchmark in the UK for residential dwellings with an unprecedented as-built SAP Rating of 167A and Environmental Rating of 152A

Location

This property occupies a highly accessible location and is just a short drive or within brisk walking distance of Wymondham College rated 'Outstanding' by Ofsted and one of the few UK State Schools offering boarding facilities. Attleborough is 2.5 miles to the west and is an up and coming town which provides a comprehensive range of facilities including schooling to sixth form level as well as a train station on the Norwich to Cambridge Line with onward connections to London Kings Cross. Wymondham is 3.5 miles to the northeast providing a wide range of amenities and excellent schooling.

The recently resurfaced A11 (which creates 10DB less noise) provides a swift route to Norwich (just 13 miles) where you can find a comprehensive range of commercial, entertainment and cultural amenities. Norwich has two universities and an international airport.





The Property

'Dial Corner' is a single storey earth-sheltered building designed to be naturally heated and naturally ventilated, without recourse to burning fossil fuels. Dial Corner can be described as operating beyond 'zero carbon', the energy efficiency and carbon mitigation standards achieved by Dial Corner are among the highest recorded in the UK. These standards are verified by third parties; CNC Building Control and Elmhurst Energy Services Ltd.

As a self-build plot, 'Dial Corner' is a proposal for an exceptional form of development, a dwelling designed to an unprecedented high level of energy efficiency and carbon mitigation (Design SAP Rating 167) and self-sufficiency over energy, water and waste water management. This will be one of the first new dwellings to innovatively blend high levels of sustainability with exceptional design, creating a home that fits perfectly with its immediate environment. Surrounded by newly planted trees, a new pond to encourage wildlife its juxtaposition with the adjacent trunk road will starkly illustrate the urgency with which we must embrace our post-hydrocarbon future.

The design includes two bedrooms and an open plan living, kitchen and dining room. An office and studio will enable the residents to work from home. These two rooms could easily be adapted to additional bedrooms should the need arise in the future.

Outside

The property sits on a plot of approximately 0.78 acres in size (stms). The site is currently grazed by horses. The proposed development of the site includes a pond in one corner and an increase in boundary planting with an emphasis placed on encouraging wildlife to flourish within the property.

Planning

Planning permission was granted on 18th November 2022. The application can be viewed via the South Norfolk planning portal by following reference number 2021/2764. Creating a new entrance gate and hard standing will be accepted as evidence of commencement, and must be in place by November 2025.

Services

Dial Corner is a fossil-fuel-free home, ready for a time of resource scarcity, referred to as the post-hydrocarbon era. Being naturally heated, this home requires no conventional central heating system; no gas or oil central heating boilers, no radiators, no ground source or air source heat pumps. Dial Corner will emit neither carbon nor greenhouse gases from using fossil-fuels. Heat from the sun, heat from human occupants and heat from household appliances (fridges, freezers, cookers, TV's etc) replace the need for conventional heating. Heat from these sources is stored in the cement free concrete walls, floor and roof, each performing as large storage radiators; a 'heat sink'.

Internal air temperatures will remain stable throughout the year, around 21 degrees centigrade. Heat stored in the building walls, roof and floor will be released in to the rooms at times when the temperature outside the building is lower than inside. This transfer of heat is a natural characteristic of what are referred to as 'high thermal mass' buildings. More heat is retained within the building fabric longer when more insulation is applied. It self-regulates its internal air temperature without resort to mechanical appliances, is naturally ventilated, generates its own energy, harvests its own water and manages its own waste.

Viewing

During daylight hours. Please park in the layby opposite.

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Scale - 1:100 @ A3



Floor Plan
Dial Corner

Design
Dr Jeremy Harrall
www.drharrall.com

Imagery
ProperView
www.proper-view.co.uk

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