

A Custom Home



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BLAKENEY, NORFOLK



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One of a Kind

A rare chance to create and customise your dream coastal home, working with a renowned developer. Embrace a lifestyle of sea air, harbour walks, and timeless coastal elegance - all in a home made uniquely yours.

A Serene Location

Living at Blakeney is like stepping into a coastal dream, where every day is a celebration of the Norfolk coast's natural splendour. Nestled in an Area of Outstanding Natural Beauty, Blakeney offers a picturesque lifestyle.

Imagine waking up to the smell of sea air, where a walk to the water's edge gifts sight of boats gently swaying on mud flats, framed by the vast, open skies which Norfolk is famous for.

Blakeney is a place where every view is Instagram-worthy, but more importantly, it's where your soul feels at home.

At high tide, kick off your shoes and wade into the cool, inviting waters. Whether you're paddling out on a board, leisurely drifting in a boat, or simply soaking in the serene beauty of the coastal inlets, the experience is pure bliss.

The coast is your playground, pluck some fresh samphire to add a taste of the sea to your dinner, or try your hand at crabbing on the quay.

Once a bustling medieval port, the village's history is etched in its

Guildhall and the towering Church of St. Nicholas. The spirit of Blakeney's trading past lingers, enriching the village's character. Now, the National Trust's Blakeney Point nature reserve is a sanctuary for thousands of birds, making it

Despite its peaceful atmosphere, Blakeney is a place where community thrives. Start your day with a pastry and a perfectly brewed coffee from Two Magpies Bakery, before trying the local dining scene, The White Horse offering hearty meals, while The Blakeney Hotel serves up an elegant supper with stunning views.

Blakeney's charm extends beyond its natural beauty and historic roots. The village is dotted with characterful brick and flint fishermen's cottages, tucked away in hollyhock-lined lanes known as lokes. This is a place where every house tells a story, and yours - is waiting to be written.





Gateway To More

Whilst a life spent in Blakeney, with its charm at your doorstep, is wonderful, it also places you in the heart of some of the county's most desirable and picturesque destinations.

A short drive inland brings you to Holt, a charming Georgian town renowned for its independent boutiques, art galleries, and antique shops. The town's elegant streets are lined with flint stone buildings, giving it a quintessentially Norfolk feel.

To the edge of the town is Gresham's School, a highly regarded public school with famed former students such as Sir James Dyson, Holt Country Park offering peaceful woodland walks, and Baconsthorpe Castle which provides a glimpse into the area's rich history.

For a sophisticated day out, Burnham Market, often referred to as the "Chelsea-on-Sea," is just a 30-minute drive away. This upmarket town is known for its chic atmosphere, with a mix of designer clothing stores, home-ware boutiques, and high-end delicatessens. The Hoste Arms, a renowned gastro-pub and boutique

hotel, is a perfect spot for a relaxing lunch or weekend retreat. Burnham Market's proximity to the coast adds to its appeal, offering easy access to the stunning beaches of Brancaster and Holkham, ideal for a scenic walk or family day out.

If you're looking for traditional seaside charm, Wells-next-the-Sea is another nearby gem. Known for its colourful beach huts and expansive sands, Wells offers a slower pace of life, with crabbing on the quay, ice cream shops, and excellent fish and chips.

Living in Blakeney means being surrounded by both the coastal beauty and the rural elegance of North Norfolk. With convenient access to stylish market towns, seaside escapes, and countryside walks, you'll never be short of things to do or places to explore in this delightful part of the world.

A Personal Touch

- New Single Storey Home (Planning Ref: NNDC PM/25/0651)
- Work with Hatch Homes Coastal to Design your Ideal Internal Layout
 - Rare Custom Build Opportunity • Stamp Duty Saving
- Create Your Dream Kitchen • Garden Landscaped to Your Design •
 - Private Gated Driveway • Double Carport and Off Road Parking
 - Three Generous Bedrooms, Principal with En-Suite
 - High Quality, Stylish Bathroom Finishes

Create your dream coastal retreat, a beautifully crafted single-storey home blending timeless North Norfolk charm with bespoke, contemporary design, where every detail from layout to finishes is shaped entirely by you.

Set in the beautiful coastal village of Blakeney, this single storey home offers a truly unique opportunity to collaborate with Hatch Homes Coastal to create a property tailored to your style and specification.

Combining a quintessential North Norfolk brick and flint façade with stylish high quality finishes, this home sits harmoniously within its traditional surroundings, whilst providing modern, low maintenance living.

From rethinking the internal layout to choosing materials, finishes and fittings, every aspect can be influenced to suit the way you want to live. This opportunity also offers a unique saving on stamp duty whilst

purchasing the land and entering a contract with Hatch Homes Coastal to build this home to your taste.

The home's current design offers three well-proportioned bedrooms, including a principal suite, alongside luxurious bathrooms fitted to an excellent standard. A private, gated driveway leads to a double carport and off-road parking, while the gardens can be landscaped to your design, providing a setting that matches the individuality of the interior.

More than simply a move-in ready house, this is an opportunity to create a home that is entirely your own, set in one of North Norfolk's most characterful coastal locations.







The Build



Kitchen/Dining/Sitting Room
38'3" x 20'2" (11.66m x 6.14m)

Bedroom One
15'6" x 12'6" (4.73m x 3.80m)

Bedroom Two
16'1" x 11'6" (4.90m x 3.50m)

Bedroom Three
12'5" x 10'6" (3.79m x 3.20m)

Carport
20'7" x 20'4" (6.28m x 6.20m)

Total Accommodation Approximately 1,797 sq. ft. (Excl. Car Port)



Example Specification

CONSTRUCTION

- Traditional handmade red blend brick and flint (brick and block construction)
- Sandtoft Arcadia reclaimed clay pantiles
- Agate grey facias and soffits
- Black OGEE cast iron effect rainwater goods
- Agate grey sash and slimline windows
- Agate grey cottage front door and knocker
- Agate grey slimline bi-fold doors

EXTERIOR

- 20m washed stone gravel driveway
- Provision for EV charger
- Oak carport (option for enclosed garage inc automated roller door subject to discussion)
- Up and down agate grey slim profile lights to front elevation
- Iroko wood front swing gates (option for automation subject to discussion), woven fencing around plot boundaries
- Laid to lawn both front and back
- Landscaping
- Outside tap

KITCHEN & UTILITY

- Bespoke Neptune Kitchen in Chicester range
- 30mm Lagoon Quartz worktops with upstands
- Beehive handles
- Villeroy & Boch ceramic double belfast sink
- Bamburgh kitchen tap with rinse
- Caple oven and microwave
- Caple downdraft induction hob
- Caple integrated full height fridge and freezer
- Caple integrated dishwasher
- Caple wine cooler
- Integrated bins

BATHROOMS

- Premium Burlington traditional design sanitary-ware
- Premium Burlington traditional taps, bath and shower fittings
- Heated towel radiators
- Shower tiling and wall panelling

GENERAL – INTERIOR

- Pre-finished oak interior doors
- Callisto lever on round rose door handle, satin nickel & polished chrome
- Contemporary skirting boards and architraves
- Premium white electrical sockets
- TV points to all bedrooms
- Coir mat well
- Built in wardrobes to principal bedroom
- Neptune boot room design and fitting

FLOORING & LIGHTING

- Manoa engineered oak flooring
- Premium textured loop pile carpet
- Downlighting throughout
- Rose pendant lights to bedrooms
- Feature pendants to kitchen island

GENERAL INFORMATION

- ASHP underfloor heating
- Intruder alarm (optional subject to discussion)
- Mains electricity and water
- Sewage treatment plant
- Fibre optic broadband and telephone
- ABC 6 Year Professional Consultants Certificate
- Central heating, appliances and fenestration guaranteed

Final specification to be discussed and agreed with Hatch Homes Coastal





Your Developer

A Hatch Homes property stands out for its distinctive qualities. Every detail of the homes they build, from the spaces in the homes to the materials used, reflects exceptional care and meticulous attention to detail.

Hatch Homes aims to redefine what homeowners can expect from new build specifications. Their goal is to both surprise and delight those who choose to live in their homes, creating spaces which instils a sense of pride for years to come.

Their approach ensures that every aspect of a home is carefully considered, allowing homeowners to simply enjoy their new surroundings.

By focusing on small-scale developments, Hatch Homes

maintains an unparalleled level of quality which sets them apart from other builders. Their dedication to excellence is evident in every aspect of their work.

Striving to create homes which are more than just living spaces, they are environments where families can thrive. By consistently delivering exceptional quality and innovative design, Hatch Homes continues to build a reputation for creating homes which stand the test of time and are lovingly part of their communities.

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Location

New Road, Blakeney, Norfolk, NR25 7NY

What3words: ///plotted.protrude.park



MANAGEMENT FEES

Shared cost of driveway - please enquire for more details

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

AGENT'S NOTES

This opportunity is within Glaven Valley Conservation Area
CGIs are for representative purposes only and internal images used are of a previous build by Hatch Homes Coastal on the neighbouring land, some of which have been virtually staged.
Final floor plan layout to be agreed with Hatch Homes Coastal.

CUSTOM BUILD OPPORTUNITY

This home is offered as a custom build opportunity under the Self-build and Custom Housebuilding Act 2015. You will commission completion to your own specification, and within the approved external envelope.

You will be able to:

- Decide the internal layout within the approved external envelope.
- Specify your own choices for bathrooms, flooring, joinery, finishes, and other design elements.

The home will be delivered to your design and specification, giving you control over the final outcome.

Please conduct your own due diligence with regard to entering a custom build contract, including referencing planning documentation (Ref: NNDC PM/25/0651) and seeking appropriate professional advice.

There is a 3 year minimum initial occupancy and separate principal residency condition applied to this property.



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