



BLENHEIM PLACE
DOCKING



ELEMENTO
GROUP



WELCOME TO BLENHEIM PLACE

A stunning collection of 3, 4 & 5 bedroom homes
in the beautiful village of Docking

PERFECTLY LOCATED

Blenheim Place is an exclusive development located in the sought-after village of Docking, nestled in the northwest corner of Norfolk and just a stone's throw from the sandy shores of Hunstanton and the charming villages of Brancaster and Thornham.

Offering the best of both worlds, the village of Docking is a peaceful rural escape, whilst also providing convenient access to all the necessary amenities including a village shop, a doctor's surgery, a primary school, and a traditional local pub. On Wednesday's, you can pick up your local produce and products from the market based in the village hall. A wider range of facilities can be found in the neighbouring town of King's Lynn, just a car-ride away, offering a great mix of shopping and entertainment in a charming historic setting.



Railway Inn, Docking



Brancaster Beach, King's Lynn



THINGS TO DO

As one of the highest points in the county, Docking is the perfect base for exploring the many surrounding attractions and beauty spots. Feel like a royal with a trip to the Queen's official residence, the wonderful Sandringham estate or delve into the rich history, wildlife, and architecture of Holkham Hall.

Brancaster Beach with its wide expanse of golden sands is perfect for summer sandcastles or winter wanders. Dogs are very much welcome. Kite surfing is also a popular pastime here.

The seaside town of Hunstanton is just a 13-minute drive, where you can spend the day relaxing on the beach, enjoying an exciting variety of water sports or keep the family entertained with Crazy Golf, Pitch-and-Putt, and the Oasis Leisure Centre.



FOOD & DRINK

In Docking itself, The Railway Inn is a family-owned traditional pub, serving modern British food sourced from local suppliers and Cask Marque accredited real ales, artisan ciders and fine wines. For a more casual evening, Docking Fish Bar offers tasty fish and chips, just a short walk from Blenheim Place.

Venturing out of the village, you'll find lots of exciting restaurants, pubs and cafes to sample in the neighbouring country and coastal villages across West Norfolk. In popular Burnham Market, Brancaster, and Thornham you will be treated to an array of locally sourced menus featuring organic vegetables, seafood and oysters from the saltmarsh creeks, cheeses, venison and wild game and West Norfolk's famous samphire 'the asparagus of the sea'.



EDUCATION

Ideal for families, Docking Primary and Nursery School is just a five-minute walk from Blenheim Place and for older children, both Smithdon High School and Fakenham Academy are within a 20-minute drive from the development.



Docking, King's Lynn



WELL CONNECTED

In neighbouring King's Lynn, the town's railway station has regular services to other Norfolk towns and cities, including Watlington, Downham Market, Ely and Cambridge. From here, commuters are also able to get into London King's Cross train station in just under two hours.

By road, Docking is on the B1454, running from Fakenham to Hunstanton. Other road links include the B1153 which crosses the village from Brancaster to Narborough and the B1155 which takes you to Burnham Market. The A148 links the village to King's Lynn and beyond.

There are also regular bus services available taking you to where you need to go from King's Lynn to Hunstanton, or Dersingham to Wells-next-the-Sea.

JOURNEY BY CAR



JOURNEY BY TRAIN (From King's Lynn Train Station)





ABOUT ELEMENTO

Elemento Group are dedicated to the change we see in the property industry as it moves towards sustainable development and living options. Our aim is to create comfortable and stylish living spaces that are socially conscious, as well as energy efficient, for a diverse audience. Our journey has allowed us to foster invaluable working relationships with public spirited associations, that support us in our sustainable development goals.

Elemento Group attempts to further the basic objective of constructing a strong product of optimum value. We strive to create thoughtfully-designed homes that meet and exceed the needs and wants of our customers, communities and stakeholders.



ELEMENTO
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ANSON 2 bedroom home **PG 10 – 11**



GLOSTER 3 bedroom home **PG 12 – 13**



VICKERS 3 bedroom home **PG 14 – 15**



HUDSON 3 bedroom home **PG 16 – 17**



LANCASTER 3 bedroom home **PG 18 – 19**



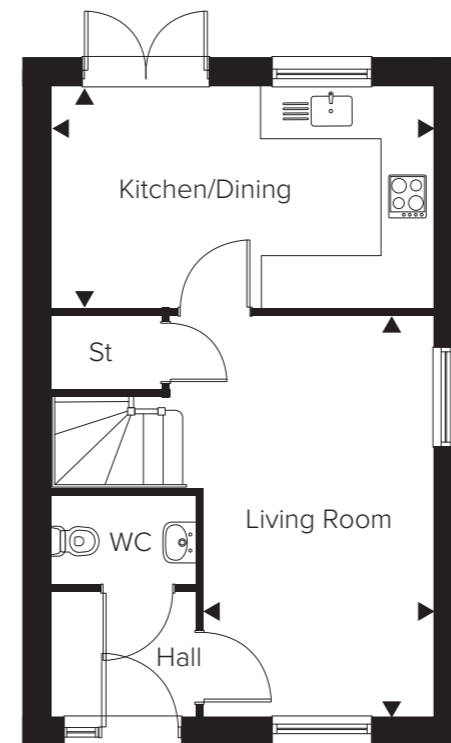
SPITFIRE 4 bedroom home **PG 20 – 21**



ANSON

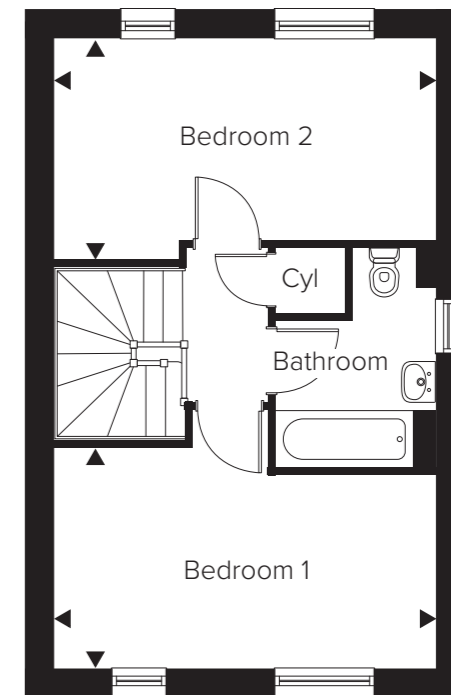
2 BEDROOM HOME 796FT²

PLOTS 18 & 30
PLOT 29 HANDED



GROUND FLOOR

Kitchen/Dining	4.76m x 2.74m	15'7" x 9'0"
Living Room	4.98m x 2.85m	16'4" x 9'4"



FIRST FLOOR

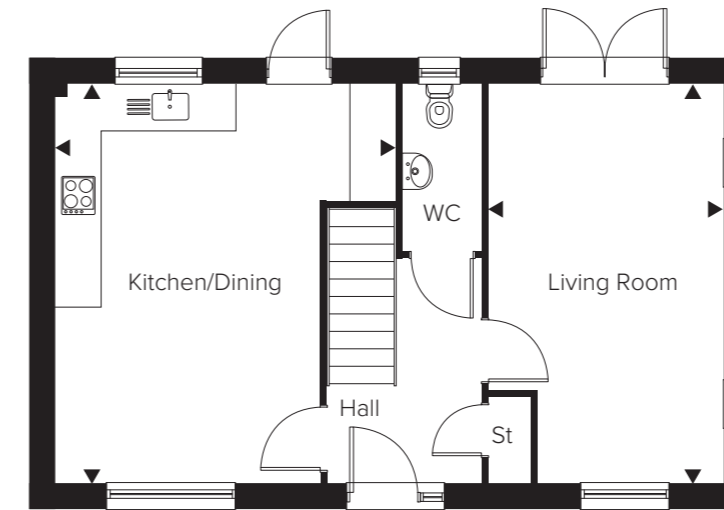
Bedroom 1	4.76m x 2.73m	15'7" x 8'11"
Bedroom 2	4.76m x 2.72m	15'7" x 8'11"



GLOSTER

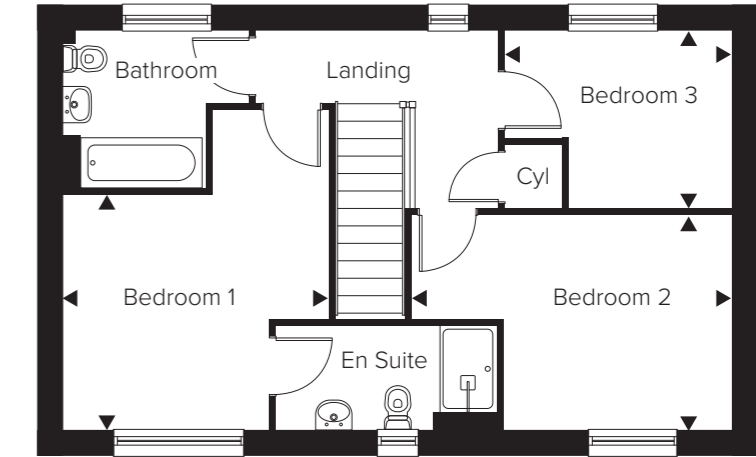
3 BEDROOM HOME 1119FT²

PLOT 2
PLOT 1 HANDED



GROUND FLOOR

Kitchen/Dining	5.59m x 4.77m	18'4" x 15'8"
Living Room	5.59m x 3.28m	18'4" x 10'9"



FIRST FLOOR

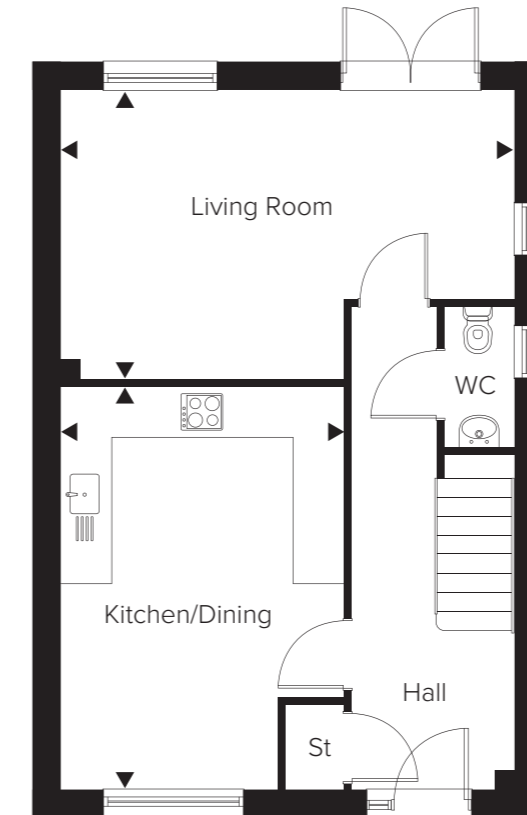
Bedroom 1	3.70m x 3.23m	12'2" x 10'7"
Bedroom 2	4.47m x 2.99m	14'8" x 9'10"
Bedroom 3	3.17m x 2.48m	10'5" x 8'2"



VICKERS

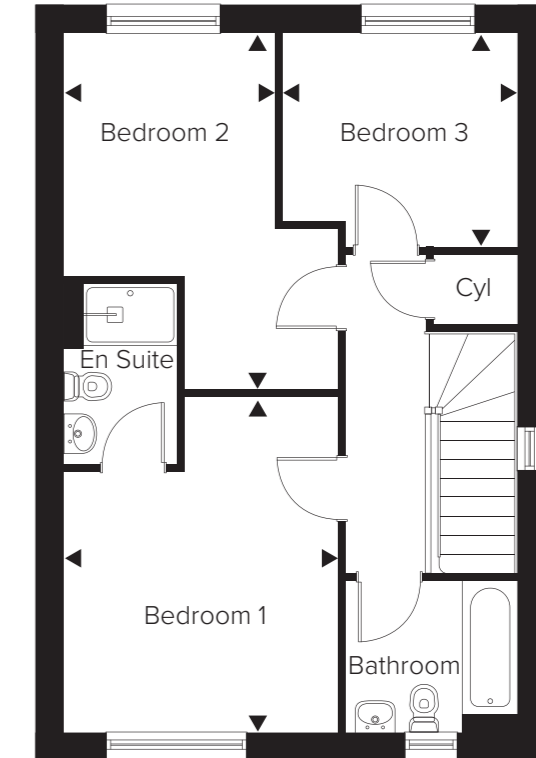
3 BEDROOM HOME 1119FT²

PLOT 21



GROUND FLOOR

Kitchen/Dining	5.15m x 3.63m	16'11" x 11'11"
Living Room	5.81m x 3.69m	19'1" x 12'1"



FIRST FLOOR

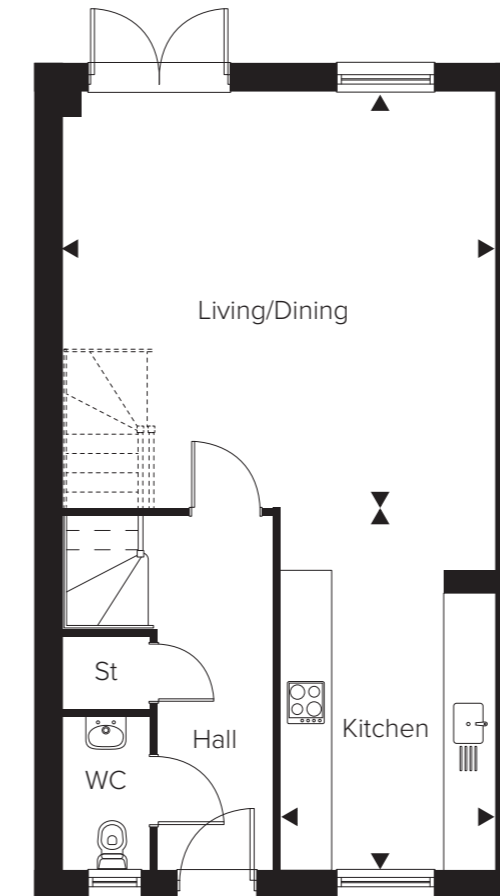
Bedroom 1	4.29m x 3.50m	14'1" x 11'6"
Bedroom 2	4.55m x 2.70m	14'11" x 8'10"
Bedroom 3	2.99m x 2.72m	9'10" x 8'11"



HUDSON

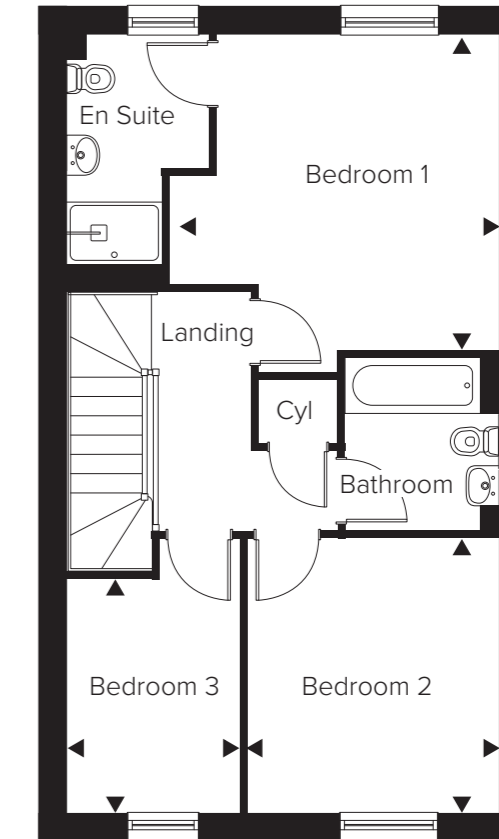
3 BEDROOM HOME 1152FT²

PLOTS 22 & 26
PLOT 25 HANDED



GROUND FLOOR

Kitchen	4.57m x 2.84m	15'0" x 9'4"
Living/Dining	5.47m x 5.26m	17'11" x 17'3"



FIRST FLOOR

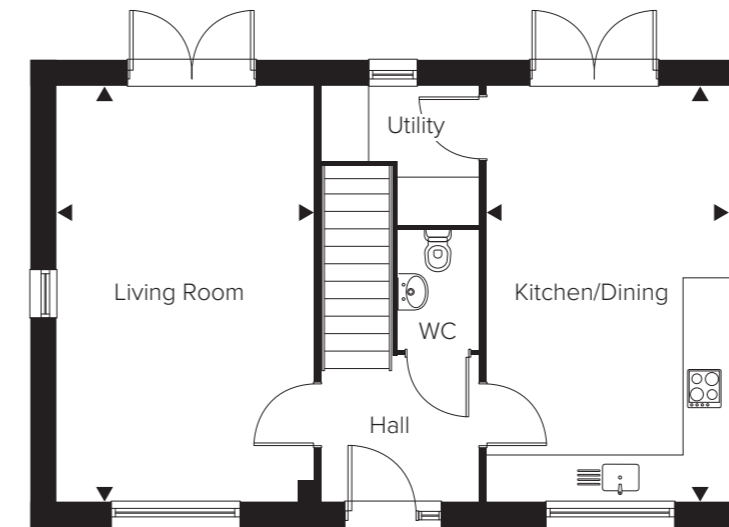
Bedroom 1	4.17m x 3.98m	13'8" x 13'0"
Bedroom 2	3.46m x 3.18m	11'4" x 10'5"
Bedroom 3	2.95m x 2.17m	9'8" x 7'1"



LANCASTER

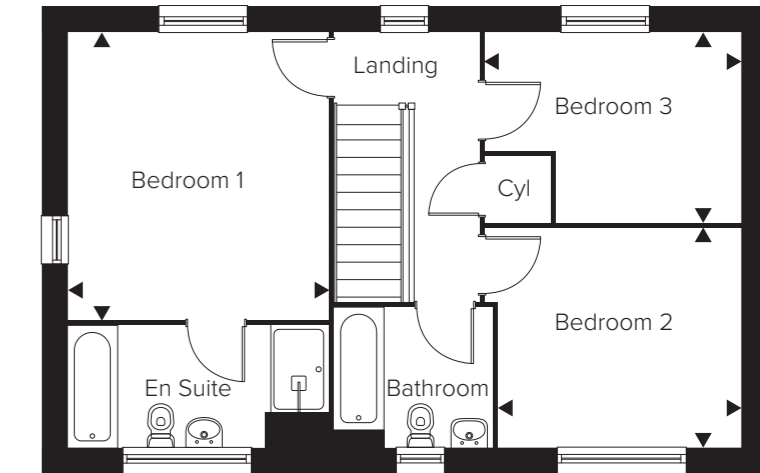
3 BEDROOM HOME 1173FT²

PLOT 19



GROUND FLOOR

Kitchen/Dining	5.81m x 3.38m	19'1" x 11'1"
Living Room	5.81m x 3.57m	19'1" x 11'9"



FIRST FLOOR

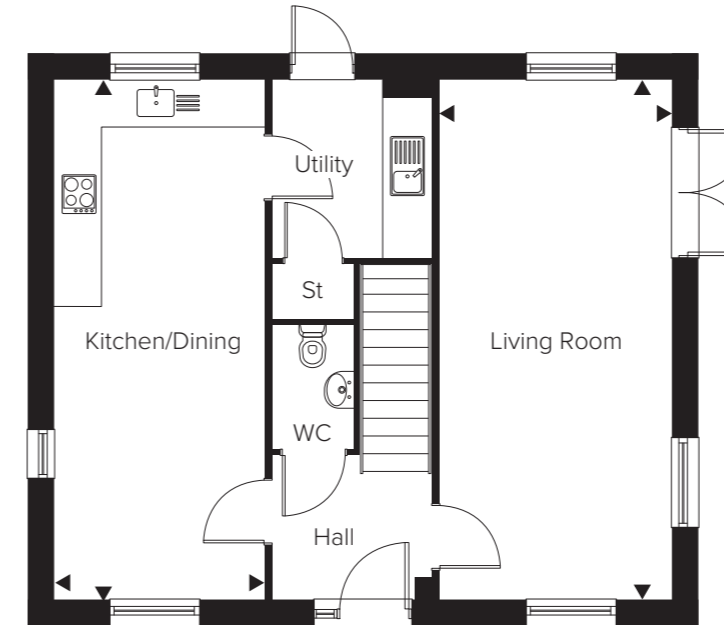
Bedroom 1	4.00m x 3.62m	13'1" x 11'11"
Bedroom 2	3.38m x 3.05m	11'1" x 10'0"
Bedroom 3	3.56m x 2.64m	11'8" x 8'8"



SPITFIRE

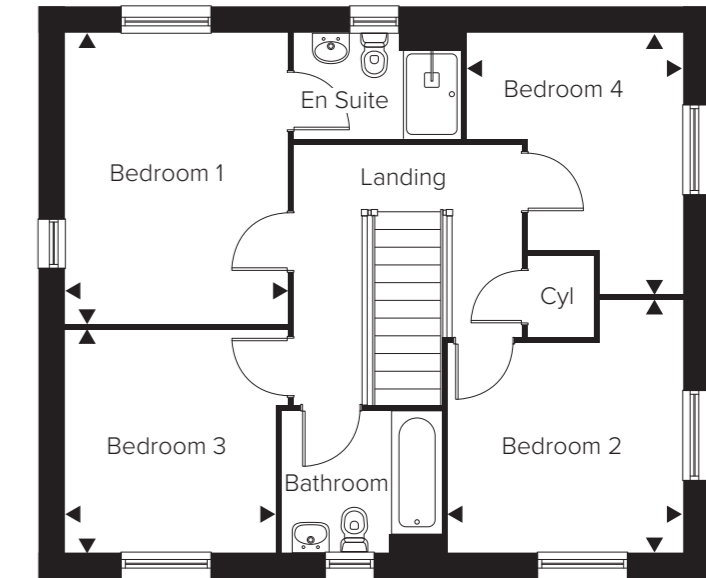
3 BEDROOM HOME 1302FT²

PLOT 3



GROUND FLOOR

Kitchen/Dining	7.16m x 2.87m	23'6" x 9'5"
Living Room	7.16m x 3.18m	23'6" x 10'5"



FIRST FLOOR

Bedroom 1	3.99m x 3.04m	13'1" x 10'0"
Bedroom 2	3.46m x 3.22m	11'4" x 10'7"
Bedroom 3	3.05m x 2.87m	10'0" x 9'5"
Bedroom 4	3.58m x 3.00m	11'9" x 9'11"



WHY BUY NEW



READY TO MOVE IN

Enjoy your new home without the lingering worries of what might have been covered up or glossed over by the previous owners.



EVERYTHING IS NEW

No unwelcome repair bills, but more importantly, nobody else's dirt!



BLANK CANVAS

Clean, new, empty rooms for you to dress, colour and transform to your taste.



ROOMS THAT YOU WANT

New homes use space efficiently and provide a good balance of living space, storage and rooms that present day buyers desire. Enjoy open plan kitchens, utility rooms, walk in wardrobes, ensuites, studies and more.



A QUIET HOME

New homes are built with mandatory measures to minimise noise transfer between adjacent rooms through walls and floors.



FEEL SECURE

Doors and windows incorporating additional locks and security devices to keep intruders out. Your new home will give you and yours peace of mind.



LOW MAINTENANCE

Enjoy more free time and avoid the cost of repairs with construction designed to last. Brand new fittings, appliances and the use of the latest materials requiring low maintenance means less faults to deal with.



SAVE THE WORLD FROM THE COMFORT OF YOUR ARM CHAIR

With drafts minimised and unwanted heat loss reduced, your new home will warm up quickly, offering you the ultimate comfort whilst being more environmentally friendly. With lower carbon emissions and higher energy efficiency, you can do your bit without even trying!



FEEL SAFE

Modern wiring includes Residual Current Devices (RCDs) which provide additional protection against electric shocks. Our media plates save trailing wires and multiple extension cords, while our USB sockets ensure a convenient and safe way to charge your devices.



CHEAPER RUNNING COSTS

A new home built to modern Building Regulations will be more energy efficient, with better standards of insulation, draft proofing, and double glazing. These up-to-date technologies resulting in cheaper heating, hot water and electricity bills, and in fact, a new home will cost half as much to heat as its Victorian counterpart.



IT'S GUARANTEED

The building will be covered by a 10-year warranty, while the appliances will come with the manufacturer's guarantee, offering you total peace of mind.

HELPING YOU MOVE ASSISTED MOVE



OUR ASSISTED MOVE SCHEME IS ONE OF THE EASIEST WAYS TO MOVE HOME

Let us do the hard work and help sell your existing property for you, leaving you free to buy your dream home. We will help you to sell your current home within an agreed period of time so you are in a position to reserve the new home you've set your heart on.*

WE'LL HELP MANAGE THE SALE OF YOUR CURRENT HOME BY REMOVING THE HASSLE AND STRESS

- Secure your new home while you market your current property
- We take the stress out of dealing with Estate Agents
- We'll even pay the agent's fees*
- We'll provide regular feedback including after every viewing
- Once a sale is agreed, we will manage the whole chain and drive the sale to legal completion

*Subject to maximum fee and completing on the purchase of an Elemento home

HELP TO BUY

IF YOU ARE A FIRST TIME BUYER USING THE GOVERNMENT-BACKED HELP TO BUY: EQUITY LOAN SCHEME, YOU COULD MOVE WITH JUST A 5% DEPOSIT*



Backed by HM Government

Help to Buy allows you to buy an Elemento home with just a 5% deposit, and the government will lend you up to 20% of the value of the property through an equity loan. For completions from 1st April 2021 there is a new Help to Buy scheme available to first-time buyers only. Regional price caps will come into force which will restrict first-time buyers in the value of homes they can buy using Help to Buy. Each area of the country will have different price caps, for example, East Midlands £261,900; East of England £407,400; and London £600,000.

*Available on selected plots only, please ask your Sales Advisor for more details

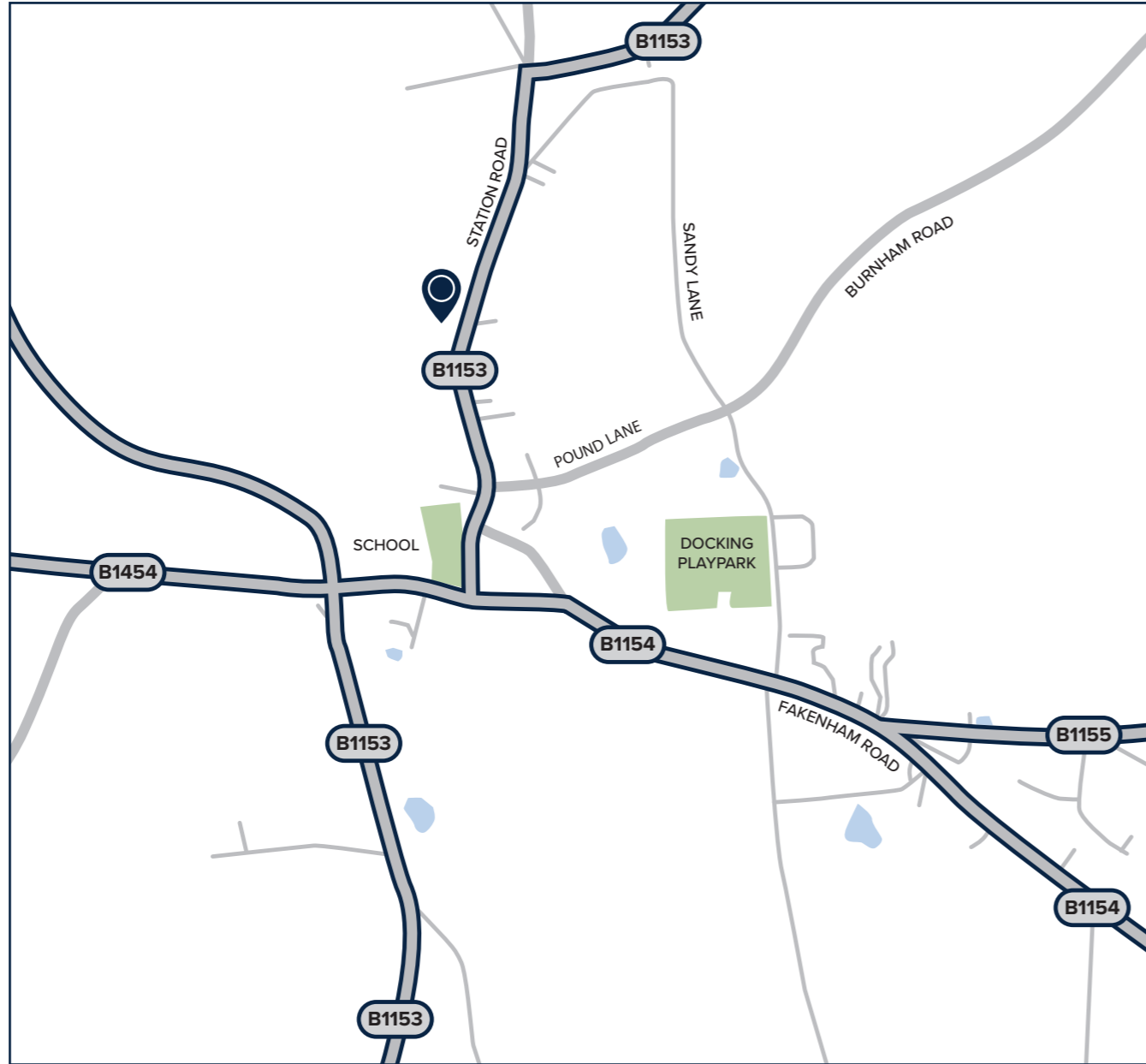




HOW TO FIND US

STATION ROAD, DOCKING,
NORFOLK, PE31 8LS

www.elemento.group/blenheim-place



Brochure Revision 1

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