

OVER NORTON

HERRINGS LANE, BURNHAM MARKET

CONTEMPORARY NORTH
NORFOLK LIVING AT ITS FINEST

PLOT WITH PLANNING APPROVAL FOR
SUBSTANTIAL FIVE-BEDROOM HOME
SET ACROSS OVER 4,500 SQ. FT. IN A
PRESTIGIOUS NORFOLK LOCATION

SWEEPING OPEN COUNTRYSIDE VIEWS

SIGNIFICANT STAMP DUTY SAVING

DESIGNED BY RENOWNED ATELIER ASSOCIATES

LUXURIOUS PRINCIPAL SUITE
WITH PRIVATE TERRACE

ELEGANT OPEN-PLAN LIVING
COMPLEMENTED BY FORMAL SPACES

ARCHITECTURAL SPLENDOUR WITH A
REFINED BLEND OF MATERIALS

EXPANSIVE GLAZED OPENINGS
FRAMING REAR VIEWS

GARAGE AND COVERED PARKING

PLANNING PERMISSION GRANTED BY THE
BOROUGH COUNCIL OF KING'S LYNN & WEST
NORFOLK (REF: 24/01957/F & 25/01110/F)

A HOME IN A PRESTIGIOUS AND SOUGHT-AFTER SETTING

Set within one of Norfolk's most sought-after locations, Over Norton stands to be an exceptional example of contemporary coastal living. Designed by locally acclaimed Atelier Associates, this substantial five-bedroom home, spanning over 4,500 sq. ft., is set to deliver an architectural statement, sitting comfortably on Herrings Lane, Burnham Market, and enjoying beautiful countryside views. Every element has been carefully considered to balance striking design with practicality and modern comforts.

A harmonious blend of materials and expansive glazing creates a seamless connection between the home and the landscape beyond, framing uninterrupted views across open countryside. The internal layout has been designed to encourage both sociable family living and moments of quiet retreat; open-plan spaces flow effortlessly into more formal rooms, ensuring the home is fit for every occasion.

The principal suite offers a sense of calm and privacy on a grand scale, complete with a terrace capturing countryside vistas. Throughout, the generous proportions continue — a home that feels both luxurious and wonderfully liveable.

Outside, the property continues to impress with thoughtfully integrated parking, including a garage and covered space, along with a private rear garden connected to the wider landscape.

Over Norton represents a rare opportunity to build a home where architectural integrity meets effortless coastal living, in a location that remains one of Norfolk's most desirable.

Planning permission has been granted by the Borough Council of King's Lynn and West Norfolk (Refs: 24/01957/F & 25/01110/F).



FLOOR PLAN



Disclaimer: Plans are for illustrative purposes only. For the approved and permitted floor plans, refer to the relevant planning permissions and approved drawings.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V360 Ltd 2025 | www.houseviz.com

MEASUREMENTS & INFORMATION

Proposed Ground Floor Area (Excluding Garage)	1,882 sq. ft (174.88 sq. m)
Sitting Room	26'9" x 20'6" (8.2m x 6.3m)
Sitting/Kitchen/Dining Room	32'1" x 20'6" (9.8m x 6.3m)
Shadow Kitchen	9'2" x 6'2" (2.8m x 1.9m)
Garage	23'3" x 22'3" (7.1m x 6.8m)
Proposed First Floor Area (Excluding Balcony)	1,673 sq. ft (155.44 sq. m)
Bedroom 1	32'1" x 17'7" (9.8m x 5.4m)
Dressing Area	17'0" x 7'8" (5.2m x 2.4m)
Bedroom 3	21'0" x 20'6" (6.4m x 6.3m)
Bedroom 5	17'4" x 11'5" (5.3m x 3.5m)
Proposed Attic Floor Area	967 sq. ft (89.87 sq. m)
Bedroom 2	26'5" x 17'7" (8.1m x 5.4m)
Dressing Room	12'8" x 9'8" (3.9m x 3.0m)
Bedroom 4	17'7" x 14'1" (5.4m x 4.3m)
Proposed Total Floor Area (Excluding Garage)	4,523 sq. ft (420.19 sq. m)

SERVICES CONNECTED: Existing mains electricity connection, at present – temporary 'builder's supply'. Existing mains water connection. Existing mains drainage connection.

COUNCIL TAX: Band to be confirmed.

ENERGY EFFICIENCY RATING: To be confirmed.

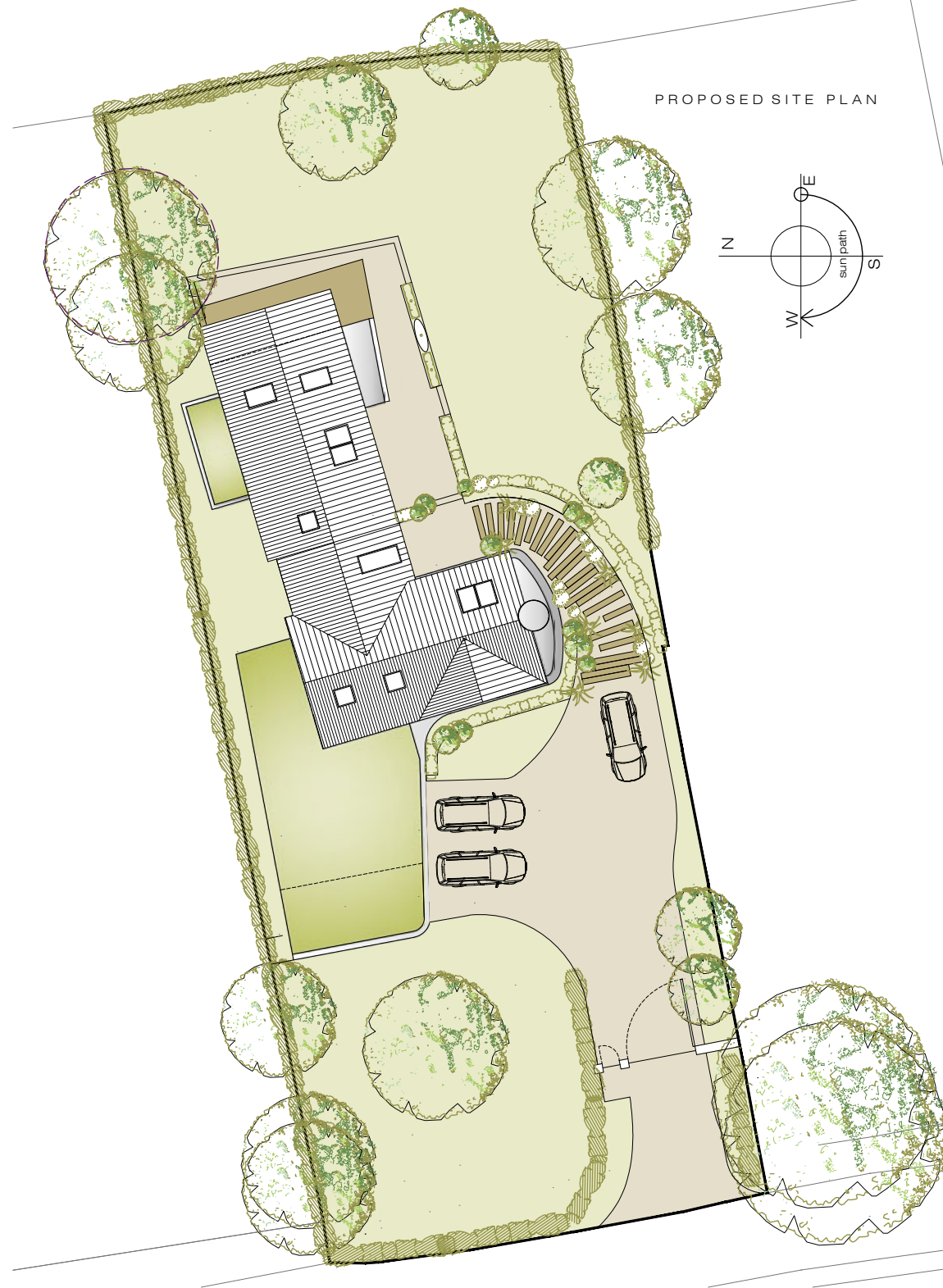
TENURE: Freehold.

AGENT'S NOTES:

- Planning permission granted Borough Council of King's Lynn & West Norfolk (Ref: 24/01957/F & 25/01110/F).
- Title documents to be referred to for further information regarding this plot including boundary ownership - NK811 - please ask your local branch for copies.
- Potential buyer to meet with land owner to review boundaries for confirmation.
- Please conduct your own due diligence prior to making an offer.
- Opportunity is offered as 'bare land'.
- Please note CGIs are for representative purposes only.
- Discharge of pre commencement conditions actioned by the seller.
- Red line displayed on CGI indicative only.



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NORTH NORFOLK'S MOST ICONIC VILLAGE

A jewel of the North Norfolk coast, Burnham Market blends village elegance with timeless rural charm. Centred around its picturesque green, the village is lined with Georgian façades, boutique shops, galleries, and acclaimed eateries, creating an atmosphere that feels both vibrant and refined. Enjoy exceptional dining at places such as Socius or No.Twenty9, browse independent lifestyle stores and delis, or simply wander the pretty lanes that give Burnham Market its enduring appeal.

The surrounding countryside and coastline offer endless opportunities to explore. Just moments away lie the wide, unspoilt sands of Holkham and Brancaster beaches, perfect for long walks, family days out, and unforgettable sunsets. Nearby villages such as Burnham Overy Staithe and Holkham provide scenic harbour views, nature trails, and access to the Norfolk Coast Path, while wildlife enthusiasts can discover the rich habitats of Holkham National Nature Reserve. With stately homes, renowned restaurants, and coastal adventures all close at hand, this cherished corner of Norfolk promises relaxation, inspiration, and a truly exceptional way of life.



YOUR STAND-OUT HOME

OVER NORTON

Herrings Lane, Burnham Market, PE31 8DW

LOCATION - WHAT3WORDS: [///diverting.piglets.brave](https://www.what3words.com/#!/diverting-piglets-brave)



For all enquiries, contact

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