

STRAWBERRY FIELDS



AN EXCEPTIONAL SETTING FOR YOUR BESPOKE NEW-BUILD HOME

Sowerbys are delighted to present this collection of outstanding, serviced building plots with full planning permission, located on the fringe of the charming West Norfolk village of Narborough. Perfectly positioned, these premium plots offer a rare opportunity to create a bespoke residence, surrounded by countryside tranquillity and with excellent local connections.

Each plot comes with detailed planning permission (Ref: 3PL/2022/0252/F) for a substantial, detached family home of exceptional design - combining timeless rural charm with contemporary living standards. Set along a new private road and with landscaped surroundings, the homes have been thoughtfully planned to provide both privacy and a sense of community.

STRAWBERRY FIELDS

Individual Serviced Plots with
Mains Water and Electricity

Rural Setting with
Woodland Backdrop

Generous Plots

Breckland Council Planning
Reference 3PL/2022/0252/F

Units Sizes between
2,637sq.ft. and 3,078sq.ft.



A PEACEFUL RIVERSIDE VILLAGE IN THE HEART OF RURAL NORFOLK

Set beside the gentle flow of the River Nar, Narborough is a charming village where natural beauty and a strong sense of community create a truly special place to live. Surrounded by open countryside, woodlands and meadows, it's a destination inviting you to slow down and enjoy the simple pleasures of rural life.

Nature lovers are drawn to Narborough for its scenic walking routes, birdwatching spots and outdoor opportunities. Whether it's a riverside ramble, a countryside cycle or exploring the local trails, there's plenty to enjoy in every season.

The village itself has a rich and fascinating heritage, reflected in its traditional architecture and historical landmarks. Narborough's roots stretch deep into the past, and the nearby town of Swaffham adds another layer of interest with its popular Saturday market, heritage

museum and striking church buildings - including the iconic Buttercross and a gallery dedicated to Howard Carter, the famed archaeologist whose family had close ties to the area.

At the heart of Narborough is a welcoming community, where neighbours still know each other by name and village life is marked by local events and shared traditions. It's a place where people come together, creating a warm and supportive atmosphere

Well connected by road yet blissfully peaceful, Narborough offers the best of both worlds - a tranquil countryside setting with easy access to larger towns such as King's Lynn and Swaffham. With its blend of history, landscape and community spirit, this Norfolk village offers a slower pace of life in a place you'll be proud to call home.



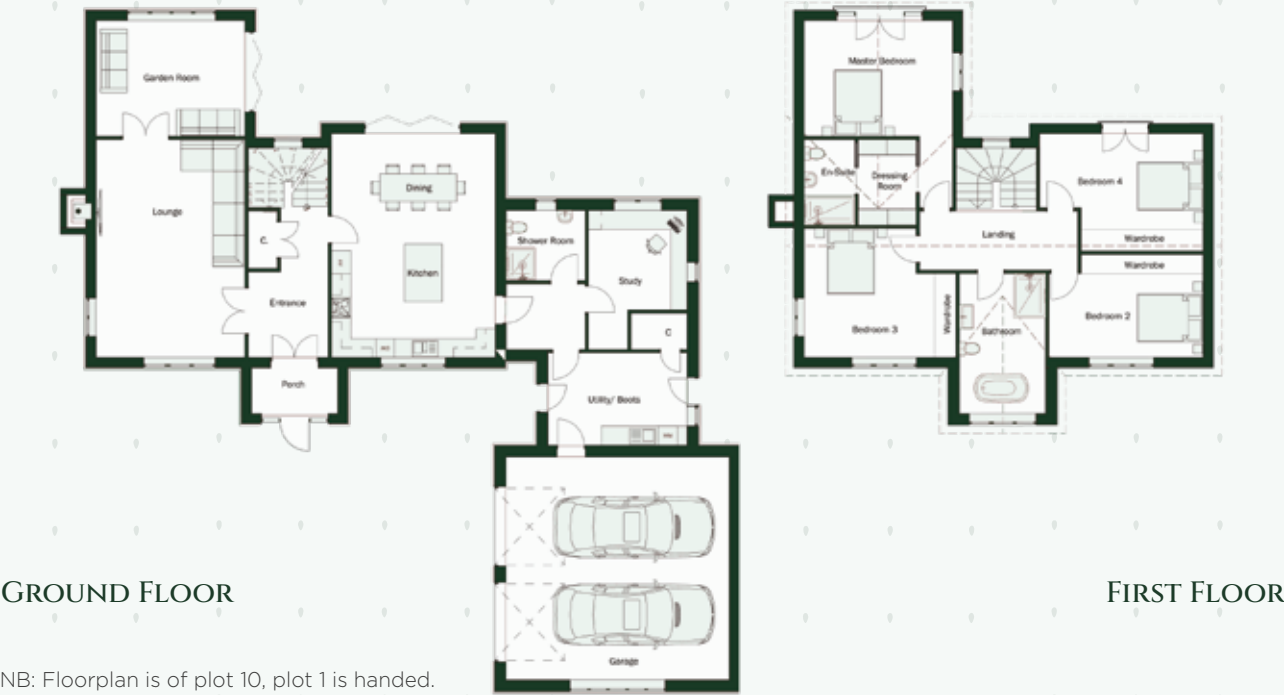
SITE PLAN



PLOTS 1 & 10

DETACHED HOUSE 2,745 SQ.FT.

Plots 1 and 10 offer a magnificent four-bedroom home with a double garage, providing refined family living with timeless character. Finished in traditional red brick with subtle weatherboard accents, this striking residence features a welcoming entrance hall, versatile reception rooms, a dedicated study, and a beautifully appointed kitchen that flows effortlessly into a garden room - perfect for entertaining. Upstairs, the spacious principal suite enjoys a private en-suite and dressing area, while three further double bedrooms provide comfort and space for family or guests.



PLOTS 2 & 9

DETACHED HOUSE 3,078 SQ.FT.

Plots 2 and 9 are exceptional five-bedroom residences with double garages, featuring bold architectural lines, double-height entrance glazing, and a harmonious blend of traditional red brick and contemporary weatherboarding. Inside, these remarkable homes offer generous living spaces, including a stylish open-plan kitchen/dining room, formal lounge, home office, and utility. Upstairs, the first floor reveals a luxurious principal suite with en-suite, alongside four further double bedrooms - two of which benefit from their own en-suite facilities.



FIRST FLOOR

GROUND FLOOR

NB: Floorplan is of plot 9, plot 2 is handed.

PLOTS 3, 4 & 5

DETACHED HOUSE 2,637 SQ.FT.

Plots 3, 4 and 5 offer the opportunity to create a beautifully designed four-bedroom residence with a double garage, blending traditional Norfolk charm with contemporary living. These homes feature a striking mix of red brick and weatherboard cladding beneath a classic clay-tiled roof. Inside, the generous layout includes a spacious kitchen/dining area, two reception rooms, a dedicated study, and en-suites to both the principal and guest bedrooms.



FIRST FLOOR



GROUND FLOOR

NB: Floorplan is of plot 4, plots 3 and 5 are handed.

DETAILS & ENQUIRIES

Agent’s Note: Please be advised that it is the landowner intention to apply for planning to complement the existing scheme to the opposing side of the roadway.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Land & New Homes Specialists

Contact our King’s Lynn team
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Set within the grand, listed Bank Chambers on Tuesday Market Place, our King’s Lynn branch is a proud part of the town’s rich maritime heritage. Relocated in 2022 and beautifully restored, the space now features a welcoming client lounge, impressive boardroom, and views across the historic square. It’s home to our sales, lettings, land & new homes and marketing teams.



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