



INTRODUCING **THE RAILWAY MEWS**

Discover your dream home at The Railway Mews, a series of new build homes set next to the historic Mid-Norfolk Railway.

Located in the picturesque village of North Elmham, bask in breathtaking views of the Wensum Valley which in a time gone by people would only have short glimpses of from their carriage windows.

MODERN LIVING • HISTORIC ROOTS



ARCHIVIS
BY 2020

ENJOY MID-NORFOLK AND A SENSE OF THE COUNTRYSIDE

Nestled on the scenic west bank of the River Wensum, North Elmham blends history and charm with modern village life. At its heart is the medieval church of St. Mary, set beside the ancient cathedral grounds and the atmospheric ruins of the Bishop's Chapel.

This idyllic village offers everything you need for a relaxed lifestyle, with a local pub, hotel, primary school, doctor's surgery, post office, tea room, tennis club, and a convenient store. For more amenities, Dereham is just five miles away, a bustling market town with shops, cafés, restaurants, a cinema, swimming pool, golf course, and secondary schools.

Dereham's character is steeped in history and charm. It's home to Georgian architecture, quaint markets, and fascinating stories. Mentioned in the Domesday Book, it boasts Neolithic and Iron Age relics, with Roman coins unearthed nearby in 2004. Its origins trace back to 645 AD when St. Withburga, the youngest daughter of King Anna of East Anglia, founded a monastery. Local lore tells of a miracle during a famine when two deer provided milk for the nuns. A huntsman's ill-fated attempt to catch the deer ended in tragedy, said to be divine intervention—a story still depicted on the town's Butter Market sign.

Today, Dereham's twice-weekly market and vibrant mix of independent shops make it a perfect spot for leisurely afternoons. Families will love browsing Starlings toy store, and Roys department store—a family business since 1895—remains a go-to destination for everything from groceries to gifts. Free parking and a friendly, welcoming vibe make Dereham a delightful place to explore.





THE DEVELOPMENT

All eight properties will be ready to move into, in 2025. The development comprises two phases with the first phase being a group of three homes, one with two bedrooms and two having three bedrooms.

The second phase is a group of five unique three storey town houses, all of which have balconies looking out across the Wensum Valley as well as integrated garages.

Early purchasers will have the opportunity to choose from a selection of finishes to customise their new home. All homes will have outstanding specification throughout and a ten year warranty once completed.

PHASE ONE

Plot 7 is a two bedroom mid-terrace home whilst plots 6 & 8 have three bedrooms. All three sit at the end of this small development of just eight homes, with incredible countryside views of the Wensum Valley.

The three have two allocated parking spaces each, air source heating, floorings included throughout and rear gardens will be turfed. The specification is excellent such as quartz worktops, boiling water taps and wiring already installed for EV charging points.

PHASE TWO

Plots 1 to 5 are a unique collection of three storey townhouses of which there are two variants. The ground floor offers an integrated garage, utility room and 4th bedroom (or study). The first floor is an open plan kitchen, dining, sitting room with balcony as well as the third bedroom. The second floor features two bedrooms and two bathrooms.

SPECIFICATION

CONSTRUCTION

- Traditional brick and block cavity wall construction
- Red brick exterior with grey windows and doors
- Grey raised seam roofing, black uPVC guttering and downpipes

KITCHEN

- Quartz worktops
- 600mm Bosch induction hob
- Wall-mounted Bosch cooker hood with glass splashback
- Integrated Bosch fridge/freezer
- Integrated Bosch dishwasher
- Quooker boiling water tap
- Undermount stainless steel sink
- Integrated waste bin with recycling facility

BATHROOMS / EN-SUITES

- White sanitary ware
- Shower over bath
- Choice of wall tiles
- Heated towel radiators

LIGHTING, ELECTRICAL & BROADBAND

- TV & BT points to selected rooms
- Pre-wiring for customer's own connection for Sky TV in living room, kitchen and some bedrooms where applicable
- Broadband to the premises for customer's choice of broadband provider
- Alarm or CCTV spur provided for future connection
- Hard-wired smoke and heat detectors
- Contemporary style external lighting
- Electric vehicle charging point prewired for customer's own connection
- Ring doorbell

HEATING & WATER

- Air Source Heat Pump serving all hot water and underfloor heating to ground floor, with radiators to the first floor
- External tap

WINDOWS & DOORS

- uPVC windows & french doors coloured grey
- Anthracite Grey composite front doors
- Fully finished oak internal doors with chrome contemporary handles and hinges

STAIRS & SKIRTING

- Traditional stairs with softwood newels and softwood handrails
- Square edge skirting and architraves

FLOOR COVERINGS

- Mix of tile, LVT and carpets provided throughout – choice subject to build stage

PAINT FINISHES

- Walls and ceilings in heritage Crown Classic Collection 'Tottington White' matt emulsion
- Skirting and architraves in 'Tottington White' satin wood.

GARDENS & BOUNDARIES

- Turf to front garden, plus landscaping where applicable
- Rear gardens are turfed and all include porcelain tile patio areas
- Boundaries are a mix of 1.8m close board fencing, post & rail fencing
- Tarmac to main road with block-paved driveways
- Bin storage area





GROUND FLOOR



PLOTS 6 and 8:		PLOT 7:	
Sitting/Dining Room	16' 10" x 16' 5" [5.12m x 5m]	Sitting/Dining Room	16' 4" x 14' 10" [5m x 4.52m]
Kitchen	11' 6" x 9' 6" [3.5m x 2.9m]	Kitchen	11' 5" x 9' 6" [3.5m x 2.9m]

FIRST FLOOR



PLOTS 6 and 8:		PLOT 7:	
Bed One	14' 3" x 9' 8" [4.35m x 2.94m]	Bed One	15' 1" x 12' 5" [4.61m x 3.78m]
Bed Two	13' 9" x 9' 8" [4.18m x 2.94m]	Bed Two	15' 1" x 8' 8" [4.61m x 2.64m]
Bed Three	10' 11" x 6' 11" [3.33m x 2.11m]		



GROUND FLOOR



PLOTS 5, 4 and 3

Garage

Study/Bedroom

15' 3" x 8' 6" [4.65m x 2.6m]

12' 9" x 11' 3" [3.88m x 3.44m]

PLOTS 2 and 1

Garage

Study/Bedroom

17' 3" x 10' 0" [5.25 x 3.05m]

12' 7" x 10' 8" [3.83 x 3.25m]

FIRST FLOOR



PLOTS 5, 4 and 3

Bed Three 10' 0" x 8' 9" (3.05m x 2.66m)
Kitchen/Dining/Sitting 24' 7" x 22' 0" (7.49m x 6.7m)

PLOT 2 and 1

Bed Three 9' 5" x 9' 5" (2.88m x 2.87m)
Kitchen/Dining/Sitting 30' 9" x 18' 3" (9.36m x 5.55m)

SECOND FLOOR



PLOTS 5, 4 and 3

Bed One 12' 3" x 12' 0" (3.73m x 3.67m)
Bed Two 12' 1" x 9' 9" (3.69m x 2.97m)

PLOT 2 and 1

Bed One 16' 1" x 10' 1" (4.90m x 3.07m)
Bed Two 11' 4" x 9' 10" (3.46m x 3.00m)



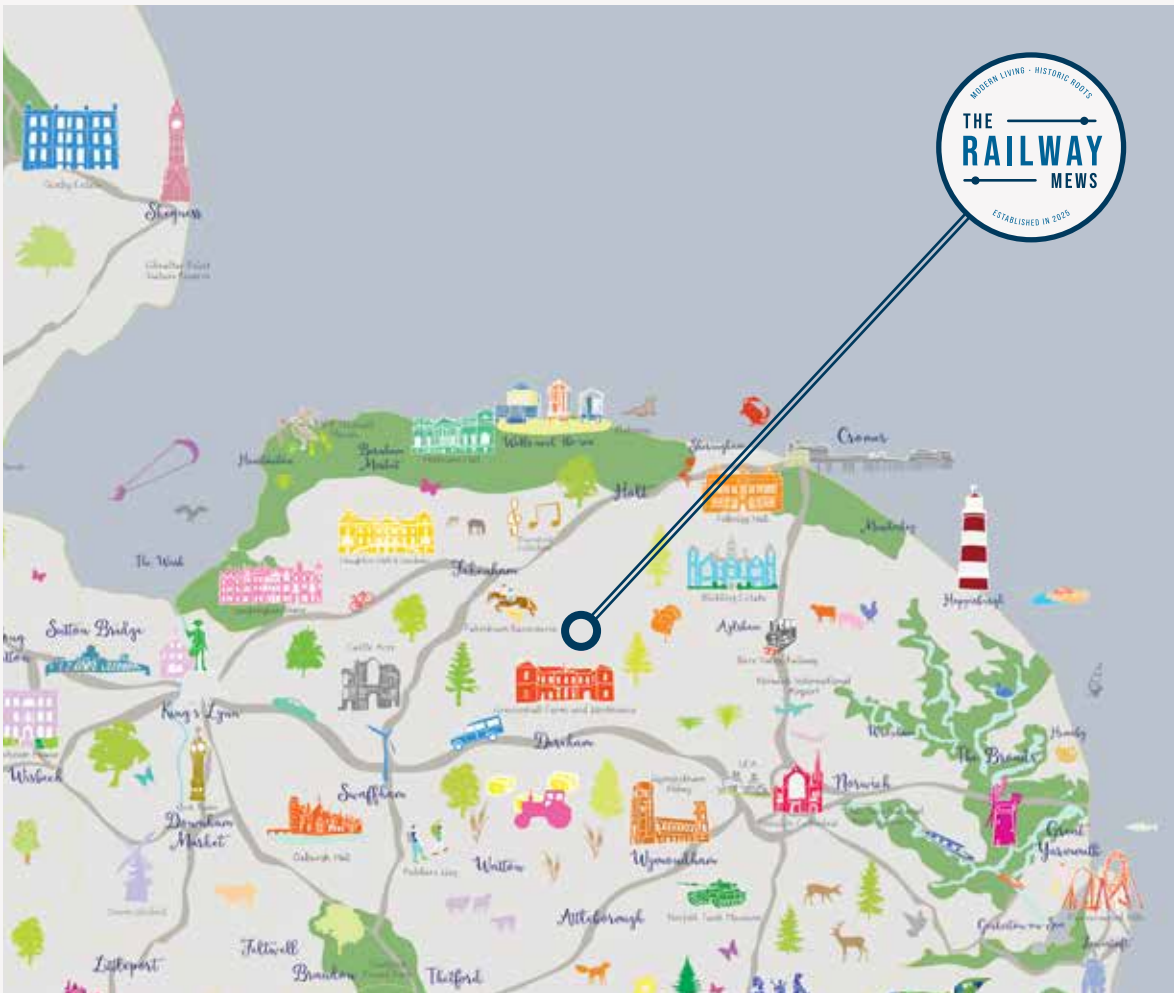
North Elmham, Dereham
Norfolk NR20 5HF

What3words:
///video.interview.lively

SOWERBYS

Land & New Homes Specialists

01362 693591
dereham@sowerbys.com
www.sowerbys.com



ESTABLISHED IN 2025

All specifications, floorplans, CGIs, plot sizes and measurements are provided for guidance only and may be subject to change during the build process.
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