



RAILWAY HOUSE II

Cromer, NR27 9SG

£200,000

Freehold

RAILWAY HOUSE 11

Fulcher Avenue
Cromer
NR27 9SG

- Rare self-build opportunity in central Cromer
- Planning approved for an architect-designed detached home
- Contemporary two-bedroom design by Auraa Studio
- Proposed Passivhaus-certified construction
- Open-plan kitchen, dining & living space
- Landscaped garden design with retained mature trees
- Off-road parking with two EV charging points
- Walking distance to Cromer beach & town centre





The Rail House II offers a rare opportunity to create an exceptional contemporary home in one of Cromer's most desirable residential locations. Situated on Fulcher Avenue, just a short walk from the Blue Flag beach, vibrant town centre and an excellent selection of independent shops, cafés and restaurants, the approved design combines striking modern architecture with an enviable coastal lifestyle. With the railway station also within easy reach, providing regular services to Norwich and onward connections to London, this is a unique chance to build an individual home in one of North Norfolk's most sought-after seaside towns.

Planning permission has been granted for a beautifully designed two-bedroom detached home by Auraa Studio, with the architecture carefully balancing contemporary design and exceptional environmental performance. The approved accommodation centres around an impressive open-plan kitchen, dining and living space, enhanced by high ceilings, skylights and extensive glazing to maximise natural light and create a seamless connection with the landscaped gardens. The design also incorporates two generous double bedrooms, two bathrooms, including an en-suite to the principal bedroom, and has been conceived to achieve Passivhaus certification, with triple glazing, outstanding insulation, mechanical ventilation with heat recovery and an air source heat pump all contributing towards an energy-efficient, future-focused home.

The approved landscaping complements the architecture beautifully, retaining mature trees whilst introducing thoughtfully designed planting and a private courtyard extending directly from the living space. Plans also include off-road parking for two vehicles, complete with electric vehicle charging points. Opportunities to acquire a fully approved architect-designed self-build project of this calibre are exceptionally rare, offering purchasers the chance to create a distinctive coastal home that combines outstanding design, sustainability and an enviable location just moments from everything Cromer has to offer.







The Rail House

CROMER, NORFOLK

Illustration for identification purposes only,
measurements are approximate, not to scale



Services connected: Mains water, electricity & drainage. Air source heat pump.

Council Tax: Band to be confirmed.

Energy Efficiency Rating: To be confirmed.

Tenure: Freehold.

Location: What3words – [///cargo.easygoing.cover](https://www.what3words.com/#!/en/0G9G-9R9G-0R9G)

Agents note: Please note some image have been virtually renovated & staged & are for representative purposes only.

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