



ST ANDREW'S MEADOW

• BACTON •

A development including 19 shared ownership homes for purchase, a selection of two and three-bedroom houses and bungalows.

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Welcome to St. Andrew's Meadow

Flagship Homes is proud to present St. Andrew's Meadow, a collection of well-designed two and three-bedroomed shared ownership homes near the Norfolk Coast. St. Andrew's Meadow has 19 properties to choose from.

Nestled in the picturesque village of Bacton, Norfolk, the development offers an idyllic country lifestyle for first-time buyers, retiring couples, families, or those captivated by the allure of coastal living.

With a great community spirit, the village hosts various events throughout the year, fostering a warm and welcoming atmosphere for all. Come and be a part of this community - a place where nature and community spirit intertwine to create an extraordinary countryside haven.

Feel connected

St. Andrew's Meadow enjoys a desirable coastal location in the Norfolk village of Bacton, with easy access to North Walsham, Cromer and Norwich. Well-connected road links make it simple to enjoy everything the region has to offer, from Norwich's vibrant shopping and dining scene to Cromer's traditional seaside charm. Combined with Bacton's beautiful beach and surrounding countryside, residents can enjoy the best of coastal and rural living.

Local surroundings

Bacton Beach	0.4 miles
Bacton Woods	3.5 miles
Mundesley Beach	3.6 miles
Happisburgh Lighthouse	3.6 miles
Cromer Pier	11.5 miles

Local amenities

Bacton Village Hall	0.4 miles
Convenience store	0.5 miles
The Poachers Pocket Pub	0.6 miles
Mundesley Medical Centre	3.6 miles
North Walsham High School	6.4 miles

Road connections

North Walsham	6 miles
Stalham	7 miles
Cromer	13 miles
Norwich	20 miles
Great Yarmouth	23 miles

Rail connections*

Worstead	4 minutes
Norwich	25 minutes
Cromer	30 minutes
Sheringham	40 minutes
Great Yarmouth	55 minutes



Broadband: up to 1,800Mbps



Mobile signal:

Vodafone: 74% Three: 70% O2: 68% EE: 62%

St Andrew's Meadow, Coast Road, Bacton, NR12 0ES

*All train times are based off leaving North Walsham train station (6-miles from St. Andrew's Meadow) using Google Maps and Trainline and are correct at time of printing. Flagship Homes takes no responsibility for the accuracy of these figures.



Development overview



● 2 Bed Bungalows
(shared ownership)
Plots 27, 47

● 2 Bed Houses
(shared ownership)
Plots 37, 38, 45, 46

● 3 Bed Houses
(shared ownership)
Plots 4, 5, 6, 8, 9, 19, 22, 23, 24,
25, 26, 39, 44

● what3words location

what3words location: [///marmalade.approve.anyone](https://www.what3words.com/marmalade.approve.anyone)

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Specification

Kitchen

- Symphony Harvard kitchen units with soft close doors in Matt Platinum
- Premium laminate worktops and upstand
- Stainless steel splashback behind the hob
- Downlighting to ceiling with under-wall mounted cupboard lighting
- Integrated fridge freezer, dishwasher and washer-dryer
- Oven, hob and extractor fan fitted

Bathroom and en-suites

- Contemporary Roca white sanitaryware
- Downlighting to ceilings
- Heated towel rails
- Porcelanosa tiling to the walls
- Amtico LVT flooring

Electrical

- EV charging point
- Solar panels
- TV points throughout
- Low energy external lighting to the front and rear
- Mains connected smoke and heat detectors

Decorative finishes

- All internal walls and ceilings are finished in a matt white
- All internal woodwork is finished in white gloss
- Five panel Suffolk style white doors with chrome door furniture
- Oak handrail and Newell caps to all staircases

General

- NHBC 10-year warranty (from build completion date)
- Low carbon electrical heating system powered by an Air Source Heat Pump with underfloor heating to the ground floor

Please note these images are to be used as a guide only and may not accurately represent the homes at this development.



A previous Flagship home



A previous Flagship home



Two-bedroom semi-detached house

Plots 37, 38, 45, 46

GROUND FLOOR

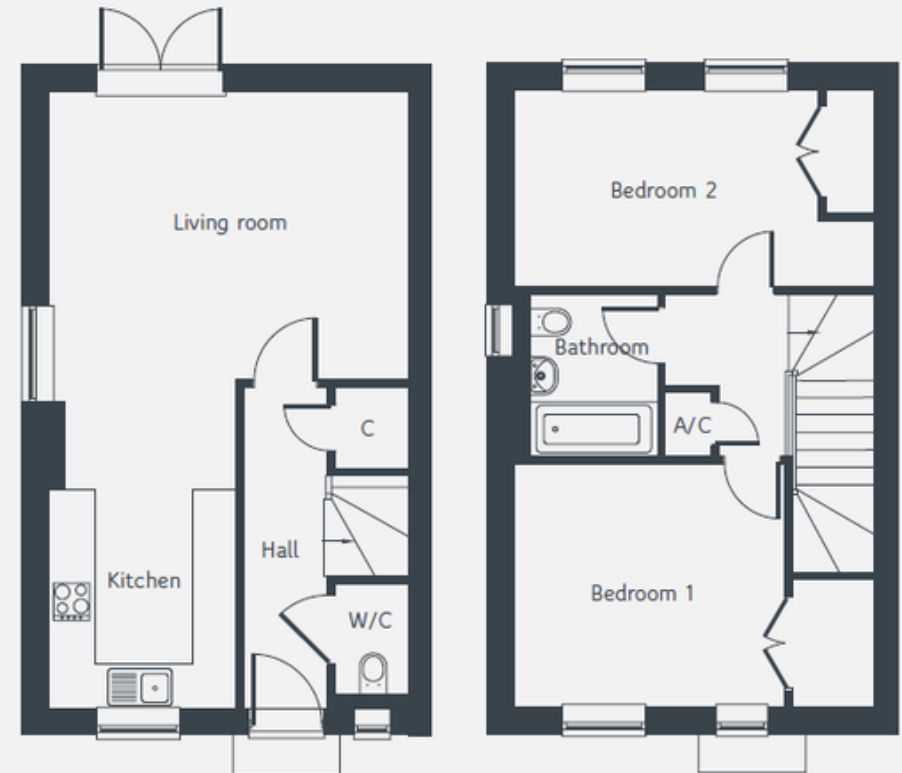
Kitchen: 4.29m x 2.57m | 14'1" x 8'5"

Living room: 5.00m x 4.07m | 16'5" x 13'4"

FIRST FLOOR

Bedroom 1: 3.77m x 3.31m | 12'4" x 10'10"

Bedroom 2: 4.20m x 2.71m | 13'9" x 8'11"



GROUND FLOOR

FIRST FLOOR

850 sqft. / 79 sqm.

Floor plans are not shown to scale and computer generated images are indicative only and external finishes may vary. Dimensions shown may vary within a tolerance of +/- 50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture.



Two-bedroom detached bungalow

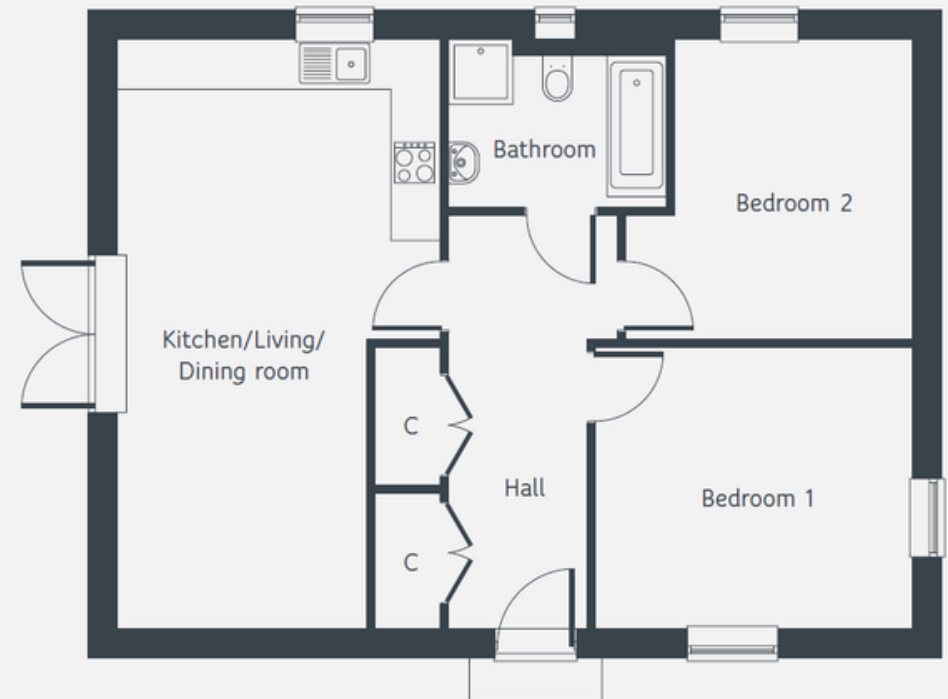
Plots 27, 47

GROUND FLOOR

Kitchen/ living/ dining room: 7.45m x 4.01m | 24'5" x 13'2"

Bedroom 1: 4.00m x 3.75m | 13'1" x 12'4"

Bedroom 2: 3.63m x 3.03m | 11'11" x 9'11"



GROUND FLOOR

753 sqft. / 70 sqm.

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Three-bedroom semi-detached house

Plots 5, 6, 8, 9, 22, 23, 24, 25

GROUND FLOOR

Kitchen/ dining room: 5.62m x 2.76m | 18'5" x 9'1"

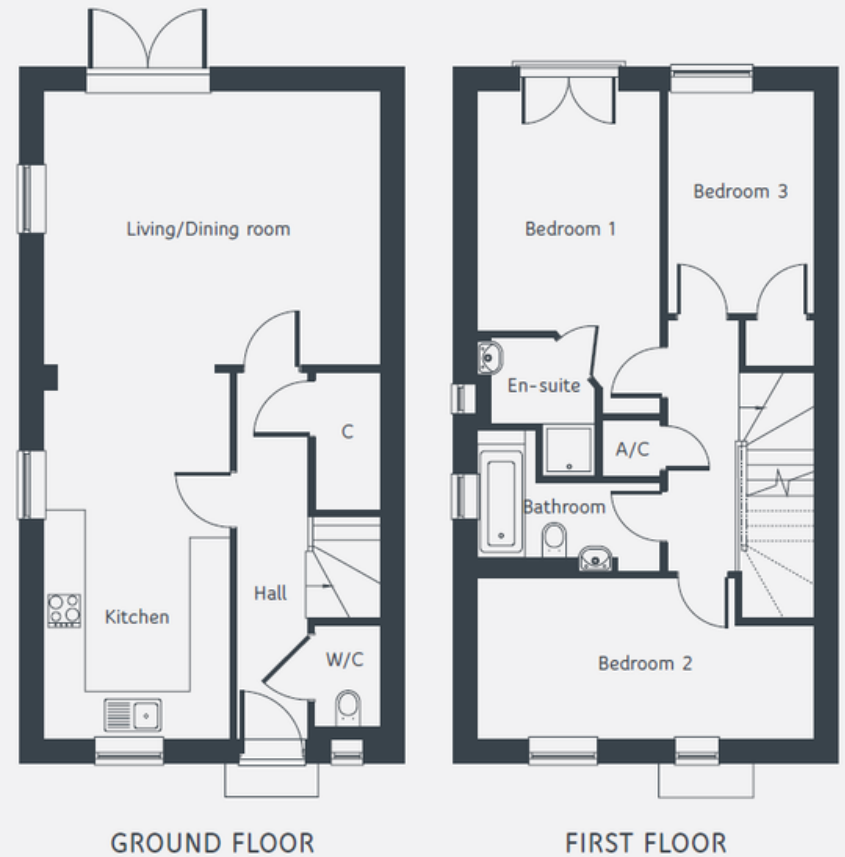
Living room: 5.28 x 4.23m | 17'4" x 13'11"

FIRST FLOOR

Bedroom 1: 3.69m x 2.87m | 12'1" x 9'5"

Bedroom 2: 4.08m x 2.53m | 13'5" x 8'4"

Bedroom 3: 3.35m x 2.34m | 11'0" x 7'8"



1001 sqft. / 93 sqm.

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Three-bedroom detached house

Plots 4, 26, 44*

GROUND FLOOR

Kitchen/ dining room: 6.79m x 2.97m | 22'3" x 9'9"

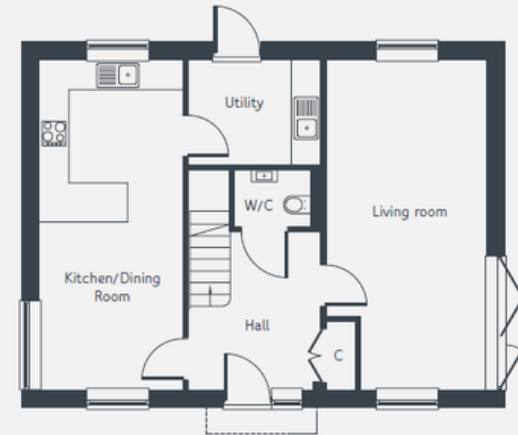
Living room: 6.79 x 3.30m | 22'3" x 10'10"

FIRST FLOOR

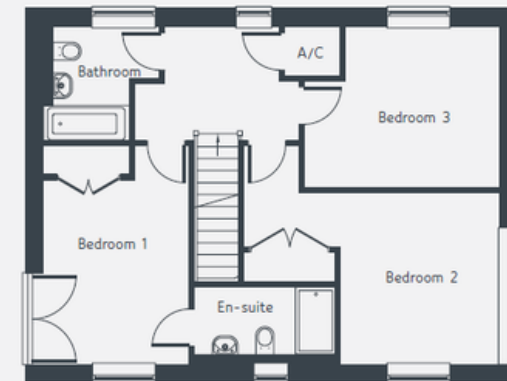
Bedroom 1: 3.74m x 2.99m | 12'3" x 9'10"

Bedroom 2: 3.45m x 3.20m | 11'4" x 10'6"

Bedroom 3: 3.93m x 3.26m | 12'11" x 10'8"



GROUND FLOOR



FIRST FLOOR

1280 sqft. / 119 sqm.

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*Plot 44 is handed.



Three-bedroom detached house

Plots 19, 39*

GROUND FLOOR

Kitchen/ dining room: 5.62m x 2.82m | 18'5" x 9'3"

Living room: 5.32 x 4.25m | 17'5" x 13'11"

FIRST FLOOR

Bedroom 1: 4.48m x 2.82m | 14'8" x 9'3"

Bedroom 2: 4.08m x 3.17m | 13'5" x 10'5"

Bedroom 3: 3.35m x 2.42m | 11'0" x 7'11"



GROUND FLOOR

FIRST FLOOR

1001 sqft. / 93 sqm.

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*Plot 39 is handed.



Shared ownership explained

What is shared ownership?

Shared ownership is a scheme designed to help people get on the property ladder. It involves purchasing a share in a property and paying a subsidised rent on the remaining share.

Our friendly and professional advisers will offer you expert guidance and ongoing support throughout your shared ownership journey. We'll be by your side as you find the home that's right for you!

How does shared ownership work?

For this development, you can initially purchase between 10% and 75% of the property.

Later down the line, and as your household income allows, you can choose to buy more shares in your home. This is called staircasing and allows you to increase your ownership up to 100%.

For further detail on shared ownership, take a look at our [shared ownership guide](#) via the link below, along with our [first come first serve policy](#) document.

[Shared ownership guide](#)
[First come first serve policy](#)



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