



- MANOR -
GREEN

FW

PROPERTIES

Creating Signature Developments



A new collection

A carefully planned collection of 40 homes forms the latest release at Manor Green, continuing the thoughtful approach established by FW Properties.

Set within easy reach of the Norfolk coastline, just 14 miles from a range of beautiful beaches, and within the catchment area for well-regarded local schools, the setting offers a balance of countryside calm and everyday convenience.

The collection brings together a considered mix of homes, including two to five-bedroom houses alongside two and three-bedroom bungalows.

Each has been designed with modern living in mind, offering well-proportioned layouts and a natural flow between spaces.

Every home benefits from a private garden, EV charging points and a driveway, with many also including garages or traditional cart lodges, ensuring practicality sits comfortably alongside design.

Built to modern standards of efficiency, the homes incorporate high levels of insulation, quality glazing, air source heat pumps and underfloor heating to ground floors. The result is a collection of homes designed to be both comfortable and efficient to run, supported by a ten-year warranty for added peace of mind.

Life in rural Norfolk

Hales is a peaceful village set within the Norfolk countryside, surrounded by open fields, ancient trees and abundant wildlife. The nearby Raveningham Estate is well known for its beautiful gardens, open to the public from early February, including the 'Time Garden' inspired by essays on the passage of time written by Sir Francis Bacon. St. Margaret's Church, in its quiet countryside setting, dates back to the 12th century and features beautiful stained-glass windows and a medieval carved entrance door, reflecting the area's long rural history.

Just over a mile away on the River Chet, Loddon is a small market town with a good range of shops, pubs and eateries, along with scenic riverside walks and everyday amenities. There are several nearby schools covering all ages, including the renowned Langley School, while Hales falls within the catchment for Hobart High School. Loddon sits within The Broads National Park, the largest protected wetland in Britain, offering miles of waterways, nature reserves and walking routes.

Six miles to the south-east lies the bustling market town of Beccles, offering independent shops, restaurants, a public swimming pool, museums and the historic bell tower. For those seeking something more adventurous, there is also the Beccles Drop Zone for parachuting and Ellough Park Race Circuit nearby.

Manor Green is well placed for access across both Norfolk and Suffolk, with the historic city of Norwich around a 20 minute drive away, providing a wide range of shopping, dining, cultural and transport connections.



DISTANCES FROM HALES

Loddon	1.6 miles	Norwich & Train Station	12.7 miles
Beccles	6.1 miles	Norwich Airport	17.4 miles
Nearest Beach (Gorleston)	12.1 miles	Southwold	18.5 miles



A crafted community that's already taken shape

Manor Green has been designed as more than a collection of homes. It is a place where considered design, open space and a sense of balance come together to create a community which feels established from the moment you arrive.

Surrounded by countryside and shaped by an abundance of green space, the setting offers a quieter pace of life, away from the busier feel of more densely built developments. It is a place defined by openness, where space between homes, outlook and landscape all play an important role in day-to-day living.

The arrangement of homes encourages a natural flow through the development, creating a sense of connection while still allowing for privacy. It is a setting that lends itself equally to quiet everyday living and to time spent with family, friends and neighbours.

A carefully considered mix of 14 different house types brings variety to the streetscene, creating visual interest while maintaining a cohesive feel throughout. Each home contributes to the wider character of Manor Green, forming part of a development that feels complete rather than pieced together.

For those choosing to make their home here, it offers the opportunity to be part of an established and thoughtfully created community, in a setting defined by space, calm and its connection to the surrounding countryside.



The Development

Plot(s)	Name
1, 38	The Wroxham
2, 8	The Chedgrave
3	The Ashby
4, 5	The Bure
6, 7, 9, 10	The Caistor
11, 14	The Thurlton
12, 40	The Langley
13	The Haddiscoe
15, 36	The Tasburgh
16, 35	The Reedham
17, 18, 19, 20	The Breydon
21, 39	The Somerleyton
34	The Fritton
37	The Forncett



- MANOR -
GREEN

Luxury Living by FW Properties

Within Manor Green, a selection of homes are set apart as part of Luxury Living by FW Properties - defined by a combination of space, positioning and an enhanced level of specification.

These homes are positioned across some of the most generous plots within the development, offering a greater sense of openness both inside and out. Gardens are thoughtfully arranged, while driveways, garages and, on selected homes, traditional cart lodges provide both practicality and presence.

Inside, the homes have been designed with a focus on modern living. Kitchens form the heart of the home, with shaker-style cabinetry, integrated appliances and considered layouts that support both everyday use and entertaining. On selected plots, upgraded finishes and appliances further enhance these spaces.

Bathrooms and en-suites feature contemporary sanitaryware and tiling, with carefully considered fittings and lighting contributing to a clean, cohesive finish.

Throughout, materials and finishes have been chosen to create a calm and consistent interior, with details varying by plot. Some homes benefit from additional features, further elevating the overall specification.

Luxury Living by FW Properties represents a collection of homes that offer a little more space, a refined level of finish and a setting that feels quietly set apart - while remaining part of a thoughtfully created wider community.



The Wroxham (Plots 1 & 38)



Detached House
153.0m² / 1,647ft²



Single Garage

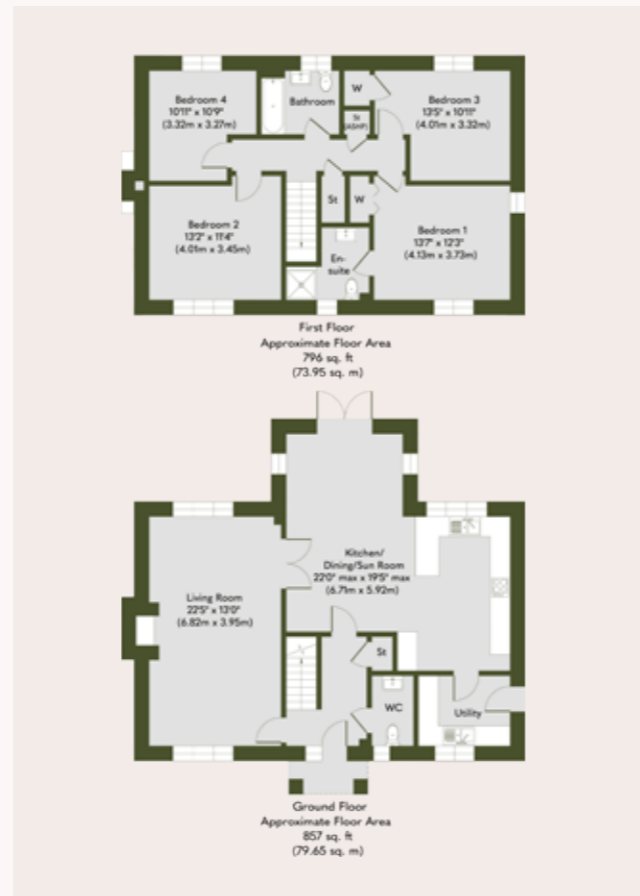


4



2

- Open plan kitchen, dining, sun room
- Dual aspect sitting room with fireplace
- Garage and driveway
- South west facing garden / lovely family sized garden



The Chedgrave (Plots 2 & 8)



Detached House
139.4m² / 1,500ft²



Single Garage



4



2

- Kitchen dining room right across the rear
- Sitting room with fireplace, and study
- Garage and driveway
- Lovely family sized garden



The Thurlton (Plots 11 & 14)



Detached House
163.6m² / 1,761ft²



Single Garage



4



3

- Four double bedrooms, three bathrooms
- Kitchen dining room right across the rear
- Sitting room with fireplace, and study
- One of the largest plots at Manor Green



The Langley (Plot 12 & 40)



Detached House
231.6m² / 2,493ft²



Double Garage

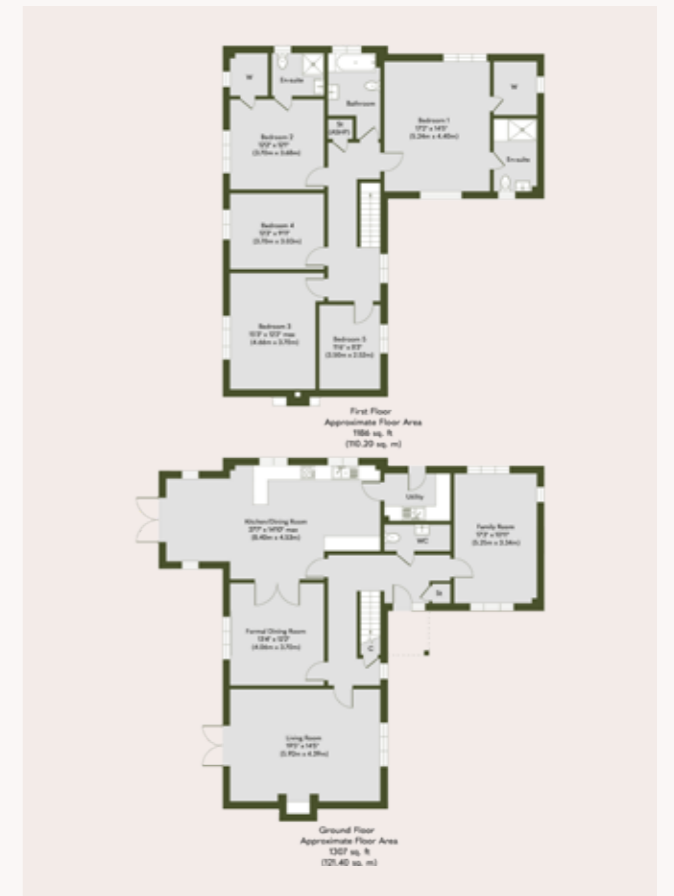


5



3

- Five bedrooms, three bathrooms
- Stunning kitchen dining room
- Three further reception rooms
- Double garage and driveway
- One of the largest plots at Manor Green



The Ashby (Plot 3)



Detached Bungalow
83.6m² / 900ft²



Single Cart Lodge



3



2

- Three bedrooms, two bathrooms
- Open plan kitchen, dining, sitting room
- Oak cart lodge and driveway
- South west facing garden
- Lovely family sized garden



The Bure (Plots 4 & 5)



Detached Bungalow
74.3m² / 800ft²



Single Cart Lodge



2



1

- Two double bedrooms
- Open plan kitchen, dining, sitting room
- Oak cart lodge and driveway
- West facing garden



The Caistor (Plots 6, 7, 9 & 10)



Detached House
121.7m² / 1,310ft²



Single Garage



4



2

- Four bedrooms, two bathrooms
- Kitchen dining room
- Sitting room looking out over the garden
- Garage and driveway
- West facing garden



The Tasburgh (Plots 15 & 36)



Semi-Detached House
95.0m² / 1023ft²



Two Parking Spaces



3



2

- Three bedrooms, two bathrooms
- Kitchen dining room overlooking the garden
- Separate sitting room to the front
- Driveway parking for two cars
- Lovely family sized garden



The Reedham (Plots 16 & 35)



Semi-Detached House
89.6m² / 964ft²



Single Cart Lodge or
Two Allocated Spaces



3



2

- Three bedrooms, two bathrooms
- Kitchen breakfast room overlooking the garden
- Dual aspect sitting room to the front
- Oak cart lodge and driveway / driveway parking for two cars



The Breydon (Plots 17, 18, 19 & 20)



Semi-Detached Bungalow
63.3m² / 681ft²



Single Cart Lodge

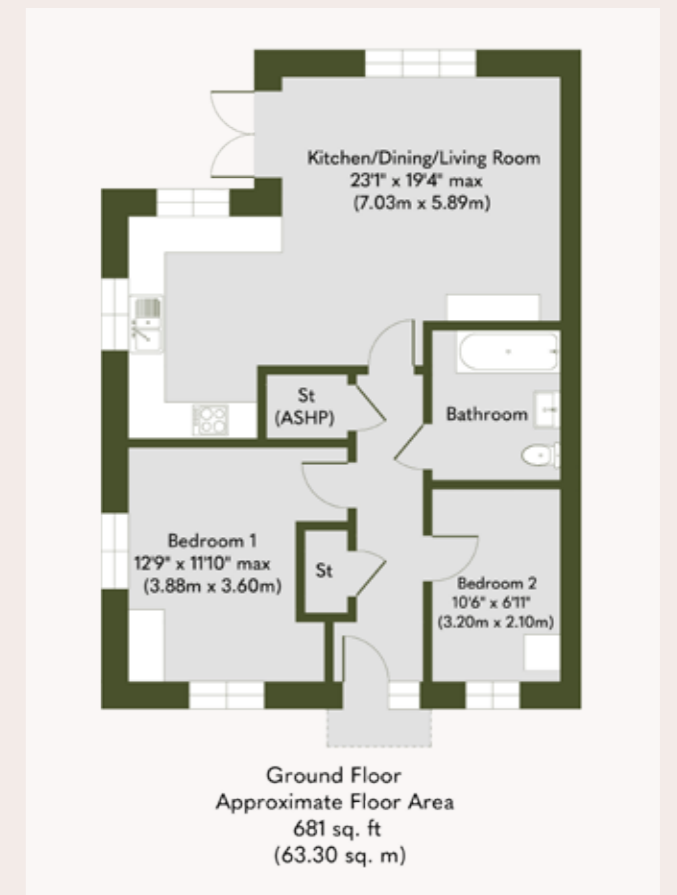


2



1

- Two bedrooms, one bathroom
- Open plan kitchen, dining, sitting room overlooking the garden
- Oak cart lodge and driveway
- West facing garden and patio





The Fritton (Plot 34)



 End of Terrace House
69.8m² / 751ft²

 Two Allocated Spaces


 2  1


- Two double bedrooms, one bathroom
- Kitchen dining room overlooking the garden
- Separate sitting room to the front
- Driveway parking for two cars
- South facing garden and patio





The Forncett (Plot 37)

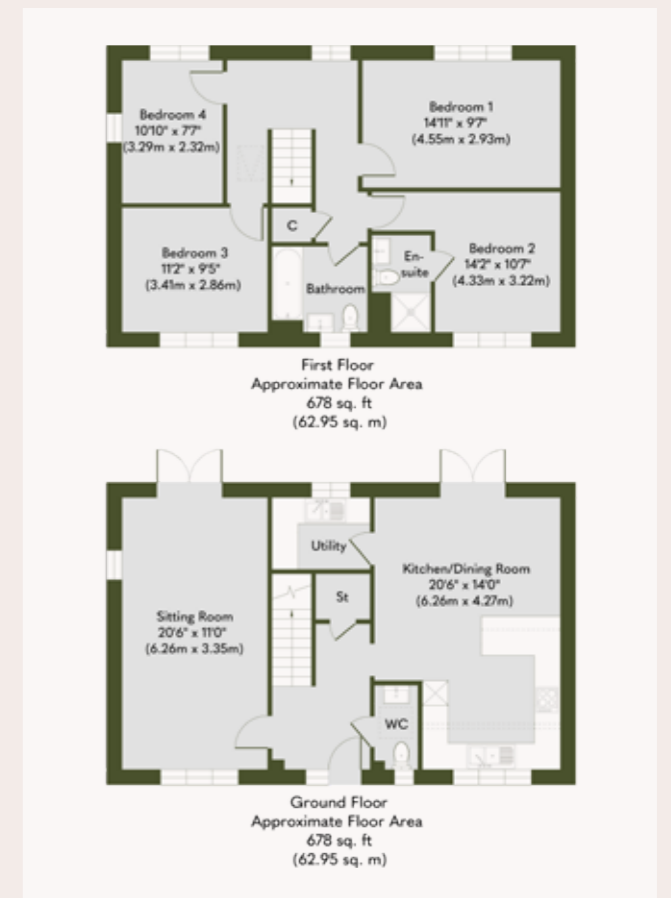


 Detached House
126.0m² / 1356ft²

 Single Garage

 4  2

- Four bedrooms, two bathrooms
- Kitchen dining room overlooking the garden
- Separate dual aspect sitting room overlooking the garden
- Garage and driveway



A high level of quality

KITCHEN –

ALL PLOTS

- Classic shaker style kitchen with timber doors and soft close mechanisms
- Large format floor tiles
- Integrated dishwasher
- Stainless steel sockets at worktop level
- Recessed downlighters to ceiling
- Space for a washing machine in plots without a utility room

KITCHEN –

PLOTS: 3, 4, 5, 6, 7, 9, 10, 15, 16, 17, 18, 19, 20, 34, 35, 36, 37

- Bosch oven or double oven (plot dependant)
- Bosch 4 ring induction hob
- Bosch built in dishwasher
- Bosch brushed steel extractor hood
- Square edged laminate worktop and upstand with stainless steel sink and slim lever swan neck tap

KITCHEN –

PLOTS: 1, 2, 8, 11, 12, 13, 14, 21, 38, 39, 40

- Siemens built in oven in tower unit
- Siemens built in combination microwave oven/grill in tower unit
- Siemens 5 ring induction hob
- Siemens built in dishwasher
- Siemens brushed steel extract hood
- Quartz worktop including upstands with 1.5 bowl undermount sink and slim lever swan neck tap

UTILITY

PLOTS: 1, 2, 8, 11, 12, 13, 14, 21, 37, 38, 39, 40

- Built in cupboards to match the kitchen
- Square edge laminate worktop and upstand
- Stainless steel sink and swan neck tap
- Large format floor tiles
- Recessed downlighters to ceiling
- Space for washing machine and tumble dryer (plot dependant)

BATHROOMS, EN-SUITE SHOWER ROOMS & CLOAKROOMS –

ALL PLOTS

- Contemporary white sanitary ware and chrome fittings from Roca
- Vanity unit in principal en-suite (plot dependant)
- Wall and floor tiling from Porcelanosa
- Thermostatically controlled shower
- Rainfall shower to master en-suite
- Downlighters to ceiling
- Chrome towel rails

FINISHES –

ALL PLOTS

- White satin painted stairs and balustrade
- Bedrooms cupboards, where shown
- Oak veneered Dordogne style internal doors
- Polished chrome door furniture

built into every home

- Walls painted white
- Ceilings – smooth finish painted white
- White satin skirting and architraves

FINISHES –

PLOTS: 1, 2, 8, 11, 12, 13, 14, 21, 38, 39, 40

- Parkray contemporary style wood burning stove
- Oak balustrade and newel cap to stairs

GENERAL –

ALL PLOTS

- uPVC double glazed windows with grey external finish
- TV points located in living room and all bedrooms
- Double sockets throughout
- 2 USB sockets in each property
- External tap
- External lighting on PIR sensors
- Landscaped gardens with turfed front and seeded rear lawns
- Double/single garages or cart lodges (plot dependant) with lighting, power and pedestrian door to garages

- External parking
- Patios and paving around the property
- Smoke detector systems
- Fibre cable to the premises providing Broadband capable of speeds up to 1Gbps

ENVIRONMENTAL –

ALL PLOTS

- Heating and hot water supplied via an Air Source Heat Pump
- Underfloor heating to ground floor
- Electric vehicle charging point
- Solar PV to plots 3, 4, 5, 17, 18, 19, 20, 39

WARRANTY –

ALL PLOTS

- 10 year Build-Zone new build warranty

AGENT'S NOTE

- Some images used are of previous developments by FW Properties



About the Developer

FW Properties is a distinguished property developer based in Norwich, specialising in crafting exceptional contemporary properties in Norfolk and Suffolk. Founded in 2011 by Ian Fox and Julian Wells, they take pride in completing every home with finesse and flair to rigorous standards. With a combined experience of over 45 years in national and international property development, asset management and investment, they oversee every aspect of the development process in line with the Consumer Code for New Homes.

What sets FW Properties apart is their customer-centric approach. They understand that each client is unique, and so each project begins from first principles, avoiding standardised templates. Architects are carefully selected to suit each scheme, ensuring every home is designed for modern living, with high-quality construction and considered finishes.

Their commitment to responsible development and renovation is evident in how their homes sit within their surroundings. Whether overlooking the River Deben in Woodbridge, set within Norwich's historic centre, or positioned in the Norfolk countryside, each development respects the character of its location.



A reassuring presence for new home buyers



Find your new home



- MANOR -
GREEN

Manor Green, Yarmouth Road,
Hales, Norwich NR14 6GN
What3words: model.intervene.totals



For all enquiries, contact

SOWERBYS

Land & New Homes Specialists

01603 761441

norwich@sowerbys.com



These particulars are provided as a guide only and do not form part of any offer or contract. Descriptions, measurements, floor plans and specifications are indicative only and may change during construction. Computer generated images and photography are for illustrative purposes and may include previous phases at Manor Green or other FW Properties developments. Buyers should satisfy themselves as to the accuracy of the information through inspection or professional advice. Sowerbys and its representatives have no authority to make or give any representations or warranties. Services, appliances and equipment have not been tested and no warranty is given as to their condition. Planning permissions and building regulations should be verified by the buyer's legal adviser.



SOWERBYS

Land & New Homes Specialists