

BUILT BY
HOLKHAM

Welcome to **Bricknel Close**
a community built by hand
one home at a time.

We build our homes
with strong foundations



Welcome to Bricknel Close

In the tranquil village location of Castle Acre sits the desirable development of Bricknel Close. These 15 homes, made up of two, three and four bedroom properties, are surrounded by an historic village - history acknowledged by the name of this development.

With help and input from the parish council, it was decided the new road here would be called Bricknel Close.

According to land maps from 100 years ago, the field where the houses are built was called Bricknel Close. The current Holkham farm map identifies this field as Brick Close. Research by the Parish Clerk has revealed that Bricknell, with two ll, is from the Olde English pre-7th century word 'brik' meaning bright and 'halh' meaning a place - therefore a bright place which is open to the skies, rather than in woodland.

History on your doorstep...

As you sit on the pretty village green and watch the world go by at a gentle pace, it's incredible to think that Castle Acre once played a major role in history. Yet the Norman ruins of the castle and priory respectively east and west of the village, are reminders of the village's grand ancestry when royalty would regularly arrive at the Bailey Gate and enjoy days spent hunting in the deer park.

The priory, now the charge of English Heritage, once housed a community of monks until Henry VIII disbanded monastic houses in 1537. You can still admire the beauty of the church gable and cloisters – run your fingers through the scented plants in the herb garden which the brothers would have used for daily cooking and healing centuries ago.

For a restorative moment today, head to The Ostrich which has been serving locals since the 1800s and was recently renovated by local building firm Grocott and Murfitt as a fantastic gastro-pub. Enjoy a bite and a reviving glass before you wander along the High Street to Castle Antiques and Collectables to discover a curio or chic addition for your home.

At the meeting point of the Roman Peddars Way, the River Nar runs to the south of the village, leading east to Newton and on to the hamlet of Fiddler's Green. Follow the Massingham Road north west and you'll happen upon Castle Acre Water Tower, saved by photographer Dennis Pedersen who bought the once derelict wreck for just £25,000 and turned it into a contemporary spaceship-inspired family home with panoramic views over barley fields.

Of course, there are plenty of traditional period homes, many lining the village green where pretty flint cottages are covered in rose blooms in the height of summer, along with newer properties to be discovered. With a local store and Post Office, a popular café, fish and chip shop and even a small, independent bookstore, it's easy to see why so many people find their forever home in Castle Acre.





Explore the best of local Norfolk...

This historic county offers countless ways to while away time and enjoy the best of its towns, countryside and coast.

From Castle Acre, Swaffham is less than five miles away and has a wide range of high street shops, pubs, cafes and restaurants. On a Saturday, it plays host to a popular Saturday market with stalls offering everything from antiques to plants. Swaffham boasts an independent social history museum focusing on Swaffham and the surrounding villages from the Stone Age to the modern, with a gallery about Howard Carter's link with Swaffham and how his life there led him to finding the tomb of Tutankhamun in 1922.

Discover the lovely Sandringham Estate, just 15 miles from Castle Acre, which hosts many events throughout the year and is the country home of the Royal family. With its delightful trails, cosy café and a play park which little ones will love - a delightful place to visit.

Castle Acre is also ideally situated for the picturesque North Norfolk Coast being just over 20 miles away from Hunstanton and the wonderful and very popular Wells-next-the-Sea. Both offer the opportunity to explore sandy beaches, experience local seaside

shops and enjoy delicious fish and chips - maybe an ice cream too.

The Hanseatic town of King's Lynn offers extensive pedestrianised shopping. The Vancouver Quarter within the town centre offers a modern shopping experience which sits well next to its traditional shops too. Both are complemented by the markets which often take place on the historic Tuesday Market Place. A town with fine old merchants' houses stretching down to the quayside, it also plays host to many events throughout the year; including music festivals, water ski racing and heritage open days. Trains from King's Lynn take you to London King's Cross in under two hours.

The cathedral city of Norwich is just 30 miles from Bricknell Close with its perfectly preserved medieval streets, home to a thriving community of small businesses, a vibrant food scene and an established arts culture. Norwich regularly features in the list of top UK spots for shopping; featuring several department stores, two large covered shopping malls, high street names and independent boutique stores. Norfolk is well-connected too, with direct train links from Norwich to London Liverpool Street along with Norwich International Airport offering flights to Amsterdam and the world.

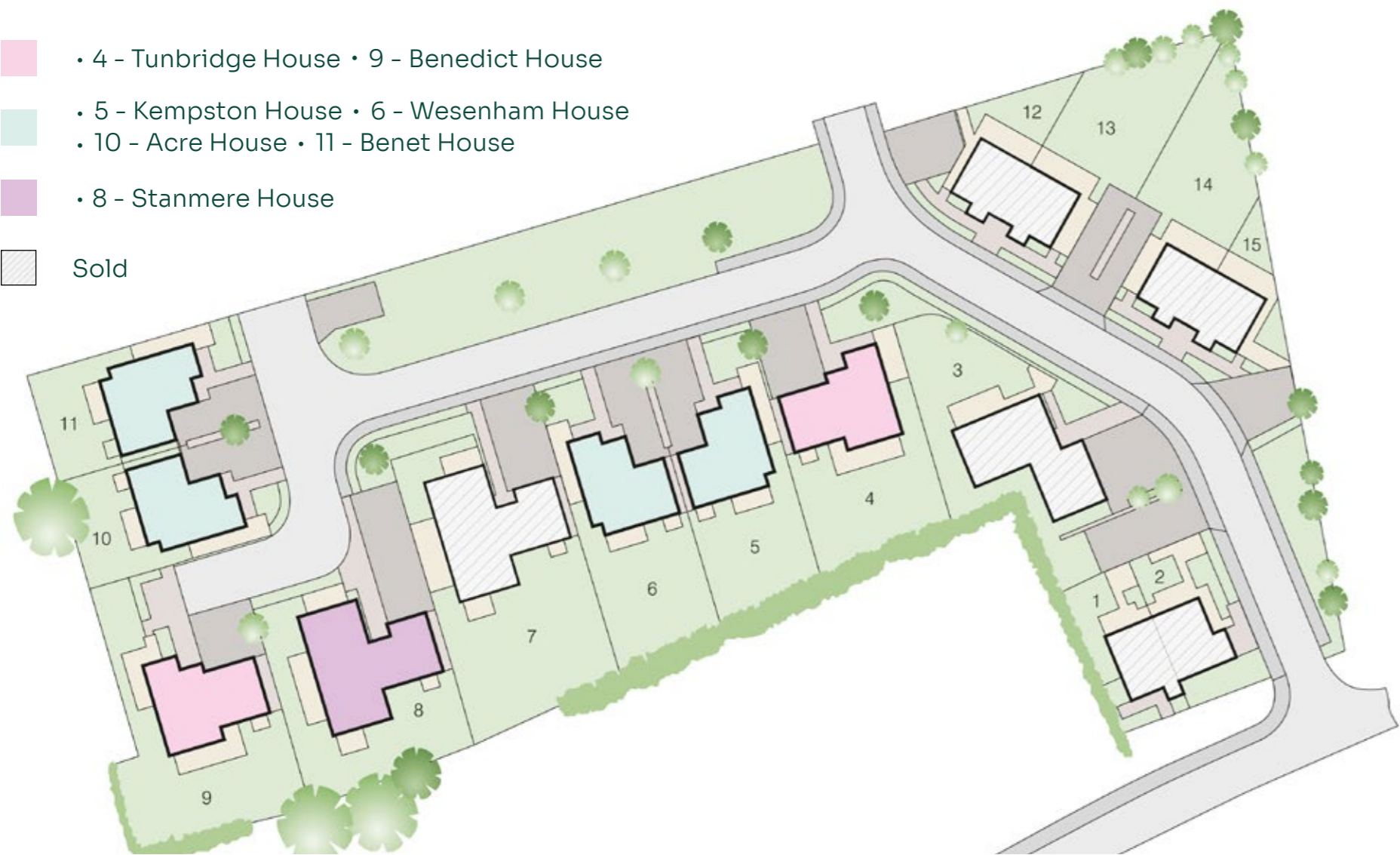
Home types at Bricknel Close

• 4 - Tunbridge House • 9 - Benedict House

• 5 - Kempston House • 6 - Wesenham House
• 10 - Acre House • 11 - Benet House

• 8 - Stanmere House

Sold



The bricks and mortar of thriving communities







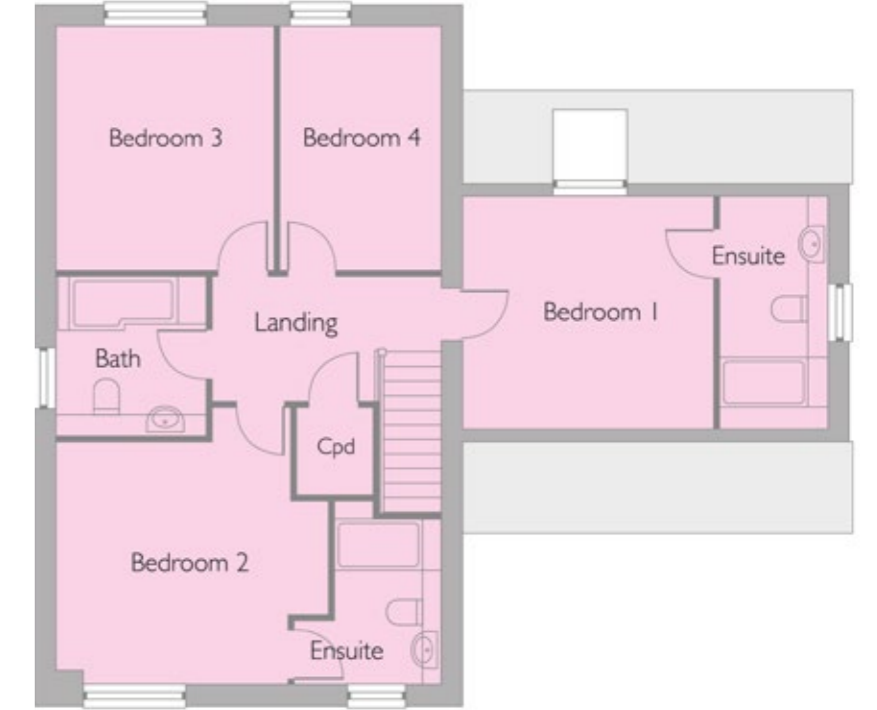
• 4 - Tunbridge House • 9 - Benedict House

With striking features, these authentic four bedroom family homes provide ample accommodation to readily meet the demands of modern life and the delights of a country lifestyle, embracing a sociable kitchen dining room, separate sitting room, a practical utility and two en-suites.



GROUND FLOOR

Kitchen/Dining	5.79m x 3.49m 19'0" x 11'5"
Utility	3.04m x 2.25m 9'11" x 7'4"
Living Room	6.08m x 4.245m 19'11" x 13'11"



FIRST FLOOR

Bedroom 1	3.935m x 3.93m 12'10" x 12'10"
Bedroom 2	3.68m x 4.34m 12'1" x 14'0"
Bedroom 3	3.44m x 3.83m 11'3" x 12'6"
Bedroom 4	2.51m x 3.83m 8'2" x 12'6"



• 5 - Kempston House • 6 - Wesenham House • 10 - Acre House • 11 - Benet House

With sleek contemporary lines, these modern three bedroom homes strike a perfect balance of open sociable living space with a blend of traditional elements.



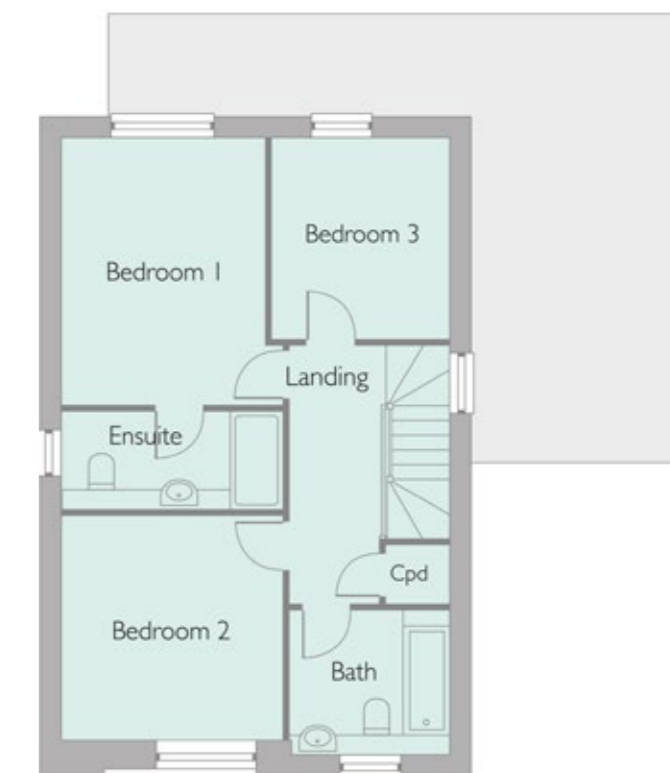
GROUND FLOOR

Kitchen/Dining

4.19m x 5.02m max
13'9" x 16'5" max

Living Room

6.00m max x 4.40m max
19'8" max x 14'5" max



FIRST FLOOR

Bedroom 1

4.19m x 3.21m
13'9" x 11'6"

Bedroom 2

3.49m x 3.52m
11'5" x 11'6"

Bedroom 3

3.16m x 2.77m
10'4" x 9'1"



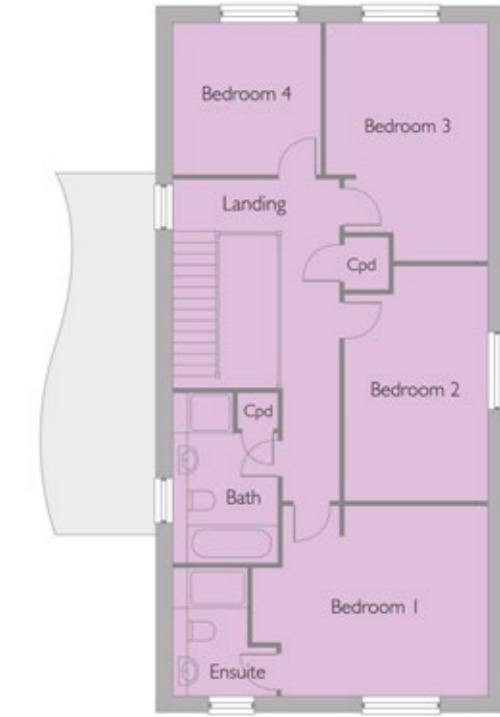
• 8 - Stanmere House

With clean lines this generous four bedroom family home is designed with clever consideration for entertaining and a busy day-to-day family life. At the heart of this engaging home the open kitchen, living and dining area creates an inclusive space to be enjoyed together and is complemented by a separate sitting room, home office, utility and ground floor shower.



GROUND FLOOR

Kitchen/Dining	4.25m x 8.93m 13'11" x 29'3"
Utility	3.16m x 2.18m 10'4" x 7'2"
Living Room	4.93m max x 6.54m 16'2" max x 21'5"
Study	3.47m x 3.37m 11'5" x 11'0"



FIRST FLOOR

Bedroom 1	3.94m max x 4.275m 12'10" max x 14'0"
Bedroom 2	4.87m max x 2.95m 15'11" max x 9'8"
Bedroom 3	4.94m max x 3.36m 16'2" max x 11'0"
Bedroom 4	3.13m x 3.08m 10'3" x 10'1"

Specification at Bricknel Close

GENERAL CONSTRUCTION

- Traditional construction with brick/flint elevations with full fill cavity insulation.
- Clay pantile roofs.
- Half round galvanised steel guttering & downpipes.
- Composite wood/aluminium Velfac high performance double-glazed windows & doors.
- Folding doors to patio areas.

INTERNAL JOINERY

- Softwood staircase for carpet finish, painted spindles, newel posts & hand rails.
- Contemporary profile painted skirting & architraves.
- Painted timber window boards.
- Engineered oak internal doors with modern style chrome hinges & handles.

FLOORING

- Engineered oak flooring with lacquered finish to entrance halls, living rooms, kitchen/dining rooms. Plot 5 has LVT to kitchen, hall & lounge. Plot 10 has LVT to the kitchen & hall, carpet to the lounge.
- Large format porcelain tiling to utility rooms (where applicable), ground floor WCs & all bathrooms.
- All floor coverings included with carpets to other rooms.

KITCHENS

- Modern contemporary units with integrated door handles.

- Quartz worktops & upstands.
- Induction hobs with built-in ovens.
- Stainless steel under-mounted 1.5 bowl sink with chrome sink mixer tap.
- Integrated dishwasher (homes 3-11).
- Integrated fridge freezer.
- Integrated split compartment bins for separate waste/recycling.
- Integrated washer/driers (homes 5, 6, 10, 11, 12, 13 & 14).

UTILITY ROOMS (Homes 3, 4, 7, 8, 9)

- Range of base units.
- Quartz worktop & upstand.
- Stainless steel single bowl & drainer sink with chrome mixer tap.
- Space for washer dryer.

BATHROOMS / SHOWER ROOMS / WCs / EN-SUITES

- Low profile stone resin shower trays with chrome finish shower screen (homes 3-11).
- Over bath shower screens all homes.
- Chrome finish thermostatic shower valve with dual head.
- Single ended bath with side & end panels to match units.
- Chrome bath/shower mixer taps.
- Contemporary range of built in furniture units with worktop.
- Semi recessed counter basin with chrome mixer tap & pop-up waste.
- Individually switched LED lit mirrors above basins in main bathrooms, en-suite & cloakrooms.

- Back to wall WC pan with soft close seat & chrome flush plate.
- Main bathrooms & en-suites; Close coupled WCs in cloakrooms.
- Chrome ladder style towel rail connected to heating system.
- Wall tiles to full height around shower tray & above baths.

HEATING & HOT WATER

- All units provided with air source heat pumps providing pressurised hot water & heating with underfloor heating to ground floor areas, radiators to first floors & heated towel rails in bathrooms.
- Homes 3, 4, 7, 8 & 9 to have fireplace openings with brick surround, tiled hearth, flue & space for wood burning stove.

ELECTRICAL LAYOUT

- Recessed downlighters to entrance halls, kitchen/dining room areas, GF shower room/WC, utility room (where applicable), family bathrooms & master en-suites.
- Pendant lighting to hall, landing, study (where applicable), living room, bedrooms.
- TV points to kitchen/dining area (plots 3-11), living room, & all bedrooms.
- Openreach fibre to each property with data outlets in living room & 2 bedrooms. Data points wired back to
- Openreach modem.
- External lighting to front porch & to rear patio areas.

INTERNAL FINISHES

- Wall & ceilings to be emulsion paint, single colour through the house.
- Architraves, skirting, window cills, satin wood finish paint, single colour through the house.

EXTERNAL

- Brett Omega charcoal block paving to driveways & natural block paving to front paths.
- KOTA limestone paving for patio areas & paths behind gates.
- Outside taps.
- Boundaries between homes to be close boarded fence panels.
- Front boundaries to be a mix of open space, estate railings or brick walls.
- Side gates to rear gardens to match fencing panels.
- Front lawns turfed & rear gardens top soiled & seeded.

SUSTAINABILITY

- Predicted EPCs B rating.
- Future proof low carbon heating.
- Steel gutters 100% recyclable & will last a very long time.
- Velfac windows 100% recyclable made from FSC timber with slim aluminium profiles to maximise durability, daylight transmission, all with low e double glazing.
- All homes will have a 10 year New Build Warranty.



Built from coastal heritage...

HOLKHAM

A visit to Holkham will exceed all expectations. It's a place of rich and diverse landscapes. Think parkland alive with deer and mighty oaks, a walled garden bursting with blooms and heritage, a nature reserve thrumming with wildlife, farmland abundant in wildflowers and hedgerows, and an expansive beach backed by sand dunes and pine forests.

Holkham is a place of people – from farmers to historians, gardeners to housekeepers, conservationists to friendly faces that greet you throughout a stay. A place with a rich history and an iconic stately home, but also a place with a pioneering heart and progressive vision.

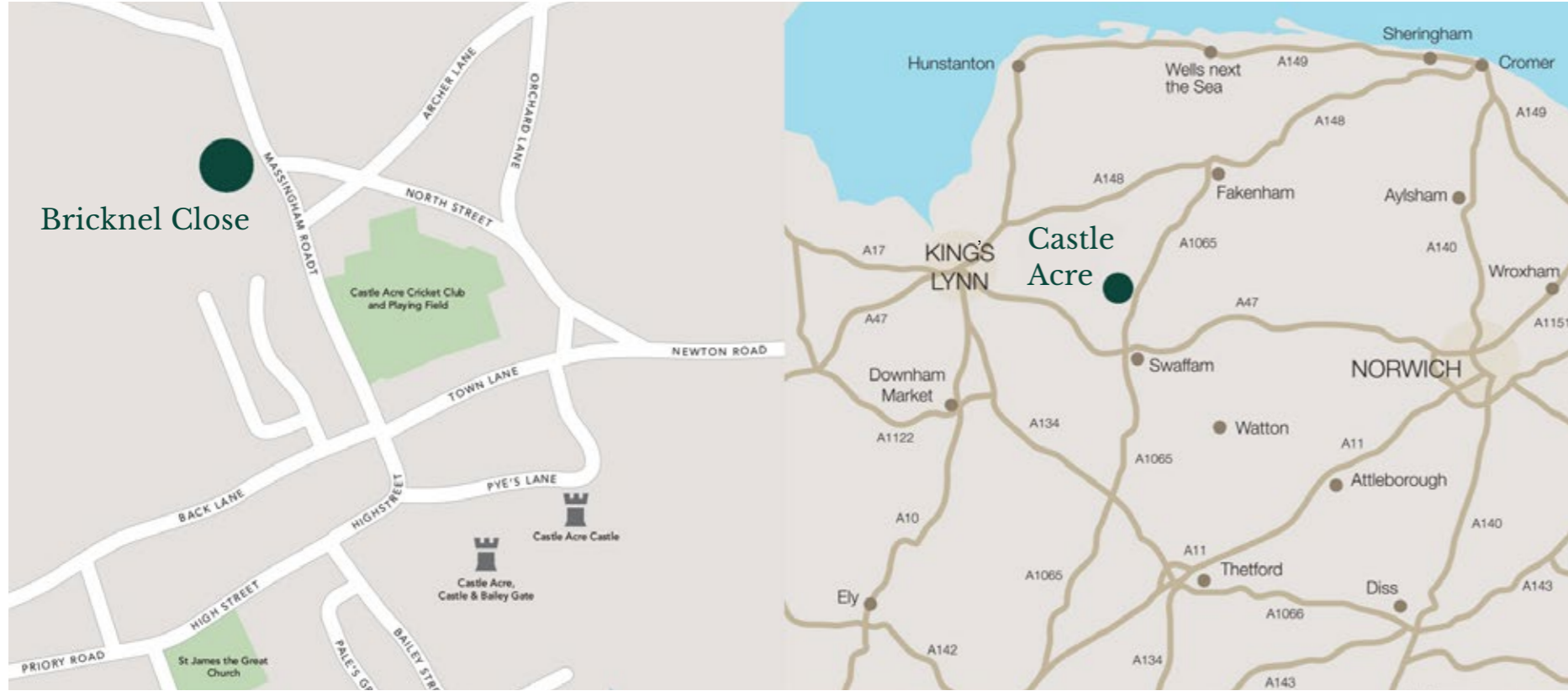
When purchasing a property built by Holkham, you are not only investing in a beautifully-crafted home but also enjoying the opportunity to reside in one of the most special locations in the country. From secluded rural positions offering complete isolation

and expansive views to quaint villages and bustling coastal harbours, the locations are truly unique and extraordinary.

No matter the type of property you desire, you will relish the attention to detail – from traditional brick and flint and Scandinavian design composite windows to the most advanced sustainability credentials available, everything is thought through. Holkham is also leading the way in sustainability and conservation with its action plan, WONDER. So alongside sustainable construction, you'll also discover a commitment to biodiversity and enhancing natural capital. An approach that benefits you as a homeowner as well as the surrounding nature and wildlife.

Holkham has played a pivotal role in the local community for more than 400 years. With the pioneering and sustainable approach of the estate today, purchasing a home crafted by Holkham means you become part of an enduring and incredibly special future.





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Traditional crafts and sustainable practices form all our homes



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