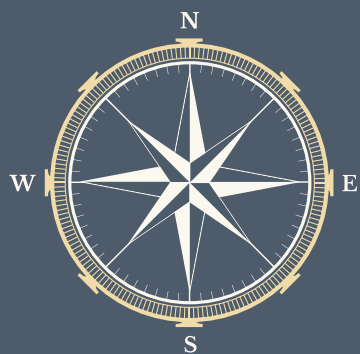




HOBBS CLOSE

Wells-next-the-Sea

BUILT BY
HOLKHAM





Welcome to HOBBS CLOSE

Nestled within the coastal town of Wells-next-the-Sea, Hobbs Close is a thoughtfully designed community of 23 beautiful homes, to rent or buy, offering you the perfect blend of a coastal setting and modern living.

This carefully considered development reflects Holkham's commitment to meeting local housing needs, and has been carefully planned around the premise of community. Its location ensures residents can enjoy miles of unspoilt coastline and beaches whilst also benefitting from all that Wells-next-the-Sea has to offer.

Discover the life waiting for you at Hobbs Close – a place where you can truly feel at home.

An idyllic spot on the North Norfolk coast

Wells-next-the-Sea has long been a favourite for visitors and holidaymakers, drawn by its sweeping sandy beach, iconic candy coloured beach huts, pine woods and expansive skies. Beyond its postcard-perfect charm, this vibrant coastal town offers an irresistible way of life for those looking to call it home.

Behind the bustling working harbour, discover characterful fishermen's cottages and stylish sea-view apartments, many within beautifully restored buildings. Venture further, and you'll find elegant period homes, contemporary new-builds, and spacious retreats suited to families or those seeking a slower pace by the coast. With schools, a GP surgery, and a welcoming community, Wells is as practical as it is picturesque.

Set sail on a traditional wooden boat with Coastal Exploration Company, tracing the tranquil waterways, or take to the water for invigorating paddle-boarding lessons with Barefoot SUP.

For a touch of culture, Wells Maltings offers theatre, film, and exhibitions, while The Staithe Gallery showcases inspiring local talent. Seek out unique finds at Nomad and the Bowerbird, eco-conscious children's treasures at Ele and Me. And for the finest local produce, visit Arthur Howell's renowned butchery or sip a perfectly brewed pint from The Real Ale Shop at Branthill Farm.

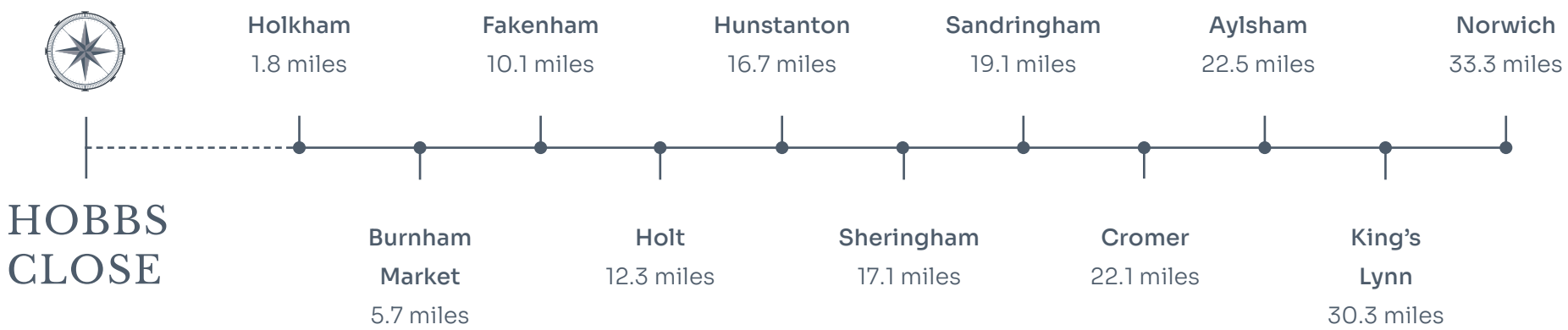
From leisurely lunches at The Globe Inn or The Crown Hotel to locally sourced menus at The Victoria at Holkham, Wells is a food lover's haven. Or, for a simple pleasure, unwrap fish and chips from French's or Platten's (take your pick) and watch the sunset paint the sky over the harbour.

With its unique blend of coastal beauty, culture, and everyday convenience, Wells-next-the-Sea could be the perfect place for you to put down roots.



A dream location for your perfect lifestyle

From Wells-next-the-Sea you can enjoy all that Norfolk has to offer. Situated on the North Norfolk coast, it's within easy reach of other towns and landmarks, with train stations in Sheringham, Cromer, King's Lynn, and Norwich - which also has an international airport.



Introducing you to HOBBS CLOSE







Sea Lavender House

Plot 1

1

2

2

- Prime corner position with large garden
- Separate cosy living room with bi-fold doors
- Bright open-plan kitchen/diner with French doors
- Single carport
- Principal bedroom with en-suite



GROUND FLOOR	
Kitchen/Dining Room	16'7" x 16'7" (5.06m x 5.05m)
Living Room	14'4" x 10'4" (4.37m x 3.16m)
Bedroom 1	17'2" x 11'1" (5.22m x 3.38m)
Bedroom 2	12'7" x 9'10" (3.83m x 2.99m)
TOTAL APPROX AREA	915 sq. ft (85 sq. m)



Sorrel House

Plot 2

1

3

2

- Detached house with generous garden
- Stylish elevations with brick detailing
- Kitchen/diner with bi-fold doors
- Single carport
- Separate utility room with external door



GROUND FLOOR	
Living Room	19'5" x 9'11" (5.92m x 3.02m)
Kitchen/Diner	14'2" x 11'11" (4.31m x 3.62m)
FIRST FLOOR	
Bedroom 1	14'2" x 10'1" (4.31m x 3.07m)
Bedroom 2	11'8" x 11'3" (3.56m x 3.44m)
Bedroom 3	12'0" x 7'11" (3.66m x 2.41m)
TOTAL APPROX AREA	1,140 sq. ft (105.9 sq. m)

Harebell House

Plot 7

1

3

2

- Detached house with generous garden
- Private parking
- Kitchen/diner with bi-fold doors to patio
- Principal bedroom with en-suite
- Juliet balcony to bedroom 2 with views



GROUND FLOOR

Living Room	19'5" x 9'11" (5.92m x 3.02m)
Kitchen/Diner	14'2" x 11'11" (4.31m x 3.62m)

FIRST FLOOR

Bedroom 1	14'2" x 10'1" (4.31m x 3.07m)
Bedroom 2	11'8" x 11'3" (3.56m x 3.44m)
Bedroom 3	12'0" x 7'11" (3.66m x 2.41m)

TOTAL APPROX AREA

1,140 sq. ft (105.9 sq. m)

Teasel House

Plot 8

1

3

2

- Semi-detached house with brick and flint elevations
- Generous garden with garage access
- Private parking and single garage
- Kitchen/diner with French doors to patio
- Principal bedroom with en-suite



GROUND FLOOR

Living Room	14'5" x 11'3" (4.39m x 3.42m)
Kitchen/Diner	17'11" x 14'7" (5.45m x 4.45m)

FIRST FLOOR

Bedroom 1	13'2" x 9'11" (4.01m x 3.02m)
Bedroom 2	10'7" x 10'6" (3.22m x 3.19m)
Bedroom 3	11'2" x 7'9" (3.40m x 2.36m)

TOTAL APPROX AREA

1,023 sq. ft (95 sq. m)

Meadowsweet House

Plot 12

1

3

2

- Link-detached house with wide garden
- Brick and flint elevations with end gable frontage
- Single attached carport
- Kitchen/diner with French doors to patio
- Principal bedroom with en-suite



GROUND FLOOR

Living Room

14'0" x 12'7" (4.27m x 3.83m)

Kitchen/Diner

19'5" x 15'2" (5.92m x 4.62m)

FIRST FLOOR

Bedroom 1

12'9" x 11'4" (3.89m x 3.45m)

Bedroom 2

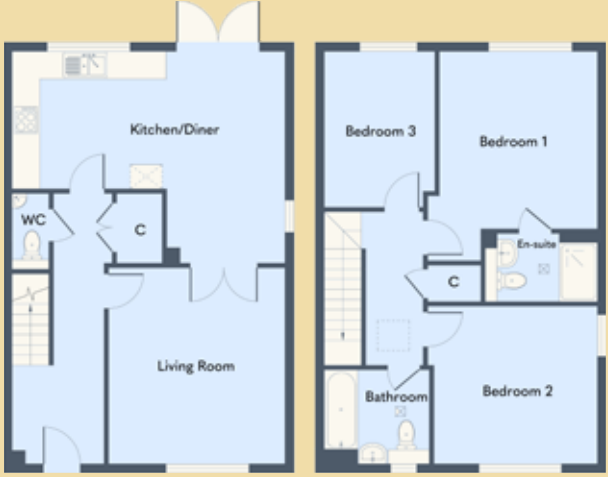
11'8" x 11'3" (3.55m x 3.43m)

Bedroom 3

11'2" x 7'10" (3.40m x 2.40m)

TOTAL APPROX AREA

1,126sq. ft (104.6 sq. m)



Campion House

Plot 13

1

3

2

- Link-detached house on corner plot
- Beautiful light-rendered elevations
- Kitchen/diner with French doors
- Principal bedroom with Juliet balcony
- Large living room with French doors



GROUND FLOOR

Living Room

19'5" x 9'11" (5.92m x 3.02m)

Kitchen/Diner

14'2" x 11'11" (4.31m x 3.62m)

FIRST FLOOR

Bedroom 1

14'2" x 10'1" (4.31m x 3.07m)

Bedroom 2

11'8" x 11'3" (3.56m x 3.44m)

Bedroom 3

12'0" x 7'11" (3.66m x 2.41m)

TOTAL APPROX AREA

1,141 sq. ft (106 sq. m)



Samphire House

Plot 22

2

4

2

- Detached house with large garden
- Large living room with wood burner
- Kitchen with central island and dining area
- Single garage
- Bright study at front of house



GROUND FLOOR

Living Room 16'8" x 12'2" (5.07m x 3.71m)

Study 12'2" x 6'6" (3.71m x 1.98m)

Kitchen 16'2" x 14'4" (4.92 x 4.37m)

Dining Area 13'7" x 11'9" (4.15m x 3.58m)

FIRST FLOOR

Bedroom 1 13'5" x 10'8" (4.10m x 3.25m)

Bedroom 2 12'4" x 11'4" (3.76m x 3.45m)

Bedroom 3 12'4" x 11'11" (3.76m x 3.64m)

Bedroom 4 13'5" x 7'7" (4.10m x 2.31m)

TOTAL APPROX AREA

1,625 sq. ft (151 sq. m)

Honeysuckle House

Plot 23

1

3

2

- Detached house in set-back position
- Private drive access via Market Lane
- Kitchen/diner with French doors to patio
- Single garage
- Principal bedroom with en-suite



GROUND FLOOR

Living Room 14'0" x 12'7" (4.27m x 3.83m)

Kitchen/Diner 21'9" x 15'2" (6.62m x 4.62m)

FIRST FLOOR

Bedroom 1 12'9" x 11'4" (3.89m x 3.45m)

Bedroom 2 11'8" x 11'3" (3.55m x 3.43m)

Bedroom 3 11'2" x 7'10" (3.40m x 2.40m)

TOTAL APPROX AREA

1,068 sq. ft (99.2 sq. m)



Specification and General Information

at Hobbs Close

EXTERNAL FINISHES

- Traditional brick and block construction
- Black wall mounted steel letterbox
- Traditional clay pantile
- Linseed oiled timber fascia
- Linseed oiled hardwood cladding
- Lindab galvanised steel rainwater goods
- Velfac aluminium / timber composite external doors and windows, Solarlux bifold doors
- Permeable driveways, gravel in geogrid and permeable brick paving in burnt oak
- Novoferm up and over garage doors with two point locking
- Front and rear stainless steel down lights
- Timber close board fence with concrete posts between dwellings
- Turfed lawn to rear
- Outside tap

INTERNAL FINISHES

- Deante Ely prefinished oak doors
- Elegant painted staircase with stop chamfered spindles and oak handrail
- Satin stainless steel ironmongery
- Nature Bone kitchen floor tiles

- Engineered oak rustic oiled lounge and hallway flooring
- Stone by Stone beige bathrooms, en-suite and WC floor tiles
- Carpets to bedrooms, landing and stairs.
- Slimline white electrical faceplates
- USB X1 kitchen, X1 bedroom X1 living room.
- X1 shaver socket to en-suite and mirror light spur
- TV aerial plate

KITCHEN

- Stylish shaker style solid wood kitchen units in ‘Porcelain’ to plots 2, 8, 12 and 23 and ‘Sage Green’ to plots 1, 7, 13 and 22
- Polished Silestone worktops, upstands and splashbacks in ‘Coral Clay’ to plots 2, 8, 12 and 23 and ‘Siberian Frost’ to plots 1, 7, 13 and 22
- LED warm white cabinet lighting
- Courtier brushed nickel effect chunky cup draw handles and classic round knob cupboard door handles
- Franke Maris undermount stainless steel sinks
- Garda brushed nickel pull out mixer taps to kitchen and Adra swan-neck tap to utility
- NEFF white integrated 60/40 fridge freezer

- AEG white integrated washer dryer to plots 1, 8, 12 and 23
- NEFF stainless steel double tower oven
- NEFF black electric induction hob. Plot 22 includes integrated extractor
- AEG extractor hood
- NEFF stainless steel full size integrated dishwasher

BATHROOM, EN-SUITE AND WC

- Legend white matt wall tiles
- Scala white matt shower wall tiles
- Sile-stone vanity with set in sanitaryware and tiled splashback
- Chrome Mono basin and bath filler taps
- Chrome exposed thermostatic valve fixed head and slide rail shower
- Infolding chrome over bath shower screen
- Rectangular shower tray
- Chrome shower screen

GENERAL INFORMATION

- Freehold tenure
- Mains water and electricity
- EV charger points

- Mains drainage
- ATAG ultra efficient gas condensing boiler to plots 1, 2, 7, 8, 12, and 13
- Solar panels to plots 1, 2, 7, 8, 12, and 13
- Mitsubishi air source heat pumps and hot water cylinder to plots 22 and 23
- Underfloor heating to ground floor, radiators to first floor
- Fibre broadband
- ICW 10 year warranty
- Central heating, appliances and fenestration manufacturer’s guarantee
- Anticipated EPC rating A-B
- Management company fee subject to confirmation for maintenance of private road, external landscape areas (22 and 23 excluded from management company with independent access off Market Lane)

AGENT’S NOTE

- Please speak to the sales team regarding details of covenants and rights of way
- Please note CGI’s are for representative purposes only.

Shaping communities

BUILT BY **HOLKHAM**

Holkham builds for the long term, ensuring homes are enjoyed for generations. Skilled craftsmanship and high quality materials allow for homes that honour the region's architectural heritage. Energy-efficient designs, responsible waste management, and a focus on enhancing biodiversity helps Holkham to realise homes that are both beautiful and future proof.

Holkham is dedicated in creating homes that balance tradition with modern living - offering a rare opportunity to be part of a place where history, craftsmanship, and community come together.



Norfolk - a tapestry of market towns, coast, and countryside

North Norfolk offers an irresistible mix of bustling market towns, breathtaking coast and countryside, and historic charm. Whether it’s exploring independent boutiques, visiting grand estates, or walking the coast path, life here moves at a wonderfully relaxed pace.

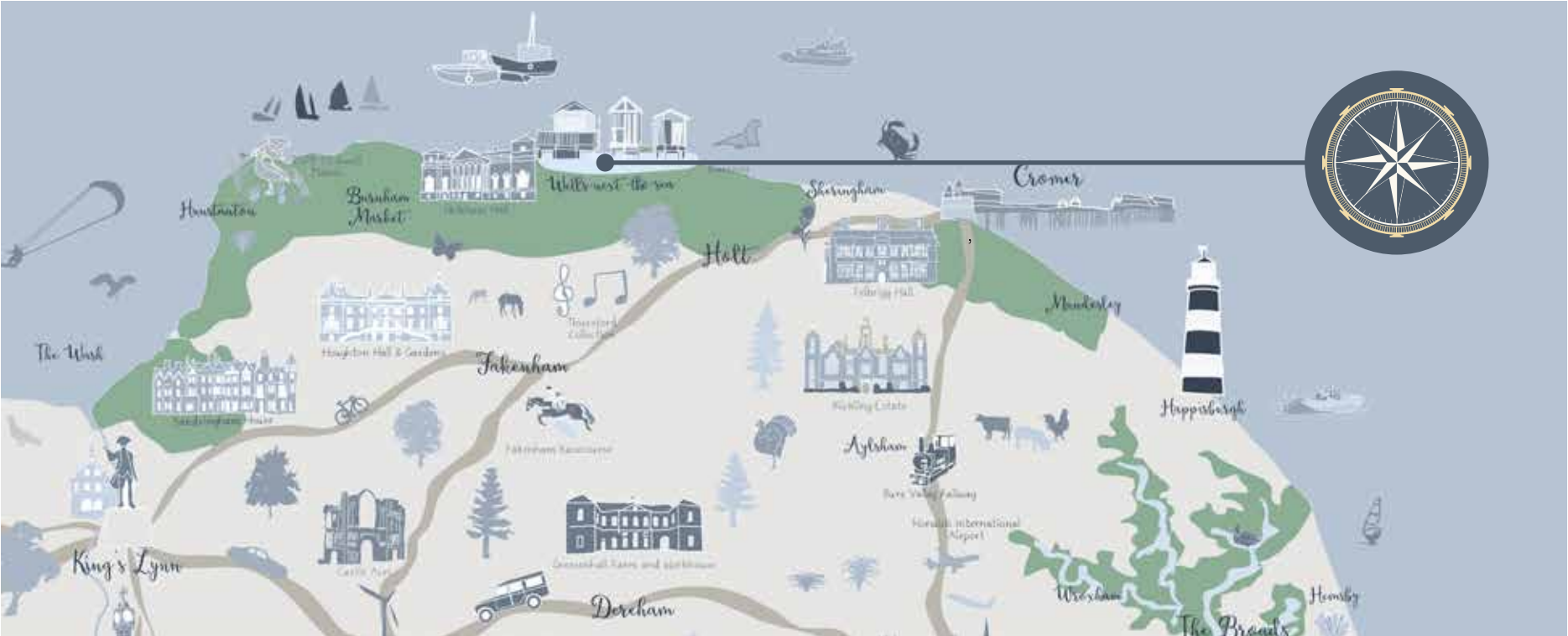
Fakenham is a thriving market town with independent shops, traditional butchers, and a lively weekly market. On race days, Fakenham Racecourse brings a buzz, while Pensthorpe Nature Reserve offers peaceful walks through wetlands and meadows. Well-connected and full of character, Fakenham blends history, convenience, and community.

Neighbouring Wells, Holkham’s vast beach stretches for miles, framed by dunes, pine woods, and the Holkham National Nature Reserve brimming with wildlife. At its heart, Holkham Hall stands in all its Palladian grandeur, surrounded by a sweeping deer park, an historic Walled Garden, scenic trails, and a stylish café and gift shop. Holkham’s blend of heritage and beauty is truly special.

Further along, Burnham Market’s Georgian buildings frame a picturesque green, where boutique shops like Gurney’s Fish Shop and Gun Hill Clothing sit alongside independent galleries and stylish homeware stores. The Hoste, an iconic landmark, has welcomed guests for centuries, making Burnham Market a favourite for locals and visitors alike.

Inland, Holt’s charming Georgian streets are lined with galleries, antique shops, and independent boutiques. Byfords is a much-loved spot for coffee or pizza, while The Folly Tearoom and Two Magpies Bakery offer tempting treats. The North Norfolk Railway adds nostalgic appeal, and Holt Country Park provides peaceful woodland trails just moments from the town centre.

The medieval city of Norwich – fondly referred to as the City of Stories – is only an hour’s drive from Wells. Home to an award-winning permanent covered market, pop-up shops, historic streets, independent stores, multiple theatres, the National Centre of Writing, and Norwich Cathedral, it’s a thriving city to explore.



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The aerial photo in this brochure has been virtually renovated to remove the temporary worksite in the foreground, and better represent the completed development. 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.

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