

SUSTAINABLE & RESPONSIBLE PROPERTY DEVELOPMENT

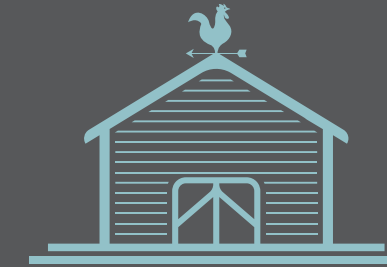
lowerfarmmews.co.uk | 020 3332 0541

 Zero In Developments



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 The Norfolk Agents



LOWER FARM MEWS

TITTLESHALL, NORFOLK



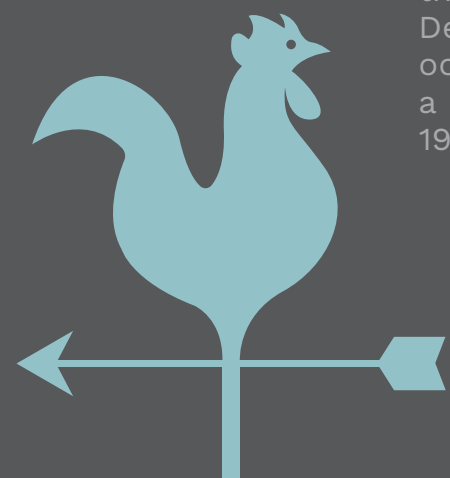


LOWER FARM MEWS

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TITTLESHALL, NORFOLK

Welcome to Lower Farm Mews, a private development of high-quality 3 and 4-bedroom homes, peacefully nestled in the Norfolk countryside. Supported by their team of expert consultants and highly-regarded local contractors, Zero In Developments have created a community of nine individual homes, all of which occupy generous plots. Each of the units are of a unique design, offering buyers a range of size and layout options to choose from; including the fully refurbished 19th-century Farmhouse which stands at the entrance to the site.



About Zero In Developments

Zero In Developments is a privately owned property development company based in the East of England focussed on delivering sustainable homes that are built for the future. Driven by value creation rather than cost reduction, Zero In Developments are committed to ensuring all developments meet strict environmental and performance criteria.

Their objective is to deliver high quality low carbon homes that provide comfortable and healthy living environments, maximising the use of natural elements and daylight, and offer improved levels of indoor air quality to ensure the mental and physical wellbeing of those that live there.



Zero In Developments, the highest quality developments

Zero In Developments is different from other property development companies, as its main driver is sustainability – this is the priority, not the afterthought. They appreciate that to deliver low carbon housing important decisions must be made at the outset to minimise its environmental impact.

They work closely with a number of industry leading architects, engineers and contractors who share in this vision and ensure these high standards are maintained throughout both the design and construction phases.

At Lower Farm Mews they have focussed on retaining and reusing as much of the existing building structures as possible. This has helped reduce the embodied carbon of the development and has provided a scheme that is sensitively in keeping with the village and the neighbouring properties. They have taken a fabric-first approach to upgrade the building envelopes and have introduced efficient systems such as air source heat pumps and underfloor heating to serve them. They have then introduced solar panels and battery storage to each property to help generate and store the energy required and give greater energy security to the future owners.



Meet the Developers

Jed Jordan
Director

Jed is a chartered mechanical engineer and has spent his career working in engineering and environmental design consultancy within the construction industry where he has been responsible for project managing the engineering schemes of multiple eight-figure construction programmes.

Over this time he has worked closely with multidisciplinary teams in the design and delivery of student accommodation, high-end residential and commercial new build and refurbishment projects and draws on this experience to bring together the best architects, engineers, project managers and contractors for each project.



Sam Fryer
Director

Sam has worked in the property industry for 10 years and started his first property business in 2014.

He has operated largely in the student property investment market having started his own portfolio in 2017 and now manages a double-digit portfolio whilst also advising others professionally on their own. He has considerable experience in the acquisition and disposal of investment and development property, identifying value-add opportunities and has built a strong network of local property agents in the process.

From this he has been able to branch out to development where he has completed numerous building projects across Norfolk and its coastline.





Designed and managed by ... PiP Architecture

PiP Architecture are multi-award-winning RIBA Architects who deliver projects across Cambridgeshire and Norfolk. They create beautiful, functional spaces that connect seamlessly with their surroundings and are sympathetic to the setting's history, context, and aesthetic by prioritising materiality, buildability, and sustainability.



Sustainable & Responsible Property Development

Visit **lowerfarmmews.co.uk** for more examples



Specification

KITCHEN

- Traditional heritage-style shaker kitchens
- Quartz worktops
- Ceramic Belfast sinks
- Brushed chrome taps and handles
- Built-in high-quality appliances – oven, hob, extractor, dishwasher
- Integrated fridge freezers
- Utility rooms provided to some plots and fitted to similar shaker style
- Free-standing washing machines and tumble dryers within fitted cabinetry

BATHROOMS

- High-quality branded sanitaryware
- Marble Versus Cream tiling
- Full height tiling to wet areas with half height everywhere else
- Heated towel rails

INTERNAL

- Solid timber internal doors with satin chrome internal door hardware
- Painted skirting, architraves and window boards throughout
- High-quality luxury vinyl flooring to all living spaces and hallways
- Floor tiling to all bathrooms and en-suites
- Carpets fitted in all bedrooms

HEATING / LIGHTING & ELECTRICAL

- High-efficiency air source heat pumps
- Underfloor heating throughout the ground floors
- Radiators to first floors
- Smart heating control systems
- LED lighting throughout
- Solar panels and battery storage
- Electric vehicle charging points provision

EXTERNAL

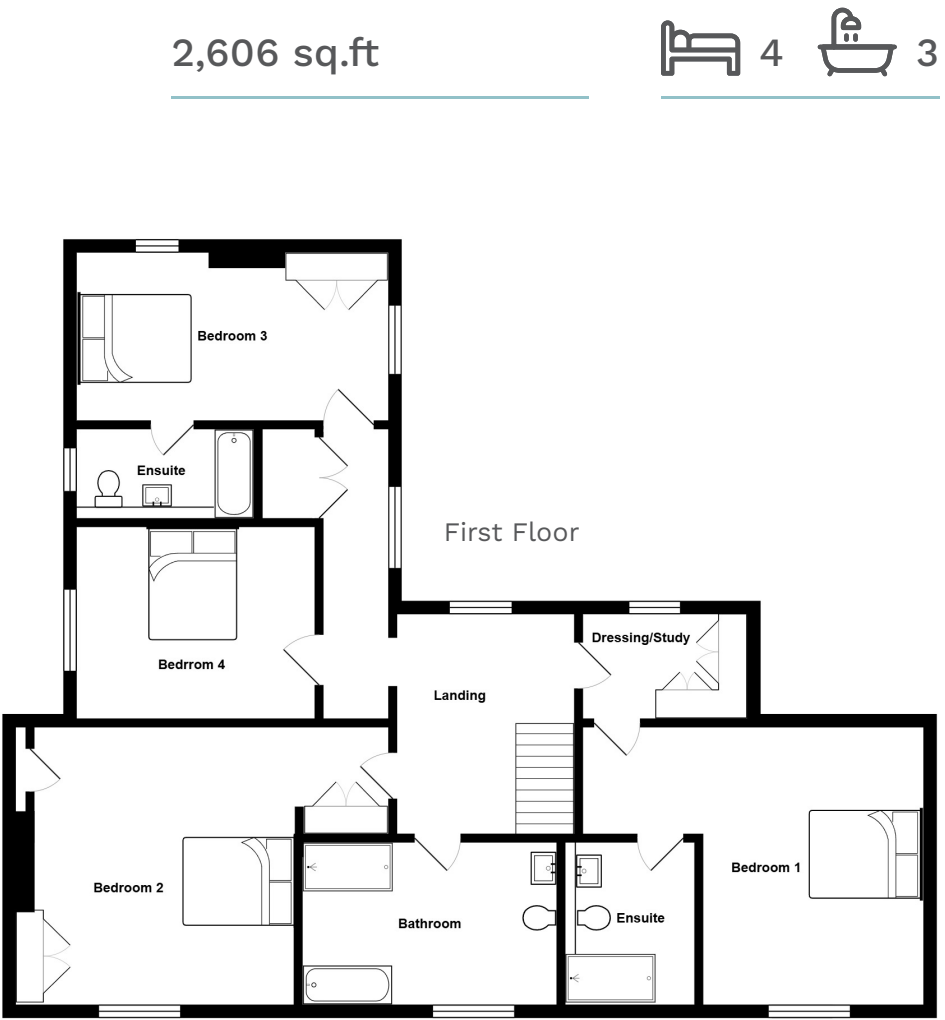
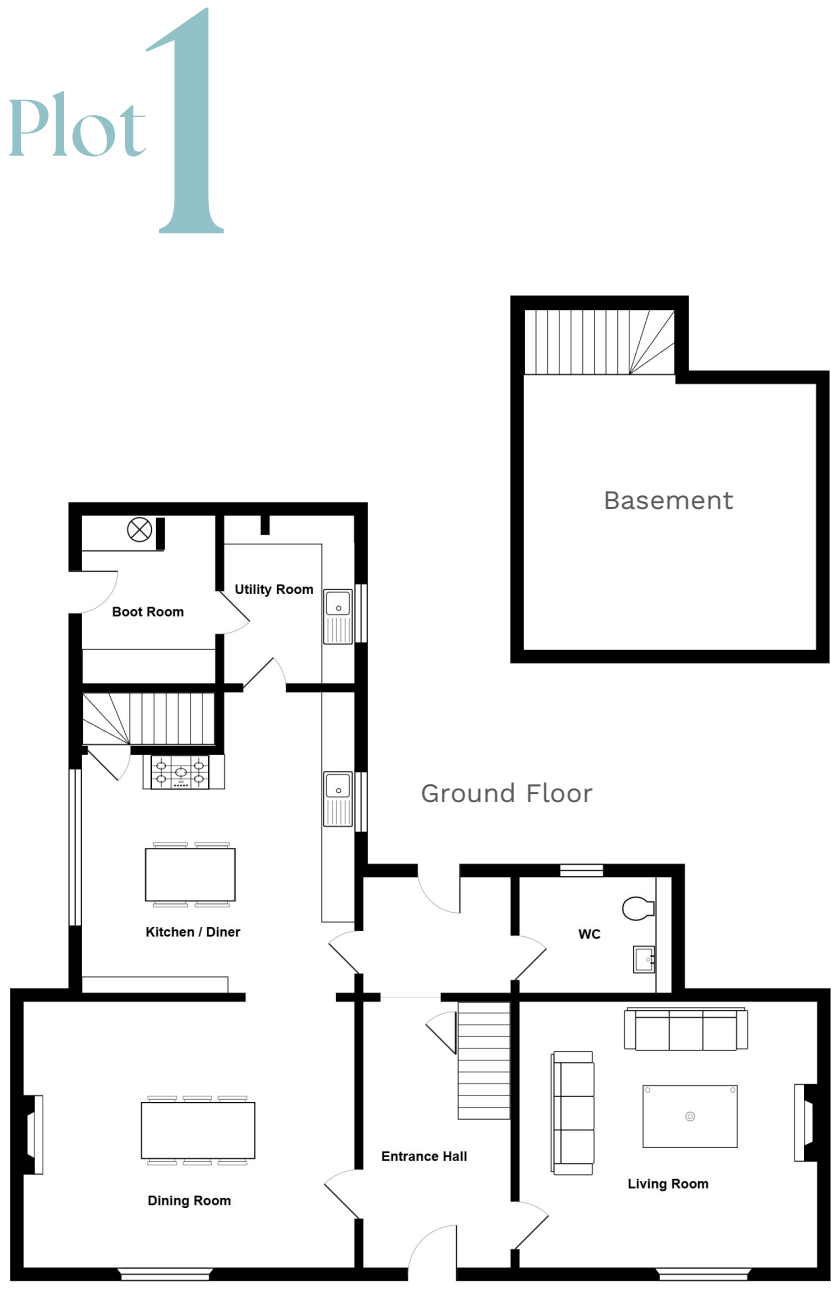
- Combination of Millworks larch cladding and flint detailing to the external walls of Plots 2-9
- Heritage white render to Plot 1 Farmhouse
- Traditional interlocking clay pantile roofs
- High-efficiency flush casement UPVC windows (RAL 9002)
- Aluminium bi-folds to rear patios
- Private gardens to the rear of each property
- Rear patios
- Heritage flint wall to highway perimeter
- Outside taps to all plots
- Landscaped front courtyard and site entrance
- Seeded rear gardens
- Tar and shingle driveway

MAINTENANCE FEES

Residents management company for shared responsibility of front courtyard and driveway.

SERVICES

- Mains domestic water
- Air source heat pumps for heating and hot water
- Mains foul drainage
- Private surface water swale
- Super-fast fibre optic
- Solar panels and battery storage



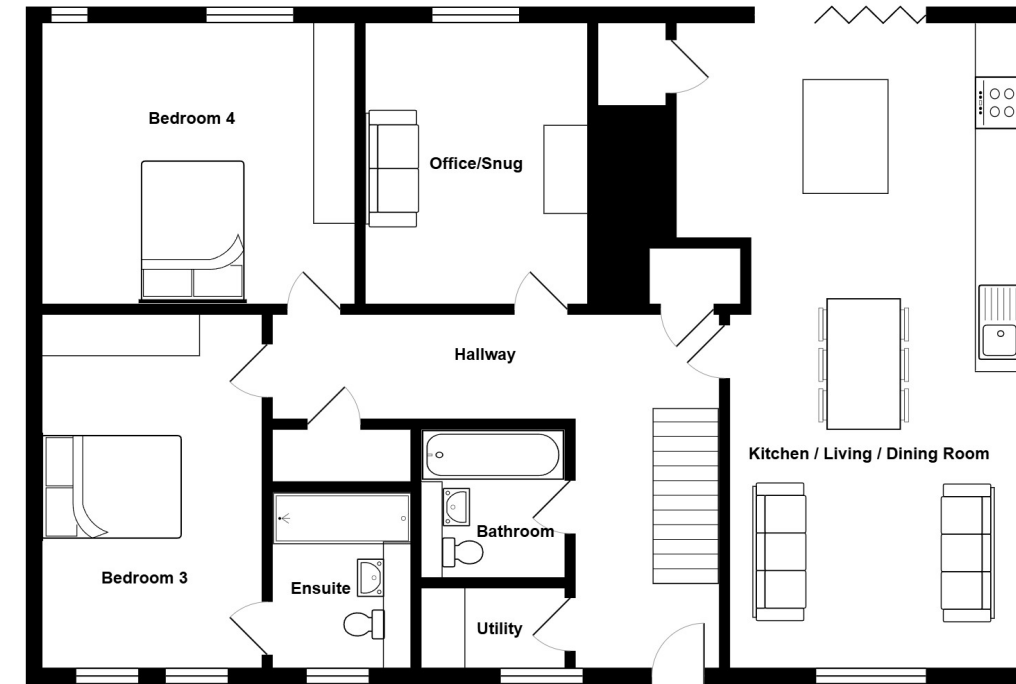
Plot 2

1,474 sq.ft



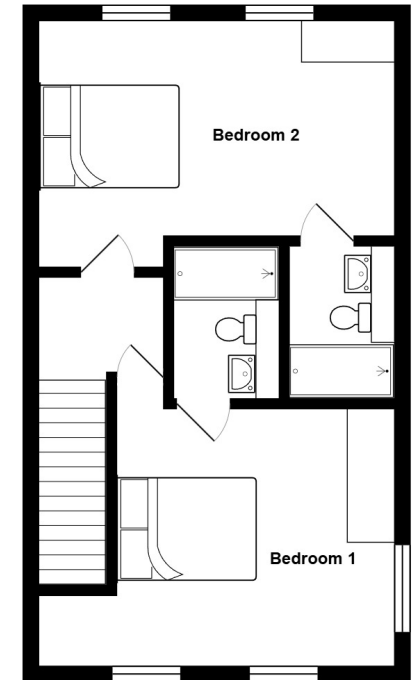
Plot 3

1,784 sq.ft



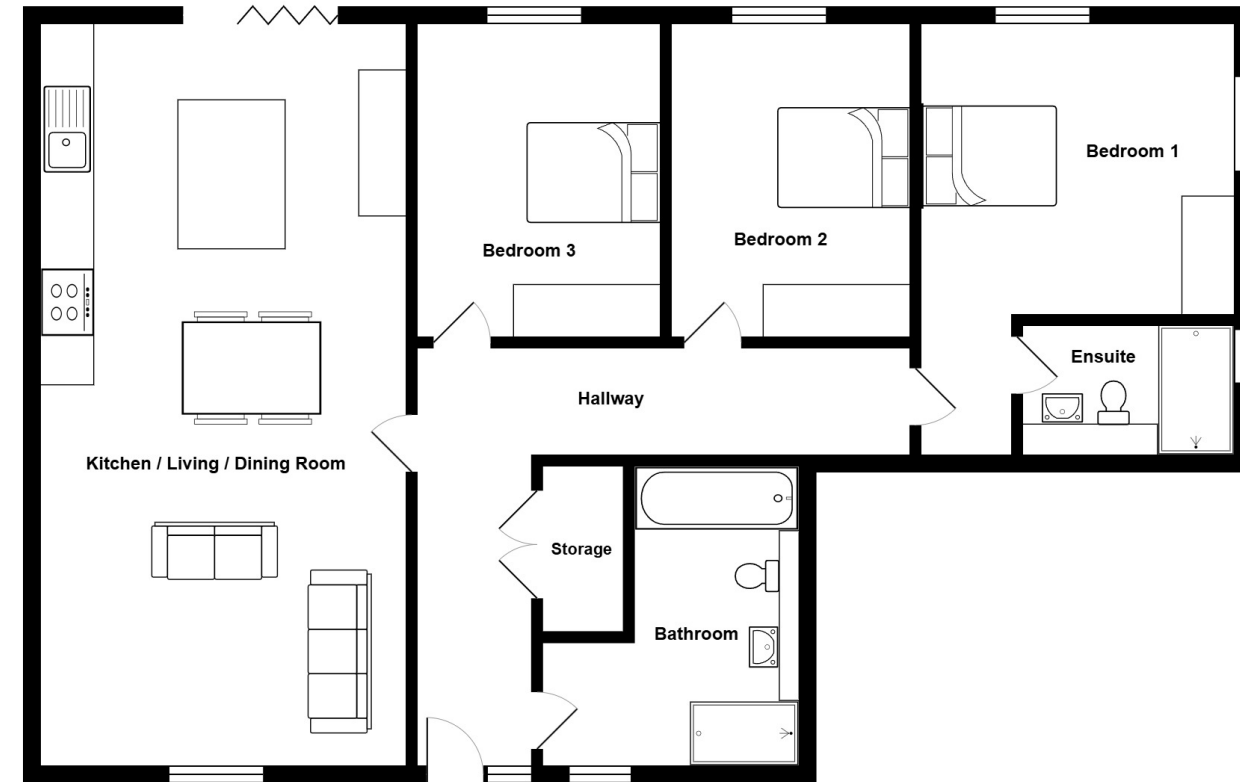
Ground Floor

First Floor



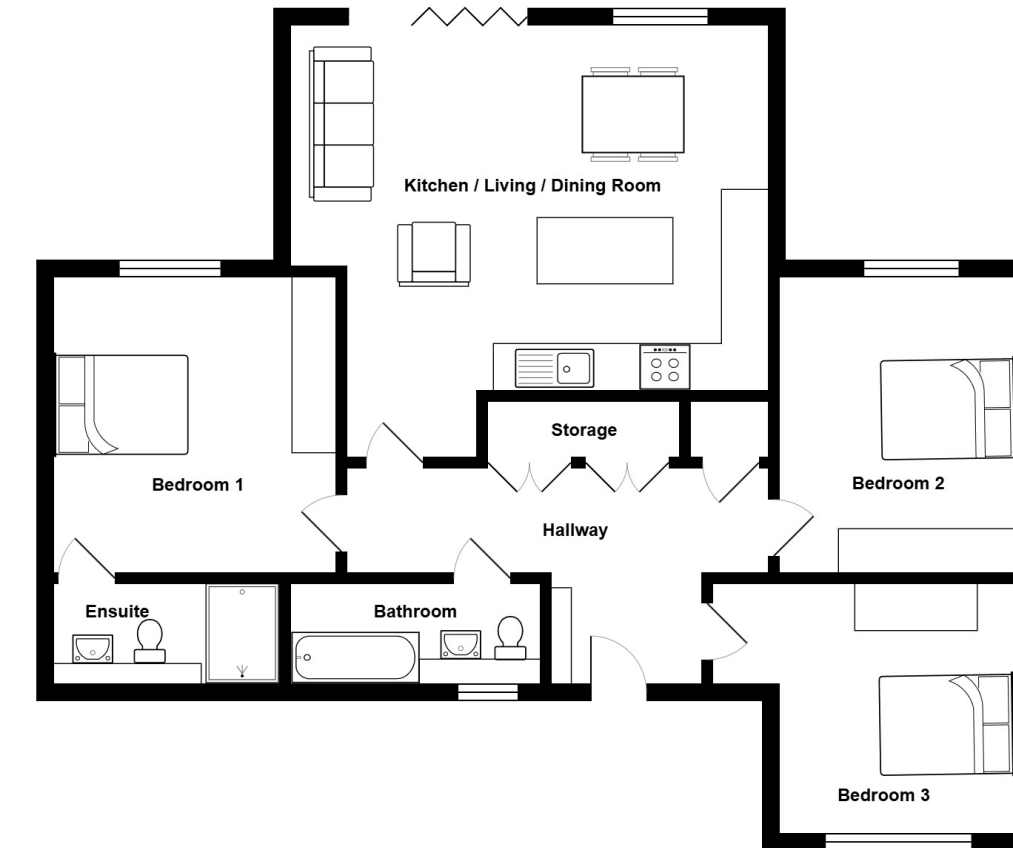
Plot 4

1,188 sq.ft



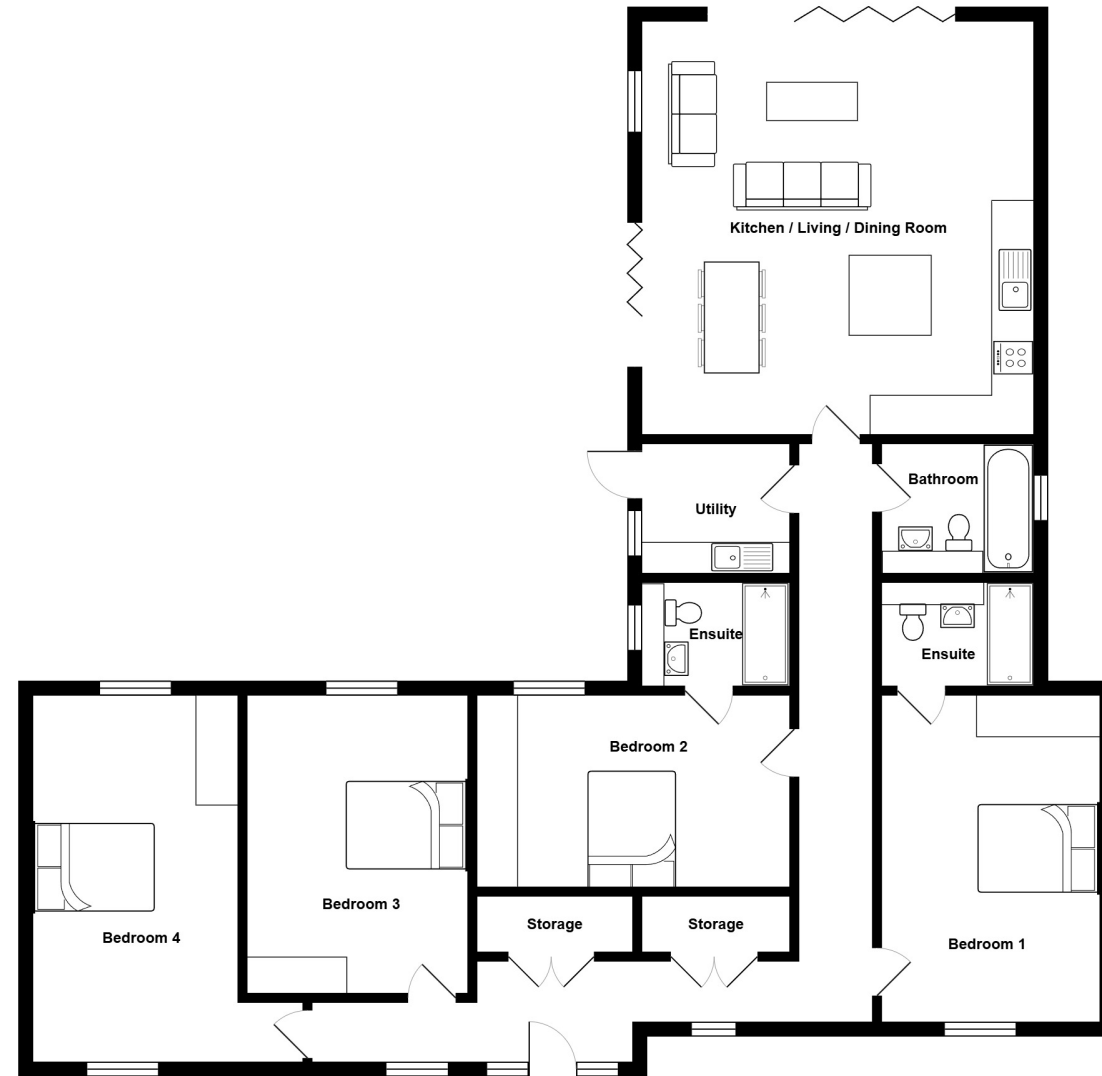
Plot 5

897 sq.ft



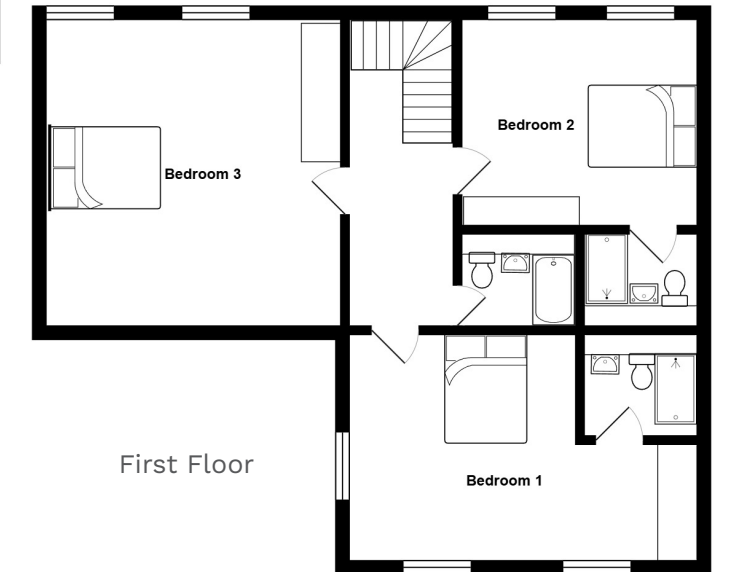
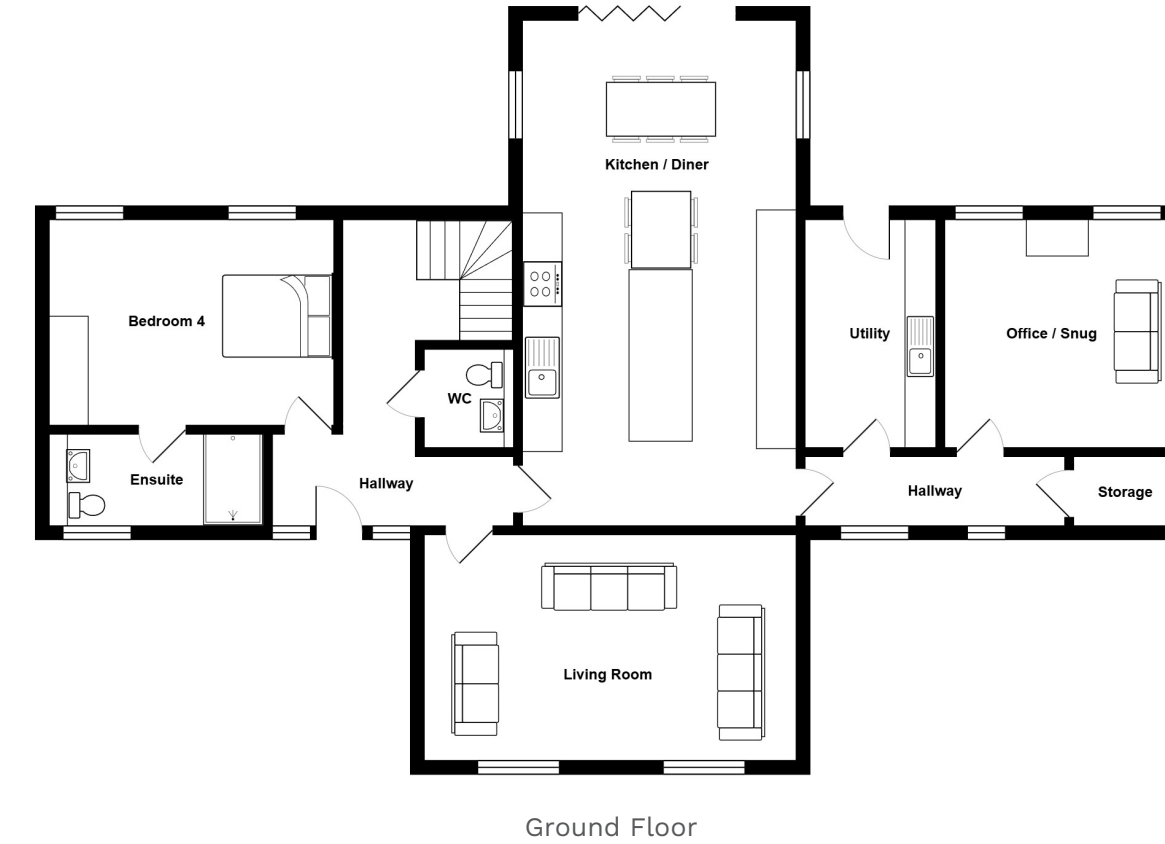
Plot 6

1,549 sq.ft



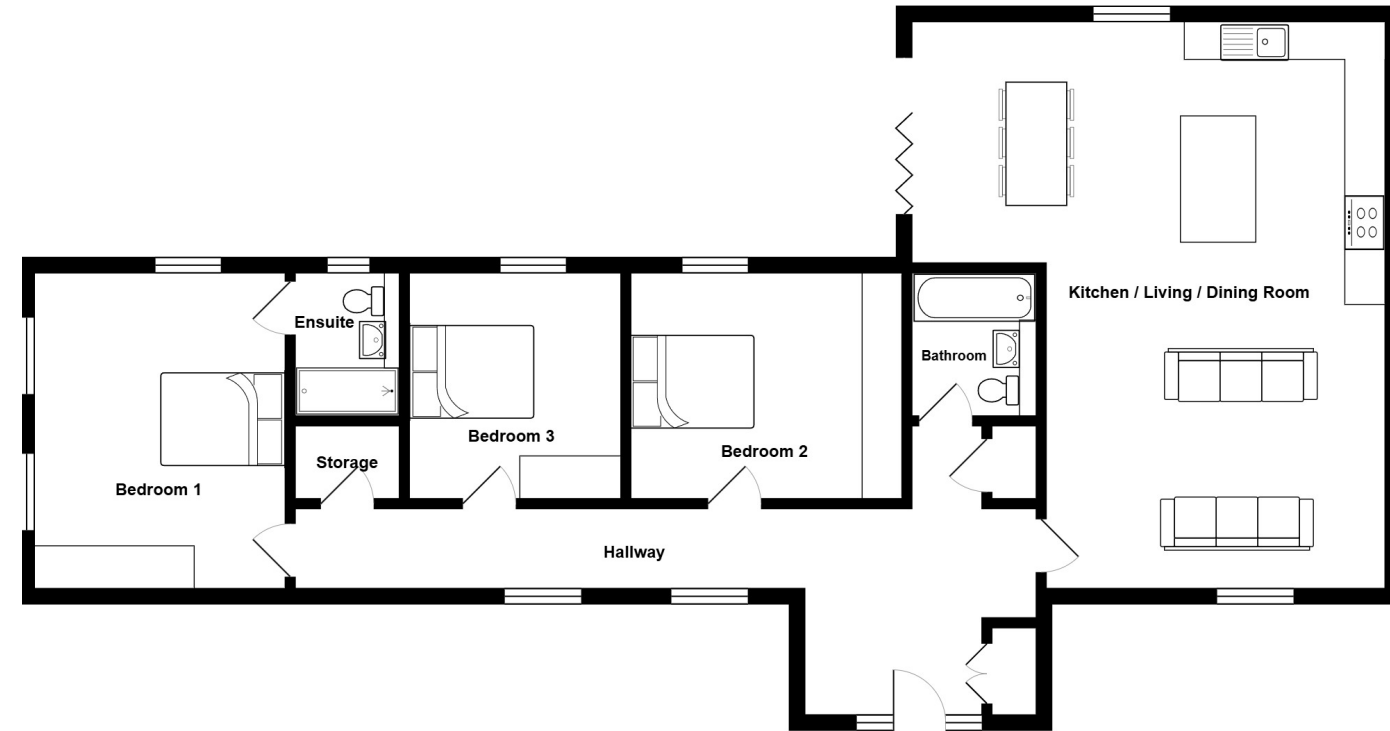
Plot 7

2,313 sq.ft



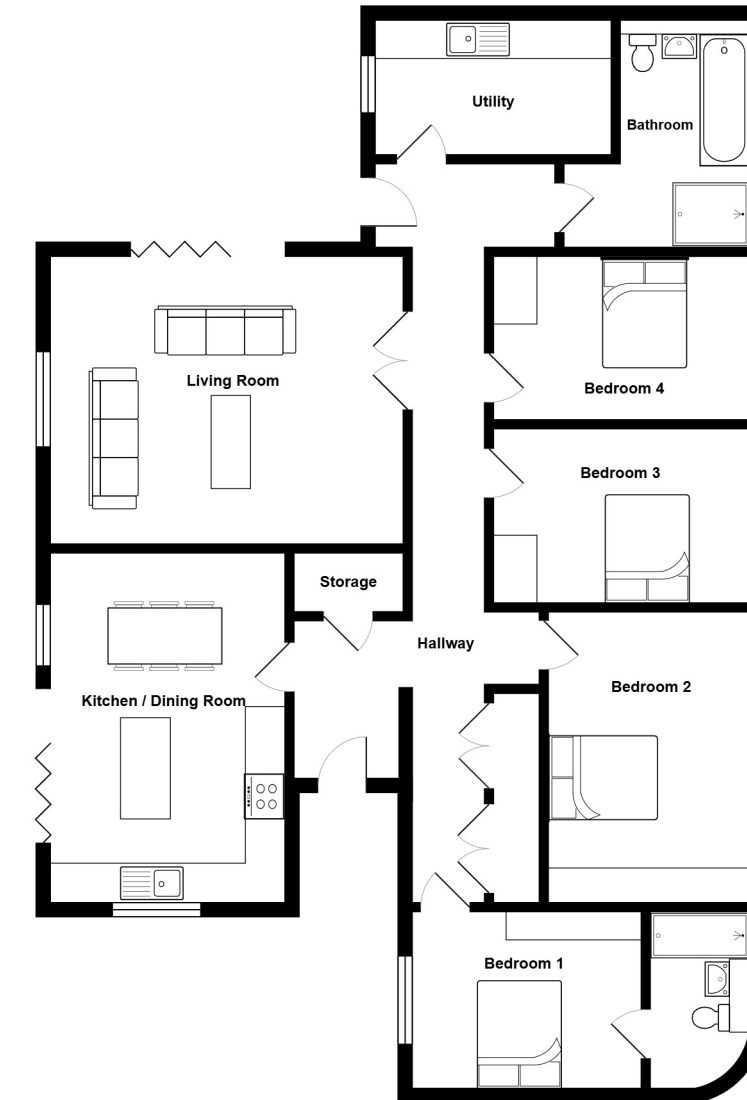
Plot 8

1,361 sq.ft



Plot 9

1,689 sq.ft

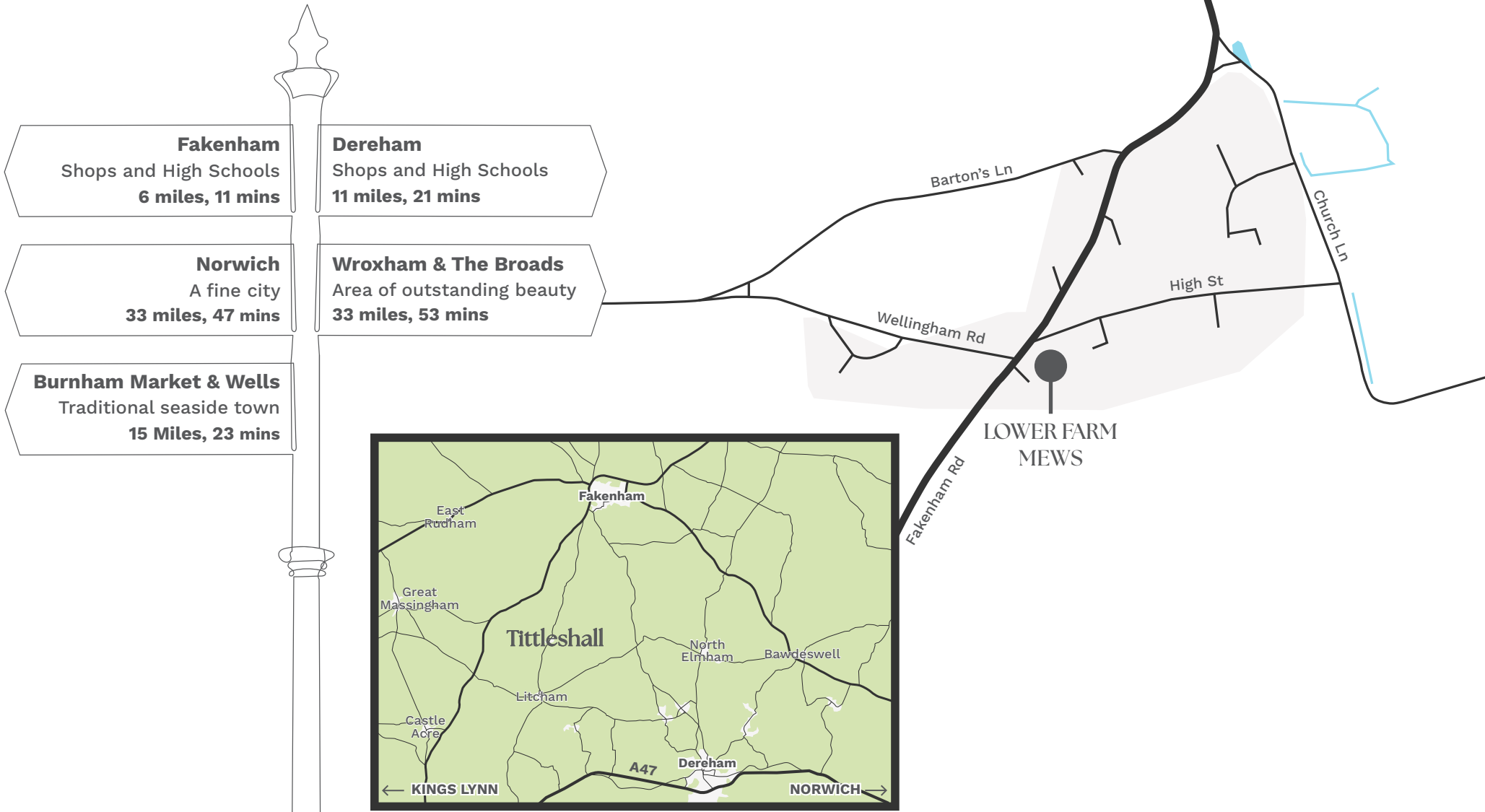


Site Plan

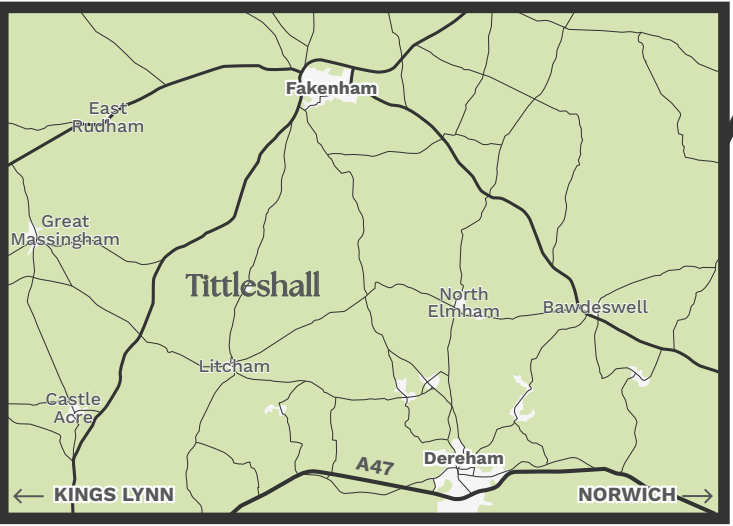


- PLOT 1: 4-Bed
- PLOT 2: 3-Bed
- PLOT 3: 4-Bed
- PLOT 4: 3-Bed
- PLOT 5: 3-Bed
- PLOT 6: 4-Bed
- PLOT 7: 4-Bed
- PLOT 8: 3-Bed
- PLOT 9: 4-Bed

Location



- Fakenham**
Shops and High Schools
6 miles, 11 mins
- Dereham**
Shops and High Schools
11 miles, 21 mins
- Norwich**
A fine city
33 miles, 47 mins
- Wroxham & The Broads**
Area of outstanding beauty
33 miles, 53 mins
- Burnham Market & Wells**
Traditional seaside town
15 Miles, 23 mins



TITTLESHALL

NORFOLK



About Tittleshall

Tittleshall is a pretty village in the heart of rural Norfolk, just a short drive from the nearby market towns of Fakenham, Dereham and Swaffham.

The well-served village of Litcham is only 2 miles away and offers a range of amenities, including a village shop, pub, schools for 4 to 16-year-olds and a highly regarded doctor's surgery/medical centre. The nearest coastline is at Wells, which is approximately a 20-minute drive to the north.



The Norfolk Agents

The Norfolk Agents are a hybrid estate agent covering the Norfolk area, offering a variety of fee packages to suit your needs. Having experienced the changing landscape of local estate agents, directors Laura and Ross identified a gap in the market to create a hybrid agency, combining the best of both Online and Traditional High Street estate agency. In January 2020, Shane Ballard joined the business as the third director, bringing more than 15 years' experience to the growing business, after holding director roles in various London and Norfolk agencies.

All three directors are really passionate about their business model, believing that agency offers a proposition that delivers on both value and service compared to the traditional estate agent. Since the business was formed, it has continued to grow and win friends across Norfolk, saving customers in excess of £3,000,000 in fees. The Norfolk Agents believe that their model is proven to be the most cost-efficient way to provide fantastic service and deliver significant value to customers.



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Mortgage Finance Options

The Norfolk Agents partner with Henderson Mortgage Solutions: whole of market mortgage specialists working across East Anglia and surrounding areas specialising in meeting the mortgage and protection needs of clients who require friendly, face to face or remote advice with a trusted adviser.

Henderson Mortgage Solutions offers Mortgages, Protection and General Insurance.

"We have used Henderson Mortgage Solutions many times and have always been looked after fantastically well and we have never had any problems. Great service and helpful advice every time."

Mr & Mrs T
Swaffham, January 2023"



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Buy to Let Options

If you are looking to purchase any of the plots at Lower Farm Mews as a buy to let, please see the details opposite for the potential rental income. For further information on The Norfolk Agent's different fee packages or Lower Farm Mews, please get in touch.



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Holiday Let Options

Simply Norfolk Stays are your local expert holiday cottage letting agents. With over 10 years' experience in holiday letting, and over 20 years' experience in Norfolk hospitality, Simply Norfolk Stays offer a simple, fuss free and cost-effective way to market your holiday home.

Take a look at the table opposite which displays the appraisal for holiday let income on each plot.



Phone 01328 730 555

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Potential Income Opportunities

	RENTAL		HOLIDAY LET*	
	Per Calendar Month	Per Annum	Per Week	Per Annum
Plot 1 (4 Bed) 2,606 sq.ft	£2,250	£27,000	£950–£2,500	£34,500
Plot 2 (3 Bed) 1,417 sq.ft	£1,750	£21,000	£750–£1695	£24,450
Plot 3 (4 Bed) 1,784 sq.ft	£1,750	£21,000	£950–£2,500	£34,500
Plot 4 (3 Bed) 1,188 sq.ft	£1,400	£16,800	£750–£1695	£24,450
Plot 5 (3 Bed) 897 sq.ft	£1,150	£13,800	£750–£1695	£24,450
Plot 6 (4 Bed) 1,549 sq.ft	£1,750	£21,000	£950–£2,500	£34,500
Plot 7 (4 Bed) 2,313 sq.ft	£2,000	£24,000	£950–£2,500	£34,500
Plot 8 (3 Bed) 1,361 sq.ft	£1,400	£16,800	£750–£1695	£24,450
Plot 9 (4 Bed) 1,689 sq.ft	£1,750	£21,000	£950–£2,500	£34,500

* These figures are based on an estimated 20 week let and are not guaranteed.

