

Newhomes



First properties are ready to view at a new Broadland development

Local estate agency William H Brown in Stalham is bringing Neaves Close to the market – a traditional development of four houses and three bungalows set in the Broadland village of Catfield. Priced from £230,000, the first properties are now to view by appointment only.

Situated in a great location in the heart of the village, and developed by established local family business Grady Developments, the site is built to the highest specification. All properties feature three spacious bedrooms and all modern conveniences, with the bungalows also boasting 32' x 15' kitchen/diners.

Named 'Neaves Close' after Percy Neave, a local pioneer of passenger and goods road transport, whose business was located at this site in the early 50's. The area became a thriving coach and haulage operation, providing numerous local people

with employment, and supplying essential transport services to businesses and the public both locally and nationally. A weathervane, custom made for the site, features Percy Neave along with his first Model T Ford lorry to commemorate this history.

"This is a great new development set in a charming village location in the popular Norfolk Broads, and with bungalows also available which are rare to the market," says Tessa Smart, Branch Manager at William H Brown Stalham. "Homes are now available to view and we have a process in place to do this in a 'Covid-Secure' manner, so do get in touch with the branch for further information and to make an appointment to visit the development."

Catfield is a pretty village, surrounded by agricultural land in the heart of the Norfolk Broads near the River Ant, Hickling Broad and its Nature Reserve, and



The first properties are ready to view - by appointment only - at Neaves Close in Catfield.

Picture: William H Brown

Barton Broad. It is also just three miles from the large market town of Stalham and close by to the surrounding sandy beaches of Sea Palling and Happisburgh. Catfield itself has a local pub, church, village school, village hall, post office and shop.

Prices for homes at Neaves Close start from £230,000. For further information, and to book an appointment for a 'Covid-Secure' viewing, please contact the William H Brown Stalham branch on 01263 713343 or email: stalham@williamhbrown.co.uk

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Easing of lockdown stokes demand for new homes

Since the housing market reopened and lockdown restrictions were relaxed across much of the UK we have been surprised by the amount of resolve among buyers.

Enquiries for new build homes across all Savills offices in the first half of this year were 9pc higher when compared to the same period in 2019 - with June 2020 up 82pc compared to 12 months previously.

This increase was also reflected by the number of visitors looking at new homes schemes on the Savills website, with traffic 47pc higher than June 2019.

Despite a challenging environment the market - particularly here in Norfolk - has shown resilience. We experienced a strong start to 2020 off the back of a decisive election result and although there has been an understandable pause, the new homes market since June has been the strongest we have seen for some time.

Chancellor Rishi Sunak's surprise announcement of a stamp duty holiday on all purchases up to the value of £500,000 is likely to further accelerate that activity.

Our analysis of Land Registry data suggests just under 90pc of home sales in England will no longer have to pay the tax.

While properties over £500,000 will pay stamp duty, they'll pay £15,000 less than before. This will reduce the stamp duty bill for a £1m home by about a third - from £43,750 down to £28,750.

The potential savings are particularly pertinent to buyers in the £400,000 to £600,000 bracket as they stand to gain most, relative to the price of their new homes.

Investors and second home buyers meanwhile will still have to pay the Higher Rate for Additional Dwellings (HRAD), which is 3pc of the property value. However, these buyers still benefit from the higher nil rate for basic stamp duty. Someone buying a second home worth £500,000 would pay £15,000 in stamp duty, half the £30,000 bill they would have paid previously.

For the new homes market here in Norfolk it means that buyers will now have eminently more choice - not just in the type of property they can afford but also location.

Starting prices for homes at All Saints Close in Little Melton and Bankside in Barnham Broom for example are now exempt from stamp duty (so long as they are not second homes) - while those at the higher end also benefit from a considerable saving.

A desire for improved work-life balance is seemingly driving a dramatic rise in activity - reflecting a desire for additional space both inside and out. With the stamp duty holiday not set to end until March 31st next year, we are hopeful that activity will remain strong over the coming months.

This column is sponsored by Savills.

New developer unveils contemporary homes in the Norfolk countryside

Norfolk developer Greengate Homes prides itself on the superb quality and distinctive design of its homes, and its latest project is certainly no different.

Pastures Grove in Barford is an exclusive development of four individually-designed properties. The properties, which start at £525,000, are for sale with Brown & Co and include a three-bedroom bungalow, a five-bedroom family home and two substantial four-bedroom properties. All are built to an exceptional quality, featuring high-specification fixtures and fittings and spacious and comfortable accommodation suitable for the whole family.

The properties have been built with innovation in mind, and each of the four homes includes a Mitsubishi air source heat pump, zoned heating controls, water softeners and underground heating to the ground floor.

The kitchens are stylish with contemporary units featuring soft-close doors, as well as high-specification quartz worktops, Neff appliances and a Quooker tap. All but three of the properties come with an integrated fridge freezer while plot four, a four-bedroom home with impressive open-plan kitchen, comes with a Rangemaster oven and an American-style fridge freezer.

The bathroom and en suites are contemporary in style, with tiled floors and walls, thermostatically controlled showers and heated chrome towel rails. They are also each fitted with electric



Pastures Loke in Barford is an exclusive development of four homes, with prices starting at £525,000. Pictures: Brown & Co

mirrors with lighting and shaving sockets.

The properties are neutrally decorated throughout, with fitted wardrobes to most rooms and smooth, white ceilings.

Each property also comes with a single garage, car port and driveway providing off-road parking.

Pastures Grove is the second development from Greengate Homes, founded in 2016. Its first site at Swanton Morley has recently been shortlisted as a 2020 regional finalist in the LABC Building Excellence Awards for Best Small New Housing Development.

Rob Webb, co-owner and director of Greengate Homes says: "Home Farm Close was Greengate Homes first development and we are incredibly



pleased and proud to have been shortlisted for this prestigious industry award. It is a huge compliment to receive so early in the development of Greengate Homes and a testament to the hard work put in by the whole team"

Collectively, the team has over 40 years' experience in building and development and is passionate about delivering unique and premium homes. The team invest in high quality craftsmanship and individually style each home to create exclusive communities.

Find out more about Greengate at www.greengatehomesnorfolk.co.uk For more information about the properties at Pastures Grove, please contact Brown & Co on 01603 629871.