Flagship Homes

PARK VIEW

• HOLT •

A development including a selection of two and three-bedroom shared ownership homes for purchase, built by Lovell Homes.

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Welcome to Park View, Holt

Flagship Homes is proud to present Park View, a collection of beautifully designed shared ownership homes in the sought-after North Norfolk town of Holt.

Nestled within the picturesque Norfolk countryside and just a short distance from the stunning North Norfolk coast, Park View offers the perfect setting for a range of buyers. Whether you're taking your first step onto the property ladder, looking for a fresh start, or simply searching for somewhere to call home, Holt has plenty to offer.

Known for its charming Georgian streets, independent shops, cafes and welcoming community, Holt combines the best of town and country living. With beautiful countryside and the spectacular coastline close by, Park View is perfectly placed to enjoy everything North Norfolk has to offer.

Feel connected

Park View is ideally located in the historic market town of Holt, surrounded by North Norfolk countryside and within easy reach of the coast. Residents can enjoy independent shops, cafes and restaurants, as well as nearby Holt Country Park, combining town convenience with access to green space and coastal days out. Excellent road links also connect Holt with Blakeney, Sheringham, Cromer and Norwich.

Local surroundings

Holt Country Park	0.8 miles
Weybourne Beach	5.8 miles
Sheringham Beach	6.8 miles
Blakeney Harbour	9.1 miles
Blickling Hall	10 miles

Local amenities

Holt Town Centre	1.2 miles
Holt Primary School	0.7 miles
Holt Medical Practice	1.7 miles
Byfords	0.9 miles
Budgens	0.9 miles

Road connections

Blakeney	6.1 miles
Sheringham	7 miles
Cromer	10 miles
Norwich	23.2 miles
Dereham	19 miles

Rail connections*

Cromer	10 minutes
North Walsham	30 minutes
Wroxham	40 minutes
Norwich	55 minutes
London Liverpool Street*	2h 45minutes

Broadband: up to 42 Mbps

Mobile signal:

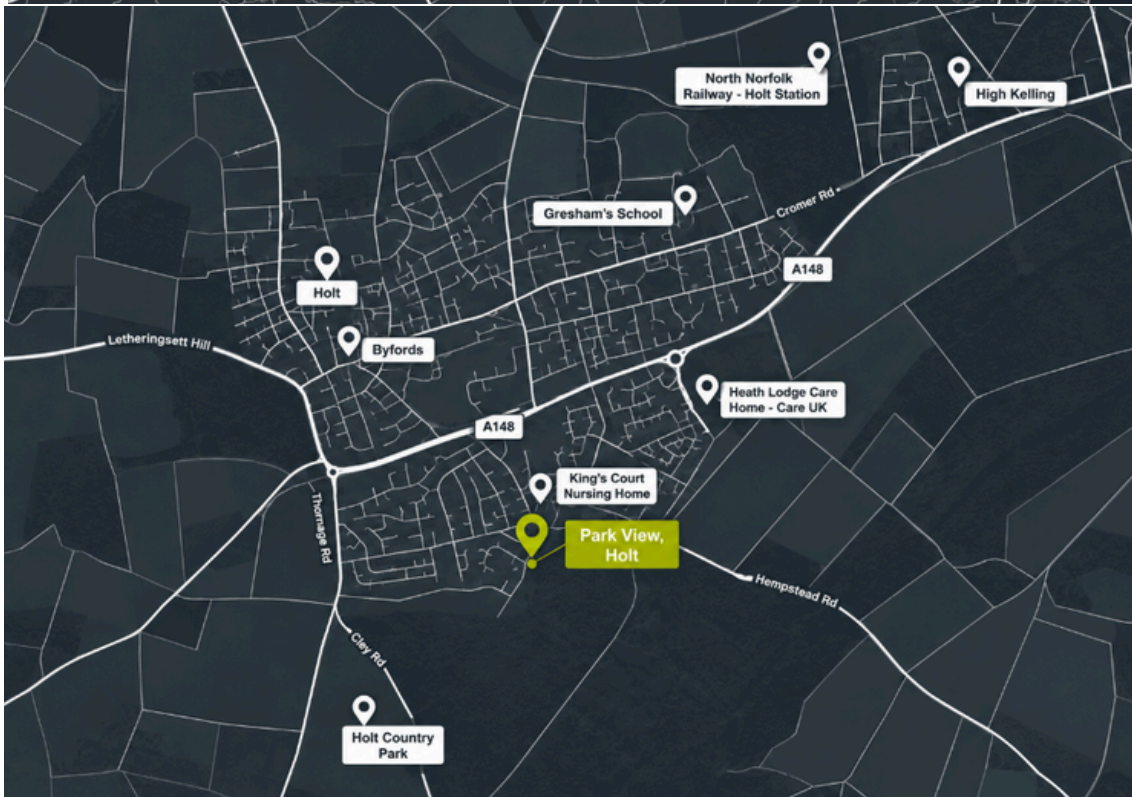
Vodafone: 78% Three: 77% O2: 72% EE: 80%

Park View, Beresford Road, Holt, NR25 6EW

*All train times are based off leaving Sheringham train station (7-miles from Park View, Holt) using Google Maps and Trainline and are correct at time of printing. Flagship Homes takes no responsibility for the accuracy of these figures.

*The journey to London Liverpool Street requires a change at Norwich station.







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2 bedroom
Plots 33 & 34

3 bedroom
Plots 35, 36, 37, 38, 39, 40 & 61

4 bedroom
Plots 77 & 87

Flagship rented homes

what3words location

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Specification

Kitchen

- Symphony Plaza units in 'Cashmere'
- Premium laminate worktops and upstand in 'Oak Block'
- Stainless steel splashback behind the hob
- Oven, hob and extractor fan fitted
- Integrated fridge-freezer, dishwasher and washer/dryer
- Amtico Spacia flooring in 'Sun Bleached Oak'
- Downlights to kitchen

Bathroom

- Contemporary white sanitaryware
- Towel rails
- Johnsons Ceramic tiling to the walls and floor in 'City Touchstone Matt White'
- Mirror in bathroom

Electrical

- TV points in main bedroom and lounge
- Low energy PIR external lighting to the front and rear
- Mains connected smoke and heat detectors

Decorative finishes

- All internal walls and ceilings are finished in a matt white
- All internal woodwork is finished in white satin

General

- NHBC 10-year warranty (from build completion date)
- Low carbon electrical heating system powered by an air source heat pump
- Turf to rear garden
- Carpets in 'Smokestack' to living room, stairs, landing & bedrooms

Please note these images are to be used as a guide only and may not accurately represent the homes at this development.









All photos of a previous Flagship home, these properties at Park View are currently in-build





Two-bedroom semi-detached house

Plots 33, *34

*Mirrored to floor plan shown

GROUND FLOOR

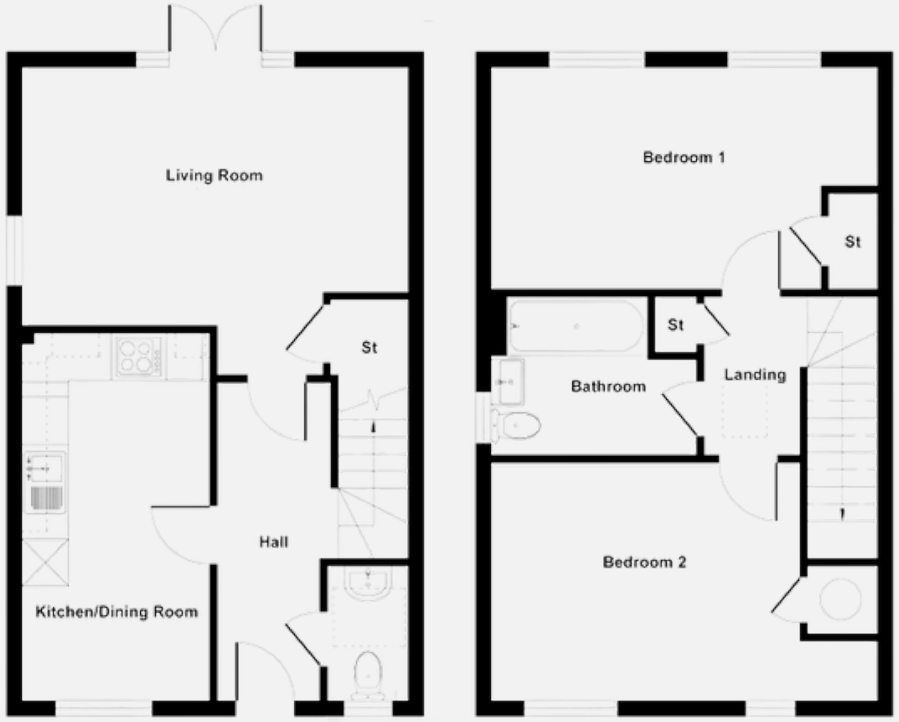
Kitchen/Dining Room: 4.68m x 2.37m | 15'5" x 7'9"

Living room: 4.92m x 3.22m | 16'2" x 10'7"

FIRST FLOOR

Bedroom 1: 4.92m x 2.85m | 16'2" x 9'11"

Bedroom 2: 4.92m x 3.02m | 16'2" x 9'11"



GROUND FLOOR FIRST FLOOR

855 sqft. / 79 sqm.

Please note: Floor plans are not shown to scale and computer generated images are indicative only and external finishes may vary. Dimensions shown may vary and are not intended to be used for carpet sizes, appliance sizes or items of furniture. CGI's are for illustrative purposes only and are representative of the property. External finishes, materials and specifications may vary. Please speak to your sales advisor for further information.



Three-bedroom detached house

Plots 35, *36, 37, *38, 39, *40

*Mirrored to floor plan shown

GROUND FLOOR

Kitchen: 3.99m x 2.52m | 13'm x 1" x 8'4"

Living/Dining room: 4.86m x 3.87m | 16'0" x 12'9"

FIRST FLOOR

Bedroom 1: 4.86m x 2.84m | 16'0" x 9'4"

Bedroom 2: 4.29m x 2.66m | 14'1" x 8'9"

Bedroom 3: 2.89m x 2.11m | 9'6" x 6'11"



GROUND FLOOR FIRST FLOOR

1009 sqft. / 93.8 sqm.

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Shared ownership explained

What is shared ownership?

Shared ownership is a scheme designed to help people get on the property ladder. It involves purchasing a share in a property and paying a subsidised rent on the remaining share.

Our friendly and professional advisors will offer you expert guidance and ongoing support throughout your shared ownership journey. We'll be by your side as you find the home that's right for you!

How does shared ownership work?

For this development, you can initially purchase between 25% and 75% of the property.

Later down the line, and as your household income allows, you can choose to buy more shares in your home. This is called staircasing and allows you to increase your ownership up to 100%.

For further detail on shared ownership, take a look at our shared ownership guide via the link below, along with our first come first serve policy document.

Shared ownership guide
First come first serve policy

Please note: Priority is given to applicants with a local connection to North Norfolk (living, working, or a close family connection in the district). This home must first be marketed through North Norfolk Council's Your Choice Your Home scheme: https://www.yourchoiceyourhome.org.uk/choice/ before being offered more widely if no suitable applicant is found.

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