





Welcome to Barn Piece by Ingram Homes

Barn Piece is a select development offering a charming collection of two, three and four bedroom homes in the popular Boadland village of Salhouse, just 6 miles from Norwich City centre.

This small development provides exceptional quality homes for professionals, expanding families and those looking for a special place to retire.

Salhouse - The Perfect Setting

Perfectly situated in between Norwich and the Norfolk Broads, the quiet village of Salhouse has a huge amount to offer.

Salhouse is situated in a rural setting approximately 6 miles northeast of the city of Norwich. It is partly bounded by the River Bure to the east and the "Bittern Line" railway to the west. Part of the village is a designated Conservation Area and includes Salhouse Broad, which is the gateway to the picturesque Norfolk Broads. The Norfolk Broads are rich in history and home to rare wildlife and plants and provide miles of scenic waterways. Local public amenities include a village shop, post office, café, primary school, village hall, church, sports / playing field and two public houses.

Wroxham is situated approximately 2 miles away.

Of particular note are the walking opportunities from Salhouse towards nearby Woodbastwick and Ranworth.

This route passes through some of the most idyllic parts of the Norfolk Countryside.

The village has good transport links by road via the A47 and the construction of the new Norwich Northern Distributor Road will further enhance the accessibility to the North and South of Norwich. Public transport is available by bus and train services principally to the centre of Norwich.







Specification

In keeping with this rural backdrop, we have specified products that are sympathetic to the surroundings. The emphasis is on a traditional look but also using modern products to enhance lifestyle.

General Construction

- · Brick and block cavity wall construction
- · Concrete beam and block ground floors
- Posi joists to first floors
- Timber trusses
- · Wet skim plaster to walls and ceilings
- Timber window frames painted in microporous paint for longevity
- Colour coded render and timber effect cladding to selected plots
- Rustic pantiles
- Heritage bricks
- · Cream coloured mortar
- Feature oak porches to selected plots

Insulation

- 100mm thick Dritherm 32 to walls
- 140mm thick Celotex insulation to ground floors
- 400mm thick mineral wool to roof
- Double glazed timber windows

Kitchen & Utility Rooms

- Wakefield painted shaker timber units by Kitchen Stori (choice of pastel colours depending on stage of construction)
- Blanco white ceramic sink
- Belling range stainless steel oven, hob and matching extractor to selected properties*
- Integrated appliances by NEFF to include dishwasher / stainless steel oven * / black glass induction hob * / extractor hood / full height integrated fridge & freezer
- Utility rooms provided with space for washing machine and tumble dryer. Plots without a utility room come with a washer/dryer as standard
- Tiled floors to kitchen and utility rooms a choice is available depending on stage of construction
- Tiled walls between base units and wall units –
 a choice is available depending on stage
 of construction
 - * Larger plots will be fitted with Belling Range Oven, Hob and Extractor.

Plumbing and Heating

- Feature fireplaces with gas powered Stockton 5 stoves to selected plots
- 'A' rated gas boilers by Ideal
- Fully zoned underfloor heating by Roth to ground floors – thermostatic control in most rooms
- Radiators to first floor
- Outside tap
- Piped for future installation of water softener (separate pipe runs for soft and hard water)

- Towel radiators to all bathrooms and en-suites
- Separate 7 day timers for hot water and heating control
- · Pressurised hot water and heating system
- Insulated cylinders complete with backup immersion heater
- Solar PV panels to selected plots

Bathrooms and En-suites

- Stylish white baths, basins and toilets by Vitra (\$50 range)
- Integrated 'driftwood' shelving and storage cupboards to bathrooms and en-suites
- Floor tiles and wall tiles a choice is available depending on stage of construction
- Tiles by British Ceramic and trimmed using thin anodised aluminim trim
- · Co-ordinated 'driftwood' bath panels
- Modern concealed thermostatic shower valves
- Concealed toilet cisterns

Flectrics

- Generous number of white double sockets throughout
- BT and TV sockets to living rooms and bedrooms
- LED spots to kitchens, bathrooms and en-suites
- High level wall locations for TV sockets in kitchen/diner and master bedroom
- Double socket with USB chargers in kitchen
- CAT 5 cables to all BT sockets enabling owner to switch over to data sockets – all wired back to central location
- · PIR motion detector lights to front and rear
- Strip light and power socket in garage
- Smoke detectors to building regulations
- Shaver points to bathroom and en-suite
 Loft light and double socket in loft
- Emergency battery light above electric consumer unit in case of power failure

Décor

- Traditional 2 panel painted doors
- Traditional ironmongery
- · Traditional skirting, architrave and coving
- Walls painted in Gardenia and woodwork painted in Pure White (RAL 9010)
- External woodwork painted with Jotun DemiDek micro-porous paint
- Traditional brick fireplace complete with oak mantel to selected plots

Landscaping

- Turf to front gardens
- 6ft high close boarded fences complete with concrete posts and concrete gravel boards
- · Rotivated topsoil to rear gardens
- Generous areas of slabs for paths and patios
- Shingle driveways and parking areas
- Outside tap

BARN PIECE - SITE PLAN



Plot Type	
Plot 1	2 Bed Semi-Detached House - Affordable Dwelling
Plot 2	2 Bed Semi-Detached House - Affordable Dwelling
Plot 3	2 Bed Semi-Detached House - Affordable Dwelling
Plot 4	2 Bed Semi-Detached House - Affordable Dwelling
Plot 5	3 Bed Semi-Detached House
Plot 6	3 Bed Semi-Detached House
Plot 7	3 Bed Detached House
Plot 8	4 Bed Detached House
Plot 9	4 Bed Detached House

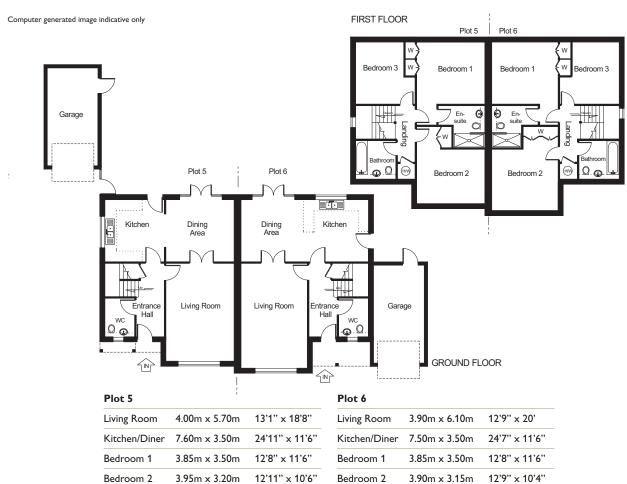
Plot 10	4 Bed Detached House
Plot 11	4 Bed Detached House
Plot 12	3 Bed Detached House
Plot 13	3 Bed Detached Bungalow
Plot 14	3 Bed Detached Bungalow
Plot 15	3 Bed Detached Bungalow
Plot 16	2 Bed Detached Bungalow
Plot 17	2 Bed Detached Bungalow
Plot 18	1 Bed Semi-Detached Bungalow - Affordable Dwelling
Plot 19	1 Bed Semi-Detached Bungalow - Affordable Dwelling

3 BED SEMI-DETACHED HOUSE PLOTS 5 & 6

Gross internal Areas:

Plot 5: 128m² (1377ft²) Plot 6: 131m² (1410ft²) not including garages





Bedroom 3

3.50m x 3.50m

11'6" x 11'6"

Bedroom 3

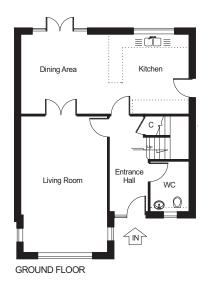
3.50m x 3.50m

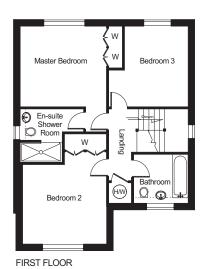
11'6" x 11'6"

Gross internal Area: 127m² (1367ft²)



Computer generated image indicative only





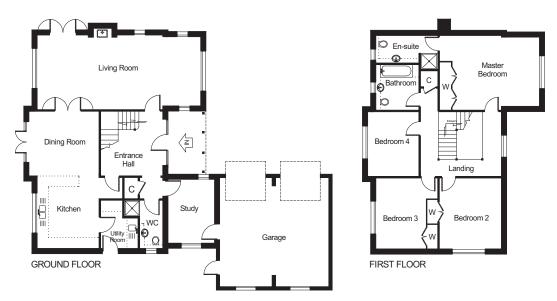
Plot 7

Living Room	4.00m x 6.15m	13'1" x 20'2"
Kitchen/Diner	7.60m x 3.50m	24'11" x 11'6"
Bedroom 1	4.00m x 3.50m	13'1" x 11'6"
Bedroom 2	3.90m x 3.65m	12'9" x 12'
Bedroom 3	3.50m x 3.50m	11'6" x 11'6"

Gross internal Area: 200m² (2150ft²) not including garages



Computer generated image indicative only



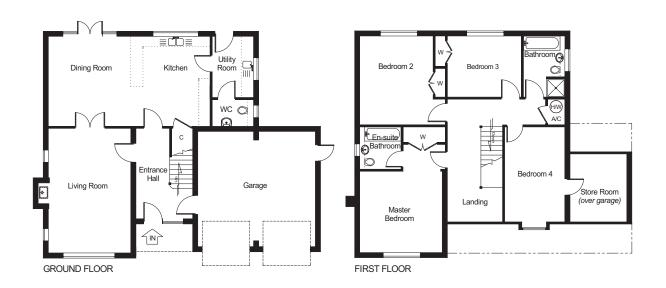
Plot 8 & Plot 10

Living Room	4.10m x 9.10m	13'5" x 29'10"
Kitchen/Diner	7.70m x 3.85m	25'3" x 12'8"
Study	3.50m x 2.60m	11'6" x 8'6"
Bedroom 1	4.10m x 5.50m	13'5" x 18'
Bedroom 2	4.00m x 3.60m	13'1" x 11'10"
Bedroom 3	4.00m x 3.60m	13'1" x 11'10"
Bedroom 4	3.60m x 2.85m	11'10" x 9'4"

Gross internal Area: 172m² (1852ft²) not including garage & storeroom



Computer generated image indicative only



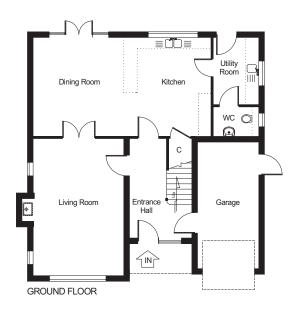
Plot 9

Living Room	4.05m x 6.35m	13'3" x 20'10"
Kitchen/Diner	7.90m x 4.05m	25'11" x 13'3"
Bedroom 1	4.10m x 4.30m	13'5" x 14'1"
Bedroom 2	3.60m x 4.10m	11'10" x 13'5"
Bedroom 3	4.15m x 2.75m	13'7" x 9'
Bedroom 4	3.00m x 4.70m	9'10" x 15'5"

Gross internal Area: 169m² (1825ft²) not including garage



Computer generated image indicative only





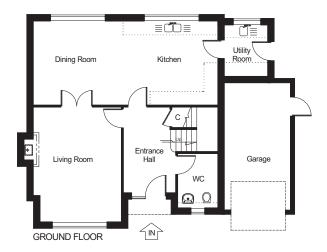
Plot 11

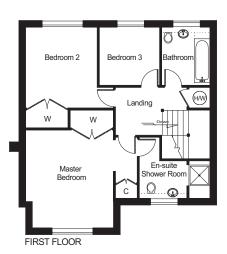
Living Room	4.10m x 6.45m	13'5" × 21'2"
Kitchen/Diner	8.20m x 4.10m	26'11" x 13'5"
Bedroom 1	4.10m x 4.25m	13'5" x 13'11"
Bedroom 2	3.60m x 4.10m	11'10" x 13'5"
Bedroom 3	4.35m x 2.75m	14'3" × 9'
Bedroom 4	3.20m x 4.70m	10'6" x 15'5"

Gross internal Area: 138m² (1485ft²) not including garage



Computer generated image indicative only





Plot 12

Living Room	4.00m x 5.00m	13'1 × 16'5"
Kitchen/Diner	3.70m x 8.25m	12'2" × 27'
Bedroom 1	4.00m x 4.35m	13'1" x 14'3"
Bedroom 2	3.20m x 3.70m	10'6" x 12'2"
Bedroom 3	2.80m x 2.60m	9'2" x 8'6"

3 BED DETACHED BUNGALOW PLOT 13

Gross internal Area: 142m² (1530ft²) not including garages



Computer generated image indicative only



Plot 13

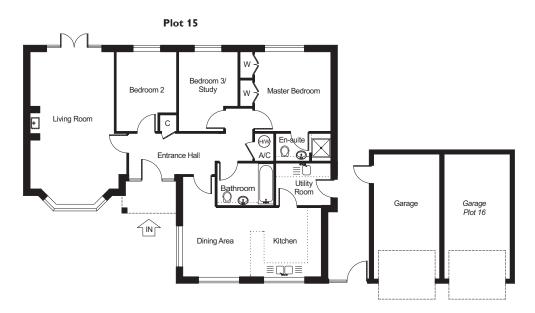
Living Room	4.45m x 8.75m	14'7" × 28'8"
Kitchen/Diner	3.95m x 5.85m	12'11" × 19'2"
Bedroom 1	4.20m x 3.10m	13'9" × 10'2"
Bedroom 2	3.10m x 3.90m	10'2" x 12'9"
Bedroom 3	3.10m x 3.90m	10'2" x 12'9"

3 BED DETACHED BUNGALOW PLOTS 14 & 15

Gross internal Area: 105m² (1130ft²) not including garage



Computer generated image indicative only



Plot 14 (Handed) & Plot 15

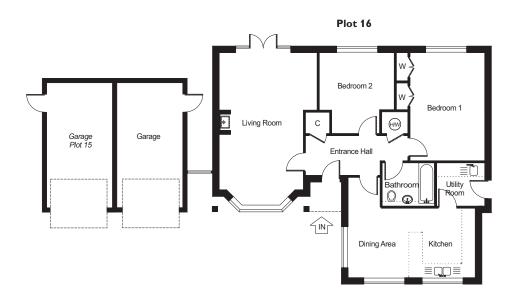
Living Room	4.30m x 7.00m	14'1" × 23'
Kitchen/Diner	6.10m x 3.15m	20' x 10'4"
Bedroom 1	3.35m x 3.50m	11' x 11'6"
Bedroom 2	2.70m x 3.50m	8'10" x 11'6"
Bed 3/ Study	2.65m x 3.50m	8'8" x 11'6"

2 BED DETACHED BUNGALOW PLOTS 16 & 17

Gross internal Areas: 95m² (1022ft²) not including garage



Computer generated image indicative only



Plot 16 & 17 (Handed)

Living Room	4.30m x 7.00m	14'1" × 23'
Kitchen/Diner	5.60m x 3.05m	18'4" × 10'
Bedroom 1	3.25m x 4.80m	10'8" × 15'9"
Bedroom 2	3.40m x 3.50m	11'2" x 11'6"



Dear Client

Thank you for considering Ingram Homes for your new home. Our company was founded in 1972 and we are passionate about the way we build our homes. This is the care you would expect from a small family run business.

In addition to specifying exciting products we also adopt, what we think, are the best building practices and this means working with trades direct avoiding sub-contract gangs. We also employ working Managers who work alongside these trades.

This ensures the quality of the work is maintained to a high standard.

We are so confident in the specification and quality we are offering that we would encourage all buyers to take time to compare us with other developers. If you want to see our products and properties then please make contact and I would be pleased to meet you on site or at our office.

Yours faithfully

John Ingram Managing Director Ingram Homes

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Satellite Navigation: NR13 6QF



Brown & Co

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