



An Ingram Homes Development



Welcome to Salamanca by Ingram Homes

Salamanca is a small select development offering quality contemporary three, four and five bedroom homes located in the popular rural village of Stoke Holy Cross. This development will appeal to professionals, expanding families and those looking for a quiet place to retire. The property mix includes a selection of houses and bungalows.

Stoke Holy Cross – A picturesque setting

Stoke Holy Cross is a quaint rural village in South Norfolk which lies approximately 5 miles south of Norwich. It is a sought after location for those wishing for a country life style but still wanting to have close links with Norwich. The village has 2 fine restaurants, the highly regarded Salamanca farm shop and a post office. When it comes to education, Stoke Holy Cross Primary School is easily accessible on foot and Framlingham Earl High School is a short bus trip. Dunston Hall Golf Club is approximately 2 miles away by car. There are many other amenities such as a doctors surgery and supermarket in nearby Poringland (approximately 2 miles by bus or car).

The village has good transport links by road with the A140, A47 and A146 all nearby. Norwich is a short distance away where there is a train station which links to London and an airport which has flights to the international hub airport in Amsterdam.

SALAMANCA - SITE PLAN



Plot Type	
Plot 1	4 Bed Detached House
Plot 2	3 Bed Semi-Detached House
Plot 3	3 Bed Semi-Detached House
Plot 4	3 Bed Linked Bungalow
Plot 5	3 Bed Linked Bungalow
Plot 6	3 Bed Detached Bungalow
Plot 7	4 Bed Detached Bungalow
Plot 8	5 Bed Detached House
Plot 9	5 Bed Detached House
Plot 10	4 Bed Detached Bungalow
Plot 19	3 Bed Semi-Detached House
Plot 20	4 Bed Semi-Detached House
Plot 21	3 Bed Semi-Detached House
Plot 22	3 Bed Semi-Detached House
Plot 23	3 Bed Detached Bungalow
Plot 24	3 Bed Detached Bungalow

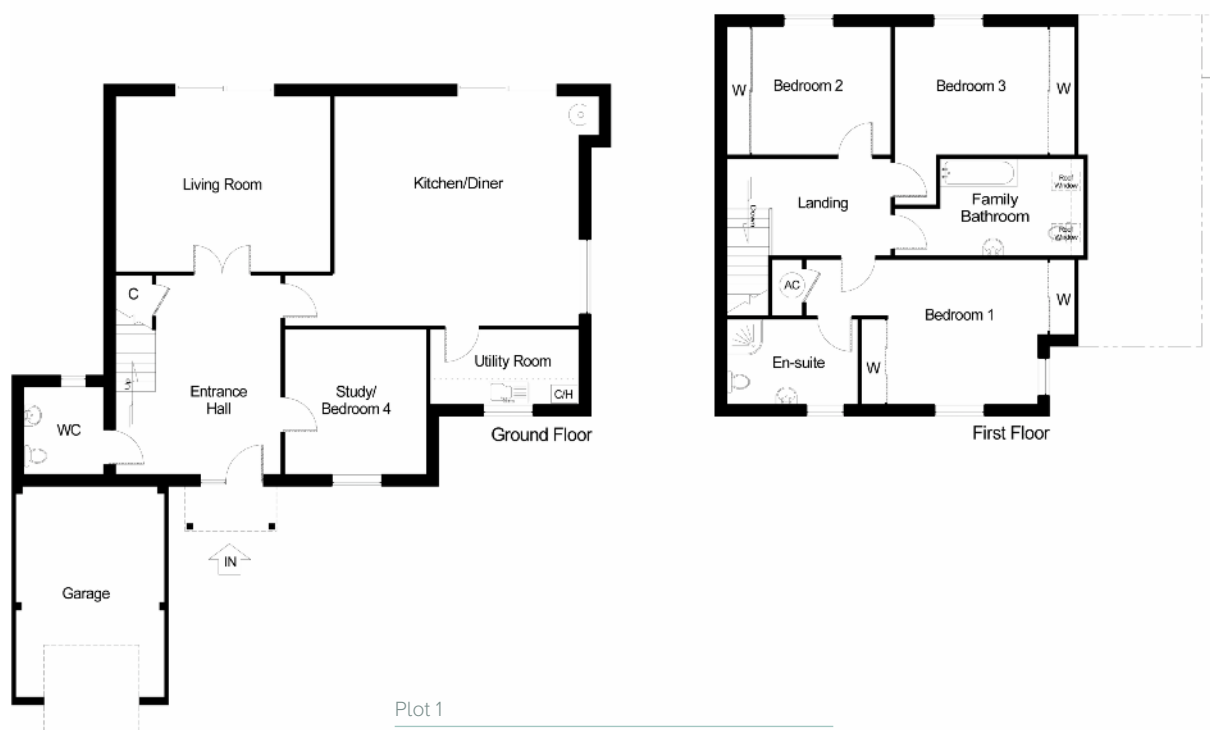
PLOT 1

4 BED DETACHED HOUSE

Gross internal Area: 177m² (1905ft²) not including garage



Computer generated image indicative only



Plot 1

Living Room	5.20m x 4.25m	17'1" x 13'11"
Kitchen/Diner	5.90m x 5.55m	19'4" x 18'3"
Study/Bed 4	3.40m x 3.50m	11'2" x 11'6"
Bedroom 1	4.25m x 3.50m	13'11" x 11'6"
Bedroom 2	3.96m x 3.10m	13'0" x 10'2"
Bedroom 3	4.35m x 3.10m	14'3" x 10'2"

PLOTS 2, 3, 19, 20, 21 & 22

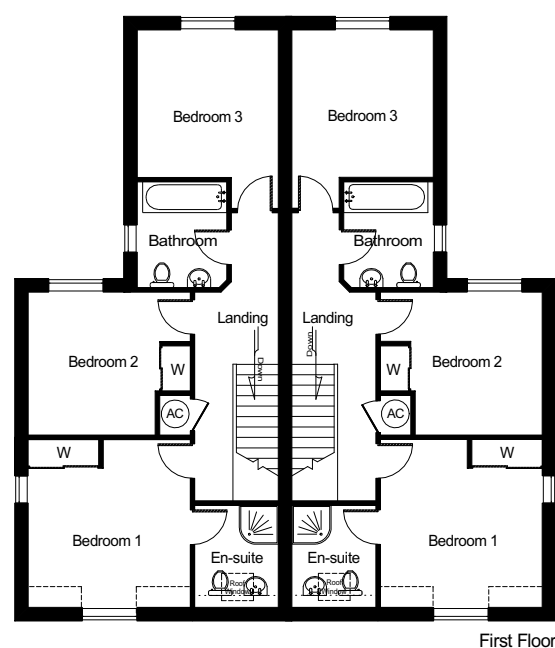
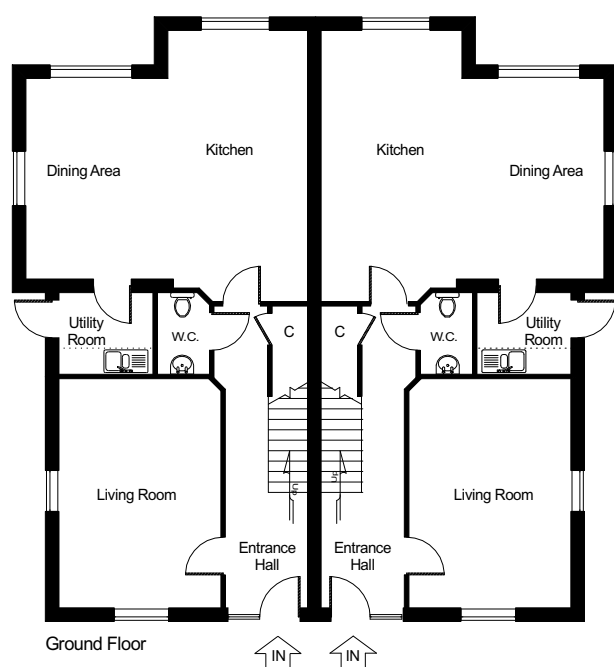
3 BED SEMI DETACHED HOUSE

Gross Internal Area: 127m² (1367 ft²)



Gross Internal Area: 127m² (1367 ft²)

Computer generated image in colour only



Plots 2, 3, 19, 20, 21 & 22

Living Room	3.57m x 5.05m	11'9" x 16'7"
Kitchen/Diner	6.24m x 5.32m	20'6" x 17'5"
Bedroom 1	3.57m x 3.70m	11'9" x 12'2"
Bedroom 2	2.85m x 3.15m	9'4" x 10'4"
Bedroom 3	3.10m x 3.27m	10'2" x 10'9"

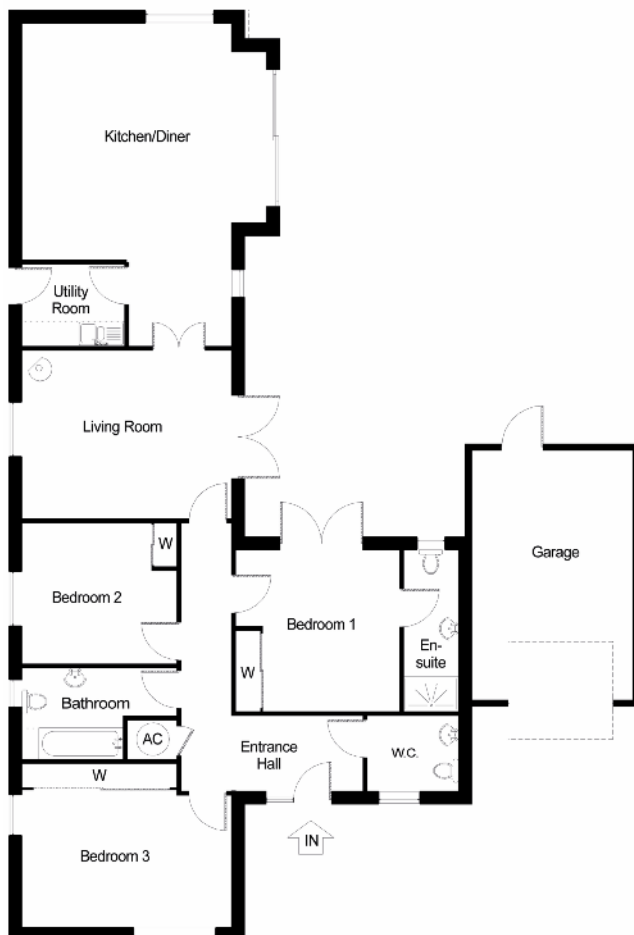
PLOTS 4, 5, 6, 23 & 24

3 BED BUNGALOW (Detached and Linked designs)

Gross Internal Area: 122 m² (1315 ft²) not including garage



Computer generated image indicative only



Plots 4, 5, 6, 23 & 24

Living Room	4.60m x 3.70m	15'1" x 12'2"
Kitchen/Diner	5.40m x 5.00m	17'9" x 16'5"
Bedroom 1	3.60m x 3.65m	11'10" x 12'0"
Bedroom 2	3.40m x 3.10m	11'2" x 10'2"
Bedroom 3	4.60m x 3.60m	15'1" x 11'10"

Notes:

Plots 5, 6 & 24 as per drawing.
 Plots 4 & 23 are handed versions.
 Plots 6, 23 & 24 are detached.
 Plots 4 & 5 are linked via garage.

PLOT 7

4 BED DETACHED BUNGALOW

Gross Internal Area: 179m² (1925 ft²) not including double garage.



Computer generated image indicative only



Plot 7

Living Room		
Kitchen/Diner	13.70m x 5.80m	44'11" x 19'0"
Bedroom 1	3.60m x 5.00m	11'10" x 16'5"
Bedroom 2	2.85m x 3.65m	9'4" x 12'0"
Bedroom 3	2.85m x 3.65m	9'4" x 12'0"
Bedroom 4	3.20m x 3.70m	10'6" x 12'2"

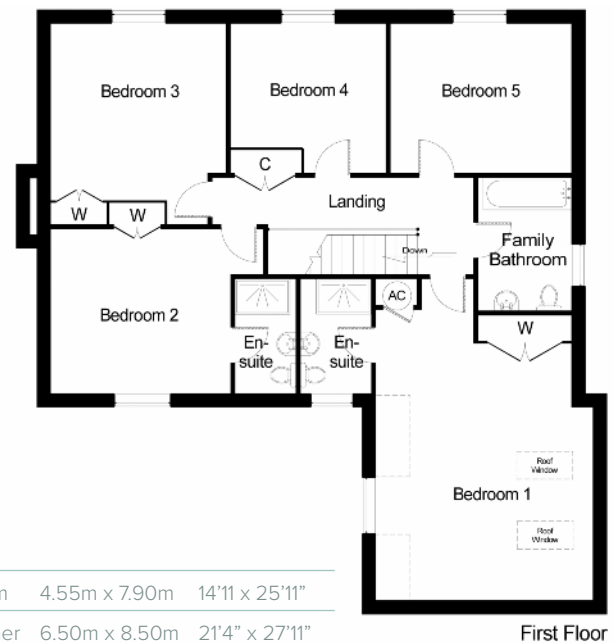
PLOTS 8 & 9

5 BED DETACHED HOUSE

Gross Internal Area 240m² (2585 ft²) not including double garage



Computer generated image indicative only



Plots 8 & 9

Living Room	4.55m x 7.90m	14'11" x 25'11"
Kitchen/Diner	6.50m x 8.50m	21'4" x 27'11"
Study	4.65m x 4.15m	15'3" x 13'7"
Bedroom 1	4.65m x 6.10m	15'3" x 20'0"
Bedroom 2	3.85m x 3.50m	12'8" x 11'6"
Bedroom 3	3.75m x 4.30m	12'4" x 14'1"
Bedroom 4	3.33m x 3.20m	10'11" x 10'6"
Bedroom 5	3.90m x 3.20m	12'10" x 10'6"

Notes:

Plots 8 as per drawing.

Plots 9 is handed.

PLOT 10

4 BED DETACHED BUNGALOW

Gross Internal Area: 222m² (2390ft²) not including double garage.



Computer generated image indicative only



Plot 10			
Living Room	5.30m x 5.80m	17'5" x 19'0"	
Kitchen/Diner Family Room	8.80m x 5.80m	28'10" x 19'0"	
Bedroom 1	3.60m x 5.00m	11'10" x 16'5"	
Bedroom 2	3.30m x 3.65m	10'10" x 12'0"	
Bedroom 3	3.30m x 3.65m	10'10" x 12'0"	
Bedroom 4	3.60m x 3.70m	11'10" x 12'2"	



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 as tradesmen 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

A handwritten signature in white ink, appearing to be 'J. Ingram'.

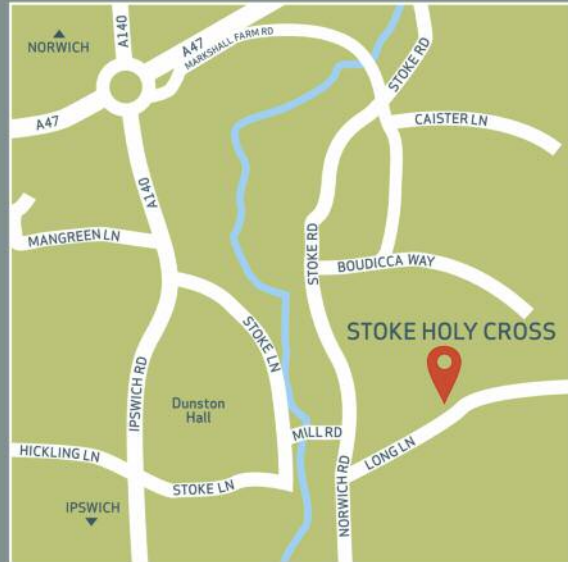
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SALAMANCA

STOKE HOLY CROSS



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