



Russell Court

BROWN & CO



CHAPEL ROAD | POTT ROW

# A development of 18 new homes of superior quality by Woodgate Developments Ltd, in the village of Pott Row, Norfolk.

The site has been thoughtfully designed to combine style with practicality, offering a carefully balanced mix of house types to suit a wide range of buyers. The homes present a striking contemporary look, with a cleverly planned layout that maximises plot sizes and ensures a strong sense of privacy. In total, 18 properties will be built, featuring an attractive variety of chalet-style, semi-detached, terraced, and detached houses.

## Location

The development is situated on Chapel Road in the heart of the village, a stone's throw from the village green. Pott Row is a well-regarded and established village located just a few miles east of King's Lynn, positioned on the edge of the Royal Sandringham Estate. Surrounded by open countryside, the village is popular with both families and commuters seeking a rural setting with good access to local amenities and transport links.

The neighbouring town of King's Lynn (approx. 6 miles) offers a wide range of facilities including supermarkets, shops, schools, leisure centres, and restaurants. The mainline railway station provides regular direct services to Ely, Cambridge, and London King's Cross, making the area ideal for those needing access to the capital.

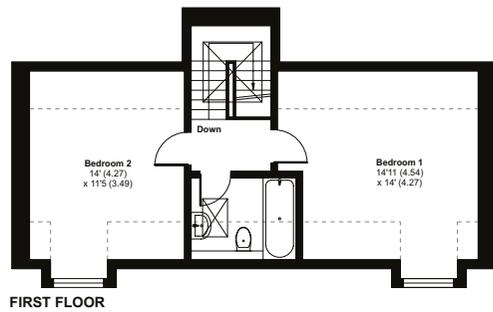
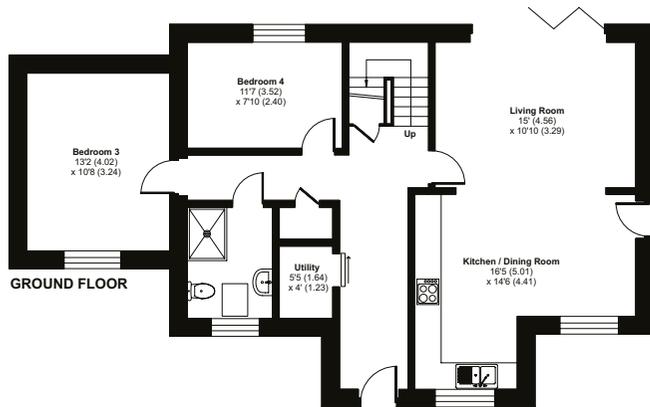
Outdoor enthusiasts will enjoy the proximity to Roydon Common, a designated nature reserve and Site of Special Scientific Interest, offering excellent walking routes and a rich variety of wildlife. The nearby Royal Sandringham Estate also offers scenic woodland walks, Royal stately home and parkland to explore.

Pott Row and the adjoining village of Grimston share several local services, including a shop, pub, primary school, and doctor's surgery, contributing to a strong and friendly community feel.

# Plots 1, 13 & 2, 14 & 18 handed

Total Approximate Area = 1390 sq ft / 129 sq m

For identification only - Not to scale | Bathroom layouts may vary



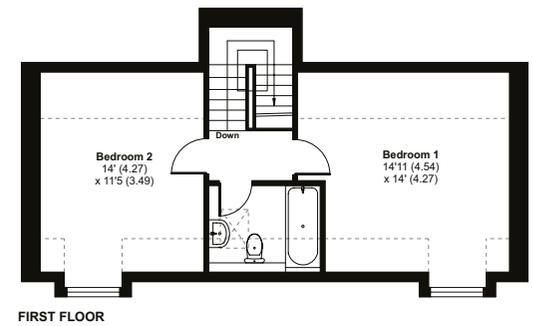
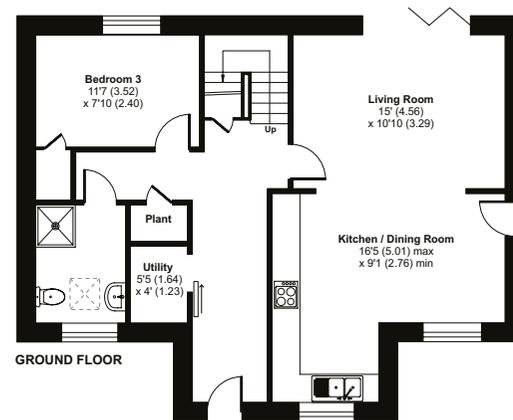
Denotes restricted head height



# Plot 3

Total Approximate Area = 1234 sq ft / 114.8 sq m

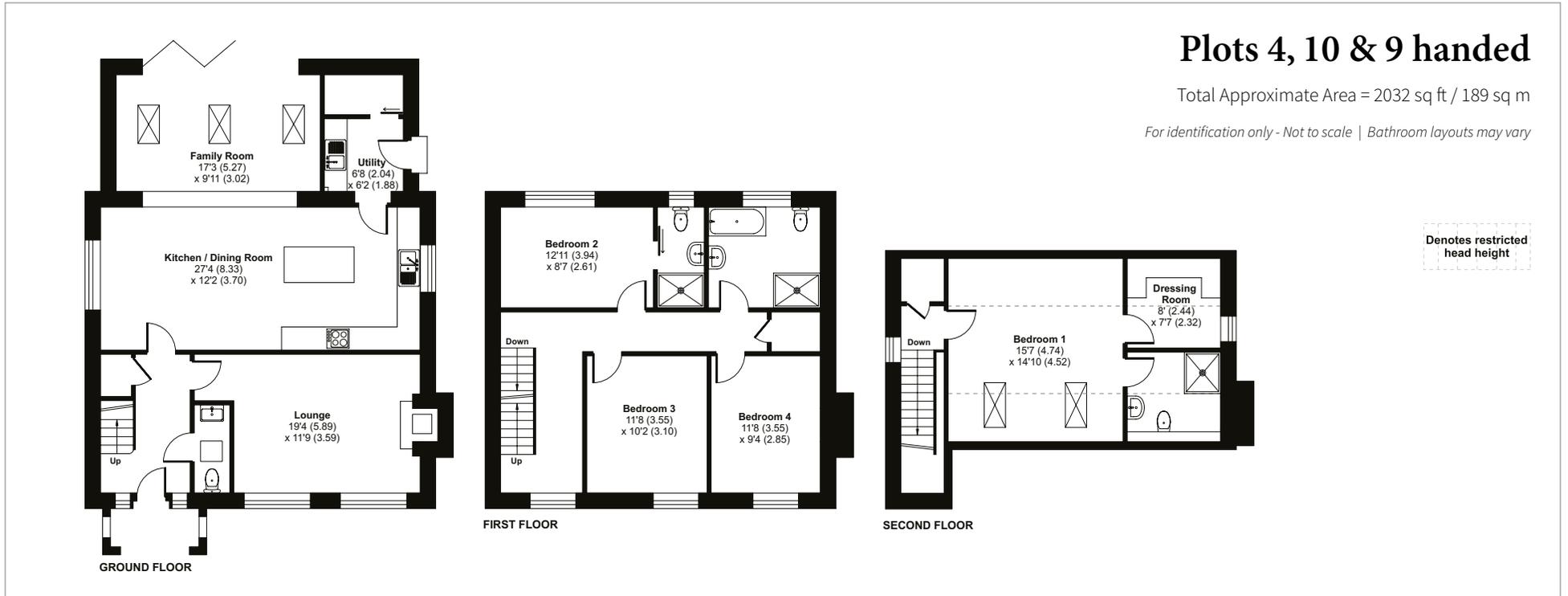
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Denotes restricted head height



LOTS 9 & 10



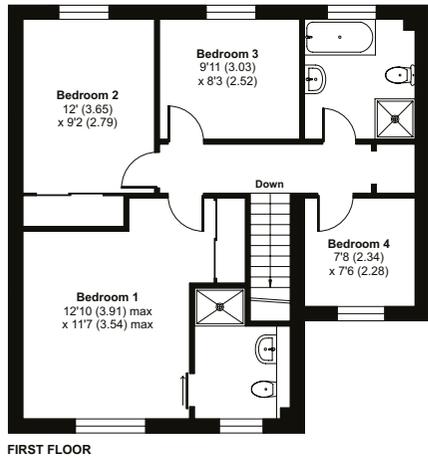
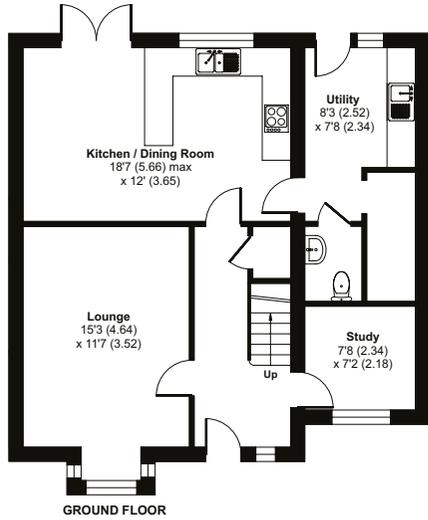


PLOTS 6 & 7

## Plots 6 & 12

Total Approximate Area = 1432 sq ft / 133 sq m

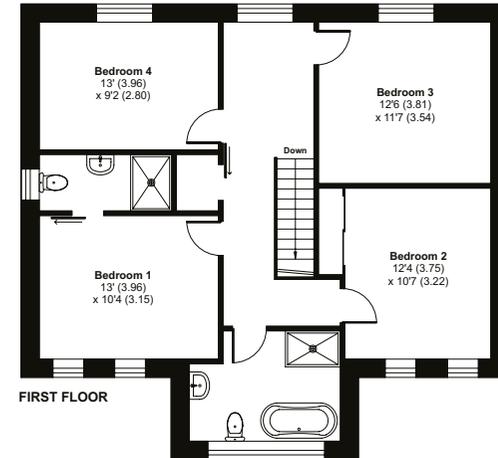
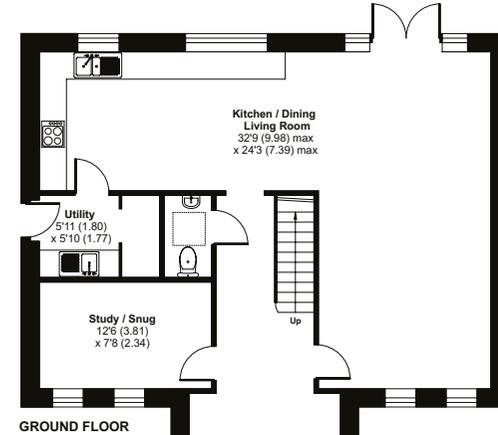
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## Plot 7

Total Approximate Area = 1718 sq ft / 160 sq m

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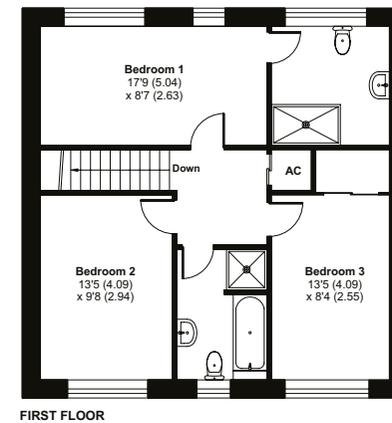
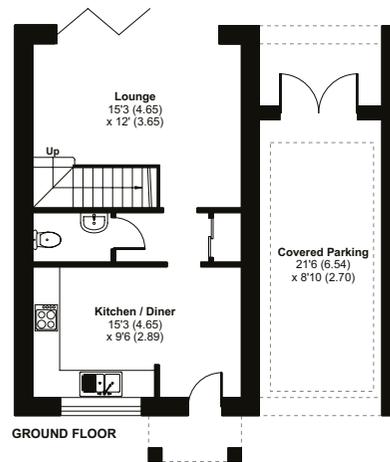


LOTS 14 & 13

## Plot 16

Total Approximate Area = 1042 sq ft / 97 sq m  
(exc. covered parking)

*For identification only - Not to scale  
Bathroom layouts may vary*



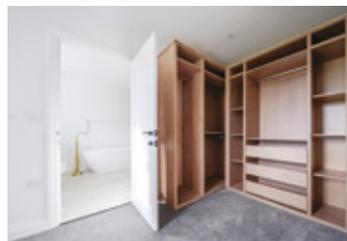
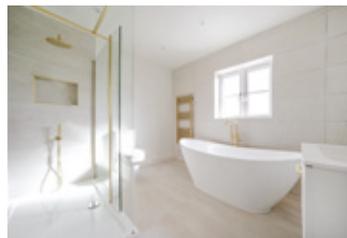
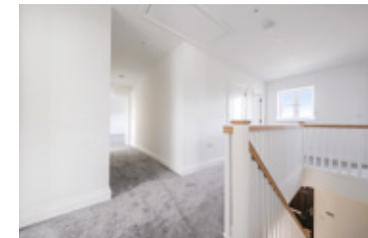
## The Developer

Woodgate Developments is a well-established, family-run construction company with over 20 years of experience delivering high-quality homes across numerous counties. Known for their practical and thoughtful approach to design, they specialise in building spacious, functional, and contemporary homes that cater to the needs of modern living.

With a proven track record across a range of projects—both large-scale developments and smaller bespoke schemes—Woodgate Developments has earned a strong reputation within the local building industry for reliability, attention to detail, and craftsmanship.

Their hands-on, 'build as if for themselves' ethos ensures that every home is constructed with care, using quality materials and high standards of finish throughout. This personal and considered approach has helped them earn the trust of both clients and buyers, with a focus on creating homes that are not only stylish and energy-efficient but built to last.

*Images are illustrative only and not directly related to this development, showcasing examples from previous projects.*





BUS STOP RELOCATED AS PER  
DRAWING 725/11-13A

## General Specification

### EXTERIOR

- High quality, A rated, uPVC windows.
- Composite front door.
- Front landscaping
- Permeable block paving Driveway
- Carports
- Fenced boundaries to rear
- Outside lighting and tap
- Slabbed area to front door.
- Slabbed patios to rear.
- Turfing to garden areas

### INTERIOR

- High specification fitted kitchen with integrated appliances
- Contemporary fitted bathrooms and en-suites with stylish tiling scheme
- Fully alarmed property
- Air source heat pump central heating
- Underfloor heating to ground floor, radiators to first floor

### GENERAL

- Protek ten year structural warranty.

## Consumer Code for New Homes

This development is registered and fully complies with the Consumer Code for New Homes, ensuring buyers are treated fairly and provided with clear, transparent information throughout the purchasing process. The Code also guarantees high standards of service, aftercare, and access to an independent dispute resolution scheme, giving you added confidence and peace of mind when buying your new home.



## Agents Note.

Each house will be finished to the exceptional standard Woodgate Developments are known for. The developers operate a programme of continuous improvement and specifications are offered as a guide only.

Internal and external design and finish, including fixtures and fittings are subject to change without prior notice to the agent and interested parties are advised to check at the time of viewing.

## Health & Safety

The properties are under construction on a working building site and under no circumstances are interested parties to visit the site without an appointment, entry will be refused. Any unattended access is strictly forbidden. Viewers should be careful and vigilant whilst on the property, suitable footwear should be worn when viewing. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

**IMPORTANT NOTICES:** Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in October 2025. Brochure by wordperfectprint.com.



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