

ST JAMES QUAY
NORWICH

RIVERSIDE LIVING AT ITS FINEST

THE
Townhouses
AT RIVER LANE



Computer generated image of the town houses and maisonettes at St James Quay

DISCOVER

THE NEXT CHAPTER IN THIS RIVERSIDE STORY

St James Quay is a brand new urban community that combines modern architecture with deep-rooted heritage. This landmark development is situated in one of Norwich's most sought after locations on the River Wensum, just a short traffic-free walk into the centre of Norwich.

Choose between one bedroom maisonettes and three bedroom townhouses, all designed to the highest standards and finished with clean contemporary interiors.

From 2018 to 2020, and more recently in 2022, Norwich has been celebrated by the Sunday Times as one of the 'Best Places to Live', and with good reason: you'll find everything you want within walking distance; independent shops, delicious restaurants, intimate theatres, and contemporary galleries. Your route into the historic city centre will take you past iconic buildings, including the picturesque Tudor Tombland and the magnificent cathedral.



BUILDING

ON A RICH HERITAGE

From your contemporary riverside home, the echoes of Norwich's historic past surround you: from the first Anglo-Saxon settlement, to the street names harking back to Viking invasions. The city's history is also written on the skyline for all to see, from the proud cathedral spire to the imposing Castle Keep.

Take a short walk along the tow path and you will find the beautiful and iconic redbrick Grade I listed St James Mill. The nearby Norwich Puppet Theatre; housed in a listed 15th century church is also just a short stroll away. This melding of industry and creative passions is characteristic of Norwich; a city filled with artisans and entrepreneurs.

Delve into St James Quay's past to discover a rich history of manufacturing, Jarrold's print, publishing, and bookselling accomplishments all played a crucial part in Norwich's sterling global reputation.



1. St James Mill viewed from Whitefriars bridge, 2. 1920 - Jarrold's staff pictured at the mill, 3. Herbert Hugh Scales - Composer, Jarrold Printing Works 1946-1981 4. Early 20th Century promotional material from Jarrold, 5. Embossing blocks for Black Beauty.



NORWICH

A FINE CITY

Make your home at St James Quay and you'll benefit from all Norwich has to offer, from a brilliant food scene to an excellent cultural offering; all helping you to find the perfect balance between work and play.

With two universities, two cathedrals, and one impressive castle, this is a compact city with big aspirations, offering plenty to do and lots to explore. Just a ten minute walk away, you'll find independent shops, delicious meals, and excellent bars.

Described by Thomas Fuller, an English historian, as "a city in an orchard" in 1662, Norwich is the only city in England in the centre of a National Park and is full of lovely parks, hidden woods, and unexpected nature. From your riverside home, you're only a short 8 minute walk* from Mousehold Heath, 184 acres of fairytale woodland.

Friendly, welcoming, and progressive to its core, Norwich is a fine city that is used to thinking differently.

1. Cow tower, 2. Chapelfield gardens bandstand, 3. Royal Arcade, 4. Elm Hill, 5. Norwich castle gardens,*Travel time is taken from Google Maps and is approximate.

GO EXPLORE

DIVERSE & PROUDLY INDEPENDENT



Start the day off with a coffee, and maybe even a slice of cake. Caffeine culture is booming in Norwich, with delicious roasts available throughout the city.

The much-loved Norwich Lanes are packed full of independent shops. It's worth wandering down the Royal Arcade for the Art Deco architecture alone, but you'll find plenty of gorgeous shops too.

Stroll along to St Benedict's for a spot to eat. It's a smorgasbord of delicacies, typical of the Norwich eatery scene, including local icons and Michelin guide picks. Head out for a gig, play, or comedy show, and then, to round the evening off end the night with a drink or two at one of Norwich's independent pubs or bars.

Norwich market, winner of the Best Large Outdoor Market in 2019, is a place where you can skip the supermarket and buy fresh, local, and independent: the stallholders source the best produce from miles around.



1 The Waffle House, 2. Norwich Market, 3. Benedicts, 4. Strangers Coffee, 5. Elm, 6. Norwich lanes.

EXTREMELY

WELL CONNECTED

A gentle 20 minute riverside walk from St James Quay to Norwich train station or a 17 minute walk to Norwich bus station will give access to all popular destinations within a couple of hours.

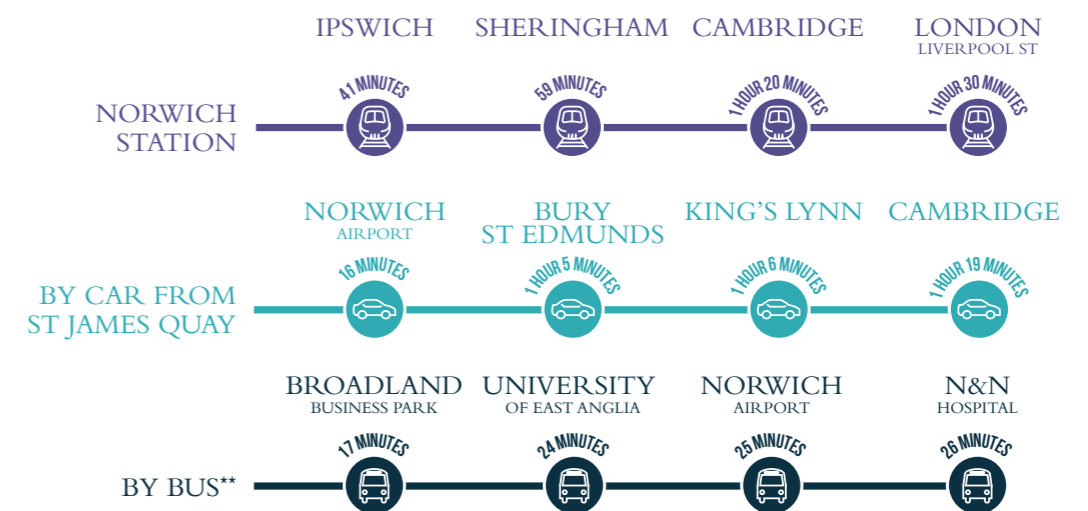
Norwich International Airport is just 16 minutes by car and offers a host of international destinations for you to explore.



1. Norwich bus station, 2. Norwich train station, 4. Norwich airport.

*Travel times are taken from Google Maps & greateranglia.co.uk and are approximate.

** Bus times are taken from nearest serving bus stop to St James Quay.



WHERE WOULD YOU LIKE TO GO TODAY?

Living at St James Quay means everything is on your doorstep. Take a short stroll along the picturesque riverside footpath from your new home to find everything from delicious meals to excellent shops, just match the key below to the map to discover your next destination.



FANCY A NICE MEAL OUT?

- 1 **Benedicts**
9 St Benedicts Street, NR2 4PE
- 2 **Shiki**
6 Tombland, NR3 1HE
- 3 **Roger Hickmans**
79 Upper St Giles St, NR2 1AB

FANCY A DAY OUT IN THE CITY?

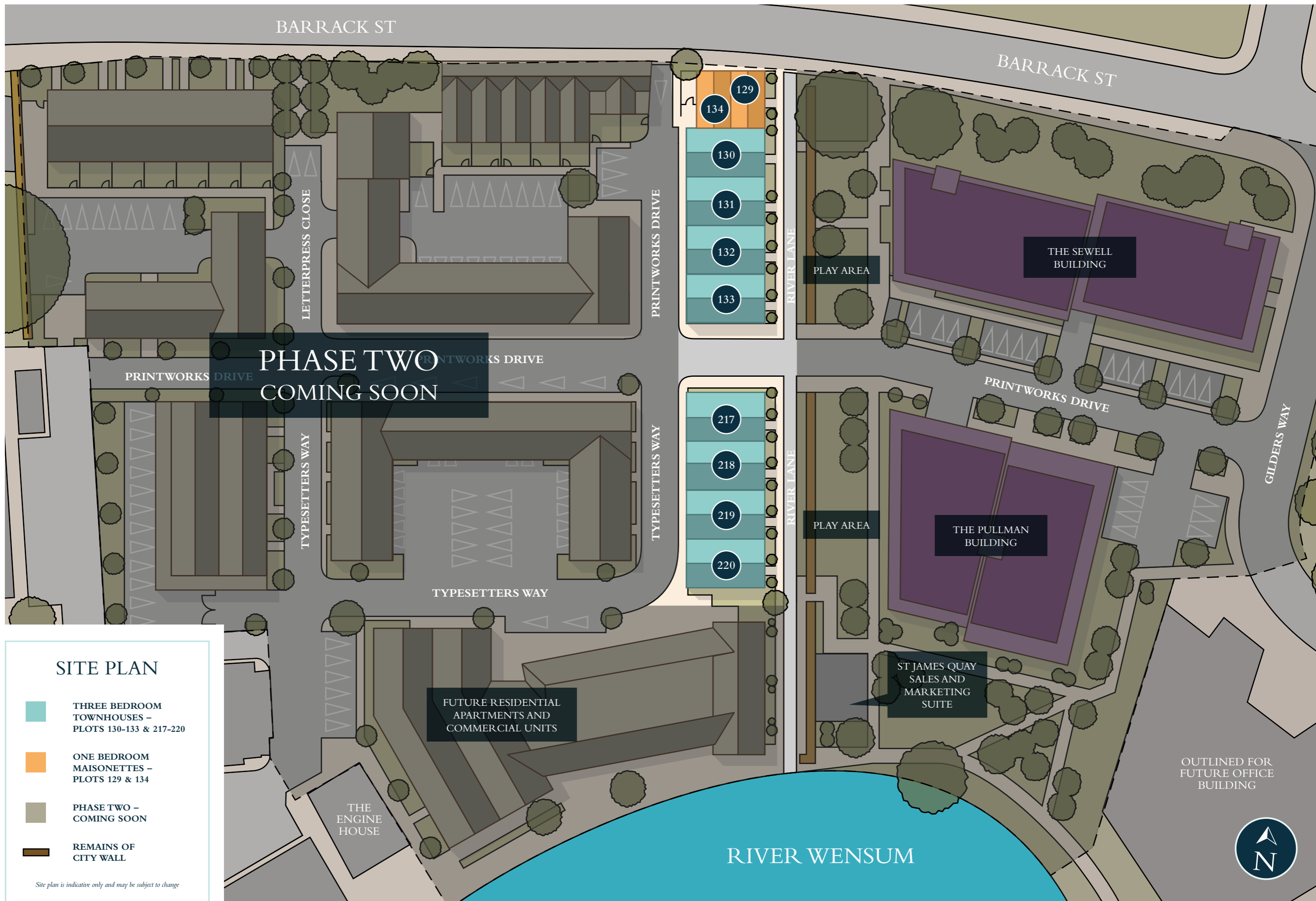
- 1 **Norwich Castle**
24 Castle Meadow, NR1 3JU
- 2 **Mousehold Heath**
Gurney Road
- 3 **Riverside Entertainment**
Koblenz Avenue, NR1 1WT

FANCY A SPOT OF SHOPPING?

- 1 **Norwich Market**
1 Market Place, NR2 1ND
- 2 **Chantry Place Shopping Centre**
40-46 St Stephens St, NR1 3SH
- 3 **Norwich Lanes** - A series of alleyways, courtyards and open spaces - norwichlanes.co.uk

FANCY NICE DRINKS OUT?

- 1 **The Wine Bar at Jarrold**
1-11 London Street, NR2 1JF
- 2 **Cosy Club**
45-51 London St, NR2 1HX
- 3 **Rooftop Gardens**
The Union Building, 51-59 Rose Ln, NR1 1BY



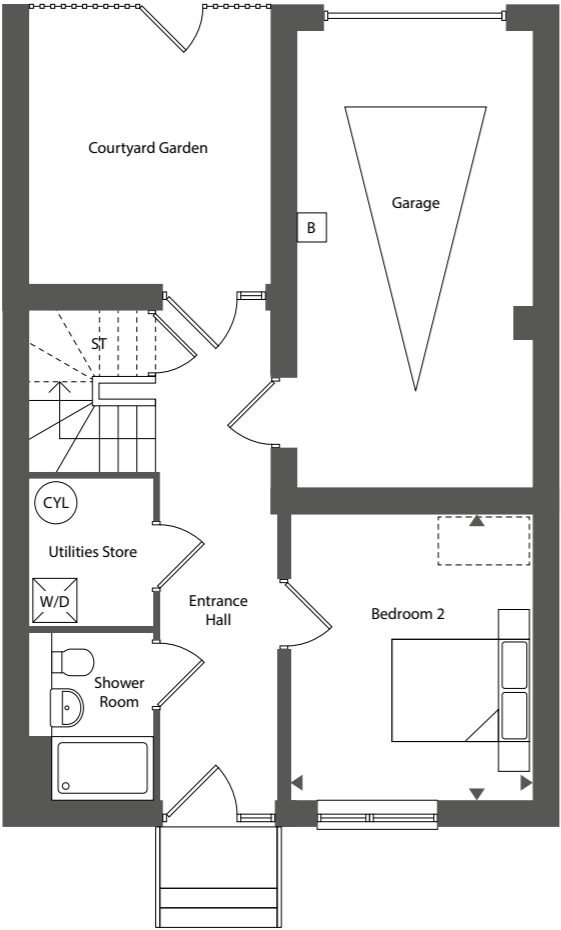
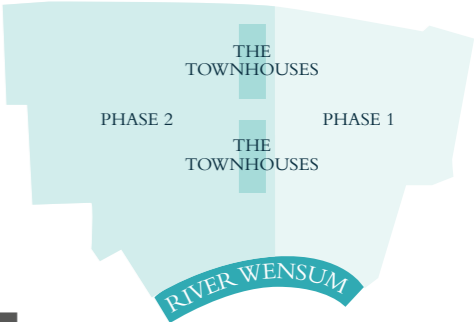
THE
Townhouses

SPACIOUS THREE-BEDROOM HOMES OVER THREE FLOORS,
DESIGNED WITH THE MODERN FAMILY IN MIND

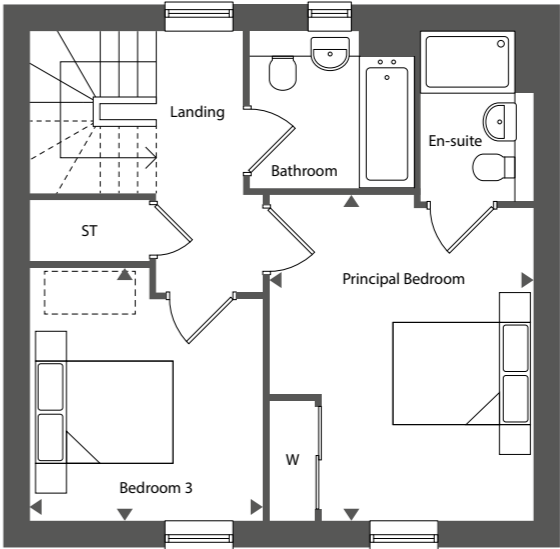


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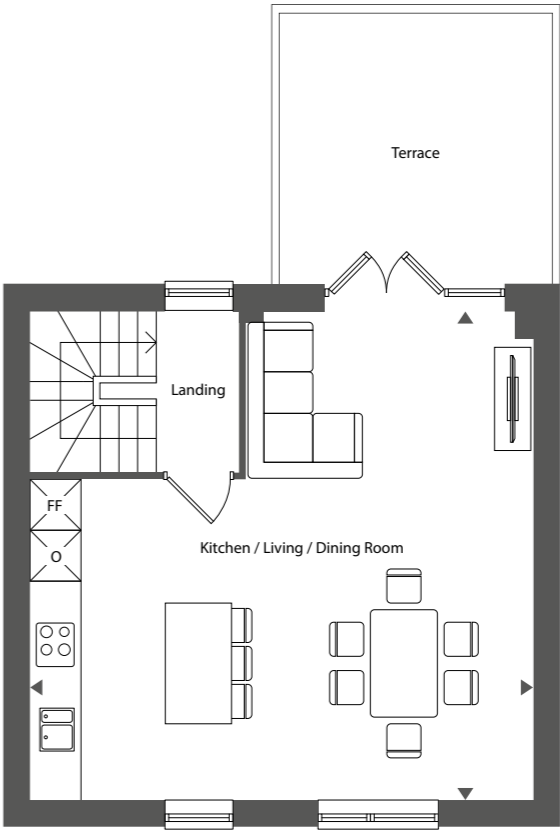
THE TOWNHOUSES



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

PLOTS 130-133 & 217-220 THREE BEDROOM TOWNHOUSES

GROUND FLOOR

Bedroom 2	3.20m x 3.70m	10'5" x 12'1"
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FIRST FLOOR

Kitchen / Living / Dining Room	6.60m x 6.40m	21'7" x 20'11"
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SECOND FLOOR

Principal Bedroom	3.50m x 4.30m	11'5" x 14'1"
Bedroom 3	3.00m x 3.30m	9'10" x 10'9"

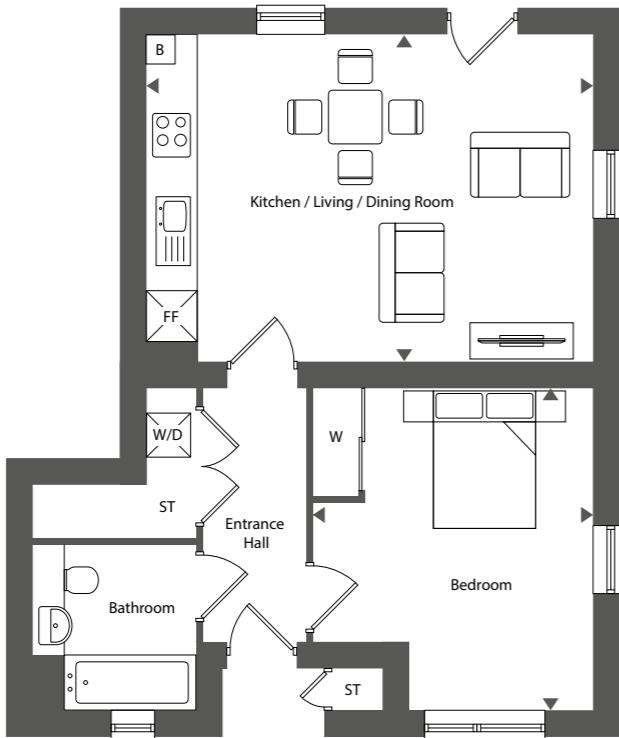
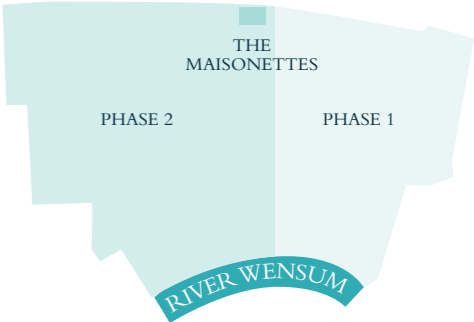


THE
Maisonettes

CONTEMPORARY ONE-BEDROOM HOMES DESIGNED TO MAXIMISE
SPACE AND FINISHED TO AN EXCELLENT SPECIFICATION

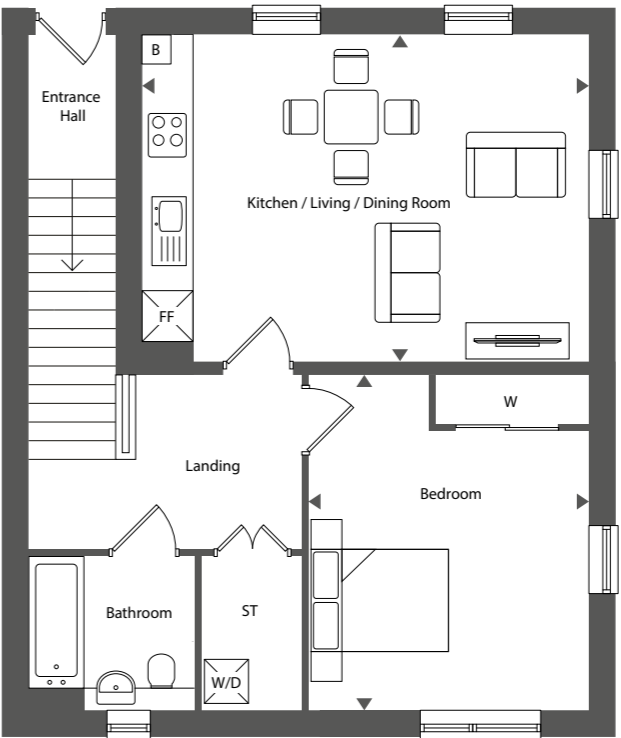
Indicative computer generated image

THE MAISONETTES



PLOT 129
ONE BEDROOM GROUND FLOOR MAISONETTE

GROUND FLOOR		
Kitchen / Living / Dining Room	5.85m x 4.30m	19'2" x 14'1"
Bedroom	3.70m x 4.30m	12'1" x 14'1"



PLOT 134
ONE BEDROOM FIRST FLOOR MAISONETTE

GROUND FLOOR		
Kitchen / Living / Dining Room	5.85m x 4.30m	19'2" x 14'1"
Bedroom	3.70m x 4.30m	12'1" x 14'1"

SPECIFICATION

COOL & CONTEMPORARY



Indicative computer generated image of the townhouse living room



Indicative computer generated image of the townhouse kitchen

KITCHEN

- Gloss units with soft close to doors and drawers
- Caesarstone worktop with matching upstand
- Ceramic hob with glass splashback (where applicable)
- Integrated single oven
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated cooker hood
- Stainless steel undermounted sink with contemporary mixer tap
- LED feature lighting to wall units
- Freestanding washer/dryer (in utility cupboard)

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

EN-SUITE & SHOWER ROOM

- Low profile shower tray with glass shower door
- Dark wood effect vanity top
- Feature mirror to match vanity top, with LED lighting (to townhouses – en-suite only)
- Large format wall and floor tiles
- Heated chrome towel rail

BATHROOM

- Bath with shower over and glass screen
- Dark wood effect vanity top with matching bath panel
- Feature mirror to match vanity top, with LED lighting (to maisonettes only)
- Large format wall and floor tiles
- Heated chrome towel rail

DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted flush internal doors contemporary brushed stainless steel ironmongery
- Built in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring to entrance hall and kitchen/living/dining room
- Carpet to stairs, landings and bedrooms
- Large format tiles to bathroom, en-suite and shower room

DOORS & WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows with matching terrace doors where applicable
- Electrically operated up and over garage door to townhouses

HEATING & WATER

- Townhouses have underfloor heating to ground floor with radiators to upper floor, maisonettes have underfloor heating throughout
- Heated chrome towel rails to bathroom, en-suite and shower room
- Gas fired boiler with hot water cylinder to houses, combi boiler to maisonettes

ELECTRICAL

- Downlights to kitchen/living/dining room, bathroom, en-suite and shower room
- Pendant fittings to selected locations including entrance hall and all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom, en-suite and shower room
- TV, BT and data points to selected locations
- Fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garage
- Hard-wired smoke, heat and carbon monoxide detectors
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Paved courtyard garden to townhouses
- External tap to townhouses
- Decking to terrace

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor construction to maisonettes, townhouses have concrete to ground floor with timber to upper floors
- Exterior treatments are a combination of red, buff and brown facing bricks, with grey roof tiles
- Aluminium rain-water goods
- PV panels to townhouses

WARRANTY

- 10 year NHBC warranty

Facilities shared between the homes at St James Quay such as any non-adopted private roads and landscaping, will all be looked after and maintained by a management company which will be wholly owned by and within the control of the purchasers of St James Quay once all homes have been sold and conveyed.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.



Indicative bedroom image

ABOUT HILL

Hill is an award-winning housebuilder and one of the leading developers in London and the south east of England, delivering both private for sale and affordable homes.

This family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder. It has an impressive and diverse portfolio ranging from landmark mixed-use regeneration schemes and inner-city apartments to homes in idyllic rural countryside.

Hill prides itself on putting its customers first and has a dedicated customer journey designed to help buyers at every step of the way to homeownership. Hill was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey for five consecutive years.

Hill has won over 460 industry awards in the past 23 years, including Best Medium Housebuilder at the Housebuilder Awards in 2020 and 2021. Hill also won Best Home, Best Sustainable Development and Best Medium Housebuilder at the WhatHouse? Awards 2021 and has won Housebuilder of the Year twice. In conjunction with Building with Nature,

Hill was awarded a 2021 Housing Design Award for its highly sustainable Knights Park development in Eddington, Cambridge. In addition, Hill has been awarded the 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past five years.

With a staff of over 730, the company operates from five strategically located offices across the South-East, with its head office based in Waltham Abbey.

Hill builds around 2,800 homes a year, and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities and housing associations.

In 2019, to mark its 20th anniversary and to give back to local communities, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £15 million pledge through its award-winning Foundation 200 social impact initiative.

Follow us on Facebook & Instagram

@CREATEDBYHILL



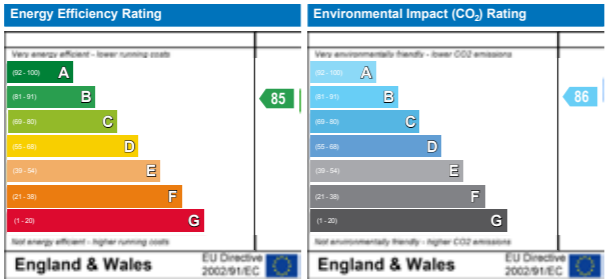
1. Knights Park (Cambridge), 2. Mosaics (Oxford), 3. Fish Island Village (Hackney), 4. Marleigh (Cambridge), 5. The Pullman Building, St James Quay (Norwich).

HOW TO FIND US



Map is for illustrative purposes and is not to scale.

PREDICTED ENERGY ASSESSMENT CHARTS



Energy performance has been assessed using the SAP 2009 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. EPC shown is an average across all houses in Phase 2. Please consult your sales negotiator for plot specific ratings.



Every care has been taken with the preparation of this brochure. The details, descriptions and measurements contained herein are for guidance only and do not constitute a contract, part of a contract, nor a warranty. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Site layouts, specifications and measurements are taken from drawings which were correct at the time of print and are not drawn to scale. Computer generated images and landscaping may have been enhanced and are therefore representative only. Interior images represent the show house. Details correct at time of going to print. May 2022.

