

ST JAMES QUAY
NORWICH

RIVERSIDE LIVING AT ITS FINEST

THE AUSTIN, BENTLEY
AND CARRINGTON HOUSES



View from plot 63 in the Pullman Building

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 along the banks of the River Wensum, just a short traffic-free walk into the city centre.

Featuring a mix of pitched roofs and a contrasting palette of red brick and blue-black tile, the two bedroom Austin, Bentley and Carrington terraced houses are the final release of homes at St James Quay, and your last opportunity to make this sought-after riverside destination your home.

From 2018 to 2020, and in 2022 and 2023, 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.



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 an 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, fine restaurants and eateries, 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 green spaces, 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.

1. Elm Hill, 2. Thurne Windmill, 3. Norwich Castle Gardens, 4. Royal Arcade, 5. Cow Tower.
*Travel time is taken from Google Maps and is approximate.



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 - Compositor, Jarrold Printing Works 1946-1981, 4. Embossing blocks for Black Beauty, 5. Early 20th Century promotional material from Jarrold.

GO EXPLORE

DIVERSE & PROUDLY INDEPENDENT



Start the day off with a coffee, and maybe even a slice of cake. Coffee 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 Victorian Art Nouveau architecture alone, but you'll find plenty of gorgeous shops too.

Stroll along to St Benedicts Street 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, which has been trading for over 900 years, 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 Ivy, 2. Benedicts, 3. Norwich Market, 4. The Waffle House, 5. Norwich Theatre Royal, 6. Jarrolds department store.

EXTREMELY

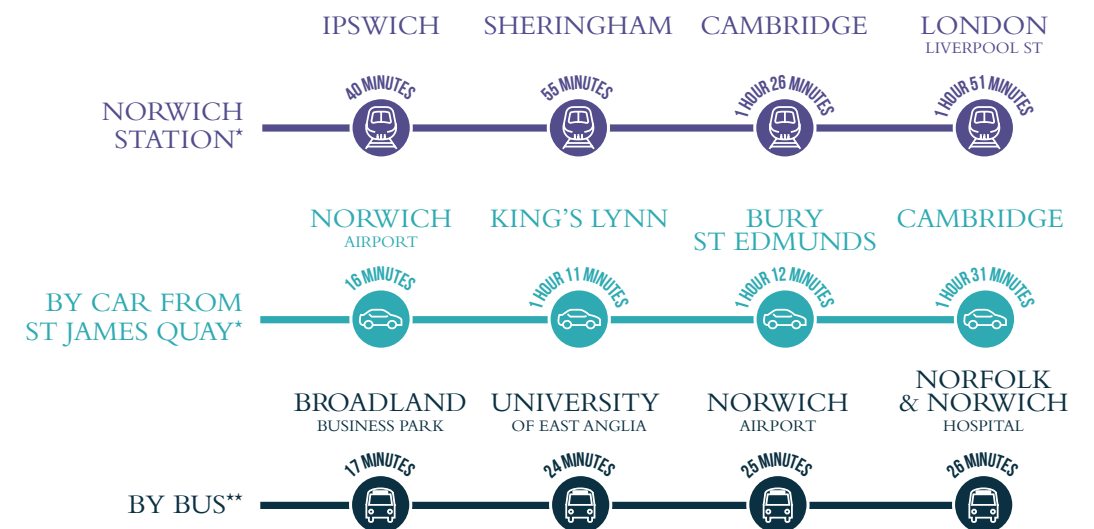
WELL CONNECTED

A leisurely riverside walk from St James Quay to Norwich train station will give access to popular destinations within a couple of hours, and a direct train to London in 1 hour 43 minutes.

Norwich International Airport is just 16 minutes by car and offers a host of international destinations including Amsterdam, popular for commuters and tourists alike.



1. Norwich Bus Station, 2. Norwich Train Station, 3. 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.

THE CITY 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?

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

FANCY A DAY OUT IN THE CITY?

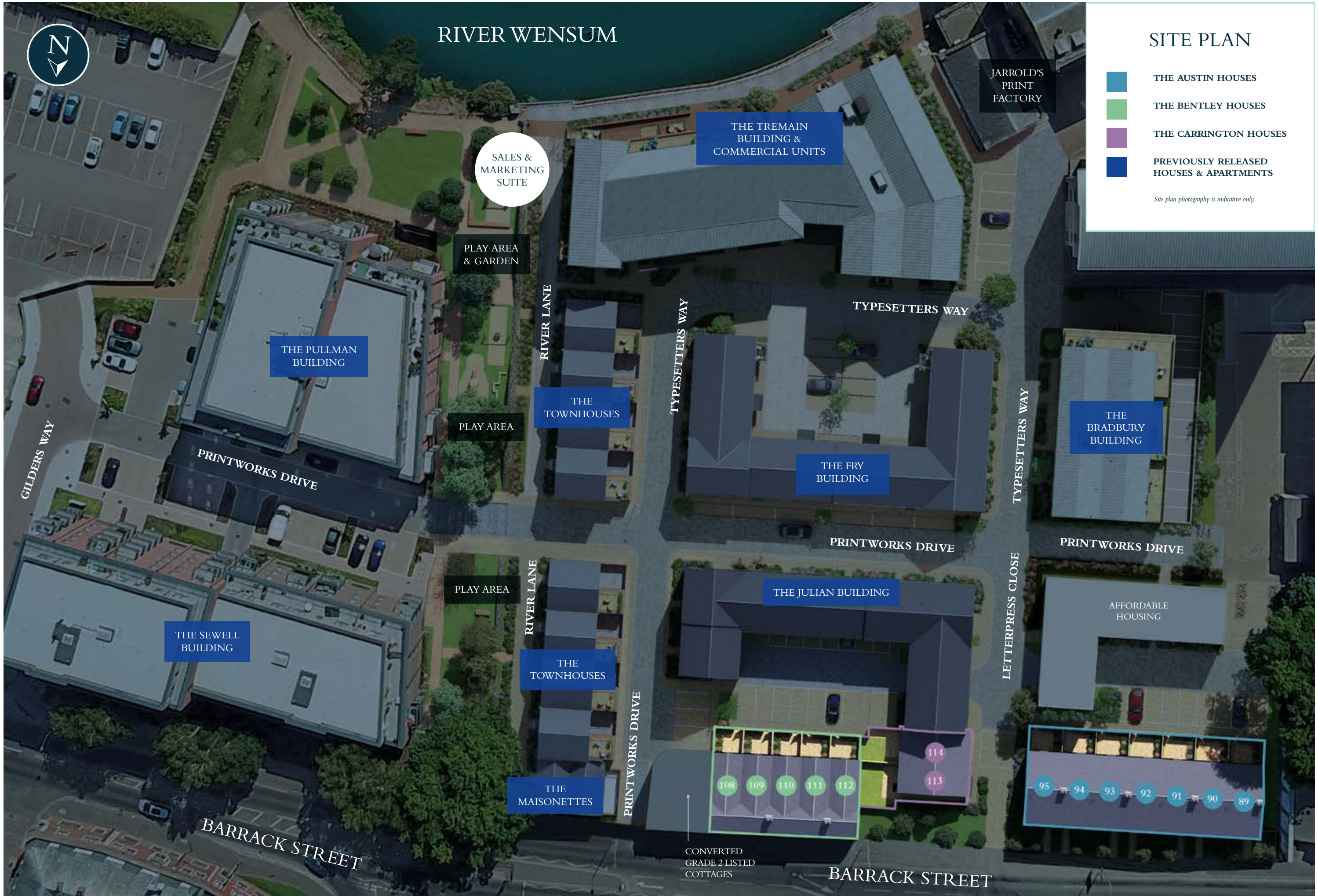
- Norwich Castle**
24 Castle Meadow, NR1 3JU
- Mousehold Heath**
Gurney Road
- Riverside Entertainment**
Koblenz Avenue, NR1 1WT

FANCY A SPOT OF SHOPPING?

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

FANCY NICE DRINKS OUT?

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



SPECIFICATION

SLEEK & CONTEMPORARY



Indicative computer generated image.



KITCHEN

- Gloss units with soft close to doors and drawers
- Caesarstone worktop with matching upstand
- Ceramic hob with glass splashback
- 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
- Integrated washer/dryer

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

EN-SUITE

- Low profile shower tray with glass shower door
- Dark wood effect vanity top
- Feature mirror to match vanity top, with LED lighting
- 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
- 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 kitchen/dining/living room and WC
- Carpet to stairs, landing and bedrooms
- Large format tiles to bathroom and en-suite

DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed timber or aluminium timber composite windows with aluminium or composite patio doors

HEATING & WATER

- Underfloor heating to ground floor with radiators to upper floor
- Heated chrome towel rails to bathroom and en-suite
- Gas fired combi boiler

ELECTRICAL

- Downlights to kitchen/dining/living room, WC, bathroom and en-suite
- Pendant fittings to landing and bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- 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
- Hard-wired smoke, heat and carbon monoxide detectors
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Landscaping to front garden
- Paved courtyard garden to rear of Austin and Bentley houses
- Turfed garden with paved patio to Carrington houses

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete to ground floor with timber to upper floors
- Exterior treatments are a combination of red and buff facing bricks, with grey roof tiles

WARRANTY

- 10 year NHBC warranty

A managing agent has been appointed at St James Quay and will be responsible for the day to day management of the estate including all external communal spaces, play areas, un-adopted estate roads and footpaths. The managing agent will be responsible for setting and collecting an annual estate charge, which is payable by all homeowners at St James Quay.

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.



THE AUSTIN HOUSES

THESE TWO DOUBLE BEDROOM HOUSES OFFER
A CONTEMPORARY ARCHITECTURAL FINISH,
WITH CRISP LINES, SMART PORCHES, LANDSCAPED
FRONT GARDENS AND PRIVATE REAR GARDENS



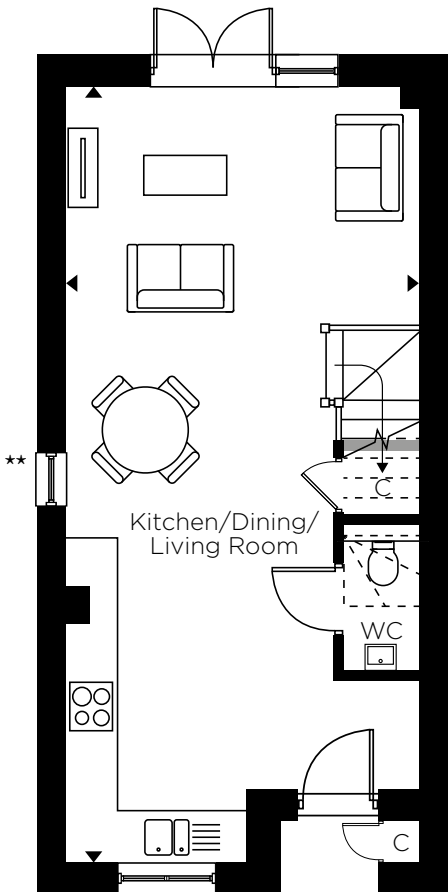
Indicative computer generated image of The Austin Houses at St James Quay.

THE AUSTIN HOUSES

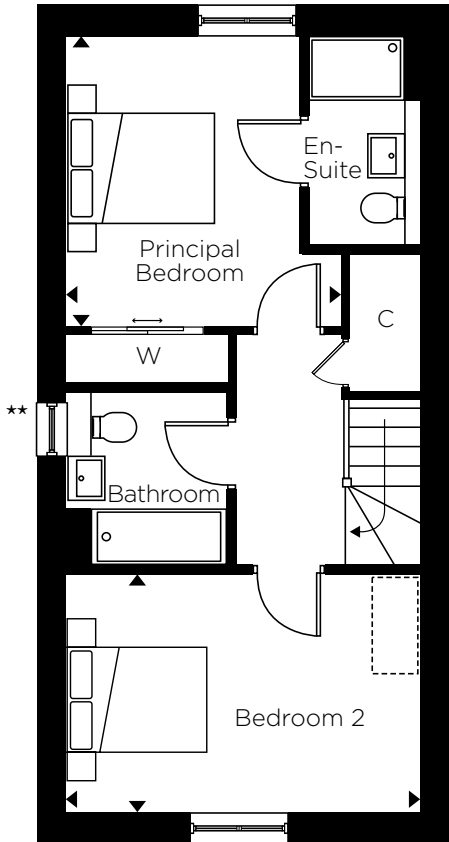
Plots 89, 90*, 91, 92*, 93, 94* & 95



Indicative computer generated image of Plot 95 at The Austin Houses, St James Quay.



GROUND FLOOR



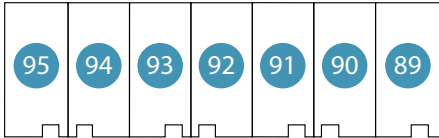
FIRST FLOOR

GROUND FLOOR

Kitchen/Dining/Living Room
4.40m x 9.65m 14'5" x 31'7"

FIRST FLOOR

Principal Bedroom
3.40m x 3.60m 11'1" x 11'9"
Bedroom 2
4.40m x 2.95m 14'5" x 9'9"



* Handed to floorplan shown
** Window to Plot 95 only

THE BENTLEY HOUSES

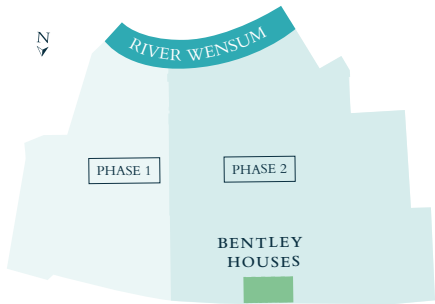
CHARACTERFUL TWO DOUBLE BEDROOM HOUSES WITH
BRICK DETAILING, APERTURES INSPIRED BY THE LOCAL
ARCHITECTURE AND PRIVATE REAR GARDENS.



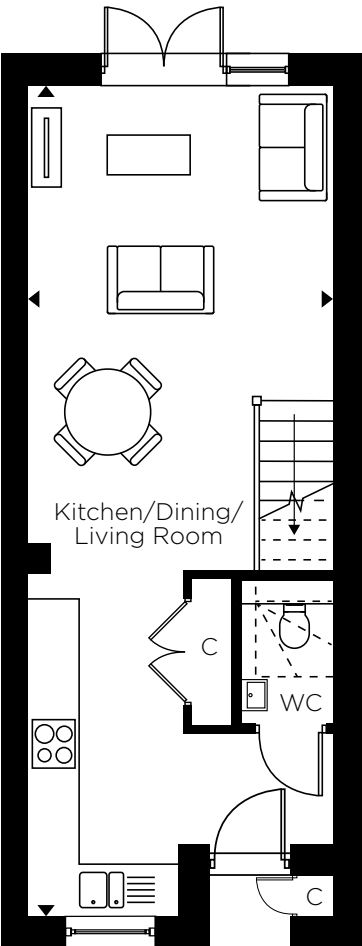
Indicative computer generated image of The Bentley Houses at St James Quay.

THE BENTLEY HOUSES

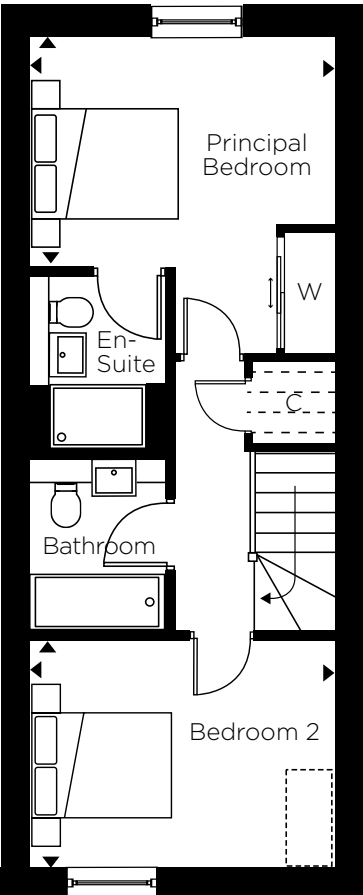
Plots 108, 109*, 110, 111* & 112



Indicative computer generated image of Plot 110 at The Bentley Houses, St James Quay.



GROUND FLOOR



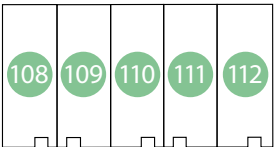
FIRST FLOOR

GROUND FLOOR

Kitchen/Dining/Living Room
3.75m x 10.35m 12'3" x 33'11"

FIRST FLOOR

Principal Bedroom
3.75m x 3.90m 12'3" x 12'9"
Bedroom 2
3.75m x 2.80m 12'3" x 9'2"



* Handed to floorplan shown

THE CARRINGTON HOUSES

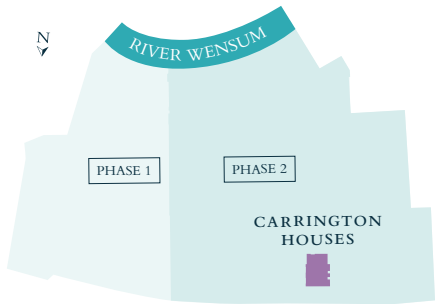
SLEEK AND MODERN, FEATURE PORCHES AND PRIVATE
REAR GARDENS, THESE TWO DOUBLE BEDROOM HOUSES
OFFER AN UNDERSTATED ELEGANCE IDEAL
FOR CONTEMPORARY LIVING



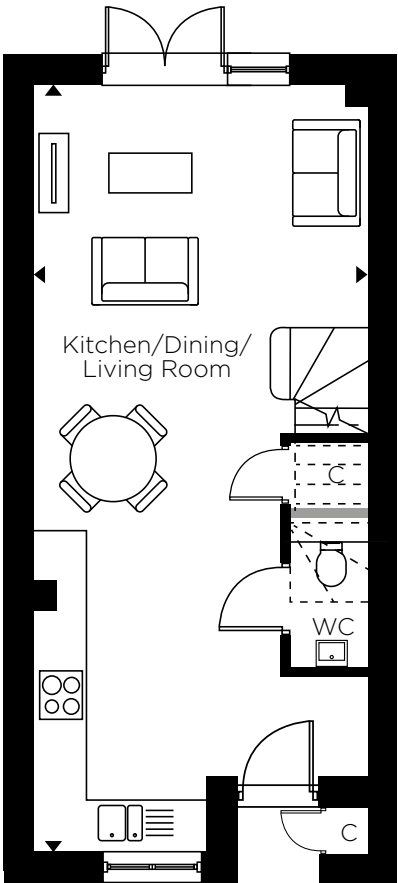
Indicative computer generated image of The Carrington Houses at St James Quay.

THE CARRINGTON HOUSES

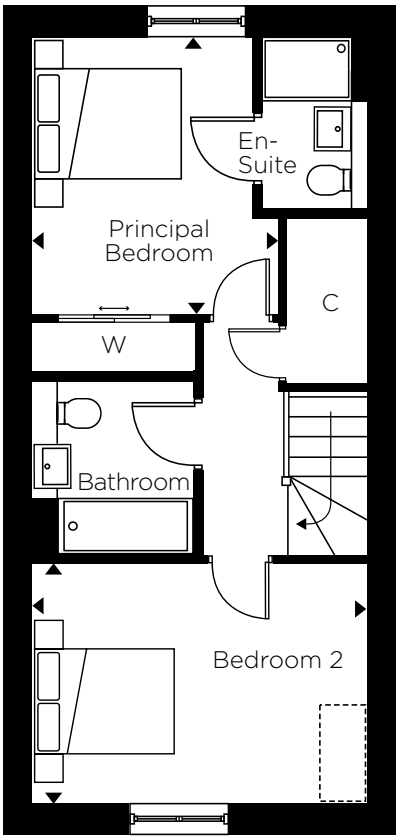
Plots 113 & 114*



Indicative computer generated image of Plot 113 at The Carrington Houses, St James Quay.



GROUND FLOOR



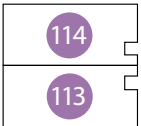
FIRST FLOOR

GROUND FLOOR

Kitchen/Dining/Living Room
4.15m x 9.55m 13'7" x 31'3"

FIRST FLOOR

Principal Bedroom
4.15m x 3.05m 13'7" x 10'0"
Bedroom 2
4.15m x 3.00m 13'7"x 9'10"



* Handed to floorplan shown

ABOUT HILL

The Hill Group is a top 10 housebuilder* and one of the leading developers in London, the home counties, and the South. The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise.

In its 25th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 950 staff, the company operates from six strategically located regional offices including Bristol and Abingdon to help facilitate growth in the South West and the Midlands, with its head office based in Waltham Abbey, Essex.

Hill completed 2,886 homes in the last financial year and has a controlled development pipeline of over 8,800 homes. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed title of WhatHouse? Housebuilder of the Year in 2015, 2020 and 2023. Most recently in 2024, Millside Grange in Croxley Green also won The Standard's Homes & Property Award for Best Commuter Home.

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past seven years. With a score of 4.8 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

Hill is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

*The Hill Group was listed within the top 10 of the Top 150 UK Contractors and Housebuilders published by Building.co.uk in December 2024

 Follow us on Instagram @CreatedByHill



1. Knights Park (Cambridge), 2. Mosaics (Oxford), 3. St James Quay (Norwich), 4. Heartwood (Docking), 5. Marleigh (Cambridge), 6. Fish Island Village (Hackney Wick).

HOW TO FIND US



Map is for illustrative purposes and is not to scale.

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hill.co.uk/st-james-quay



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