

ST JAMES QUAY  
NORWICH

RIVERSIDE LIVING AT ITS FINEST

THE JULIAN AND BRADBURY BUILDINGS



*View from plot 63 in the Pullman Building*

# DISCOVER

THE NEXT CHAPTER IN THIS RIVERSIDE STORY

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**S**t 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 centre of Norwich.

Featuring striking brickwork and contemporary finishes, The Bradbury Building and The Julian Building are a collection of contemporary homes, offering a selection of one and two bedroom apartments and two bedroom duplexes. With all homes enjoying their own private outdoor space and designed for optimum convenience, clean elegant interiors make for the perfect place to put down roots.

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. Cow Tower, 2. Thurne Windmill, Norfolk Broads, 3. Royal Arcade, 4. Elm Hill, 5. Norwich Castle Gardens. \*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 15<sup>th</sup> 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. 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 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, 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 Waffle House, 2. Norwich Lanes, 3. Benedict's, 4. Norwich Market, 5. Elm, 6. The Ivy

# EXTREMELY

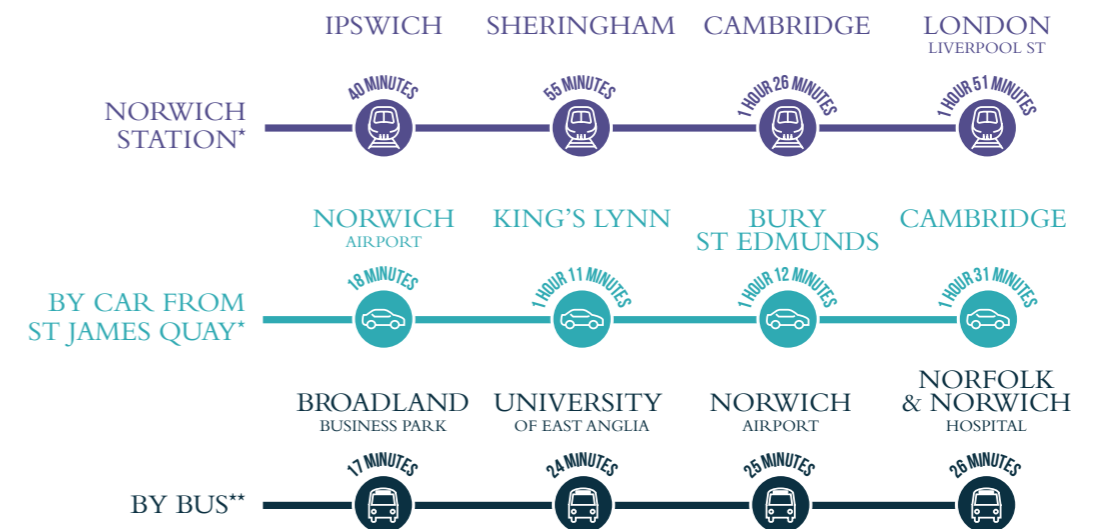
WELL CONNECTED

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.

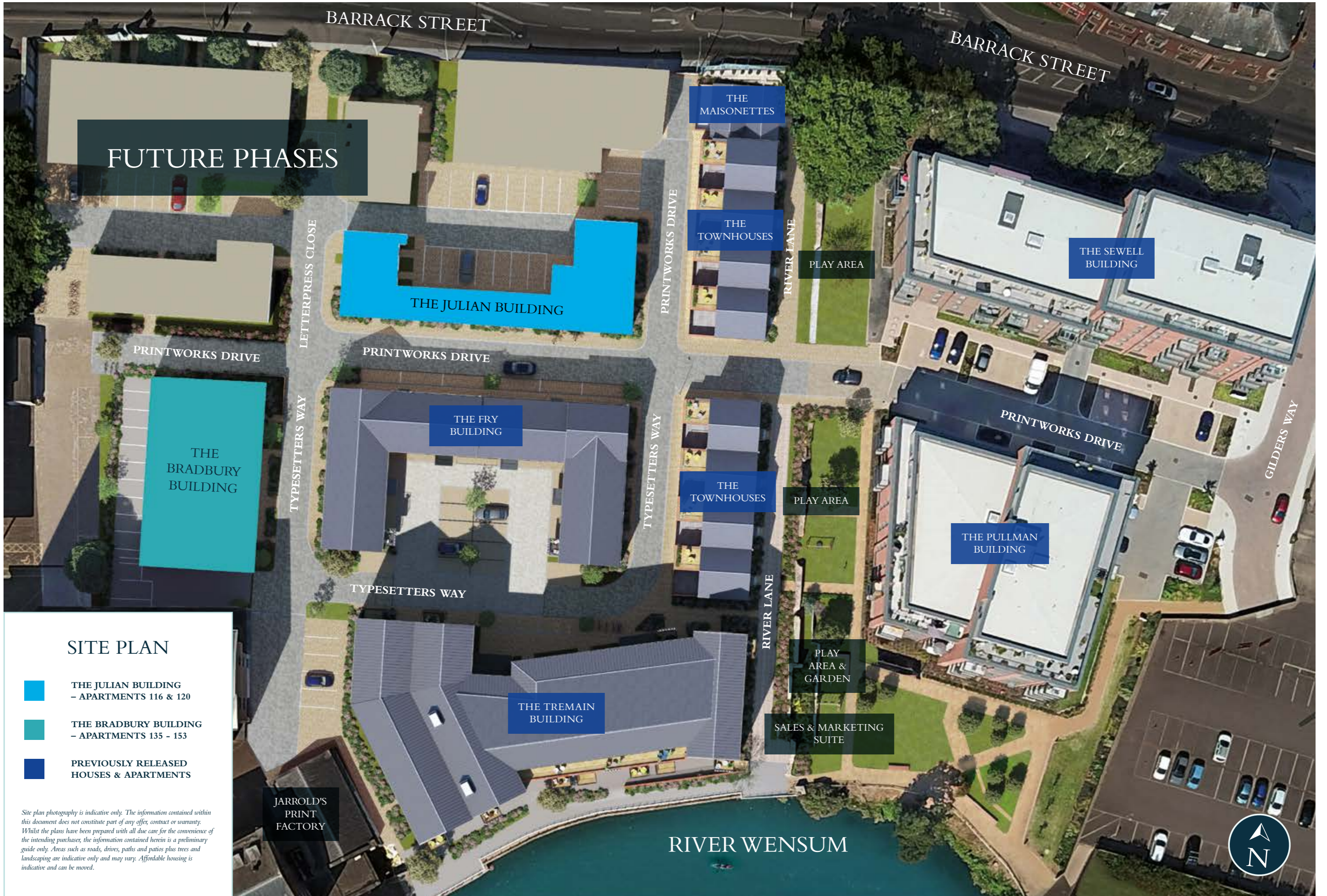


- FANCY A NICE MEAL OUT?**
- 1 Benedicts**  
9 St Benedicts Street, NR2 4PE
  - 2 Shiki**  
6 Tombland, NR3 1HE
  - 3 Roger Hickmans**  
79 Upper St Giles Street, NR2 1AB

- 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 Street, NR1 3SH
  - 3 Norwich Lanes** – A series of alleyways, courtyards and open spaces – [norwichlanes.co.uk](http://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 Street, NR2 1HX
  - 3 Rooftop Gardens**  
The Union Building, 51-59 Rose Lane, NR1 1BY



**FUTURE PHASES**

**SITE PLAN**

- THE JULIAN BUILDING**  
- APARTMENTS 116 & 120
- THE BRADBURY BUILDING**  
- APARTMENTS 135 - 153
- PREVIOUSLY RELEASED  
HOUSES & APARTMENTS**

*Site plan photography is indicative only. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Areas such as roads, drives, paths and patios plus trees and landscaping are indicative only and may vary. Affordable housing is indicative and can be moved.*

JARROLD'S  
PRINT  
FACTORY

RIVER WENSUM



# SPECIFICATION

SLEEK & CONTEMPORARY



Plot 180 in the Tremain Building



Plot 180 in the Tremain Building

## 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
- Washer/dryer (freestanding in hallway 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
- Framed feature mirror to match vanity tops (to en-suite only)
- Large format wall and floor tiles
- Heated chrome towel rail

## BATHROOM

- Bath with shower over and glass screen
- Bath panel to match vanity tops
- Framed feature mirror to match vanity tops (where no en-suite)
- Large format wall and floor tiles
- Heated chrome towel rail

## DECORATIVE FINISHES

- Painted front entrance door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows
- Timber internal staircase with carpeted treads and risers to duplex apartments
- White painted flush internal doors with contemporary satin 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 hall and kitchen/living/dining room
- Carpet to bedrooms plus stairs and landing to duplex apartments
- Large format tiles to bathroom, en-suite and shower room

## HEATING & WATER

- Heated chrome towel rails to bathroom, en-suite and shower room
- Gas fired combi boiler to apartments in The Julian Building
- Heating via communal heating plant to apartments in The Bradbury Building
- Underfloor heating throughout all apartments

## ELECTRICAL

- Downlights to kitchen/living/dining room, bathroom, en-suite and shower room
- Pendant fittings to hall, all bedrooms and landing to duplex apartments
- 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
- Video entry system to every apartment, linked to main entrance door (where accessed off communal area)
- External lighting to balcony
- Hard-wired smoke and heat detectors and carbon monoxide detectors where boiler present
- Sprinkler system to all apartments
- Spur for customer's own installation of security alarm panel

## EXTERNAL FINISHES

- Porcelain tiles to balcony/terrace

## COMMUNAL AREAS

- Fob controlled access system to communal entrance lobby
- Lift access to all floors (The Bradbury Building)
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobby where applicable

## PARKING

- Parking spaces available to purchase with selected apartments
- Allocated electric car charging points for communal use

## CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity-filled with insulation
- Concrete floors
- Exterior treatments are a combination of buff/red/grey/brown facing bricks with metal roof finish to The Bradbury Building and grey roof tiles to The Julian Building

## GENERAL

- 10 year NHBC warranty
- 250 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas

*An annual Estate Charge will be payable by all residents on the estate, which will cover the costs of the management and maintenance of the shared services and the internal and external communal areas of the of the apartment blocks. All leaseholders will automatically be made members of the Management Company when they purchase their property. A managing agent has been appointed to take on the maintenance responsibilities and a service charge will be payable by each homeowner for the services provided.*

*A block Management Company has been formed at St James Quay and will be responsible for the management and maintenance of the shared services and the internal and external communal areas of the of the apartment blocks. All leaseholders will automatically be made members of the Management Company when they purchase their property. A managing agent has been appointed to take on the maintenance responsibilities and a service charge will be payable by each homeowner for the services provided.*



Plot 180 in the Tremain Building



# THE BRADBURY BUILDING

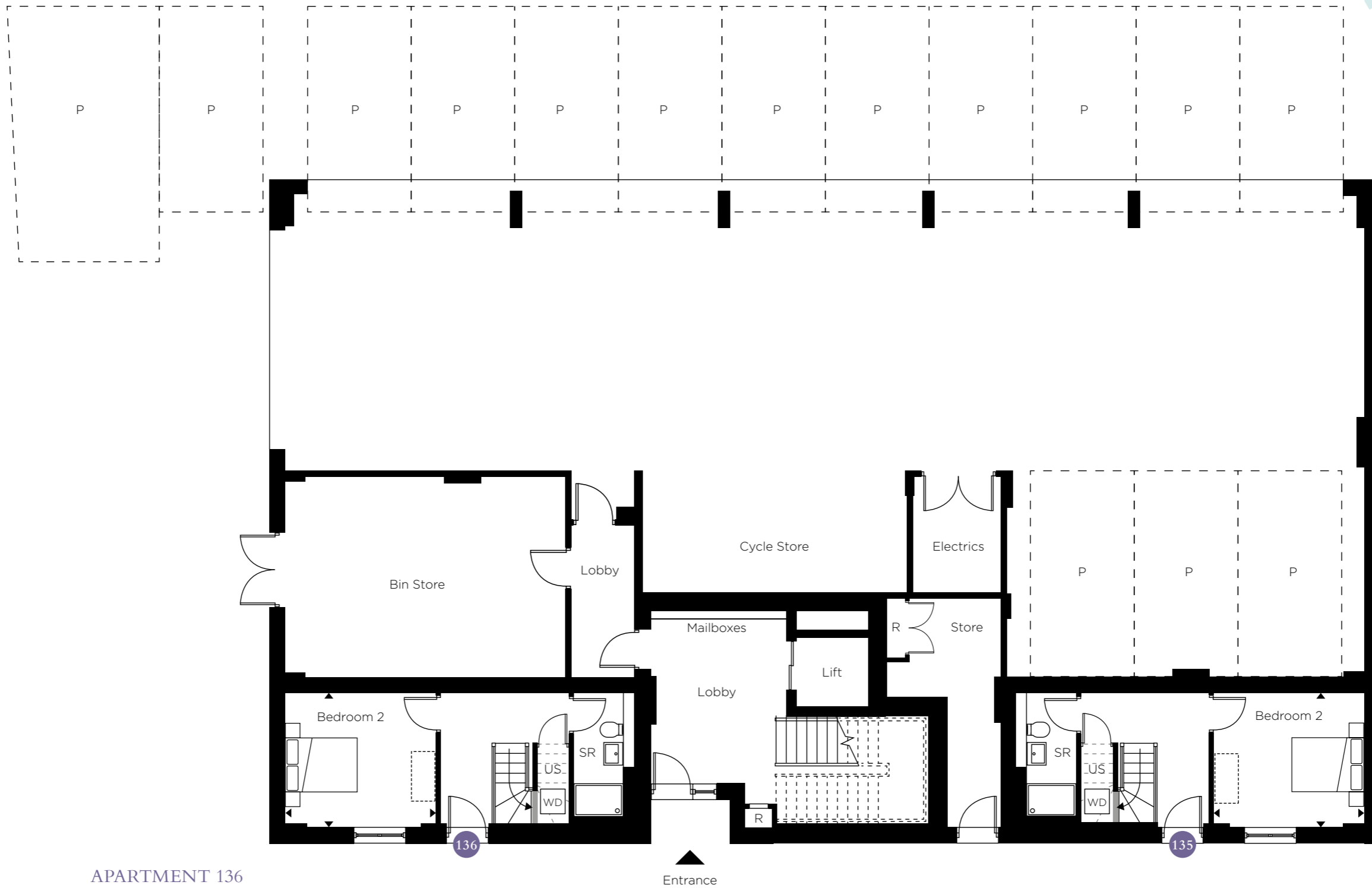
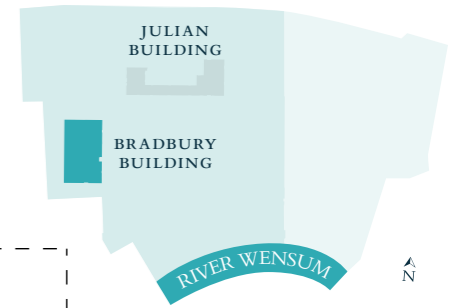
MODERN ONE AND TWO BEDROOM APARTMENTS  
AND TWO BEDROOM DUPLEXES



*Indicative computer generated image of The Bradbury Building at St James Quay*

# THE BRADBURY BUILDING

## GROUND FLOOR



**APARTMENT 135**  
TWO BEDROOM DUPLEX

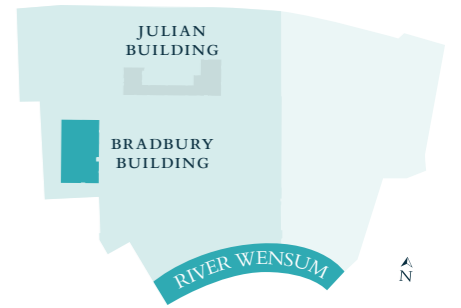
**Bedroom 2**  
3.6m x 3.25m    11'9" x 10'7"

**APARTMENT 136**  
TWO BEDROOM DUPLEX

**Bedroom 2**  
3.6m x 3.25m    11'9" x 10'7"

# THE BRADBURY BUILDING

## FIRST FLOOR



### APARTMENT 135 TWO BEDROOM DUPLEX

**Kitchen / Living / Dining Room**  
4.85m x 5.25m 15'10" x 17'2"

**Principal Bedroom**  
3.15m x 3.65m 10'4" x 11'11"

### APARTMENT 136 TWO BEDROOM DUPLEX

**Kitchen / Living / Dining Room**  
4.85m x 5.25m 15'10" x 17'2"

**Principal Bedroom**  
3.15m x 3.65m 10'4" x 11'11"

### APARTMENT 137 TWO BEDROOM

**Kitchen / Living / Dining Room**  
4.05m x 6.75m 13'3" x 22'1"

**Principal Bedroom**  
3.40m x 3.55m 11'1" x 11'7"

**Bedroom 2**  
4.05m x 2.75m 13'3" x 9'0"

### APARTMENT 138 TWO BEDROOM

**Kitchen / Living / Dining Room**  
3.45m x 7.80m 11'3" x 25'7"

**Principal Bedroom**  
3.00m x 5.55m 9'10" x 18'2"

**Bedroom 2**  
3.00m x 3.95m 9'10" x 12'11"

### APARTMENT 139 TWO BEDROOM

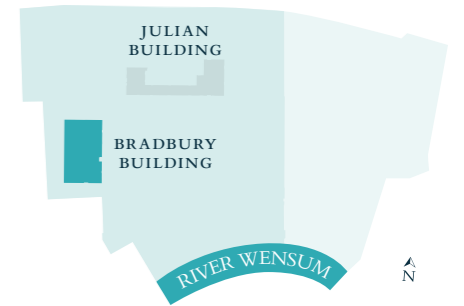
**Kitchen / Living / Dining Room**  
4.05m x 6.75m 13'3" x 22'1"

**Principal Bedroom**  
3.40m x 3.55m 11'1" x 11'7"

**Bedroom 2**  
4.05m x 2.75m 13'3" x 9'0"

# THE BRADBURY BUILDING

## SECOND FLOOR



### APARTMENT 140 TWO BEDROOM

**Kitchen / Living / Dining Room**  
4.05m x 6.75m 13'3" x 22'1"

**Principal Bedroom**  
3.40m x 3.55m 11'1" x 11'7"

**Bedroom 2**  
4.05m x 2.75m 13'3" x 9'0"

### APARTMENT 141 TWO BEDROOM

**Kitchen / Living / Dining Room**  
3.45m x 7.80m 11'3" x 25'7"

**Principal Bedroom**  
3.00m x 5.55m 9'10" x 18'2"

**Bedroom 2**  
3.00m x 3.95m 9'10" x 12'11"

### APARTMENT 142 TWO BEDROOM

**Kitchen / Living / Dining Room**  
4.05m x 6.75m 13'3" x 22'1"

**Principal Bedroom**  
3.40m x 3.55m 11'1" x 11'7"

**Bedroom 2**  
4.05m x 2.75m 13'3" x 9'0"

### APARTMENT 143 ONE BEDROOM

**Kitchen / Living / Dining Room**  
4.50m x 5.25m 14'9" x 17'2"

**Bedroom**  
3.20m x 3.85m 10'5" x 12'7"

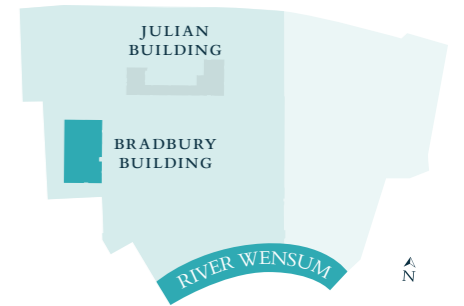
### APARTMENT 144 ONE BEDROOM

**Kitchen / Living / Dining Room**  
4.50m x 5.25m 14'9" x 17'2"

**Bedroom**  
3.20m x 3.85m 10'5" x 12'7"

# THE BRADBURY BUILDING

## THIRD FLOOR



### APARTMENT 145 TWO BEDROOM

**Kitchen / Living / Dining Room**  
4.05m x 6.75m 13'3" x 22'1"

**Principal Bedroom**  
3.40m x 3.55m 11'1" x 11'7"

**Bedroom 2**  
4.05m x 2.75m 13'3" x 9'0"

### APARTMENT 146 TWO BEDROOM

**Kitchen / Living / Dining Room**  
3.45m x 7.80m 11'3" x 25'7"

**Principal Bedroom**  
3.00m x 5.55m 9'10" x 18'2"

**Bedroom 2**  
3.00m x 3.95m 9'10" x 12'11"

### APARTMENT 147 TWO BEDROOM

**Kitchen / Living / Dining Room**  
4.05m x 6.75m 13'3" x 22'1"

**Principal Bedroom**  
3.40m x 3.55m 11'1" x 11'7"

**Bedroom 2**  
4.05m x 2.75m 13'3" x 9'0"

### APARTMENT 148 ONE BEDROOM

**Kitchen / Living / Dining Room**  
4.50m x 5.25m 14'9" x 17'2"

**Bedroom**  
3.20m x 3.85m 10'5" x 12'7"

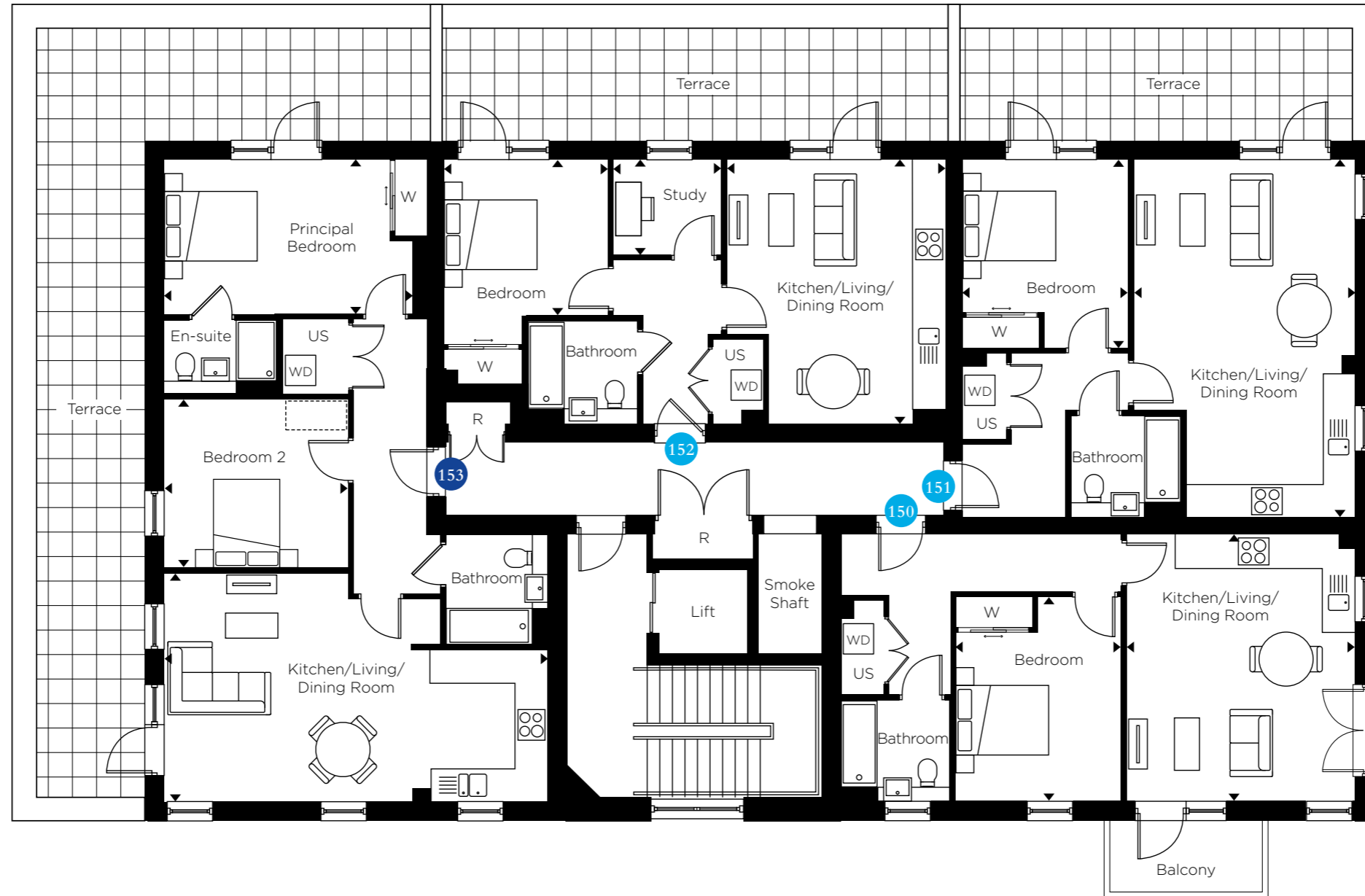
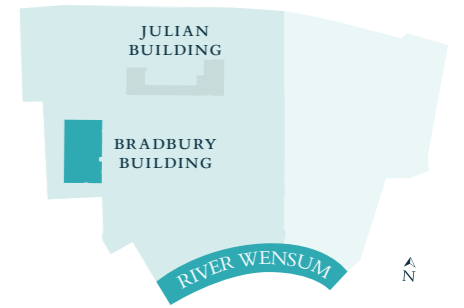
### APARTMENT 149 ONE BEDROOM

**Kitchen / Living / Dining Room**  
4.50m x 5.25m 14'9" x 17'2"

**Bedroom**  
3.20m x 3.85m 10'5" x 12'7"

# THE BRADBURY BUILDING

## FOURTH FLOOR



### APARTMENT 150 ONE BEDROOM

**Kitchen / Living / Dining Room**  
4.50m x 5.25m 14'9" x 17'2"

**Bedroom**  
3.20m x 4.05m 10'6" x 13'3"

### APARTMENT 151 ONE BEDROOM

**Kitchen / Living / Dining Room**  
4.35m x 7.05m 14'3" x 23'1"

**Bedroom**  
3.20m x 3.70m 10'6" x 12'1"

### APARTMENT 152 ONE BEDROOM

**Kitchen / Living / Dining Room**  
4.25m x 5.20m 13'11" x 17'0"

**Bedroom**  
3.20m x 4.40m 10'6" x 14'5"

### APARTMENT 153 TWO BEDROOM

**Kitchen / Living / Dining Room**  
7.55m x 4.45m 24'9" x 14'7"

**Principal Bedroom**  
3.00m x 5.15m 10'0" x 16'11"

**Bedroom 2**  
3.60m x 3.30m 11'9" x 10'9"

# THE JULIAN BUILDING

TWO DUPLEXES EACH OFFERING TWO DOUBLE BEDROOMS  
AND THEIR OWN PRIVATE ACCESS



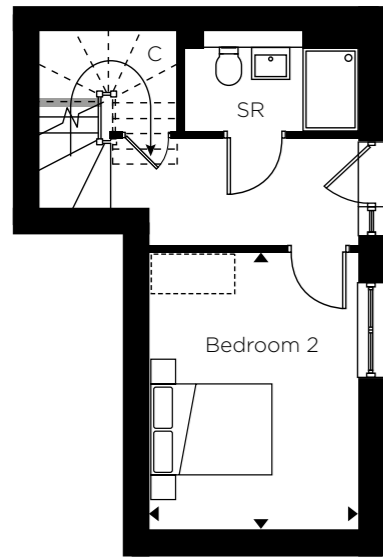
*Indicative computer generated image of The Julian Building at St James Quay*

# THE JULIAN BUILDING

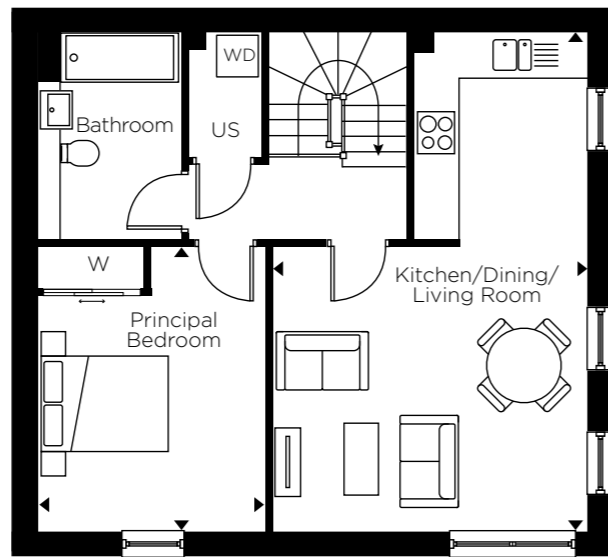
PLOT 116



GROUND FLOOR



FIRST FLOOR

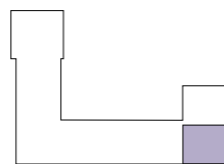


## APARTMENT 116 TWO BEDROOM DUPLEX

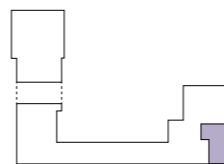
**Kitchen / Dining / Living Room**  
4.50m x 7.15m 14'9" x 23'5"

**Principal Bedroom**  
3.25m x 4.05m 10'7" x 13'3"

**Bedroom 2**  
3.00m x 3.95m 9'10" x 12'11"

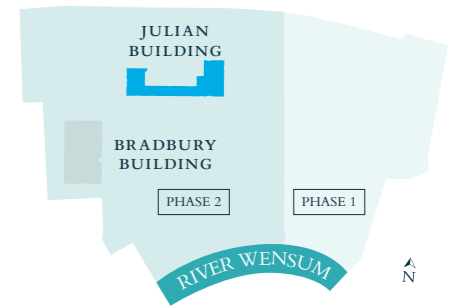


First Floor

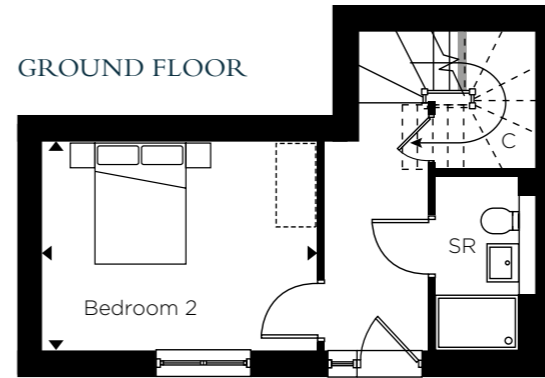


Ground Floor

PLOT 120



GROUND FLOOR

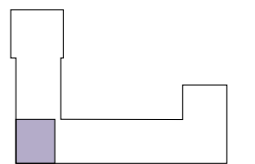


## APARTMENT 120 TWO BEDROOM DUPLEX

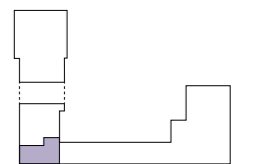
**Kitchen / Dining / Living Room**  
7.10m x 4.50m 23'3" x 14'9"

**Principal Bedroom**  
4.00m x 3.25m 13'1" x 10'7"

**Bedroom 2**  
3.95m x 3.00m 12'11" x 9'10"

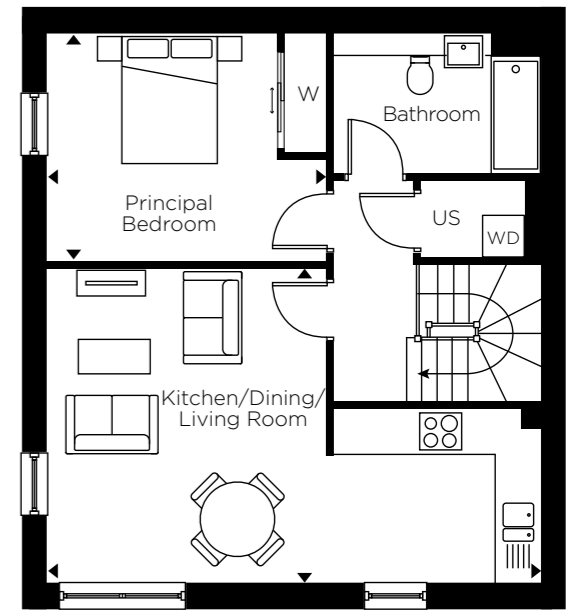


First Floor



Ground Floor

FIRST FLOOR





# ABOUT HILL

Hill is an award-winning housebuilder and one of the leading developers in London, the home counties, and the South.

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 850 staff, the company operates from six strategically located regional offices, with its head office based in Waltham Abbey, Essex.

Hill anticipates completing circa. 2,900 homes this financial year and has a controlled land bank with planning consent for over 8,500 units. 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 titles of WhatHouse? Housebuilder of the Year in 2015, 2020, and most recently in 2023, when it also won the Best Large Housebuilder accolade in its first year entering the category. Other awards won in 2023 range from WhatHouse? Awards Best Development and Best Exterior Design, to Best Family Home at the Evening Standard New Homes Awards.

In addition, Hill is dedicated to delivering the highest quality homes and exceptional customer service. This commitment has earned Hill the coveted 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past seven years.

The Hill Group 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.

Follow us on Facebook and 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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Barrack Street, Norwich, Norfolk, NR3 1TY  
**01603 882425**  
[hill.co.uk/st-james-quay](http://hill.co.uk/st-james-quay)



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