

ST JAMES QUAY
NORWICH

RIVERSIDE LIVING AT ITS FINEST



Computer generated image of the Pullman building and river view, St James Quay

DISCOVER

YOUR CHAPTER IN THIS RIVERSIDE STORY

Introducing St James Quay: 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 offering stunning views of the river and city skyline, these spacious and light-filled apartments are designed for modern day living.

Choose between one, two or three bedroom apartments, all designed to the highest standards and finished with clean contemporary interiors.

From 2018 to 2020, 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 Tomblard and the magnificent cathedral.



Come and build your story in this city of revolution and difference, of heritage and ambition.

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.

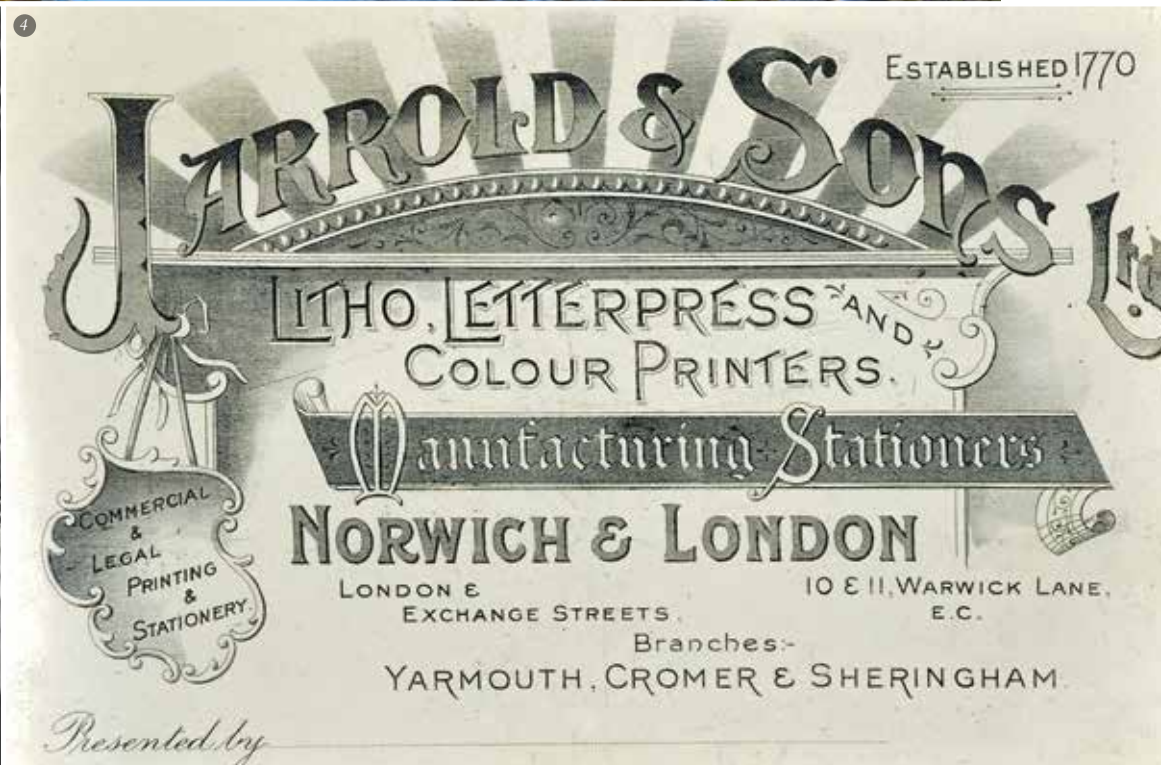
Delve into St James Quay's past to discover a rich history of manufacturing, Jarrold's print, publishing, and bookselling accomplishments all played a crucial part in Norwich's sterling global reputation.



BUILDING

ON A RICH HERITAGE

From your contemporary apartment, 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.



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.

DESTINED

TO BECOME *the* DESTINATION IN NORWICH



Computer generated image

St James Quay offers all the convenience of city-centre living, combined with the tranquility of this riverside location. The apartments are architecturally designed to capture the spirit and history of the land, built to the highest standard, finished with luxurious interiors and modern day conveniences like underfloor heating and car charging points, all of which reflect modern day living.

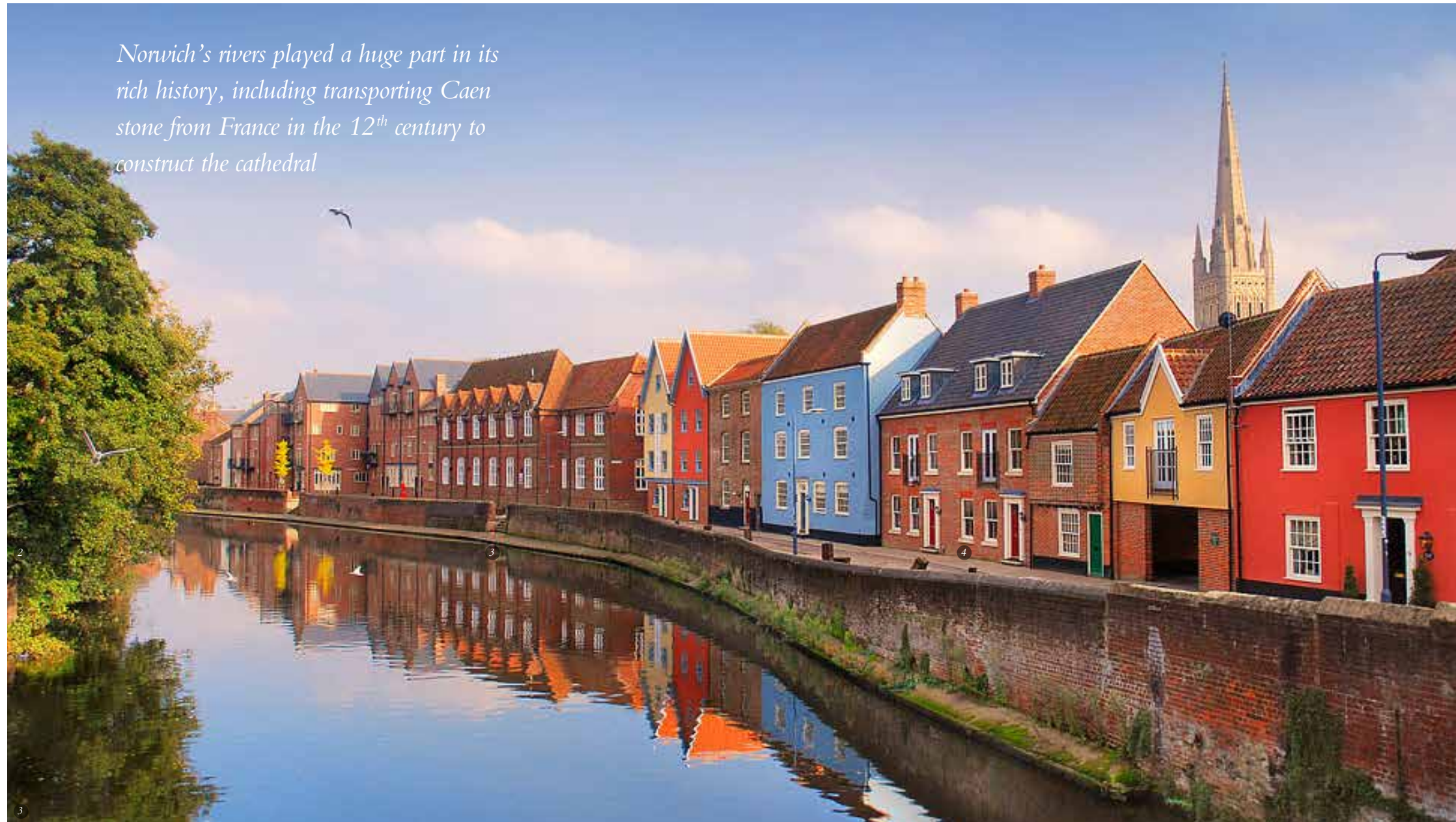
Each room has been carefully designed for effortless living - from your kitchen with integrated energy efficient appliances and beautiful Caeserstone worktops to your luxurious bathroom with dark-wood effect vanity tops and matching bath panel.



BARRE GATE AND THE CITY WALLS

Barre Gate, also known as Pockthorpe Gate, was built in 1338 and protected the city for hundreds of years. Now standing in the heart of your new neighbourhood are the original medieval city walls, one of the remaining fragments of the 14th century flint defences. Before parts of the city walls were demolished in the 18th century, they were the longest circuit of barricades in Britain, eclipsing even London's – testament to Norwich's historic wealth.

Norwich's rivers played a huge part in its rich history, including transporting Caen stone from France in the 12th century to construct the cathedral



Enjoy the peace of the River Wensum, named from the Anglo-Saxon word for winding. Follow the thread of this beautiful waterway through the centre of Norwich.

The riverside walk is peaceful, traffic-free, and offers you a uniquely idyllic journey across to the train station, or into the centre of Norwich.

The Wensum brims with wildlife. Peek behind the weeping willows to discover otters, swans, kingfishers, and maybe even a seal who's travelled in from the coast for a freshwater snack! With such thriving natural wonders, it's no surprise that the Wensum is the most protected river in Europe, as both a Site of Special Scientific Interest, and a Special Area of Conservation.

Why not experience a new kind of riverside pint with Pub and Paddle, where you kayak to a well earned drink, or pop across Jarrold's Bridge to reach Norwich's oldest pub, the Adam & Eve and take a sip where monks used to drink.

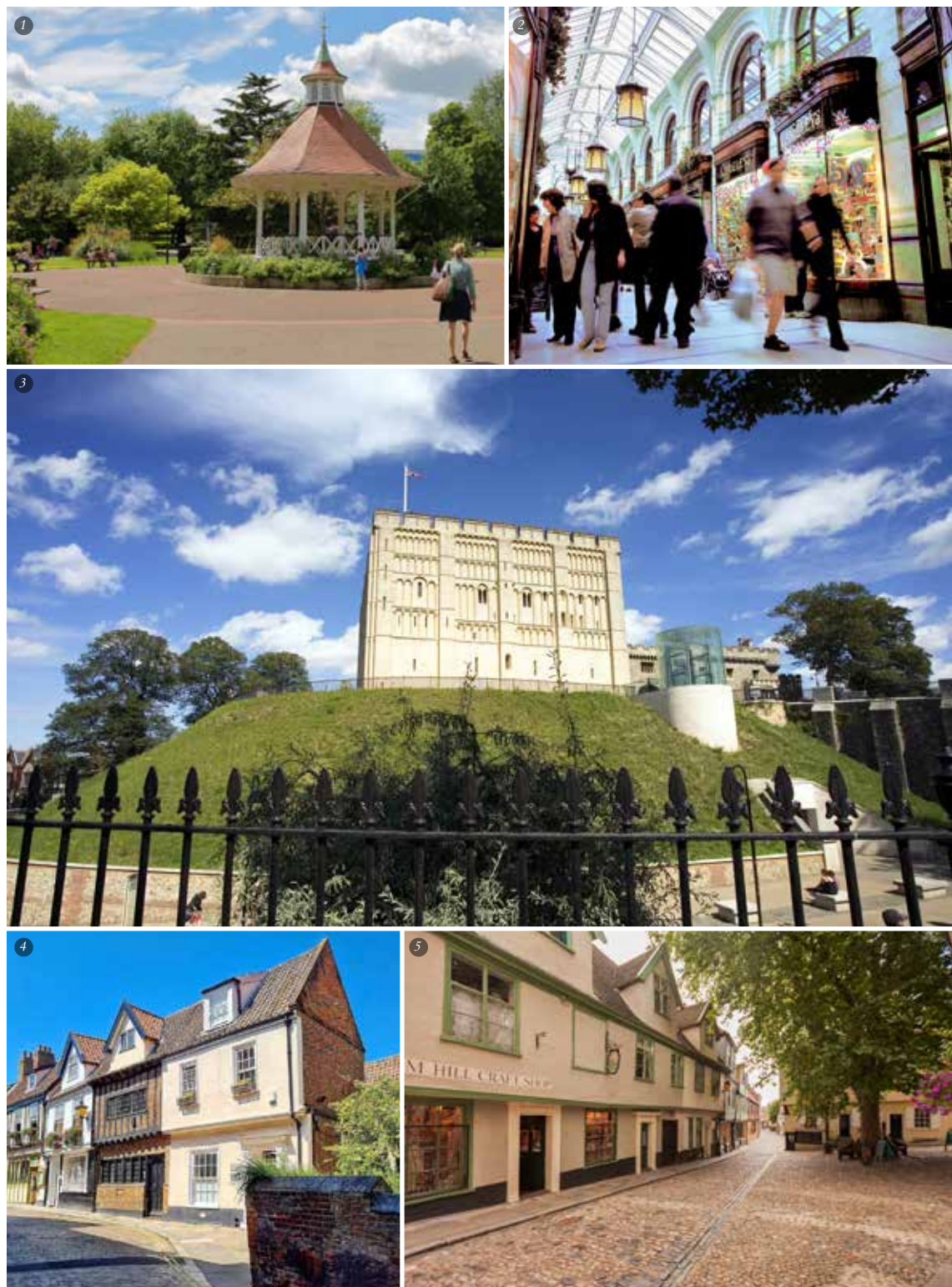


1. Barre Gate and city wall remains, 2. 19th century etching of view from inside Barre Gate, 3. River Wensum quayside, 4. Pub & Paddle.

FIND A NEW
PERSPECTIVE



River Wensum looking towards Norwich Cathedral



1. Chapelfield gardens bandstand, 2. Royal Arcade, 3. Norwich castle gardens, 4. Timber frame buildings on Waggon and Horses Lane, 5. Elm Hill, 6. Cow tower.
 *Travel time is taken from Google Maps and is approximate.



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 ten minutes walk from your city apartment 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.

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

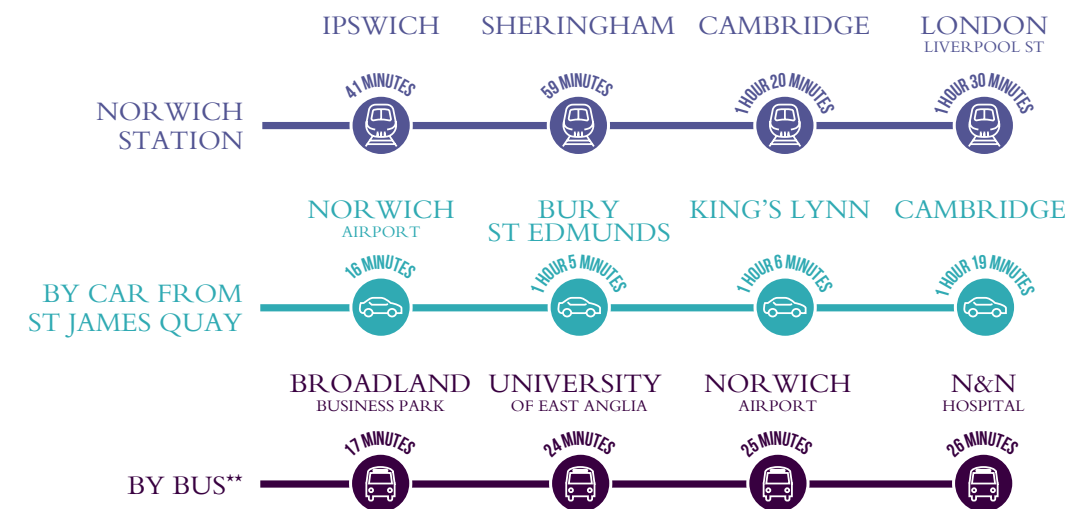
WELL CONNECTED

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.

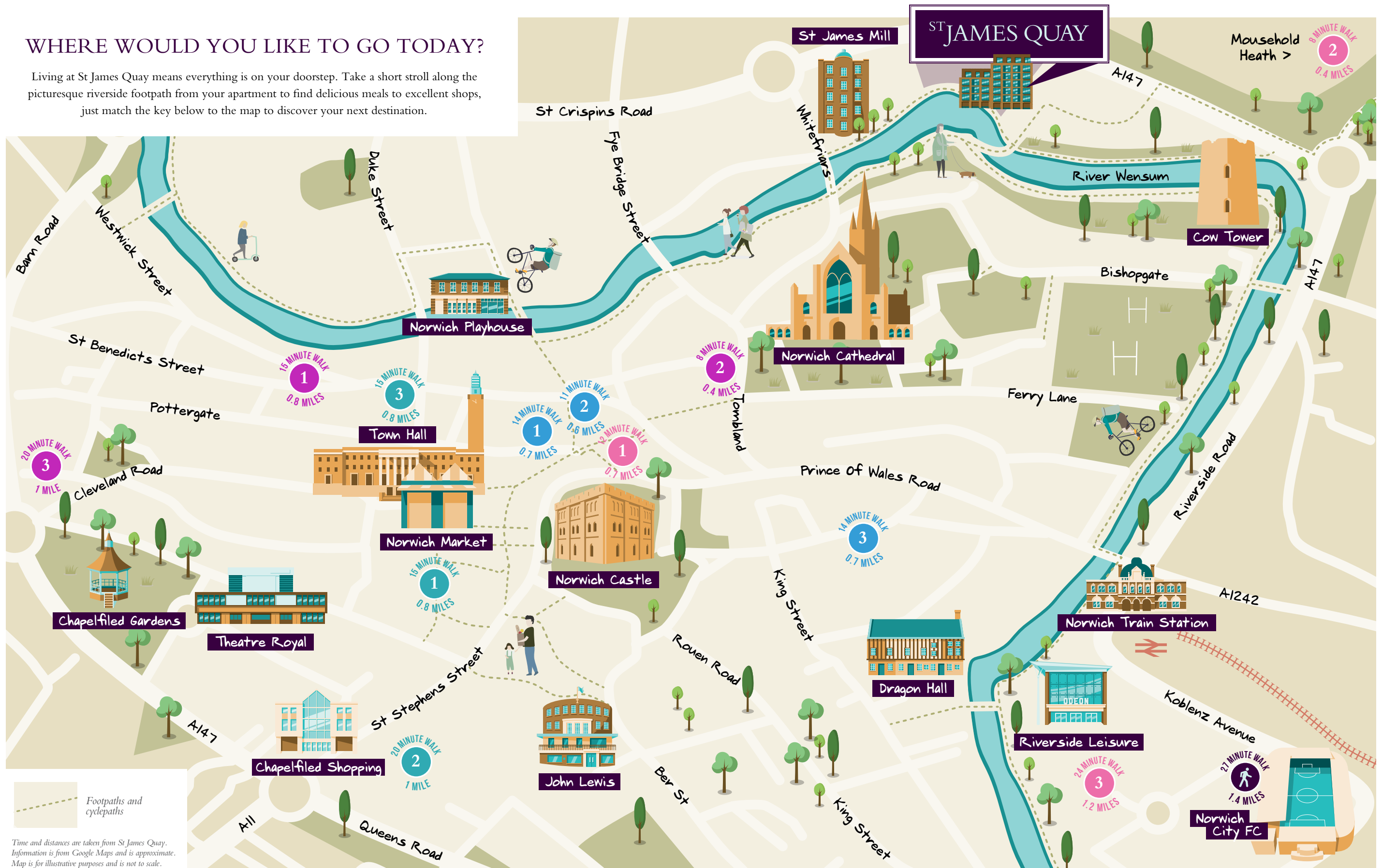


1. Norwich bus station, 2. Norwich train station, 4. Norwich airport.
*Travel times are taken from Google Maps & greateranglia.co.uk and are approximate.
** Bus times are taken from nearest serving bus stop to St James Quay.



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 apartment to find delicious meals to excellent shops, just match the key below to the map to discover your next destination.



Time and distances are taken from St James Quay. Information is from Google Maps and is approximate. Map is for illustrative purposes and is not to scale.

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 **Chapelfield**
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 **Jarrolds Wine Bar**
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



NORFOLK

THE LAND OF BIG SKIES

Norfolk has to be experienced to be believed. Travel in any direction from St James Quay to discover stunning coastline, ancient woodlands, the dazzling rivers and lakes of the Norfolk Broads and huge expanses of countryside and skies.

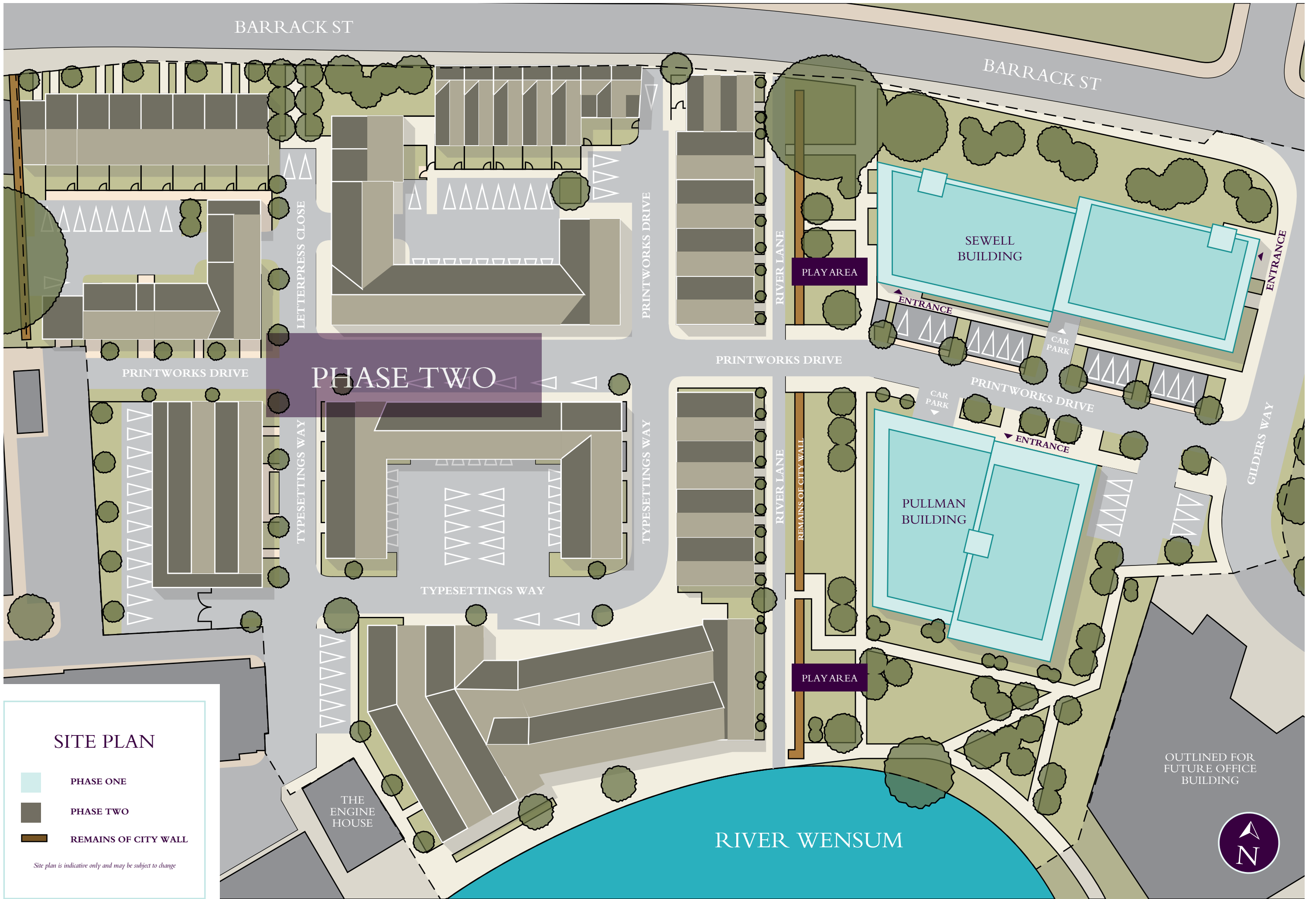
The idyllic Broads National Park is just a thirty minute drive* from your door, where you can try your hand at sailing, go for long walks, or enjoy a traditional meal at a riverside pub.

Travel a bit further, and you'll find yourself at the beach. Deservedly an Area of Outstanding Natural Beauty, the Norfolk Coast is breathtaking. Perfect for classic seaside days-out, getting back in touch with nature, wild-swimming, or hikes: Norfolk's 84 miles of coast lies waiting to be explored.

There's plenty more to see, from nature reserves to National Trust properties, with charming market towns offering the perfect place to stop en route.



1. Old Hunstanton Cliffs, 2. Thurne Windmill, 3. Beach huts at Wells-Next-The-Sea, 4. Holkham beach, 5. The old lifeboat house - Blakeney, 6. Holt - North Norfolk.
*Travel times are taken from Google Maps and are approximate.



SITE PLAN

- PHASE ONE
- PHASE TWO
- REMAINS OF CITY WALL

Site plan is indicative only and may be subject to change

SPECIFICATION

COOL & CONTEMPORARY



Computer generated image



KITCHEN

- Gloss units with soft close doors and drawers
- Caesarstone worktop with matching upstand
- Bosch ceramic hob with glass splashback
- Bosch integrated single oven
- Bosch integrated microwave
- Zanussi integrated dishwasher
- Zanussi integrated fridge/freezer
- Integrated cooker hood
- Blanco stainless steel under mounted sink with contemporary Blanco mixer tap
- LED feature lighting to wall units
- Zanussi washer/dryer (freestanding in hallway cupboard)

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

MASTER EN-SUITE

- Low profile shower tray with glass shower door
- Dark wood effect feature mirror with LED lighting and matching vanity tops (to bathroom where no en-suite)
- Large format wall and floor tiles
- Heated chrome towel rail

BATHROOM

- Bath with shower over and glass screen
- Dark wood effect vanity tops with matching bath panel
- Large format wall and floor tiles
- Heated chrome towel rail

DECORATIVE FINISHES

- Painted solid front entrance door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows
- White painted flush internal doors with contemporary brushed stainless steel ironmongery
- Built in mirrored wardrobe with sliding doors to master 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 bedrooms
- Large format tiles to bathroom and en-suite

HEATING AND WATER

- Underfloor heating throughout each apartment
- Heated chrome towel rails to bathroom and en-suite
- Heating via communal heating plant

ELECTRICAL

- Downlights to kitchen/living/dining room, bathroom and en-suite
- Pendant fittings to selected locations including entrance hall and all bedrooms
- LED feature lighting to wall units in kitchen
- White moulded electrical switches and sockets throughout
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- Wiring for customer's own broadband connection
- Pre-wired for customer's own Sky Q connection
- Video entry system to every apartment, linked to main entrance door
- External lighting to balcony/terrace
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Porcelain tiles to balconies/terraces
- Metal privacy screen to terraces

COMMUNAL AREAS

- Fob controlled access system to entrance lobby
- Lift access to all floors
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobby

PARKING

- Undercroft or surface parking available to purchase with selected apartments
- Allocated electric charging points for communal use

CONSTRUCTION

- Reinforced concrete structural frame and outer brickwork with cavity insulation.
- Concrete floors
- Exterior treatments are a combination of red, brown and grey facing bricks
- Aluminium rain-water goods

GENERAL

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

The apartment building/s and non-adopted areas at St James Quay will be maintained by a management company of which every home owner will become a member once all the properties have been sold and conveyed. A managing agent has been appointed to maintain these areas and a service charge will be payable by each home owner for the services provided.

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.



SEWELL BUILDING

A SELECTION OF 1 & 2 BEDROOM APARTMENTS

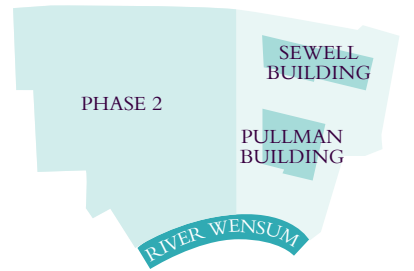
Named after Anna Sewell the Norfolk-born writer of the beloved children's classic *Black Beauty*, the Sewell Building at St James Quay is made up of one and two bedroom apartments set across six floors. Interior finishes that are harmoniously designed with elegant lines, sustainable materials, and complementary colours.

Spacious rooms and large windows bring the natural light flooding in, with many apartments offering views of the cityscape.

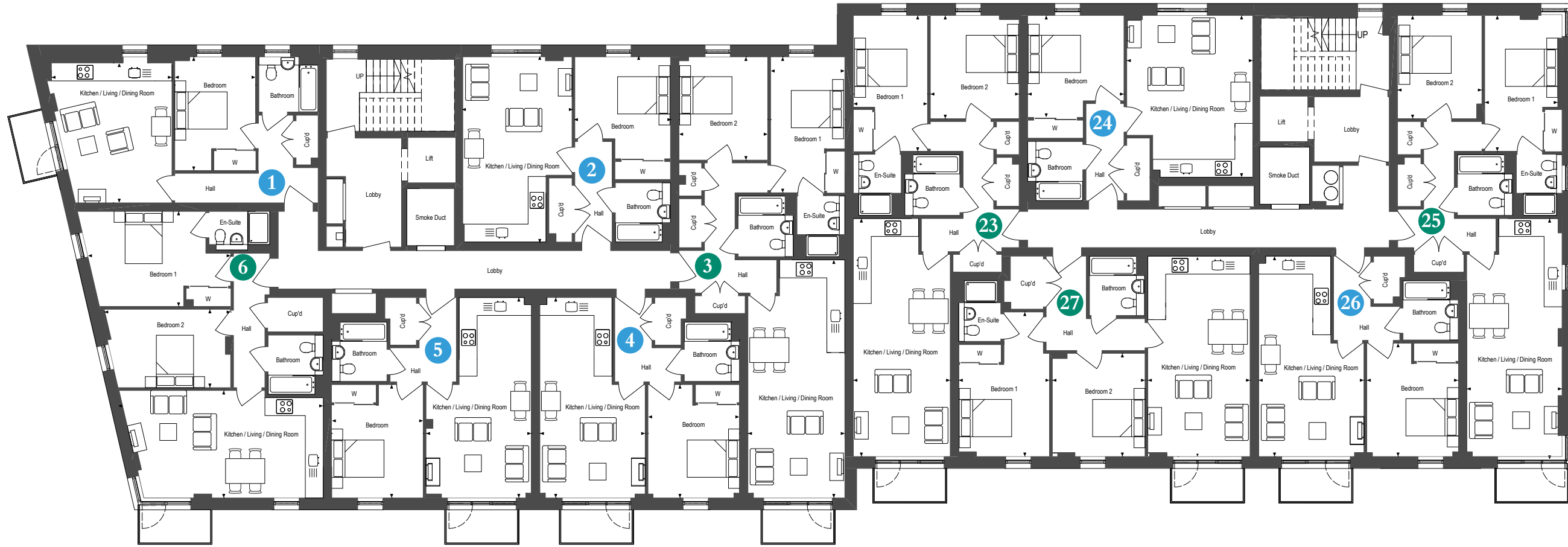


Computer generated image of the Sewell building

SEWELL BUILDING



FIRST FLOOR



APARTMENT 1 ONE BEDROOM

Kitchen / Living / Dining Room
4.35m x 5.05m 14'3" x 16'6"

Bedroom
2.90m x 4.10m 9'5" x 13'5"

APARTMENT 2 ONE BEDROOM

Kitchen / Living / Dining Room
3.95m x 6.70m 13'0" x 22'0"

Bedroom
3.45m x 3.65m 11'3" x 12'0"

APARTMENT 3 TWO BEDROOM

Kitchen / Living / Dining Room
3.50m x 8.60m 11'5" x 28'2"

Bedroom
2.65m x 4.90m 8'7" x 16'1"

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

APARTMENT 4 ONE BEDROOM

Kitchen / Living / Dining Room
3.80m x 7.25m 12'5" x 23'8"

Bedroom
3.30m x 4.10m 10'8" x 13'5"

APARTMENT 5 ONE BEDROOM

Kitchen / Living / Dining Room
3.80m x 7.25m 12'5" x 23'8"

Bedroom
3.30m x 4.10m 10'8" x 13'5"

APARTMENT 6 TWO BEDROOM

Kitchen / Living / Dining Room
7.40m x 3.85m 24'3" x 12'6"

Bedroom 1
5.15m x 3.45m 16'9" x 11'3"

Bedroom 2
4.55m x 2.80m 14'9" x 9'2"

APARTMENT 23 TWO BEDROOM

Kitchen / Living / Dining Room
3.50m x 8.60m 11'5" x 28'2"

Bedroom 1
2.65m x 4.90m 8'7" x 16'1"

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

APARTMENT 24 ONE BEDROOM

Kitchen / Living / Dining Room
4.55m x 5.85m 14'9" x 19'2"

Bedroom
3.45m x 3.65m 11'3" x 12'0"

APARTMENT 25 TWO BEDROOM

Kitchen / Living / Dining Room
3.45m x 8.60m 11'3" x 28'2"

Bedroom 1
2.60m x 4.90m 8'5" x 16'1"

Bedroom 2
3.00m x 3.70m 9'8" x 12'1"

APARTMENT 26 ONE BEDROOM

Kitchen / Living / Dining Room
3.80m x 7.25m 12'5" x 23'8"

Bedroom
3.30m x 4.10m 10'8" x 13'5"

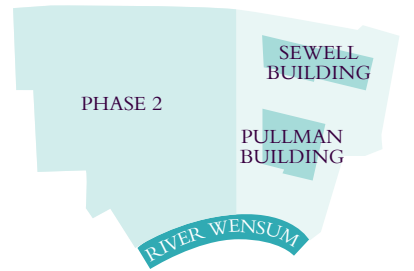
APARTMENT 27 TWO BEDROOM

Kitchen / Living / Dining Room
3.70m x 7.25m 12'1" x 23'8"

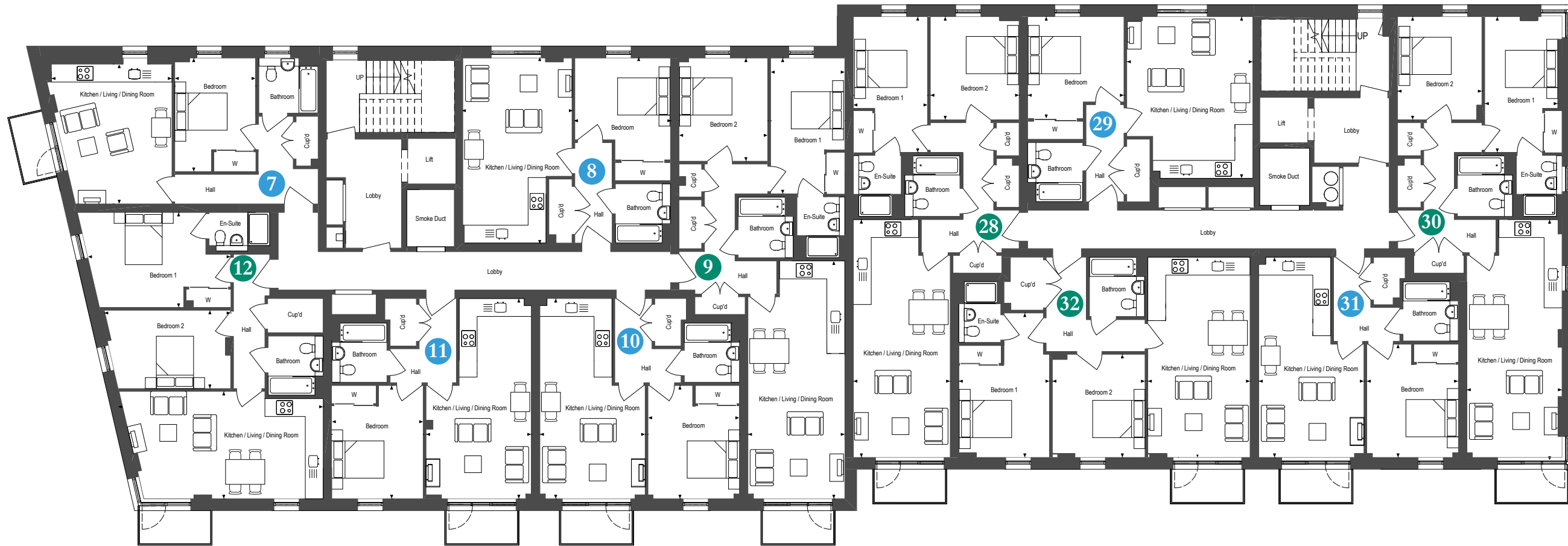
Bedroom 1
3.25m x 5.20m 10'7" x 17'1"

Bedroom 2
3.35m x 3.70m 11'0" x 12'1"

SEWELL BUILDING



SECOND FLOOR



APARTMENT 7 ONE BEDROOM

Kitchen / Living / Dining Room
4.35m x 5.05m 14'3" x 16'6"

Bedroom
2.90m x 4.10m 9'5" x 13'5"

APARTMENT 8 ONE BEDROOM

Kitchen / Living / Dining Room
3.95m x 6.70m 13'0" x 22'0"

Bedroom
3.45m x 3.65m 11'3" x 12'0"

APARTMENT 9 TWO BEDROOM

Kitchen / Living / Dining Room
3.50m x 8.60m 11'5" x 28'2"

Bedroom
2.65m x 4.90m 8'7" x 16'1"

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

APARTMENT 10 ONE BEDROOM

Kitchen / Living / Dining Room
3.80m x 7.25m 12'5" x 23'8"

Bedroom
3.30m x 4.10m 10'8" x 13'5"

APARTMENT 11 ONE BEDROOM

Kitchen / Living / Dining Room
3.80m x 7.25m 12'5" x 23'8"

Bedroom
3.30m x 4.10m 10'8" x 13'5"

APARTMENT 12 TWO BEDROOM

Kitchen / Living / Dining Room
7.40m x 3.85m 24'3" x 12'6"

Bedroom 1
5.15m x 3.45m 16'9" x 11'3"

Bedroom 2
4.55m x 2.80m 14'9" x 9'2"

APARTMENT 28 TWO BEDROOM

Kitchen / Living / Dining Room
3.50m x 8.60m 11'5" x 28'2"

Bedroom 1
2.65m x 4.90m 8'7" x 16'1"

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

APARTMENT 29 ONE BEDROOM

Kitchen / Living / Dining Room
4.55m x 5.85m 14'9" x 19'2"

Bedroom
3.45m x 3.65m 11'3" x 12'0"

APARTMENT 30 TWO BEDROOM

Kitchen / Living / Dining Room
3.45m x 8.60m 11'3" x 28'2"

Bedroom 1
2.60m x 4.90m 8'5" x 16'1"

Bedroom 2
3.00m x 3.70m 9'8" x 12'1"

APARTMENT 31 ONE BEDROOM

Kitchen / Living / Dining Room
3.80m x 7.25m 12'5" x 23'8"

Bedroom
3.30m x 4.10m 10'8" x 13'5"

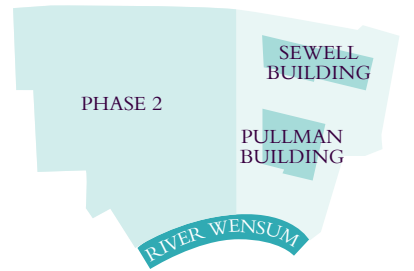
APARTMENT 32 TWO BEDROOM

Kitchen / Living / Dining Room
3.70m x 7.25m 12'1" x 23'8"

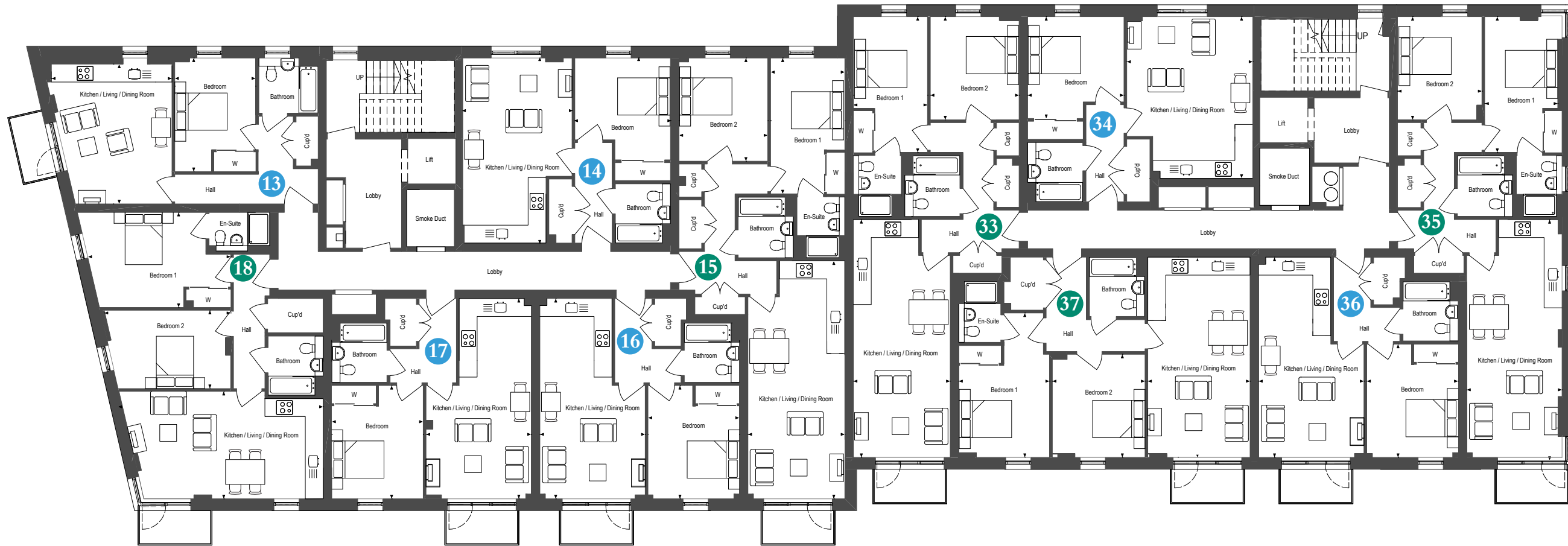
Bedroom 1
3.25m x 5.20m 10'7" x 17'1"

Bedroom 2
3.35m x 3.70m 11'0" x 12'1"

SEWELL BUILDING



THIRD FLOOR



APARTMENT 13 ONE BEDROOM

Kitchen / Living / Dining Room
4.35m x 5.05m 14'3" x 16'6"

Bedroom
2.90m x 4.10m 9'5" x 13'5"

APARTMENT 14 ONE BEDROOM

Kitchen / Living / Dining Room
3.95m x 6.70m 13'0" x 22'0"

Bedroom
3.45m x 3.65m 11'3" x 12'0"

APARTMENT 15 TWO BEDROOM

Kitchen / Living / Dining Room
3.50m x 8.60m 11'5" x 28'2"

Bedroom
2.65m x 4.90m 8'7" x 16'1"

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

APARTMENT 33 TWO BEDROOM

Kitchen / Living / Dining Room
3.50m x 8.60m 11'5" x 28'2"

Bedroom 1
2.65m x 4.90m 8'7" x 16'1"

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

APARTMENT 34 ONE BEDROOM

Kitchen / Living / Dining Room
4.55m x 5.85m 14'9" x 19'2"

Bedroom
3.45m x 3.65m 11'3" x 12'0"

APARTMENT 35 TWO BEDROOM

Kitchen / Living / Dining Room
3.45m x 8.60m 11'3" x 28'2"

Bedroom 1
2.60m x 4.90m 8'5" x 16'1"

Bedroom 2
3.00m x 3.70m 9'8" x 12'1"

APARTMENT 16 ONE BEDROOM

Kitchen / Living / Dining Room
3.80m x 7.25m 12'5" x 23'8"

Bedroom
3.30m x 4.10m 10'8" x 13'5"

APARTMENT 17 ONE BEDROOM

Kitchen / Living / Dining Room
3.80m x 7.25m 12'5" x 23'8"

Bedroom
3.30m x 4.10m 10'8" x 13'5"

APARTMENT 18 TWO BEDROOM

Kitchen / Living / Dining Room
7.40m x 3.85m 24'3" x 12'6"

Bedroom 1
5.15m x 3.45m 16'9" x 11'3"

Bedroom 2
4.55m x 2.80m 14'9" x 9'2"

APARTMENT 36 ONE BEDROOM

Kitchen / Living / Dining Room
3.80m x 7.25m 12'5" x 23'8"

Bedroom
3.30m x 4.10m 10'8" x 13'5"

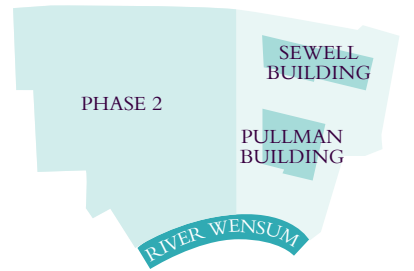
APARTMENT 37 TWO BEDROOM

Kitchen / Living / Dining Room
3.70m x 7.25m 12'1" x 23'8"

Bedroom 1
3.25m x 5.20m 10'7" x 17'1"

Bedroom 2
3.35m x 3.70m 11'0" x 12'1"

SEWELL BUILDING



FOURTH FLOOR



APARTMENT 19 TWO BEDROOM

Kitchen / Living / Dining Room
5.30m x 5.85m 17'4" x 19'2"

Bedroom 1
3.95m x 4.65m 13'0" x 15'3"

Bedroom 2
3.20m x 3.45m 10'5" x 11'3"

APARTMENT 20 ONE BEDROOM

Kitchen / Living / Dining Room
4.65m x 6.75m 15'3" x 22'1"

Bedroom
3.35m x 3.75m 11'0" x 12'3"

APARTMENT 21 TWO BEDROOM

Kitchen / Living / Dining Room
3.50m x 8.60m 11'5" x 28'2"

Bedroom 1
2.80m x 4.95m 9'2" x 16'2"

Bedroom 2
3.05m x 3.80m 10'0" x 12'5"

APARTMENT 22 ONE BEDROOM

Kitchen / Living / Dining Room
6.30m x 3.90m 20'7" x 12'8"

Bedroom
3.45m x 3.25m 11'3" x 10'7"

APARTMENT 38 TWO BEDROOM

Kitchen / Living / Dining Room
3.50m x 8.60m 11'5" x 28'2"

Bedroom 1
2.65m x 4.90m 8'7" x 16'1"

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

APARTMENT 39 ONE BEDROOM

Kitchen / Living / Dining Room
4.55m x 5.85m 14'9" x 19'2"

Bedroom
3.45m x 3.65m 11'3" x 12'0"

APARTMENT 40 TWO BEDROOM

Kitchen / Living / Dining Room
3.45m x 8.60m 11'3" x 28'2"

Bedroom 1
2.60m x 4.90m 8'5" x 16'1"

Bedroom 2
3.00m x 3.70m 9'8" x 12'1"

APARTMENT 41 ONE BEDROOM

Kitchen / Living / Dining Room
3.80m x 7.25m 12'5" x 23'8"

Bedroom
3.30m x 4.10m 10'8" x 13'5"

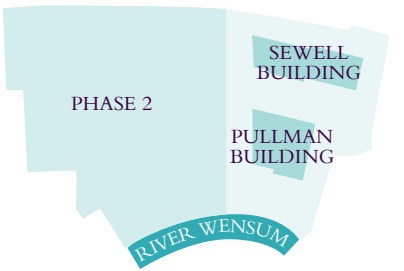
APARTMENT 42 TWO BEDROOM

Kitchen / Living / Dining Room
3.70m x 7.25m 12'1" x 23'8"

Bedroom 1
3.25m x 5.20m 10'7" x 17'1"

Bedroom 2
3.35m x 3.70m 11'0" x 12'1"

SEWELL BUILDING



FIFTH FLOOR



APARTMENT 43 TWO BEDROOM

Kitchen / Living / Dining Room
3.50m x 8.60m 11'5" x 28'2"

Bedroom 1
2.65m x 4.90m 8'7" x 16'1"

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

APARTMENT 44 ONE BEDROOM

Kitchen / Living / Dining Room
4.55m x 5.85m 14'9" x 19'2"

Bedroom
3.45m x 3.65m 11'3" x 12'0"

APARTMENT 45 TWO BEDROOM

Kitchen / Living / Dining Room
3.45m x 8.60m 11'3" x 28'2"

Bedroom 1
2.60m x 4.90m 8'5" x 16'1"

Bedroom 2
3.00m x 3.70m 9'8" x 12'1"

APARTMENT 46 ONE BEDROOM

Kitchen / Living / Dining Room
3.80m x 7.25m 12'5" x 23'8"

Bedroom
3.30m x 4.10m 10'8" x 13'5"

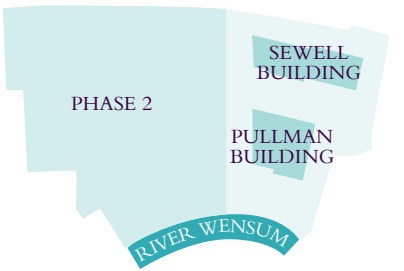
APARTMENT 47 TWO BEDROOM

Kitchen / Living / Dining Room
3.70m x 7.25m 12'1" x 23'8"

Bedroom 1
3.25m x 5.20m 10'7" x 17'1"

Bedroom 2
3.35m x 3.70m 11'0" x 12'1"

SEWELL BUILDING



SIXTH FLOOR PENTHOUSES



APARTMENT 48 TWO BEDROOM

Kitchen / Living / Dining Room
6.30m x 5.00m 20'7" x 16'4"

Bedroom 1
4.45m x 2.95m 14'6" x 9'7"

Bedroom 2
2.95m x 3.65m 9'7" x 12'0"

APARTMENT 49 ONE BEDROOM

Kitchen / Living / Dining Room
4.95m x 5.35m 16'2" x 17'6"

Bedroom
4.30m x 3.05m 14'1" x 10'0"

APARTMENT 50 TWO BEDROOM

Kitchen / Living / Dining Room
6.30m x 5.00m 20'7" x 16'4"

Bedroom 1
4.45m x 2.95m 14'6" x 9'7"

Bedroom 2
2.95m x 3.65m 9'7" x 12'0"

APARTMENT 51 ONE BEDROOM

Kitchen / Living / Dining Room
4.55m x 5.45m 14'9" x 17'9"

Bedroom
3.45m x 3.25m 11'3" x 10'7"

PULLMAN BUILDING

A SELECTION OF 1, 2 & 3 BEDROOM APARTMENTS

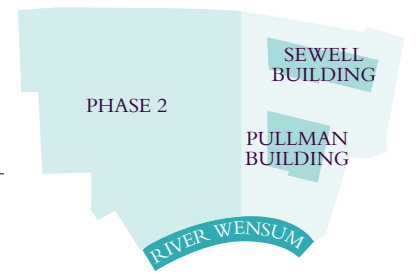
The Pullman Building is named after international award-winning local novelist Philip Pullman, known for his best-selling trilogy 'His Dark Materials'

Built on the banks of the River Wensum, with a stepped design to amplify light and air; these one, two & three bedroom apartments are constructed over six floors and give a stunning new perspective across the city, with the famous cathedral spire in the forefront.



Computer generated image of the Pullman building

PULLMAN BUILDING



FIRST FLOOR



APARTMENT 52 TWO BEDROOM

Kitchen / Living / Dining Room
8.90m x 5.20m 29'2" x 17'1"

Bedroom 1
2.70m x 6.05m 8'9" x 19'9"

Bedroom 2
2.85m x 4.85m 9'4" x 15'9"

APARTMENT 53 TWO BEDROOM

Kitchen / Living / Dining Room
8.45m x 3.80m 27'7" x 12'5"

Bedroom 1
5.30m x 3.00m 17'4" x 9'8"

Bedroom 2
3.90m x 2.85m 12'8" x 9'4"

APARTMENT 54 TWO BEDROOM

Kitchen / Living / Dining Room
5.95m x 8.10m 19'5" x 26'6"

Bedroom 1
4.85m x 3.40m 15'9" x 11'2"

Bedroom 2
4.85m x 2.65m 15'9" x 8'7"

APARTMENT 55 TWO BEDROOM

Kitchen / Living / Dining Room
3.95m x 9.05m 13'0" x 29'7"

Bedroom 1
4.80m x 4.65m 15'7" x 15'3"

Bedroom 2
3.60m x 3.30m 11'8" x 10'8"



APARTMENT 56 ONE BEDROOM

Kitchen / Living / Dining Room
3.85m x 6.85m 12'6" x 22'5"

Bedroom
2.95m x 6.20m 9'7" x 20'3"

APARTMENT 57 TWO BEDROOM

Kitchen / Living / Dining Room
6.40m x 8.40m 21'0" x 27'6"

Bedroom 1
5.95m x 2.75m 19'5" x 9'0"

Bedroom 2
3.90m x 3.15m 12'8" x 10'3"

APARTMENT 58 TWO BEDROOM

Kitchen / Living / Dining Room
8.65m x 3.95m 28'4" x 13'0"

Bedroom 1
4.65m x 2.85m 15'3" x 9'4"

Bedroom 2
4.65m x 2.80m 15'3" x 9'2"

APARTMENT 59 THREE BEDROOM

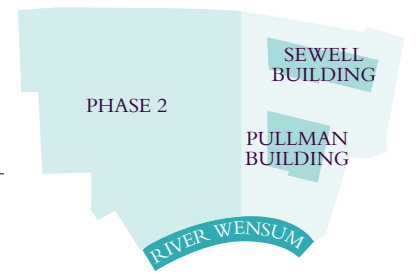
Kitchen / Living / Dining Room
8.00m x 4.55m 26'2" x 14'9"

Bedroom 1
2.65m x 6.35m 8'7" x 20'8"

Bedroom 2
2.80m x 4.05m 9'2" x 13'3"

Bedroom 3
2.85m x 3.35m 9'4" x 11'0"

PULLMAN BUILDING



SECOND FLOOR



APARTMENT 60 TWO BEDROOM

Kitchen / Living / Dining Room
8.90m x 5.20m 29'2" x 17'1"

Bedroom 1
2.70m x 6.05m 8'9" x 19'9"

Bedroom 2
2.85m x 4.85m 9'4" x 15'9"

APARTMENT 61 TWO BEDROOM

Kitchen / Living / Dining Room
8.45m x 3.80m 27'7" x 12'5"

Bedroom 1
5.30m x 3.00m 17'4" x 9'8"

Bedroom 2
3.90m x 2.85m 12'8" x 9'4"

APARTMENT 62 TWO BEDROOM

Kitchen / Living / Dining Room
5.95m x 8.10m 19'5" x 26'6"

Bedroom 1
4.85m x 3.40m 15'9" x 11'2"

Bedroom 2
4.85m x 2.65m 15'9" x 8'7"

APARTMENT 63 TWO BEDROOM

Kitchen / Living / Dining Room
3.95m x 9.05m 13'0" x 29'7"

Bedroom 1
4.80m x 4.65m 15'7" x 15'3"

Bedroom 2
3.60m x 3.30m 11'8" x 10'8"



APARTMENT 64 ONE BEDROOM

Kitchen / Living / Dining Room
3.85m x 6.85m 12'6" x 22'5"

Bedroom
2.95m x 6.20m 9'7" x 20'3"

APARTMENT 65 TWO BEDROOM

Kitchen / Living / Dining Room
6.40m x 8.40m 21'0" x 27'6"

Bedroom 1
5.95m x 2.75m 19'5" x 9'0"

Bedroom 2
3.90m x 3.15m 12'8" x 10'3"

APARTMENT 66 TWO BEDROOM

Kitchen / Living / Dining Room
8.65m x 3.95m 28'4" x 13'0"

Bedroom 1
4.65m x 2.85m 15'3" x 9'4"

Bedroom 2
4.65m x 2.80m 15'3" x 9'2"

APARTMENT 67 THREE BEDROOM

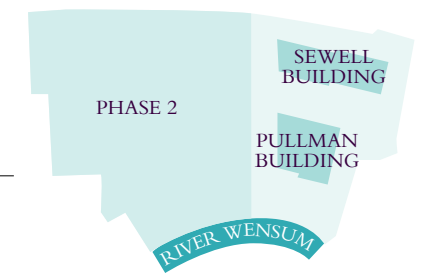
Kitchen / Living / Dining Room
8.00m x 4.55m 26'2" x 14'9"

Bedroom 1
2.65m x 6.35m 8'7" x 20'8"

Bedroom 2
2.80m x 4.05m 9'2" x 13'3"

Bedroom 3
2.85m x 3.35m 9'4" x 11'0"

PULLMAN BUILDING



THIRD FLOOR



APARTMENT 68 TWO BEDROOM

Kitchen / Living / Dining Room
8.90m x 5.20m 29'2" x 17'1"

Bedroom 1
2.70m x 6.05m 8'9" x 19'9"

Bedroom 2
2.85m x 4.85m 9'4" x 15'9"

APARTMENT 69 TWO BEDROOM

Kitchen / Living / Dining Room
8.45m x 3.80m 27'7" x 12'5"

Bedroom 1
5.30m x 3.00m 17'4" x 9'8"

Bedroom 2
3.90m x 2.85m 12'8" x 9'4"

APARTMENT 70 TWO BEDROOM

Kitchen / Living / Dining Room
5.95m x 8.10m 19'5" x 26'6"

Bedroom 1
4.85m x 3.40m 15'9" x 11'2"

Bedroom 2
4.85m x 2.65m 15'9" x 8'7"

APARTMENT 71 TWO BEDROOM

Kitchen / Living / Dining Room
3.95m x 9.05m 13'0" x 29'7"

Bedroom 1
4.80m x 4.65m 15'7" x 15'3"

Bedroom 2
3.60m x 3.30m 11'8" x 10'8"



APARTMENT 72 ONE BEDROOM

Kitchen / Living / Dining Room
3.85m x 6.85m 12'6" x 22'5"

Bedroom
2.95m x 6.20m 9'7" x 20'3"

APARTMENT 73 TWO BEDROOM

Kitchen / Living / Dining Room
6.40m x 8.40m 21'0" x 27'6"

Bedroom 1
5.95m x 2.75m 19'5" x 9'0"

Bedroom 2
3.90m x 3.15m 12'8" x 10'3"

APARTMENT 74 TWO BEDROOM

Kitchen / Living / Dining Room
8.65m x 3.95m 28'4" x 13'0"

Bedroom 1
4.65m x 2.85m 15'3" x 9'4"

Bedroom 2
4.65m x 2.80m 15'3" x 9'2"

APARTMENT 75 THREE BEDROOM

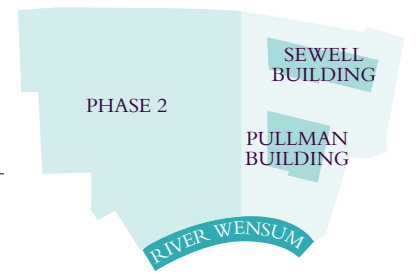
Kitchen / Living / Dining Room
8.00m x 4.55m 26'2" x 14'9"

Bedroom 1
2.65m x 6.35m 8'7" x 20'8"

Bedroom 2
2.80m x 4.05m 9'2" x 13'3"

Bedroom 3
2.85m x 3.35m 9'4" x 11'0"

PULLMAN BUILDING



FOURTH FLOOR



APARTMENT 76 TWO BEDROOM

Kitchen / Living / Dining Room
8.90m x 5.20m 29'2" x 17'1"

Bedroom 1
2.70m x 6.05m 8'9" x 19'9"

Bedroom 2
2.85m x 4.85m 9'4" x 15'9"

APARTMENT 77 TWO BEDROOM

Kitchen / Living / Dining Room
8.45m x 3.80m 27'7" x 12'5"

Bedroom 1
5.30m x 3.00m 17'4" x 9'8"

Bedroom 2
3.90m x 2.85m 12'8" x 9'4"

APARTMENT 78 TWO BEDROOM

Kitchen / Living / Dining Room
5.95m x 8.10m 19'5" x 26'6"

Bedroom 1
4.85m x 3.40m 15'9" x 11'2"

Bedroom 2
4.85m x 2.65m 15'9" x 8'7"

APARTMENT 79 TWO BEDROOM

Kitchen / Living / Dining Room
3.95m x 9.05m 13'0" x 29'7"

Bedroom 1
4.80m x 4.65m 15'7" x 15'3"

Bedroom 2
3.60m x 3.30m 11'8" x 10'8"



APARTMENT 80 THREE BEDROOM

Kitchen / Living / Dining Room
7.10m x 7.85m 23'3" x 25'8"

Bedroom 1
7.80m x 2.70m 25'6" x 8'9"

Bedroom 2
2.80m x 3.95m 9'2" x 13'0"

Bedroom 3
2.80m x 3.95m 9'2" x 13'0"

APARTMENT 81 TWO BEDROOM

Kitchen / Living / Dining Room
5.35m x 6.20m 17'6" x 20'3"

Bedroom 1
5.70m x 3.30m 18'7" x 10'8"

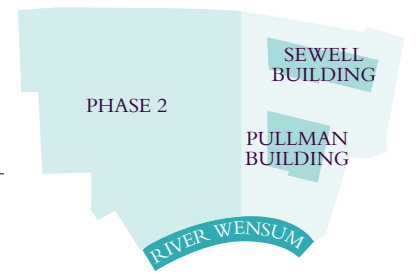
Bedroom 2
4.15m x 2.75m 13'6" x 9'0"

APARTMENT 82 ONE BEDROOM

Kitchen / Living / Dining Room
4.55m x 6.90m 14'9" x 22'6"

Bedroom
3.50m x 3.55m 11'5" x 11'6"

PULLMAN BUILDING



FIFTH FLOOR



APARTMENT 83 TWO BEDROOM

Kitchen / Living / Dining Room
8.90m x 5.20m 29'2" x 17'1"

Bedroom 1
2.70m x 6.05m 8'9" x 19'9"

Bedroom 2
2.85m x 4.85m 9'4" x 15'9"

APARTMENT 84 TWO BEDROOM

Kitchen / Living / Dining Room
8.45m x 3.80m 27'7" x 12'5"

Bedroom 1
5.30m x 3.00m 17'4" x 9'8"

Bedroom 2
3.90m x 2.85m 12'8" x 9'4"

APARTMENT 85 TWO BEDROOM

Kitchen / Living / Dining Room
5.95m x 8.10m 19'5" x 26'6"

Bedroom 1
4.85m x 3.40m 15'9" x 11'2"

Bedroom 2
4.85m x 2.65m 15'9" x 8'7"

APARTMENT 86 TWO BEDROOM

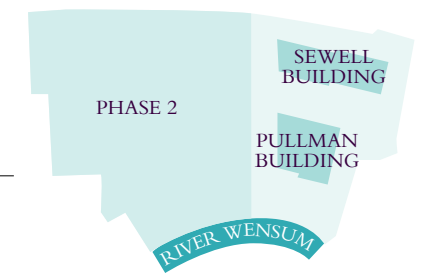
Kitchen / Living / Dining Room
3.95m x 9.05m 13'0" x 29'7"

Bedroom 1
4.80m x 4.65m 15'7" x 15'3"

Bedroom 2
3.60m x 3.30m 11'8" x 10'8"



PULLMAN BUILDING



SIXTH FLOOR PENTHOUSES

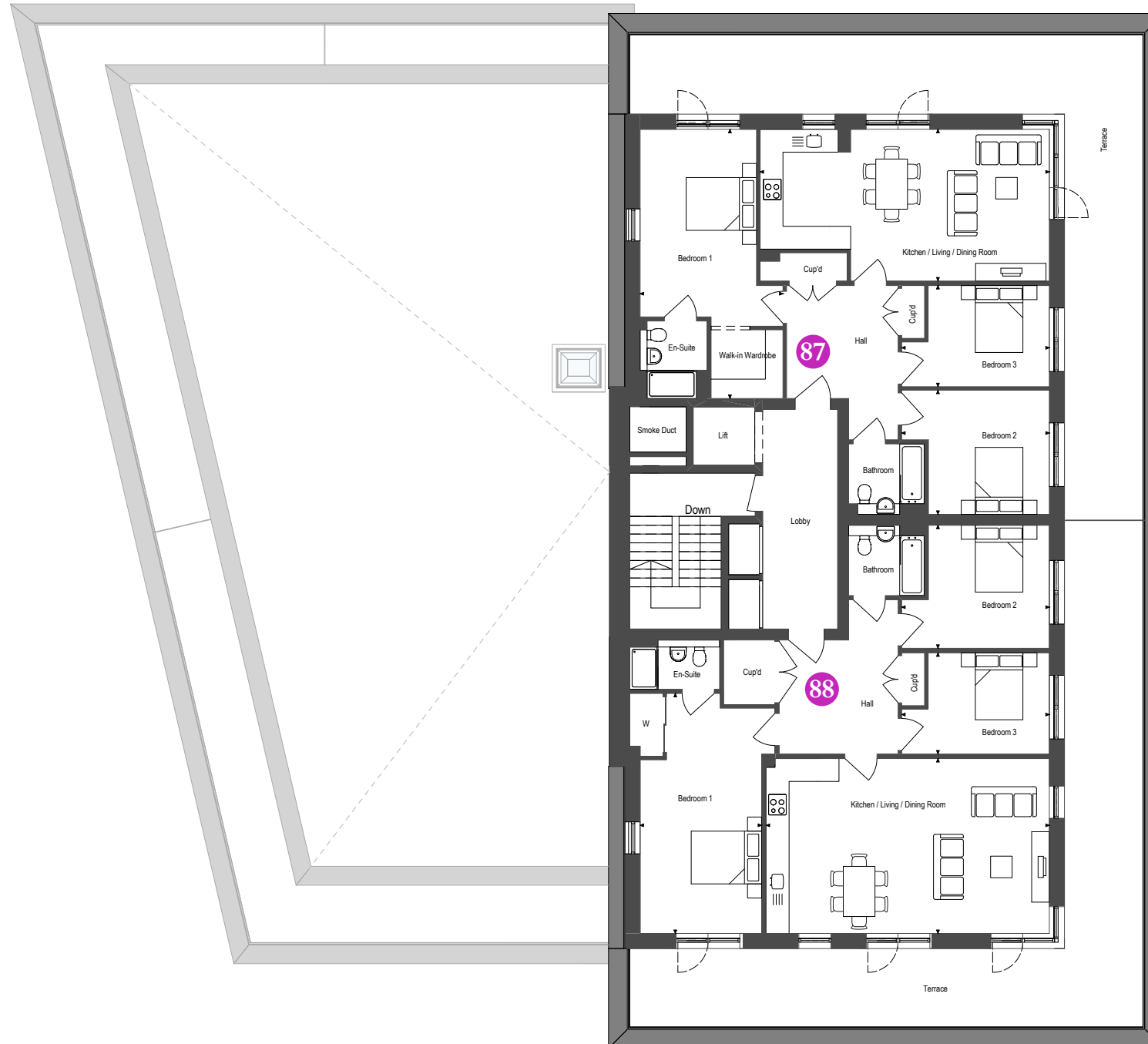
APARTMENT 87 THREE BEDROOM

Kitchen / Living / Dining Room
8.20m x 4.30m 26'9" x 14'1"

Bedroom 1
4.05m x 7.65m 13'3" x 25'1"

Bedroom 2
4.15m x 3.50m 13'6" x 11'5"

Bedroom 3
4.15m x 2.85m 13'6" x 9'4"



APARTMENT 88 THREE BEDROOM

Kitchen / Living / Dining Room
8.05m x 4.95m 26'4" x 16'2"

Bedroom 1
3.45m x 6.80m 11'3" x 22'3"

Bedroom 2
4.10m x 3.50m 13'5" x 11'5"

Bedroom 3
4.15m x 2.85m 13'6" x 9'4"

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 third largest privately owned housebuilder, with an impressive and diverse portfolio ranging from landmark mixed use regeneration schemes and inner-city apartments to homes set in idyllic rural countryside.

Hill prides itself on putting its customers first and have 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 in 2018, 2019 & 2020.

Since its inception, Hill has won over 450 industry awards, including Large Housebuilder of the Year at the Housebuilder Awards 2018 and Best Medium Housebuilder at the WhatHouse? Awards in 2018 and WhatHouse? Best Development for three years running.

With a staff of over 650, the company operates from five strategically located offices across the South-east, with its head office based in Waltham Abbey.

Hill builds around 2,000 homes a year and around half of Hill's development portfolio is in joint venture to deliver affordable homes, reflecting the company's commitment to partnering with government, local authorities and housing associations.

In 2019, to mark its 20 year anniversary and to give back to local communities, Hill Group designed and donated 200 fully equipped modular homes to homelessness charities as part of a £12 million pledge through its Foundation 200 initiative.

Follow us on Facebook and Instagram

[@CREATEDBYHILL](#)



Registered office address:

The Power House, Gunpowder Mill, Powdermill Lane, Waltham Abbey, Essex, EN9 1BN

Company registration number: 4251718 Place of registration: England & Wales

For further information contact us on Tel: 0808 178 9063 or Email: sales@hill.co.uk



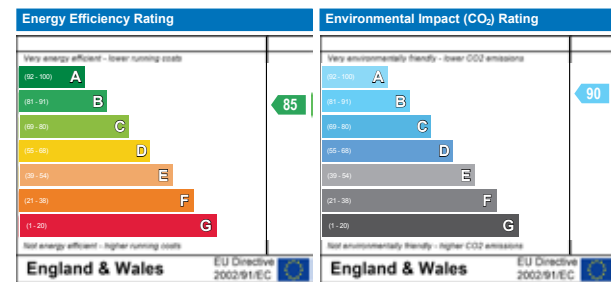
1. Athena (Cambridge), 2. Mosaics (Oxford), 3. Fish Island Village (Hackney), 4. Ceres (Cambridge), 5. Avocet View (Blakeney).

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.

Disclaimer: This brochure, and the description and measurements herein, do not form any part of a contract.

Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Site layouts, floor plans and specifications are taken from drawings which were correct at the time of print. All plans contained within this brochure are not to scale and room sizes are approximate and subject to change. Measurements contained within this brochure were taken from plans in metric measurements. Imperial measurements are for guidance purposes only.

Maximum room dimensions are shown and are measured to include items such as kitchen units and are measured to a minimum ceiling height of 1500mm. Floorplans shown are approximate measurements only.

Exact layouts and sizes may vary. All measurements may vary within a tolerance of 50mm and are not intended to be used for carpet sizes or items of furniture. Furniture layouts are indicative only. Kitchen layouts are indicative only. Please ask one of our Sales Executives for further information. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty.

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