

# ST JAMES QUAY

NORWICH

RIVERSIDE LIVING AT ITS FINEST

## THE BRADBURY BUILDING



### Introducing St James Quay, an 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, offering stunning views of the river and city skyline.

Featuring striking brickwork and contemporary finishes, The Bradbury Building is a collection of modern one and two bedroom apartments and two bedroom duplexes. All homes enjoy their own private outdoor space and are designed for optimum convenience, with clean, elegant interiors that make them 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, from shopping and eating out to theatre and art. Your route into the city centre will take you past iconic buildings, including the picturesque Tudor Tombland and the magnificent cathedral.

**Developer:**



**Location:**

Norwich, Norfolk, NR3 1TY

**Local Authority:**

Norwich

**Tenure (Apartments):**

250 year lease

**Architect:**

Feilden & Mawson

**Warranty:**

2 years Hill warranty and 10 years NHBC warranty

**Anticipated completion:**

September 2024





# WHY NORWICH?

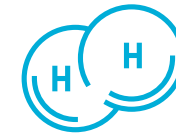


Norwich is a city with a particularly rich heritage, from the first Anglo-Saxon settlement to the street names harking back to Viking invasions. Its history is written on the skyline, with the soaring cathedral spire and imposing castle keep. The streets and riverside are lined with historic landmarks, such as the redbrick Grade I listed St James Mill, while the cobbled Elm Hill features buildings dating back to the Tudor period.

This historic backdrop is the perfect setting for a dynamic and diverse cultural and entertainment scene, with two theatres, music venues, galleries, museums, independent shops, fine restaurants and sophisticated bars.

As well as two universities, Norwich is home to a host of excellent educational institutions for all ages. These include Norwich School, a selective independent day school in the grounds of Norwich Cathedral. It is one of the oldest schools in the country, with a traceable history to 1096.

Norwich is also the only city in England in the centre of a National Park, and is full of lovely green spaces, hidden woods, and unexpected nature. Enjoy a tranquil stroll through the beautiful Chapelfield Gardens, and wonderful views from the Castle Gardens. For greater expanses in the fresh air, Mousehold Heath is 184 acres of heathland, open space and fairytale woodland, while Whitlingham Country Park offers meadows, woodland trails and a two-mile path around the Great Broad lake.



**£500M**  
NORFOLK HYDROGEN  
VALLEY PROJECT  
LESS THAN 20 MILES  
FROM THE CITY



**NORWICH  
AIRPORT**  
55 MINUTES TO  
AMSTERDAM  
270 WORLDWIDE  
DESTINATIONS



**£50BN**  
INVESTMENT  
IN CAMBRIDGE  
NORWICH TECH  
CORRIDOR



## THE TECH CORRIDOR VISION

IN NUMBERS

**£27.3BN**

A vibrant economy with growth of 13.5% since 2010.

**+9%**

Life science and mid-tech clusters working across food and human health are growing at a rate of 9.7% a year.

**40%**

Scientific and R&D employment growth of 40% since 2010, almost triple the national average (14%).

**1.6BN**

Big data and AI firms generating £1.6 billion a year.

**277,000**

Graduates, with an additional 55,000 entering the local labour market since 2010.

**£1.5BN**

Agri-food and agri-tech sector adding £1.5 billion a year to the UK economy.

**£50BN**

Renewable energy companies are collaborating with East Anglia's 'energy coast', set for £50 billion investment over the next two years.

**+12,000  
+55,000**

Over 12,000 knowledge intensive businesses providing over 55,000 jobs.

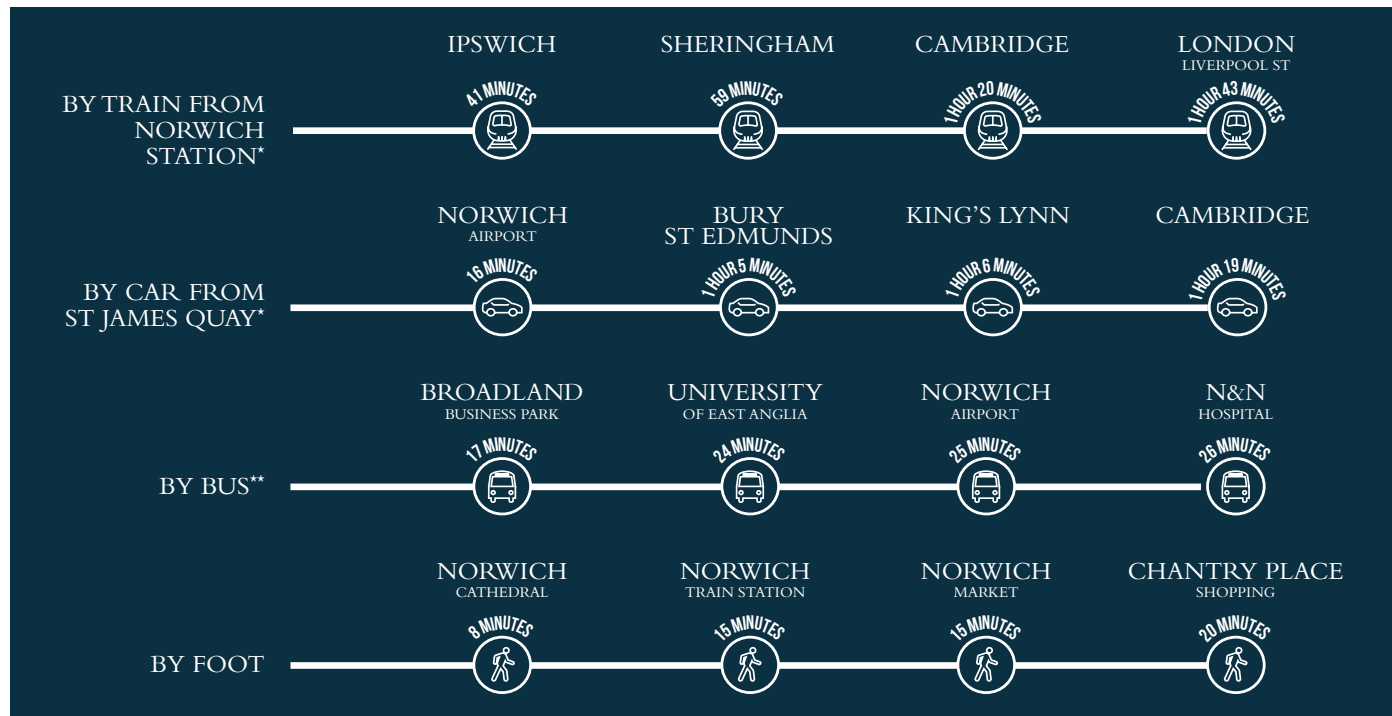


# EXTREMELY

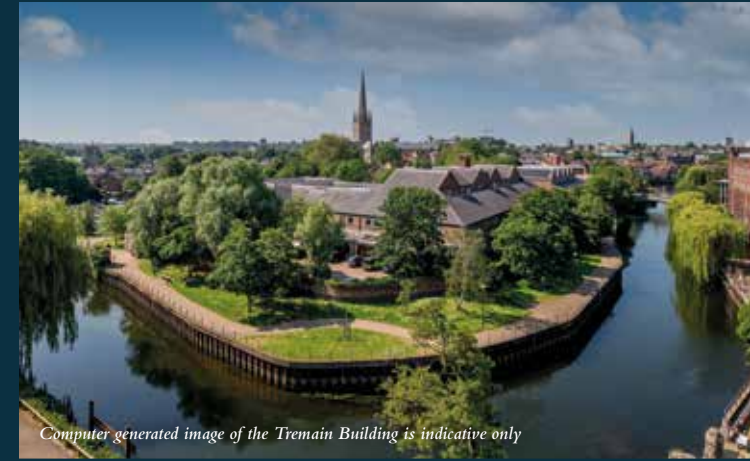
WELL CONNECTED



- 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



\*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.



Computer generated image of the Tremain Building is indicative only



23%

PREMIUM ON PROPERTY WITHIN 50M OF THE WATERFRONT, COMPARED TO PROPERTY 50-100M AWAY

34%

OF UNIVERSITY POPULATION ARE OVERSEAS STUDENTS

Dataloft: HESA 2020

LESS THAN

1 MILE

TO NORWICH TRAIN STATION WITH DIRECT LINE TO LONDON LIVERPOOL STREET

84

MILES OF NORFOLK COASTLINE

UP TO 7% YIELDS

Estimated yields based on Hill data

17.3%

PREDICTED PROPERTY PRICE GROWTH IN EAST OF ENGLAND 2020-2024

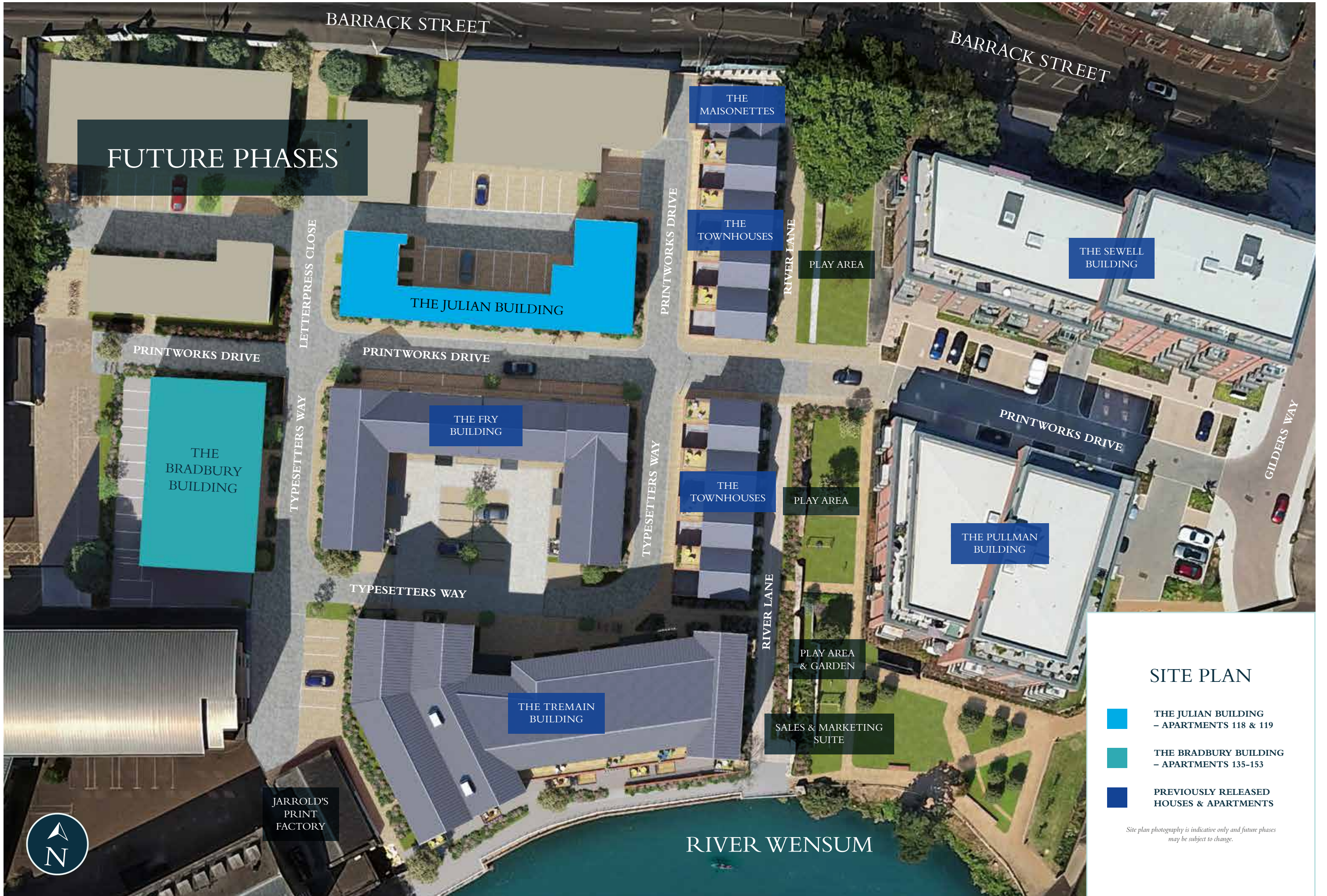
Dataloft, Savills, 2020-2024

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INDEPENDENT SCHOOLS WITHIN 2 MILES OF ST JAMES QUAY, INCLUDING NORWICH SCHOOL WITH OVER 1,100 STUDENTS







FUTURE PHASES

THE BRADBURY BUILDING

THE JULIAN BUILDING

THE FRY BUILDING

THE TREMAIN BUILDING

THE MAISONETTES

THE TOWNHOUSES

THE TOWNHOUSES

THE PULLMAN BUILDING

THE SEWELL BUILDING

PLAY AREA

PLAY AREA

PLAY AREA & GARDEN

SALES & MARKETING SUITE

SITE PLAN

- THE JULIAN BUILDING - APARTMENTS 118 & 119
- THE BRADBURY BUILDING - APARTMENTS 135-153
- PREVIOUSLY RELEASED HOUSES & APARTMENTS

Site plan photography is indicative only and future phases may be subject to change.



JARROLD'S PRINT FACTORY

RIVER WENSUM



# EDUCATION

Norwich has an excellent reputation for education. Close to St James Quay, Magdalen Gates Primary School and Notre Dame High School are both rated Good by Ofsted. There is also a wide choice of independent schools for all ages, including the Norwich School, Norwich High School for Girls, and Notre Dame Preparatory School.

The University of East Anglia is internationally renowned and has been consistently rated as one of the best universities for student experience in the UK. The campus is in 320 acres of rolling parkland, just two miles from the centre of Norwich, and is a leading member of Norwich Research Park, one of Europe's biggest concentrations of researchers in the fields of environment, health and plant science.

Norwich University of Arts is located in the city centre itself, an award-winning campus that combines historic buildings with modern and innovative spaces. It specialises in the creative arts, and was named in the top two UK Creative Arts Universities by The Complete University Guide.



## INDEPENDENT SCHOOLS

Journey time from St James Quay

### NORWICH SCHOOL

For boys and girls aged 4 - 18  
10 minutes on foot

### NOTRE DAME PREPARATORY SCHOOL

For boys and girls aged 2 - 11  
6 minutes by car

### NORWICH STEINER SCHOOL

For boys and girls aged 3 - 19  
8 minutes by car

### TOWN CLOSE SCHOOL

For boys and girls aged 3 - 13  
9 minutes by car

### NORWICH HIGH SCHOOL FOR GIRLS

For girls aged 3 - 18  
9 minutes by car

## Property Information

Bradbury Building	
1 Bedroom Apartment	7
2 Bedroom Apartment	10
2 Bedroom Duplex	2
<b>Total</b>	<b>19</b>

**Car Parking:** Allocated parking available by separate purchase on selected apartments.

Surface parking	£12,500
Undercroft parking	£17,500

**Cycle Parking:** Each block has its own secure cycle storage room.

**Car Club:** An Enterprise Car Club hybrid vehicle will be located on site and can be hired at their standard rates, either by hour or by day.

## Rental Information

**CURRENT RENTAL FIGURES TO BE SUPPLIED**

Estimated Rental Values (pcm)	
1 Bedroom Apartment	£950-£1,100
2 Bedroom Apartment	£1,200-£1,400
2 Bedroom Duplex	£1,500-£1,600

Sowerbys Norfolk Property Specialists

## Tax Information

**Council Tax:\***

Band	2023-2024 Charge per annum	Band	2023-2024 Charge per annum
A	£1,456.11	E	£2,669.54
B	£1,698.80	F	£3,154.91
C	£1,941.48	G	£3,640.28
D	£2,184.17	H	£4,368.34

**Stamp duty land tax surcharge:**

\*Norwich City Council. An incremental SDLT applies to all properties, with higher rates for purchases of additional residential properties, such as second homes and buy to let properties. Non-residents will be subject to an additional 2% SDLT as of 1st April 2021.

## Service Charge\* Information

Property Type	Service Charge (pa)
1 Bedroom Apartment	£1,500-£1,700
2 Bedroom Apartment	£1,250-£2,500
3 Bedroom Apartment	£2,700

### Managing Agent:

#### Encore

The service charge covers the cost of maintenance energy centre, lifts and internal communal and external repairs, basement maintenance, communal water and electricity, cleaning and landscaping of communal areas, warranty, reserve fund and professional fees. There will be no ground rent charged.

Annual Estate Charge: £299 per annum\*\*

## Reservation Information

### Payment Terms:

- The reservation fees are as follows:
  - For all transactions below £500,000, a £2,000 reservation fee is payable
  - For all transactions £500,000 and above, a £5,000 reservation fee is payable
- A further deposit of 10% of purchase price (minus reservation fee) is payable on exchange of contract.

### Documents required for Exchange of Contracts:

- Certified copies of original current passport or original identity card
- Certified copy of current utility bill (not mobile phone) or bank statement copy showing every buyer's name and home address – these items to be less than three months old
- In addition your solicitor will require written evidence of the source of your deposit monies accumulating in your account
- Original or certified copies required for all buyers. Information provided must match the details given on the reservation agreement

# PROUDLY BROUGHT TO YOU BY

## THE HILL GROUP

Hill is an award-winning 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. It is now in the process of opening new regional offices to facilitate growth in the Midlands.

In its 24th 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 800 staff, the company operates from six strategically located regional offices, with its head office based in Waltham Abbey, Essex.

Hill anticipates completing over 2,600 homes in 2023 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. Rubicon, Hill's innovative and beautifully designed development at Knights Park in Eddington, Cambridge, has been recognised with four prestigious WhatHouse? Awards in 2023, including gold awards for Best Development and Best Exterior Design. Rubicon also won Best Design for Four Storeys or More at the 2023 Housebuilder Awards. The Beech, a stunning contemporary home at Marleigh, won the Best Family Home award at the Evening Standard New Homes Awards 2023 and silver in the Best House category at the WhatHouse? Awards in the same year.

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 six 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.



*St James Quay Marketing and Sales Suite  
Barrack Street, Norwich NR3 1TY*

