

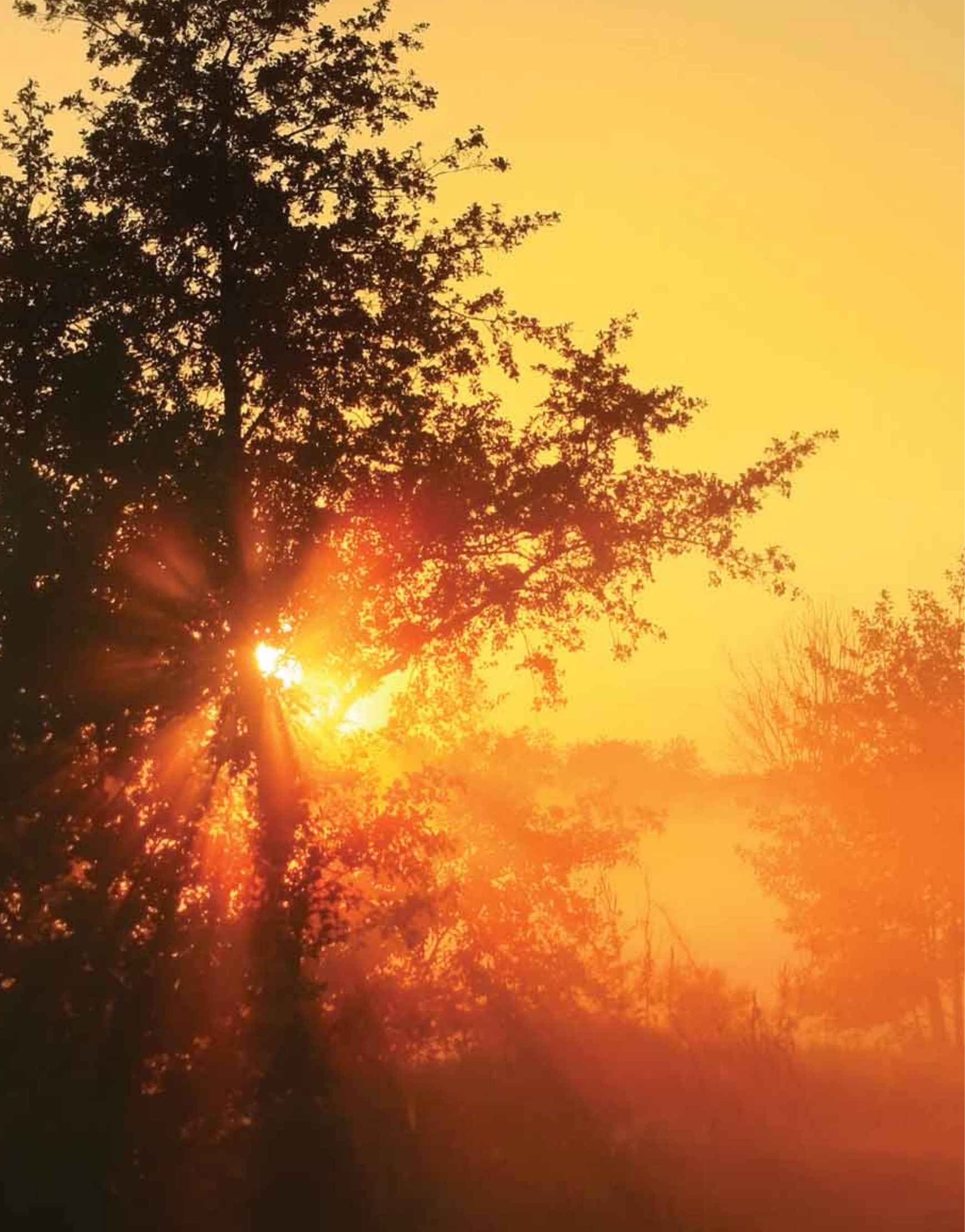


EASTGATE RISE

BURY ST EDMUNDS • SUFFOLK • IP33 1QU



HOPKINS
HOMES



"Designed and built with passion and flair"



Welcome to Eastgate Rise



Eastgate Rise is an exclusive development of 51 new homes available for open sale being developed by Hopkins Homes located near the centre of the historic Suffolk market town of Bury St Edmunds.

At Hopkins Homes we appreciate that it is the scale, design and the feel of older properties that make them so popular with house buyers. Bearing this in mind we have created a selection of exclusive new homes at Eastgate Rise that draw on all these qualities as well as the heritage that is inherent in architecture of the past.

Nevertheless, while our approach is to draw on the qualities that have stood the test of time, we also recognise that it is important to respond to the demands of today's modern lifestyle by including all the contemporary appliances, convenience, practicality and low maintenance required by the modern house buyer. We are very proud of these properties and hope that you will choose to make one your home.

James Hopkins

Executive Chairman and founder of Hopkins Homes



A tradition of excellence



Eastgate Rise offers 51 properties for open sale, comprising 42 two, three and four bedroom houses and 9 one, two and three bedroom apartments, the majority of which have an en-suite shower room to the master bedroom as well as a family bathroom.

Hopkins Homes has gained an increasingly strong reputation for creating individual properties of the very highest standard and the properties at Eastgate Rise are no exception. Great attention is paid to every detail and each home is crafted by skilled tradesmen who take great pride in the quality of their workmanship.

Traditional methods of construction are combined with inspired architecture and modern materials to produce homes of timeless appeal that are easy on the eye, blend with their surroundings and perfectly balance environmental awareness with the demands and aspirations of today's homeowners.

Hopkins Homes have set themselves apart from other house builders and the difference is evident in the exciting designs available at Eastgate Rise.





"Combining traditional style with modern technology to provide excellent new homes for the 21st Century"



**HOPKINS
HOMES**



*"A unique and dazzling historic gem with a richly
fascinating heritage"*



Bury St Edmunds – a bustling market town with a rich heritage

Bury St Edmunds is a unique and dazzling historic gem - an important market town with a richly fascinating heritage. The striking combination of medieval architecture, elegant Georgian squares and a glorious Cathedral and Abbey gardens provide a distinctive visual charm under two hours from London and very convenient for Cambridge.

Cultural attractions include the spacious 14 acre Abbey Gardens, which include the ruins of the once vast 11th Century Benedictine Abbey, the magnificent St Edmundsbury Cathedral, which is Suffolk's only Cathedral and St Mary's Church, one of the country's largest parish churches.

The Theatre Royal is the only surviving Regency theatre in England. Built in 1819 and restored in 2007, the Theatre presents a vibrant, year-round programme of drama, music, dance and light entertainment.

With its strong medieval links, Bury St Edmunds has a wealth of places to explore. Dating from 1180, Moyses Hall Museum houses local and social history, local artists feature at the Cathedral's Edmund Gallery, while the art gallery Smiths Row is housed in a Robert Adam designed building. Other museums include the Greene King Brewery Museum, the Suffolk Regiment Museum and the Museum of East Anglian Life in nearby Stowmarket.

For family activities, spacious Nowton Park and 55 acre Hardwick Heath have great children's play areas while the latter is a favourite

spot with dog walkers. Curvemotion offers one of the largest play frames in East Anglia, roller skating, a coffee shop and café, while Abbeycroft Leisure Centre has an adult and kids' pool, gym and a diversity of classes. Bury Bowl provides 10 pin bowling while Bury Golf Club has an 18-hole course and a 9-hole pay and play course all located in 150 acres of parkland.

Bury St Edmunds is also a shoppers' paradise, home to a myriad of exclusive, independent shops while The Arc is the town's latest shopping outlet, offering many well-known high street names. There is also a twice-weekly award-winning market.

A good range of restaurants include national names such as Prezzo, Ask, Frankie and Benny's, Carluccio's, La Tasca and Pizza Express as well as a good selection of independent eateries.

Year round, Bury St Edmunds bursts with activity; The Bury St Edmunds Festival in May, the beautiful Hidden Gardens open annually in June and award winning Bury in Bloom floral displays festoon the centre of the town throughout the summer. There are many and varied events including open air plays and performances, flying show spectaculars and rural fairs. The Bury St Edmunds Christmas Fayre on Angel Hill is held in the run up to Christmas, while the new Bury St Edmunds concert venue, The Apex, is home to a range of things to do!

Portfolio of our success



“Hopkins Homes’ ability to create award-winning homes is due in no small part to the highly talented and experienced team.”

East Anglian Daily Times

“Skilled craftsmanship was used to restore the period heritage of the original building.”

Hot Property



“With a Hopkins home, you can be sure that each home has been designed and built to last.”

UK Construction Magazine

“Hopkins Homes... (is) always conscious of the street scene and the preservation of the local character and charm. The company has been winning awards longer than most of us have been writing about them.”

Eastern Daily Press



Our awards



2012

- **Housing Design Awards Completed Project Winner**
Tibby's Triangle, Southwold
- **NHBC Pride in the Job Award**
Scholar's Quarter, Norwich
- **NHBC Pride in the Job Award**
The Martellos, Felixstowe
- **NHBC Pride in the Job Award**
Miller's Tye, Soham

2011

- **What House? Gold Award Best Brownfield Development**
Tibby's Triangle, Southwold
- **NHBC Seal of Excellence Award**
Bell's Grange, Bocking
- **NHBC Pride in the Job Award**
Bell's Grange, Bocking
- **NHBC Pride in the Job Award**
Fairfield Park, Costessey
- **Norwich Society Design Award**
Scholar's Quarter, Norwich

2010

- **NHBC Seal of Excellence Award**
Fairfield Park, Costessey
- **NHBC Pride in the Job Award**
Fairfield Park, Costessey
- **NHBC Pride in the Job Award**
Albany Place, Ipswich

2009

- **What House? Bronze Award Best Medium House Builder**
- **What House? Bronze Award Best Renovation**
Melton Grange, Melton
- **NHBC Seal of Excellence Award**
Albany Place, Ipswich

2008

- **Housing Design Awards Best Project**
Tibby's Triangle, Southwold
- **NHBC Pride in the Job Award**
Pitcher's Place, Harleston, Blyth Place, Reydon, Fairfield Park, Costessey

- **NHBC Eastern Regional Award Medium Sized Builder**
Blyth Place, Reydon
- **What House? Bronze Award**
Best Medium Developer
- **What House? Bronze Award Best Development**
St Giles View, Risby

2007

- **Ernst & Young Arts and Business East Employees Award**
- **NHBC Pride in the Job Award**
Mulberry Gardens, Mulbarton
- **Norwich Society Commendation**
Baltic Wharf, Norwich
- **Norwich Society Honourable Mention**
Appleyard's Mill, Norwich

2006

- **NHBC Pride in the Job Award**
King's Quarter, Norwich and St. Georges Square, Reydon

2005

- **NHBC Pride in the Job Award**
- **NHBC Quality Award Winner**

2004

- **Building For Life Silver Standard Award**
Bishops Walk, Ely
- **NHBC Quality Award Winner**

2003

- **Daily Telegraph What House? Silver Award**
Best Medium Sized Housebuilder

2002

- **Building Magazine Awards**
Regional Housebuilder of the Year
- **Britannia National Homebuilder Design Awards, Commendation for Best use of a Brownfield Site,**
Bishops Walk, Ely

- **Daily Telegraph What House? Bronze Award**
Best Medium Sized Housebuilder
- **NHBC 2 Pride in the Job** winning sites
- **Ernst & Young**
James Hopkins named as Central Region Entrepreneur of the Year

2001

- **Anglian Business Awards**
Runner up
- **Daily Telegraph What House? Bronze Award for Best House Design**
- **Fast Track 100**

2000

- **Daily Telegraph What House? Bronze Award for Best House Design**
- **Fast Track 100**
- **St Edmundsbury Borough Council Design Competition to develop fourth phase of Drovers Mead, Bury St Edmunds**

1999

- **St Edmundsbury Borough Council Design Competition to develop third phase of Drovers Mead, Bury St Edmunds**

1998

- **Daily Telegraph What House? Silver Award for Best House Design**
- **Design Awards for Excellence**
Broadland District Council, First Prize
- **Kent Blaxill Highly Commended Best Residential Development of five units or more**
- **East Cambridgeshire District Council Design Competition to develop two parcels of land at Broad Street, Ely**





"Discover traditional craftsmanship and an uncompromising attention to detail"



Specification

KITCHENS

- Choice of kitchen cupboards and worktops*
- Oven, hob and extractor fan fitted as standard
- Plumbing for washing machine and dishwasher where possible
- Choice of wall tiles from our selected range*

ELECTRICAL

- Burglar alarm to ground floor only
- Double socket outlets throughout
- Outside lighting to front and rear on certain plots
- TV points to living room and all bedrooms
- Telephone points to living room, study and all bedrooms

PLUMBING

- Central heating via thermostatically controlled radiators/panel heaters
- White sanitaryware throughout with chrome-effect mixer taps plus white bath panel and matching seat
- Outside tap where possible

CARPENTRY

- Moulded skirting and architraves painted white
- White painted staircase
- Four panel internal doors with matching chrome-effect handles

CEILINGS

- Ceilings smooth throughout with coved cornicing where possible

WALL TILING

- Kitchen – between worktop and wall cupboards*
- Bathroom – half-height all round*
- Ensuite – full height to shower cubicle with splash back to hand basin and tiled window sill where applicable*
- Cloakroom – splash back to hand basin and tiled window sill where applicable*

OTHER ITEMS

- Loft light
- Panel fencing between rear gardens where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled where applicable
- All internal walls painted gardenia white



*Choice available subject to stage of construction. This specification is only meant as a guide, some items may vary from plot to plot. Please check with Sales Negotiators for further details.

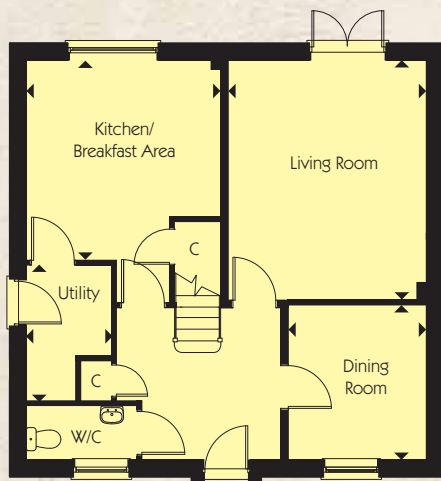
Development Layout

- The Clover
Plot 1
- The Sorrel
Plots 2, 3, 10, 21 & 34
- The Bluebell
Plots 4 & 10, 10, 10 & 11
- The Hawthorn
Plots 1, 18, 19 & 32
- The Cowslip
Plots 7, 20 & 20
- The Honeysuckle
Plots 8, 9, 12, 31 & 31
- The Primrose
Plots 16 & 11
- The Lupin
Plots 13 & 14
- The Butterbur
Plots 21 & 22
- The Snowberry
Plots 16 & 27
- The Violet
Plots 25 & 26
- The Cicely
Plots 28 & 44
- The Campion
Plots 15, 16, 17, 41, 46, 47 & 23
- The Cornflower Apartments
Plots 44, 45 & 44
- The Magnolia Apartments
Plots 47, 48 & 49
- The Celandine Apartments
Plot 50
- The Sage Apartments
Plots 71 & 72
- Affordable Housing

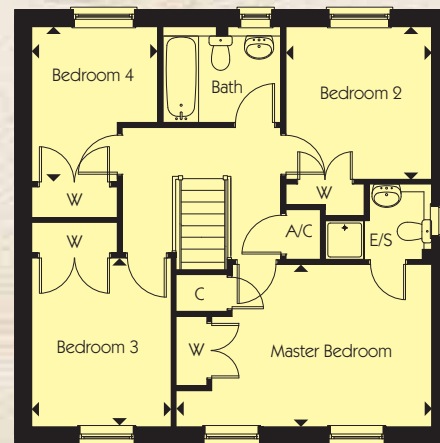


The Clover

Plot 1



Ground Floor



First Floor

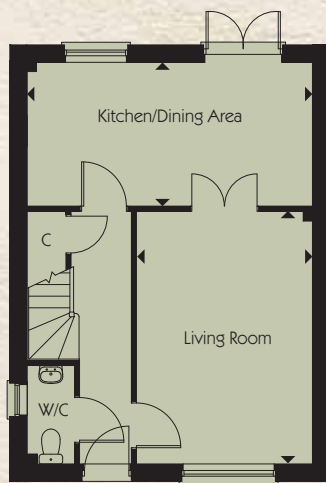
Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'5"
Utility	2.654m x 1.667m	8'8" x 5'5"
Living Room	4.698m x 3.872m	15'4" x 12'8"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Master Bedroom	4.996m x 3.174m	16'4" x 10'4"
Bedroom 2	2.982m x 2.851m	9'9" x 9'4"
Bedroom 3	3.299m x 2.730m	10'9" x 8'11"
Bedroom 4	3.037m x 2.473m	9'11" x 8'1"

► Indicates where measurements have been taken from. - - - - Indicates reduced ceiling height.

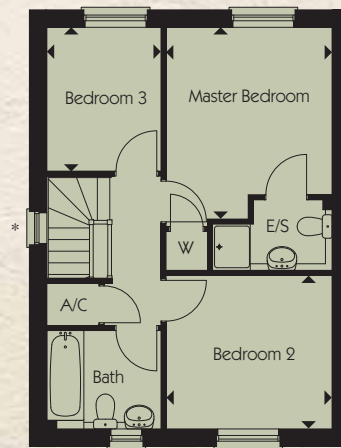
Floor Plans and Dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses, please speak to the Sales Negotiator for plot specific information. The computer generated images, floor plans, configuration and layouts are included for guidance only. External finishes may vary, please refer to drawings in sales office.

The Sorrel

Plots 2, 3, 17(h), 29 & 34



Ground Floor



First Floor

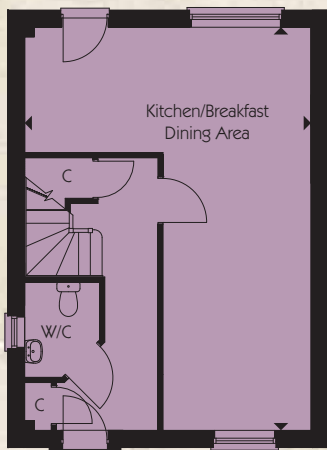
Kitchen/Dining Area	5.395m x 2.721m	17'8" x 8'11"
Living Room	4.782m x 3.330m	15'8" x 10'11"
Master Bedroom	3.627m x 3.141m	11'10" x 10'3"
Bedroom 2	3.141m x 2.904m	10'3" x 9'6"
Bedroom 3	2.721m x 2.159m	8'11" x 7'1"

► Indicates where measurements have been taken from. - - - - Indicates reduced ceiling height. *Window placement differs in Plots 3 & 17

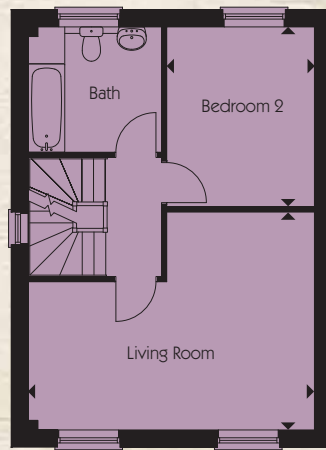
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The Bluebell

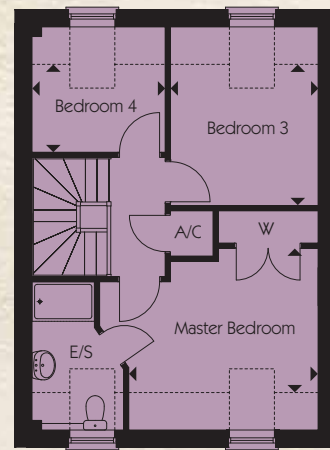
Plots 4, 6, 15(h), 16(h) & 33



Ground Floor



First Floor



Second Floor

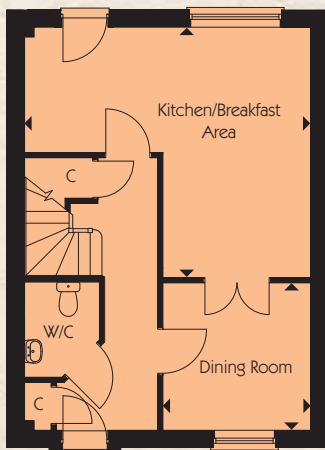
Kitchen/Breakfast/ Dining Area	7.750m x 5.500m	25'5" x 18'0"
Living Room	5.500m x 4.190m	18'0" x 10'3"
Bedroom 2	3.460m x 2.390m	11'4" x 7'10"
Master Bedroom	3.605m x 2.769m	11'9" x 9'1"
Bedroom 3	2.840m x 2.711m	9'3" x 8'10"
Bedroom 4	2.560m x 1.685m	8'4" x 5'6"

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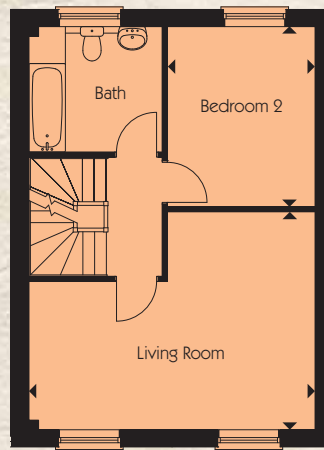
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The Hawthorn

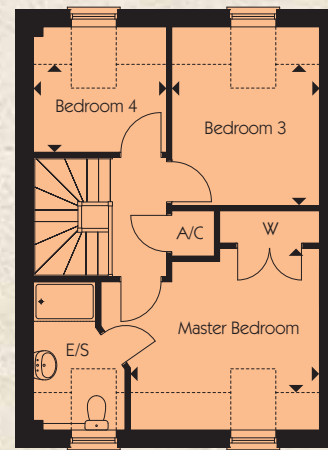
Plots 5, 18, 19(h) & 32



Ground Floor



First Floor



Second Floor

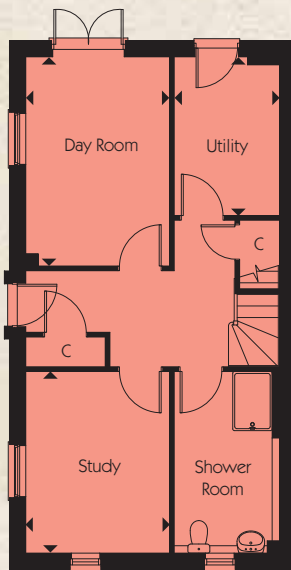
Kitchen/Breakfast Area	5.500m x 4.817m	18'0" x 15'9"
Dining Room	2.840m x 2.838m	9'3" x 9'3"
Living Room	5.500m x 4.190m	13'8" x 10'3"
Bedroom 2	3.460m x 2.390m	11'4" x 7'10"
Master Bedroom	3.605m x 2.769m	11'9" x 9'1"
Bedroom 3	2.840m x 2.711m	9'3" x 8'10"
Bedroom 4	2.560m x 1.685m	8'4" x 5'6"

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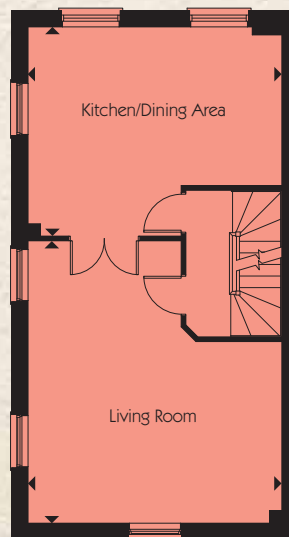
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The Cowslip

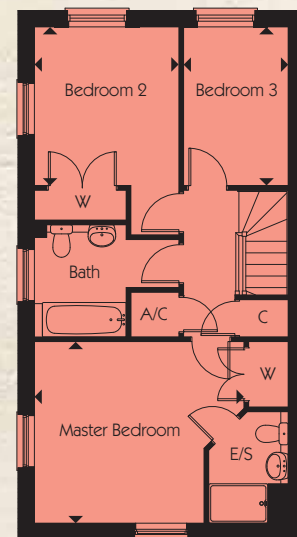
Plots 7, 20 & 30(h)



Ground Floor



First Floor



Second Floor

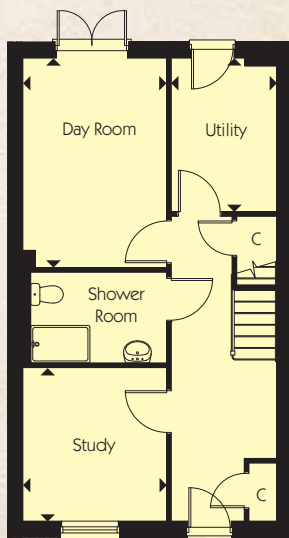
Day Room	4.246m x 2.918m	13'11" x 9'6"
Utility	3.221m x 2.138m	10'6" x 7'0"
Study	3.686m x 2.917m	12'1" x 9'6"
Kitchen/Dining Area	5.150m x 4.246m	16'10" x 13'11"
Living Room	5.731m x 5.150m	18'9" x 16'10"
Master Bedroom	4.253m x 3.686m	13'11" x 12'11"
Bedroom 2	3.221m x 2.933m	10'6" x 9'7"
Bedroom 3	3.221m x 2.069m	10'6" x 6'9"

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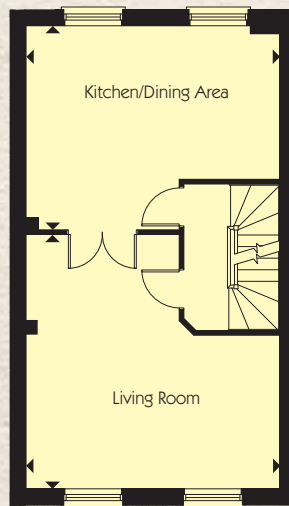
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The Honeysuckle

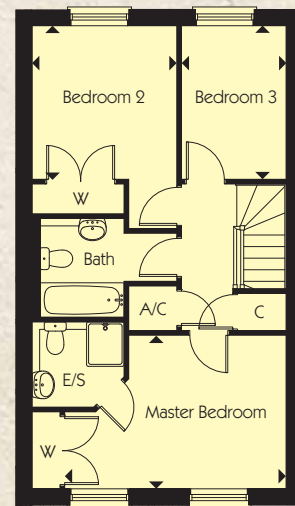
Plots 8, 9, 12, 23 & 31(h)



Ground Floor



First Floor



Second Floor

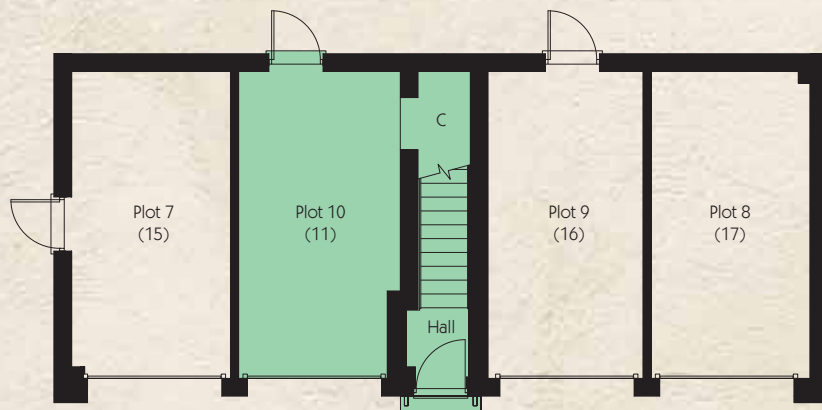
Day Room	4.252m x 2.917m	13'11" x 9'6"
Utility	3.117m x 2.137m	10'2" x 7'0"
Study	3.115m x 2.918m	10'2" x 9'6"
Kitchen/Dining Area	5.150m x 4.141m	16'10" x 13'7"
Living Room	5.161m x 5.150m	16'11" x 16'10"
Master Bedroom	4.493m x 3.116m	14'8" x 10'2"
Bedroom 2	3.116m x 2.933m	10'2" x 9'7"
Bedroom 3	3.116m x 2.123m	10'2" x 6'11"

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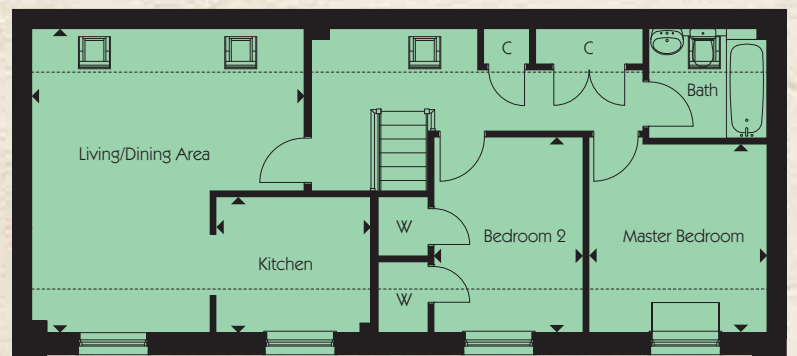
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The Primrose

Plots 10 & 11



Ground Floor



First Floor

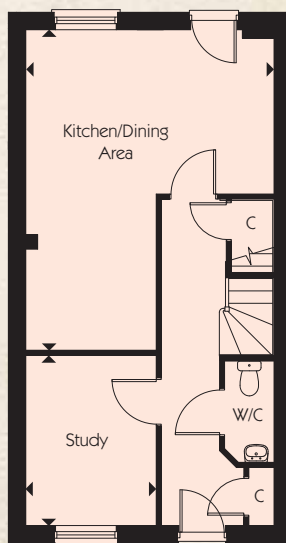
Living/Dining Area	5.234m x 4.690m	17'2" x 15'4"
Kitchen	2.669m x 2.340m	8'9" x 7'8"
Master Bedroom	3.247m x 3.068m	10'7" x 10'0"
Bedroom 2	3.369m x 2.567m	11'0" x 8'5"

► Indicates where measurements have been taken from. - - - - Indicates reduced ceiling height. ☐ Velux roof light

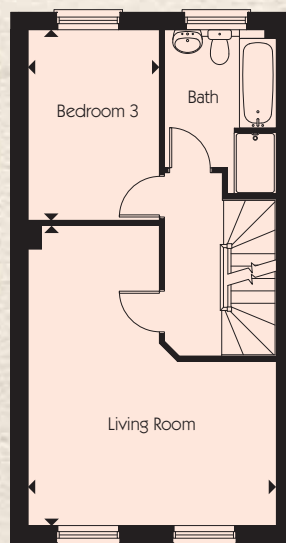
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The Lupin

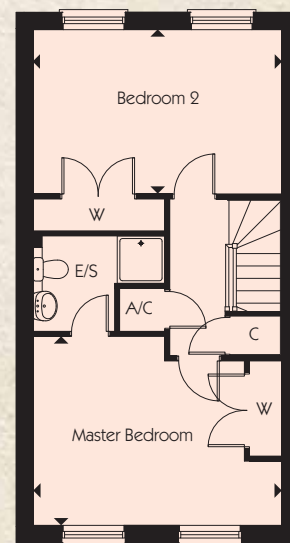
Plots 13 & 14



Ground Floor



First Floor



Second Floor

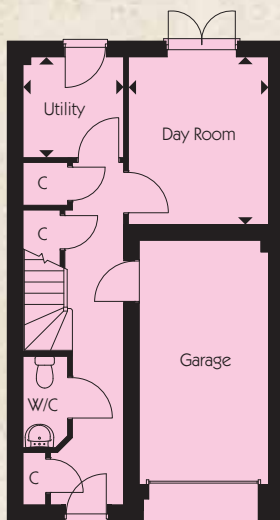
Kitchen/Dining Area	6.075m x 4.705m	19'11" x 15'5"
Study	3.227m x 2.473m	10'7" x 8'1"
Living Room	5.689m x 4.705m	18'7" x 15'5"
Bedroom 3	3.613m x 2.488m	11'10" x 8'1"
Master Bedroom	4.705m x 3.582m	15'5" x 11'9"
Bedroom 2	4.705m x 3.115m	15'5" x 10'2"

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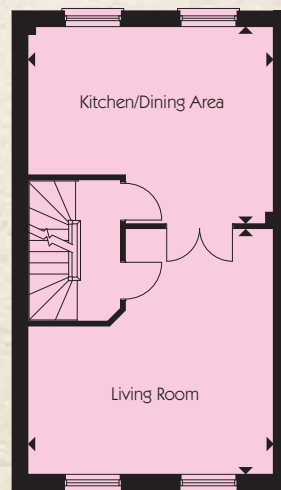
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The Butterbur

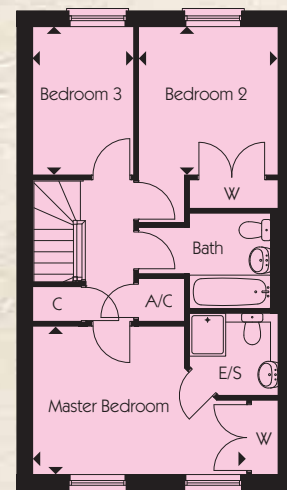
Plots 21 & 22(h)



Ground Floor



First Floor



Second Floor

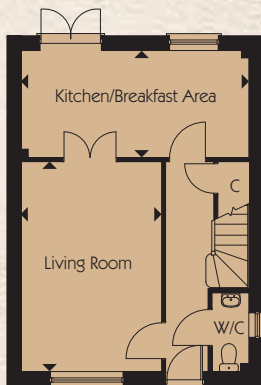
Utility	2.115m x 2.110m	6'11" x 6'11"
Day Room	3.520m x 2.940m	11'6" x 9'7"
Kitchen/Dining Area	5.150m x 4.138m	16'10" x 13'6"
Living Room	5.159m x 5.150m	16'11" x 16'10"
Master Bedroom	4.490m x 3.114m	14'8" x 10'2"
Bedroom 2	3.113m x 2.930m	10'2" x 9'7"
Bedroom 3	3.113m x 2.120m	10'2" x 6'11"

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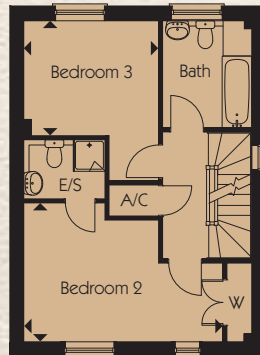
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The Snowberry

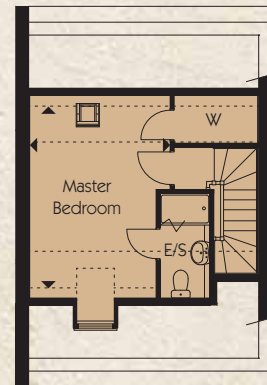
Plots 24(h) & 27



Ground Floor



First Floor



Second Floor

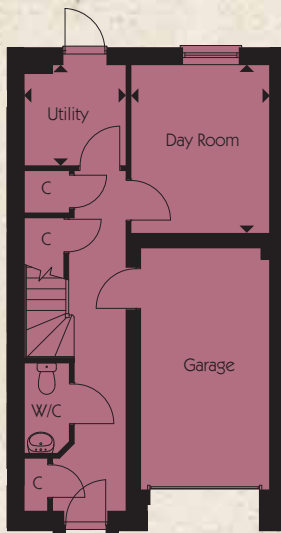
Kitchen/Breakfast Area	5.395m x 2.534m	17'8" x 8'3"
Living Room	4.968m x 3.331m	16'3" x 10'11"
Bedroom 2	4.713m x 3.287m	15'5" x 10'9"
Bedroom 3	3.190m x 2.720m	10'5" x 8'11"
Master Bedroom	4.169m x 3.325m	13'8" x 10'10"

► Indicates where measurements have been taken from. - - - - Indicates reduced ceiling height. ◻ Velux roof light

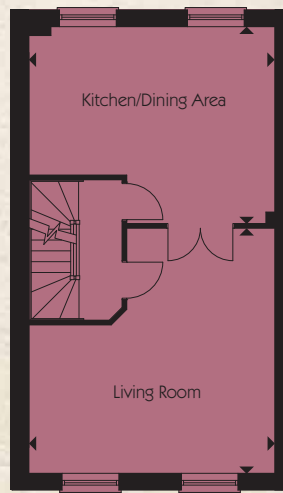
Floor Plans and Dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses, please speak to the Sales Negotiator for plot specific information.
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The Violet

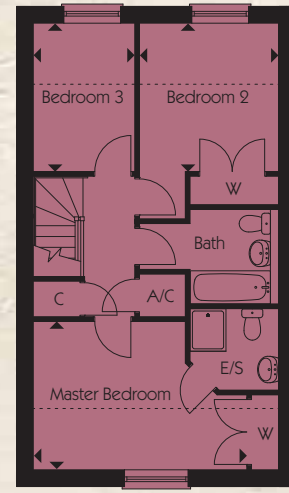
Plots 25 & 26(h)



Ground Floor



First Floor



Second Floor

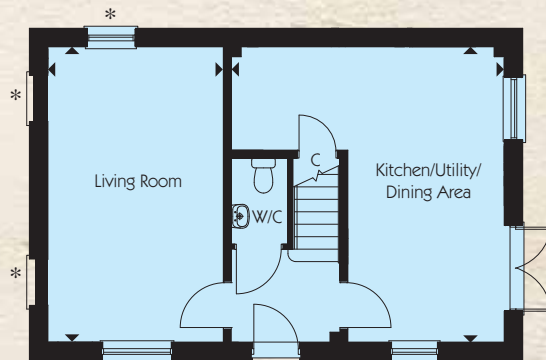
Utility	2.115m x 2.110m	6'11" x 6'11"
Day Room	3.520m x 2.940m	11'6" x 9'7"
Kitchen/Dining Area	5.150m x 4.138m	16'10" x 13'6"
Living Room	5.159m x 5.150m	16'11" x 16'10"
Master Bedroom	4.490m x 3.114m	14'8" x 10'2"
Bedroom 2	3.113m x 2.930m	10'2" x 9'7"
Bedroom 3	3.113m x 2.120m	10'2" x 6'11"

► Indicates where measurements have been taken from. - - - - Indicates reduced ceiling height.

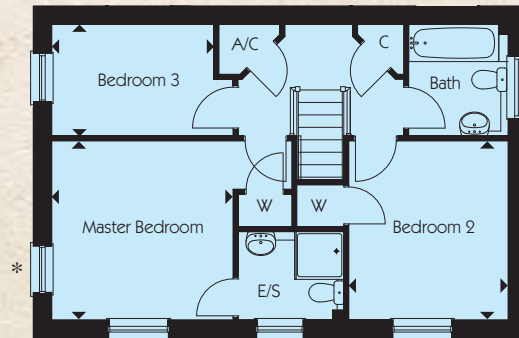
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The Cicely

Plots 28 & 44



Ground Floor



First Floor

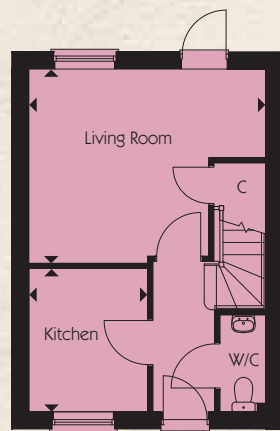
Kitchen/Utility/ Dining Area	5.572m x 5.150m	18'3" x 16'10"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Master Bedroom	3.420m x 3.375m	11'2" x 11'0"
Bedroom 2	3.375m x 3.005m	11'0" x 9'10"
Bedroom 3	3.060m x 2.103m	10'0" x 6'10"

► Indicates where measurements have been taken from. - - - - Indicates reduced ceiling height. * Some window variations to Plot 44.

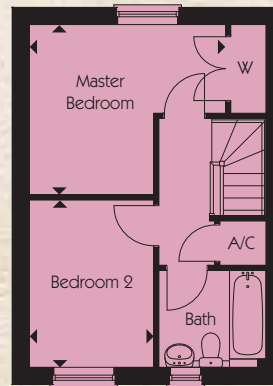
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The Champion

Plots 35, 36, 37, 45, 46, 47 & 73



Ground Floor



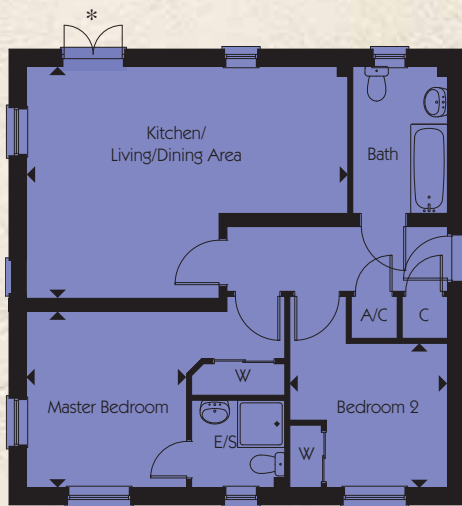
First Floor

Kitchen	2.753m x 2.285m	9'0" x 7'5"
Living Room	4.547m x 3.731m	14'11" x 12'2"
Master Bedroom	3.772m x 3.271m	12'4" x 10'8"
Bedroom 2	3.213m x 2.390m	10'6" x 7'10"

► Indicates where measurements have been taken from. - - - - Indicates reduced ceiling height.

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The Apartments



The Cornflower

Plots 64, 65 & 66

Kitchen/Living/ Dining Area	6.122m x 4.417m	20'1" x 14'5"
Master Bedroom	3.353m x 3.052m	11'0" x 10'0"
Bedroom 2	3.003m x 2.746m	9'10" x 9'0"



The Magnolia

Plots 67, 68 & 69

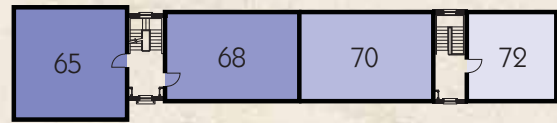
Kitchen/Living/ Dining Area	6.122m x 4.417m	20'1" x 14'5"
Master Bedroom	3.488m x 2.976m	11'5" x 9'9"
Bedroom 2	2.488m x 2.320m	8'1" x 7'7"

► Indicates where measurements have been taken from. - - - - Indicates reduced ceiling height. * Juliet balconies to Plots 65, 66, 68 & 69.

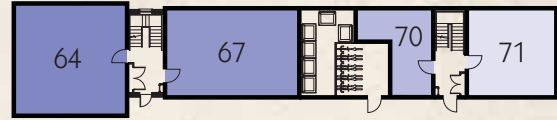
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Block Plans

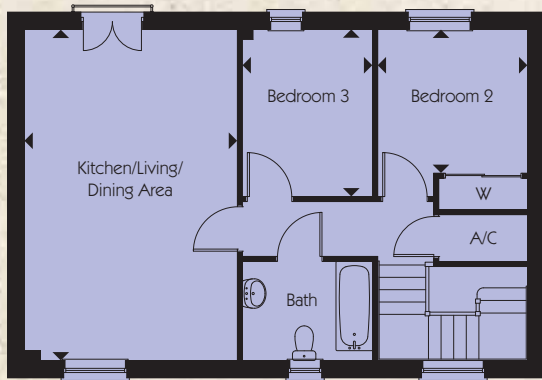
Second Floor



First Floor



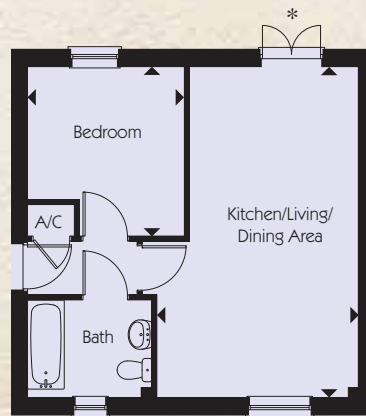
Ground Floor



First Floor



Ground Floor



The Celandine Plot 70

Kitchen/Living/ Dining Area	6.305m x 4.058m	20'8" x 13'3"
Master Bedroom	3.512m x 2.867m	11'6" x 9'4"
Bedroom 2	2.855m x 2.737m	9'4" x 8'11"
Bedroom 3	3.182m x 2.483m	10'5" x 8'1"

The Sage Plots 71 & 72

Kitchen/Living/ Dining Area	6.305m x 3.838m	20'8" x 12'7"
Bedroom	3.228m x 2.988m	10'7" x 9'9"

► Indicates where measurements have been taken from. - - - - Indicates reduced ceiling height. * Juliet balcony to Plot 72.

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EASTGATE RISE

BURY ST EDMUNDS • SUFFOLK • IP33 1QU



Area Map



Local Map

Travel times and distances

By road to:

Bury St Edmunds Station	1.1 miles
Ipswich	28.1 miles
Cambridge	28.7 miles
Norwich	43.3 miles
Stansted Airport	49.8 miles
Southwold	54.7 miles
Aldeburgh	59.8 miles
London Marble Arch	85.1 miles

By rail:

From Bury St Edmunds Station to:	
Ipswich	From 31 mins
Cambridge	From 42 mins
Norwich	From 1hr 3mins
London Liverpool Street	From 1hr 55mins

Source: www.theaa.com & www.nationalrail.co.uk
 Postcode for Sat Nav: IP33 1QU
 Access to development off East Close



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