

# ST JAMES QUAY

NORWICH

RIVERSIDE LIVING AT ITS FINEST

## THE TREMAIN & FRY BUILDINGS



Computer generated image of the Tremain Building

Introducing St James Quay, an urban community that combines modern architecture with deep-rooted heritage.

This landmark riverside development is situated on the bank of the River Wensum, 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 and two bedroom apartments, duplexes and a three bedroom penthouse, all designed to the highest standards and finished with clean contemporary interiors.

From 2018 to 2022, 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.



**Developer:**

**Location:**

Norwich, Norfolk, NR3 1TY

**Local Authority:**

Norwich

**Tenure (Apartments):**

250 year lease

**Architect:**

Feilden & Mawson

**Warranty:**

NHBC

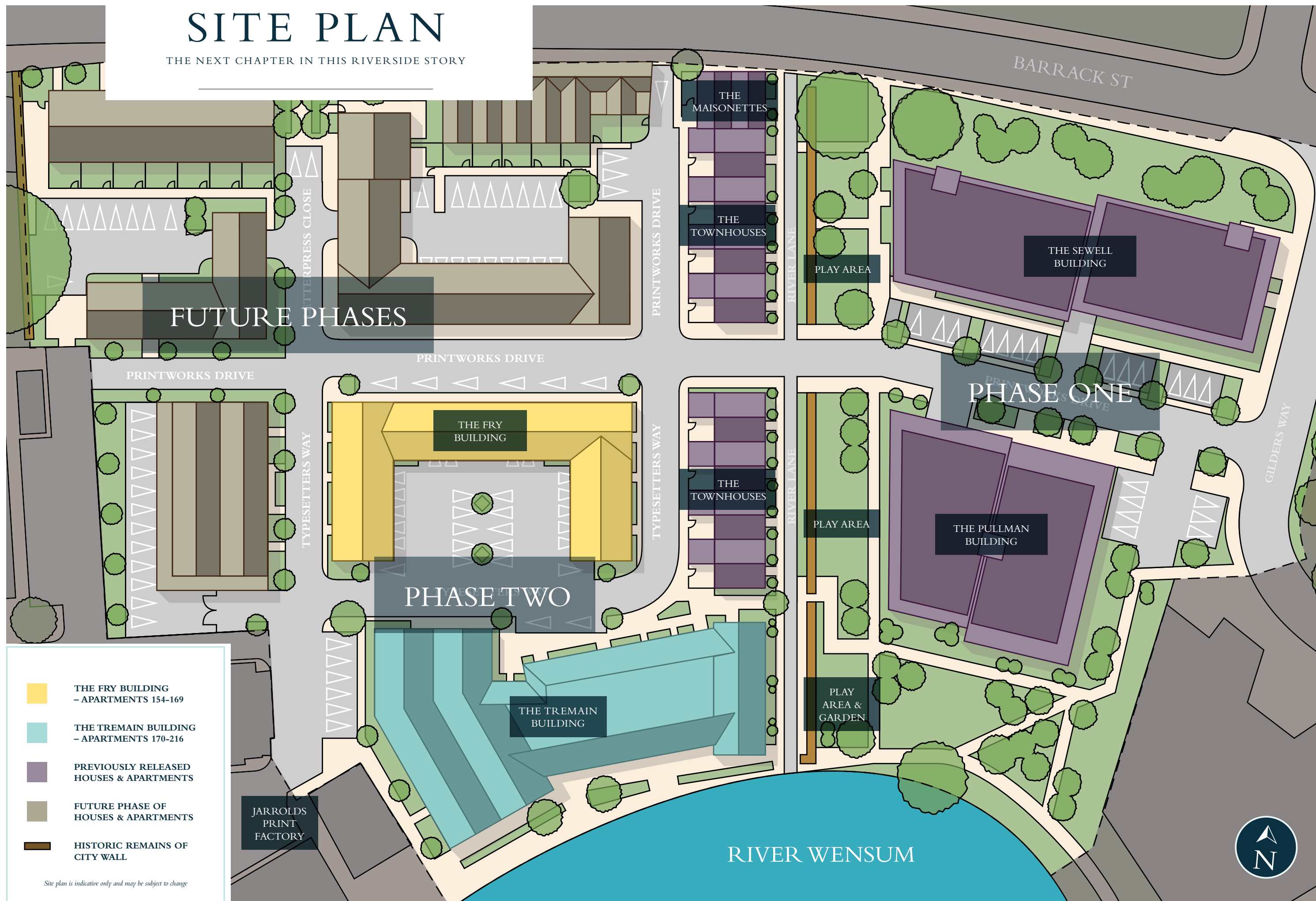
**Anticipated completion:**

Tremain Building: Winter 2023  
Fry Building: Winter 2023



# SITE PLAN

THE NEXT CHAPTER IN THIS RIVERSIDE STORY



Site plan is indicative only and may be subject to change

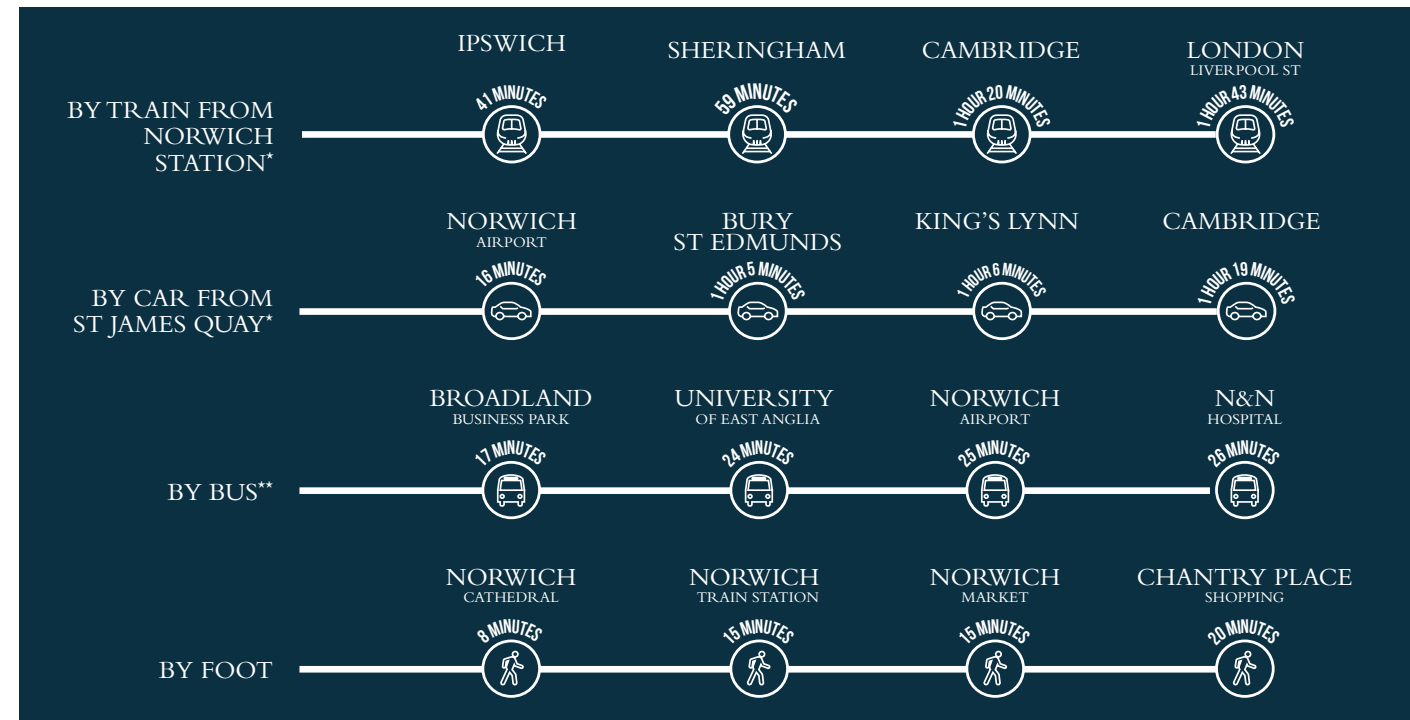


# EXTREMELY

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](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 St, NR2 1HX
  - 3 **Rooftop Gardens**  
The Union Building, 51-59 Rose Ln, NR1 1BY



# 23%

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

# 34%

OF UNIVERSITY POPULATION ARE OVERSEAS STUDENTS

Dataloft HESA 2020

LESS THAN

# 2 MILES

TO NORWICH TRAIN STATION WITH DIRECT LINE TO LONDON LIVERPOOL STREET

# 188

KILOMETRES OF COASTLINE

# 7%

YIELDS

Estimated yields based on Hill data

# 17.3%

PREDICTED PROPERTY PRICE GROWTH IN EAST OF ENGLAND 2020-2024

Dataloft, Savills, 2020-2024

# 6

INDEPENDENT SCHOOLS WITHIN 2 MILES OF ST JAMES QUAY, INCLUDING NORWICH SCHOOL WITH OVER 1100 STUDENTS





# FRY BUILDING

A SELECTION OF ONE & TWO BEDROOM APARTMENTS  
AND TWO BEDROOM DUPLEXES







# SPECIFICATION

SLEEK & CONTEMPORARY

## 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)

## BATHROOM / EN-SUITE

- Low profile shower tray with glass shower door
- Framed feature mirror to match vanity tops (to en-suite only)
- 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

## FLOOR FINISHES

- Amtico flooring to lobby, 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

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



## HEATING & WATER

- Underfloor heating throughout each apartment
- Heated chrome towel rails to bathroom, en-suite and shower room
- Gas fired combi boiler to apartments in Fry Building
- Heating via communal heating plant to apartments in Tremain Building

## ELECTRICAL

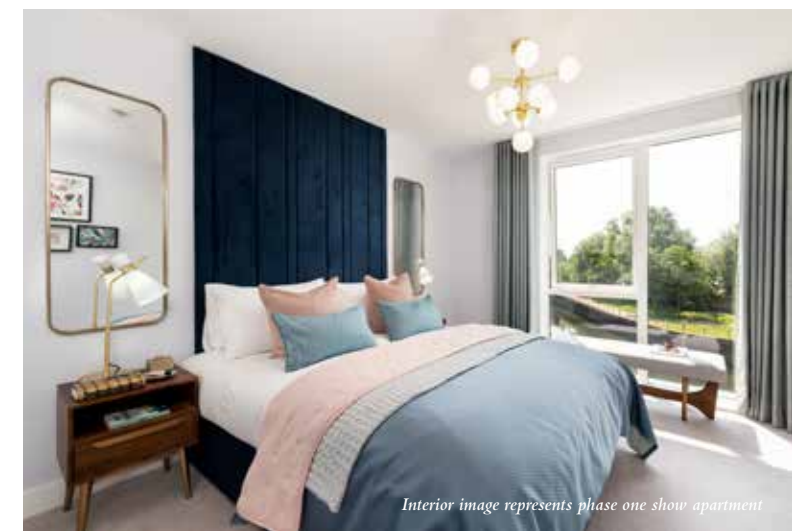
- Downlights to kitchen/living/dining room, bathroom, en-suite and shower room
- Pendant fittings to lobby, hall, all bedrooms and landing to duplex apartments
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom, en-suite and shower room
- TV, BT and data points to selected locations
- 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

## COMMUNAL AREAS

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

## 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 effect cladding and grey roof tiles
- Aluminium rain-water goods



Property Information

Tremain Building		Fry Building	
1 Bedroom Apartment	5	1 Bedroom Apartment	6
2 Bedroom Apartment	22	2 Bedroom Apartment	4
3 Bedroom Penthouse	1	2 Bedroom Duplexes	6
Total	28	Total	16

**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

Property Type	Estimated Rental Values (pcm)
1 Bedroom apartment	£995-£1100
2 Bedroom apartment	£1150-£1300
3 Bedroom apartment	£1400-£1500

Soverbys Norfolk Property Specialists

Service Charge\* Information

Property Type	Service Charge (pa)
1 Bedroom Apartment	£1200-1500
2 Bedroom Apartment	£1300-£2300
3 Bedroom Apartment	£2700

**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: £295 per annum\*\*

\*Costs are based on an average estimated charge across all similar homes. Speak to a sales consultant for charges on specific homes. \*\* Applicable to all residents.

Tax Information

Council Tax\*

Band	2022-2023 Charge per annum	Band	2022-2023 Charge per annum
A	£1,299.31	E	£2,382.06
B	£1,515.86	F	£2,815.16
C	£1,732.41	G	£3,248.27
D	£1,948.96	H	£3,897.92

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.

Reservation Information

Payment Terms

- A non-refundable booking deposit of the local currency equivalent of up to £2000 for apartments is payable upon exchange of contracts.
- A further deposit of 10% of purchase price is payable within 14 days after exchange of contracts.
- The balance of 90% of the purchase price will be payable upon legal completion.

Documents required for Exchange of Contracts

- Original current passport or original identity card.
- Two current utility bill copies (not mobile phone) and one 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.

Recommended Solicitor



PCB Lawyers LLP  
Cavendish Court  
11-15 Wigmore Street  
London W1U 1PF

Contact: Sam Molloy  
Tel: +44 (0) 20 7486 2566  
Fax: +44 (0) 20 7486 3085  
enquiries@pcblawyers.com

The information and imagery contained in this leaflet is for guidance purposes only and does not constitute a contract, part of contract or warranty. Details correct at time of going to print. Sources: Google Maps and National Rail.Travel times are approximate. Some travel times calculated using multiple transport operators and are correct at time of going to press.





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