



HOPKINS
HOMES

Loddon Rise.

LODDON, NORFOLK



Feels like *home*



Discover your stylish living on the Broads, close to the attractions of Norwich.

Loddon is an exquisite riverside market town waiting to welcome you to your new home. There are shops, pubs, cafés, schools and the enchanting countryside of the Chet Valley, all within walking distance.

With direct access to the south of The Broads National Park, you'll find a captivating mix of landscapes, waterways, and wildlife just moments from your doorstep. Less than 15 miles away is the vibrant cathedral city of Norwich, with an abundance of leisure and entertainment venues.

Our exceptional, energy-efficient 1 & 2 bedroom apartments and 2, 3 & 4 bedroom houses have been thoughtfully designed across a range of property styles. Whether you are a first-time buyer, growing a family or a downsizer, you'll find a home to suit you at Loddon Rise.

Key features.



Countryside walks on your doorstep



Within The Broads National Park



Vibrant new community, close to Norwich



Energy-efficient 1, 2, 3 & 4 bedroom homes



High quality schools in the area



We're proud to be a 5* homebuilder



Our story.

Discover the Hopkins Home difference – where innovation meets tradition.

Our homes boast open-plan layouts and energy-efficient features to maximise space and minimise costs.

But it's our unwavering dedication to craftsmanship that truly sets our homes and communities apart.



Birch Gate, Wymondham



“My experience of buying my first family home with my partner has been amazing. Would certainly buy a home again with them, which has helped due to the quality of the build and the importance the site team have made to make sure we are happy.”

Jake Galea-Pace - Barsham Vale, Beccles

“We’ve just completed on our first home at Alconbury Weald, and the experience has been fantastic.

We used Hopkins Homes’ recommended solicitors and mortgage advisors, and with their help, we managed to complete in just three weeks, avoiding stamp duty. The team’s efficiency and guidance made this possible, and we’re so grateful.”

Louise - Hopkins Homes at Alconbury Weald

“Hopkins homes are a 5 star company. From my first visit to the sales centre to completion day and ongoing with the aftercare I cannot fault their customer service and the quality of their homes.”

Andrew Ling - Church View, Bramford

Make your next move with us.

We are proud to establish new communities, as well as contribute positively to the local environment so that our developments feel part of the existing surroundings, via tree planting and the creation of open spaces.



Why choose a Hopkins home at Loddon Rise.



Idyllic countryside setting, close to Norwich



Energy-efficient homes with air source heat pumps and underfloor heating to the ground floor



Decades of experience creating communities residents love



High-quality craftsmanship and attention to detail



Electric vehicle charging points



Wide range of flexible layouts to choose from

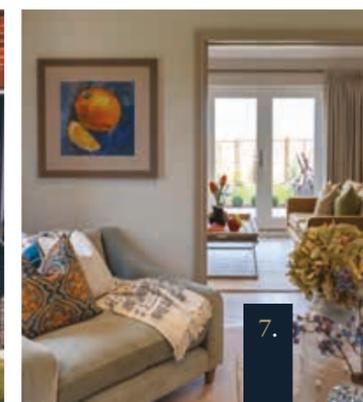


High-specification kitchens with integrated appliances



Peace of mind of a 10-year new home warranty

*Specification correct at time of print. Please speak with a sales consultant for further information



Contemporary countryside living with character, convenience and charm.

YOU'LL LOVE EXPLORING THE FOOTPATHS, CYCLE ROUTES AND OPEN SPACES CLOSE TO HOME.

Find your perfect lifestyle balance in this town that feels like a village. The timeless charm of the Broads, a haven for wildlife, sits alongside the bustling shops of Loddon, including a butcher, baker, and florist. A Co-op store caters to your daily needs, while larger shops can be found in Beccles. For local ingredients, visit Loddon's weekly market, monthly farmers' market, or Loddon Deli.

The Swan, The Angel Inn and The King's Head, all a short stroll from home, serve East Anglian ales and locally sourced food. There are cafés, coffee shops and restaurants where you can catch-up with friends.

Loddon's 15th century church, Georgian buildings and 18th century watermill infuse character into a town which isn't short on modern amenities. There is a GP surgery, dentist, pharmacy, Post Office, library and community cinema. Relax at the recreation grounds, Pyes Mill Picnic Area, marina and play areas. The Jubilee Hall is a hub for clubs and groups.

When you're not exercising on the cycle lanes, footpaths and green spaces around Loddon Rise, you'll find plenty of sporting activity to join in. The town has a football club for all ages, a tennis club, squash and racquetball club, swimming school, skate park and a community gym. Waveney Valley Leisure Centre is a 15-minute drive and has a pool, gym, fitness classes and cycling studio. Norwich, under 15 miles away, has a host of sports venues including Nuffield Health Norwich Fitness & Wellbeing Gym and a David Lloyd Club.



Norwich Cathedral



Norfolk Broads



Paddle boarding on the Broads

Close by.

Loddon's location offers the best of both worlds: a peaceful countryside lifestyle with the convenience of Norwich close by. The town sits on the edge of the Norfolk Broads, a network of rivers and lakes renowned for their natural beauty, wildlife, and recreational opportunities. Residents can enjoy boating, kayaking, and paddleboarding, or explore miles of riverside footpaths and cycle routes, discovering hidden villages, waterside pubs, and nature reserves along the way. The Broads also provide a serene setting for fishing, birdwatching, and quiet picnics, making it an ideal backdrop to everyday life.

The A146 provides a direct route to Norwich and Lowestoft, with bus services available, while Norwich Airport offers national and European flights.

For city excursions, Norwich offers a vibrant mix of history, culture, and gastronomy. Medieval streets and modern shopping centres host Michelin Guide restaurants, bustling street food markets, and a variety of eateries. Castle Quarter provides five floors of shops, restaurants, and an 8-screen Vue cinema, while the 11th-century Norwich Castle, cathedral, festivals, and events ensure there is always something to enjoy.

For family days out, local attractions abound. Visit Banham Zoo, Roarr! Dinosaur Adventure, Pleasurewood Hills, Africa Alive, or Stubbs Farm Alpacas in Loddon. Coastal excursions include seal spotting at Blakeney Point, sampling fresh crab at Cromer, or enjoying the rides and attractions at Great Yarmouth's Pleasure Beach.



Banham Zoo

Quality education close to home.

Families will appreciate the ease of the school run. Loddon Infant & Nursery School or Loddon Junior School are under a mile away. Hobart High School, rated Good by Ofsted in the last inspection, is also within walking distance, making the journey to secondary education straightforward.

Post-16 options include East Norfolk Sixth Form College in Gorleston-on-Sea and East Coast College in Great Yarmouth. Both offer a range of A-levels and vocational courses, with East Coast College also providing degree-level study. For higher education, the University of East Anglia's is located in Norwich.

For families seeking private education, Langley School caters to children from age four at its new Bluebell nursery in Loddon, with the main school serving pupils aged 10 to 18. Additional prep and pre-prep schools can be found in Taverham, with further independent options available in Norwich, offering a wide choice of educational pathways.

Amenities.

- | | |
|--|---|
| Co-op supermarket for everyday groceries | GP surgery, pharmacy and dentist |
| Local independent shops | Well-regarded local schools |
| Traditional pubs serving locally sourced food and ales | Marina and riverside access to the Norfolk Broads |
| Cafés and coffee shops for casual meet-ups | Nearby family attractions |
| | Direct access to A146 |





This is our life's work.

Building homes is our vocation, not our job.

From our most experienced colleagues to our new starters, a desire to build a great product is one we all share and are driven by.

Our designers, architects and craftspeople are dedicated to building warm, welcoming and modern homes for the future by using the tried-and-tested housebuilding traditions of the past.

Our experience and attention to detail mean we build homes our families would be proud to live in. We take pride as a team in what we do, the legacies we create and the positive contribution we make to the communities in which we live in.

Homes that will last for generations.



70

AWARDS AND COUNTING

16

WHATHOUSE? AWARDS

34

NHBC AWARDS

3

YEARS IN THE LSE 1000 COMPANIES TO INSPIRE BRITAIN





*The Southwood, The Whitwell
& The Herringby*

*The Clare, The Hopton,
The Kipton, The Flatford
& The Liston*

*The Lynford, The Sutton
& The Bixley*

The Keswick

*The Heacham, The Chiltern,
The Appleton & The Thurton*

KITCHEN

Choice of flat front units and drawers	•	•			
Choice of shaker style units and drawers			•	•	•
LED Lighting to wall units	•	•	•	•	•
Choice of slimline laminate worktop, matching upstand and splashback	•	•	•	•	•
White quartz kitchen sink with chrome mixer tap	•	•	•	•	•
Haier single oven with 'Air Fry' cooking	•	•			
Two Haier single ovens both with 'Air Fry' cooking			•	•	•
Haier 4 zone induction hob	•	•	•		
Haier 6 zone induction hob				•	•
Integrated cooker hood	•	•	•	•	•
Integrated 50/50 Fridge Freezer	•	•	•	•	•
Integrated dishwasher	•	•	•	•	•
Integrated washing machine (only applicable when washing machine located in the kitchen)	•	•			
Stainless steel sink with chrome tap in utility room (where applicable)			•	•	•

BATHROOM & EN SUITE

Choice of ceramic floor and wall tiles	•	•	•	•	•
Ceramic floor tiles to bathrooms and en suites	•	•	•	•	•
Half height tiling to walls with sanitaryware	•	•	•	•	•
Full height tiling around the bath to homes with one en suite					•
Full height tiling to the bath to homes with no en suite	•	•			
Full height tiling to separate shower cubicles	•	•	•	•	•
Roca white sanitaryware	•	•	•	•	•
Chrome mixer taps	•	•	•	•	•

ELECTRICAL

Media plate with sockets, data and TV point (Refer to working drawing for location)	•	•	•	•	•
White downlights to kitchens, dining areas when open plan, utility, bathroom & en suites	•	•	•	•	•
Low energy pendant lighting to all remaining areas	•	•	•	•	•
Smoke alarm (refer to working drawing for location)	•	•	•	•	•
Carbon monoxide alarm (refer to working drawing for location)	•	•	•	•	•

INTERNAL FEATURES

Timber staircase with oak handrail and newel cap		•	•	•	•
5 panel vertically grooved doors with chrome ironmongery	•	•	•	•	•
All walls painted in matt white emulsion	•	•	•	•	•
All woodwork painted white	•	•	•	•	•
Antico Spacia flooring to open plan kitchen/living/dining areas, hallway and WC	•	•	•	•	•
Mirrored sliding wardrobes to principal bedroom	•	•	•	•	•
Traditional Ogee style skirting and architraves	•	•	•	•	•

EXTERNAL FEATURES

Landscaped front garden	•	•	•	•	•
Rear garden rotovated	•	•	•	•	•
Patio in natural finish paving slabs	•	•	•	•	•
Highly efficient double glazed UPVC windows with matching patio doors or aluminum bi-fold doors (as shown on plans)	•	•	•	•	•
Up & Down led light as indicated on working drawings	•	•	•	•	•
Composite front door with multi-point locking system	•	•	•	•	•

HEATING

Air source heat pump	•	•	•	•	•
Underfloor heating to the ground floor		•	•	•	•
Radiators to upper floors		•	•	•	•
Radiators to all apartments	•				
Gloss white towel rails to bathroom and en suites		•	•	•	•

Loddon Rise.

LODDON, NORFOLK



Apartments

THE LANGLEY APARTMENTS

1 BEDROOM APARTMENTS
Plots 171 & 174

2 BEDROOM APARTMENTS
Plots 172, 173, 175 & 176

2 Bedroom Homes

THE CLARE
Plots 28 & 107

THE HOPTON
Plots 9, 19, 20, 21, 22, 26, 27(h),
46, 47(h), 81, 82(h), 91, 92(h),
95, 96(h), 97(h), 98(h), 99(h),
105 & 106(h)

THE KIPTON
Plots 29 & 30(h)

3 Bedroom Homes

THE FLATFORD
Plots 2(h), 16, 23, 24, 25, 44, 45(h),
75, 76(h), 83(h), 100, 101(h), 102,
103(h), 156, 157(h), 165(h), 169 & 170(h)

THE LISTON
Plots 5, 6(h), 85, 86(h), 87, 88(h),
108, 109(h), 110, 111(h), 159 & 160(h)

THE LYNFORD
Plot 84(h)

THE SUTTON
Plots 17, 43 & 164(h)

4 Bedroom Homes

THE BIXLEY
Plots 18(h), 42(h) & 163

THE KESWICK
Plots 68, 79, 89(h), 93(h), 104,
121(h) & 166(h)

THE KESWICK BAY
Plots 7, 10(h) & 94

THE HEACHAM
Plots 1, 13, 69(h), 74, 90, 122(h),
158(h) & 167(h)

THE CHILTERN
Plots 15(h), 72, 73, 78 & 168(h)

THE APPLETON
Plots 8(h), 67, 71, 77 & 80(h)

5 Bedroom Homes

THE THURTON
Plots 3(h), 4(h), 11(h), 12(h), 14 & 70(h)

Key

AFFORDABLE HOUSING & SHARED OWNERSHIP

SELF BUILD PLOTS

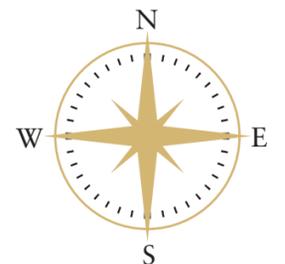
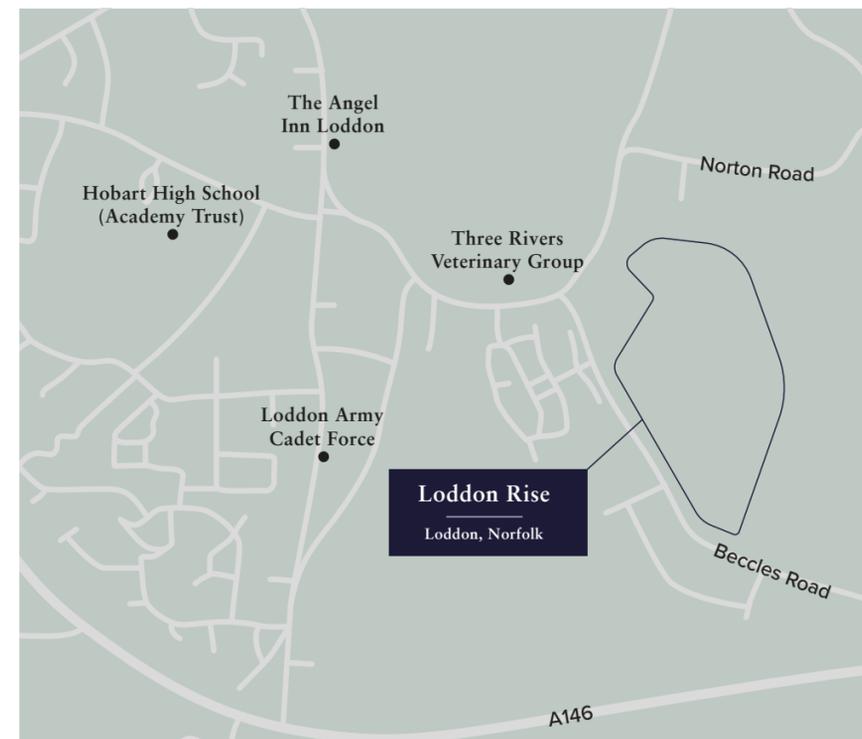
SUB STATION

VISITOR PARKING

SALES PARKING

HANDED PLOT

MARKETING SUITE AND SHOW HOME



The computer generated images, floor plans, configurations and layouts are included for guidance only. External finishes, landscaping and levels will vary, please refer to drawings in sales office. Development layout not to scale, for indication only.

The Whitwell.

TWO BEDROOM APARTMENT

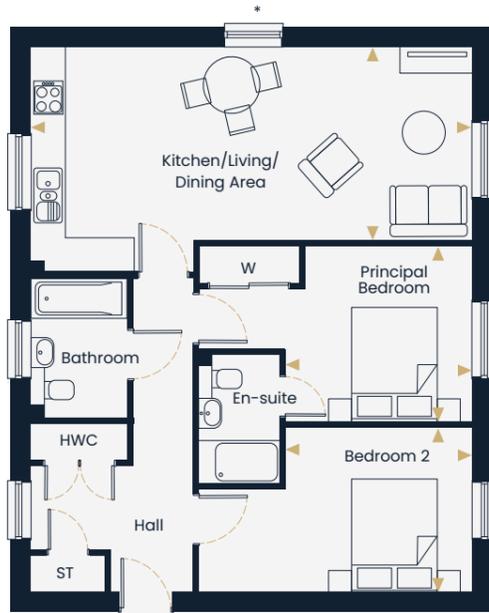
Plots 173 & 176



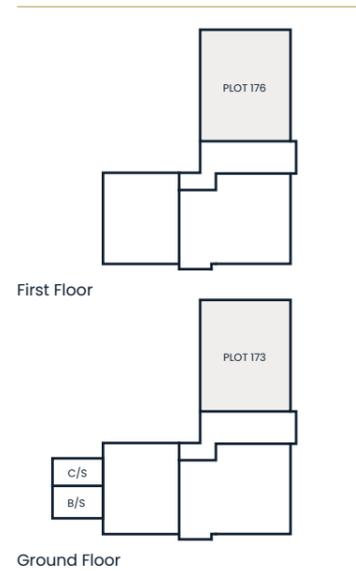
HOPKINS
HOMES

Loddon Rise.

THE LANGLEY APARTMENTS



Block D



Kitchen/Living/ Dining Area	7.75m x 3.39m	25'5" x 11'1"
Principal Bedroom	3.27m x 3.08m	10'9" x 10'1"
Bedroom 2	3.27m x 2.90m	10'9" x 9'6"
	760ft ²	75m ²

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details. Furniture size and layout is indicative only and not to scale.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.

- (h) Handed
- * Window to plot 176 only
- ▶ Denotes where dimensions are taken from
- W Wardrobe
- ST Store
- C/S Cycle Store
- B/S Bike Store



The Southwood.

ONE BEDROOM APARTMENT

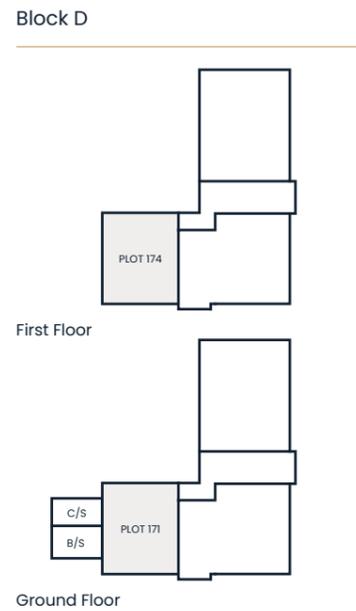
Plots 171 & 174



The Herringby.

TWO BEDROOM APARTMENT

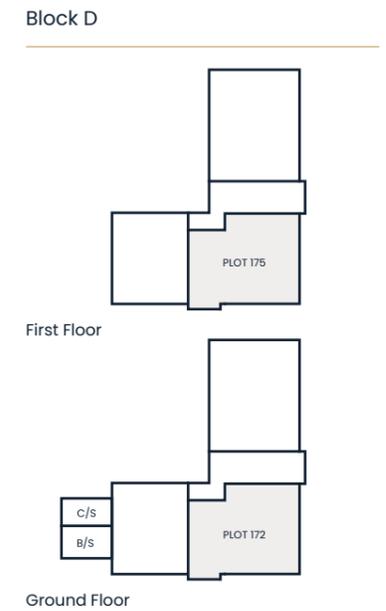
Plots 172 & 175



Kitchen/Living/ Dining Area	7.75m x 3.50m	25'5" x 11'6"
Principal Bedroom	3.32m x 2.84m	10'11" x 9'4"
	546ft ²	51m ²

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- (h) Handed
- ▶ Denotes where dimensions are taken from
- W Wardrobe
- ST Store
- C/S Cycle Store
- B/S Bike Store



Kitchen/Living/ Dining Area	7.75m x 3.95m	25'5" x 13'0"
Principal Bedroom	3.08m x 2.92m	10'1" x 9'7"
Bedroom 2	5.24m x 3.05m	17'2" x 10'0"
	768ft ²	71m ²

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- W Wardrobe
- ST Store
- C/S Cycle Store
- B/S Bike Store



HOPKINS
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The Clare.

TWO BEDROOM HOUSE

729ft² | 68m²



The Clare.

TWO BEDROOM HOUSE

Plots 28 & 107

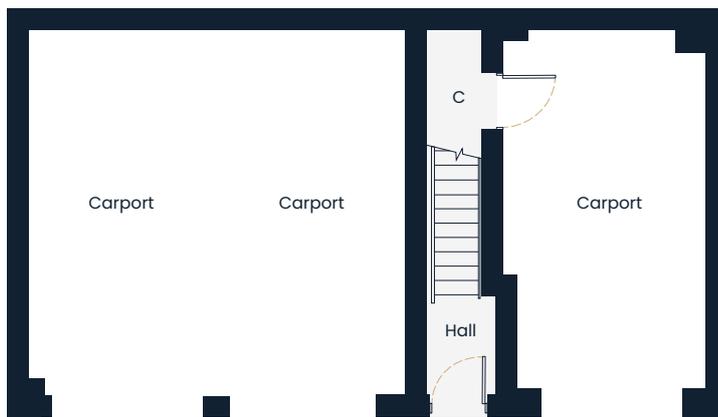


First Floor



Living/Kitchen/ Dining Area	5.95m x 4.74m	19'6" x 15'7"
Principal Bedroom	3.80m x 3.56m	12'5" x 11'8"
Bedroom 2	3.80m x 2.29m	12'5" x 7'6"

Ground Floor



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- (h) Handed
- Reduced head height
- ▶ Denotes where dimensions are taken from
- HWC Hot Water Cylinder
- W Wardrobe
- C Cupboard



HOPKINS
HOMES

The Hopton.

TWO BEDROOM HOUSE

787ft² | 73m²



The Hopton.

TWO BEDROOM HOUSE

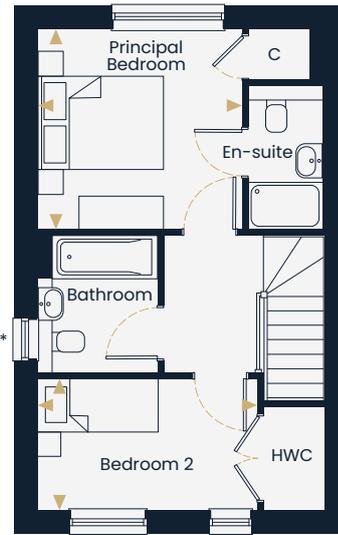
Plots 9, 19, 20, 21, 22, 26, 27(h), 46, 47(h), 81, 82(h), 91, 92(h), 95, 96(h), 97(h), 98(h), 99(h), 105 & 106(h)



Ground Floor



First Floor



Kitchen/Dining Area 4.62m x 3.05m 15'2" x 10'0"

Living Room 3.84m x 3.54m 12'7" x 11'7"

Principal Bedroom 3.29m x 3.24m 10'9" x 10'7"

Bedroom 2 3.54m x 2.13m 11'7" x 7'0"

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(h) Handed

* Plots 20, 21, 98 and 124 are mid-terraced and will not have this window.

▶ Denotes where dimensions are taken from

HWC Hot Water Cylinder

W Wardrobe

C Cupboard

The Kipton.

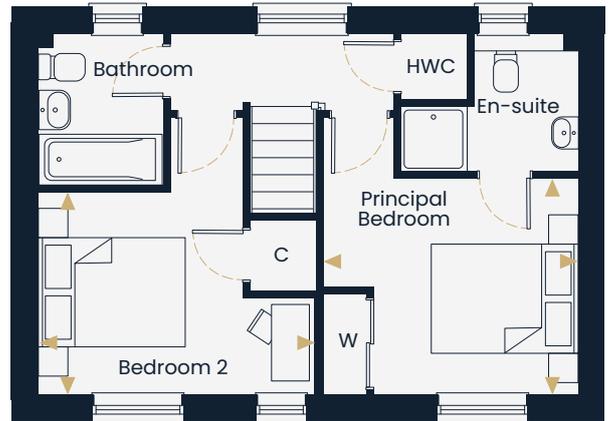
TWO BEDROOM HOUSE

Plots 29 & 30(h)



Ground Floor

First Floor



Kitchen 4.51m x 3.49m 14'9" x 11'5"

Living Room 4.98m x 2.80m 16'4" x 9'2"

Principal Bedroom 3.51m x 2.99m 11'6" x 9'10"

Bedroom 2 3.79m x 2.80m 12'5" x 9'2"

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- HWC Hot Water Cylinder
- W Wardrobe
- C Cupboard



HOPKINS
HOMES

The Flatford.

THREE BEDROOM HOUSE

986ft² | 92m²



The Flatford.

THREE BEDROOM HOUSE

Plots 2(h), 16, 23, 24, 25, 44, 45(h), 75, 76(h), 83(h), 100, 101(h), 102, 103(h), 156, 157(h), 165(h), 169 & 170(h)



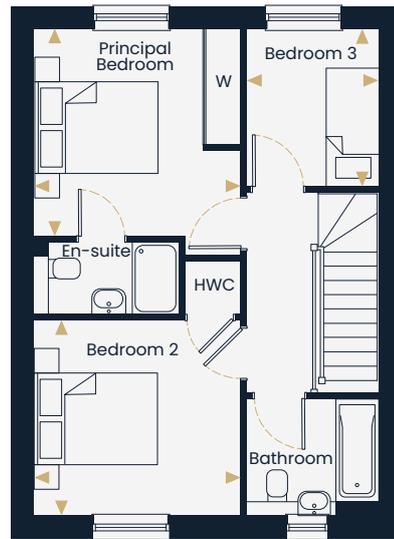
Ground Floor



Kitchen/Dining Area 5.63m x 3.03m 18'6" x 9'11"

Living Room 4.89m x 3.52m 16'1" x 11'6"

First Floor



Principal Bedroom 3.41m x 3.37m 11'2" x 11'1"

Bedroom 2 3.37m x 3.22m 11'1" x 10'7"

Bedroom 3 2.59m x 2.16m 8'6" x 7'1"

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- W Wardrobe
- C Cupboard



HOPKINS
HOMES

The Liston.

THREE BEDROOM HOUSE

1,014ft² | 94m²



The Liston.

THREE BEDROOM HOUSE

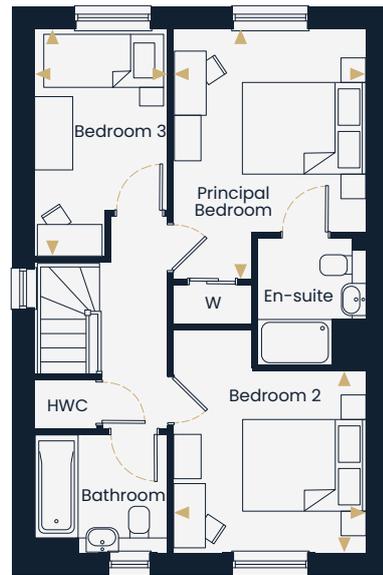
Plots 5, 6(h), 85, 86(h), 87, 88(h), 108, 109(h), 110, 111(h), 159 & 160(h)



Ground Floor



First Floor



Kitchen/Dining Area	5.40m x 3.72m	17'8" x 12'2"
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Living Room	4.78m x 3.14m	15'8" x 10'4"
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Principal Bedroom	4.24m x 3.14m	13'11" x 10'4"
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Bedroom 2	3.14m x 2.98m	10'4" x 9'9"
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Bedroom 3	3.72m x 2.16m	12'2" x 7'1"
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HOPKINS
HOMES

The Sutton.

THREE BEDROOM HOUSE

1,092ft² | 102m²



The Sutton.

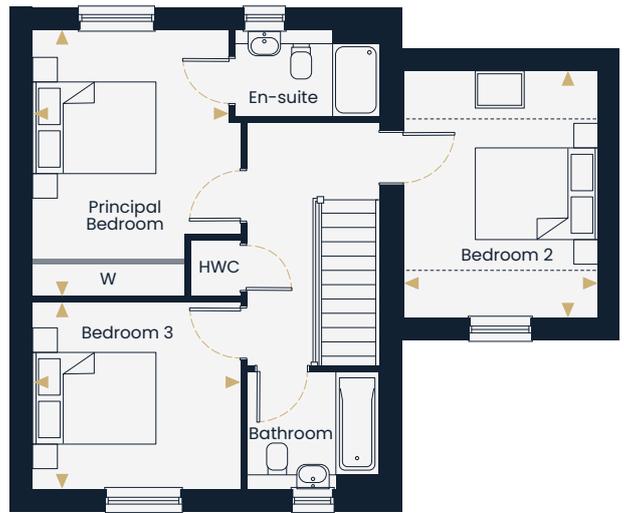
THREE BEDROOM HOUSE

Plots 17, 43 & 164(h)



Ground Floor

First Floor



Kitchen/Dining Area	5.65m x 2.83m	18'6" x 9'3"
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Living Room	4.64m x 3.54m	15'3" x 11'7"
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Principal Bedroom	4.39m x 3.20m	14'5" x 10'6"
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Bedroom 2	4.07m x 3.15m	13'4" x 10'4"
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Bedroom 3	3.39m x 3.08m	11'1" x 10'1"
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- C Cupboard
- ☐ Rooflight
- Indicates reduced head height



HOPKINS
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The Bixley.

FOUR BEDROOM HOUSE

1,188ft² | 110m²



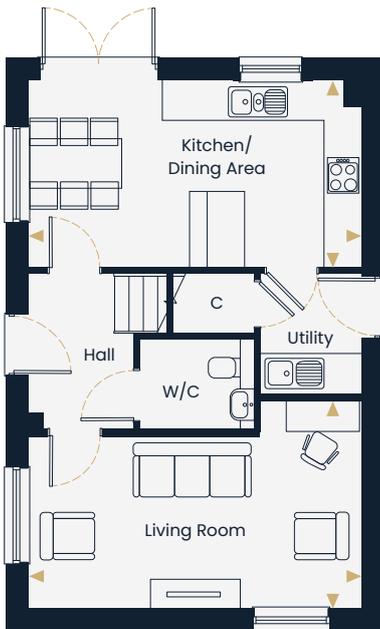
The Bixley.

FOUR BEDROOM HOUSE

Plots 18(h), 42(h) & 163



Ground Floor



First Floor



Kitchen/Dining Area 5.42m x 3.07m 17'9" x 10'1"

Living Room 5.42m x 3.42m 17'9" x 11'3"

Principal Bedroom 4.44m x 3.27m 14'7" x 10'9"

Bedroom 2 4.07m x 3.15m 13'4" x 10'4"

Bedroom 3 3.17m x 3.07m 10'5" x 10'1"

Bedroom 4 2.36m x 2.06m 7'9" x 6'9"

(h) Handed

► Denotes where dimensions are taken from

HWC Hot Water Cylinder

W Wardrobe

C Cupboard

☐ Rooflight

--- Indicates reduced head height

This floorplan is indicative of this house type only and does not reflect plot specific variations. Any and all such variations, for example additional windows, are shown on plot specific drawings for this development. Please speak to our sales consultant for details. Furniture size and layout is indicative only and not to scale.

Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to plot specific drawing and information in sales office.



HOPKINS
HOMES

The Keswick.

FOUR BEDROOM HOUSE

1,341ft² | 125m²



The Keswick.

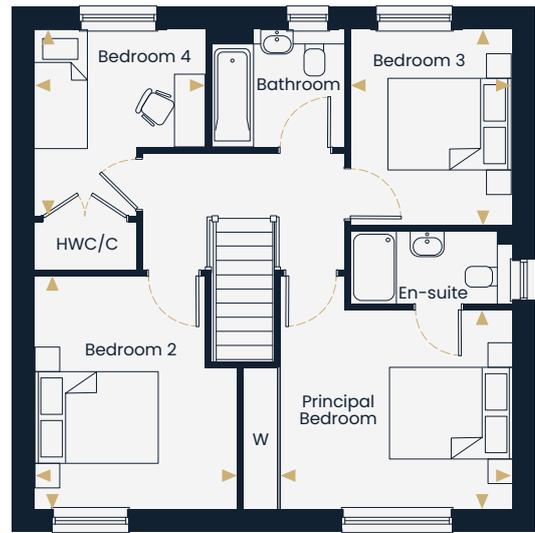
FOUR BEDROOM HOUSE

Plots 68, 79, 89(h), 93(h), 104, 121(h) & 166(h)



Ground Floor

First Floor



Kitchen 3.85m x 3.16m 12'7" x 10'4"

Dining/Family Area 4.63m x 3.00m 15'2" x 9'2"

Living Room 4.80m x 3.73m 15'9" x 12'3"

Principal Bedroom 3.78m x 3.29m 12'5" x 10'9"

Bedroom 2 3.84m x 3.31m 12'7" x 10'10"

Bedroom 3 3.22m x 2.63m 10'7" x 8'8"

Bedroom 4 3.07m x 2.79m 10'1" x 9'2"

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- (h) Handed
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- HWC Hot Water Cylinder
- W Wardrobe
- C Cupboard



HOPKINS
HOMES

The Heacham.

FOUR BEDROOM HOUSE

1,574ft² | 146m²



The Heacham.

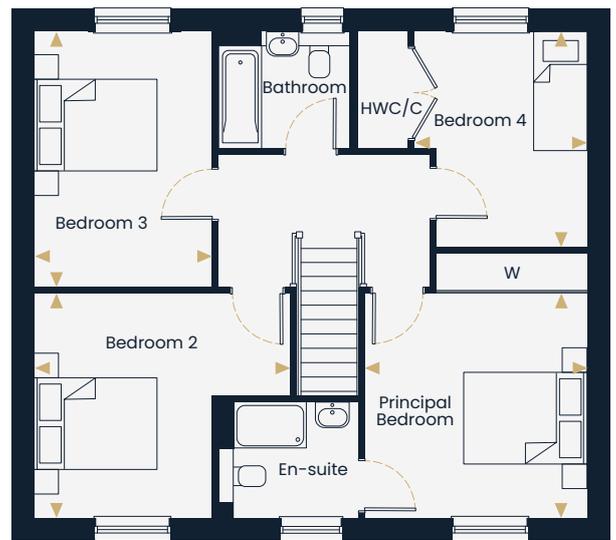
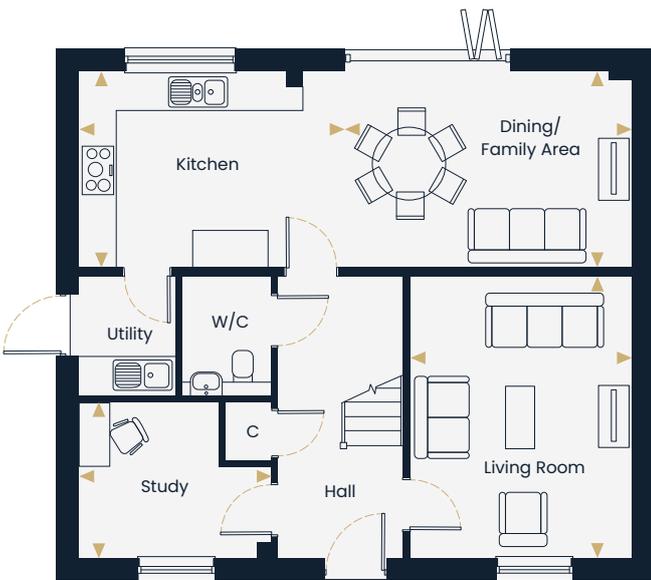
FOUR BEDROOM HOUSE

Plots 1, 13, 69(h), 74, 90, 122(h), 158(h) & 167(h)



Ground Floor

First Floor



Kitchen	4.36m x 3.23m	14'4" x 10'7"
Dining/Family Area	4.66m x 3.23m	15'3" x 10'7"
Living Room	4.64m x 3.62m	15'2" x 11'10"
Study	3.18m x 2.61m	10'5" x 8'7"

Principal Bedroom	3.70m x 3.65m	12'2" x 12'0"
Bedroom 2	4.17m x 3.70m	13'8" x 12'2"
Bedroom 3	4.21m x 2.89m	13'10" x 9'6"
Bedroom 4	3.55m x 2.84m	11'8" x 9'4"

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- W Wardrobe
- C Cupboard



HOPKINS
HOMES

The Chiltern.

FOUR BEDROOM HOUSE

1,711ft² | 159m²



The Chiltern.

FOUR BEDROOM HOUSE

Plots 15(h), 72, 73, 78 & 168(h)



Kitchen/Dining Area 6.52m x 3.96m 21'5" x 13'0"

Living Room 4.87m x 4.33m 16'0" x 14'2"

Study 3.35m x 1.93m 11'0" x 6'4"

Principal Bedroom 6.52m x 3.96m 21'5" x 13'0"

Bedroom 2 3.31m x 3.24m 10'10" x 10'7"

Bedroom 3 3.74m x 2.79m 12'3" x 9'2"

Bedroom 4 3.35m x 2.61m 11'0" x 8'7"

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HWC Hot Water Cylinder

W Wardrobe

C Cupboard

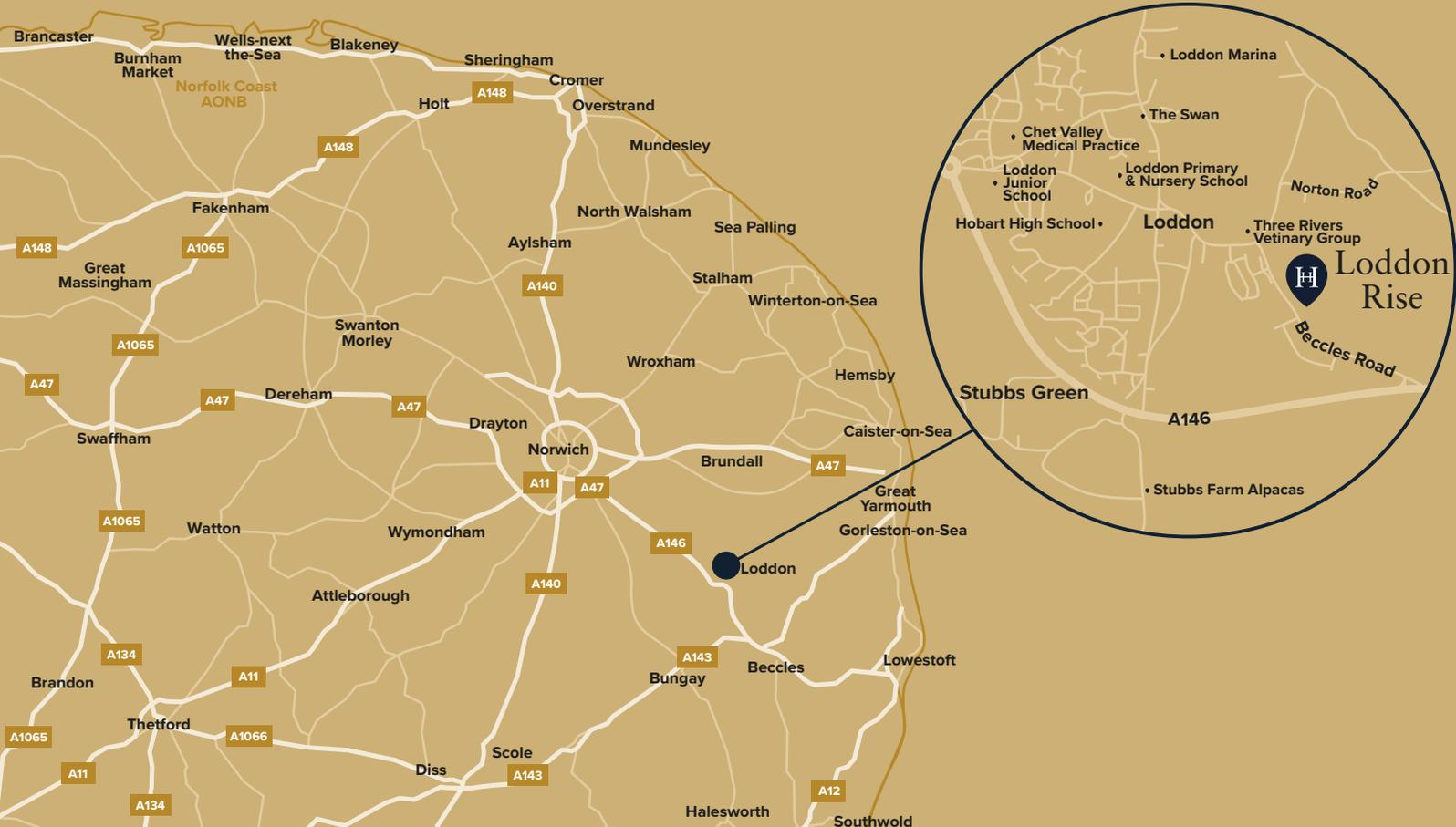
--- Indicates reduced head height



HOPKINS
HOMES

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Telephone: 020 4587 6760
Email: loddon.rise@hopkinshomes.co.uk

Travel times and distances.

By road to:

Norwich	11 miles
Great Yarmouth	15 miles
Lowestoft	16 miles
Southwold	20 miles
Diss	25 miles

By rail (from Norwich) to:

Ipswich	37 mins
Ely	50 mins
Cambridge	1hr 17 mins
Stratford, London	1hr 39 mins
Liverpool Street	1hr 47 mins

All travel times and distances are approximate and are courtesy of theaa.com and nationalrail.co.uk

Book your appointment at:
hopkinshomes.co.uk

Hopkins Homes, 1st and 2nd Floor, Blenheim House,
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*School places are not guaranteed. Before making a commitment to purchase, please make your own enquiries as to amenities in the immediate/surrounding areas and the availability of school places.