



HOPKINS
HOMES

BARSHAM VALE

Beccles ~ Suffolk

Traditionally designed 2, 3 & 4 bedroom homes



WELCOME TO
BARSHAM VALE
by Hopkins Homes



Computer generated images of properties at Barsham Vale are indicative only. External finishes and appearance will vary. Images below depict previous Hopkins Group developments.



Barsham Vale offers an outstanding collection of 2, 3 & 4 bedroom stylish new homes in the picturesque market town of Beccles located on the Suffolk/Norfolk border.

Less than 10 miles from the Suffolk Heritage Coast, Barsham Vale offers a thoughtfully designed range of properties consisting of 2, 3 & 4 bedroom houses, bungalows and apartments. With 23 exciting designs available, there are styles and sizes to suit a wide range of buyers and individual tastes.

Hopkins Homes is proud to invite you to Barsham Vale where you can find your perfect traditionally built home designed for modern living.

James Hopkins

Executive Chairman and founder of Hopkins Homes



A commitment to excellence

When choosing a property at Barsham Vale you can expect a home that has been crafted to high standards by our team of skilled tradesmen, fusing traditional build methods with modern technologies.



Hopkins Homes is an award-winning house builder known for creating exceptional properties of the highest quality. The stylish homes at Barsham Vale are no exception; these are homes designed to meet the needs of a modern lifestyle without compromising their aesthetic appeal.

At Barsham Vale the homes have been created with their surroundings in mind, complementing and enhancing the local area. What's more, the properties are built to stand the test of time, creating homes to be enjoyed by generations to come.

Photograph depicts previous Hopkins Group development.

"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

"With a Hopkins home, you can be sure that each home has been designed and built to last."
UK Construction Magazine

Our portfolio of success



"Skilled craftsmanship was used to restore the period heritage of the original building."
Hot Property



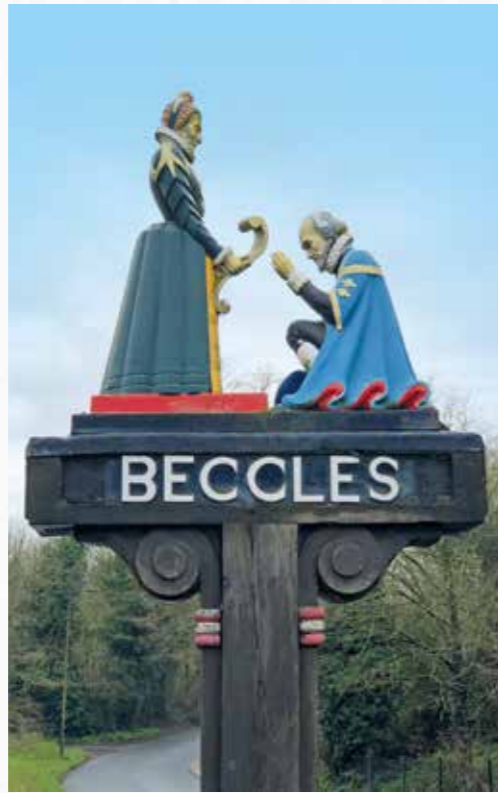
"Hopkins Homes... (is) always conscious of the street scene and the preservation of the local character and charm. The company has been winning awards longer than most of us have been writing about them."
Eastern Daily Press



Photographs depict previous Hopkins Group developments.



Lowestoft



City of Norwich



The Broads



Ipswich Waterfront



Suffolk Heritage Coast

A traditional market town in a stunningly beautiful location

Situated within the picturesque market town of Beccles, Barsham Vale offers the beauty of rural living alongside the convenience and facilities that you would expect in a thriving market town.

Located between the famous Suffolk Heritage Coast to the East, the Norfolk Broads National Park to the West and within 20 miles of the cosmopolitan city of Norwich, Beccles is enviably located. Residents at Barsham Vale will be perfectly positioned to enjoy idyllic country living with the vibrancy of the city and the splendour of the coast and broads all within easy reach.

Beccles offers a range of shopping and leisure facilities as well as its own train station with direct connections to Norwich and Ipswich. The town centre boasts a unique blend of national and independent retailers, with a range of family run specialist stores and national chains that provide a variety of products. The towns market, held on Fridays, offers fresh local produce from the region whilst a selection of large supermarkets and smaller stores cater for all your grocery and household needs.

For young families, Beccles has a variety of schools covering all key stages, including playgroups and nurseries. Further education facilities can be found in Lowestoft, Norwich and Ipswich, all easily reached by road or rail. There is an abundance of leisure and dining opportunities

including modern bars, international cuisine and many hostelrys, both in the town and across the local area. There are also plenty of takeaway restaurants to cater for a variety of taste buds.

Entertainment in the town includes the Beccles Public Hall & Theatre which hosts a variety of events including live music, theatre and comedy nights. Nothing beats swimming outdoors and the Beccles Lido offers a 30 metre pool alongside separate toddler and paddling pools, all heated to 27°C. There are also plenty of sports clubs including football, cricket, bowls and fishing. Everything you could want for a great lifestyle is all close to home.

Beccles enjoys great road and rail connections and is easily accessed. For work or pleasure, Norwich is a 43 minute rail journey away and boasts a vast array of cultural and entertainment venues including the medieval Norwich Cathedral, the Chapelfield and Castle Mall shopping centres, multiplex cinema and live theatre and a huge choice of places to wine and dine. Head south to Ipswich and the rejuvenated Waterfront Marina offers alfresco dining, lively bars and lots of family friendly restaurant chains all within walking distance of the rail station. Trains from Beccles to Ipswich also connect with the main line to London Liverpool Street offering journey times of under 3 hours into the capital.

School places 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. Do not rely upon any information provided in this respect within this brochure. It is provided in good faith but satisfy yourself in all regards prior to committing to purchase.
*Times and distances courtesy of Google Maps.





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BARSHAM VALE

Beccles ~ Suffolk



Area map



Local map

Maps not to scale

Travel times and distances

By road to:

Lowestoft	10.4 miles
Norwich	18.6 miles
Ipswich	40.5 miles
Cambridge	79.1 miles
London Stansted Airport	90.7 miles
Central London	125 miles

By rail to:

(From Beccles train station - 1.1 miles from Barsham Vale)

Lowestoft	15 mins
Norwich	43 mins
Ipswich	1 hr 19 mins
Cambridge	2 hrs 38 mins
London Liverpool Street	2 hrs 55 mins

All travel times and distances are approximate and are courtesy of googlemaps.co.uk and thetrainline.com.

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Hopkins Homes, Melton Park House, Melton, Woodbridge, Suffolk IP12 1TJ

Telephone: 01394 446800 Fax: 01394 389605

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It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The Properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Computer generated images of property types at Barsham Vale may not necessarily illustrate that property type in its setting at this development. All internal and external photography of properties depicts previous Hopkins Homes and Hopkins & Moore developments. Other photographs are of the local area or are indicative lifestyle images. All details are correct at time of printing. Designed and produced by Trident Marketing Anglia Ltd 01473 823700 www.tridentmarketinguk.com.

Folder Sleeve





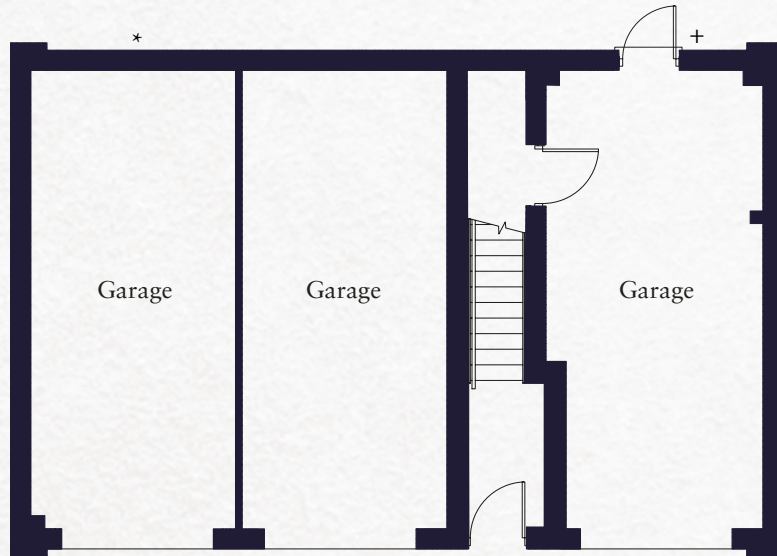
The Alde

Computer generated image indicative only. External finishes and appearance will vary.

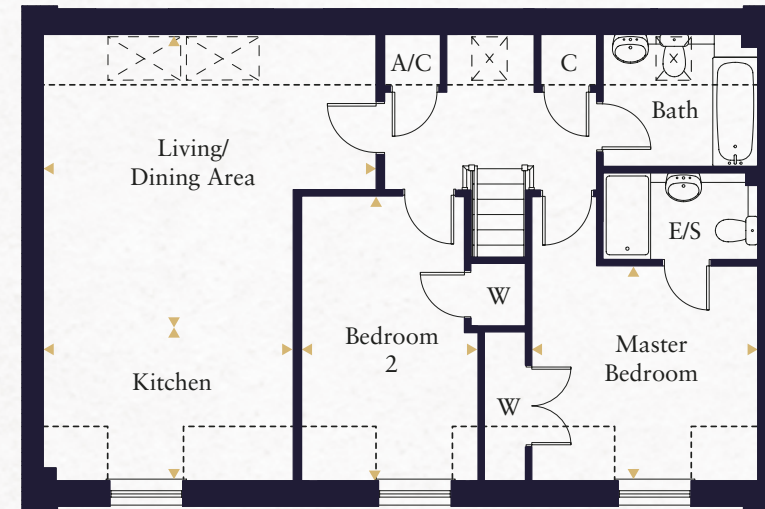
The Alde

2 Bedroom Coach House

Plots 18 & 223



Ground Floor



First Floor

Kitchen	3.896m x 2.400m	12'10" x 7'11"
Living/Dining Area	5.184m x 4.550m	17'0" x 14'11"
Master Bedroom	3.345m x 3.518m	12'11" x 11'7"
Bedroom 2	4.425m x 2.757m	11'0" x 7'6"

- * Drive through access to Plot 223.
- + Garage door to Plot 223.
- Indicates reduced head height.
- ▨ Velux window.

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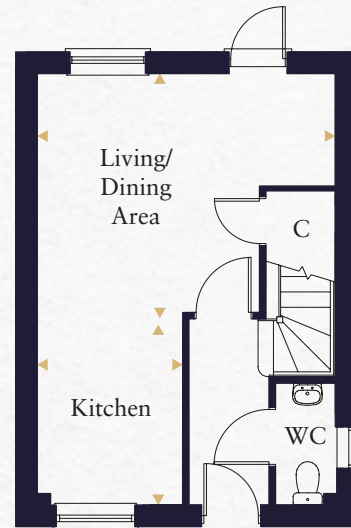
The Burgh

Computer generated image indicative only. External finishes and appearance will vary.

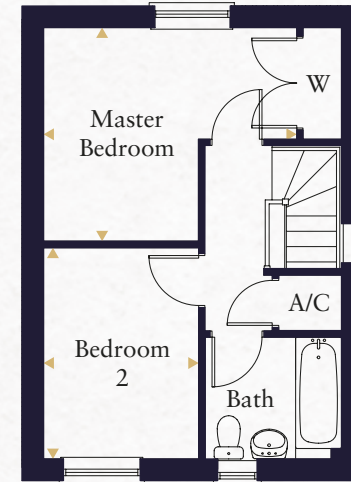
The Burgh

2 Bedroom Cottage

Plots 11(h), 13, 14, 15, 213, 214(h) & 219



Ground Floor



First Floor

Kitchen	2.990m x 2.285m	9'10" x 7'6"
Living/Dining Area	4.547m x 3.590m	14'11" x 11'10"
Master Bedroom	3.770m x 3.270m	12'5" x 10'9"
Bedroom 2	3.210m x 2.390m	10'7" x 7'10"

(h) Handed plot

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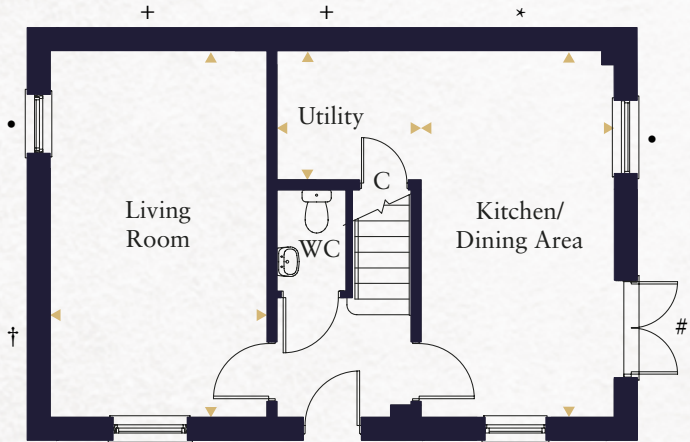
The Blyth

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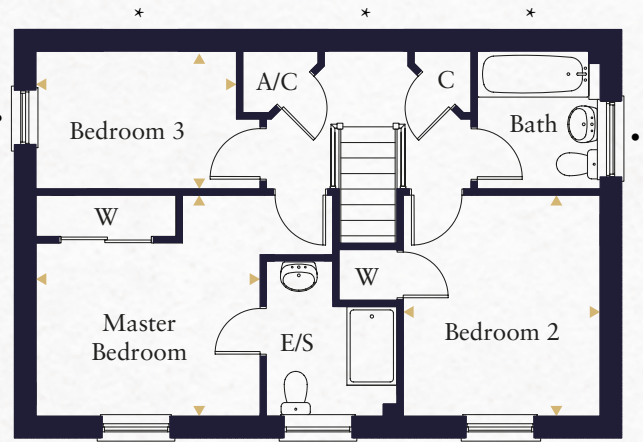
The Blyth

3 Bedroom House

Plot 12, 16 & 224



Ground Floor



First Floor

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'3" x 6'5"
Master Bedroom	3.420m x 3.375m	11'3" x 11'1"
Bedroom 2	3.375m x 3.005m	11'1" x 9'10"
Bedroom 3	3.060m x 2.102m	10'0" x 6'11"

- * Windows to Plot 224.
- + Doors to Plot 224.
- † Recessed panel to Plot 224.
- No window to Plot 224.
- # No patio doors to Plot 224.

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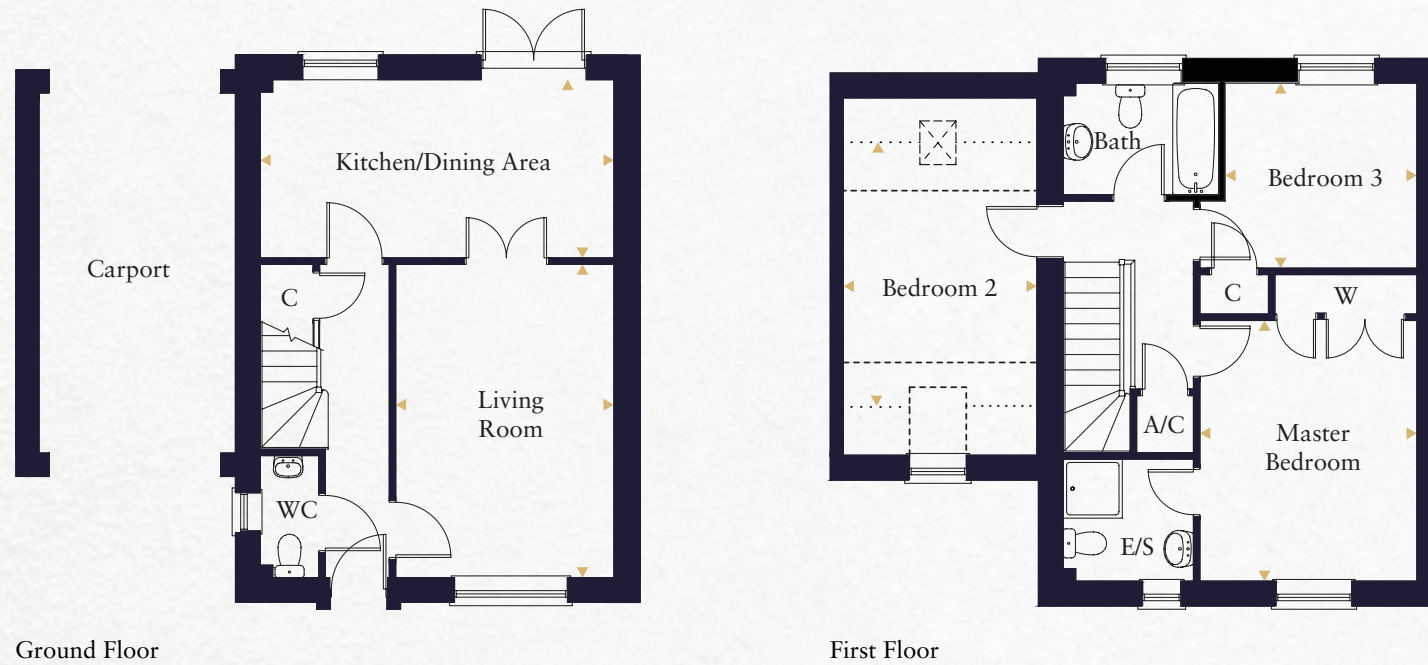
The Sutton

Computer generated image indicative only. External finishes and appearance will vary.

The Sutton

3 Bedroom House

Plots 210, 211, 212(h), 215, 216(h), 218(h), 220, 221 & 222(h)



Kitchen/Dining Area	5.395m x 2.820m	17'8" x 9'2"
Living Room	4.682m x 3.331m	15'4" x 10'11"
Master Bedroom	3.978m x 3.330m	13'1" x 10'11"
Bedroom 2	3.862m x 3.110m	12'8" x 10'2"
Bedroom 3	2.927m x 2.824m	9'7" x 9'3"

- Indicates reduced head height.
- Indicates reduced head height below 1.5m.
- ▨ Velux window.
- (h) Handed plot.

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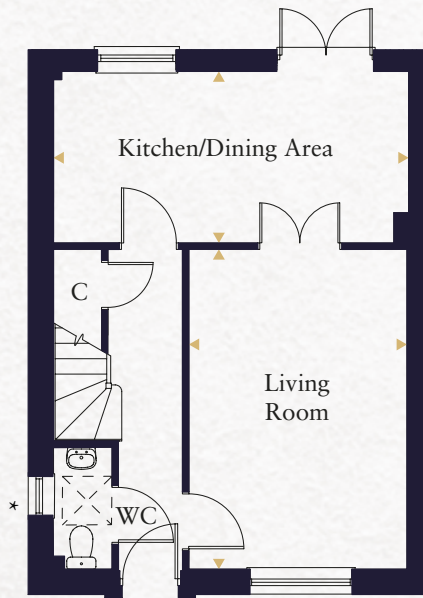
The Eaton

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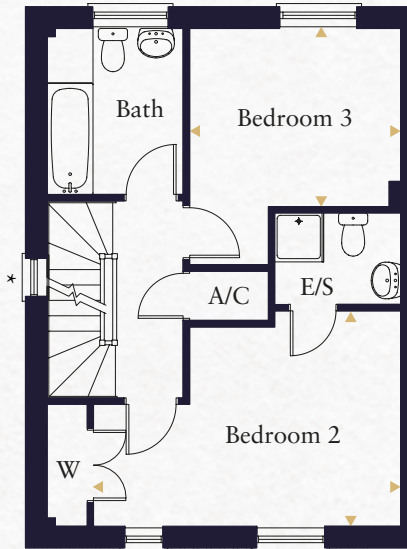
The Eaton

3 Bedroom Townhouse

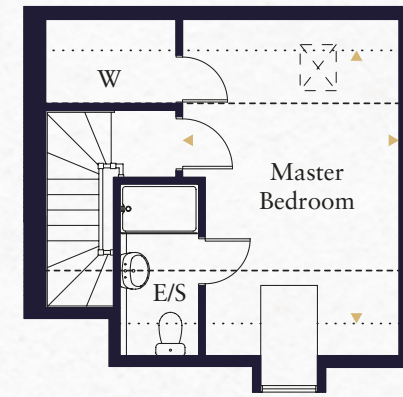
Plots 207, 208 & 209



Ground Floor



First Floor



Second Floor

Kitchen/Dining Area	5.395m x 2.620m	17'10" x 8'7"
Living Room	4.880m x 3.330m	16'0" x 10'11"
Master Bedroom	4.680m x 3.280m	15'5" x 10'10"
Bedroom 2	4.688m x 3.287m	15'5" x 10'10"
Bedroom 3	3.220m x 2.720m	10'8" x 8'11"

- * Window to Plot 209.
- Indicates reduced head height.
- Indicates reduced head height below 1.5m.
- ▨ Velux window.
- (h) Handed plot.

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The Heacham

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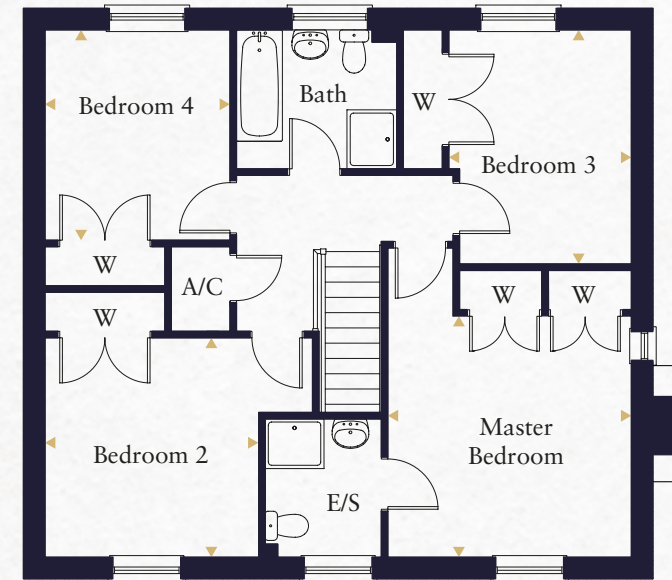
The Heacham

4 Bedroom House

Plot 227



Ground Floor



First Floor

Kitchen	5.228m x 3.200m	17'2" x 10'6"
Dining Area	3.720m x 3.200m	12'3" x 10'6"
Living Room	4.698m x 3.715m	15'5" x 12'2"
Utility	2.268m x 1.650m	7'5" x 5'5"
Study	2.987m x 2.949m	9'10" x 9'8"
Master Bedroom	3.716m x 3.680m	12'2" x 12'1"
Bedroom 2	3.345m x 3.260m	11'0" x 10'9"
Bedroom 3	3.572m x 2.785m	11'9" x 9'2"
Bedroom 4	3.209m x 2.823m	10'6" x 9'3"

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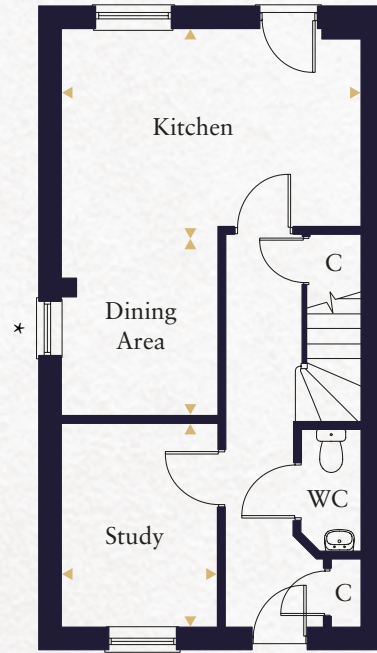
The Nedging

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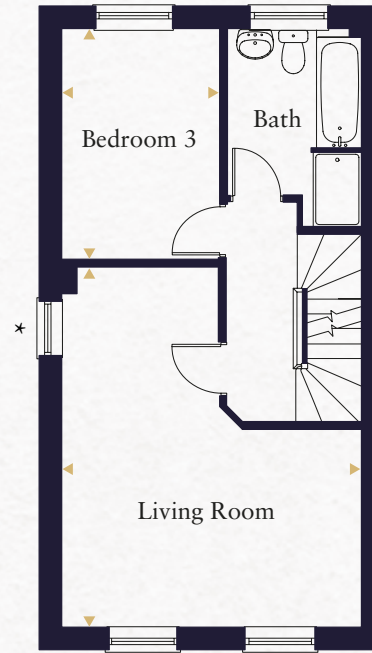
The Nedging

3 Bedroom Townhouse

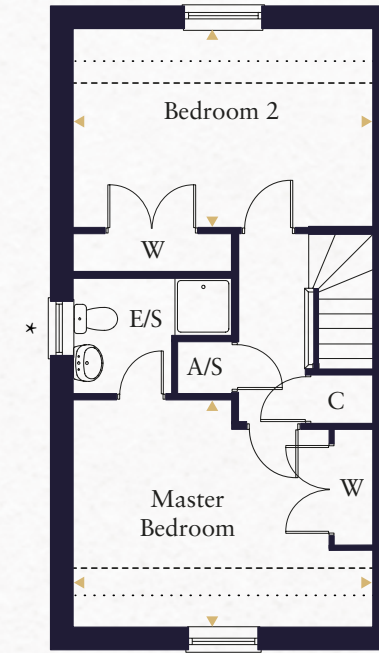
Plots 19(h), 20, 21(h) & 22



Ground Floor



First Floor



Second Floor

Kitchen	4.705m x 3.115m	15'5" x 10'3"
Dining Area	2.960m x 2.473m	9'9" x 8'1"
Living Room	5.689m x 4.705m	18'8" x 15'5"
Study	3.227m x 2.473m	10'7" 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 10'3"
Bedroom 3	3.613m x 2.488m	11'10" x 8'2"

* Windows to Plots 19 and 22.
 --- Indicates reduced head height.
 Indicates reduced head height below 1.5m.
 (h) Handed plot.

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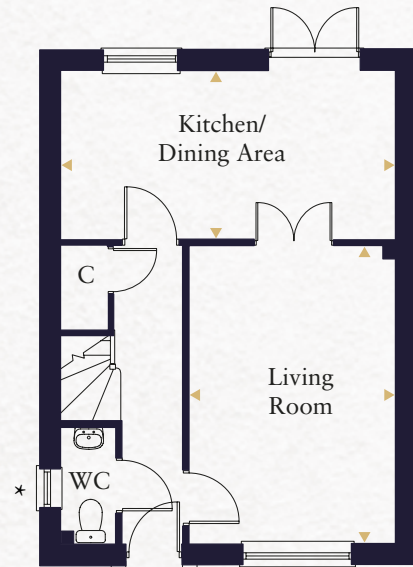
The Brook

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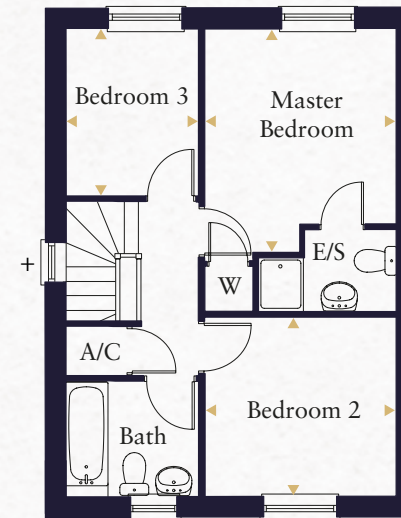
The Brook

3 Bedroom House

Plots 2, 17, 225(h) & 226



Ground Floor



First Floor

Kitchen/Dining Area	5.395m x 2.720m	17'8" x 8'11"
Living Room	4.782m x 3.331m	15'8" x 10'11"
Master Bedroom	3.628m x 3.141m	11'11" x 10'4"
Bedroom 2	2.905m x 3.141m	9'6" x 10'4"
Bedroom 3	2.721m x 2.160m	8'11" x 7'1"

- * No window to Plot 17.
- + Window to Plots 2 and 225.
- (h) Handed plot

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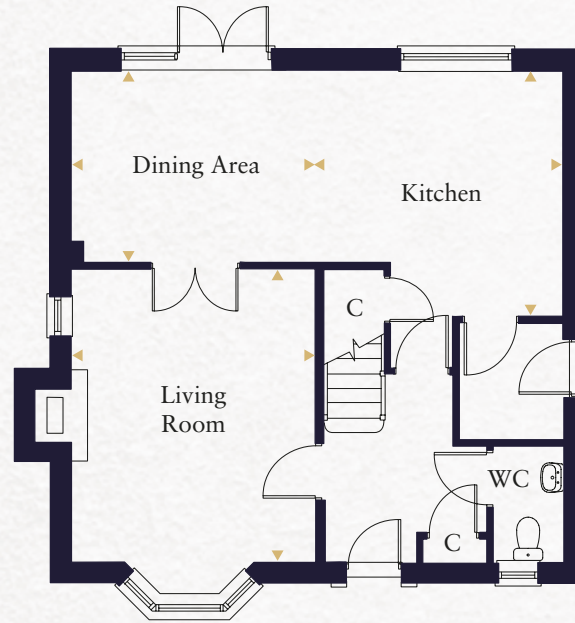
The Langford

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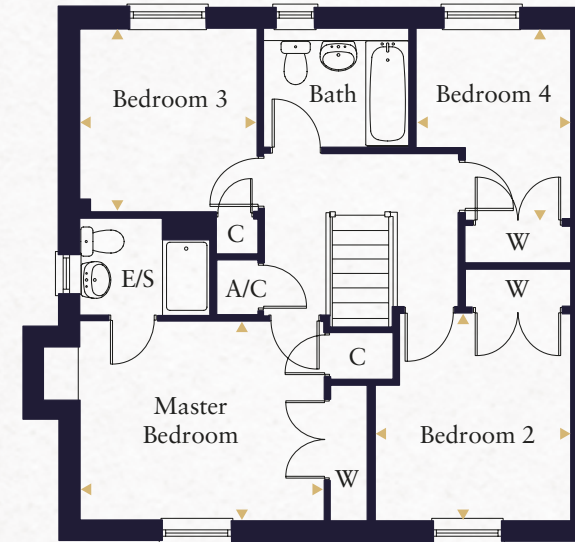
The Langford

4 Bedroom House

Plot 228



Ground Floor



First Floor

Kitchen	3.838m x 3.915m	12'7" x 12'10"
Dining Area	3.986m x 3.061m	13'1" x 10'11"
Living Room	3.873m x 4.665m	12'8" x 15'3"
Master Bedroom	3.174m x 3.902m	10'5" x 12'9"
Bedroom 2	3.130m x 3.300m	10'3" x 10'10"
Bedroom 3	2.851m x 2.913m	9'4" x 9'6"
Bedroom 4	2.474m x 3.027m	8'1" x 9'11"

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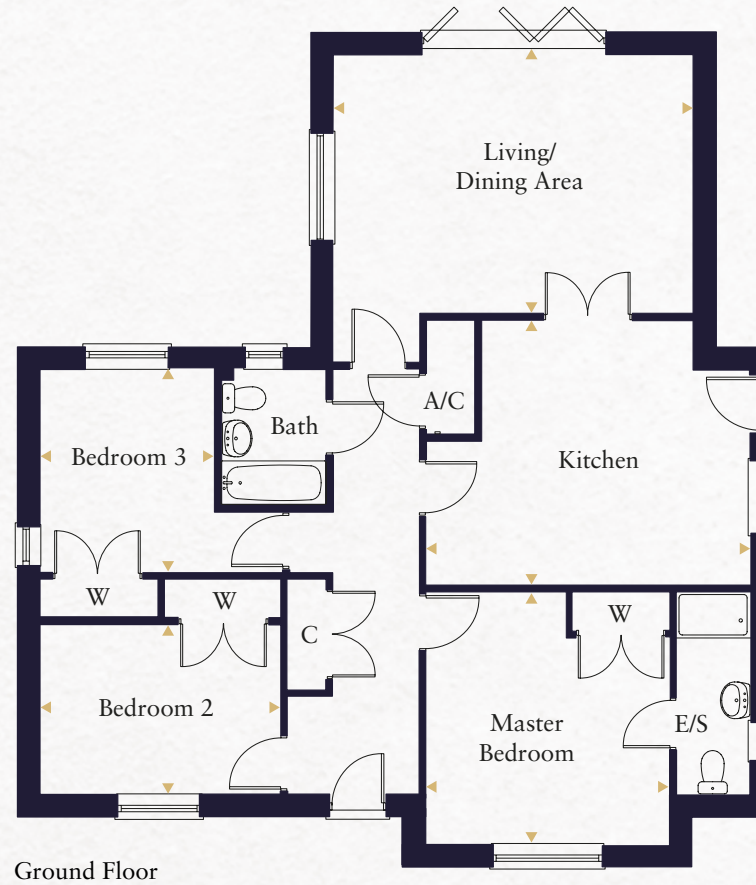
The Bourne

Computer generated image indicative only. External finishes and appearance will vary.

The Bourne

3 Bedroom Bungalow

Plot 206



Kitchen	5.243m x 4.303m	17'2" x 14'1"
Living/Dining Area	5.853m x 4.200m	19'2" x 13'9"
Master Bedroom	3.949m x 4.107m	12'11" x 13'6"
Bedroom 2	3.913m x 2.768m	12'10" x 9'1"
Bedroom 3	2.841m x 3.303m	9'4" x 10'10"

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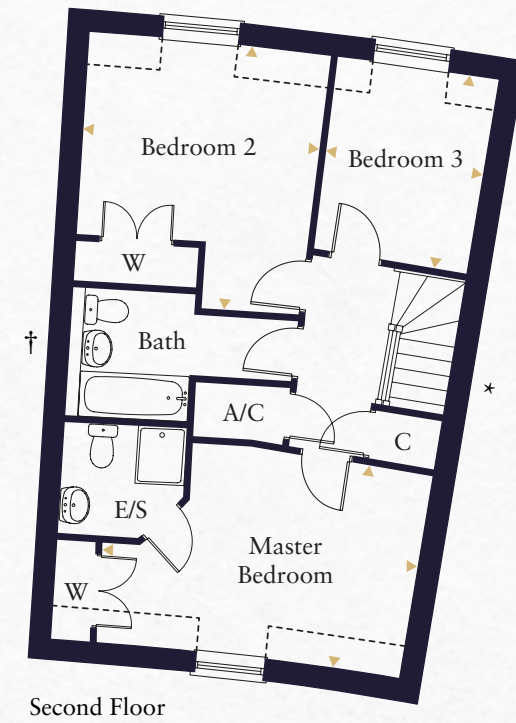
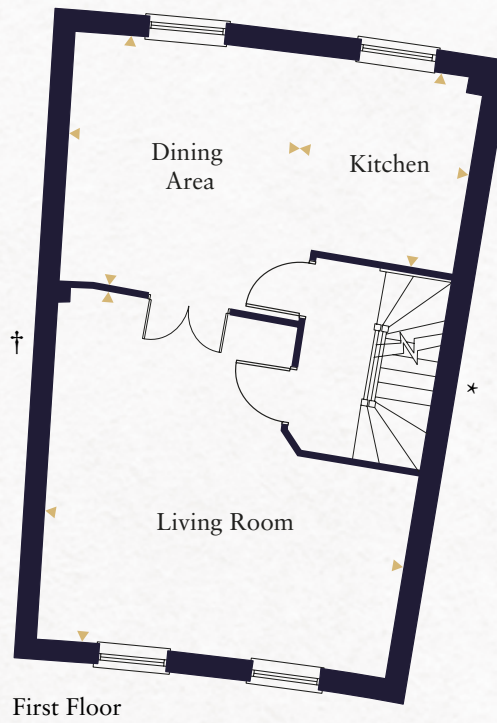
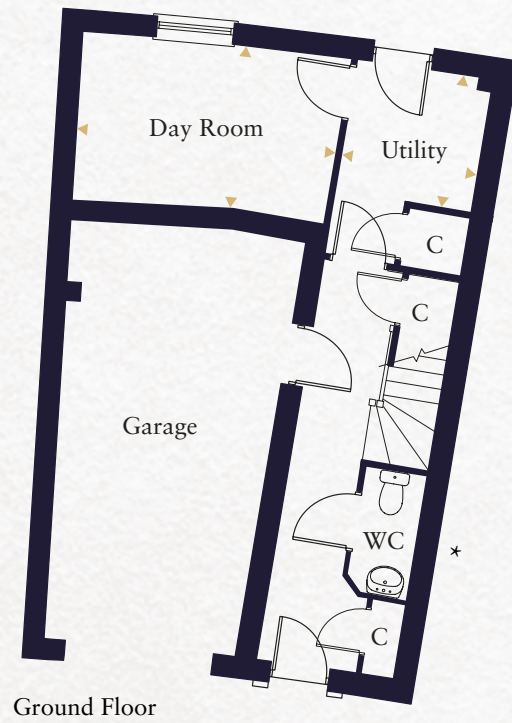
The Cantley

Computer generated image indicative only. External finishes and appearance will vary.

The Cantley

3 Bedroom Townhouse

Plots 26, 27, 28, 29 & 30



Day Room	4.058m x 2.574m	13'4" x 8'5"
Utility	2.111m x 2.073m	6'11" x 6'10"
Dining Area	4.055m x 3.852m	13'4" x 12'8"
Kitchen	3.039m x 2.225m	10'0" x 7'4"
Living Room	5.599m x 5.437m	18'4" x 17'10"
Master Bedroom	4.885m x 3.170m	16'0" x 10'5"
Bedroom 2	3.657m x 4.123m	12'0" x 13'6"
Bedroom 3	3.032m x 2.450m	9'11" x 8'0"

* Windows to Plot 26.

† Plot 28, first and second floor provide increased floor area, please speak to Sales Consultant.

--- Indicates reduced head height.

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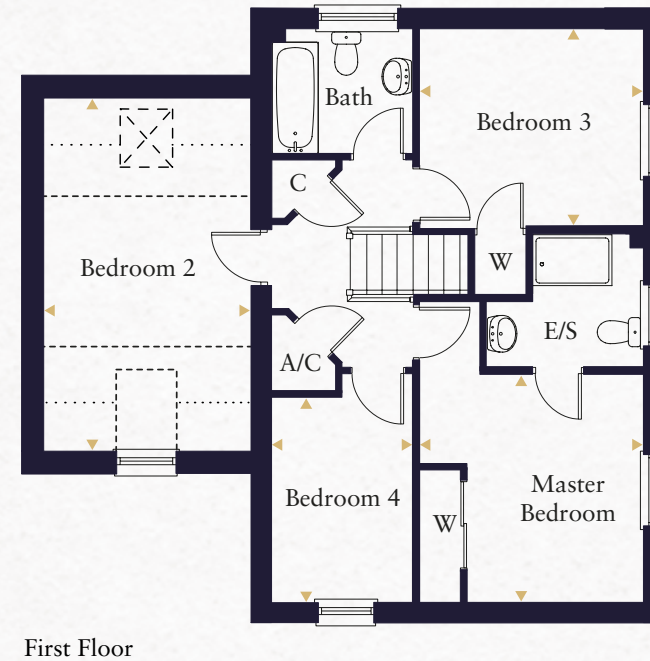
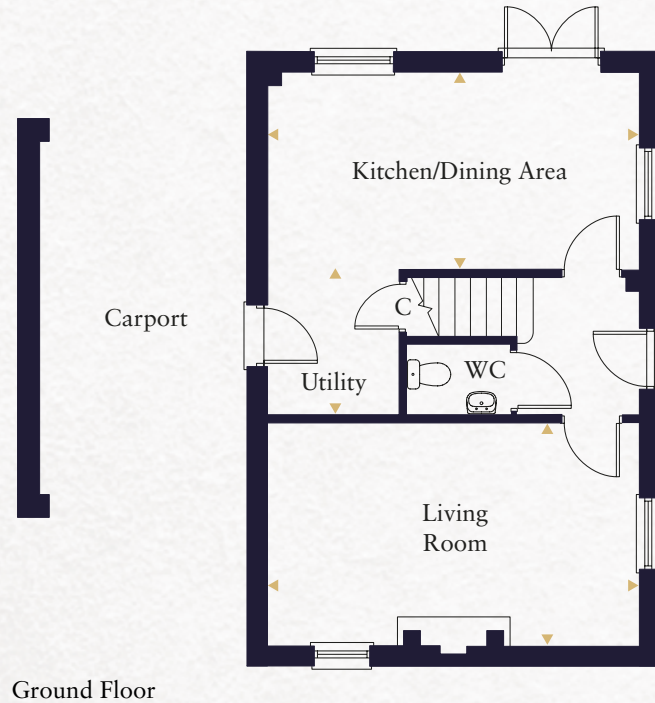
The Bixley

Computer generated image indicative only. External finishes and appearance will vary.

The Bixley

4 Bedroom House

Plot 217



Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'3" x 6'5"
Master Bedroom	3.420m x 3.375m	11'3" x 11'1"
Bedroom 2	3.880m x 3.110m	12'8" x 10'2"
Bedroom 3	3.375m x 3.005m	11'1" x 9'10"
Bedroom 4	3.060m x 2.103m	10'1" x 6'11"

- Indicates reduced head height.
- Indicates reduced head height below 1.5m.
- ▨ Velux window.

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 and positions, fireplaces, patio and utility doors are shown on the plot specific drawings for this development. Please speak to our sales consultant for details.

◀ Indicates where measurements have been taken from. Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearances will vary, please refer to plot specific drawing in sales office. Plans are indicative only, configuration and handing of plots may vary subject to build stage and subsequent revision.



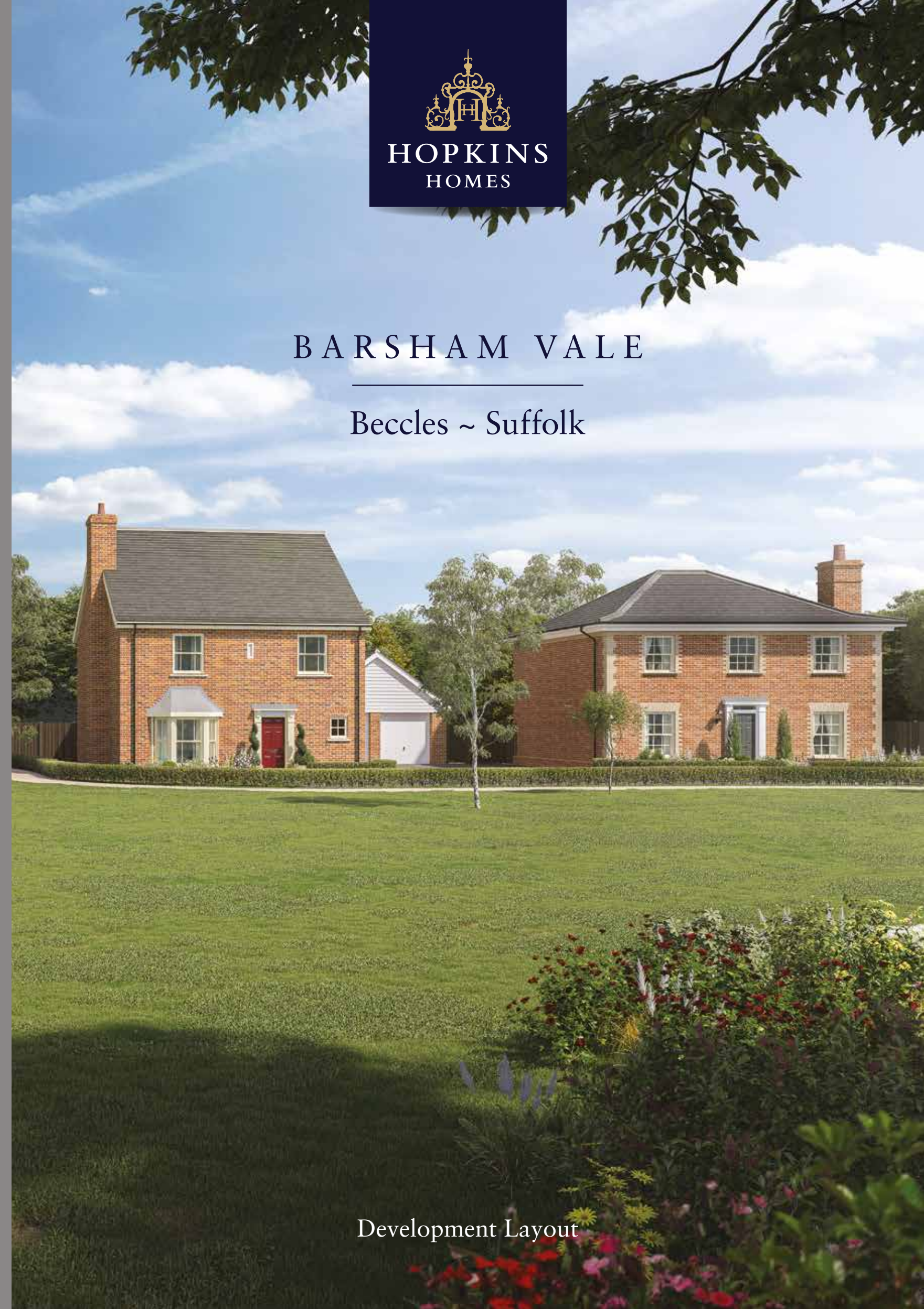
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BARSHAM VALE

Beccles ~ Suffolk



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It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The Properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Computer generated images of property types at Barsham Vale may not necessarily illustrate that property type in its setting at this development. All internal and external photography of properties depicts previous Hopkins Homes and Hopkins & Moore developments. Other photographs are of the local area or are indicative lifestyle images. All details are correct at time of printing. Designed and produced by Trident Marketing Anglia Ltd 01473 823700 www.tridentmarketinguk.com.

Development Layout



BARSHAM VALE

Beccles ~ Suffolk

2 Bedroom Homes

- **The Burgh**
Plots 11(h), 13, 14, 15, 213, 214(h) & 219
- **The Alde**
Plots 18 & 223

3 Bedroom Homes

- **The Brook**
Plots 2, 17, 225(h) & 226
- **The Sutton**
Plots 210, 211, 212(h), 215, 216(h), 218(h), 220, 221 & 222(h)
- **The Blyth**
Plots 12, 16 & 224
- **The Eaton**
Plots 207, 208 & 209
- **The Cantley**
Plots 26, 27, 28, 29 & 30
- **The Nedging**
Plots 19(h), 20, 21(h) & 22

4 Bedroom Homes

- **The Bixley**
Plot 217
- **The Langford**
Plot 228
- **The Heacham**
Plot 227

3 Bedroom Bungalows

- **The Bourne**
Plot 206
- **Shared Ownership**
- **Affordable Housing**



SHOW HOME

- (h) Handed Plot
- V Visitor Parking



Development released in phases. 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 Consultant for plot specific information. The computer generated images, floor plans, configuration 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. This is indicative and liable to change. 31/01/2021.



HOPKINS
HOMES

A specification of the highest quality

Kitchens

- Choice of kitchen cupboards and worktops
- Neff oven, hob and hood fitted as standard to certain plots
- Dual fuel range cooker and hood fitted as standard to certain plots
- Plumbing for washing machine and dishwasher where possible
- Choice of Porcelanosa wall tiles from our selected range
- Choice of flooring from our selected range

Electrical

- Superfast FTTP broadband
- Mains wired smoke detector to all homes
- Mains wired carbon monoxide detectors to plots with fireplaces
- TV points to living room, study and all bedrooms
- Telephone/data points to living room, study and all bedrooms
- Media plate to living room

Plumbing

- Single or dual zone central heating via thermostatically controlled radiators depending upon plot
- White sanitaryware throughout with chrome-effect mixer taps
- Outside tap to certain plots

Joinery

- Moulded skirting and architraves painted white
- Timber staircase to certain plots, painted white
- Timber windows as standard
- Four-panel internal doors with chrome-effect handles
- Fitted wardrobes to certain bedrooms

Wall tiling

- Kitchen – between worktop and wall cupboards
- Bathroom – half-height all round
- En-Suite – full-height to shower cubicle with splashback to hand basin and tiled window sill where applicable
- Cloakroom – splashback to hand basin and tiled window sill where applicable
- Tile trim where applicable

Other items

- Loft light where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled where applicable
- Coving to certain areas
- Feature fireplace included to selected plots
- Multi-point locks to external doors
- Lighting and double power sockets to certain garages
- All internal walls painted Crown Snowfall

All choices are 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 Consultant for plot specific information. Photography depicts previous Hopkins Group developments.





Award-winning Hopkins Homes

Our commitment to excellent style, design and quality has been recognised with numerous national and local awards.

2020

- NHBC Pride in the Job Award
Kingsfleet, Thetford
Kingley Grove, Melbourn
- London Stock Exchange Group
1000 Companies to Inspire Britain

2019

- WhatHouse? Gold Award
Best Regeneration Scheme
St George's Park, Needham Market
- NHBC Seal of Excellence Award
Kingley Grove, Melbourn
- East Suffolk Council
Quality of Place Award
Prospect Place, Framlingham
- NHBC Pride in the Job Award
St George's Park, Needham Market
Kingley Grove, Melbourn
- BUILD Design Awards
New Home Builder of the Year -
East Anglia
- Sunday Times
Grant Thornton Top Track 250
- BUILD Excellence Awards
Building New Homes - East Anglia
- London Stock Exchange Group
1000 Companies to Inspire Britain

2018

- Sunday Times
Grant Thornton Top Track 250
- London Stock Exchange Group
1000 Companies to Inspire Britain

2017

- WhatHouse? Gold Award
Best Medium Housebuilder
- WhatHouse? Silver Award
Best Regeneration Scheme
Prospect Place, Framlingham
- Broadland Design Award,
Certificate of Merit
St George's Place, Sprowston

2016

- NHBC Seal of Excellence Award
Oliver's Grove, Stanway
- NHBC Pride in the Job Award
Grove Park, Barrow
Oliver's Grove, Stanway

2015

- Sunday Times British Homes Awards
Best Development
St Michael's & Bure Place, Aylsham
- What House? Award
Best Development
St Michael's & Bure Place, Aylsham
- Housebuilder Awards
Best Refurbishment
Bure Place, Aylsham
- LABC Building Excellence Award
The Water Tower, Bure Place, Aylsham
- NHBC Pride in the Job Award
Grove Park, Barrow

2014

- NHBC Seal of Excellence Award
St Andrew's Place, Kilverstone
- NHBC Pride in the Job Award
St Andrew's Place, Kilverstone
- Building Excellence Awards
Best New Housing Development
Scholars' Quarter, Norwich, Finalist

2013

- NHBC Pride in the Job Award
Eastgate Rise, Bury St Edmunds
- NHBC Pride in the Job Award
St Andrew's Place, Kilverstone

2012

- Housing Design Awards
Completed Project Winner
Tibby's Triangle, Southwold
- NHBC Pride in the Job Award
Scholars' 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
Scholars' 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

