



HOPKINS
HOMES

BEACH VALE

Overstrand ~ Norfolk

Traditionally designed 2, 3 and 4 bedroom homes

WELCOME TO
BEACH VALE
by Hopkins Homes



Computer generated image of properties at Beach Vale. Indicative only.



Traditional in style, the new homes at Beach Vale benefit from a truly enviable position in Overstrand.

Beach Vale is a charming new community in the quintessentially English seaside village of Overstrand. Situated just 15 minutes walk from the seafront, there is a varied mix of homes at this exclusive new development, from two bedroom houses to four bedroom detached houses and bungalows.

Each of these sumptuous residences has been designed and constructed using the traditional methods with which Hopkins Homes is synonymous, meaning that they all have a truly enduring quality.

Beach Vale is sure to capture your heart and provide you with the house of your dreams.

James Hopkins

Executive Chairman and founder of Hopkins Homes



“Beach Vale is the perfect symbol of the passion for quality and commitment to customer service that Hopkins Homes employs across all its endeavours”



A tradition of excellence

There is a reason why Hopkins Homes is award-winning – we truly care about the properties we create across East Anglia.

Right from the initial design process, through to carefully laying every brick and then providing the perfect finishing touches, our attention to detail never wavers.

We work like this because we care deeply about our customers. We understand that choosing to invest in a new home is one of the biggest decisions you will ever make, and so we always strive to provide houses of the very best quality, houses you will fall in love with and be proud to call your own.

We are also mindful of the fact that our new properties must beautifully complement the aesthetic of the towns and villages in which they are placed. Beach Vale is no exception, created to blend in perfectly with its Overstrand surroundings.

“A perennially popular seaside resort in an area of outstanding natural beauty”



A coveted seaside retreat

Christened Poppyland by 19th Century writer Clement Scott, and more recently referred to as the ‘village of millionaires’, Overstrand is a popular seaside resort on the north Norfolk coast.

Its visitors are drawn to its lovely sandy beach and revitalising countryside walks, while its locals enjoy a fine choice of amenities and a wonderful community spirit. Amongst the facilities in Overstrand are a general store, post office, the White Horse pub and a children’s play area; moments from your front door is an eco-conscious garden centre with its own café.

You will find a wide range of community groups in which to get involved if you wish, from a gardening club to the Women’s Institute, bowling to quilting. In addition, a varied schedule of village events marks special occasions throughout the year.

Within walking distance of Beach Vale is the village primary school, The Belfry; older children are catered for at Cromer Academy, which is five minutes drive away. Cromer also offers a further selection of convenient amenities such as a GP surgery, hospital and dental practice, plus several banks and supermarkets.

Of course, as a well loved traditional seaside town, Cromer is brimming with attractions such as the Royal Cromer Golf Club, its striking lighthouse and its traditional pier which hosts top-class entertainment all year round. The town is also home to the Regal Movieplex which shows blockbusters as well as independent and arthouse films.

Overstrand is part of an Area of Outstanding Natural Beauty and so there are plenty of options for getting out and about in the fresh air. Amongst these is a hilly four-mile walk between the village and neighbouring Northrepps.

Beach Vale is six minutes from the A140, which takes you to the vibrant city of Norwich in around 50 minutes; the A149 is also close at hand for travel to King’s Lynn. Your nearest railway station is Roughton Road, just 2.5 miles away, affording you links to Norwich in as little as 40 minutes. For international travel, Norwich International Airport is a 30 minute drive.

“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



“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



BEACH VALE by HOPKINS HOMES



“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 developments.



Award-winning Hopkins Homes

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

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 Place & Bure Place, Aylsham
- Housebuilder Awards Best Refurbishment Bure Place, Aylsham
- What House? Awards Best Development St Michael's Place & Bure Place, Aylsham
- LABC Building Excellence Awards 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

2009

- What House? Bronze Award Best Medium Housebuilder
- 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 Best House Design
- Fast Track 100

2000

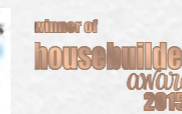
- Daily Telegraph What House? Bronze Award Best House Design
- Fast Track 100
- St Edmundsbury Borough Council Design Competition to develop fourth phase of Drovers Mead, Bury St Edmunds

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 Broad Street, Ely





A specification of the highest quality

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*
- Choice of floor tiles from our selected range*

Electrical

- 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*
- En-Suite - full height to shower cubicle with splashback to hand basin and tiled window sill where applicable*
- En-Suite with bath, half-height all round, full height to shower cubicle and tiled window sill where applicable*
- Cloakroom - splashback to hand basin and tiled window sill where applicable*

Other items

- Loft light where applicable
- 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 Consultant for further details.
Photographs depict previous Hopkins developments.



DEVELOPMENT LAYOUT

The exquisite homes at Beach Vale are accessed via Mundesley Road, with a sweeping new avenue running through the development. Each house boasts its own rear garden, with a pleasing pocket of public space available for residents' use. The development also benefits from mature trees and verdant shrubs, lending an appealing natural touch to the grounds of these lavish new properties.



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 may vary, please refer to drawings in sales office. Development layout not to scale for indication only.

The Mundesley

Plots 1 & 42



Computer generated image indicative only.



Ground Floor



First Floor

Kitchen/Breakfast Area	7.725m x 2.960m	25'4" x 9'8"
Utility	2.450m x 2.237m	8'0" x 7'4"
Living Room	6.448m x 4.785m	21'1" x 15'8"
Dining Room	4.785m x 3.450m	15'8" x 11'3"
Study	3.375m x 2.237m	11'0" x 7'4"

Master Bedroom	4.785m x 3.615m	15'8" x 11'10"
Bedroom 2	4.785m x 3.488m	15'8" x 11'4"
Bedroom 3	4.310m x 2.836m	14'1" x 9'3"
Bedroom 4	3.315m x 2.836m	10'10" x 9'3"

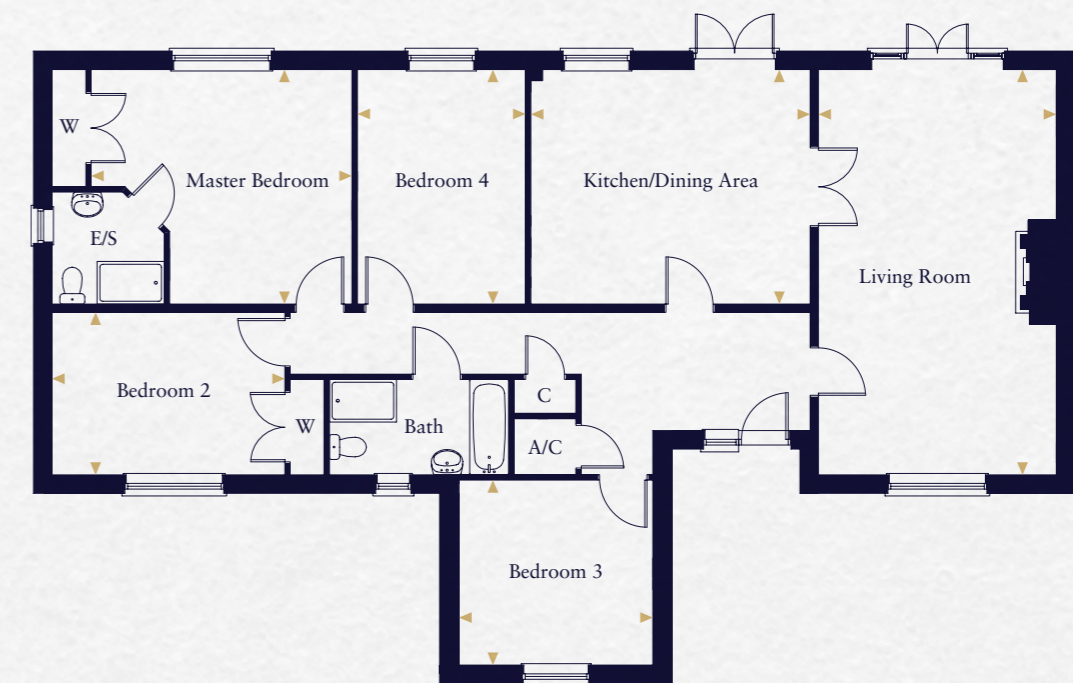
* Open porch to plot 1 only.
 ▲ Dimensions taken from 1.5m head height.
 --- Indicates reduced head height.

The Wells

Plots 2 & 3(h)



Computer generated image indicative only.



Kitchen/Dining Area	4.987m x 4.190m	16'4" x 13'8"
Living Room	7.240m x 4.250m	23'9" x 13'11"
Master Bedroom	4.660m x 4.190m	15'3" x 13'8"
Bedroom 2	4.158m x 2.900m	13'7" x 9'6"
Bedroom 3	3.462m x 3.308m	11'4" x 10'10"
Bedroom 4	4.190m x 3.005m	13'8" x 9'10"

The Holkham

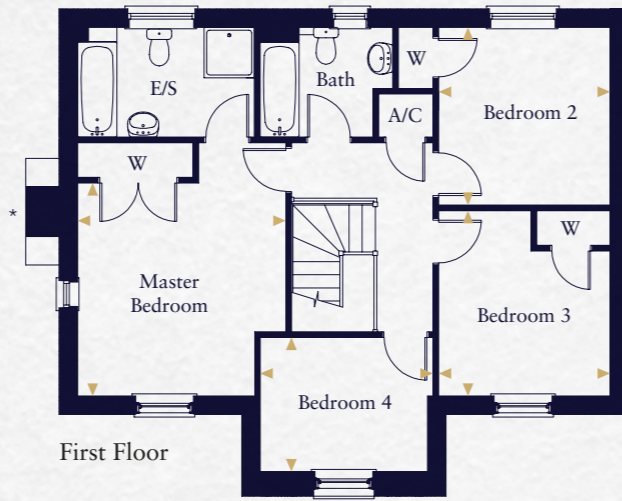
Plots 4, 37 & 40



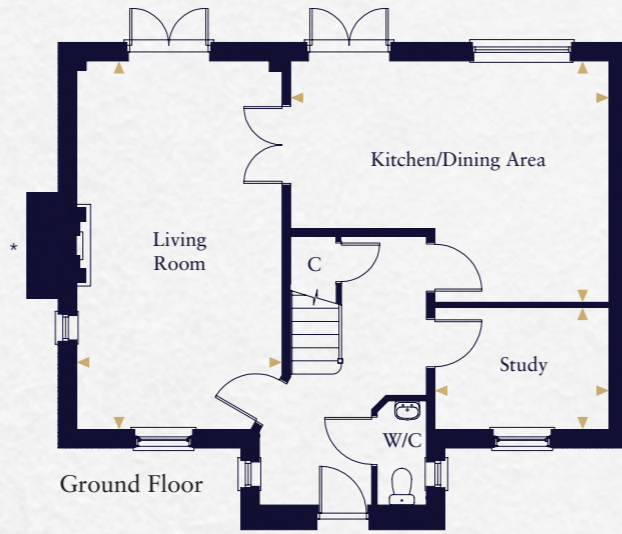
Computer generated image indicative only.

Kitchen/Dining Area	5.690m x 4.313m	18'8" x 14'1"
Living Room	6.585m x 3.670m	21'7" x 12'0"
Study	3.112m x 2.177m	10'2" x 7'1"
Master Bedroom	3.807m x 3.712m	12'5" x 12'2"
Bedroom 2	3.178m x 3.055m	10'5" x 10'0"
Bedroom 3	3.312m x 3.055m	10'10" x 10'0"
Bedroom 4	2.984m x 2.397m	9'9" x 7'10"

* Full chimney to plot 4 only. No chimney at ground level to plots 37 & 40.



First Floor



Ground Floor

The Sherringham

Plots 7, 24, 25(h), 26 & 27(h)



Computer generated image indicative only.

Kitchen	4.498m x 3.563m	14'9" x 11'8"
Living/Dining Area	5.850m x 4.938m	19'2" x 16'2"
Master Bedroom	3.966m x 3.653m	13'0" x 12'0"
Bedroom 2	3.920m x 3.400m	12'10" x 11'2"
Bedroom 3/Study	3.365m x 2.820m	11'0" x 9'3"



The Cromer

Plots 5, 6(h), 10(h), 11, 12(h) & 21



Computer generated image indicative only.

Kitchen	2.754m x 2.573m	9'0" x 8'5"
Living/Dining Area	4.900m x 4.525m	16'1" x 14'10"
Master Bedroom	3.624m x 2.722m	11'11" x 8'11"
Bedroom 2	2.960m x 2.722m	9'9" x 8'11"
Bedroom 3	2.497m x 2.083m	8'2" x 6'10"



Ground Floor

First Floor

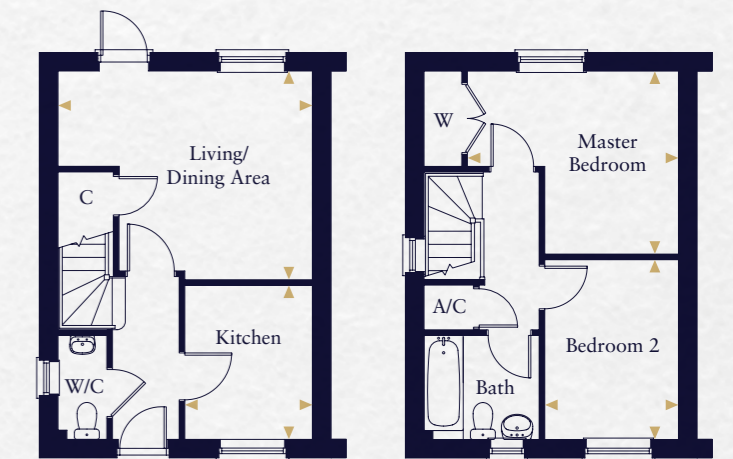
The Snettisham

Plots 8, 9(h), 22 & 23(h)



Computer generated image indicative only.

Kitchen	2.753m x 2.285m	9'0" x 7'5"
Living/Dining Area	4.550m 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"



Ground Floor

First Floor

The Walcott

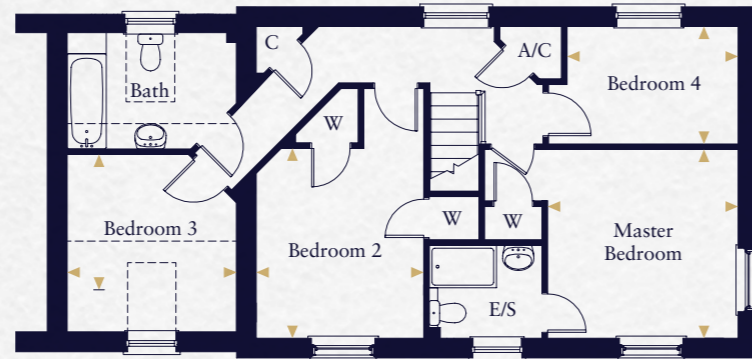
Plot 28



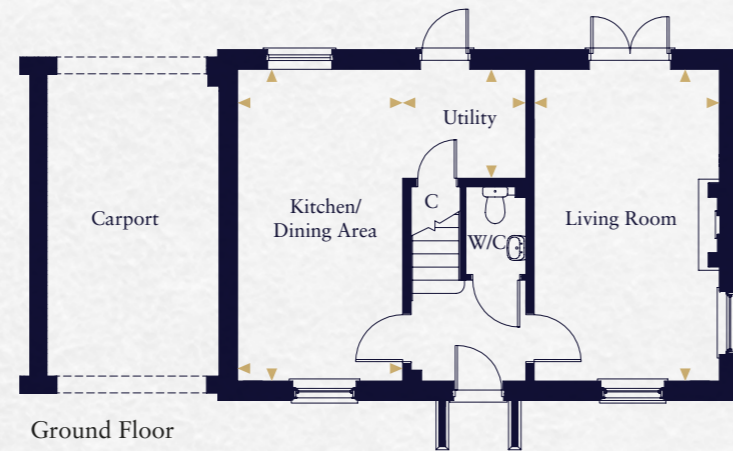
Computer generated image indicative only.

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Utility	2.200m x 1.950m	7'2" x 6'4"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Master Bedroom	3.404m x 3.372m	11'2" x 11'1"
Bedroom 2	3.392m x 2.990m	11'2" x 9'10"
Bedroom 3	3.025m x 2.429m	9'11" x 7'11"
Bedroom 4	3.058m x 2.100m	10'0" x 6'11"

▲ Dimensions taken from 1.5m head height.
 --- Indicates reduced head height.



First Floor



Ground Floor

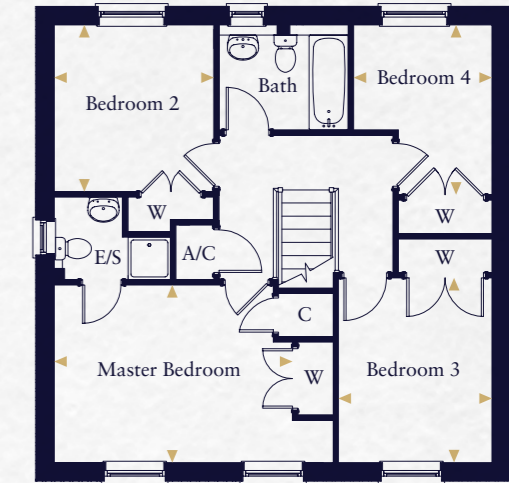
The Holme

Plot 30



Computer generated image indicative only.

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'5"
Utility	2.653m x 1.663m	8'8" x 5'5"
Living Room	4.698m x 3.873m	15'5" x 12'8"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Master Bedroom	4.260m x 3.174m	13'11" x 10'5"
Bedroom 2	2.982m x 2.850m	9'9" x 9'4"
Bedroom 3	3.299m x 2.742m	10'9" x 9'0"
Bedroom 4	3.037m x 2.473m	9'11" x 8'1"



First Floor



Ground Floor

The Horsey

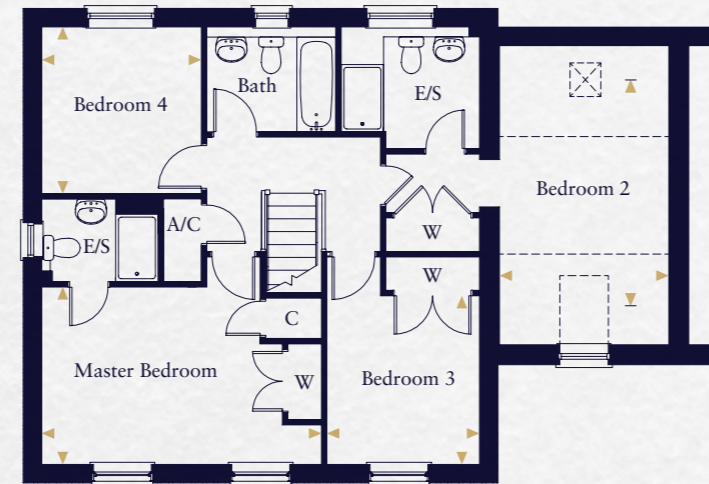
Plot 29



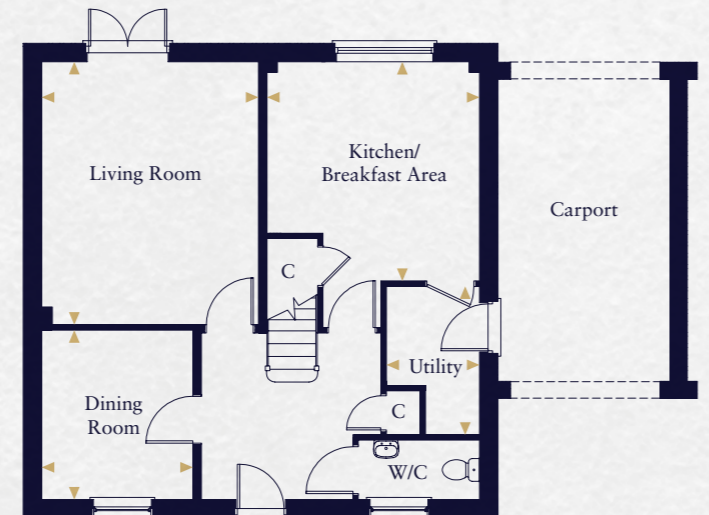
Computer generated image indicative only.

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"
Utility	2.654m x 1.667m	8'8" x 5'6"
Living Room	4.697m x 3.872m	15'5" x 12'8"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Master Bedroom	4.997m x 3.174m	16'5" x 10'5"
Bedroom 2	3.862m x 3.026m	12'8" x 9'11"
Bedroom 3	3.017m x 2.730m	9'11" x 8'11"
Bedroom 4	2.982m x 2.850m	9'9" x 9'4"

▲ Dimensions taken from 1.5m head height.
 --- Indicates reduced head height.
 ☒ Velux window.



First Floor



Ground Floor

The Brancaster

Plots 31, 32(h), 33 & 34(h)



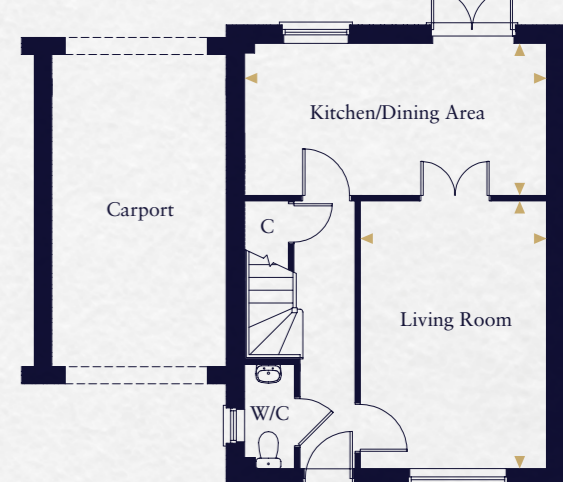
Computer generated image indicative only.

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	3.978m x 3.331m	13'0" x 10'11"
Bedroom 2	4.042m x 3.065m	13'3" x 10'0"
Bedroom 3	2.927m x 2.824m	9'7" x 9'3"

▲ Dimensions taken from 1.5m head height.
 --- Indicates reduced head height to first floor.
 ☒ Velux window.



First Floor



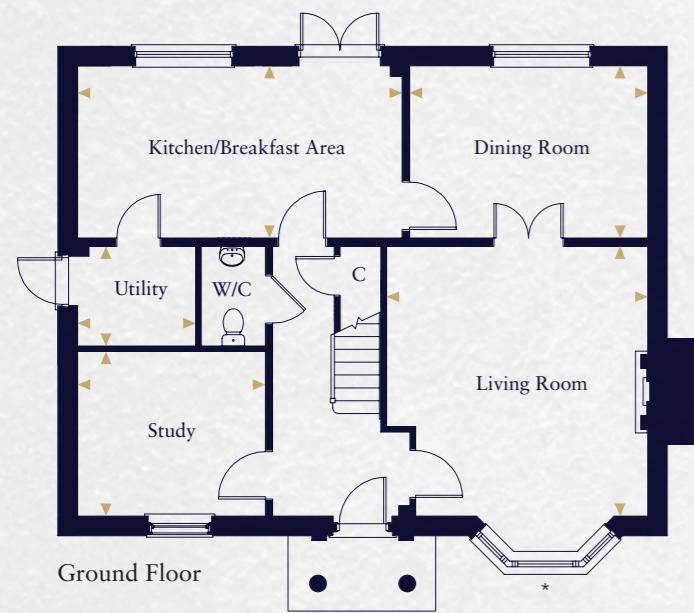
Ground Floor

The Hemsby

Plots 35 & 36

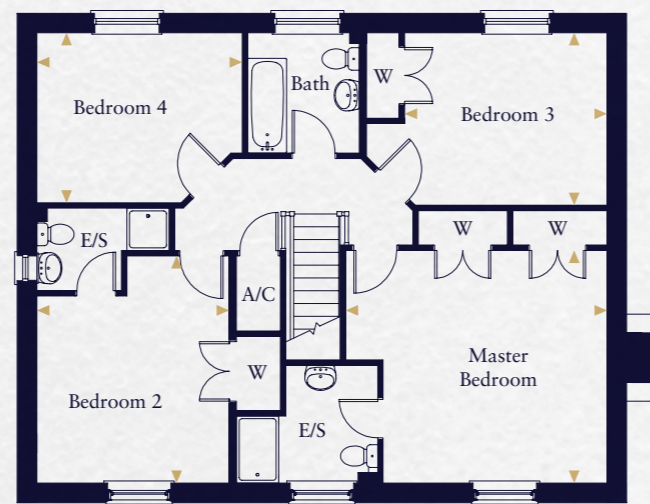


Computer generated image indicative only.



Ground Floor

Kitchen/Breakfast Area	5.815m x 3.075m	19'1" x 10'1"
Utility	2.110m x 1.780m	6'11" x 5'10"
Living Room	4.823m x 4.668m	15'10" x 15'4"
Dining Room	4.255m x 3.075m	13'11" x 10'1"
Study	3.355m x 2.944m	11'0" x 9'8"



First Floor

Master Bedroom	4.668m x 4.160m	15'4" x 13'7"
Bedroom 2	4.060m x 3.438m	13'4" x 11'3"
Bedroom 3	3.615m x 3.080m	11'10" x 10'1"
Bedroom 4	3.667m x 3.035m	12'0" x 10'0"

* Bay window to plot 35 only.

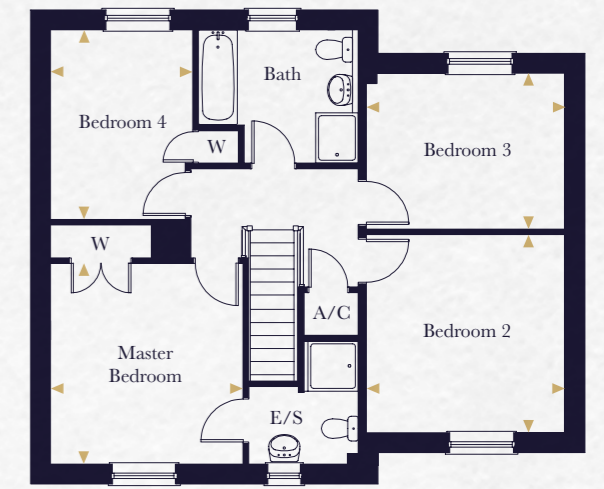
The Waxham

Plots 38 & 39



Computer generated image indicative only.

Kitchen/Breakfast Area	5.331m x 3.562m	17'5" x 11'8"
Living Room	5.518m x 4.040m	18'1" x 13'3"
Dining Room	3.600m x 3.453m	11'10" x 11'4"
Master Bedroom	3.600m x 3.453m	11'10" x 11'4"
Bedroom 2	3.562m x 3.554m	11'8" x 11'8"
Bedroom 3	3.562m x 2.798m	11'8" x 9'2"
Bedroom 4	3.400m x 2.553m	11'2" x 8'5"



First Floor



Ground Floor

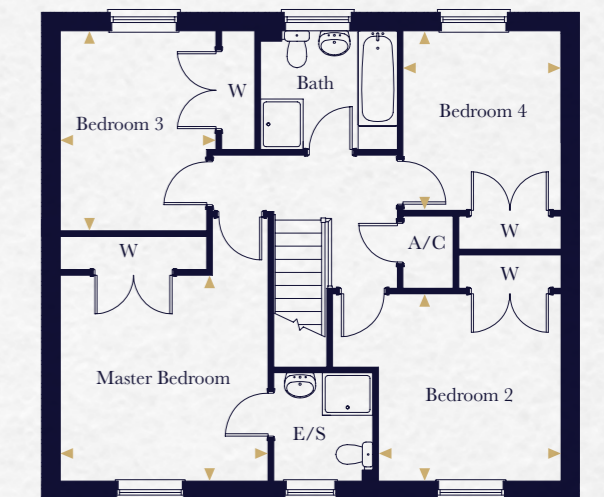
The Winterton

Plot 41

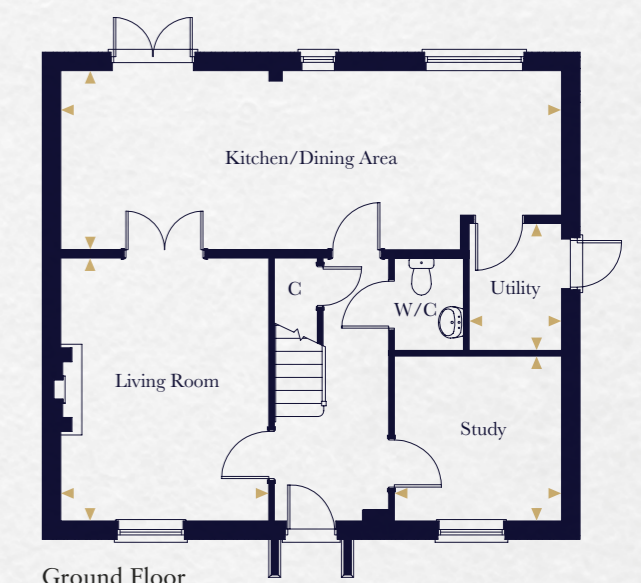


Computer generated image indicative only.

Kitchen/Dining Area	5.228m x 3.199m	17'2" x 10'6"
Utility	2.268m x 1.650m	7'5" x 5'5"
Living Room	4.698m x 3.716m	15'5" x 12'2"
Study	2.987m x 2.949m	9'9" x 9'8"
Master Bedroom	3.716m x 3.680m	12'2" x 12'0"
Bedroom 2	3.348m x 3.262m	10'11" x 10'8"
Bedroom 3	3.572m x 2.785m	11'8" x 9'1"
Bedroom 4	3.209m x 2.823m	10'6" x 9'3"



First Floor



Ground Floor



BEACH VALE

Overstrand ~ Norfolk



Area Map



Local Map

Maps not to scale

Travel times and distances

By road to:

Cromer	2.4 miles
Roughton Road Station	2.5 miles
Holt	12.5 miles
Blakeney	16.1 miles
Norwich International Airport	19.3 miles
Norwich	22.6 miles
London Marble Arch	141.2 miles

By rail to:

(From Roughton Road train station)

North Walsham	10 mins
Hoveton & Wroxham	20 mins
Norwich	40 mins
London Liverpool Street	2 hrs 52 mins

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

Postcode for Sat Nav use: NR27 0PU

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

Telephone: 01394 446800 Fax: 01394 389605

For more information on any of our developments please visit:

hopkinshomes.co.uk

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 Beach 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. 1/17 164796 Designed and produced by thinkBDW 01206 546965.