



HOPKINS
HOMES

ST JAMES' PARK

Ely ~ Cambridgeshire

Traditionally designed 1, 2, 3, 4 & 5 bedroom homes



Computer generated image of properties at St James' Park. Indicative only.





HOPKINS
HOMES

WELCOME TO
ST JAMES' PARK
by Hopkins Homes



Hopkins Homes is delighted to introduce you to St James' Park, an exciting new collection of homes within Orchards Green, a vibrant new community positioned in the Cambridgeshire countryside.

This exceptional new development offers a superb property mix ranging from one bedroom to five bedroom homes across a variety of styles and designs to ensure a home to suit you, whether you're a single professional, growing family or looking to downsize.

As an award-winning housebuilder with an enviable reputation for style, quality and longevity, Hopkins Homes has ensured that this commitment to quality has been utilised to its best effect at St James' Park.

James Hopkins

Executive Chairman and founder of Hopkins Homes

“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





A tradition of excellence

You won't want to miss your chance to join the new community at St James' Park, lovingly created by Hopkins Homes.

Hopkins Homes has gained an increasingly strong reputation for creating individual properties of the very highest standard and the properties at St James' Park 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.

As is the characteristic of the Hopkins Homes portfolio of elegant, timeless properties, the homes at St James' Park are simply bursting with class, charm and beauty. They have been designed, constructed and finished to the exacting standards you have come to expect from us, while they have been created to complement their gorgeous Cambridgeshire surroundings.



Photographs depict previous Hopkins developments.



“Make your home in the
heart of this historical
bustling city”



The River Cam, Cambridge



Ely Cathedral



Ely High Street

A vibrant, grown-up city with a centuries old history

St James' Park enjoys an exceptional location within a thriving new community at Orchards Green. This new neighbourhood will encompass a variety of amenities from a primary school, local supermarket, parkland and play area to a family pub, community centre and allotments.

Just a five minute drive from the centre of historic Ely, a city which dates back to the 7th century. Its rich heritage is evidenced all around you, not least in its sumptuous cathedral whose magnificent towers can be seen for miles around.

However, this mediaeval city offers everything you could want for 21st century living, with useful amenities including supermarkets, GP and dental surgeries, a selection of banks and a post office. Pubs and restaurants are also in abundance along the city's pretty streets including the 15th century inn The Lamb Inn. Just a 35 minute drive away is the bustling city of Cambridge with its world famous university and

colleges, fascinating history and internationally acclaimed Science Park making this diverse and exciting city easily reachable for work, leisure or both.

Ely offers plenty of schooling options, younger children can attend the Isle of Ely or Lantern Community primary schools, both of which are within 5 minutes walking distance. Older children are catered for at Ely College, with Bishop Laney Sixth Form taking students up until the age of 19 both just a 9 minute walk away.

St James' Park is located just off the A10, enabling swift access to the M11 and A1(M) for journeys to London and the north of England. The development is 8 minutes' drive from Ely Railway Station, linking you to Cambridge (16 minutes), Norwich (54 minutes) and London King's Cross (66 minutes) amongst other destinations. When travelling internationally, Stansted Airport can be reached in less than an hour.



Oliver Cromwells House



King's College, Cambridge



Wicken Fen

Award-winning Hopkins Homes

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

2017

- What House? Gold Award Best Medium Housebuilder
- What House? Silver Award Best Regeneration 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 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*

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*
- Cloakroom - splashback 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



* 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.

ST JAMES' PARK

Ely ~ Cambridgeshire

The Clement
Plots 1, 18, 19(h), 62(h), 65, 69(h),
72, 73(h), 74(h), 77 & 134(h)

The Augustine
Plots 2, 3(h), 32, 33(h), 41(h), 53(h),
54, 57, 58(h), 63(h), 64, 67(h), 68,
110 & 128(h)

The Dunstan
Plots 4, 31, 40, 56, 66(h), 111(h),
129 & 133(h)

The Florian
Plots 13, 20(h), 28(h), 29(h), 37,
130 & 132

The Madeleine
Plots 14, 34(h), 59 & 60

The Cassian
Plots 15, 16(h), 112(h), 113,
174(h), 175, 198(h) & 199

The Isodore
Plot 17

The Piran
Plots 21, 22, 23, 24, 25(h), 46(h),
47, 48, 49, 50, 51(h) & 52

The Bartholomew
Plots 26, 27 & 36

The Ambrose
Plots 30, 35(h), 38(h),
39(h) & 55(h)

The Raphael
Plots 42, 43(h), 114, 136,
137(h) & 171

The Alexander
Plots 44, 45(h) & 135(h)

The Lidwina
Plots 61, 127(h), 170(h), 179,
186(h) & 197(h)

The Quentin
Plots 78, 79(h), 91 & 92(h)

The Magnus
Plots 70, 71(h), 84(h), 85, 86(h),
87, 93, 94, 95(h), 96(h), 97, 98(h),
102, 103(h), 104, 105(h), 106,
156, 190(h) & 191

The Regina
Plots 75 & 76(h)

The Severus
Plots 80, 81(h), 82 & 83(h)

The Albertus
Plots 88, 89(h), 90(h), 195 & 196

The Valentina
Plot 99

The Crispin
Plot 100

The Anastasia
Plot 101

The Alexius
Plots 107, 108, 109,
193(h) & 194(h)

The Brigid
Plots 115, 116(h), 172 & 173(h)

The Marcellin
Plot 117

The Genesis
Plots 124, 125, 126,
189(h) & 192

The Apollonia
Plot 131

The Reinold
Plot 157

The Kateri
Plots 158, 159, 160, 176, 177, 178,
187(h) & 188

The Jude Apartments
Plots 150-155

The Yves Apartments
Plots 144-149, 164-166, 180-185

The Amand Apartments
Plots 161-163 & 167-169

Affordable Housing





Mixed use development land is not owned or controlled by Hopkins Homes Ltd. 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 Clement

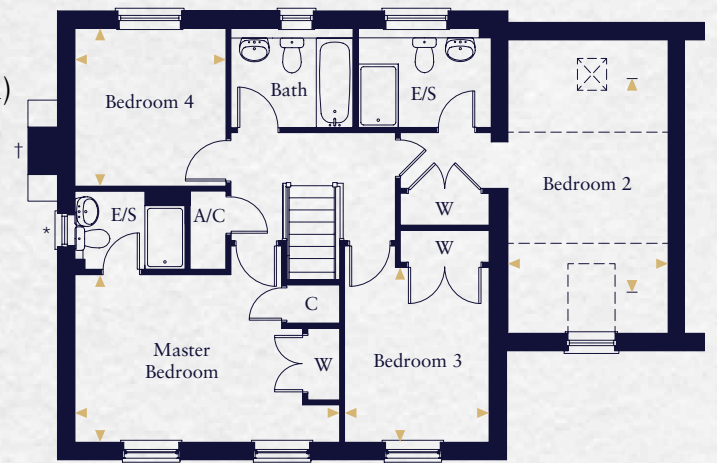
Plots 1, 18, 19(h), 62(h), 65, 69(h), 72, 73(h), 74(h), 77 & 134(h)



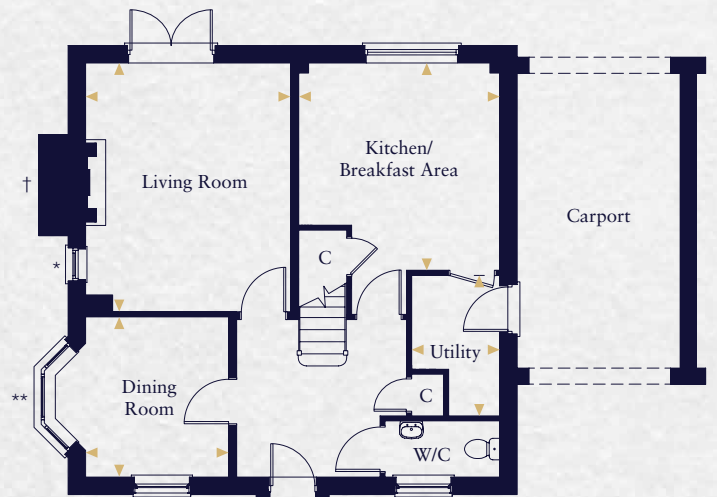
Computer generated image indicative only.

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"
Utility	2.650m x 1.665m	8'7" x 5'6"
Living Room	4.695m 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	4.044m x 2.975m	13'3" x 9'9"
Bedroom 3	3.319m x 2.730m	10'11" x 9'0"
Bedroom 4	2.982m x 2.850m	9'9" x 9'4"

--- Indicates reduced head height to bedroom 2
 ☒ Velux Window
 † Chimney to plots 1, 62, 65, 69, 74 & 77 only.
 * No window to plot 134.
 † Dimensions taken from 1.5m head height
 ** Window to plots 1 & 69 only.



First Floor



Ground Floor

The Augustine

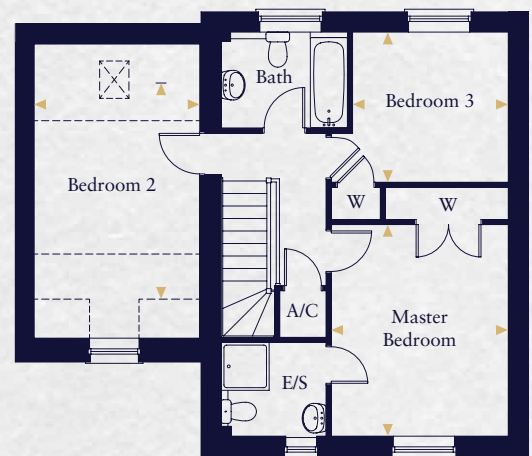
Plots 2, 3(h), 32, 33(h), 41(h), 53(h), 54, 57, 58(h), 63(h), 64, 67(h), 68, 110 & 128(h)



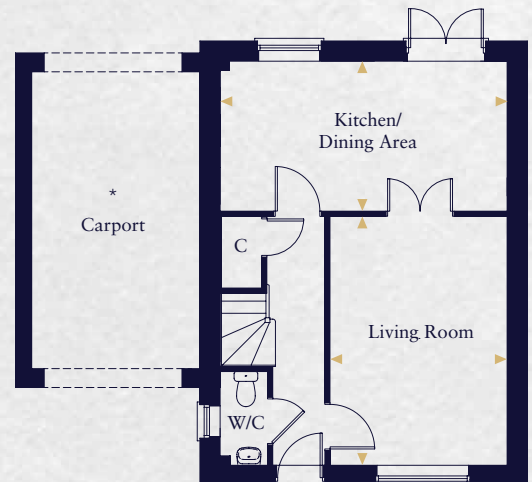
Computer generated image indicative only.

Kitchen/Dining Area	5.395m x 2.717m	17'9" x 8'11"
Living Room	4.779m x 3.327m	15'8" x 10'11"
Master Bedroom	3.976m x 3.328m	13'1" x 10'11"
Bedroom 2	4.044m x 2.998m	13'3" x 9'8"
Bedroom 3	2.925m x 2.821m	9'7" x 9'3"

--- Indicates reduced head height to bedroom 2
 ☒ Velux Window
 * Integral garages to plots 53, 54, 57 & 58 only. Please note, bedroom 2 dimensions differ to these plots. Bedroom 2, 5.363m x 2.998m, 17'6" x 9'8"



First Floor



Ground Floor

The Dunstan

Plots 4, 31, 40, 56, 66(h), 111(h), 129 & 133(h)



Computer generated image indicative only.

Kitchen/Dining Area	5.572m x 2.950m	18'4" x 9'8"
Utility	2.200m x 1.950m	7'3" x 6'5"
Living Room	5.572m x 3.309m	18'4" x 10'10"
Master Bedroom	3.417m x 3.373m	11'3" x 11'1"
Bedroom 2	3.943m x 3.111m	12'11" x 10'3"
Bedroom 3	3.373m x 3.003m	11'1" x 9'10"
Bedroom 4	3.058m x 2.100m	10'0" x 6'11"

--- Indicates reduced head height to bedroom 2
 Velux Window



First Floor



Ground Floor

The Florian

Plots 13, 20(h), 28(h), 29(h), 37, 130 & 132



Computer generated image indicative only.

Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"
Utility	3.029m x 2.700m	9'11" x 8'10"
Living Room	4.698m x 3.872m	15'5" x 12'9"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Master Bedroom	4.996m x 3.174m	16'5" x 10'5"
Bedroom 2	2.982m x 2.851m	9'9" x 9'4"
Bedroom 3	3.730m x 3.299m	10'10" x 9'0"
Bedroom 4	3.037m x 2.474m	10'0" x 8'1"

* Chimney to plots 20 & 28 only.



First Floor



Ground Floor

◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.

The Madeleine

Plots 14, 34(h), 59 & 60



Computer generated image indicative only.

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Utility	2.200m x 1.950m	7'3" x 6'5"
Living Room	5.572m x 3.309m	18'4" x 10'10"
Master Bedroom	3.417m x 3.373m	11'3" x 11'1"
Bedroom 2	3.943m x 3.111m	12'11" x 10'3"
Bedroom 3	3.373m x 3.003m	11'1" x 9'10"

* Window to plot 14 only.

** Window to plots 34 & 59 only.

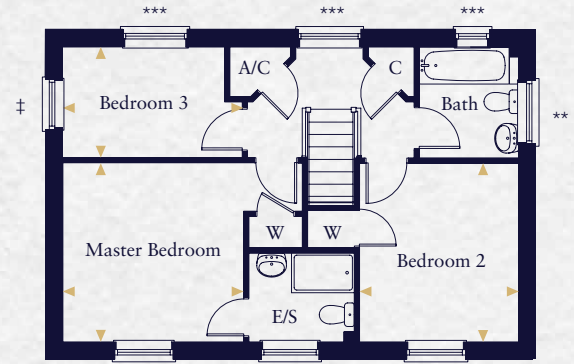
*** Window to plots 14 & 16 only

‡ Window to plot 34 only.

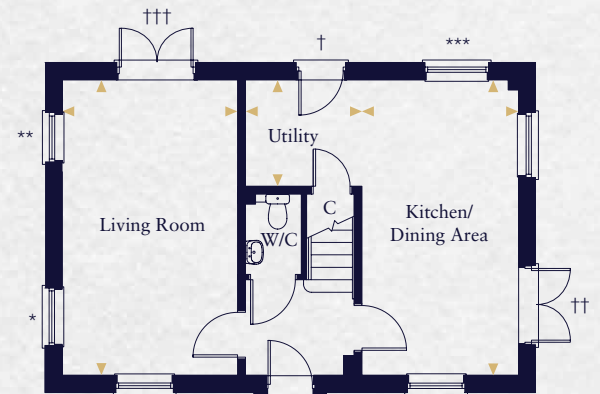
† Door to plots 14, 34 & 60 only.

†† French doors to plots 34 & 59. Window to plot 14 only.

††† French doors to plots 14 & 60 only.



First Floor



Ground Floor

The Cassian

Plots 15, 16(h), 112(h), 113, 174(h), 175, 198(h) & 199

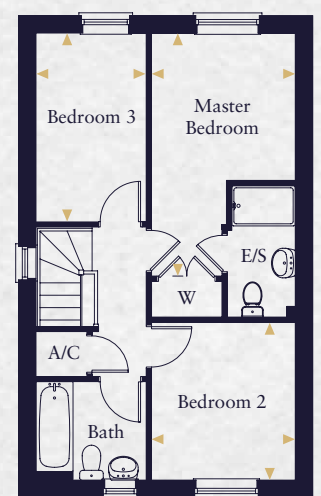


Computer generated image indicative only.

Kitchen	2.982m x 2.563m	9'10" x 8'5"
Living/Dining Area	5.373m x 4.900m	17'8" x 16'1"
Master Bedroom	4.522m x 2.643m	14'10" x 8'8"
Bedroom 2	3.088m x 2.643m	10'1" x 8'8"
Bedroom 3	3.473m x 2.163m	11'5" x 7'1"



Ground Floor



First Floor

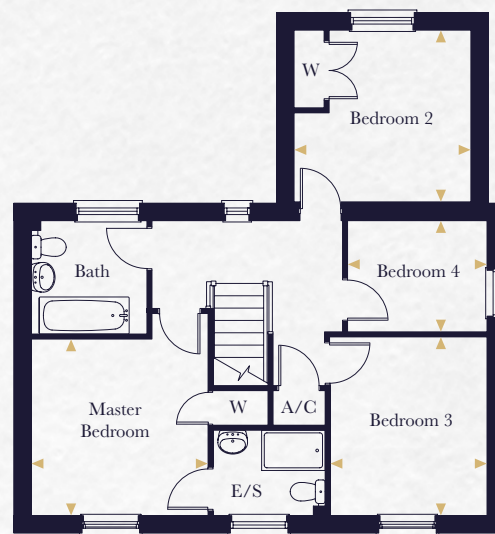
The Isodore

Plot 17

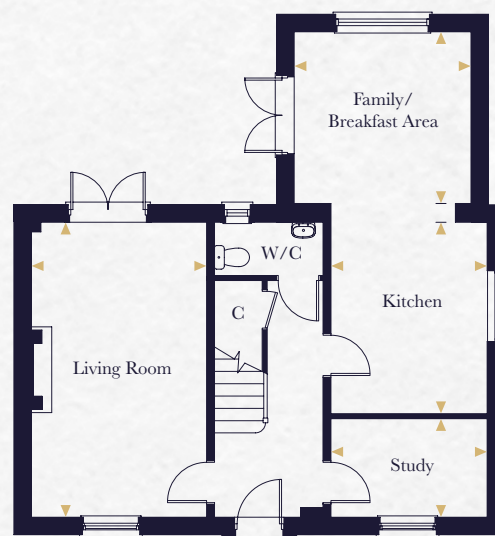


Computer generated image indicative only.

Kitchen	3.615m x 2.950m	11'10" x 9'8"
Family/Breakfast Area	3.340m x 3.244m	11'0" x 10'8"
Living Room	5.573m x 3.310m	18'4" x 10'10"
Study	2.951m x 1.862m	9'8" x 6'1"
Master Bedroom	3.341m x 3.336m	11'0" x 10'11"
Bedroom 2	3.340m x 2.244m	11'0" x 10'8"
Bedroom 3	3.377m x 2.963m	11'1" x 9'9"
Bedroom 4	2.635m x 2.101m	8'8" x 6'11"



First Floor



Ground Floor

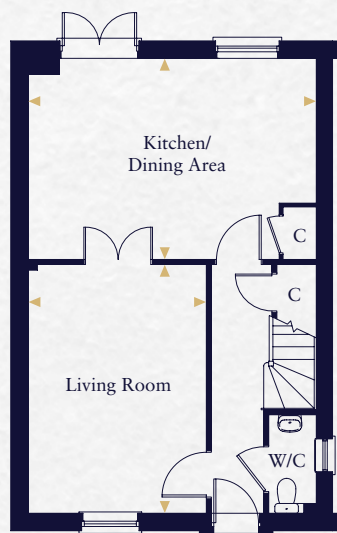
The Piran

Plots 21, 22, 23, 24, 25(h), 46(h), 47, 48, 49, 50, 51(h) & 52

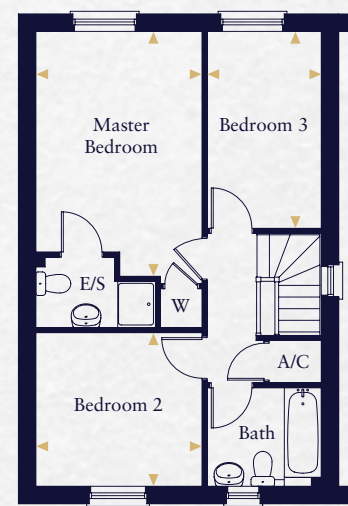


Computer generated image indicative only.

Kitchen/Dining Area	5.395m x 3.808m	17'8" x 12'5"
Living Room	4.692m x 3.329m	15'7" x 10'11"
Master Bedroom	4.630m x 3.141m	15'2" x 10'4"
Bedroom 2	3.141m x 2.904m	10'4" x 9'6"
Bedroom 3	3.723m x 2.159m	12'3" x 7'1"



Ground Floor



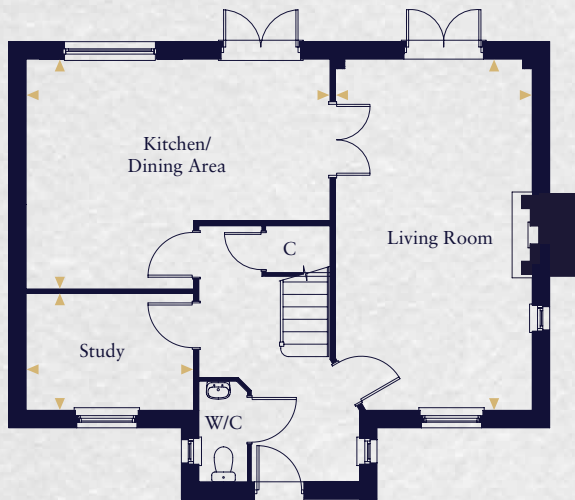
First Floor

* Window to plots 23, 24, 25, 46, 47, 50, 51 & 52 only.

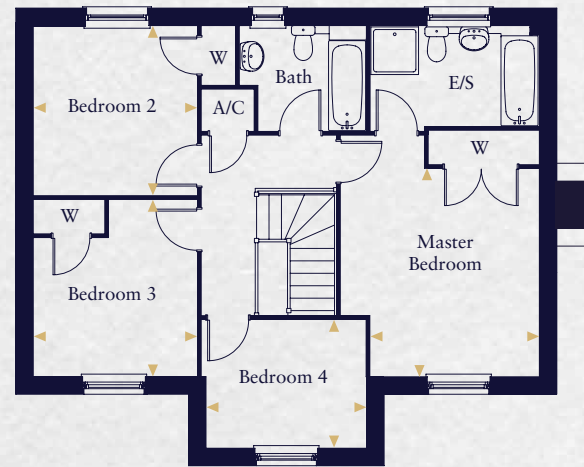
** Window to plots 23, 46, 47, 51 & 52 only.



Computer generated image indicative only.



Ground Floor



First Floor

The Bartholomew

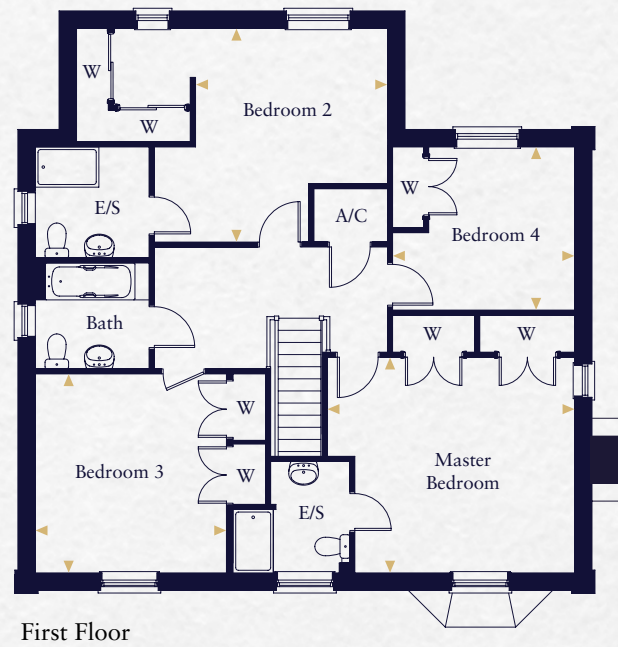
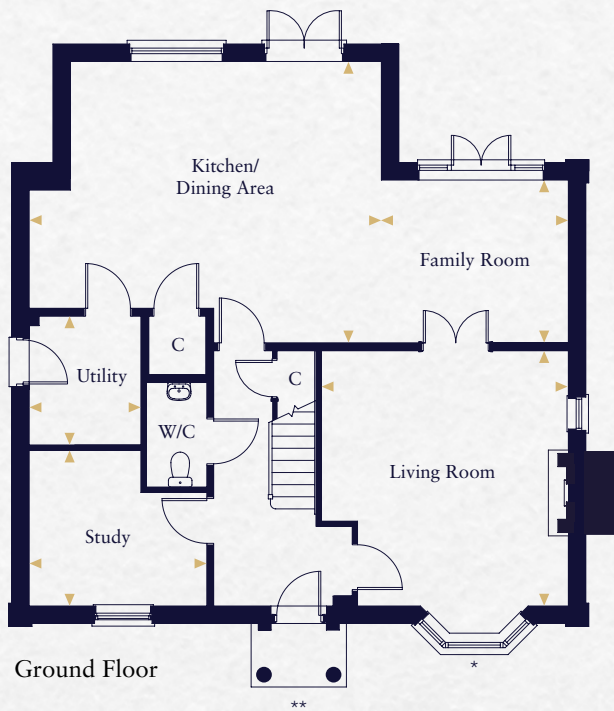
Plots 26, 27 & 36

Kitchen/Dining Area	5.690m x 4.305m	18'8" x 14'1"
Living Room	6.585m x 3.670m	21'7" x 12'1"
Study	3.113m x 2.180m	10'3" x 7'2"

Master Bedroom	3.807m x 3.713m	12'6" x 12'2"
Bedroom 2	3.175m x 3.062m	10'5" x 10'1"
Bedroom 3	3.310m x 3.062m	10'10" x 10'1"
Bedroom 4	3.098m x 2.398m	10'2" x 7'10"



Computer generated image indicative only.



The Ambrose

Plots 30, 35(h), 38(h), 39(h) & 55(h)

Kitchen/Dining Area	5.875m x 5.315m	19'3" x 17'5"
Family Room	3.532m x 3.075m	11'7" x 10'1"
Utility	2.432m x 2.110m	7'11" x 6'11"
Living Room	4.823m x 4.668m	15'10" x 15'4"
Study	3.355m x 2.942m	11'0" x 9'7"

Master Bedroom	4.670m x 4.075m	15'3" x 13'4"
Bedroom 2	4.038m x 3.627m	13'3" x 11'10"
Bedroom 3	3.760m x 3.610m	12'4" x 11'10"
Bedroom 4	3.435m x 3.080m	11'3" x 10'1"

* Bay window to plot 30, 35, 39 & 55 only. ** Stone column porch to plot 38 only.

◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.

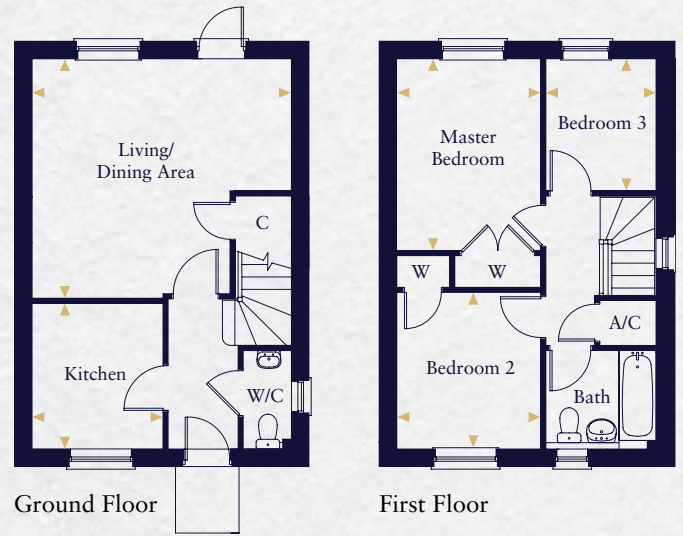
The Raphael

Plots 42, 43(h), 114, 136, 137(h) & 171



Computer generated image indicative only.

Kitchen	2.755m x 2.574m	9'0" x 8'5"
Living/Dining Area	4.900m x 4.524m	16'0" x 14'10"
Master Bedroom	3.624m x 2.726m	11'10" x 8'11"
Bedroom 2	2.959m x 2.726m	9'8" x 8'11"
Bedroom 3	2.497m x 2.082m	8'2" x 6'9"



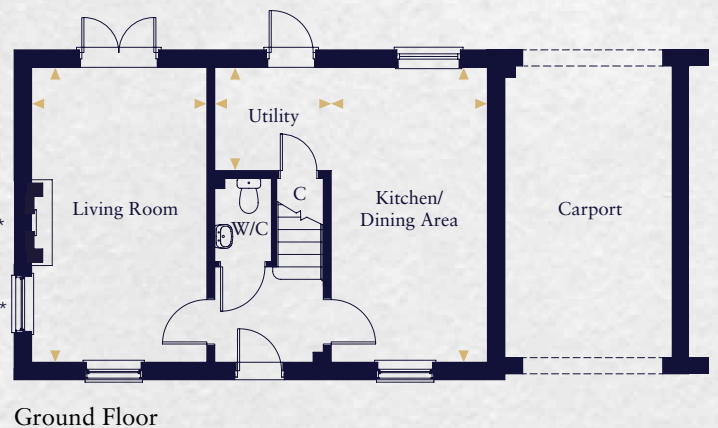
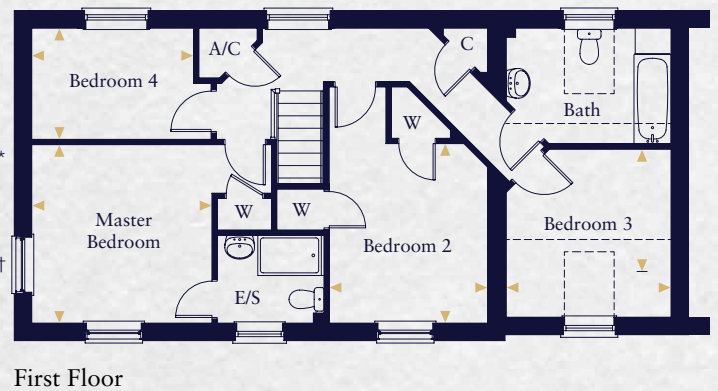
The Alexander

Plots 44, 45(h) & 135(h)



Computer generated image indicative only.

Kitchen/Dining Area	5.572m x 2.950m	18'4" x 9'8"
Utility	2.200m x 1.950m	7'3" x 6'5"
Living Room	5.572m x 3.309m	18'4" x 10'10"
Master Bedroom	3.417m x 3.373m	11'3" x 11'1"
Bedroom 2	3.392m x 3.003m	11'2" x 9'10"
Bedroom 3	3.111m x 2.428m	10'3" x 8'0"
Bedroom 4	3.058m x 2.100m	10'3" x 6'11"



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

* Plots 44 & 45 have an internal gas fire. Plot 135 has an external chimney breast and wood burner.

** Window to plots 44 & 135 only.
 † Window to plot 135 only.

▲ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.

The Lidwina

Plots 61, 127(h), 170(h), 179, 186(h) & 197(h)



Computer generated image indicative only.

Kitchen	3.931m x 2.400m	12'11" x 7'11"
Living/Dining Area	4.791m x 3.550m	15'9" x 11'8"
Master Bedroom	3.795m x 3.514m	12'6" x 11'6"
Bedroom 2	3.795m x 2.287m	12'6" x 7'6"

--- Indicates reduced head height

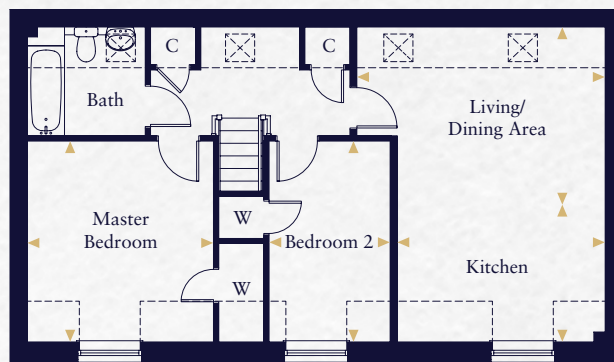
* Rear garage door to plots 61, 127 & 197 only.

** Plot 127 has an attached single garage belonging to plot 126.

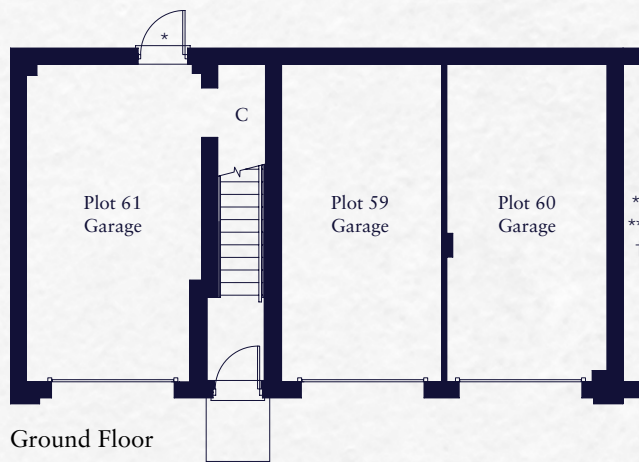
*** Plot 197 is attached to plots 198-199.

† Plot 186 is attached to plots 180-185.

☒ Velux window



First Floor



Ground Floor

The Quentin

Plots 78, 79(h), 91 & 92(h)



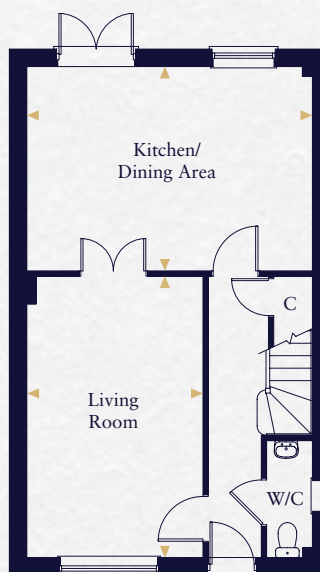
Computer generated image indicative only.

Kitchen/Dining Area	3.863m x 2.900m	12'8" x 9'6"
Living Room	5.318m x 3.331m	17'5" x 10'11"
Study	3.161m x 2.259m	10'5" x 7'5"
Master Bedroom	4.198m x 3.041m	13'9" x 10'0"
Bedroom 2	5.470m x 3.417m	18'0" x 11'3"
Bedroom 3	3.282m x 3.191m	10'9" x 10'6"

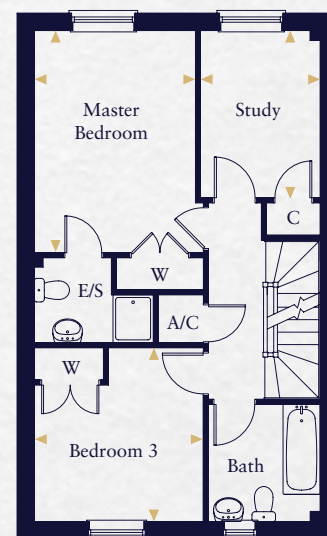
--- Indicates reduced head height



Second Floor



Ground Floor

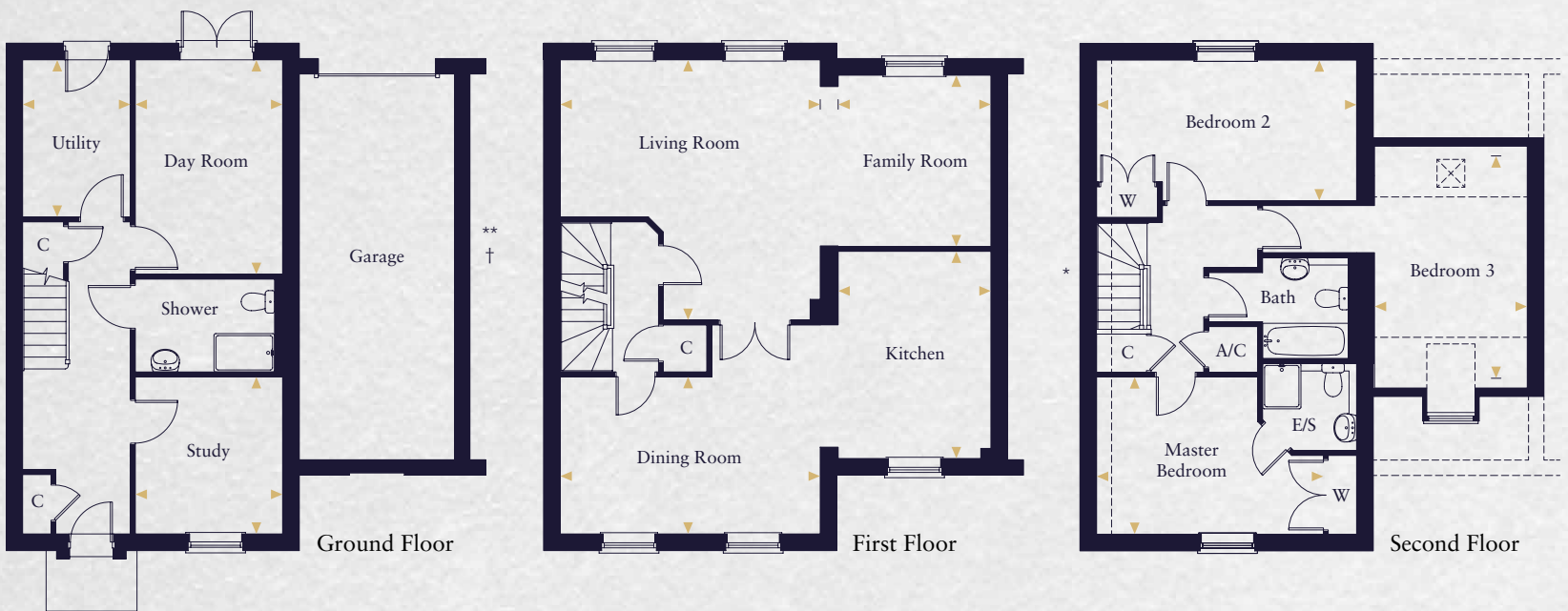


First Floor

◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



The Magnus

Plots 70, 71(h), 84(h), 85, 86(h), 87, 93, 94, 95(h), 96(h), 97, 98(h), 102, 103(h), 104, 105(h), 106, 156, 190(h) & 191

Day Room	4.251m x 2.918m	13'11" x 9'7"	Living Room	5.161m x 5.150m	16'11" x 16'11"
Utility	3.116m x 2.138m	10'2" x 7'0"	Family Room	3.396m x 3.025m	11'2" x 9'11"
Study	3.115m x 2.918m	10'2" x 9'7"	Master Bedroom	4.492m x 3.117m	14'9" x 10'3"
Kitchen	4.107m x 3.025m	13'6" x 9'11"	Bedroom 2	5.150m x 2.788m	16'11" x 9'2"
Dining Room	5.150m x 3.116m	16'11" x 10'3"	Bedroom 3	4.402m x 3.025m	14'5" x 9'11"

--- Reduced head height, location varies, please refer to plot specific drawing
 ☒ Velux window
 ◀ Dimensions taken from 1.5m head height

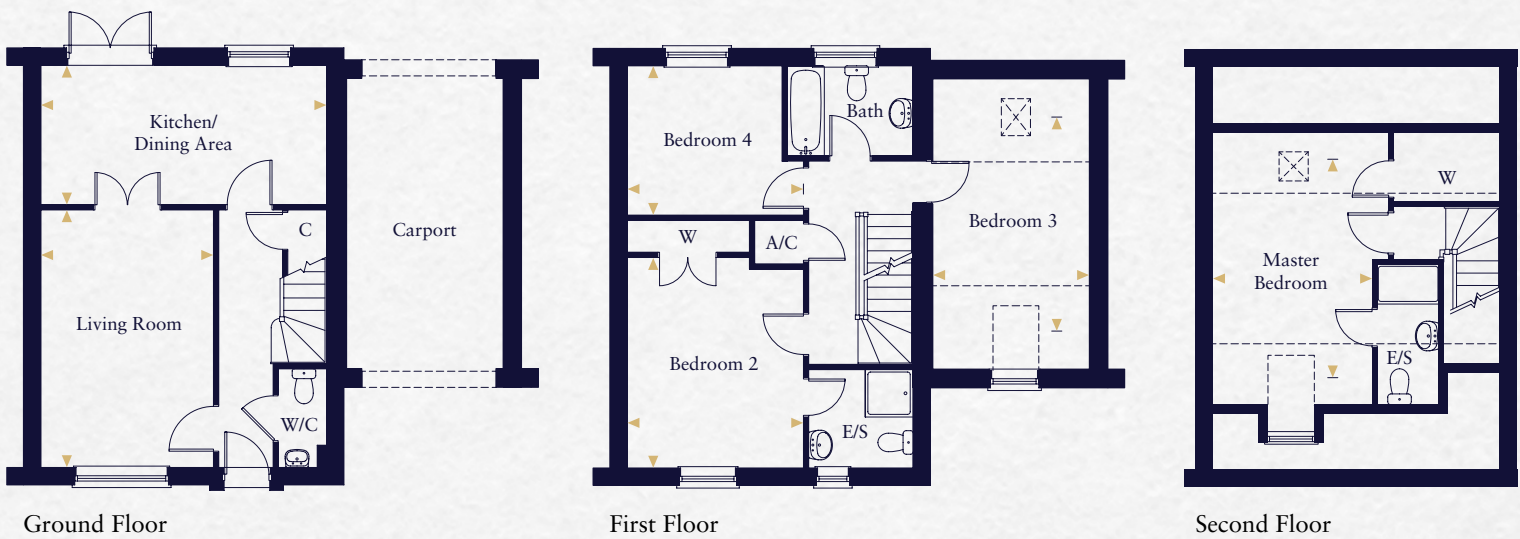
* Window on stair at second floor. Plot 93 only.
 ** Garage to plots 70, 71, 96, 97, 98 & 156.
 † Carport to plots 84, 85, 86, 87, 93, 94, 95, 102, 103, 104, 105, 106, 190 & 191.

ST JAMES' PARK by HOPKINS HOMES

◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



The Regina

Plots 75 & 76(h)

Kitchen/Dining Area	5.395m x 2.635m	17'9" x 8'8"	Master Bedroom	4.135m x 3.305m	13'7" x 10'10"
Living Room	4.868m x 3.263m	16'0" x 10'9"	Bedroom 2	3.975m x 3.330m	13'1" x 10'11"
			Bedroom 3	4.044m x 3.000m	13'3" x 9'10"
			Bedroom 4	2.927m x 2.823m	9'7" x 9'3"

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

◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.

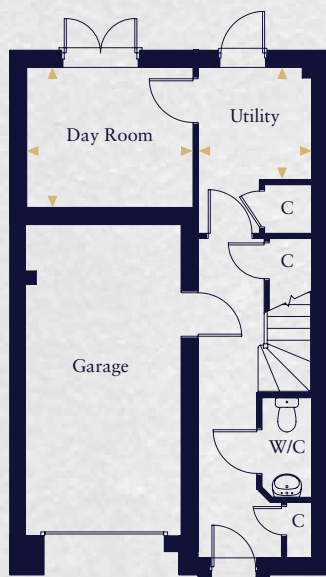


Computer generated image indicative only.

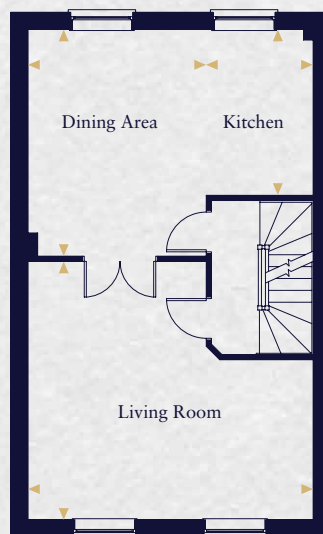
The Severus

Plots 80, 81(h), 82 & 83(h)

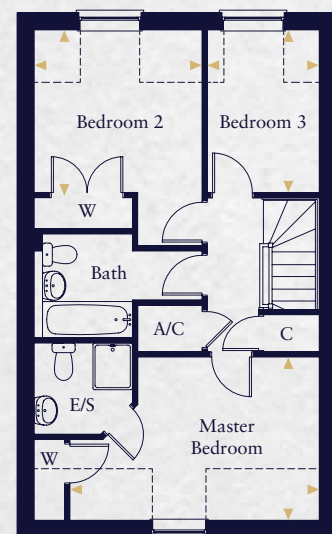
Day Room	3.205m x 2.642m	10'6" x 8'7"	Living Room	5.415m x 5.173m	17'9" x 16'1"
Utility	3.113m x 2.110m	10'2" x 6'11"	Master Bedroom	4.755m x 3.113m	15'7" x 10'2"
Kitchen	3.113m x 2.030m	10'2" x 6'7"	Bedroom 2	4.113m x 3.195m	13'5" x 10'2"
Dining Area	4.139m x 3.370m	10'11" x 13'11"	Bedroom 3	3.113m x 2.120m	10'2" x 6'11"



Ground Floor



First Floor



Second Floor

--- Indicates reduced head height

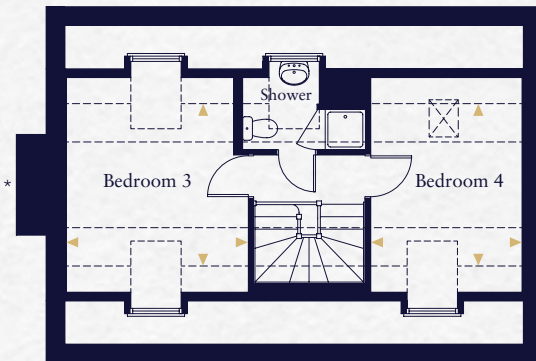


Computer generated image indicative only.

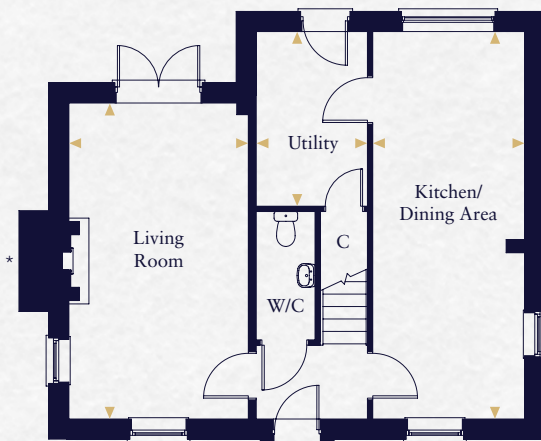
The Albertus

Plots 88, 89(h), 90(h), 195 & 196

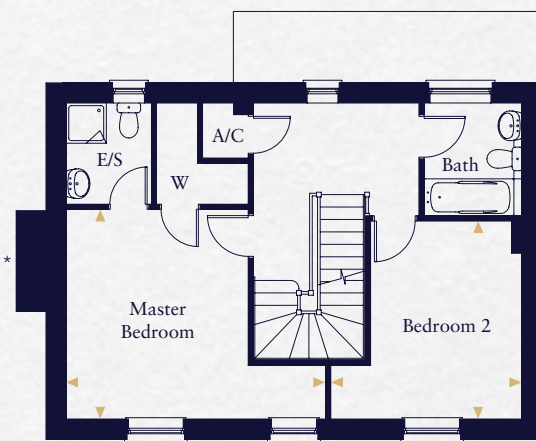
Kitchen/Dining Area	7.321m x 5.740m	24'0" x 18'9"
Utility	3.300m x 2.100m	10'9" x 6'10"
Living Room	5.970m x 3.390m	19'7" x 11'1"
Master Bedroom	3.963m x 3.440m	13'1" x 11'4"
Bedroom 2	3.740m x 2.858m	12'3" x 9'5"
Bedroom 3	3.440m x 3.070m	11'4" x 10'1"
Bedroom 4	3.070m x 2.858m	10'0" x 9'5"



Second Floor



Ground Floor



First Floor

- ☒ Velux window
- Indicates reduced head height
- ◀ Dimensions taken from 1.5m head height
- * No chimney to plot 89, 90 & 195.

◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.

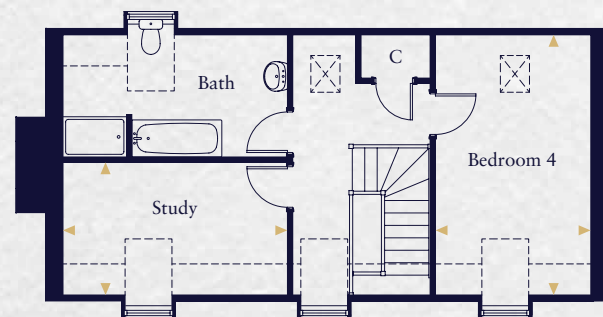


Computer generated image indicative only.

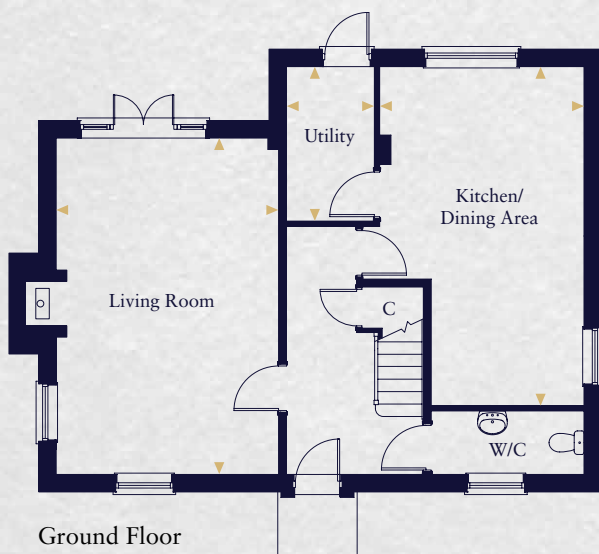
The Valentina

Plot 99

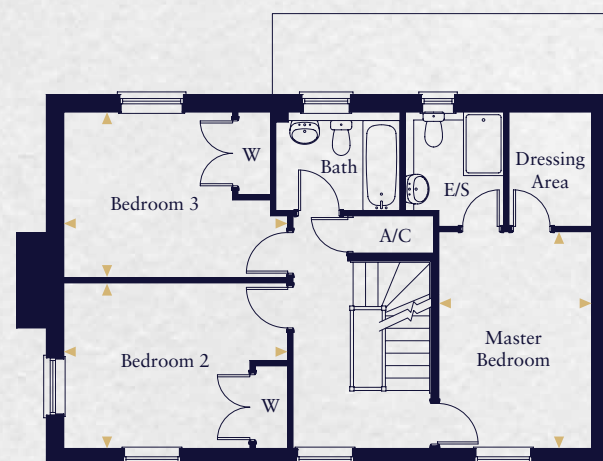
Kitchen/Dining Area	6.405m x 3.860m	21'0" x 12'8"
Living Room	6.355m x 4.200m	20'10" x 13'9"
Utility	2.919m x 1.660m	9'7" x 5'5"
Study	4.240m x 2.512m	13'10" x 8'2"
Master Bedroom	4.095m x 2.885m	13'5" x 9'5"
Bedroom 2	4.230m x 3.127m	13'10" x 10'3"
Bedroom 3	4.230m x 3.127m	13'10" x 10'3"
Bedroom 4	4.925m x 2.935m	9'7" x 16'2"



Second Floor



Ground Floor



First Floor

--- Indicates reduced head height
 ☒ Velux window

ST JAMES' PARK by HOPKINS HOMES

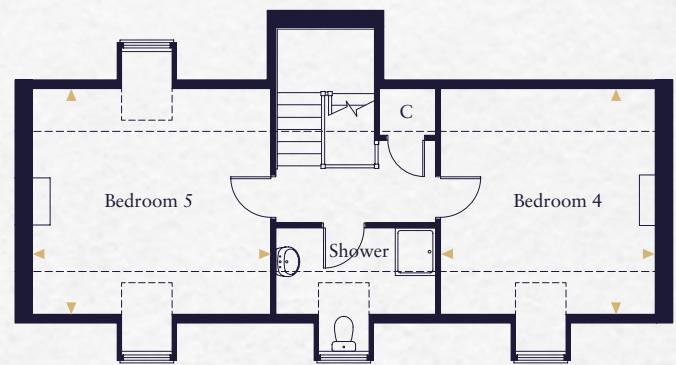
◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



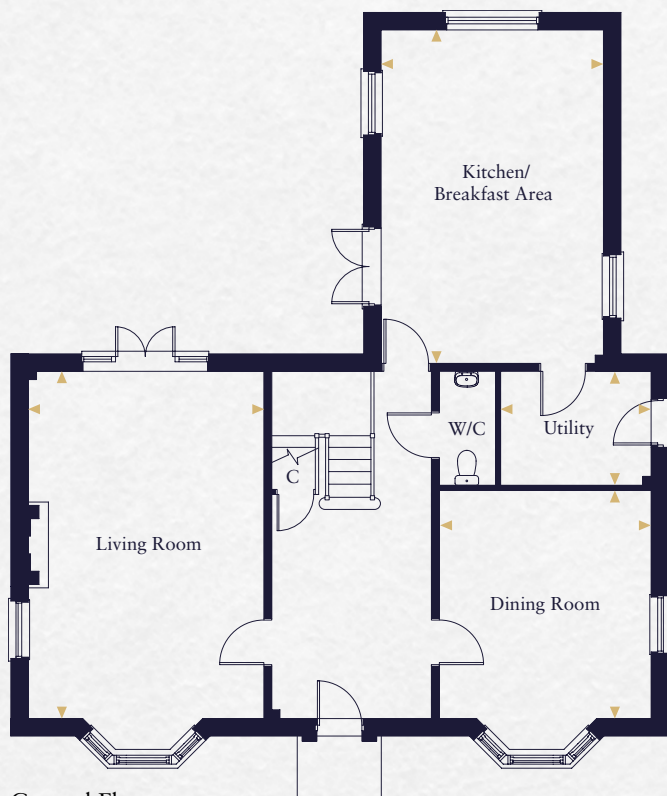
Computer generated image indicative only.

The Crispin Plot 100

Kitchen/Breakfast Area	6.300m x 4.200m	20'8" x 13'9"
Utility	2.843m x 2.153m	9'4" x 7'1"
Living Room	6.560m x 4.450m	21'6" x 14'7"
Dining Room	4.313m x 4.000m	14'2" x 13'1"
Study	3.015m x 2.663m	9'11" x 8'9"
Master Bedroom	4.450m x 3.793m	14'7" x 12'5"
Bedroom 2	4.342m x 4.200m	14'3" x 13'9"
Bedroom 3	4.313m x 4.000m	14'2" x 13'1"
Bedroom 4	4.311m x 4.107m	14'2" x 13'6"
Bedroom 5	4.480m x 4.311m	14'9" x 14'2"



Second Floor



Ground Floor



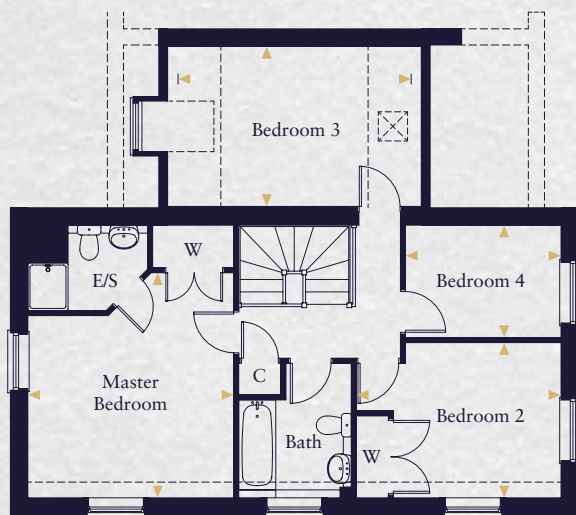
First Floor

--- Indicates reduced head height

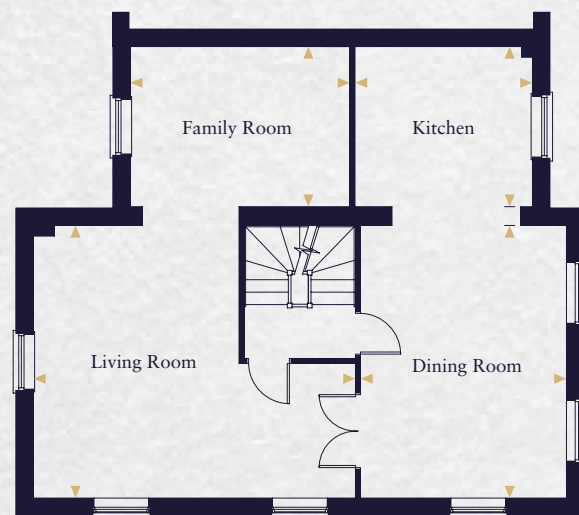
◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



Second Floor

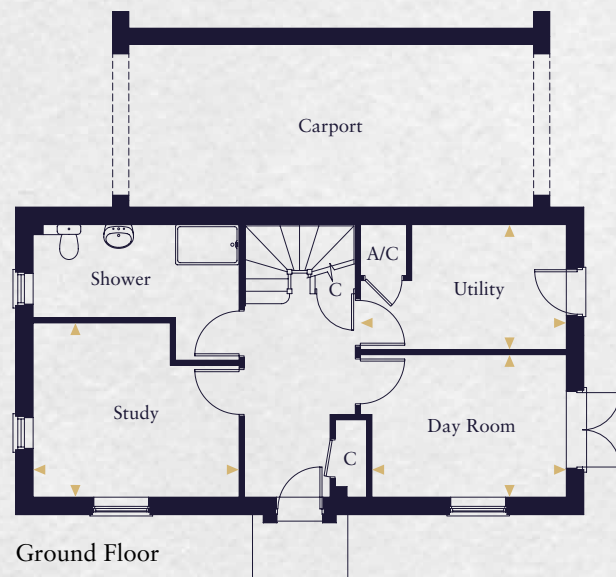


First Floor

The Anastasia

Plot 101

Study	3.891m x 3.292m	12'9" x 10'10"
Day Room	3.891m x 2.693m	12'9" x 8'10"
Utility	3.891m x 2.362m	12'9" x 7'9"
Kitchen	3.353m x 3.025m	11'0" x 9'11"
Dining Room	5.150m x 3.891m	16'11" x 12'9"
Living Room	6.086m x 5.150m	20'0" x 16'11"
Family Room	4.150m x 3.025m	13'7" x 9'11"
Master Bedroom	4.253m x 3.891m	14'0" x 12'9"
Bedroom 2	3.865m x 2.932m	12'8" x 9'8"
Bedroom 3	4.402m x 3.025m	14'5" x 9'11"
Bedroom 4	2.938m x 2.122m	9'8" x 7'0"



Ground Floor

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

ST JAMES' PARK by HOPKINS HOMES

◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.

The Alexius

Plots 107, 108, 109, 193(h) & 194(h)



Computer generated image indicative only.

Kitchen/Dining Area	5.395m x 2.625m	17'8" x 8'8"
Living Room	4.880m x 3.263m	16'0" x 10'9"
Master Bedroom	4.221m x 3.325m	13'10" x 10'11"
Bedroom 2	4.712m x 3.288m	15'6" x 10'10"
Bedroom 3	3.191m x 2.721m	10'6" x 8'11"

--- Indicates reduced head height to master bedroom * Window to plots 107 & 194 only.
 ☒ Velux window ** Window to plot 109 only.
 ◀ Dimensions taken from 1.5m head height



Second Floor



Ground Floor

First Floor

The Brigid

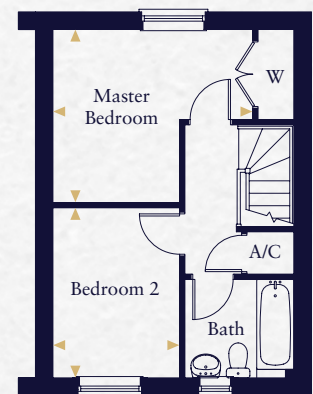
Plots 115, 116(h), 172 & 173(h)



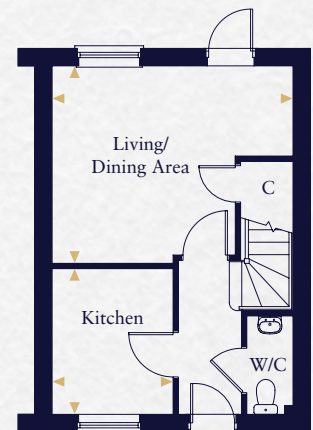
Computer generated image indicative only.

Kitchen	2.753m x 2.285m	9'0" x 7'6"
Living/Dining Area	4.553m x 3.731m	14'11" x 12'3"
Master Bedroom	3.755m x 3.271m	12'5" x 10'9"
Bedroom 2	2.393m x 3.213m	10'7" x 7'10"

* Window to W/C & stairs on plot 173 only.



First Floor

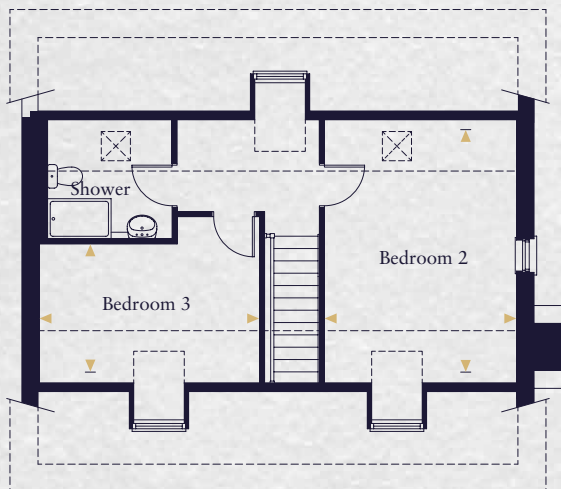


Ground Floor

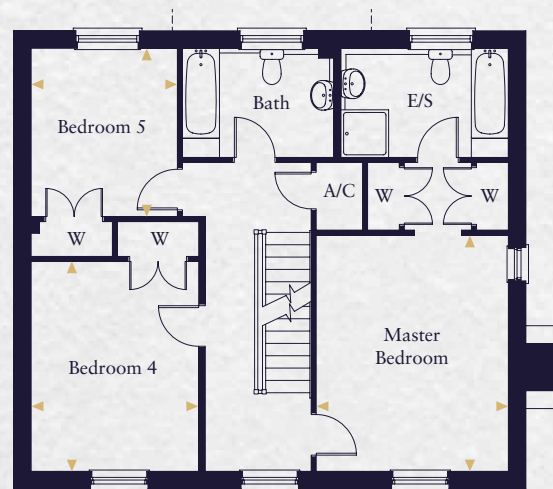
◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



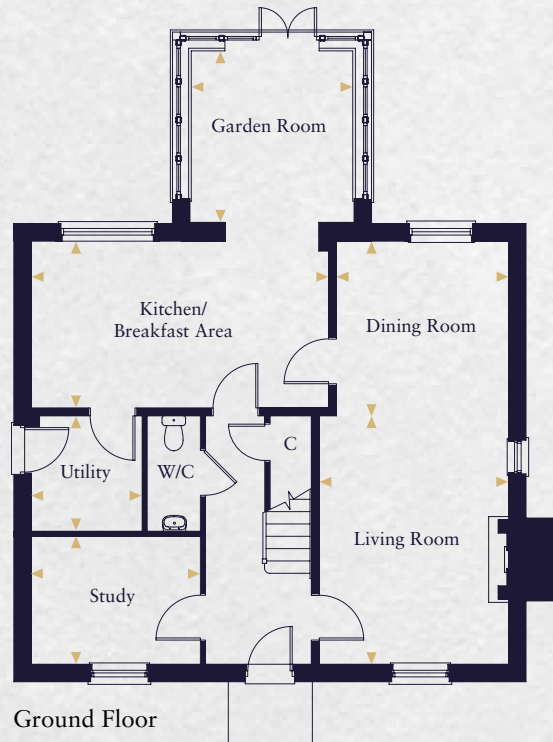
Computer generated image indicative only.



Second Floor



First Floor



Ground Floor

The Marcellin

Plot 117

Kitchen/Breakfast Area	5.615m x 3.150m	18'5" x 10'4"
Garden Room	3.290m x 3.100m	10'9" x 10'2"
Utility	2.181m x 2.095m	7'2" x 6'10"
Dining Room	3.300m x 3.250m	10'10" x 10'8"
Living Room	4.693m x 3.575m	15'5" x 11'9"
Study	3.195m x 2.418m	10'6" x 7'11"
Master Bedroom	4.463m x 3.630m	14'8" x 11'11"
Bedroom 2	4.581m x 3.630m	15'0" x 11'11"
Bedroom 3	4.160m x 2.421m	13'8" x 7'11"
Bedroom 4	3.966m x 3.165m	13'0" x 10'5"
Bedroom 5	3.179m x 2.763m	10'5" x 9'1"

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

ST JAMES' PARK by HOPKINS HOMES

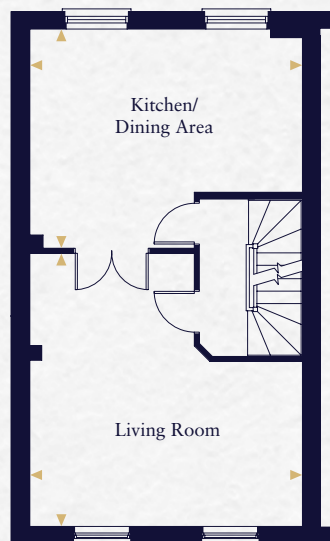
◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



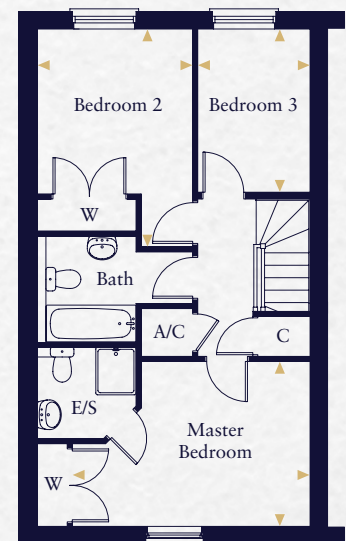
Computer generated image indicative only.



Ground Floor



First Floor



Second Floor

The Genesis

Plots 124, 125, 126, 189(h) & 192

Day Room	4.251m x 2.917m	14'0" x 9'7"	Living Room	5.154m x 5.150m	16'11" x 16'11"
Study	3.116m x 2.918m	10'3" x 9'7"	Master Bedroom	4.492m x 3.116m	14'9" x 10'3"
Utility	3.117m x 2.138m	10'3" x 7'0"	Bedroom 2	3.116m x 2.933m	10'3" x 9'8"
Kitchen/Dining Area	5.150m x 4.141m	16'11" x 13'7"	Bedroom 3	3.116m x 2.123m	10'3" x 7'0"

* Window to plots 126 & 192 only.

◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.



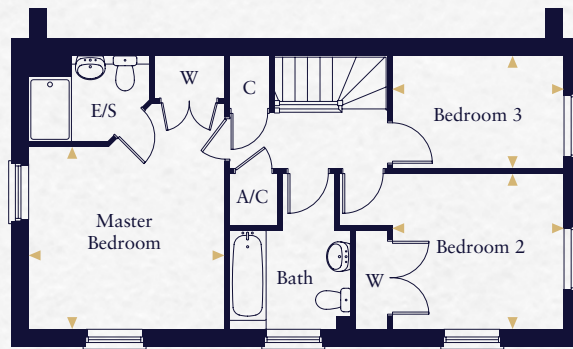
The Apollonia

Plot 131

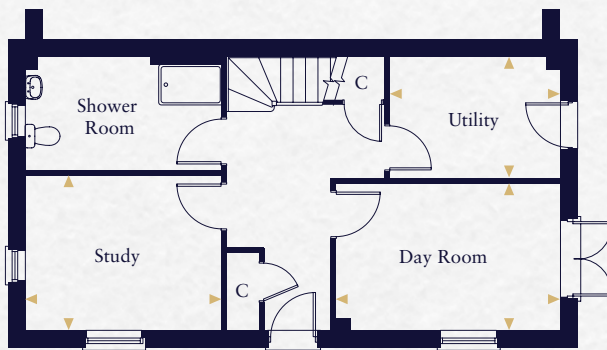
Kitchen/Dining Area	8.948m x 3.199m	29'4" x 10'6"	Master Bedroom	4.698m x 3.716m	14'9" x 12'1"
Utility	2.268m x 1.650m	7'5" x 5'5"	Bedroom 2	3.348m x 3.262m	11'0" x 10'9"
Living Room	4.698m x 3.716m	15'5" x 12'2"	Bedroom 3	3.572m x 2.785m	11'9" x 9'1"
Study	2.987m x 2.949m	9'10" x 9'8"	Bedroom 4	3.209m x 2.823m	10'6" x 9'3"



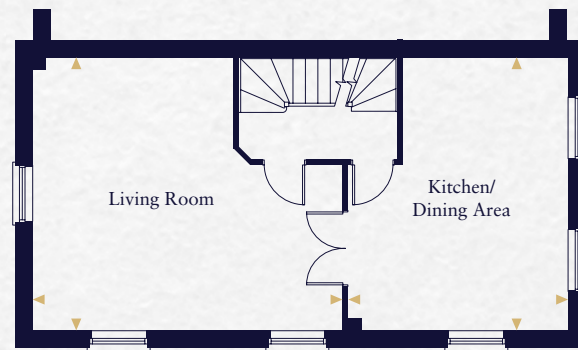
Computer generated image indicative only.



Second Floor



Ground Floor



First Floor

The Reinold

Plot 157

Day Room	4.231m x 2.767m	13'11" x 9'1"	Master Bedroom	4.290m x 3.723m	14'1" x 12'3"
Utility	3.208m x 2.288m	10'6" x 7'6"	Bedroom 2	3.259m x 2.933m	10'8" x 9'8"
Study	3.696m x 2.917m	12'2" x 9'7"	Bedroom 3	3.217m x 2.122m	10'7" x 7'0"
Kitchen/Dining Area	5.150m x 4.141m	16'11" x 13'7"			
Living Room	5.837m x 5.150m	19'2" x 16'11"			

◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



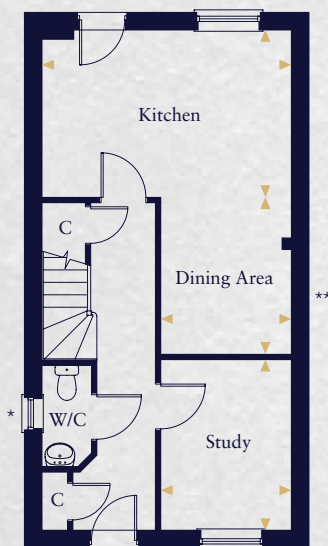
Computer generated image indicative only.

The Kateri

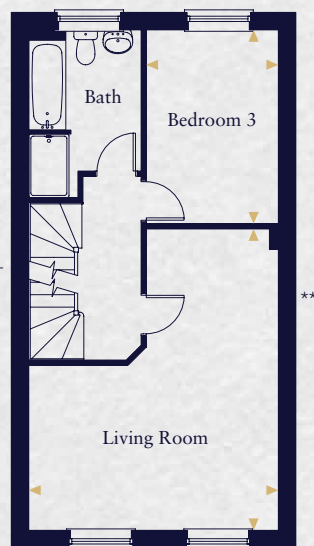
Plots 158, 159, 160, 176, 177, 178, 187(h) & 188

Kitchen	4.705m x 3.115m	15'5" x 10'3"	Master Bedroom	4.705m x 3.582m	15'5" x 10'3"
Dining Area	2.960m x 2.470m	9'9" x 8'1"	Bedroom 2	4.705m x 3.115m	15'5" x 10'3"
Study	3.227m x 2.472m	9'9" x 8'1"	Bedroom 3	3.613m x 2.488m	11'10" x 8'2"
Living Room	3.905m x 3.635m	15'5" x 18'8"			

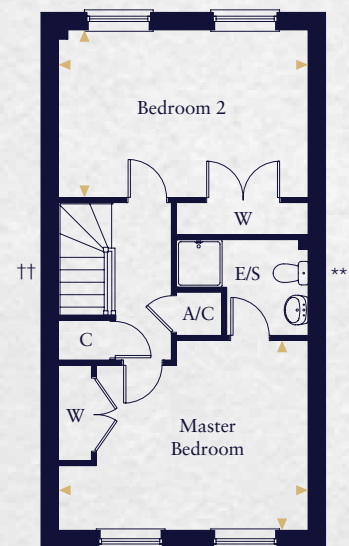
* Window to plots 160, 178, 187 & 188 only.
 ** Window to plot 176 only.
 † Window to plot 187 only.
 †† Window to plots 187 & 188 only. Smaller window to plot 187.



Ground Floor



First Floor



Second Floor



Computer generated image indicative only.

The Jude Apartments

Plots 150, 151(h), 152, 153(h), 154 & 155(h)

Kitchen	3.280m x 2.400m	10'9" x 7'11"
Living/Dining Area	4.615m x 3.280m	15'2" x 10'9"
Master Bedroom	2.918m x 2.917m	9'7" x 9'7"
Bedroom 2	3.500m x 2.373m	11'6" x 7'9"



Block One

- The Jude
- The Yves
- The Yves (variation)
- The Amand



Ground Floor



First Floor



Second Floor

◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



Computer generated image indicative only.

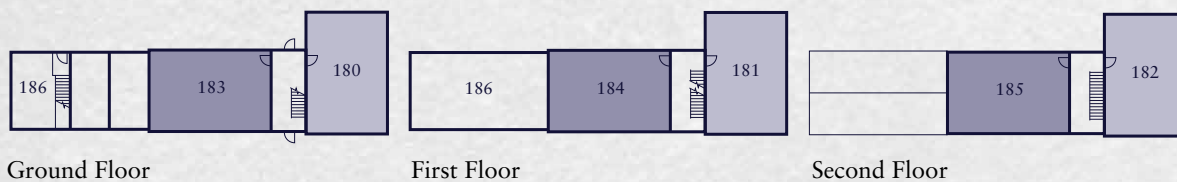
The Yves Apartments

Plots 144, 145, 146, 147, 148, 149, 164, 165, 166, 180, 181, 182, 183, 184 & 185

- Kitchen
3.280m x 2.400m 10'9" x 7'11"
- Living/Dining Area
3.905m x 3.625m 12'10" x 11'11"
- Master Bedroom
3.495m x 2.918m 11'6" x 9'7"
- Bedroom 2
3.145m x 2.315m 10'4" x 7'7"

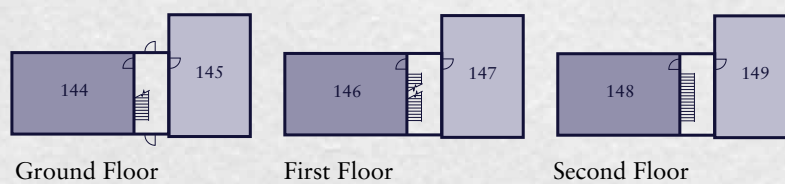


Block Two



Block Three

- The Jude
- The Yves
- The Yves (variation)
- The Amand





Computer generated image indicative only.

The Amand Apartments

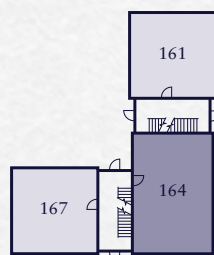
Plots 161, 162, 163, 167(h), 168(h) & 169(h)

Kitchen	3.290m x 2.700m	10'10" x 8'10"
Living/Dining Area	4.068m x 3.290m	13'4" x 10'10"
Bedroom	4.375m x 3.383m	14'4" x 11'1"

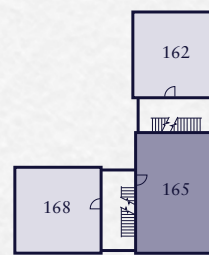


Block Four

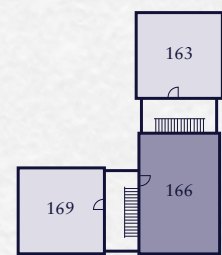
- The Jude
- The Yves
- The Yves (variation)
- The Amand



Ground Floor



First Floor



Second Floor

◀ Indicates where measurements have been taken from. External finishes may vary, please refer to drawings in sales office. Plans are indicative only, configuration and handing of plots may vary.



ST JAMES' PARK

Ely ~ Cambridgeshire



Area Map



Local Map

Maps not to scale

Travel times and distances

By road to:

Ely Train Station	1.6 miles
Newmarket	14.4 miles
Cambridge	17.6 miles
Thetford	29.1 miles
Stansted Airport	48.1 miles
Diss	46.8 miles
King's Lynn	27.5 miles
Luton Airport	57.1 miles

By rail to:

(from Ely train station)

Cambridge	16 mins
Thetford	22 mins
King's Lynn	30 mins
Norwich	54 mins
King's Cross	66 mins

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

Postcode for Sat Nav use: CB6 2WH

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:

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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 St James' Park 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. 02/18 178510 Designed and produced by thinkBDW 01206 546965.