





A stunning range of energy efficient 1, 2, 3 and 4 bedroom homes

www.abelhomes.co.uk

A warm welcome from Abel Homes

Over the years we have worked hard to maintain our reputation for contemporary, award-winning homes with high specification and outstanding quality. Each individual Abel home is carefully thought through by our architects for practical living with low energy consumption and low maintenance.

We are an independent, family-owned business that cares for our customers with a personalised service and options to tailor the specification of your home to your needs. We pride ourselves on our flexibility to include your personal choices wherever possible. Our Customer Charter illustrates our commitment to customer care and how we're with you during every step of your purchase – before, during and after. We also care for the environment in which we live and work. We create communities where the development enhances the surroundings and often brings new life to neighbourhoods. Our architects are selected on local knowledge and experience. Furthermore, our Good Neighbour Charter ensures that we minimise disruption to the local area while we are building new homes. We really do make a careful effort to be considerate to everyone, and everywhere we work.

Thank you for taking an interest in The Hops at Hingham. We invite you to browse our brochure and will be delighted to answer any questions you may have or arrange a visit. Better still, come and see us at The Hops.

Crong Alul

Tony Abel Managing Director

We're with you every step of the way

Pictured opposite is the Abel Homes Board of Directors. From left to right: Tony Abel, Chris Abel, Maggie Abel and Paul LeGrice













Within easy reach of Norwich and the coast

The attractive market town of Hingham is in the heart of Norfolk. Grand Georgian architecture surrounds the market place and village green. It was in the 18th century, when the socialites of high society built and took residence, that Hingham soon became fashionably known as "little London".

With the historic city of Norwich some 15 miles away and the coast within easy reach, Hingham has the special character of a small market town with an active local community and a wide variety of local shops and amenities at hand.

Hingham is the perfect location to enjoy the tranquillity of the Norfolk countryside, whilst benefiting from a thriving, active and friendly local community.

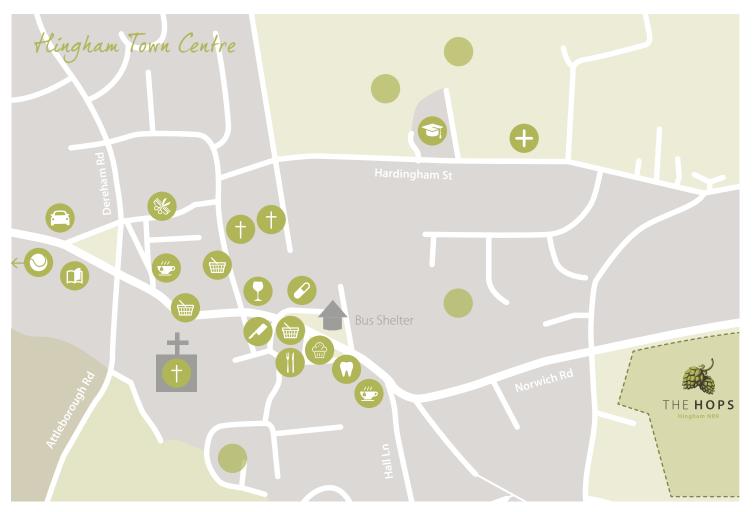


Images clockwise from top left:

St Andrew's Church, Norwich City Centre, The Hingham Bakery White Hart Pub and Hotel, Hingham Market Place







0	Sports Club		Butcher
	Garage		Takeaway
	Library	Ø	Pharmacy
" "	Cafe		Dentist
*	Hairdressers		Bakery
t	Church	" "	Cafe
Ì	Shop	3	Primary School
	Pub	0	Doctors Surgery

Bury St Edmunds32 miles / 49 minsCambridge52 miles / 1 hr 9 minsDereham11 miles / 20 minsIpswich51 miles / 1 hr 12 minsKings Lynn36 miles / 55 minsNorwich16 miles / 32 minsAttleborough6 miles / 10 mins

By Rail From Norwich (Approx.)

Cambridge	1 hr 19 mins
lpswich	40 mins
London	1 hr 50 mins
Peterborough	1 hr 30 mins
Great Yarmouth	33 mins



Modern homes in the picturesque Norfolk town of Hingham

Back in the 1800's, The Hops was land owned by Charles Crawshay, a 19th century brewer and partner in Youngs, Crawshay and Youngs brewery. The Hops will be a select development of 88 energy efficient new homes and in recognition of its origins, each house design is named after a variety of hop flower.

The Hops comprises a range of beautifully appointed new homes, offering choice, quality and generous sized plots with the peace of mind that your new home has been designed and built by one of Norfolk's leading house builders. Choose from 14 different house designs, a blend of brick and render exteriors and a wide range of quality fitted kitchens, worktops, tiles and floor coverings. The Hops has something to suit even the most specific of requirements and budgets.

Our homes are energy efficient and require low maintenance. Each benefits from heating by an air source heat pump, providing excellent reliability, space saving design and a host of green credentials.

Designed for life, our homes are built to a very high standard, with higher than usual levels of insulation and triple glazed windows, providing each property with an A-Rated EPC. Floor coverings throughout each home are also included as standard.



The Abel Homes Standard:

We provide a friendly, reliable and first class level of customer service. Our homes are built and finished to a very high standard, each benefiting from stunning design, energy efficiency and low maintenance.





Our homes are EPC A-Rated, the most energy efficient band. Providing you with peace of mind that your new home will help to lower your energy consumption.

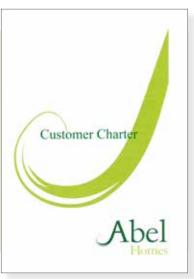
Customer Commitment

Our comprehensive Customer Charter sets out our commitment to provide you with excellent service and clear information at all stages of your purchase, including after you have moved in.

During the purchase and construction phases we are on hand to clarify choices and options, making sure you have access to a personalised service with diligent, caring employees to advise you.

Our homes are covered by a NHBC warranty for ten years and we will undertake certain repairs for the first two years as defined by the NHBC guidelines.









We like to regard this as 'ready for living' and include floor coverings to all rooms of the home as part of the purchase price. Tiled floor to the kitchen and W.C, carpets to hall, landing, stairs and bedrooms and vinyl to bathroom and toilet areas as standard.



Choose from a wide selection* of high quality fitted kitchen units, door handles, worktops and tiles. Each of our kitchens is equipped with modern and energy efficient Bosch appliances, as standard.



We are also installing 'Fibre to the Premises' to every home. At up to 40 times the speed of copper broadband, this means super-fast uploads, downloads, next generation applications, such as IP Voice Services and video streaming. The CAT 6 based networking point in your living room enables modern living with flexibility for a home office, gaming consoles, internet and file sharing.













Roca sanitaryware throughout, chromefinish taps and shower fittings

Extensive range of tile options



Home specification at The Hops

EXTREMELY ENERGY EFFICIENT

Save up to 32%^{*} on annual energy bills with an Abel A-Rated home.

Energy Performance Certificate - A-Rating. Our new homes at The Hops have an EPC 'A' rating, the most energy efficient band, so you have peace of mind that your new home will help you to achieve low energy bills.

An Energy Performance Certificate (EPC) shows the current and potential energy rating of a property, known as a 'SAP' rating. 'SAP' stands for Standard Assessment Procedure and is the Government's recommended system for producing a home energy rating.



SOLAR PV

A bespoke solar PV system is installed by our sister company, Abel Energy Ltd. The system consists of monocrystalline black panels and highly efficient inverters. Buyers will own their PV system, enjoy the free electricity it will generate and potentially benefit from the government guaranteed index linked Feed in Tariff and Export Tariff over a 20 year period.

*Based on prediction figures on a 2 bedroom A-Rated Abel Home, standard occupancy behaviour. 100% PV utilisation using a 2KW system. When compared to a standard house built to standard UK building regulations.



KITCHENS

- Choice of kitchen units, worktops and handles from our extensive range^{**} (with 'soft close' doors)
- Stainless steel A-rated Bosch electric oven (double oven for 4 bedroom homes)
- Electric ceramic Bosch hob and extractor hood
- ✓ Fully integrated Bosch A+ rated fridge/freezer
- ✓ Fully integrated Bosch A+ rated dishwasher
- Choice of either vinyl or ceramic floor tiles from our selected range of Johnson Tiles^{**}
- Choice of wall tiles from our selected range of Johnson Tiles^{**} or upstand to match the worktop
- ✓ Space and plumbing provided for washing machine
- Low energy lighting fitted included under kitchen wall units
- ✓ Waste recycling bins (in most house types)





BATHROOMS & EN SUITES

- ✓ White 'Roca' sanitaryware throughout
- Chrome-finish taps and shower fittings
- 'Lakes' shower enclosure
- Choice of ceramic wall tiles for specified areas to bathrooms and en suites from our selected range of Johnson Tiles**
- Hand-held shower attachments to the baths
- Thermostatically controlled showers
- Chrome heated towel rails to bathroom and en suites
- Choice of vinyl flooring



INTERNAL DECORATION & FINISHES

- Floor coverings throughout; choice of either carpet or vinyl flooring. Tiled floor to the kitchen and W.C.
- Contemporary staircase
- All rooms decorated in a neutral matt emulsion
- Square profile skirting and architraves painted in white satin
- ✓ Painted flush fire-grade doors
- Brushed chrome ironmongery

F

ELECTRICAL

- ✓ Generous number of sockets with flexibility on location^{**}
- Power socket with integrated USB port fitted to each bedroom and in the kitchen
- Audio visual faceplate in the lounge (including CAT 6 connection point)
- Low energy LED light fittings to kitchen, bathrooms, W.C and en suites
- Intruder alarm security system
- Mains smoke detectors with battery backup
- Engraved kitchen appliance switches
- ✓ TV aerial within the loft space with booster
- Wiring to take advantage of Sky+ (if signal available, equipment not included) in the Lounge
- ✓ High speed broadband via 'Fibre to the Premises'





HEATING SYSTEM

- Highly efficient Air Source Heat Pump with split zoned temperature setting
- Central heating via thermostatically controlled radiators
- Immersion heater
- ✓ Myson select compact double radiators
- ✓ Myson touch screen programmable room thermostats



CONSTRUCTION

- Triple-glazed windows as standard
- ✓ High-performance 100mm cavity wall construction
- Highly insulated ground floors with 200mm insulation and lofts with 400mm of insulation providing comfort and excellent efficiency
- Sustainably sourced cedar cladding and through coloured white render (on certain plots)
- Zinc-coated guttering and downpipes to all plots



EXTERNAL

- Composite front doors that combine high thermal insulation with minimal maintenance, fitted with multilocking points
- Landscaping of front gardens, including shrubs and planting
- Willow hurdle panelling to 'roadside' boundaries
- External Passive Infrared Sensor (PIR) lighting to the front and rear
- Electrical supply and internal light to all garages
- ✓ Automatic electric garage doors with remote control
- Outside tap
- Numbered post box
- Front door bell



*Source: EPC Comparisons based on standard occupancy **Please remember that choices on flooring and other finishes are only available up to certain points in construction. The earlier you reserve, the more choice you will have.

Liberty

A spacious 4 bedroom detached house with a double garage and generous rear garden. The entrance lobby leads through to the open plan kitchen/dining room and a separate utility room. There is a double aspect living room and a third reception room along with a downstairs shower room.

Upstairs benefits from a master bedroom with an en suite shower room and three further bedrooms plus a generous family bathroom.

Total Floor Area: 162m² / 1743ft²

Plots 56, 78, 86







Ground Floor

Living Room 3.1m x 6.6m (10'2 x 21'7)

Kitchen 2.9m x 4.8m (9'6 x 15'9)

Playroom/Study 3.6m x 3.0m (11'9 x 9'10) **Dining Area** 5.3m max / 4.5m min x 4.1m (17'4 max / 14'9 min x 13'5)

Utility Room 2.0m x 1.7m (6'6 x 5'7)



First Floor

Bedroom 1 5.6m max / 4.7m min x 3.6m (18'4 max / 15'5 min x 11'9)

Bedroom 2 4.0m max / 3.1m min x 2.8m (13'1 max / 10'2 x 9'2) **Bedroom 3** 3.1m x 2.8m (10'2 x 9'2)

Bedroom 4 3.1m x 3.6m (10'2 x 11'9)

Admiral

Housetype H-4E.3

A spacious 4 bedroom detached home with a double garage. The entrance hall leads through to the large open plan living room and dining area and through to the kitchen/breakfast room with island and a separate utility room.

Upstairs, the main bedroom has an en suite bathroom and separate dressing area. There are three further double bedrooms and a family bathroom.

Total Floor Area: 161.7m² / 1740ft²

Plots 69, 72, 77, 79, 80, 83, 87, 88





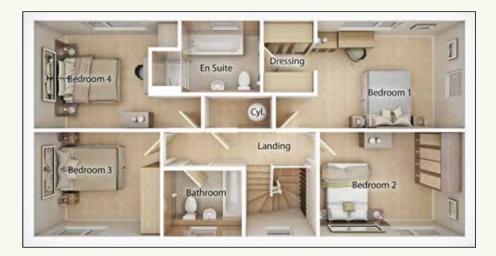


Ground Floor

Kitchen 4.1m x 4.1m (13'5 x 13'5)

Utility Room 2.5m x 2.0m (8'2 x 6'6) **Dining Area** 3.9m x 4.1m (12'9 x 13'5)

Living Room 4.2m x 6.3m (13'9 x 20'8)



First Floor

Bedroom 1 5.5m max/4.3m min x 3.1m (18'0 max/14'1 min x 10'2)

Bedroom 2 4.2m x 3.0m (13'9 x 9'10) **Bedroom 3** 3.7m x 3.0m (12'1 x 9'10)

Bedroom 4 4.9m max/3.3m min x 3.1m (16'1 max/10'10 min x 10'2)

Bramling

Our showhouse, a detached 3 bedroom home with double garage. The hallway leads through to the kitchen and a spacious living/dining room.

Upstairs, the master bedroom has an en suite shower room and there are two further bedrooms and a family bathroom.

Total Floor Area: 97.8m² / 1052ft²

Plot 5 (Our showhouse)







Ground Floor

Kitchen 2.7m x 3.0m (8'10 x 9'10)

Living Room 5.3m x 3.0m (17'4 x 9'10)

Dining Area 4.2m x 3.0m (13'9 x 9'10)



First Floor

Bedroom 1 3.0m x 4.3m (9'10 x 14'1)

Bedroom 2

3.7m max / 3.4m min x 3.0m (12'2 max / 11'2 min x 9'10)

Bedroom 3

2.1m x 3.0m (6'10 x 9'10)



A detached 3 bedroom home with garage. The hallway leads through to the kitchen and spacious living/dining room with large glazed doors leading to the garden.

Upstairs, the master bedroom has an en suite shower room. There are two further bedrooms and a family bathroom.

Total Floor Area: 97.8m² / 1052ft²

Plots 31, 34, 35, 40, 41







Ground Floor

Kitchen 2.7m x 3.0m (8'10 x 9'10)

Living Room 5.3m x 3.0m (17'4 x 9'10)

Dining Area 4.2m x 3.0m (13'9 x 9'10)





Bedroom 1 3.0m x 4.3m (9'10 x 14'1)

Bedroom 2

3.7m max / 3.4m min x 3.0m (12'2 max / 11'2 min x 9'10)

Bedroom 3 2.1m x 3.0m (6'10 x 9'10)

Horizon

A 3 bedroom chalet bungalow-style home, with garage. The entrance hall leads through to a large open-plan kitchen/dining room with a separate utility room. To the rear of the property is the master bedroom with a wetroom. On the opposite side of the hallway there is a separate spacious living room.

Upstairs there are a further two double bedrooms and a family bathroom.

Total Floor Area: 118m² / 1270ft²

Plots 26, 27, 28, 29, 70, 71, 81, 82







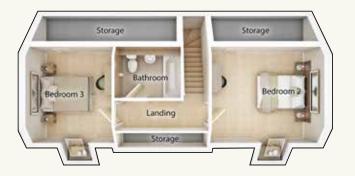
Ground Floor

Kitchen 4.6m x 2.7m (15'1 x 8'10)

Utility 2.5m x 1.9m (8'2 x 6'2) **Dining Area** 3.6m x 3.8m (11'9 x 12'5)

Living Room 4.0m x 6.4m (13'1 x 21'0)

Bedroom 1 4.5m x 2.9m (14'9 x 9'6)



First Floor

Bedroom 2

4.0m x 3.6m (head height above 1500 - 4.0m x 2.9m) 13'1 x 11'9 (head height above 1500 - 13'1 x 9'6)

Bedroom 3

3.1m x 3.6m (head height above 1500 - 3.1m x 2.9m) 10'2 x 11'9 (head height above 1500 – 10'2 x 9'6)

Harmony Housetype H-3C.5

A semi-detached 3 bedroom home with single garage. The ground floor comprises a hallway which leads through to the kitchen and open plan living/dining room with understairs store.

Upstairs the master bedroom has an en suite shower room and there are two further bedrooms plus a family bathroom.

Total Floor Area: 88.4m² / 951ft²

Plots 1, 2, 3, 4, 54, 55, 75, 76, 84, 85







Ground Floor

Kitchen 2.7m x 3.6m (8'10 x 11'9)

Living/Dining Area 5.3 max / 4.2 min x 4.6 max / 2.8 min (17'4 max / 13'9 min x 15'1 max / 9'2 min)



First Floor

Bedroom 1 3.0m x 4.0m (9'10 x 13'1)

Bedroom 2

3.0m x 3.1m max / 2.8 min (9'10 x 10'2 max / 9'2 min)

Bedroom 3

2.1m x 3.3m max / 2.8m min (6'10 x 10'10 max / 9'2 min)

Goldings

A detached 3 bedroom home with garage. The entrance hall leads to a generous sized living room and on the opposite side of the hallway is an open-plan kitchen/dining room.

Upstairs the master bedroom has an en suite shower room and a built-in store. There are two further bedrooms and a family bathroom.

Total Floor Area: 94m² / 1011ft²

Plots 6, 9, 73, 74

3 Bedrooms

2 Bathrooms

3 Toilets

R



Garage (Double garage to Plots 6 & 74)



Ground Floor

Kitchen/Dining Area 3.1m x 5.5m (10'2 x 18'0)

Living Room 3.1m x 5.5m (10'2 x 18'0)



First Floor

Bedroom 1 3.1m x 4.0m (10'2 x 13'1)

Bedroom 2 3.1m x 2.9m (10'2 x 9'6)

Bedroom 3 3.1m x 2.2m (10'2 x 7'2)



A semi-detached 2 bedroom home with single garage. The hallway leads through to the kitchen and open plan living/dining room with patio doors to the garden.

Upstairs, the master bedroom has an en suite shower room and there is a second double bedroom plus a family bathroom.

2 Bedrooms
2 Bathrooms
3 Toilets
Garage

Total Floor Area: 76m² / 818ft²

Plots 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 32, 33, 36, 37, 38, 39







Kitchen 2.4m max / 1.8m min x 3.7m (7'10 max / 5'10 min x 12'1)

Living/Dining Area

4.7m x 4.2m (15′5 x 13′9)



First Floor

Bedroom 1

3.8m max / 3.1m min x 3.5m max / 2.8m min (12'5 max / 10'2 min x 11'5 max / 9'2 min)

Bedroom 2

4.7m max / 3.6m min x 3.2m max / 2.7m min (15'5 max / 11'9 x 10'5 max / 8'10 min)



A semi-detached 2 bedroom home with a single garage. (Shared Equity Topaz has two car parking spaces instead of a garage). The hallway leads through to the kitchen and open-plan living/dining room. Upstairs there are two double bedrooms and a family bathroom.

Total Floor Area: 68.6m² / 738ft²

Plot 53







Ground Floor

Kitchen 3.7m x 1.9m (12'1 x 6'2)

Living/Dining Area 4.3m x 4.2m (14'1 x 13'9)



First Floor

Bedroom 1 4.3m x 3.0m max / 2.5m min (14'1 x 9'10 max / 8'2 min)

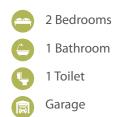
Bedroom 2 4.3m max / 3.1m min x 3.1m (14'1 max / 10'2 min x 10'2)



A detached 2 bedroom bungalow with a single garage. The central hallway leads to a large open-plan living/dining room and kitchen and through to a separate utility room. On the opposite side of the hall there are two double bedrooms and a family bathroom.

Total Floor Area: 76m² / 818ft²

Plot 30







Ground Floor

Kitchen 4.0m max / 3.8m min x 2.4 (13'1 max / 12'5 min x 7'10)

Utility Room 1.5m x 2.4m (4'11 x 7'10)

Living/Dining Area 4.1m x 5.6m (13'5 x 18'4)

Bedroom 1 3.6m x 4.0m max / 3.0m min (11'9 x 13'1 max / 9'10 min)

Bedroom 2 4.0m max / 3.4m min x 3.0m (13'1 max / 11'2 min x 9'10)

Cascade

A cleverly designed one bedroom flat with a single garage below with a car parking space. A private entrance leads up the stairs into an open-plan kitchen, dining and living room benefiting from a Juliet balcony. There is a separate double bedroom and bathroom.

Total Floor Area: 65.6m² / 706ft²

Plots 18, 19









Ground Floor

Kitchen / Dining / Living Area 4.5m max / 3.5m min x 5.7m (14'9 max / 11'5 min x 18'8)

Bedroom 3.2m x 3.4m (10′5 x 11′1)



A semi-detached 2 bedroom home with 2 car parking spaces. The entrance hall leads to the kitchen and living/dining room. Upstairs there are two bedrooms and a family bathroom.

Total Floor Area: 74m² / 796ft²

Plots 50, 51







Ground Floor

Kitchen 2.3m x 2.9m (7'6 x 9'6)

Living/Dining Area 4.5m x 3.9m (14'9 x 12'9)



First Floor

Bedroom 1 4.5m x 3.0m (14'9 x 9'10)

Bedroom 2 3.9m x 3.0m max / 2.1m min (12'9 x 9'10 max / 6'10)

Sonnet (Shared Equity) Housetype (SE) H-3A.1

A semi-detached 3 bedroom home with two car parking spaces. The hallway leads to the kitchen and open-plan living/dining room. Upstairs there is a generous master bedroom, two further bedrooms and a family bathroom.

Total Floor Area: 93.2m² / 1003ft²

Plots 67, 68





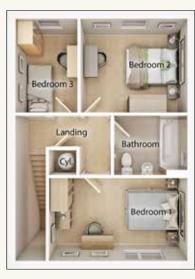


Ground Floor

Kitchen

3.5m max / 2.9m min x 3.8m (11'5 max / 9'6 min x 12'5)

Living/Dining Area 5.2m x 4.1m (17'0 x 13'5)



First Floor

Bedroom 1 4.1m x 2.7m (13'5 x 8'10)

Bedroom 2 3.5m x 3.1m (11'5 x 10'2)

Bedroom 3 3.1m x 2.0m (10'2 x 6'6)

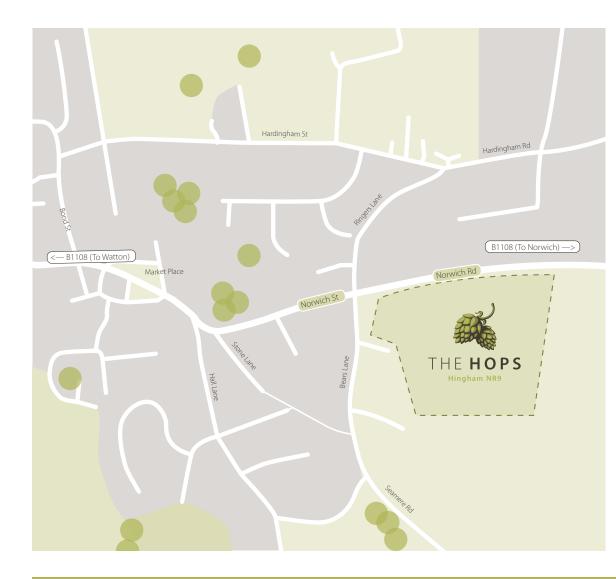
Building a reputation for high quality and customer service

Previous developments:











Travel Distances by Road

Bury St Edmunds32 miles / 49 minsCambridge52 miles / 1 hr 9 minsDereham11 miles / 20 minsIpswich51 miles / 1 hr 12 minsKings Lynn36 miles / 55 minsNorwich16 miles / 32 minsAttleborough6 miles / 10 mins

By Rail From Norwich (Approx.)

Cambridge	1 hr 10 mins
Ipswich	1 hr 12 mins
London Liverpool St.	1 hr 50 mins
Peterborough	1 hr 30 mins
Great Yarmouth	33 mins

The Hops Showhouse & Marketing Suite Norwich Road Hingham NR9 4LS M: 07496 957 798

E: hops@abelhomes.co.uk

www.abelhomes.co.uk



Abel Homes Limited Neaton Business Park (North) Norwich Road Watton IP25 6JB

T: 01953 884486 | E: sales@abelhomes.co.uk Open Monday-Friday, 9am-5.30pm



This brochure is a guide to help you get a feel for the type of homes we are provided as a guide only. Our customer team are on hand to talk you through the process at every step. Times and distances are estimated using theaa.com/route-planner