



HOPKINS
HOMES

BLYTH VALE

Halesworth ~ Suffolk

Traditionally designed 2, 3 & 4 bedroom homes



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





HOPKINS
HOMES

WELCOME TO
BLYTH VALE
by Hopkins Homes



Blyth Vale offers an outstanding collection of 2, 3 & 4 bedroom stylish new homes in the picturesque Suffolk town of Halesworth.

Less than 10 miles from the Suffolk Heritage Coastline and with the perfect blend of glorious scenery and convenience of a thriving market town, Blyth Vale boasts a thoughtfully designed range of properties consisting of charming 2 bedroom cottages, 3 & 4 bedroom traditional family homes and 2 & 3 bedroom bungalows. With 14 exciting designs available, there are styles and sizes to suit a wide range of buyers and individual tastes.

So, whether you are a busy young professional, have a growing family or are looking to downsize, at Blyth Vale your dream new home can become a reality.

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



“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



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





A commitment to excellence

When choosing a property at Blyth 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 and materials.



Hopkins Homes are multi award-winning house builders known for creating exceptional properties full of charm and style. The superior homes at Blyth Vale remain true to this ethos; these are homes designed to meet the needs of modern living without compromising their aesthetic appeal.

At Blyth Vale, the homes have been designed 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.



Beautiful homes in a stunning location

Blyth Vale is located in the charming historic market town of Halesworth, nestled in stunning countryside and with the famous Suffolk Heritage Coast, a designated area of outstanding natural beauty, a short drive away.

Steeped in the history of brewing, malting and agriculture, Halesworth is the perfect mix of old and new, all under wonderfully wide Suffolk skies, making Blyth Vale the perfect place to call home.

The Thoroughfare offers a plethora of shopping experiences with specialist independent shops selling local produce, clothes, gifts, crafts and flowers amongst a splendid selection of cafés, restaurants and delis. The Market Place hosts the weekly outdoor market and other events throughout the year including Farmers Garden, Food & Drink Markets and the popular Antiques Street Market held every August Bank Holiday.

For eating out, Halesworth is home to The Angel which serves Italian cuisine in its' Cleone's restaurant whilst The White Hart prides itself on serving local produce. A game of petanque can be enjoyed at The Triple Plea or for a typical traditional British pub The White Swan is the place to go.

Halesworth has the largest millennium Green in the country and is on the National Cycle Route 1 for those who wish to keep

fit and active as well as Halesworth Golf Club which offers 27 holes. For a more sedate activity there is a splendid museum and a library along with The Cut Arts Centre which offers music, theatre, dance performances and workshops.

The nearby quintessential seaside towns of Southwold, Walberswick, Thorpeness and Aldeburgh are sure to become favourite destinations for a quick car journey to enjoy fish & chips by the sea, picnics on the beach, heathland and coastal walks, the renowned RSPB Minsmere Nature Reserve or the world famous concert hall at Snape Maltings. From your new home at Blyth Vale, you will be spoilt for choice for things to do, see and enjoy!

Within easy reach of Blyth Vale are two primary schools whilst in nearby Bungay, Bungay High School caters for students from age 11 to 18. Further education facilities are in Ipswich and Norwich, both easily reached by rail and road. The A12, the main route through East Suffolk, is just 4 miles away and offers superb connections either north to Norwich or south to Ipswich, where it links to the A14 through to Cambridge and the Midlands, or continues south to London. A 12 minute walk from Blyth Vale brings you to Halesworth train station providing an easy commute to Ipswich and Norwich. London Liverpool Street can be reached in a fraction over 2 hours.



Southwold Pier

Award-winning Hopkins Homes

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

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
Prospects Place, Framlingham
- NHBC Pride in the Job Award
St George's Park, Needham Market
Kingley Grove, Melbourn

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

2009

- What House? Bronze Award
- What House? Bronze Award
Best Renovation
- NHBC Seal of Excellence Award





A specification of the highest quality

Kitchens

- Choice of kitchen cupboards and worktops*
- Oven, hob and hood 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 where applicable
- 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
- Roca white sanitaryware throughout with chrome-effect mixer taps plus white bath panel and matching seat
- Outside tap to certain plots

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*
- Tile trim 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
- Internal walls painted



*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 Homes developments.

BLYTH VALE

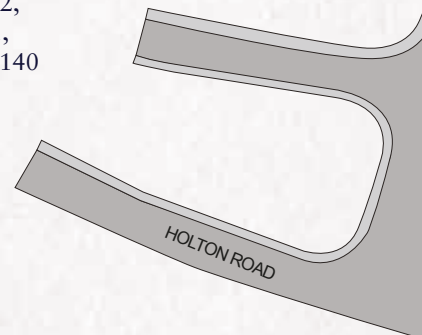
Halesworth ~ Suffolk



- Holton**
Plots 1, 32, 35(h), 54, 62(h), 63(h), 67(h), 70(h) & 72(h)
- Walpole**
Plots 19, 20(h), 41(h), 42, 105(h), 106, 107(h), 108, 119, 120(h), 146, 147(h), 151(h), 152 & 154
- Broadway**
Plots 21, 22(h), 25, 26, 44, 45(h), 94, 97(h), 98(h), 99, 100(h) & 148(h)
- Elmham**
Plots 23, 24(h), 95(h), 101 & 123
- Linstead**
Plots 27, 96(h), 103(h), 104, 113(h), 114, 115(h), 116, 121, 122(h), 143, 144 & 145
- Brampton**
Plots 28, 29, 30, 109, 110(h), 111, 112(h), 117 & 118(h)
- Henham**
Plots 31, 60, 61, 68, 69(h) & 158(h)
- Bramfield**
Plots 33, 34(h), 52(h), 53, 55, 56(h), 59, 64, 65(h), 66, 71, 141, 142(h), 156 & 157

- Thorington**
Plots 36, 37, 48(h) & 49
- Blythburgh**
Plots 38, 39(h), 57 & 150
- Sibton**
Plots 40, 43(h) & 58(h)
- Reydon**
Plots 46, 51(h), 102 & 149
- Blyford**
Plots 47 & 50(h)
- Darsham**
Plots 153 & 155
- Affordable Housing**
Plots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139 & 140

- C/S Denotes Cycle Store
- R/S Denotes Refuse Store
- S/S Denotes Sub Station
- P/S Denotes Pumping Station
- POS Denotes Public Open Space
- ∨ ∨ Denotes Swales
- ⌊ Denotes Attenuation Basin





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 for indication only.

Walpole

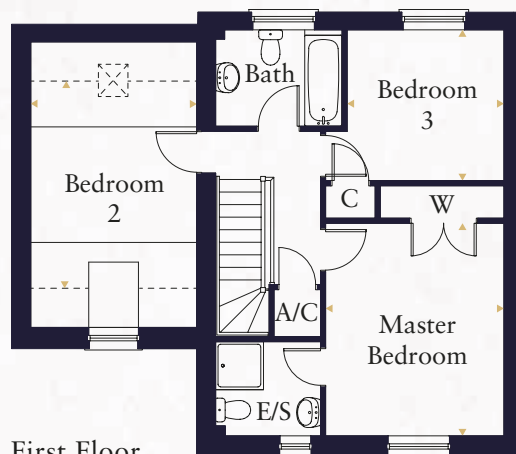
Plots 19, 20(h), 41(h), 42, 105(h), 106, 107(h), 108, 119, 120(h), 146, 147(h), 151(h), 152 & 154



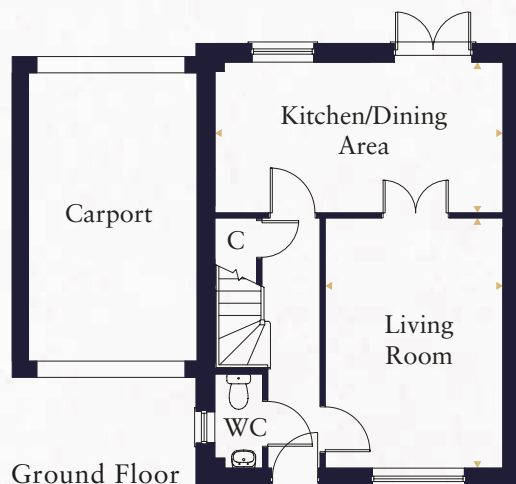
Computer generated image indicative only. External finishes and appearance will vary.

Kitchen/Dining Area	5.395m x 2.820m	17'9" x 9'3"
Living Room	4.682m x 3.331m	15'4" x 10'11"
Master Bedroom	3.978m x 3.331m	13'1" x 10'11"
Bedroom 2	4.044m x 3.110m	13'3" x 10'3"
Bedroom 3	2.927m x 2.824m	9'7" x 9'3"

* Living Room has additional window in plots 108 & 146.
 — Indicates reduced head height.
 --- Indicates reduced head height below 1.5m
 ☒ Velux window.



First Floor



Ground Floor

Broadway

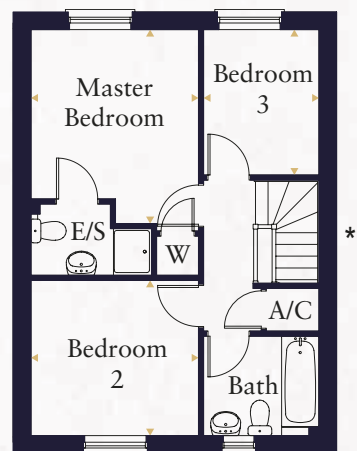
Plots 21, 22(h), 25, 26, 44, 45(h), 94, 97(h), 98(h), 99, 100(h) & 148(h)



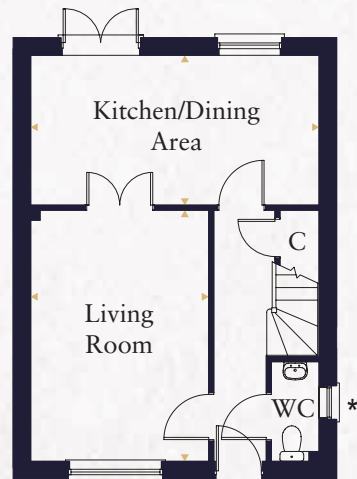
Computer generated image indicative only. External finishes and appearance will vary.

Kitchen/Dining Area	5.395m x 2.805m	17'9" x 9'3"
Living Room	4.697m x 3.329m	15'5" x 10'11"
Master Bedroom	3.627m x 3.136m	11'11" x 10'4"
Bedroom 2	3.136m x 2.904m	10'4" x 9'6"
Bedroom 3	2.721m x 2.159m	8'11" x 7'1"

* WC has no window in plots 26 & 97(h).
 ** Staircase has a window on the first floor in plots 98(h) & 148(h).



First Floor



Ground Floor

BLYTH VALE by HOPKINS HOMES

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Elmham

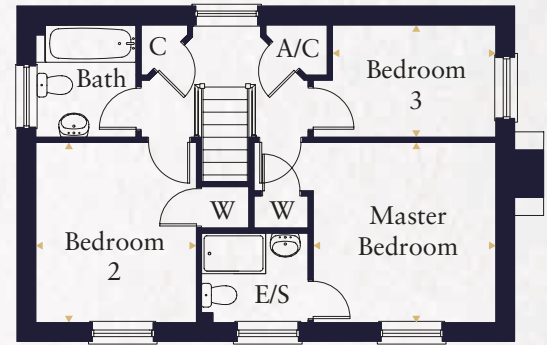
Plots 23, 24(h), 95(h), 101 & 123



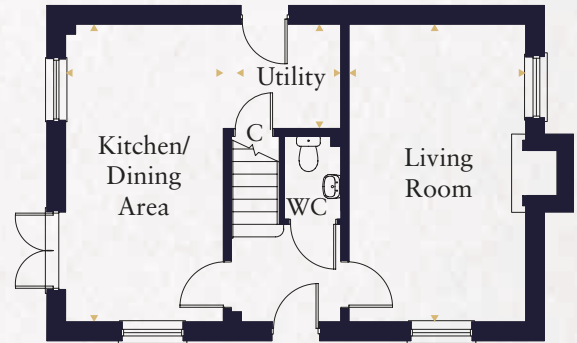
Computer generated image indicative only. External finishes and appearance will vary.

Kitchen/Dining Area	5.572m x 2.950m	18'4" x 9'8"
Living Room	5.572m x 3.310m	18'4" 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 2.100m	10'1" x 6'11"

Due to the multiple variations to door and window positions within this house type, please refer to the plot specific drawing in the sales office.



First Floor



Ground Floor

Linstead

Plots 27, 96(h), 103(h), 104, 113(h), 114, 115(h), 116, 121, 122(h), 143, 144 & 145



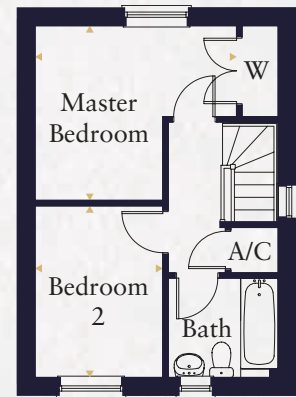
Computer generated image indicative only. External finishes and appearance will vary.

Kitchen	2.755m x 2.285m	9'0" x 7'6"
Living/Dining Area	4.547m x 3.731m	14'11" x 12'3"
Master Bedroom	3.772m x 3.271m	12'5" x 10'9"
Bedroom 2	3.213m x 2.390m	10'7" x 7'10"

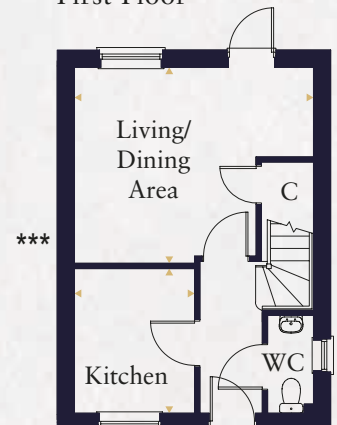
* WC has no window in plots 27(h), 96, 121(h), 144(h) & 145(h).

** No first floor staircase window in plots 27(h), 96, 121(h), 144(h) & 145(h).

*** Living/Dining Area has window in plots 27(h), 96 & 145(h).



First Floor



Ground Floor

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Brampton

Plots 28, 29, 30, 109, 110(h), 111, 112(h), 117 & 118(h)

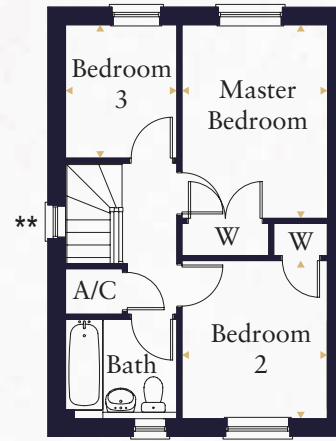


Computer generated image indicative only. External finishes and appearance will vary.

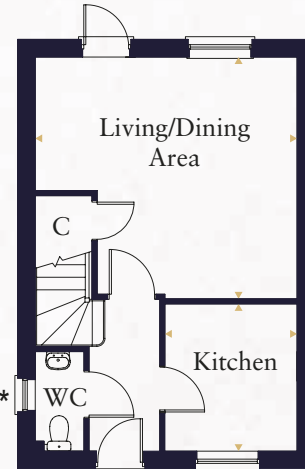
Kitchen	2.755m x 2.475m	9'0" x 8'1"
Living/Dining Area	4.899m x 4.525m	16'0" x 14'10"
Master Bedroom	3.624m x 2.725m	11'11" x 8'11"
Bedroom 2	2.960m x 2.725m	9'9" x 8'11"
Bedroom 3	2.497m x 2.083m	8'2" x 6'10"

* WC has no window in plots 28 & 29.

** No first floor staircase window in plots 28 & 29.



First Floor



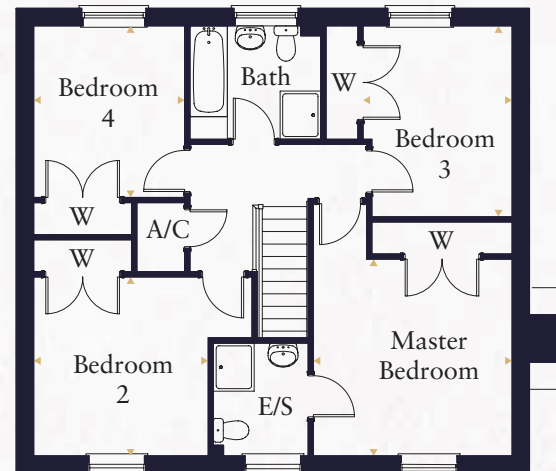
Ground Floor

Thorington

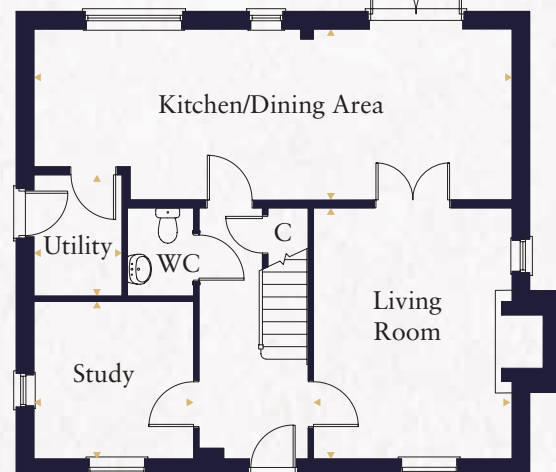
Plots 36, 37, 48(h) & 49



Kitchen/Dining Area	8.948m x 3.199m	29'5" x 10'6"
Living Room	4.698m x 3.716m	15'5" x 12'2"
Utility	2.268m x 1.650m	7'5" x 5'5"
Study	2.949m x 2.987m	9'8" x 9'10"
Master Bedroom	3.716m x 3.680m	12'2" x 12'1"
Bedroom 2	3.348m x 3.262m	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"



First Floor



Ground Floor

BLYTH VALE by HOPKINS HOMES

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Blythburgh

Plots 38, 39(h), 57 & 150

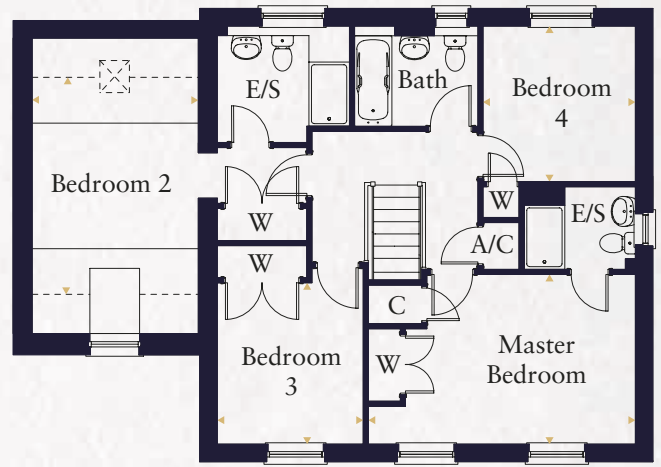


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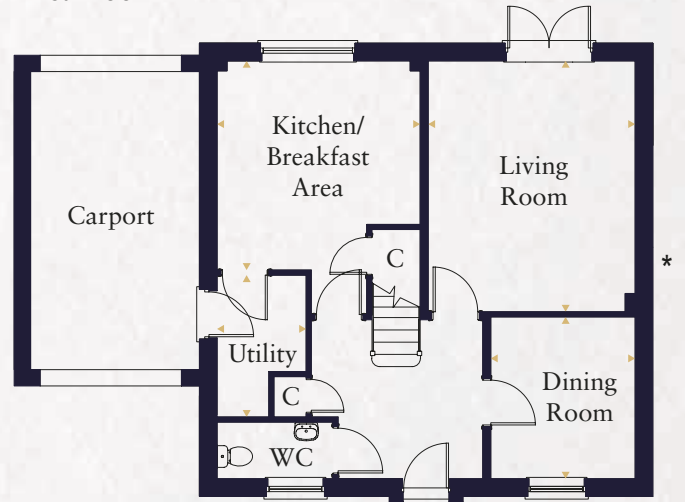
Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"
Living Room	4.698m x 3.873m	15'5" x 12'9"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Utility	2.653m x 1.667m	8'8" x 5'6"
Master Bedroom	4.997m x 3.174m	16'5" x 10'5"
Bedroom 2	4.060m x 3.111m	13'4" x 10'3"
Bedroom 3	3.017m x 2.730m	9'11" x 9'0"
Bedroom 4	2.912m x 2.850m	9'7" x 9'4"

Master Bedroom en-suite has no window in plot 150.
* Living Room has a window in plot 57.

— Indicates reduced head height.
--- Indicates reduced head height below 1.5m.
⊞ Velux window.



First Floor



Ground Floor

Sibton

Plots 40, 43(h) & 58(h)

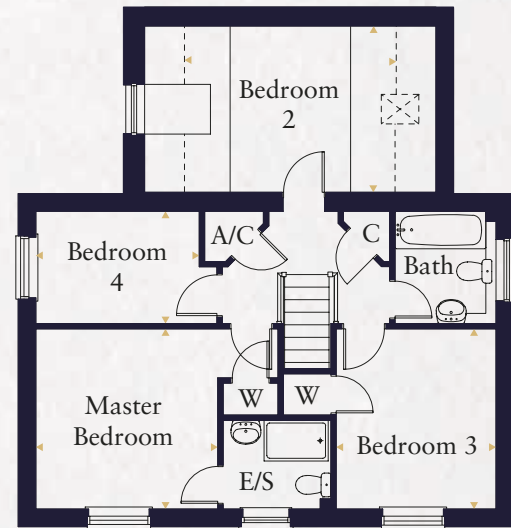


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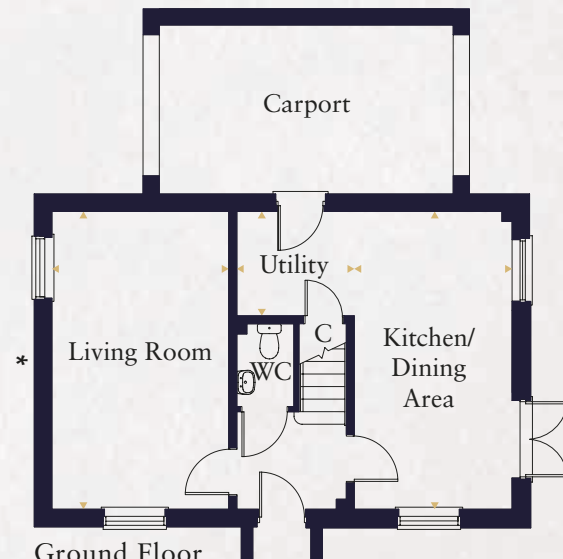
Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Living Room	5.572m x 3.309m	18'3" x 10'10"
Utility	2.200m x 1.950m	7'3" x 6'5"
Master Bedroom	3.405m x 3.375m	11'2" x 11'1"
Bedroom 2	3.962m x 3.111m	13'0" x 10'3"
Bedroom 3	3.375m x 2.990m	11'1" x 9'10"
Bedroom 4	3.058m x 2.100m	10'0" x 6'11"

* Living Room has full chimney and open fireplace in plot 58(h).
— Indicates reduced head height.

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



First Floor



Ground Floor

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Reydon

Plots 46, 51(h), 102 & 149

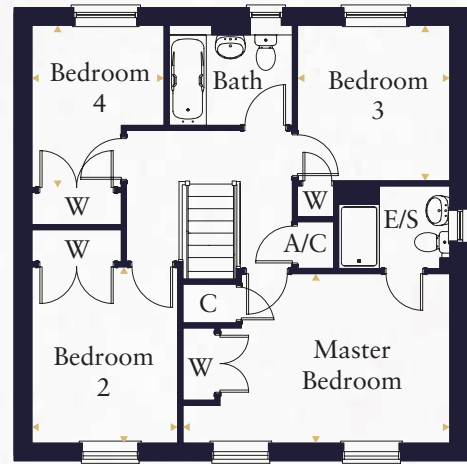


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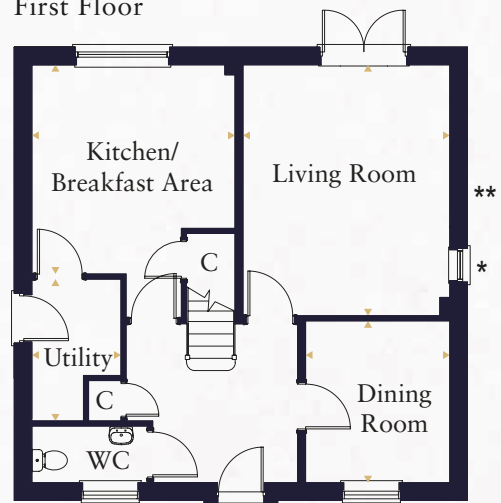
Kitchen/Breakfast Area	3.915m x 3.800m	12'10" x 12'6"
Living Room	4.698m x 3.873m	15'5" x 12'9"
Dining Room	3.029m x 2.700m	9'11" x 8'10"
Utility	2.653m x 1.667m	8'8" x 5'6"
Master Bedroom	4.997m x 3.174m	16'5" x 10'5"
Bedroom 2	3.299m x 2.730m	10'10" x 9'0"
Bedroom 3	2.912m x 2.850m	9'7" x 9'4"
Bedroom 4	3.037m x 2.473m	10'0" x 8'1"

* Living Room has no window in plots 46 & 149.

** Living Room has full chimney and an open fireplace in plot 102.



First Floor



Ground Floor

Darsham

Plots 153 & 155



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

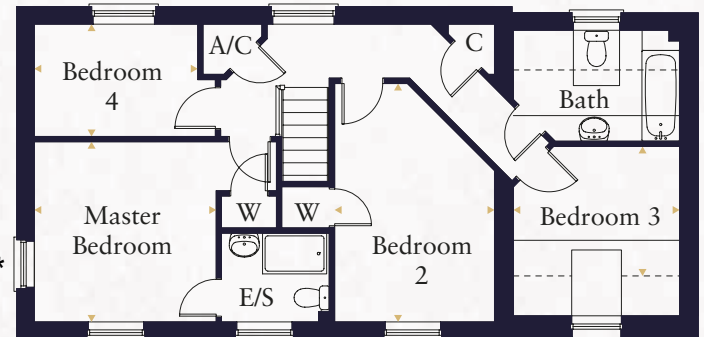
Kitchen/Dining Area	5.572m x 2.950m	18'4" x 9'8"
Living Room	5.572m x 3.309m	18'4" x 10'10"
Utility	2.200m x 1.950m	7'3" x 6'5"
Master Bedroom	3.404m x 3.375m	11'2" x 11'1"
Bedroom 2	4.462m x 2.990m	14'8" x 9'10"
Bedroom 3	3.110m x 2.610m	10'3" x 8'7"
Bedroom 4	3.058m x 2.100m	10'0" x 6'11"

* Living Room and Master Bedroom have no additional window in plot 155.

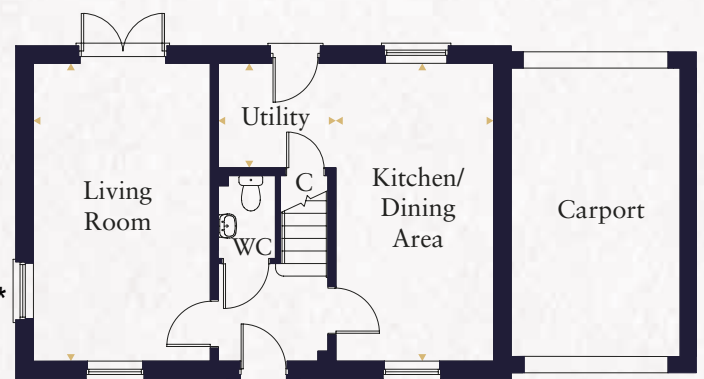
— Indicates reduced head height.

--- Indicates reduced head height below 1.5m.

⋮ Velux window.



First Floor



Ground Floor

BLYTH VALE by HOPKINS HOMES

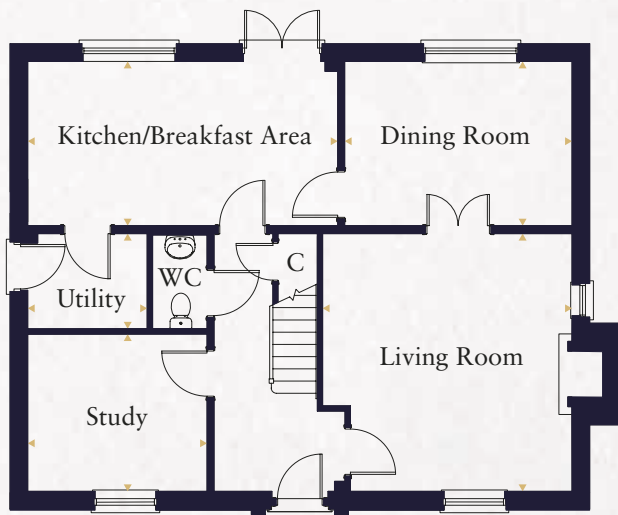
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Blyford

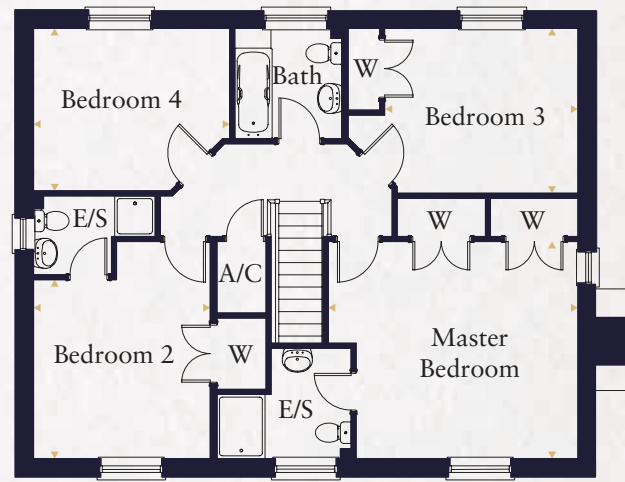
Plots 47 & 50(h)



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



Ground Floor



First Floor

Kitchen/Breakfast Area	5.800m x 3.075m	19'1" x 10'1"
Living Room	4.823m x 4.668m	15'10" x 15'4"
Dining Room	4.255m x 3.075m	14'0" x 10'1"
Utility	2.235m x 1.975m	7'4" x 6'6"
Study	3.355m x 2.747m	11'0" x 9'0"
Master Bedroom	4.670m x 4.060m	15'4" x 13'4"
Bedroom 2	3.345m x 3.304m	11'0" x 10'10"
Bedroom 3	3.618m x 3.083m	11'10" x 10'1"
Bedroom 4	3.670m x 3.038m	12'1" x 10'0"

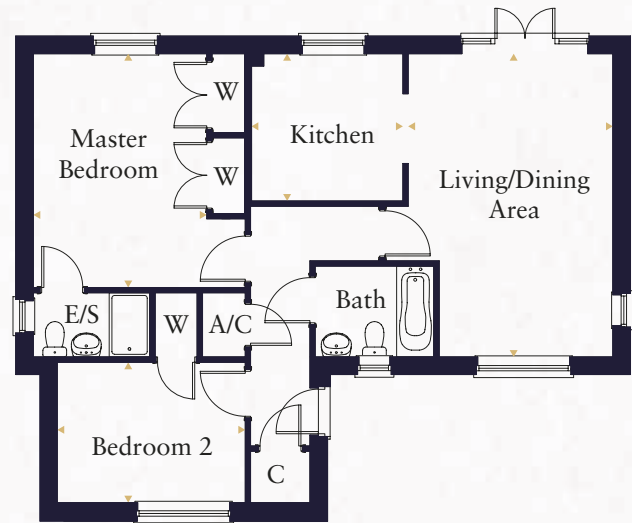
◀ Indicates where measurements have been taken from. Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearances will vary, please refer to plot specific drawing in sales office. Plans are indicative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

Holton

Plots 1, 32, 35(h), 54, 62(h), 63(h), 67(h), 70(h) & 72(h)



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



Ground Floor

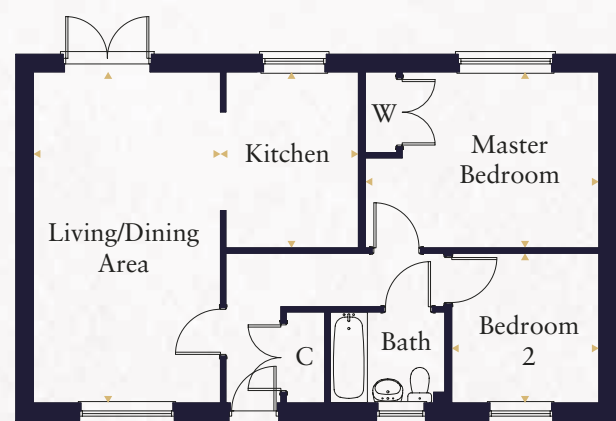
Kitchen	2.830m x 2.755m	9'3" x 9'1"
Living/Dining Area	5.675m x 3.830m	18'8" x 12'7"
Master Bedroom	4.375m x 3.245m	14'4" x 10'8"
Bedroom 2	3.515m x 2.625m	11'6" x 8'7"

Bramfield

Plots 33, 34(h), 52(h), 53, 55, 56(h), 59, 64, 65(h), 66, 71, 141, 142(h), 156 & 157



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



Ground Floor

Kitchen	3.293m x 2.481m	10'10" x 8'2"
Living/Dining Area	6.193m x 3.500m	20'4" x 11'6"
Master Bedroom	4.369m x 3.293m	14'4" x 10'10"
Bedroom 2	2.800m x 2.753m	9'2" x 9'0"

Due to the multiple variations to door and window positions within this house type, please refer to the plot specific drawing in the sales office.

Henham

Plots 31, 60, 61, 68, 69(h) & 158(h)



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



Ground Floor

Kitchen	5.240m x 3.610m	17'2" x 11'10"
Living/Dining Area	5.850m x 5.007m	19'2" x 16'5"
Master Bedroom	4.108m x 3.945m	13'6" x 12'11"
Bedroom 2	3.912m x 2.667m	12'10" x 8'9"
Bedroom 3	3.403m x 2.847m	11'2" x 9'4"

Master Bedroom window is replaced with a bay window in plots 60 & 61.

◀ 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.



**HOPKINS
HOMES**

BLYTH VALE

Halesworth ~ Suffolk



Area map



Local map

Maps not to scale

Travel times and distances

By road to:

Southwold	8.4 miles
Aldeburgh	17.1 miles
Lowestoft	18.4 miles
Norwich	24.6 miles
Ipswich	31.0 miles
Norwich International Airport	31.3 miles
London Stansted Airport	81.3 miles
Central London	116 miles

By rail to:

(From Halesworth train station - 0.6 miles from Blyth Vale)

Ipswich	55 mins
Norwich	1 hr 22 mins
London Liverpool Street	2 hrs 12 mins

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

Postcode for Sat Nav use: IP19 8JX

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Telephone: 01394 446800 Fax: 01394 389605

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