canary quay

Intermediate Rent Scheme

Norfolk's Cultural Verve

Norwich offers a lifestyle that both leads the way and sets the pace in Norfolk's cultural verve.

The city bustles with creativity, flourishing entrepreneurship and cutting-edge research as well as connectivity, the beautiful countryside and fabulous coastline beyond.

It's a historic city, with a distinctly modern attitude. From the Norman castle and famous cathedral to the Forum, built to mark the new millennium, the city is packed with eye-catching architecture that spans the centuries, creating an endlessly fascinating backdrop to modern living.

Founded on the River Wensum, Norwich was once an important trade route. Today, the river is once again breathing life into the city, and offering you a unique lifestyle.

Riverside living in an ever-evolving city.

Welcome to #newnorwich

The UK's largest open air market, running for over 900 years

Welcome to Canary Quay

Intermediate Rent Scheme

Dynamic landmark architecture
Modern living space

Located on the banks of the River Wensum, Canary Quay is the newest and most exciting riverside mixed-use development in Norwich.

A collection of four unique buildings that offer contemporary design and desirable riverside city living with a collection of 323 meticulously designed one and two bedroom apartments with elegantly finished living spaces, many of which have views over the River Wensum. The communal grounds are extensive and include a new river walkway and moorings, so you can enjoy the perfect balance of quiet seclusion and bustling city life.

At Broadland Housing we believe everyone deserves a home that meets their needs. Rent at Canary Quay with our Intermediate Rent* scheme that offers a 20% subsidy on the rental market value, enabling you to live and work in the city, reduce commuting time and save money for a deposit whilst living at Canary Quay.

You will also benefit from Broadland Housing being your landlord, our highly reputable and well established complete management and repairs service applies to all Intermediate Rent tenants.

At Broadland Housing we do more than build modern, high quality living environments, our business is about people, helping to create thriving effective communities.

Contact one of our experienced advisors to discover your rental options at Canary Quay.

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*Intermediate Rent scheme is subject to terms and conditions, maximum household income of £80,000 per year for tenant application.

BROADLAND HOUSING

Space to live

The impressive facades with their modern lines and symmetric cladding stand proudly amongst stunning landscaped gardens. The lower levels will provide premium facilities designed to initiate local businesses, creating a unique hub of activity.

The apartments at Canary Quay are beautiful and unique to this development, designed to offer light-flooded open plan living spaces. High quality Symphony kitchens combine functionality and crisp modern design in each new home. From the chrome ironmongery to the porcelain bathroom suites, every detail of these apartments is carefully considered and designed for the modern home owner, reflecting the elegance of the architect's vision.

One of Norwich's most talked about developments, Canary Quay is a mixed tenure scheme of residential and commercial spaces located on the banks of the River Wensum. The result of an in-depth design process and a detailed exploration of every aspect of building design, construction and performance. Designed by renowned architectural practice Ingleton Wood, the result is a series of striking buildings that are finished to the most exacting of specifications, set within a superb riverside living environment, delivering high living standards.

The development

Room to breathe

Canary Quay provides an escape from the day-to-day routine, with communal recreation areas there is plenty of room to relax and enjoy the river views and fresh air in the peaceful gardens while you make space for the important things in life.

Norwich's tech sector contributes roughly £165 million a year to the UK economy

Broadland Housing

The flagship development of the Broadland Housing Group, Canary Quay is designed to create a unique community and enhance the growing Riverside community in the city of Norwich.

This modern development is the result of several years of planning and design, providing a total of 323 homes with a mixed tenure of open market, low cost home ownership and affordable rent 1 and 2 bedroom high quality apartments.

Working closely with the Broads Authority, Broadland Housing has set out to protect the natural habitats on the riverbank to ensure the future sustainability of the Canary Quay scheme in this beautiful location.

"We're very excited – this is the final piece in the jigsaw in the redevelopment of this area.

We're looking forward to delivering this full mixed tenure scheme that will not only provide much needed homes, but also enhance people's lives in our fine city of Norwich."

Andrew Savage
Executive Development Director

Riverside

Living next to the river has a charm, a tranquillity and escapism that enchants the soul itself. From taking relaxing riverside walks to watching the river activity from the landscaped gardens, peace and quiet can easily be found within this new riverside community.

For those with a more active desire, the river offers direct access to the stunning Southern Broads by boat or canoe. Enjoy the famous Norfolk skies and be surrounded in wildlife in just a few minutes up river. Venture into the city itself on the river and take in the historical sites of the city as you paddle through the winding waterway, stopping off at the many riverside public houses along the way.

City apartment living that offers healthy outdoor living to enjoy, Canary Quay delivers a closer-to-nature lifestyle that redefines riverside living.

Enjoy more than 190 miles of public footpaths along the Norfolk Broads

city living

Live, work, play

Norwich is the only city in the UK located within a National Park, the Norfolk Broads, with over 125 miles of navigable lock-free waterways, stunning skies and open space.

The city, one of the country's most vibrant and cosmopolitan capitals, offers a lifestyle that both leads the way and sets the pace in Norfolk's cultural verve. The first city in the UK to be named a UNESCO City of Literature, Norwich is also home to an open-air market, quirky independent shops, restaurants, cinemas, galleries, theatres, cafes, bars, live music venues, pubs and clubs – which is why Norwich is ranked in the Top 10 shopping cities in the country.

With an incredibly diverse range of independent businesses and thriving food and drink scene, the city is also home to the headquarters of several national brands including Virgin, Aviva, Kettle Foods and Naked Wines, contributing to Norwich being voted the happiest place to work in the UK, 2016. With a growing international reputation for world-changing research, the joint venture at the Norwich Research Park between the UEA and the Norfolk and Norwich University Hospital includes scientists that are amongst the top 1% of the world's most highly cited.

Home to both the Norwich University of the Arts and the University of East Anglia, a Top 15 UK University and ranked Top 200 world-wide, and Norwich School, the region's top independent school, quality education in Norwich is in abundance.

A nexus for fashion, street life, entertainment, arts & culture

Norwich & Norfolk

Norwich is perfectly positioned for exploring the great outdoors.

In addition to the Norfolk Broads, the largest lowland pine forest in Britain can be found at Thetford, with an expansive 47,000 acres of woodland to explore just 50 minutes from Canary Quay.

The famous and mesmerising North Norfolk coastline boasts hundreds of miles of pristine unspoilt rustic beaches, coastal walks, historic estates and hidden villages to discover. With recent investment in transport infrastructure, this stunning designated Area of Outstanding Natural Beauty can be reached in just 45 minutes.

Transport

From A to B
Here, there and everywhere

Canary Quay is situated half a mile from Norwich central railway station, within a 10 minute walk from your home, you can arrive at London Liverpool Street in just 1hr 50mins. With superb access to a main road network, by car the A11, A47 and A146 can be reached within 5 minutes.

Within a 7 minute walk you can discover cinemas, eateries, bowling and bars at the Riverside Leisure Complex, or stroll over to the city centre for some award-winning retail therapy in the city centre, only a 15 minute walk from your home.

Cycling is a pleasure in Norwich with an abundance of cycle paths and routes winding their way through the city with ease. From Canary Quay you can be in the city centre in a mere 5 minutes ride from your front door and Whitlingham Park in 12 minutes.

Travel with ease using the public transport network in the city, with over 100 bus routes available to use at your leisure you can travel to the city centre, UEA, surrounding districts and villages, the North Norfolk coast and more in under an hour.

Home to its own International Airport, travelling further afield is easy and convenient with direct flights available to Italy, France, Spain, Greece, Germany and even Lapland to name just a few, located just 15 minutes drive from your home at Canary Quay.

Norwich
NUA
Cathedral
A147
Cathedral
Theatre
Castle
Forum
Castle Mall
A147
Thorpe Hamlet
intu Chapelfield
Riverside Retail Park
UEA
Science Park
A11
A147
Carrow Road Stadium
City College Norwich
canary quay
A11
A147
Daniels Rd
Ipswich Rd
A146
A146
Trowse Newton
A47
Norwich Southern Bypass
Norwich Station
Rosary Rd
Stracey Rd
Odeon IMAX Cinema
Lower Clarence Rd
Cedar Rd
Riverside Retail Park
Koblenz Ave
A124
A1242
Carrow Rd
Riverside Leisure Centre
Cozens Rd
Carrow Road Stadium
Kerrison Rd
Geoffrey Watling Way
King St
Hardy Rd

Specification

Your home at Canary Quay will benefit from carefully curated materials and finishes in a palette of neutral colours

Kitchen

- Contemporary Symphony Woodbury range kitchen units
- Premium laminate Symphony worktops in Cinnamon with 95mm Upstand
- Stainless steel splashback
- Blanco inset stainless steel 1.5 bowl sink, mixer tap & drainer
- Hard-wired Aico Heat Alarm & Hush with battery
- Forbo vinyl flooring in Larice Grey

Bathroom

- Twyfords bath with chrome plated Bristan bath mixer tap, shower screen
- Twyfords washbasin with Bristan mixer tap
- Twyfords premium white toilet pan floorstanding back-to-wall WC with concealed chrome flush plate
- Bath surrounds completely tiled to ceiling with Johnstone Fossil matt tiles
- Forbo vinyl sheet flooring
- Stelrad chrome towel rail

External

- Security lighting
- External CCTV to circulation areas and pedestrian entrance/exit to car park
- Residents' bicycle stores
- Extensive communal garden areas

General

- Security front doors
- Ceilings & walls finished with a tape & jointed finish
- Internal doors with satin finish door handles
- Low energy LED downlights and Hager pendants
- Contemporary Light Grey carpeting throughout
- Flush mounted application plug sockets in open plan living spaces and bedrooms
- Optional allocated secure parking to selected 2 bedroom apartments based on annual lease
- Free lifetime membership to Norwich Car Club with 5 hours free car use (hourly rental charges apply thereafter)

Entrance Lobby

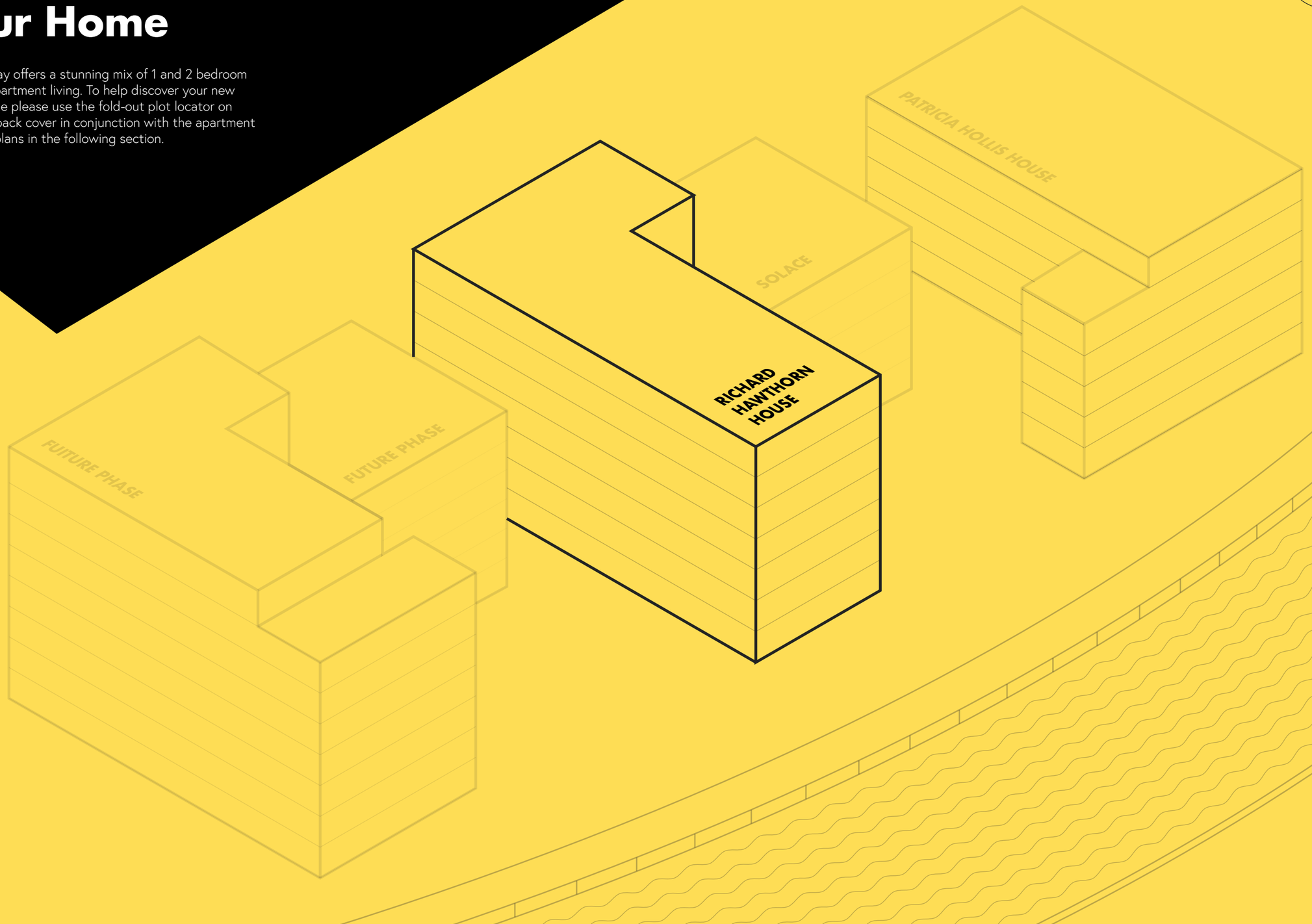
- Security-controlled door with video-intercom with smartcard-controlled access
- Non-slip premium floor coverings (carpet tiles) to staircases and communal/circulating areas
- White painted walls, skirting and architraves
- PIR automatic sensor lights in all corridors and stairwells

Photographs of Canary Quay show apartment, please refer to your sales consultant.

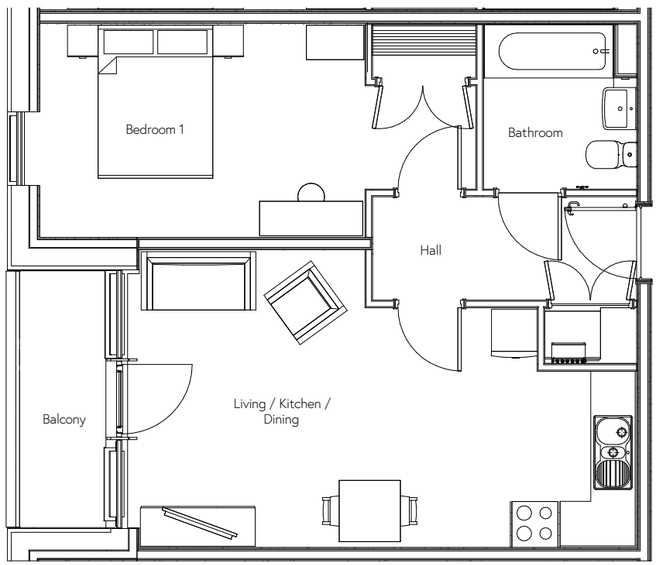
innersimplicity.

Finding Your Home

Canary Quay offers a stunning mix of 1 and 2 bedroom riverside apartment living. To help discover your new rented home please use the fold-out plot locator on the inside back cover in conjunction with the apartment type floor plans in the following section.



Type A1



Plots

RICHARD HAWTHORN HOUSE

104 | 204 | 205 | 304 | 305 | 404 | 405 | 504| 505 | 604 | 605 | 704 | 705

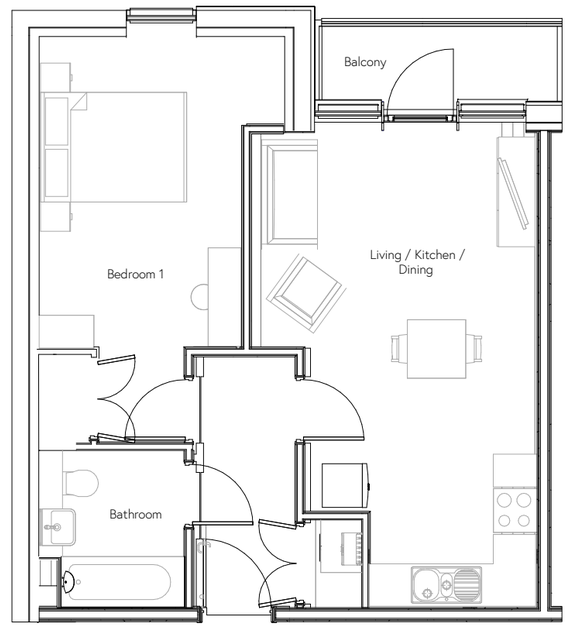
Total sqm – 48.89m²/526sq ft

Living/Kitchen/Dining	6650mm (max) x 3870mm (max) | 21'8" x 12'7"
Bedroom	5700mm (max) x 2780mm | 18'7" x 9'1"

Please note
Dimensions are exclusive of balcony or terrace.

Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Room dimensions are plus/minus 100mm.

Type A3



Plots

RICHARD HAWTHORN HOUSE

601

Total sqm – 49.20m²/529sq ft

Living/Kitchen/Dining	6650mm (max) x 3940mm (max) | 21'8" x 12'9"
Bedroom 1	5550mm x 3350mm (max) | 18'2" x 10'9"

Please note
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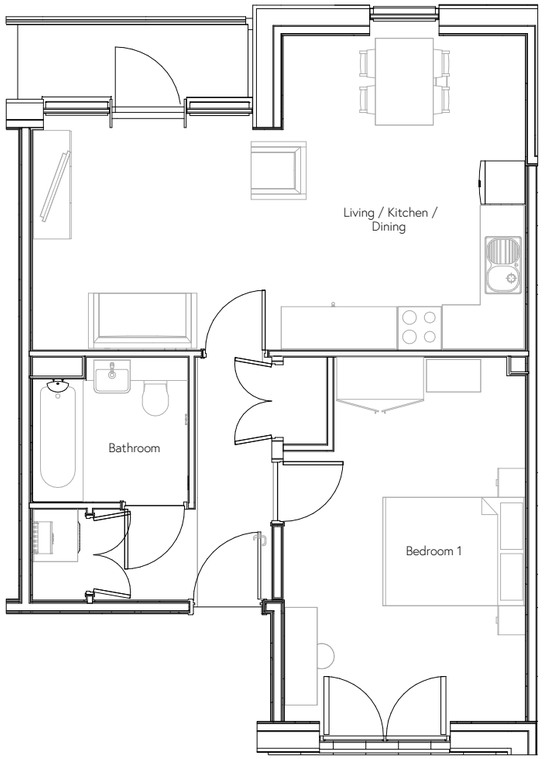
Type B1



Plots

RICHARD HAWTHORN HOUSE

101 | 201 | 301 | 401 | 501 | 701

Total sqm – 55.41m²/596sq ft

Living/Kitchen/Dining	6800mm (max) x 4350mm (max) | 22'3" x 14'3"
Bedroom	5250mm (max) x 3350mm (max) | 17'2" x 10'10"

Please note
Dimensions are exclusive of balcony or terrace.

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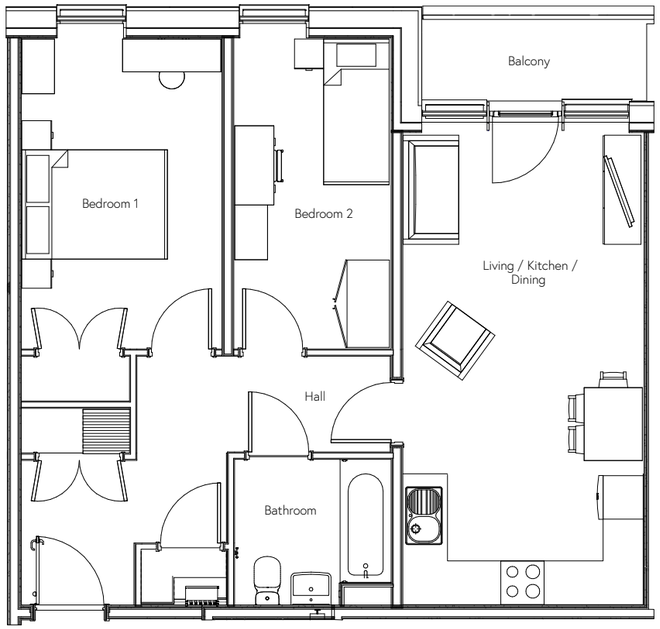
Photographs of Canary Quay show apartment.

Photographs of Canary Quay show apartment.

Type C3



Plots

RICHARD HAWTHORN HOUSE

102 | 202 | 302 | 402 | 502 | 602 | 702

Total sqm – 63.06m²/679sq ft

Living/Kitchen/Dining	6710mm (max) x 3340mm (max) | 22'0" x 10'9"
Bedroom 1	4300mm x 2760mm | 14'1" x 9'0"
Bedroom 2	4300mm x 2165mm | 14'1" x 7'1"

Please note
Dimensions are exclusive of balcony or terrace.

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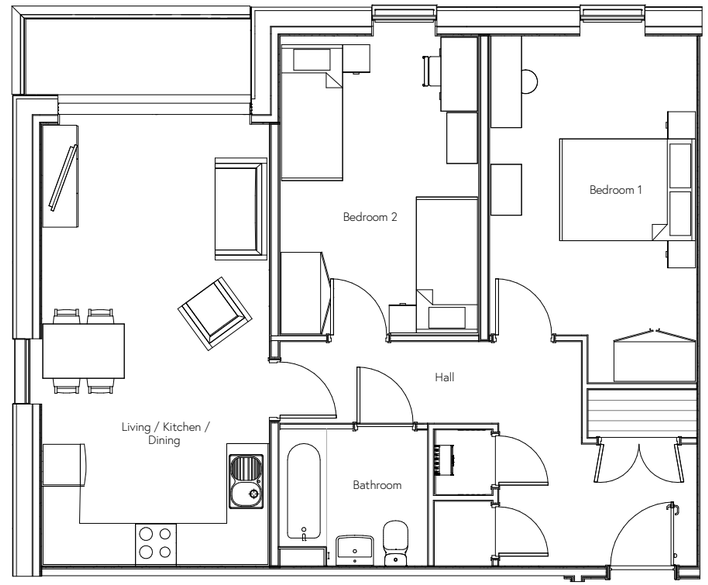
Type D1ª



Plots

RICHARD HAWTHORN HOUSE

103 | 203 | 203 | 303 | 403 | 503 | 603 | 703

Total sqm – 70.23m²/756sq ft

Living/Kitchen/Dining	6650mm x 3370mm | 21'8" x 11'0"
Bedroom 1	5060mm x 3050mm | 16'6' x 10'0"
Bedroom 2	4330mm x 2800mm | 14'2" x 9'2"

Please note
Dimensions are exclusive of balcony or terrace.

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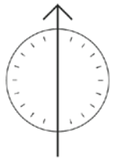
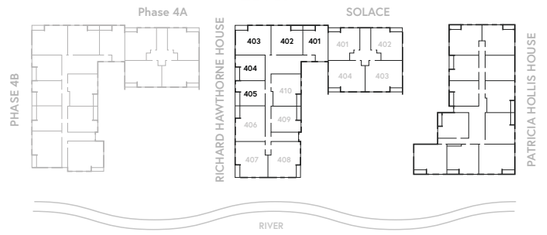
Plot Locator



Level 4



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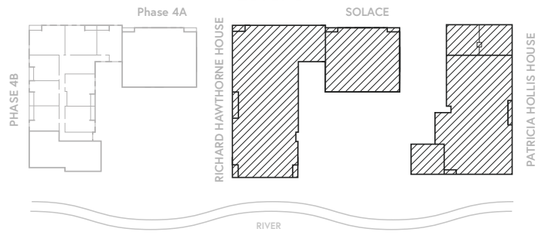

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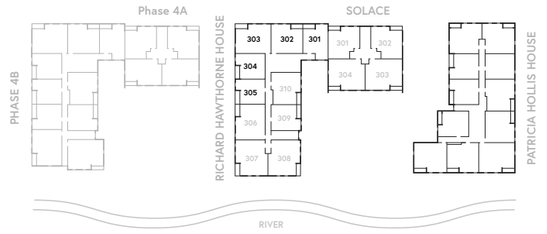

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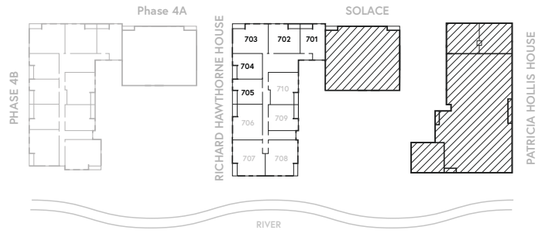

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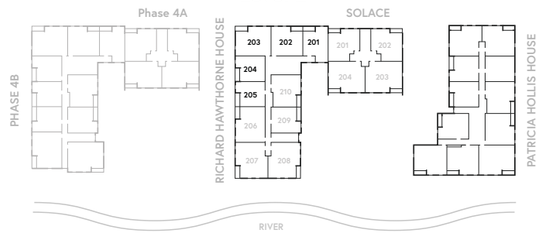

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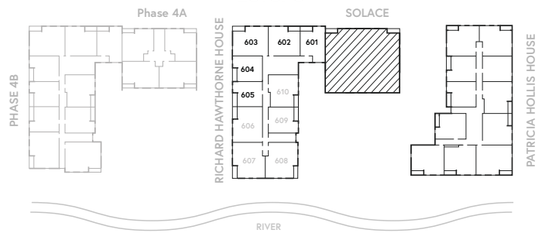
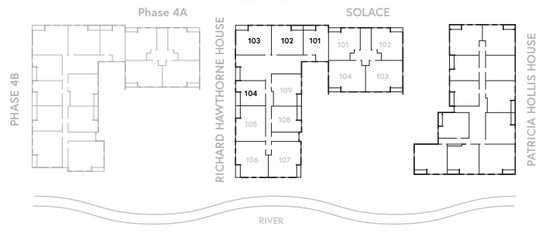


Level 1



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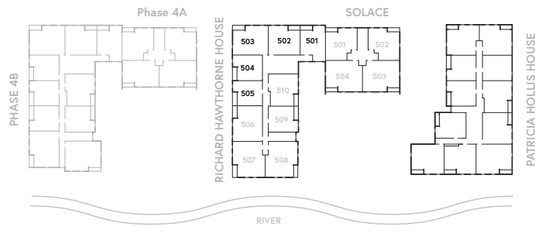

PUSH AND PADDLE
ERPINCHAM HOUSE
ERPINCHAM HOUSE
JARROLDS
JARROLDS
JARROLD

canary quay

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