



# ABBOTS GATE



*An exclusive collection of homes in the heart of Bury St. Edmunds*







# ABBOTS GATE

*A collection of apartments  
and town houses*

Abbots Gate offers the perfect balance of spacious, high quality living while being in the heart of a town bustling with energy and activity.

Propiteer Homes has carefully designed an exclusive collection of 66 new homes, consisting of 33 three & four bedroom high specification town houses and 33 studio, one & two bedroom luxury apartments.

This unique opportunity offers you the chance to purchase a bespoke, high quality property in Bury St. Edmunds, 'The jewel in the crown of Suffolk'.



*On your doorstep*

## BURY ST. EDMUNDS

**S**urrounded by countryside with 1,000 years of history to explore, Bury St Edmunds is the home of Saint Edmund, the original patron Saint of England.

In Medieval times, The Abbey of St Edmund was one of the richest, largest and most powerful Benedictine monasteries in England and people came from all over Europe to visit St Edmund's Shrine. The Abbey was dissolved in 1539 and Edmund's final resting place is a great mystery; some believe he is buried somewhere within the Abbey precincts!

Bury St Edmunds is known as Suffolk's foodie town with everything from award-winning fine dining to quality Suffolk home-cooked pub grub, each with their own unique atmosphere. For beer lovers, Greene King has been brewing beer in Bury St Edmunds for more than 200 years.

Shopping in Bury St Edmunds offers plenty of choice with a great mix of fantastic independents and High Street favourites. There are beautiful outdoor spaces to explore and a plentiful arts scene including theatre, live music, film and art.









# ABBOTS GATE



*Just a short*

**11**

*minute walk into  
Bury St. Edmunds  
town centre*

## Abbots Gate

# LOCAL LINKS

### By Foot

Town Centre - 11 minute walk  
Arc Shopping Centre - 18 minute walk  
Abbey Gardens - 15 minute walk  
Hospital - 17 minute walk

### By Car

Newmarket - 20 minute drive  
Cambridge - 43 minute drive  
Ipswich - 20 minute drive  
Sudbury - 36 minute drive

### Transport Links

A14 - 5 minute drive  
A134 - 4 minute drive  
A143 - 7 minute drive

Train Station - 7 minute drive / 30 minute walk\*  
Bus Station - 6 minute drive / 23 minute walk

\*Direct links to Cambridge, Newmarket & Ipswich (change at Ipswich or Cambridge for London)

### Education & Leisure

West Suffolk College - 1 mile  
King Edward VI Grammar School - 1 mile  
Hardwick Primary School - 1 miles  
South Lee Prep School & Nursery - 1 mile  
SENDAT Priory School - 2 miles  
The Gym Group - 1 mile  
Skyliner Sports Centre - 3 miles  
Bannatyne Health Club & Spa - 4 miles







*Block A*



*Block B*



*Block C*



*Block D*





*Block E*



*Block F*



*Block G*

*Abbots Gate*

# PLOT INFORMATION

*Block A p 11-12*

*Block E p 17-18*

*Block B p 12-13*

*Block F p 18-20*

*Block C p 13-16*

*Block G p 20*

*Block D p 17*

# BEDROOM BREAKDOWN

## *4 Bed Townhouses*

Block A Plot 1  
Block A Plot 2  
Block A Plot 3  
Block A Plot 4  
Block A Plot 5  
Block A Plot 6  
Block A Plot 7  
Block A Plot 8  
Block D Plot 42  
Block D Plot 43  
Block D Plot 44  
Block D Plot 45  
Block D Plot 46  
Block D Plot 47  
Block D Plot 48  
Block D Plot 49  
Block E Plot 50  
Block E Plot 51  
Block E Plot 52  
Block E Plot 53  
Block E Plot 54  
Block E Plot 55  
Block E Plot 56  
Block F Plot 59  
Block F Plot 60

## *3 Bed Townhouses*

Block F Plot 57  
Block F Plot 58  
Block F Plot 61  
Block F Plot 62  
Block F Plot 63  
Block F Plot 64  
Block G Plot 65  
Block G Plot 66

## *1 Bed Apartments*

Block B Plot 14  
Block B Plot 15  
Block B Plot 17  
Block B Plot 24  
Block C Plot 29  
Block C Plot 30  
Block C Plot 33  
Block C Plot 34  
Block C Plot 37  
Block C Plot 38  
Block C Plot 39

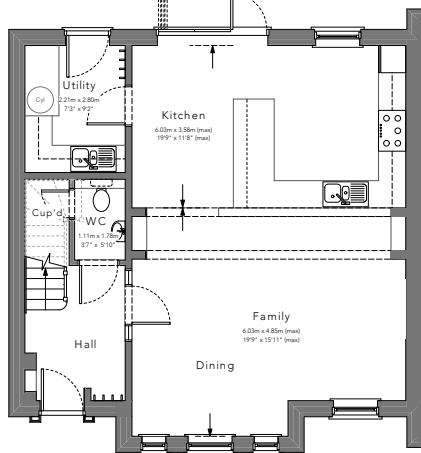
## *2 Bed Apartments*

Block B Plot 9  
Block B Plot 10  
Block B Plot 11  
Block B Plot 12  
Block B Plot 13  
Block B Plot 16  
Block B Plot 18  
Block B Plot 19  
Block B Plot 20  
Block B Plot 21  
Block B Plot 22  
Block B Plot 23  
Block B Plot 25  
Block B Plot 26  
Block C Plot 27  
Block C Plot 28  
Block C Plot 31  
Block C Plot 32  
Block C Plot 35  
Block C Plot 36  
Block C Plot 40  
Block C Plot 41

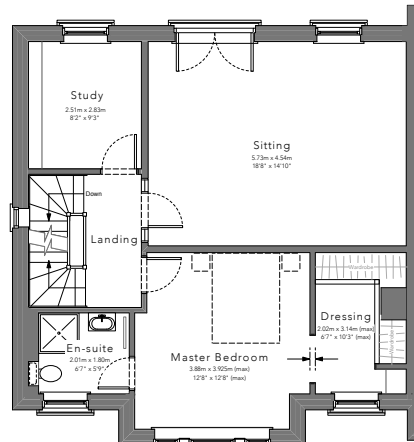


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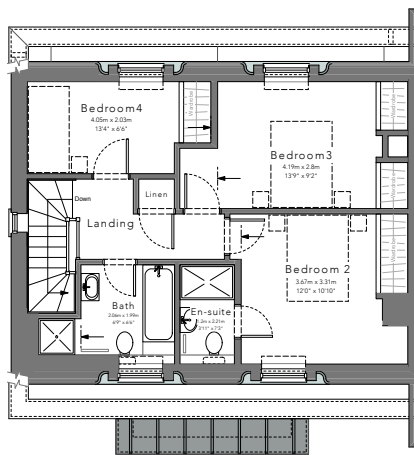
Plots 1 & 8\*



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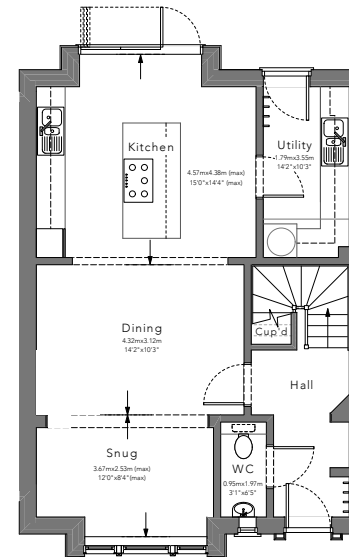


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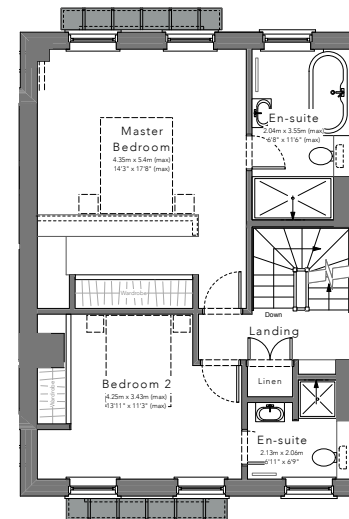


SECOND FLOOR

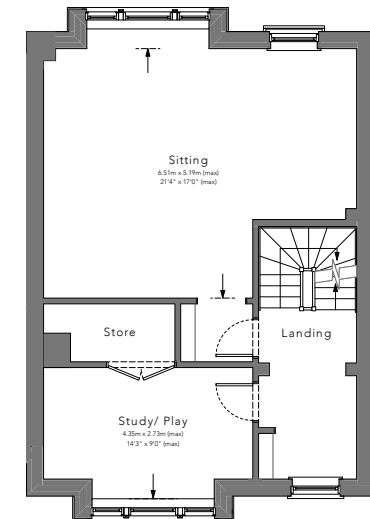
**Block A**  
 Plots 2, 3\*, 6 & 7\*



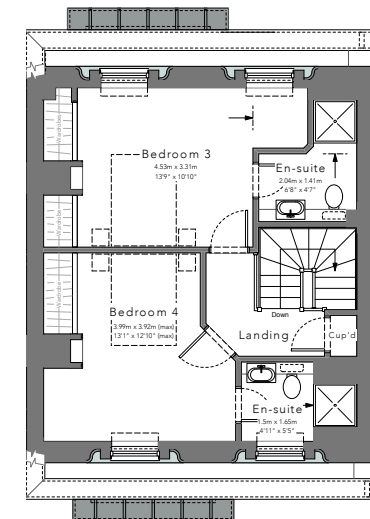
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



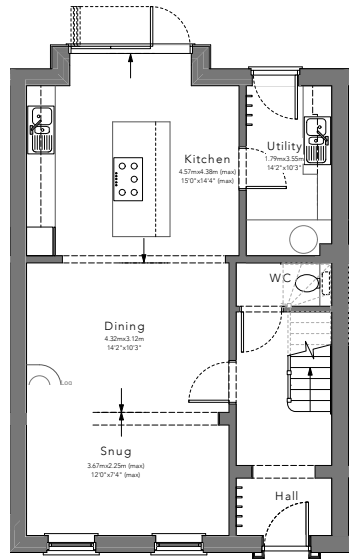
THIRD FLOOR



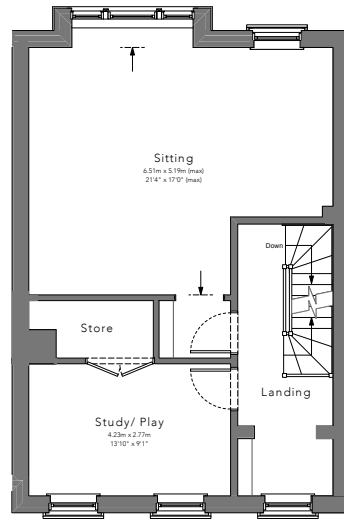
\*Plot numbers marked with \* indicate a mirrored plot layout.

**Block A**

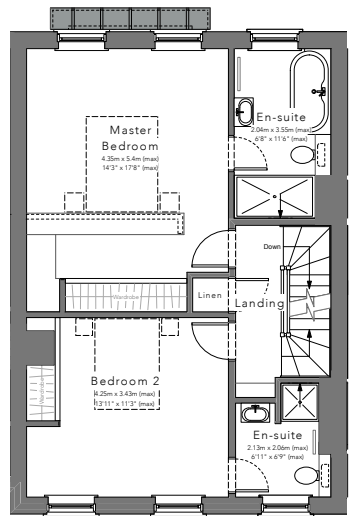
Plots 4 & 5\*



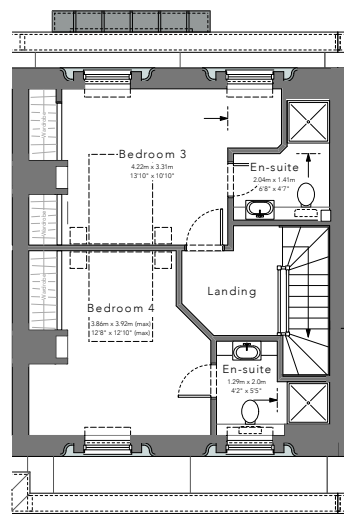
GROUND FLOOR



FIRST FLOOR



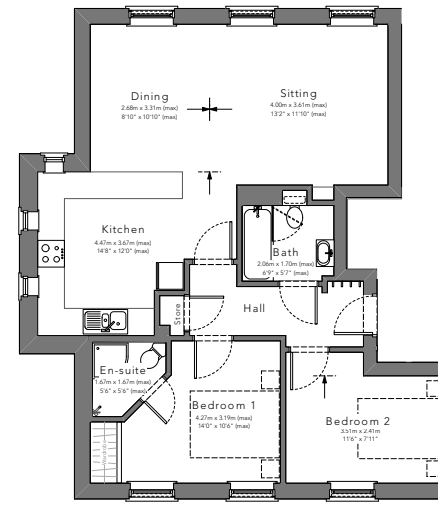
SECOND FLOOR



THIRD FLOOR

**Block B**

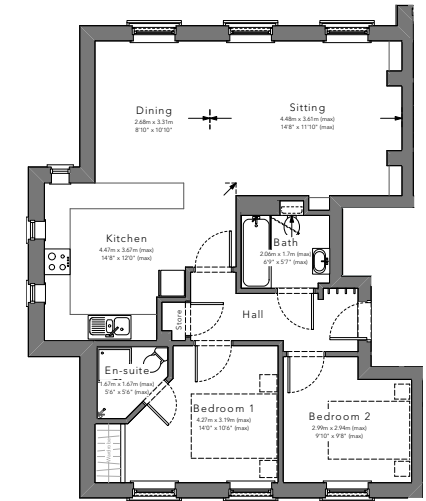
Plots 9 & 12\*



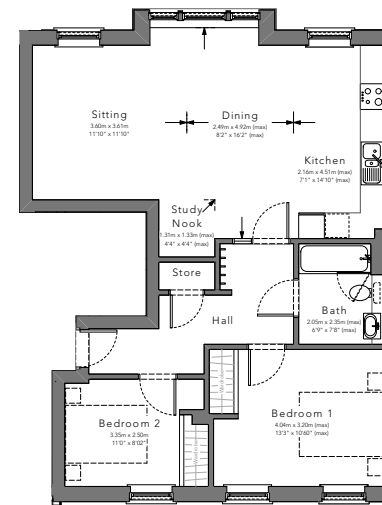
GROUND FLOOR

**Block B**

Plots 13, 18\*, 19 & 22\*



FIRST / SECOND FLOOR



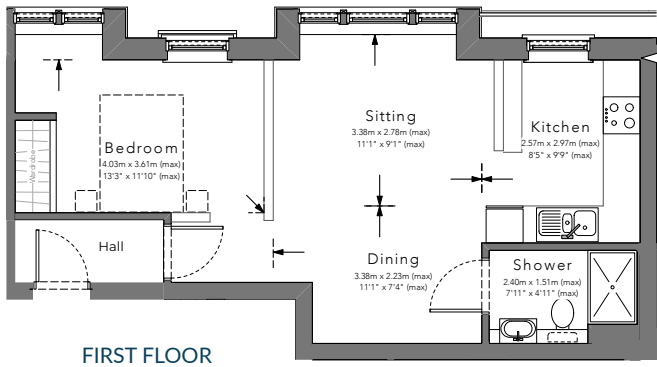
GROUND FLOOR

**Block B**

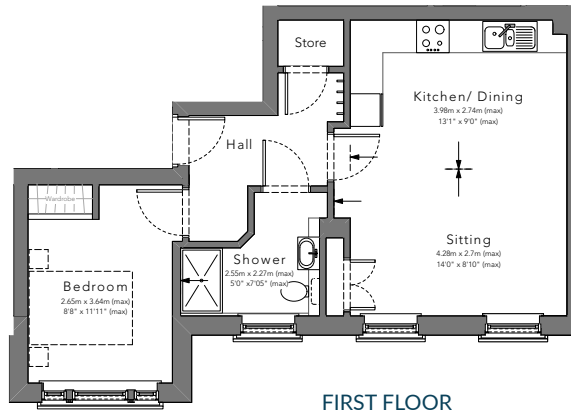
Plots 10 & 11\*



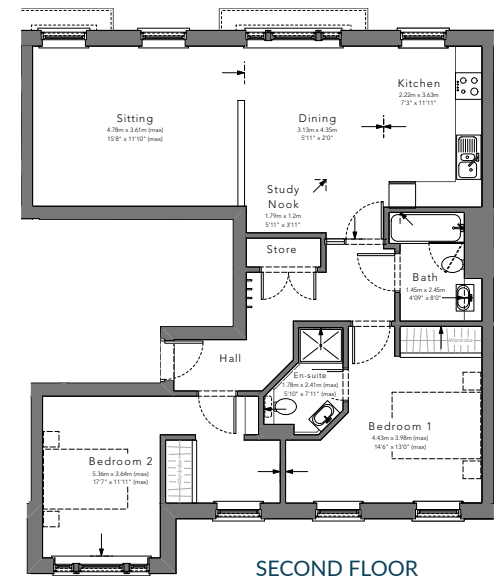
**Block B**  
Plots 14 & 17\*



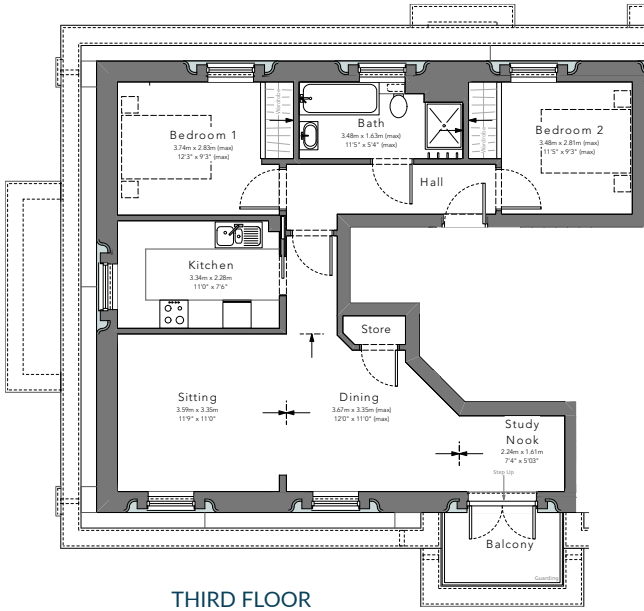
**Block B**  
Plots 15 & 16\*



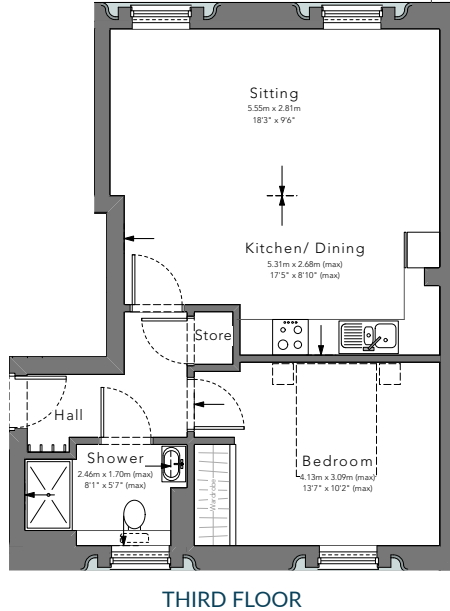
**Block B**  
Plots 20 & 21\*



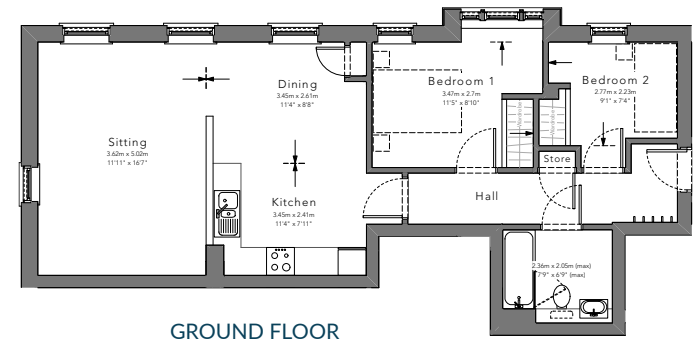
**Block B**  
Plots 23 & 26\*



**Block B**  
Plots 24 & 25\*

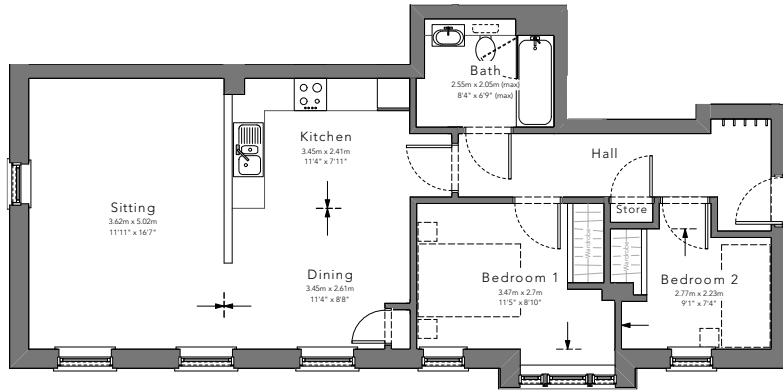


**Block C**  
Plot 27



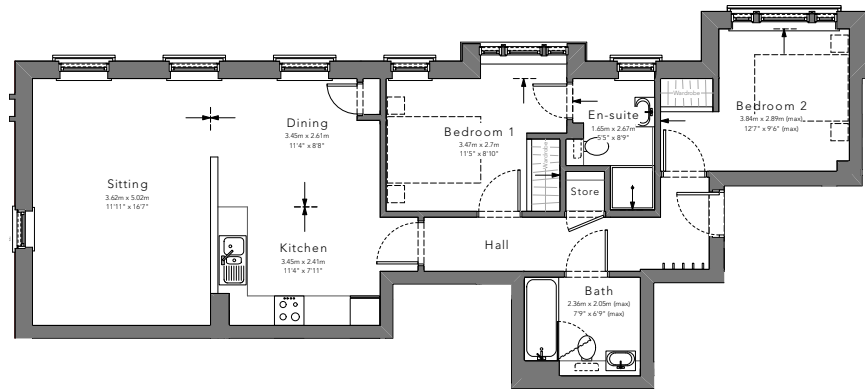
\*Plot numbers marked with \* indicate a mirrored plot layout.

*Block C*  
Plot 28



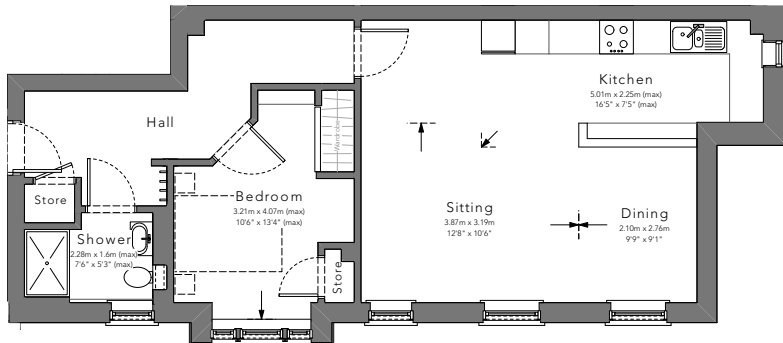
GROUND FLOOR

*Block C*  
Plot 31



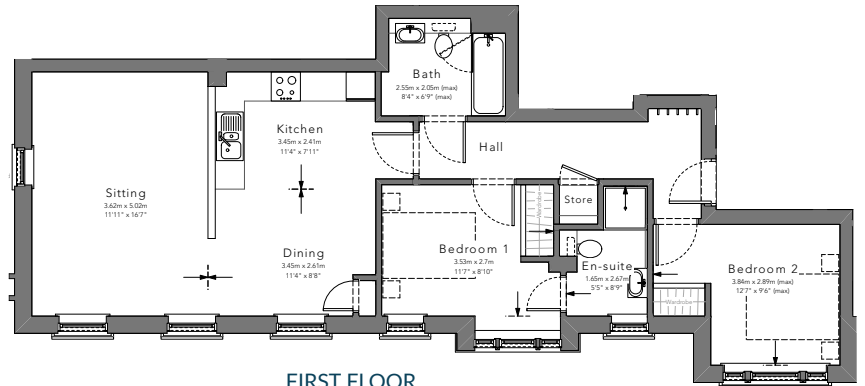
FIRST FLOOR

*Block C*  
Plots 29 & 30\*



GROUND FLOOR

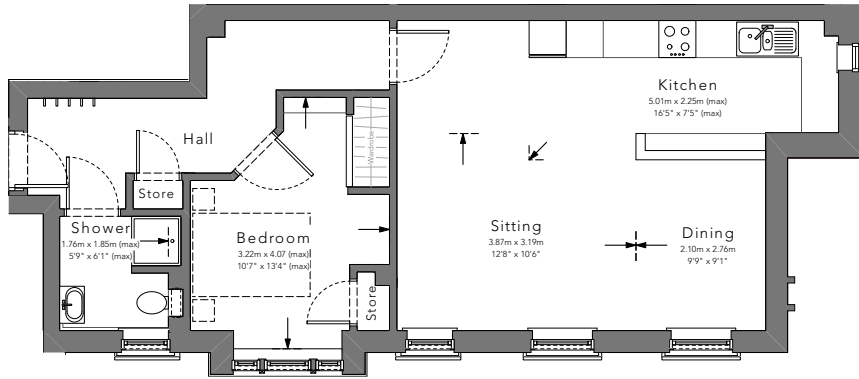
*Block C*  
Plot 32



FIRST FLOOR

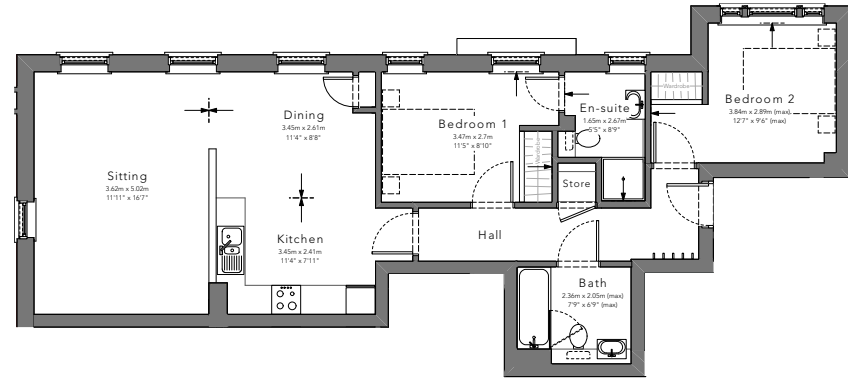


**Block C**  
Plots 33 & 34\*



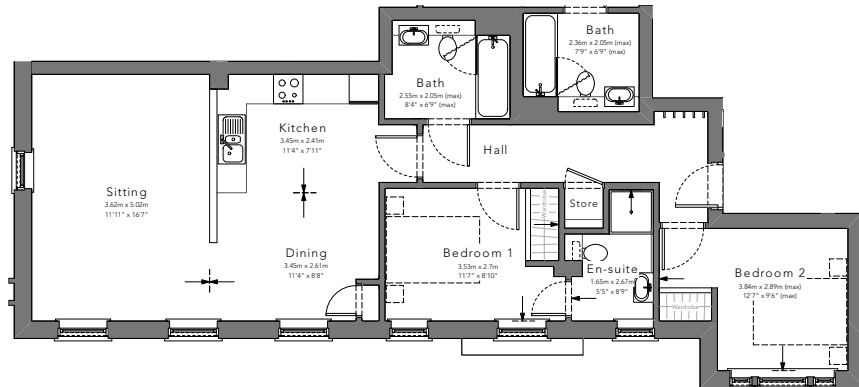
FIRST FLOOR

**Block C**  
Plot 35



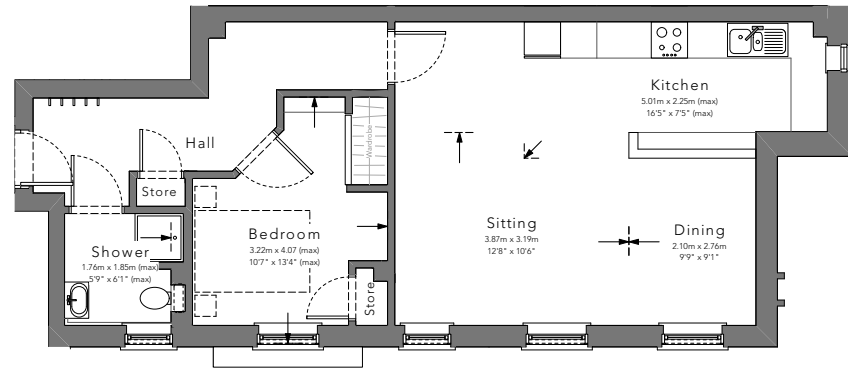
FIRST FLOOR

**Block C**  
Plot 36



SECOND FLOOR

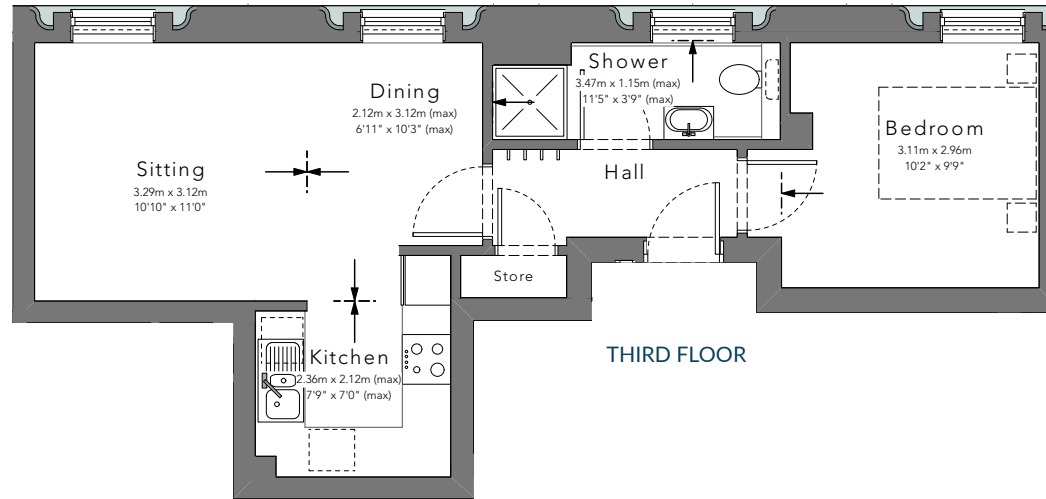
**Block C**  
Plots 37 & 38\*



SECOND FLOOR

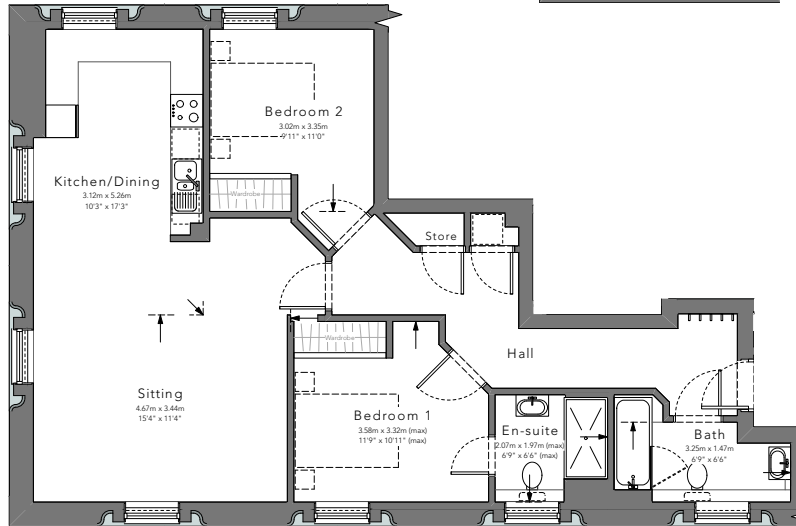
*Block C*

Plot 39



*Block C*

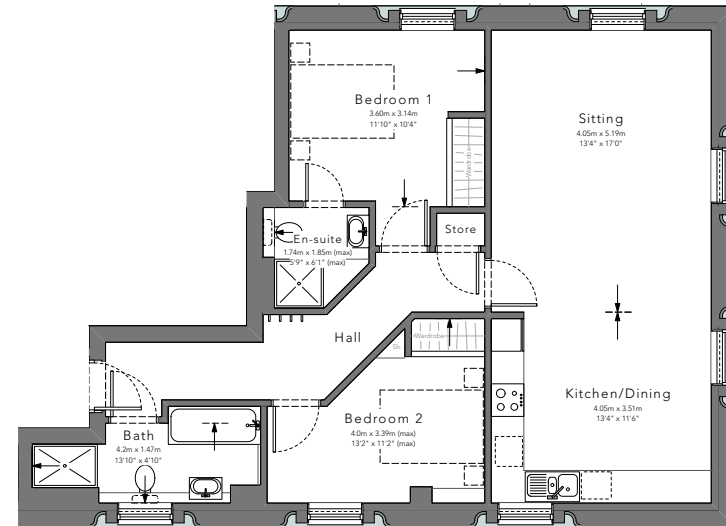
Plot 40



THIRD FLOOR

*Block C*

Plot 41

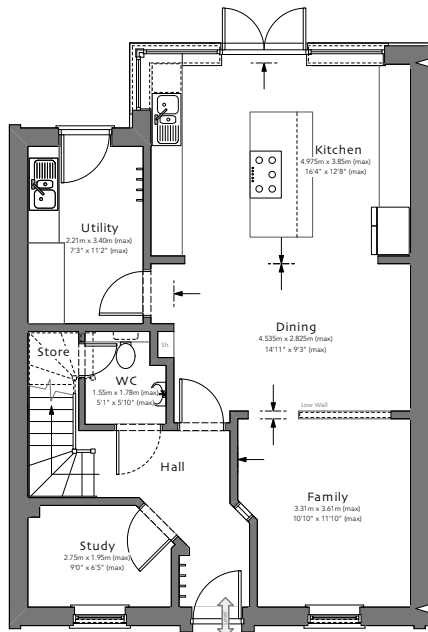


THIRD FLOOR

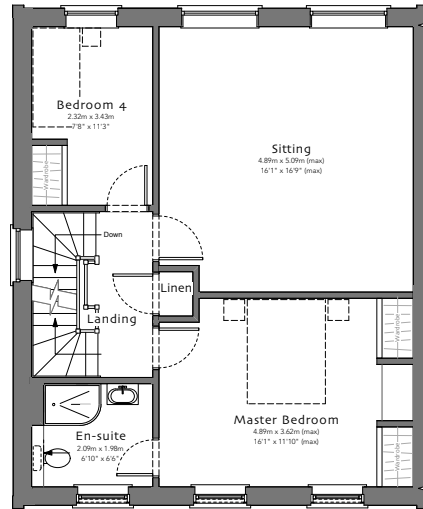


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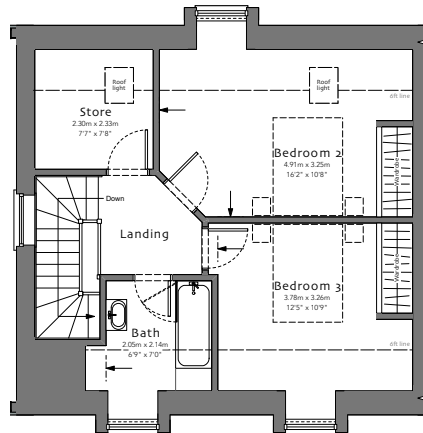
Plots 42, 43\*, 44, 45\*,  
46, 47\*, 48 & 49\*



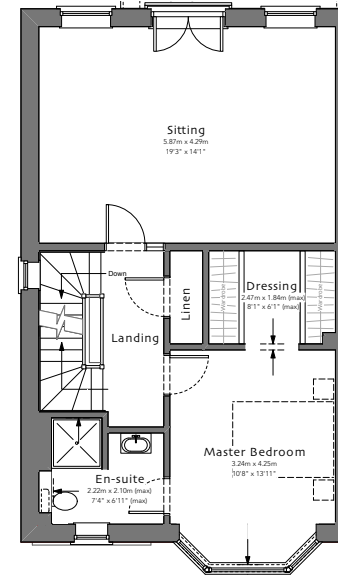
GROUND FLOOR



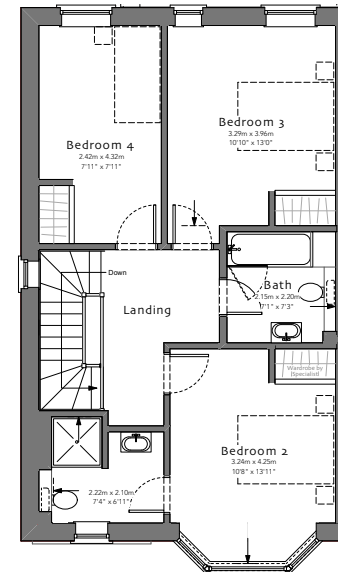
FIRST FLOOR



SECOND FLOOR



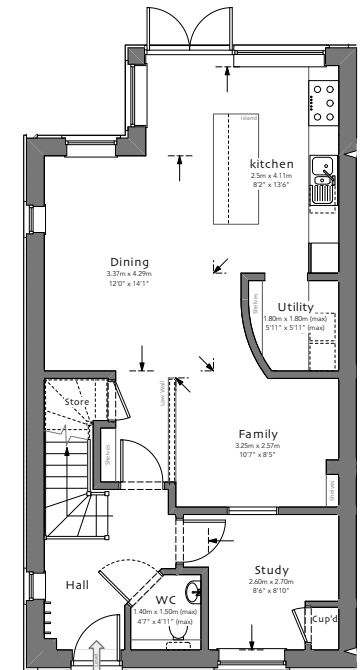
FIRST FLOOR



SECOND FLOOR

**Block E**

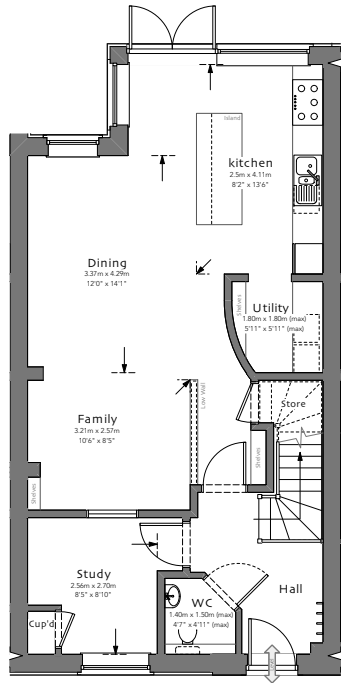
Plot 50



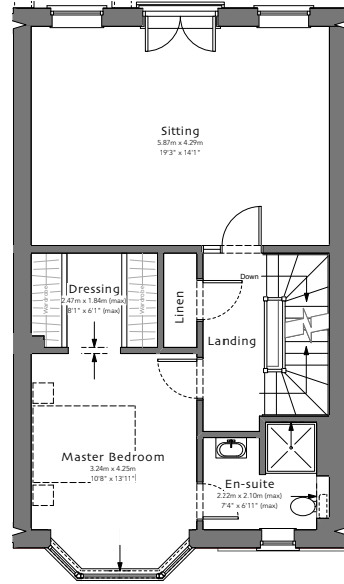
GROUND FLOOR

**Block E**

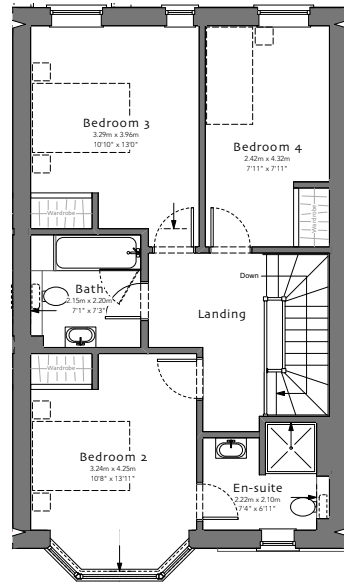
Plots 51, 52\*, 53,  
54\*, 55, 56\*



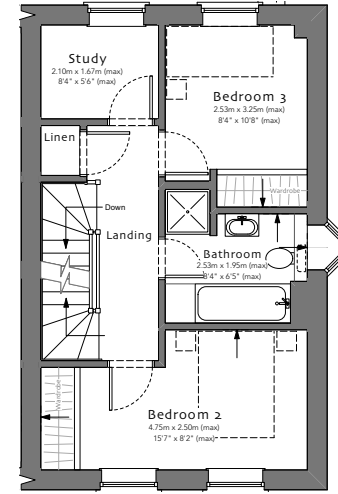
GROUND FLOOR



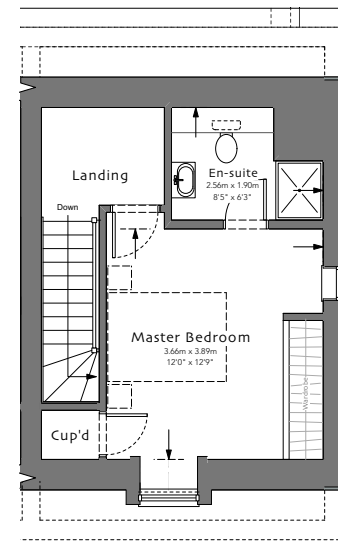
FIRST FLOOR



SECOND FLOOR



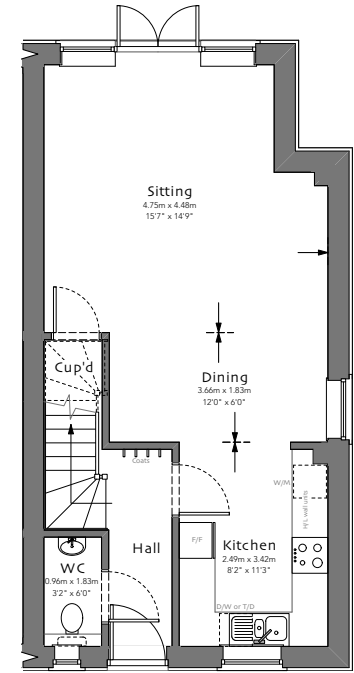
FIRST FLOOR



SECOND FLOOR

**Block F**

Plots 57 & 58\*

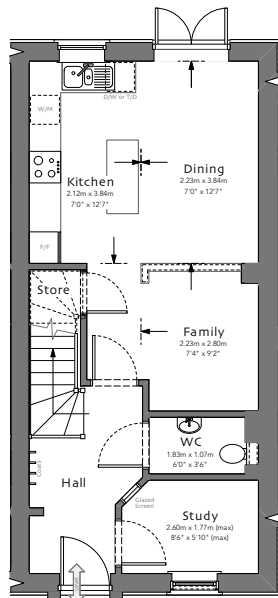


GROUND FLOOR

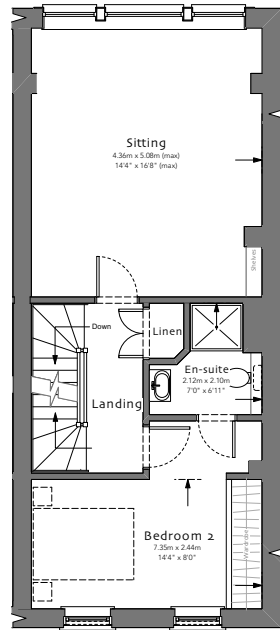


**Block F**

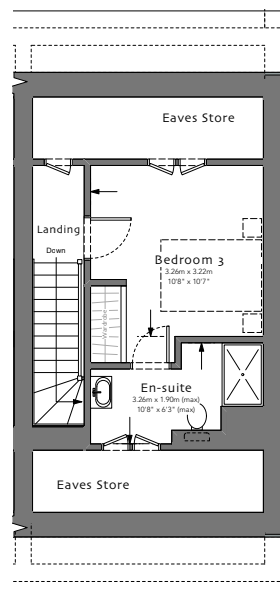
Plots 59 & 60\*



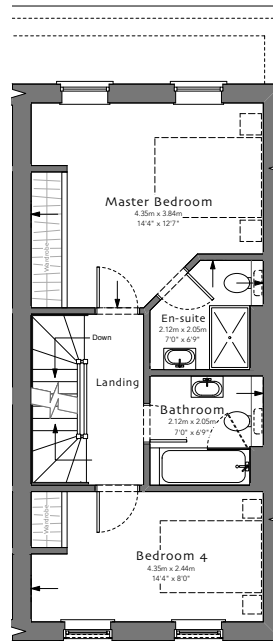
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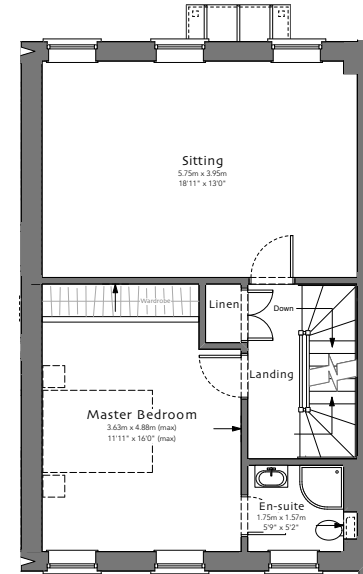
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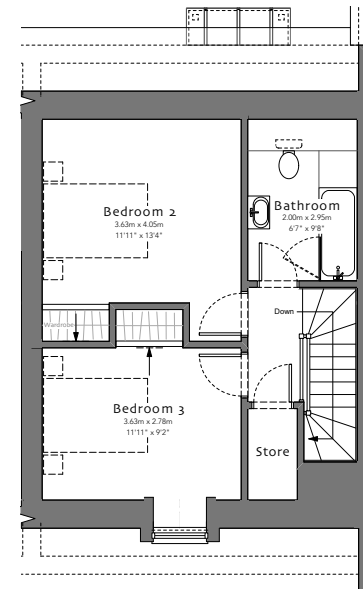
THIRD FLOOR



SECOND FLOOR



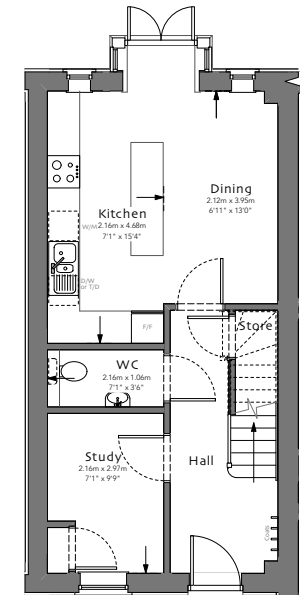
FIRST FLOOR



SECOND FLOOR

**Block F**

Plot 61

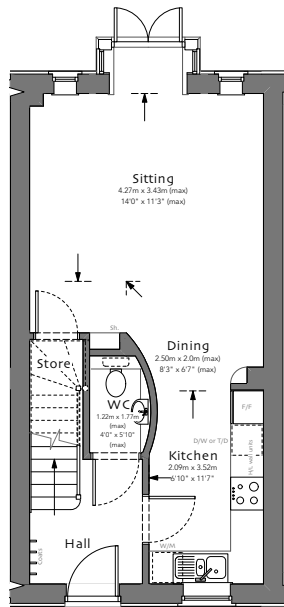


GROUND FLOOR

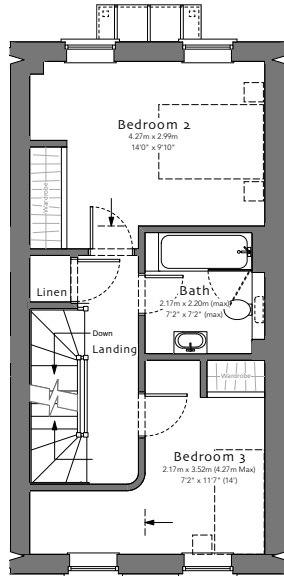
Please Note: Block D, E & F end terrace units have gable windows.

\*Plot numbers marked with '\*' indicate a mirrored plot layout.

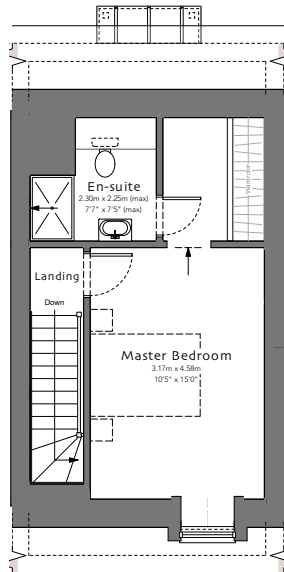
**Block F**  
Plots 62, 63, 64\*



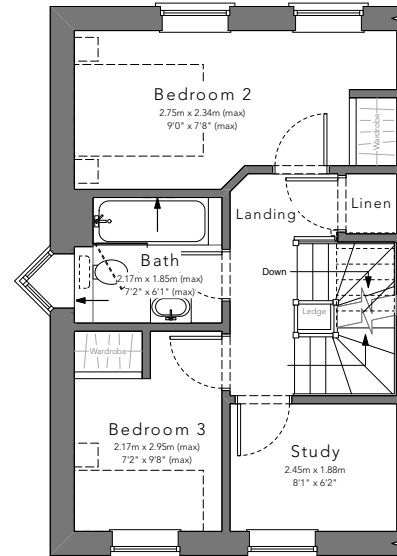
GROUND FLOOR



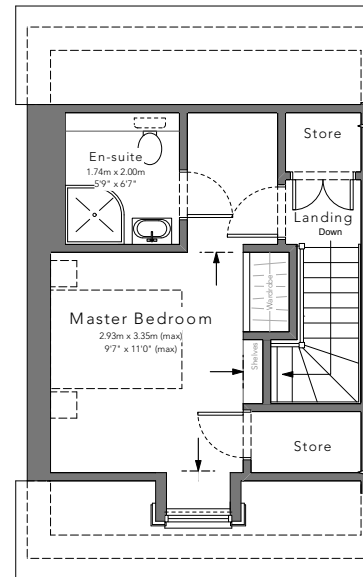
FIRST FLOOR



SECOND FLOOR

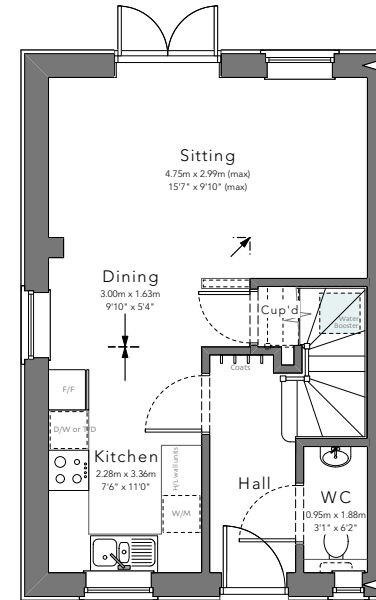


FIRST FLOOR



SECOND FLOOR

**Block G**  
65 & 66\*



GROUND FLOOR



# SPECIFICATION

## *Windows & External Doors*

- Windows with 20mm sealed double glazed units.
- External entrance doors with weatherstrip and British Standard multi claw locks.
- Door furniture to be contemporary chrome plated.

## *Internal Doors*

- Classic solid core softwood doors painted in white eggshell with contemporary chrome plated door furniture.

## *Floor Finishes*

- Entrance halls, kitchens and dining areas to be fitted with either engineered oak, luxury vinyl tiles or ceramic tiles.
- Recessed mat well to front entrance.
- Cloakrooms, bathrooms and en-suites to be tiled.
- Quality carpet to living room and bedroom areas with premium underlay.
- Luxury wood effect vinyl tiles to open plan living areas of apartments.

## *Decoration*

- Walls: Pale grey matt emulsion.
- Ceilings: White matt emulsion.
- Joinery & Mouldings: White painted eggshell
- External Joinery: Generally white painted.

## *Staircase*

- Softwood staircase with white painted stop chamfered balustrading.

## *Wall Tiling*

- Tiling generally half height in cloakroom, bathroom & en-suites. Fully tiled shower enclosure.

## *Kitchens & Utility Areas*

- Fully fitted bespoke kitchens with quartz worksurfaces and upstands with soft close doors in all houses. Apartments as houses with quality laminate worksurface.
- Appliances include dishwasher and washer dryer.
- LED under cupboard lighting.

## *Electrical Installation*

- Orcom Digital Smart Lighting Control System with dimmable facility.
- LED recessed down lighters to Kitchen, Utility, Cloakroom, Bathroom & En Suites.
- USB Chargers.
- External light fittings adjacent to front and rear entrances.
- Ceiling mounted smoke and heat detectors.

## *Security & Connectivity (Apartments only)*

- TV integrated reception system via communal array satellite dish including Freeview & FM radio.
- Door entry system.

## *Sanitary Appliances*

- Luxury branded sanitary ware in white.
- Vanity units to bathrooms and en-suites.
- Heated towel rails.

## *Plumbing & Heating*

- *Houses:* Underfloor heating throughout ground floor & all bathrooms.
- Radiators on all upper levels with thermostatically controlled valves.
- *Apartments:* Underfloor heating throughout with towel rails in bathrooms.
- Installation by CORGI registered plumbing contractors.

## *Externals*

- Houses: 2 parking spaces per plot.
- Apartments: Allocated parking.
- Provision for some electric vehicle charging points.
- Close boarded fencing between rear gardens 1.8m high.
- Turfed garden.
- Natural stone slab patio to rear garden.

## *Building Warranty*

- 10 year ICW guarantee.



Propiteer  
HOMES 

Propiteer Homes have high end residential development projects in various stages from planning to construction across Suffolk & Essex

## AGENT INFORMATION

Bychoice  
ESTATE AGENTS

01284 769598 • [burystedmunds@bychoice.co.uk](mailto:burystedmunds@bychoice.co.uk)

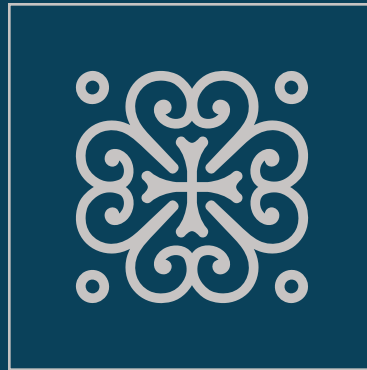
6 The Traverse, Bury St. Edmunds, IP33 1BJ

[bychoice.co.uk](http://bychoice.co.uk)









Bychoice Propiteer  
ESTATE AGENTS HOMES 

01284 769598 • [burystedmunds@bychoice.co.uk](mailto:burystedmunds@bychoice.co.uk)

[bychoice.co.uk](http://bychoice.co.uk) • [abbots-gate.co.uk](http://abbots-gate.co.uk)

Plans are correct as of date of printing, however our plans may be subject to change. All images are for illustrative purposes only and should only be used as guide.