



Heathwood at Brunton Rise

Phase 1 & 2

GOSFORTH, NEWCASTLE UPON TYNE

A beautiful collection of two, three and four bedroom homes nestled in a family friendly community, with easy access to Newcastle City Centre.

Taylor
Wimpey

Contents



Welcome to Heathwood at Brunton Rise

Located within the picturesque confines of Newcastle Great Park, Heathwood at Brunton Rise is a place where city life meets the tranquillity of nature, creating an extraordinary living experience. Travelling to nearby towns and cities is simple with the A1 and A19 nearby, frequent bus services provide frequent access to the city centre. The Tyne & Wear Metro is another handy option for travelling and the airport is only a short drive away.



[View the site plan](#)

Life in Newcastle Great Park

Newcastle Great Park is home to over 1,200 acres of green, open space, including natural play areas, woodland, and meadows. This makes it the perfect place to escape the hustle and bustle of city life and enjoy the peace and quiet of nature. Join a vibrant and welcoming community with a variety of amenities in the town centre including a large supermarket, for everything else you're only minutes away from Kingston Park. If you're looking for a place to live that is both peaceful and exciting, Newcastle Great Park is the perfect place for you.

The local Havannah Nature Reserve



The Community Centre is at the heart of Newcastle Great Park



Easy access to Newcastle City Centre



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[!\[\]\(d66ff64371a51729ac8c1cdaa685ba6f_img.jpg\) Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure.

For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

Kitchens

A contemporary fitted symphony kitchen including stainless steel splashback above hob	✓
1 electric double socket to incorporate USB charge point with standard sockets and switches as indicated on working drawings - white	✓
Utility room designed to mirror kitchen (house type dependent)	✓
Choice of worktops with matching upstand*	✓
Chrome 1.5 bowl sink and chrome tap	✓
Stainless steel integrated Electrolux oven	✓
Integrated cooker hood	✓
Stainless steel splashback above hob	✓

Bathrooms, en suites and cloakrooms

Extractor fan	✓
Splashback tiling to basin in wet rooms and cloakroom	✓
Porcelanosa full height tiling within shower enclosure to en suite	✓
Free standing sanitary ware - white	✓
Chrome basin tap single mixer and pair of chrome bath taps	✓
White shower tray to en suite	✓
Chrome with clear glass shower door to en suite	✓
Thermostatic chrome shower	✓

Central heating/hot water system

Waste water heat recovery for showers	✓
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓

Electrical features

Double electrical socket (where in plot curtilage)	✓
Batten light point to garage where in plot curtilage (where applicable)	✓
Electrical sockets and switches to all garages (in plot curtilage)	✓
Standard sockets and switches as indicated on working drawings - white	✓
Electric Car Charging 7kw wall/post mounted point	✓
TV socket to lounge and bedroom one (as indicated on drawings)	✓
Light to garages within curtilage area (site layout dictates)	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

All of the specification listed is included in our houses as standard. Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.

Specification of our houses

Finishing Touches	
White emulsion to walls and ceilings	✓
White pre-finished internal doors with chrome handles	✓
White vertical panelled doors with chrome ironmongery and white hinges	✓
Black pre-finished GRP front entrance door with three point locking system and chrome ironmongery	✓
External Features	
PVCu triple glazed windows	✓
External front light and wiring for rear	✓
Outside tap to rear garden	✓
Wiring for Outside Rear Light	✓
Outside tap to rear garden	✓
External front light	✓
PV Solar panels	✓
Security and Safety	
Mains operated smoke detectors supplied	✓
Carbon monoxide detectors supplied	✓
Gardens, Paths and Drives	
Hard standing area to rear garden for wheelie bin storage	✓
Outside tap to rear elevation	✓
Grey concrete paving slabs to pathways and patios	✓
Front garden turfed or shrubbed	✓
1.8m closeboard fencing to rear garden	✓
Permeable Block Paved driveway	✓
NHBC 10-year Warranty	
NHBC 10 year build mark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



Find out more

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Your new low-energy home

Welcome to your brand new Taylor Wimpey home, ready for you to make your own, and designed and built with the highest quality materials and specifications. In accordance with the latest building regulations, your home includes a variety of energy-efficient features to help you save energy, lower your bills and reduce your carbon footprint.

What are the new building regulations?

The latest building regulations sets the minimum standards for the energy efficiency and ventilation of new buildings. These standards are designed to make significant improvements to the construction of new homes.

The improvements included in your home

Our homes include a range of energy-efficient features, including triple glazing, electric vehicle chargers*, solar panels* and waste water heat recovery. Each of these features help to reduce the energy required to run your home without compromising on comfort or convenience.

The benefits to you

With all these features in your new home, you'll reap the rewards from the day you move in. Better insulation and sustainable energy sources mean a lower carbon footprint and lower energy bills.



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*Selected plots only

Features you might find in your new home

Your new home will include a variety of energy-efficient features to help you save energy and reduce your carbon footprint, including:



Well-insulated building fabric

Better insulation in your walls and roof and high-performance glazing means your home loses less heat in winter, and it cools down slower in summer, so you'll always enjoy a comfortable temperature.



Energy-generating solar panels

With solar panels, your home can generate its own renewable energy to generate a proportion of your home's electricity requirements.



Appliances

Your home will have modern, energy-efficient appliances that allow you to enjoy all the comforts of home, whilst helping to keep your carbon footprint down.



Scan the QR code for an interactive experience

Waste water heat recovery

Uses heat from waste water to save energy.

Waste water heat recovery takes heat from the water that goes down the drain when you shower and uses that heat to pre-warm cold water from the mains via a heat exchanger (pipe) system.

The system can increase the temperature of mains cold water by up to 15 degrees, meaning less energy is needed to heat the water you use, which in turn lowers emissions and energy bills.

A waste water heat recovery system has no moving parts and there is no additional maintenance than you'd expect for a normal drainage system.



Scan the QR code for an interactive experience

Thermal lintel

A load bearing beam placed across doors and windows designed to reduce heat loss.

Lintels are beams, typically made of steel, which are placed above windows and doors to support load from above. Thermal lintels are up to five times more thermally efficient than a steel lintel. They have an integrated polymer isolator, which helps to prevent heat escaping from the inside of your home to the outside. This helps to increase the energy efficiency of your home.

We use triple glazed windows to deliver maximum heat retention. They are more energy efficient than double glazed, as they use three panes of glass to reflect more heat back into your home to prevent it from escaping outside.

See Inside Our Thermal Efficient Homes

We work hard to make a new home airtight by preventing heat loss through the windows, doors, walls, roof, and floor. These measures can help to save money on energy bills and create a more comfortable and energy-efficient home.



Thermal Lintels



Triple Glazing



Well Insulated Front Door



Thermally Efficient Home



Layers Of Loft Insulation



Brick And Block Wall With Fully Insulated Cavity



Insulated Beam And Block Floor



Convert Sunlight Into Electricity For The Home

Sleek solar photovoltaic (PV) systems are integrated into the roof to provide a renewable source of energy. Low maintenance and with no moving parts, the solar PV panels will generate a proportion of your home's electricity requirements, reducing its energy demand and reliance on the grid.



1. Light

The Sun Gives off light, even on cloudy days

2. The Panels

Solar Photovoltaic (PV) cells on the panels turn the light into DC electricity

3. The Inverter

The current flows into an inverter which converts it into AC electricity ready to use

4. The Electricity

The current is fed through a meter and then into your homes consumer unit. The meter will measure all of the electricity generated by the solar PV system

5. Powering the Home

Plug in and switch on. Your system will automatically use the free electricity you've generated, then switch back to the grid as needed

6. The National Grid

Any electricity you don't use is exported to the grid for others to use.

Our homes



View the site plan



The Avonsford

2 BEDROOM HOME, TOTAL NET (END TERRACE) 704 SQ FT / (MID TERRACE) 700 SQ FT



GROUND FLOOR

Lounge

3.69m x 4.38m 12' 1" x 14' 5"

Kitchen/Dining max.

1.96m x 4.30m 6' 5" x 14' 1"



FIRST FLOOR

Bedroom 1

3.69m x 3.14m 12' 1" x 10' 4"

Bedroom 2

3.69m x 2.21m 12' 1" x 7' 3"

[→ Discover more about this home](#)

[→ View our development](#)

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The Brambleford

3 BEDROOM HOME, TOTAL NET 899 SQ FT



GROUND FLOOR

Lounge

2.79m x 3.85m 9' 2" x 12' 8"

Kitchen/Dining max.

4.70m x 3.24m 15' 5" x 10' 8"



FIRST FLOOR

Bedroom 1

3.11m x 3.06m 10' 3" x 10' 1"

Bedroom 2

2.48m x 3.38m 8' 2" x 11' 1"

Bedroom 3

2.12m x 2.31m 7' 0" x 7' 7"



Discover more about this home



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The Tetford

3 BEDROOM HOME, TOTAL NET 1,005 SQ FT



GROUND FLOOR

Lounge

3.24m x 3.81m 10' 7" x 12' 6"

Kitchen/Dining max.

3.24m x 4.90m 10' 7" x 16' 1"



FIRST FLOOR

Bedroom 1 max.

2.76m x 3.18m 9' 0" x 10' 5"

Bedroom 2 max.

3.01m x 3.41m 10' 1" x 11' 2"

Bedroom 3 max.

2.54m x 3.00m 8' 4" x 9' 9"



Discover more about this home



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The Aynesdale

3 BEDROOM HOME, TOTAL NET 1,062 SQ FT



GROUND FLOOR

Lounge

5.60m x 3.18m 18' 4" x 10' 5"

Kitchen/Dining max.

5.55m x 3.19m 18' 3" x 10' 6"



FIRST FLOOR

Bedroom 1 max.

2.75m x 4.45m 9' 0" x 14' 7"

Bedroom 2 max.

3.28m x 3.24m 10' 9" x 10' 7"

Bedroom 3 max.

2.76m x 2.80m 9' 1" x 9' 1"

[→ Discover more about this home](#)

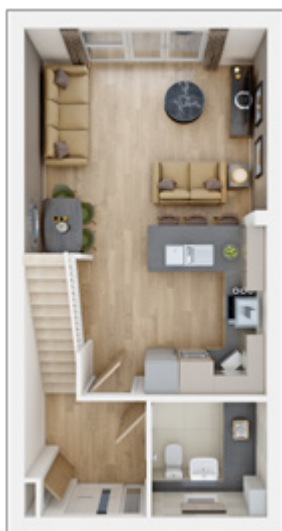
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The Harrton

3 BEDROOM HOME, TOTAL NET 1,136 SQ FT



GROUND FLOOR

Lounge

4.37m × 3.39m 14' 4" × 11' 2"

Kitchen/Dining max.

3.39m × 3.21m 10' 11" × 10' 7"



FIRST FLOOR

Bedroom 1

3.33m × 3.41m 10' 11" × 11' 2"

Bedroom 3

2.37m × 3.31m 7' 9" × 10' 11"



SECOND FLOOR

Bedroom 2

4.41m × 3.13m 14' 6" × 10' 3"



Discover more about this home



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The Byrneham

3 BEDROOM HOME, TOTAL NET 1,138 SQ FT



GROUND FLOOR

Lounge

4.15m x 4.30m 13' 8" x 14' 1"

Kitchen/Dining max.

4.15m x 4.39m 13' 8" x 14' 5"

Study

1.86m x 2.54m 6' 1" x 8' 4"



FIRST FLOOR

Bedroom 1

3.24m x 5.25m 10' 8" x 17' 3"

Bedroom 2

4.12m x 2.86m 13' 7" x 9' 5"

Bedroom 3

2.20m x 3.60m 7' 3" x 11' 10"



Discover more about this home



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The Chalham

4 BEDROOM HOME, TOTAL NET 1,274 SQ FT



GROUND FLOOR

Lounge

3.94m x 4.58m 12' 11" x 15' 1"

Kitchen/Dining max.

4.83m x 4.10m 15' 10" x 13' 5"



FIRST FLOOR

Bedroom 1

3.17m x 3.62m 10' 5" x 11' 11"

Bedroom 2

3.24m x 4.40m 10' 8" x 14' 5"

Bedroom 3

3.24m x 3.34m 10' 8" x 11' 0"

Bedroom 4

4.83m x 2.80m 15' 10" x 9' 3"



Discover more about this home



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The Hubham

4 BEDROOM HOME, TOTAL NET 1,347 SQ FT



GROUND FLOOR

Lounge

3.55m × 4.07m 11' 8" × 13' 4"

Kitchen/Dining max.

5.72m × 3.91m 18' 9" × 12' 10"



FIRST FLOOR

Bedroom 1

3.55m × 3.04m 11' 8" × 10' 0"

Bedroom 2

3.76m × 3.26m 12' 4" × 10' 8"

Bedroom 3

3.09m × 3.69m 10' 2" × 12' 1"

Bedroom 4

3.52m × 2.94m 11' 7" × 9' 8"

[→ Discover more about this home](#)

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Phase 2



The Kitham

4 BEDROOM HOME, TOTAL NET 1,517 SQ FT



GROUND FLOOR

Lounge

3.87m × 4.41m 12' 5" × 14' 6"

Kitchen/Dining max.

5.89m × 5.42m 19' 4" × 17' 9"



FIRST FLOOR

Bedroom 1

3.78m × 5.62m 12' 5" × 18' 5"

Bedroom 2

3.60m × 4.26m 11' 10" × 14' 0"

Bedroom 3

3.21m × 4.25m 10' 6" × 13' 11"

Bedroom 4

3.24m × 4.29m 10' 8" × 14' 1"



Discover more about this home



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The Raynford

4 BEDROOM HOME, TOTAL NET 1,652 SQ FT



GROUND FLOOR

Lounge

3.78m x 4.07m 12' 5" x 13' 4"

Kitchen/Dining max.

6.58m x 3.46m 21' 7" x 11' 4"

Family room

3.84m x 2.83m 12' 7" x 9' 3"

Study

3.78m x 2.27m 12' 5" x 7' 5"



FIRST FLOOR

Bedroom 1

3.87m x 3.26m 12' 9" x 10' 8"

Bedroom 2

3.29m x 3.51m 10' 10" x 11' 6"

Bedroom 3

3.78m x 3.69m 12' 5" x 12' 1"

Bedroom 4

3.78m x 2.17m 12' 5" x 7' 1"

[→ Discover more about this home](#)

[→ View our development](#)

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The Aireton

5 BEDROOM HOME, TOTAL NET 1,672 SQ FT



GROUND FLOOR

Lounge

3.18m × 3.73m 10' 5" × 12' 3"

Kitchen/Dining max.

3.25m × 3.52m 10' 8" × 11' 7"

Family room

4.58m × 3.14m 15' 0" × 10' 3"

Study

2.43m × 1.80m 8' 0" × 5' 11"

FIRST FLOOR

Bedroom 1

3.17m × 5.30m 10' 5" × 17' 5"

Bedroom 3

2.31m × 3.90m 7' 7" × 12' 10"

Bedroom 5

2.24m × 3.39m 7' 4" × 11' 1"

SECOND FLOOR

Bedroom 2

3.19m × 4.48m 10' 6" × 14' 9"

Bedroom 4

3.40m × 2.03m 11' 2" × 6' 8"



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*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWNE 96963 / April 2025

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