

**Taylor
Wimpey**

Find your way around

SHOREVIEW

SOUTH NEWSHAM | BLYTH

SHOREVIEW

Land South West of Park Farm,
South Newsham Road,
Blyth,
Northumberland
NE24 4HA

CONTACT US ON

01670 330 691

SATNAV

NE24 4HA

📷 #taylorwimpey
🐦 @TaylorWimpey
📘 taylorwimpey

taylorwimpey.co.uk

FROM THE A189 SOUTH

- Take the A189 exit towards Seaton & Cramlington
- At the roundabout, take the first exit onto the A192
- At the next roundabout, take the first exit onto Laverock Hall Road
- At the roundabout, take the second exit onto the A1061
- Take the first exit at the next roundabout and Southview will be on your left

FROM THE A19 EAST

- At the A19 roundabout in Cramlington, take the second exit onto the A189
- Continue for 2 miles and take the exit towards Seaton & Delaval
- Follow the A1061 and take the third exit at the roundabout to stay on the A1061
- At roundabout, take the second exit onto Laverock Hall Road
- At the roundabout, take the second exit onto the A1061
- Take the first exit at the next roundabout and Southview will be on your left



Get to know
SHOREVIEW


SOUTH NEWSHAM | BLYTH

Situated on the south-western edge of the picturesque market town of Blyth, Shoreview provides an exciting collection of two, three and four and five-bedroom homes.




Come in
and take
a look
around



5 BEDROOM HOMES





-  **The Lavenham**
5 bedroom home
Plots: 5, 23, 24, 26, 36, 37, 44, 113 & 114

4 BEDROOM HOMES

-  **The Wortham**
4 bedroom home
Plots: 18, 27, 38, 43, 49, 52, 75, 105, 106, 110, 125, 126 & 129
-  **The Kingham**
4 bedroom home
Plots: 4, 6, 17, 21, 25, 41, 50, 51, 108, 111, 115, 127 & 128
-  **The Coltham**
4 bedroom home
Plots: 3, 14, 20, 22, 28, 33, 39, 40, 107, 109, 116 & 117

- ah/r Affordable housing - rented
ah/so Affordable housing - shared ownership
ah/p Affordable housing - private
► Integral garage
VP Visitor parking
BC Bin collection point
SS Sub station


3 BEDROOM HOMES

-  **The Amersham**
3 bedroom home
Plots: 13, 15, 16, 19, 29, 34, 35, 42, 56, 57, 66, 96, 97, 103, 104 & 112
-  **The Easedale**
3 bedroom home
Plots: 1, 8, 9, 30, 47, 53, 72, 102, 124 & 131
-  **The Gosford**
3 bedroom home
Plots: 2, 7, 10, 12, 31, 45, 55, 58, 64, 69, 71, 73, 93, 94, 98, 100, 101, 118, 120 & 122
-  **The Flatford**
3 bedroom home
Plots: 11, 32, 46, 48, 54, 59, 65, 70, 74, 95, 99, 119, 121, 123 & 130

2 BEDROOM HOMES

-  **2 bedroom home***
Plots: 60-63, 87 & 88
-  **2 bedroom home***
Plots: 67 & 68

1 BEDROOM BUNGALOW

-  **1 bedroom bungalow***
Plots: 76-86 & 89-92

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 67510_TWNE/October 2021

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THE LAVENHAM

5 BEDROOM DETACHED HOME

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THE LAVENHAM

A five bedroom detached home with two floors of generous living space, which benefits from an integrated double garage. On the ground floor is a good sized living room, a spacious kitchen/breakfast room for relaxed mealtimes, and a separate dining room for more formal occasions. Upstairs, bedroom one with an en suite can be found, along with a second en suite bedroom, three further double bedrooms and a family bathroom.

TOTAL 1646 sq. ft.

GROUND FLOOR



Lounge <i>min</i>	3.90m × 5.26m	12' 10" × 17' 3"
Kitchen <i>max</i>	5.69m × 3.30m	18' 8" × 10' 10"
Dining room	3.06m × 3.20m	10' 1" × 10' 6"

FIRST FLOOR



Bedroom 1 <i>max/min</i>	4.53m × 3.81m	14' 0" × 12' 6"
Bedroom 2	3.81m × 3.52m	12' 6" × 11' 7"
Bedroom 3	3.40m × 2.69m	11' 2" × 8' 10"
Bedroom 4	3.28m × 2.69m	10' 9" × 8' 10"
Bedroom 5 <i>min</i>	2.85m × 3.00m	9' 4" × 9' 10"

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. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 67510_TWNE/October 2021

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THE WORTHAM

4 BEDROOM DETACHED HOME

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THE WORTHAM

The Wortham is a four bedroom home with an integral garage, offering plenty of space for growing families. Featuring a spacious kitchen/dining room with adjoining utility and double doors leading to a separate living room. The ground floor is completed with a guest cloakroom. On the first floor is the en suite main bedroom, 3 further double bedrooms and a main bathroom.

TOTAL 1525 sq. ft.

GROUND FLOOR



Lounge	3.57m × 5.75m	11' 9" × 18' 10"
Kitchen/Dining	6.48m × 3.34m	21' 3" × 10' 11"

FIRST FLOOR



Bedroom 1 max	3.60m × 4.78m	11' 10" × 15' 9"
Bedroom 2	4.13m × 3.10m	13' 7" × 10' 2"
Bedroom 3	3.03m × 3.41m	10' 0" × 11' 3"
Bedroom 4	3.41m × 3.02m	11' 2" × 9' 11"

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THE KINGHAM

4 BEDROOM DETACHED HOME

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THE KINGHAM

The Kingham is a spacious four-bedroom home, ideal for families looking for flexible living space. The ground floor comprises a stylish kitchen/dining area, with French doors leading on to a private rear garden, a large family living area, utility room, cloakroom and an integral garage. Upstairs you'll find bedroom one with an en suite, as well as three double bedrooms and a family bathroom.

TOTAL 1415 sq. ft.

GROUND FLOOR



Lounge	3.47m x 4.94m	11' 5" x 16' 3"
Kitchen/Dining	5.61m x 3.36m	18' 5" x 11' 0"

FIRST FLOOR



Bedroom 1	4.49m x 3.37m	14' 9" x 11' 1"
Bedroom 2	4.17m x 3.37m	13' 8" x 11' 1"
Bedroom 3 <i>max</i>	3.37m x 3.32m	11' 1" x 10' 11"
Bedroom 4	3.09m x 2.71m	10' 2" x 8' 11"

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THE COLTHAM

4 BEDROOM DETACHED HOME

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THE COLTHAM

The Coltham is a spacious 4 bedroom home with an integral garage. From the hall you can access a spacious lounge, and the kitchen dining area. The ground floor is completed by a WC and under stairs storage. Access to the garden is from French doors in the dining area. Upstairs are four large bedrooms, including bedroom one with an en suite and a family bathroom.

TOTAL 1259 sq. ft.

GROUND FLOOR



Lounge <i>max</i>	3.84m x 4.53m	12' 7" x 14' 11"
Kitchen/Dining	5.39m x 2.86m	17' 8" x 9' 5"

FIRST FLOOR



Bedroom 1 <i>max</i>	3.84m x 3.10m	12' 7" x 10' 2"
Bedroom 2	3.66m x 3.15m	12' 0" x 10' 4"
Bedroom 3	3.33m x 2.79m	10' 11" x 9' 2"
Bedroom 4	2.58m x 2.88m	8' 6" x 9' 6"

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THE AMERSHAM

3 BEDROOM DETACHED HOME

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THE AMERSHAM

The three bedroom Amersham will appeal to young families and couples. The hallway leads onto a spacious living room. At the rear, the kitchen/dining area has French doors leading into the garden. The ground floor is completed by a guest cloakroom. Upstairs the landing leads to bedroom one with an en suite, a comfortable guest bedroom and a well proportioned third bedroom. A study, main bathroom and a storage closet complete the accommodation.

TOTAL 990 sq. ft.

GROUND FLOOR



Lounge <i>max</i>	3.50m x 4.03m	11' 6" x 13' 3"
Kitchen	4.37m x 2.88m	14' 4" x 9' 5"

FIRST FLOOR



Bedroom 1	3.21m x 4.21m	10' 6" x 13' 10"
Bedroom 2	4.37m x 3.08m	14' 4" x 9' 11"
Bedroom 3 <i>max</i>	2.90m x 2.89m	9' 6" x 9' 6"

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THE EASEDALE

3 BEDROOM SEMI-DETACHED HOME

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THE EASEDALE

The Easedale is a three bedroom home which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy living room with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to bedroom one with an en suite, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

TOTAL 931 sq. ft.

GROUND FLOOR



Lounge	3.02m x 5.10m	9' 11" x 16' 9"
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Kitchen/Dining	2.95m x 5.10m	9' 8" x 16' 9"
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FIRST FLOOR



Bedroom 1	3.08m x 3.78m	10' 1" x 12' 5"
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Bedroom 2	2.95m x 2.86m	9' 8" x 9' 5"
------------------	---------------	---------------

Bedroom 3	2.95m x 2.15m	9' 8" x 7' 1"
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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. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 67510_TWNE/October 2021

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THE GOSFORD

3 BEDROOM SEMI-DETACHED HOME

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THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises bedroom one with an en suite, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 866 sq. ft.

GROUND FLOOR



Lounge <i>max</i>	3.69m × 4.26m	12' 1" × 14' 0"
Kitchen/Dining	4.72m × 2.87m	15' 6" × 9' 5"

FIRST FLOOR



Bedroom 1 <i>min</i>	2.96m × 2.83m	9' 9" × 9' 4"
Bedroom 2	2.63m × 3.30m	8' 8" × 10' 10"
Bedroom 3 <i>max</i>	2.00m × 3.55m	6' 7" × 11' 8"

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THE FLATFORD

3 BEDROOM SEMI-DETACHED HOME

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THE FLATFORD

With a versatile layout, the three bedroom Flatford is suited to couples and families alike. The living/dining room has French doors out to the garden, while the kitchen has plenty of space for relaxed mealtimes. A guest cloakroom is also located off the entrance lobby. Upstairs, the landing leads to bedroom one with an en suite, along with a well proportioned guest bedroom, a main bathroom and a further bedroom.

TOTAL 866 sq. ft.

GROUND FLOOR



Lounge/Dining	4.72m × 3.70m	15' 6" × 12' 2"
Kitchen <i>max</i>	3.08m × 3.43m	10' 1" × 11' 3"

FIRST FLOOR



Bedroom 1 <i>min</i>	2.96m × 2.83m	9' 9" × 9' 4"
Bedroom 2	2.63m × 3.30m	8' 8" × 10' 10"
Bedroom 3 <i>max</i>	2.00m × 3.70m	6' 7" × 12' 2"

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. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 67510_TWNE/October 2021

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SHOREVIEW. A VERY SPECIAL PLACE TO BE

A warm welcome to Shoreview.

Here you'll find a stunning collection of two, three, four and five-bedroom homes in South Newsham, just a stone's throw from the beautiful Northumberland coastline. Each home has been carefully designed to complement the character of the area and is ready to be enjoyed by your family for many years to come.

Take a deep breath and embrace a new life at Shoreview.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.

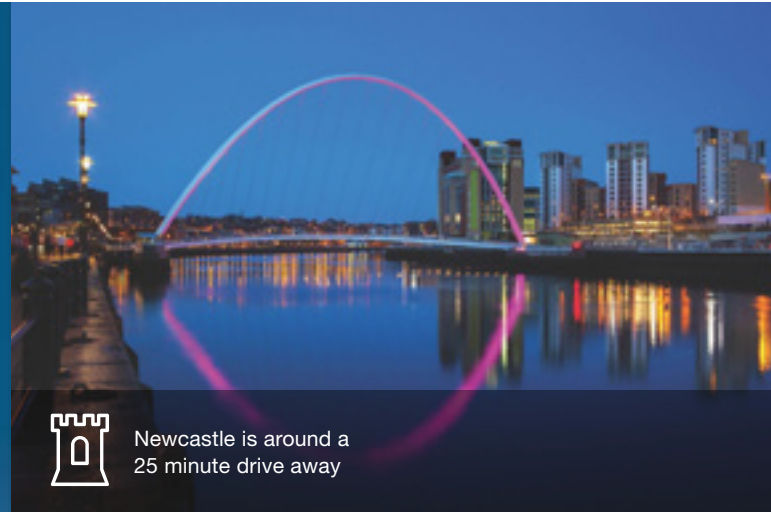


This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

LOVE LIFE IN SOUTH NEWSHAM

Located just a stone's throw from the beautiful coastline, South Newsham has everything you might need close by. From brightly coloured beach huts, a buzzing quayside and historic port, the nearby town of Blyth has an irresistible charm.

Blyth also boasts an abundance of high street shops, supermarkets, restaurants and bars for everyone to enjoy, as well as bustling weekly markets with independent stalls and local food outlets.



Newcastle is around a 25 minute drive away



Enjoy Blyth's bustling historic weekly market



The historic market town of Morpeth is less than 20 minutes away

THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress free links to other parts of the country too. With easy access to the A189, you can drive to Newcastle City Centre in less than 25 minutes. Cramlington railway station is around 4 miles away, and various bus routes serve the area, with bus stops within walking distance of the development. The nearest airport to Blyth is Newcastle (NCL) Airport which is also just 10 miles away.

TRAVELLING BY CAR



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



There are great views close by across the Northumberland coastline



People of all ages will enjoy a day at Ridley Park in Blyth



Treat yourself while taking in the stunning coastal views



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP
YOU BUY



Backed by
HM Government

Help to Buy means you can make the move to your first home with a deposit of just 5%.

HERE TO HELP
YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](https://www.taylorwimpey.co.uk) and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...





STANDARD SPECIFICATIONS

2, 3, 4 & 5 bedrooms

SHOREVIEW

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To discover more about options
and choices, speak to your
sales executive.

General	
Electrical sockets, lighting switches, light points etc. throughout where indicated on drawings - white	✓
Central heating to be as house type specific designs (see drawings)	✓
White emulsion to walls	✓
White pre-finished internal doors with chrome handles	✓
PVCu double glazed windows	✓
PVCu French doors to rear	✓
Black pre-finished GRP front entrance door, c/w UPVC frame insulated, with three point locking system and chrome handles, chrome effect letter plate, door viewer and security chain in high performance door set with various glazing options	✓
White pre-finished GRP back / side door c/w UPVC frame - insulated, with three point locking system and chrome handles with various glazing options	✓
Smoke detector to ceiling (mains operated)	✓
BT socket to hallway	✓
Living room	
Single TV socket - white	✓
Deta Optical smoke detector	✓
Double telecom socket - white	✓
Standard sockets and switches as indicated on working drawings - white	✓

Kitchen & Utility	
A choice of kitchens from our Standard range. Units and worktops and upstand in accordance with drawings	✓
Onda 1.5 bowl stainless steel inset sink with Zeno tap	✓
Zanussi stainless steel integrated 4 burner gas hob	✓
Electrolux Integrated cooker hood	✓
Zanussi stainless steel integrated electric eye level built in double oven. (except Ashenford and Canford to have built under single stainless steel oven)	✓
Utility room units and worktops in accordance with drawings	✓
1 electric double socket to incorporate USB charge point with standard sockets and switches as indicated on working drawings - white	✓
Bedroom 1	
Single TV socket - white	✓
Telecom socket - white	✓
Standard sockets and switches as indicated on working drawings - white	✓
Bedroom 2, 3 & 4 (where applicable)	
Standard sockets and switches as indicated on working drawings - white	✓

✓ = Standard features * = Optional features (subject to build stage or plot). ** = Only applies to garages that are within the plot curtilage.

Please consult our Sales Executive for details of electrical, plumbing, kitchen, bathroom and landscaping. 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.



STANDARD SPECIFICATIONS

2, 3, 4 & 5 bedrooms

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Bathroom

Free standing sanitary ware - white	✓
Chrome basin tap single mixer and pair of chrome bath taps	✓
Ceramic wall tiles as indicated on drawings	✓

En-suite (where applicable)

Free standing sanitary ware - white	✓
White shower tray to en suite (as per drawings)	✓
Chrome with clear glass shower door to en suite	✓
Thermostatic chrome shower	✓
Ceramic wall tile splash back to sink	✓
Ceramic wall tiles - full height to cubicle walls	✓

Garage (where applicable)

Double electrical socket (where in plot curtilage)	✓
Batten light point to ceiling (where in plot curtilage) (2no. in double garage)	✓
Lighting switch - pull cord (where in plot curtilage)	✓

External Features

Block paved driveway/parking bay (when within the plot curtilage)	✓
Landscaped front garden (to approved landscape drawing)	✓
Turf to rear (excluding affordable housing plots)	✓
Door bell hard wired & fitted to front door	✓
External front light and wiring for rear	✓

Other features

NHBC warranty against structural defects for a ten year period following the date of build completion	✓
A range of optional upgrades are available, subject to build stage.	

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