

Taylor
Wimpey

Find your way around

WEST HEATH

NEWCASTLE GREAT PARK | NEWCASTLE





Get to know
**WEST
HEATH**


NEWCASTLE GREAT PARK | NEWCASTLE


West Heath, Taylor Wimpey's latest addition to the ever-popular Newcastle Great Park, brings you a superb collection of four and five bedroom detached homes.

5 bedroom homes


 **The Lavenham**
5 bedroom detached home
Plots: 7, 13, 14, 41, 52, 73, 75, 83, 85, 89, 95, 101, 102, 116, 121, 124, 128, 134, 141 & 144


 **The Lomund**
5 bedroom detached home
Plots: 15, 16, 28, 30, 34, 70, 81, 106 & 149

 **The Portrush**
5 bedroom detached home
Plots: 1, 25, 27, 33, 35, 43, 54, 59, 65, 82, 103, 107, 109, 122, 126, 127, 131, 147, 150, 152, 155 & 161


 **The Sandwich**
5 bedroom detached home
Plots: 44, 49, 50, 58, 64, 66, 87, 105, 132, 143 & 164


5 bedroom homes

 **The Troon**
5 bedroom detached home
Plots: 4, 10, 22, 24, 38, 45, 47, 51, 57, 60, 69, 79, 91, 100, 108, 110, 115, 123, 133, 137, 146, 158, 162 & 163


 **The Turnberry**
5 bedroom detached home
Plots: 3, 5, 11, 23, 26, 31, 36, 37, 55, 61, 67, 72, 76, 78, 88, 92, 97, 111, 135, 139, 140 & 159

5 bedroom homes

 **The Wentworth**
5 bedroom detached home
Plots: 12, 19, 46, 48, 56, 63, 68, 77, 80, 90, 104, 112, 136, 153 & 157

 **The Wilton**
5 bedroom detached home
Plots: 9, 18, 20, 62, 93, 99, 113, 118, 130, 138, 145, 151, 154 & 160

4 bedroom homes

 **The Sherbourne**
4 bedroom detached home
Plots: 2, 6, 8, 17, 21, 29, 32, 39, 40, 42, 53, 71, 74, 84, 86, 94, 96, 98, 114, 117, 119, 120, 125, 129, 142, 148 & 156

 Sub station



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. 60009_TWNE/February 2020

WEST HEATH

Off Brunton Lane
Newcastle Great Park
Newcastle Upon Tyne
NE13 9NX

CONTACT US ON

0191 917 0492

SATNAV

NE13 9NX

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🐦 @TaylorWimpey
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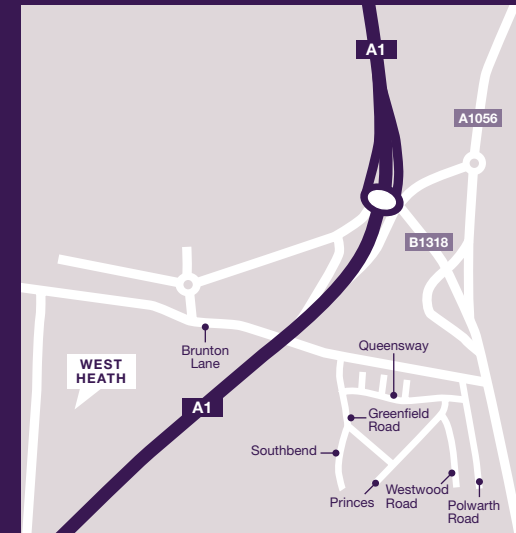
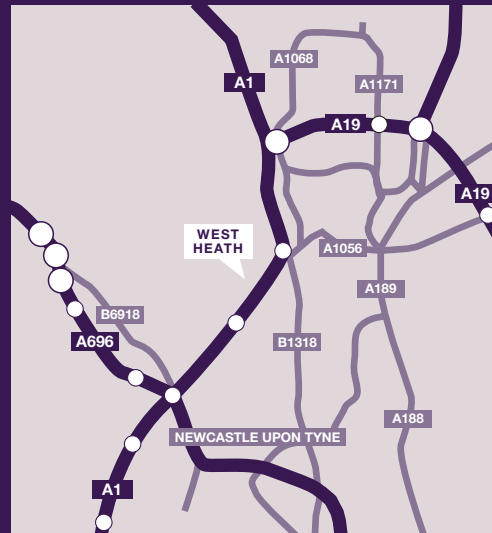
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FROM NORTH

- Heading south on the A1, take the exit towards Fawdon
- At the roundabout take the third exit onto Kingston Park Road
- At the second roundabout take the third exit onto Brunton Lane
- West Heath will be on your right after 0.5 miles

FROM SOUTH

- Heading north east on the A1, take the exit towards City (North)/Gosforth
- At the roundabout, take the first exit onto Kingston Park Road
- At the second roundabout take the third exit onto Brunton Lane
- West Heath will be on your right after 0.5 miles





WEST HEATH A VERY SPECIAL PLACE TO BE

A warm welcome to West Heath.

*A stylish mix of four & five bedroom detached homes
in a choice of designs, tucked away in the
ever-popular location of Newcastle Great Park.*

An exciting place to live, work and enjoy life.

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.



Images include optional upgrades at additional cost.

RIGHT ON YOUR DOORSTEP

Newcastle Great Park is now one of the most sought after residential locations in the area. Situated just over five miles from Newcastle city centre, and yet with half of the 1,200 acre site being dedicated to a magnificent mix of woodland, meadowland and wide open space incorporating cycle paths and walkways, it has been designed to give the new community an ideal balance between city living and rural tranquillity.



Visit the majestic Angel of the North



Enjoy playing golf at the many golf clubs in the area



Explore the historic Tynemouth Castle

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. So it's good to know West Heath has fantastic road links - with the A19 and A1 a short drive away, as well as Newcastle International Airport for a break away to sunnier shores.



The historic city of Durham



Enjoy the picturesque Northumberland National Park



The stunning Whitley Bay is ideal for a trip to the seaside



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 - or move to a new one - 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.

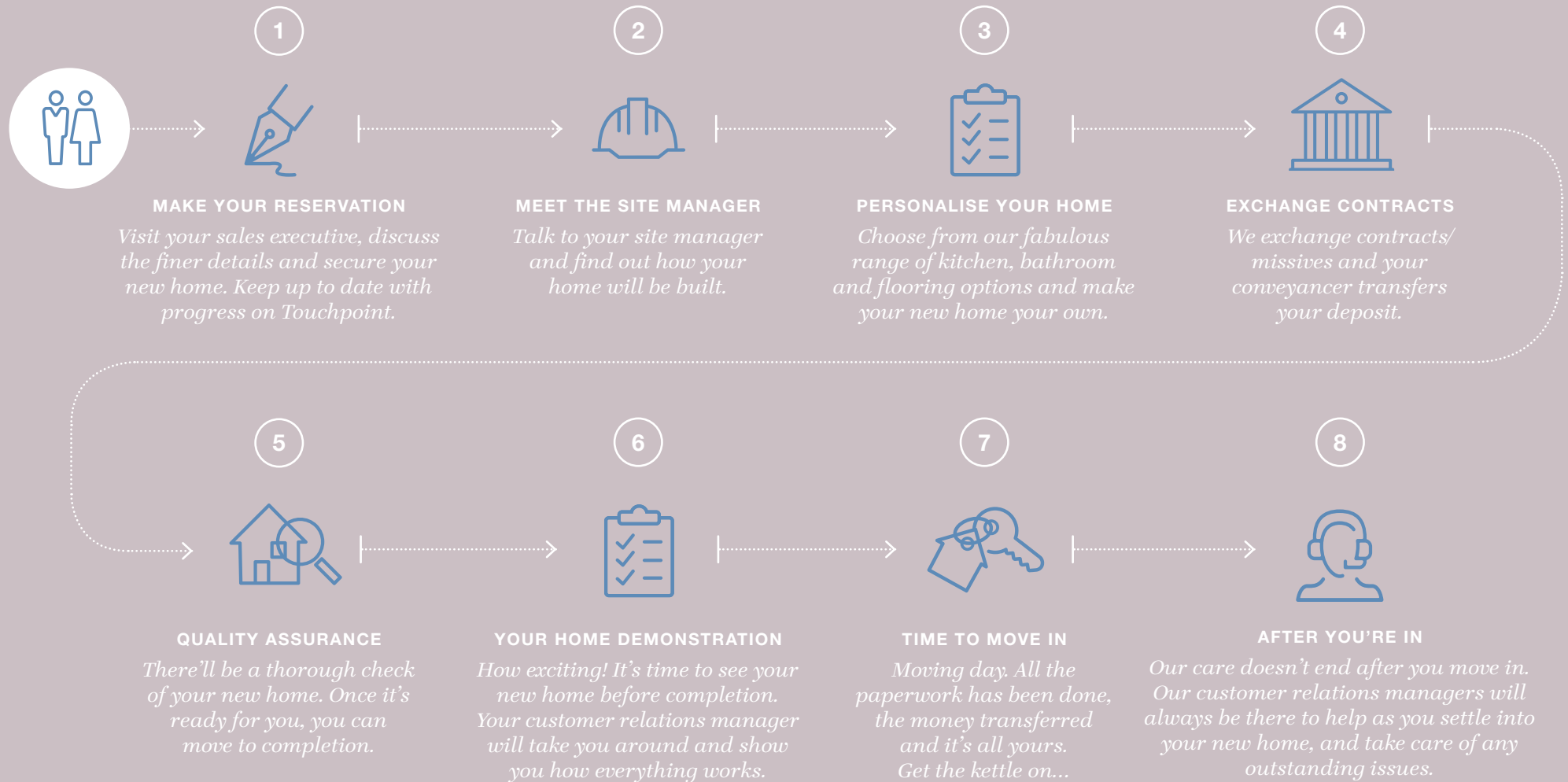


EASYMOVER

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 and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...



Taylor
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THE LAVENHAM

5 bedroom detached home



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THE LAVENHAM

This impressive five bedroom home is ideal for growing families. The open plan kitchen/breakfast area features French doors to the rear garden, as well as a utility room for added convenience. The spacious lounge also leads to the garden through French doors.

A separate dining room and cloakroom complete the downstairs. The first floor features two double bedrooms each with an en-suite shower room, as well as three further bedrooms and a family bathroom.

TOTAL 152.92m² / 1646 sq. ft.

Ground Floor



Lounge	3900mm × 5250mm	12' 10" × 17' 3"
Kitchen/Breakfast Area max.	5690mm × 3860mm	18' 8" × 12' 8"
Dining Room	3060mm × 3200mm	10' 1" × 10' 6"
Utility Room	1800mm × 1680mm	5' 11" × 5' 6"

First Floor



Master Bedroom min. inc. robes	4530mm × 3800mm	14' 10" × 12' 6"
Bedroom 2	3810mm × 3520mm	12' 6" × 11' 7"
Bedroom 3	3400mm × 2680mm	11' 2" × 8' 10"
Bedroom 4	3340mm × 2680mm	11' 0" × 8' 10"
Bedroom 5	2780mm × 2990mm	9' 2" × 9' 10"



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THE LOMUND

5 bedroom detached home



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THE LOMUND

This five bedroom home is ideal for modern, luxury family life. A fitted kitchen with breakfast/family area put this room at the heart of the home, and two sets of French doors leading to the rear garden. A spacious lounge, separate dining room and study complete the ground floor. On the first floor there is the master bedroom with en-suite bathroom. The second bedroom features an en-suite shower room for added luxury. Three further bedrooms and the family bathroom lead off from the central landing.

TOTAL 281.77m² / 3033 sq. ft.

Ground Floor



Lounge	4720mm x 6990mm	15' 5" x 21' 11"
Kitchen/Breakfast Area	4750mm x 5240mm	15' 7" x 17' 2"
Family Area	4180mm x 4250mm	13' 8" x 13' 11"
Dining Room	4000mm x 4400mm	13' 1" x 14' 5"
Study	2900mm x 4000mm	9' 6" x 13' 1"
Utility Room max.	2200mm x 2300mm	7' 2" x 7' 6"

First Floor



Master Bedroom min.	5240mm x 4120mm	17' 2" x 13' 6"
Bedroom 2 max.	4000mm x 5770mm	13' 1" x 18' 11"
Bedroom 3	4720mm x 4210mm	15' 5" x 13' 9"
Bedroom 4 max.	4000mm x 3100mm	13' 1" x 10' 2"
Bedroom 5	3770mm x 2410mm	12' 4" x 7' 10"



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THE PORTRUSH

5 bedroom detached home



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THE PORTRUSH

This large five bedroom home offers ample space for modern family living. The fitted kitchen/breakfast/family area features French doors leading to the rear garden, there is also a separate utility room. A spacious lounge with French doors to the garden, separate dining room and study complete the ground floor. Upstairs you will find the master bedroom with en-suite bathroom, a second bedroom with en-suite shower room, as well as two further double bedrooms and a family bathroom.

TOTAL 240.34m² / 2587 sq. ft.

Ground Floor



Lounge	5440mm x 4450mm	17' 10" x 14' 7"
Kitchen/Breakfast/Family Area	3700mm x 8170mm	12' 2" x 26' 10"
Dining Room <i>excl. bay</i>	4060mm x 4640mm	13' 4" x 15' 3"
Study <i>max.</i>	3770mm x 2420mm	12' 5" x 7' 1"
Utility Room	3200mm x 2230mm	10' 6" x 7' 4"

First Floor



Master Bedroom <i>excl. bay</i>	5350mm x 4890mm	17' 7" x 16' 1"
Bedroom 2 <i>max. & min.</i>	5510mm x 3770mm	18' 1" x 12' 4"
Bedroom 3	4350mm x 2840mm	14' 3" x 9' 4"
Bedroom 4	4020mm x 2590mm	13' 2" x 8' 6"
Bedroom 5	3040mm x 2590mm	10' 0" x 8' 6"



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THE SANDWICH

5 bedroom detached home



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THE SANDWICH

This five bedroom home has all the space and flexibility needed for family living. The ground floor features an open plan kitchen/breakfast/family area, a separate dining room and a dual aspect lounge with French doors to the garden. On the first floor there is the master bedroom with en-suite shower room and a Juliet balcony. The second bedroom also benefits from an en-suite shower room. Three further bedrooms lead off from the central landing along with the family bathroom. Three further bedrooms lead off from the central landing along with the family bathroom.

TOTAL 175.22m² / 1886 sq. ft.

Ground Floor



Lounge	6094mm × 3992mm	20' 0" × 12' 10"
Kitchen/Breakfast/Family Area max.	8146mm × 4294mm	26' 7" × 14' 1"
Dining Room	4294mm × 2850mm	14' 1" × 9' 4"

First Floor



Master Bedroom max.	4645mm × 4294mm	15' 3" × 14' 1"
Bedroom 2 max.	3997mm × 3579mm	13' 1" × 11' 7"
Bedroom 3 min.	3164mm × 3195mm	10' 5" × 10' 6"
Bedroom 4 min.	3952mm × 2465mm	13' 0" × 8' 1"
Bedroom 5	3779mm × 2176mm	12' 5" × 7' 2"



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THE SHERBOURNE

4 bedroom detached home



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THE SHERBOURNE

This generous four bedroom home offers plenty of space for modern family life. The kitchen/family area features French doors to the rear garden, there is also a separate utility. The spacious lounge with bay window leads through double doors to the dining room, making it ideal for entertaining guests. A study, cloakroom and integral double garage complete the downstairs. The first floor features three double bedrooms, two with en-suite shower rooms, a further bedroom and a stylish family bathroom.

TOTAL 168.34m² / 1812 sq. ft.

Ground Floor



Lounge excl. bay	3952mm x 4986mm	13' 0" x 16' 4"
Kitchen max.	3428mm x 3535mm	11' 3" x 11' 7"
Family Area	2457mm x 2547mm	8' 1" x 8' 4"
Dining Room	3952mm x 2830mm	13' 0" x 9' 3"
Study	2583mm x 2995mm	8' 6" x 9' 10"
Utility Room max.	2131mm x 1947mm	7' 0" x 6' 5"

First Floor



Master Bedroom incl. robes	4740mm x 5131mm	15' 7" x 16' 10"
Bedroom 2 max.	4290mm x 4254mm	14' 1" x 13' 11"
Bedroom 3 min.	3732mm x 2842mm	12' 3" x 9' 4"
Bedroom 4	2684mm x 3661mm	8' 10" x 12' 0"



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THE TROON

5 bedroom detached home

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THE TROON

This impressive five bedroom home offers the ample living space for modern family life. The open plan kitchen/family area and spacious lounge both open through French doors to the rear garden. A study and cloakroom complete the downstairs. The first floor features the master bedroom with dressing room and en-suite bathroom, and a further two double bedrooms, each with an en-suite shower room. A further two double bedrooms and shared bathroom complete the second floor.

TOTAL 224.64m² / 2418 sq. ft.

Ground floor



Lounge

4900mm x 3860mm 16' 3" x 12' 8"

Kitchen/Family Area max.

4490mm x 6300mm 14' 9" x 20' 8"

Dining Room

3120mm x 3860mm 10' 3" x 12' 8"

Study

3430mm x 2280mm 11' 3" x 7' 6"

Utility Room

1810mm x 1910mm 5' 11" x 6' 3"

First floor



Master Bedroom excl. dressing

4650mm x 3930mm 15' 3" x 12' 11"

Bedroom 2 min.

4520mm x 3200mm 14' 10" x 10' 7"

Bedroom 3

3490mm x 3340mm 11' 5" x 10' 11"

Second floor



Bedroom 4

4410mm x 4760mm 14' 6" x 15' 7"

Bedroom 5

3930mm x 2800mm 12' 11" x 9' 2"



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THE TURNBERRY

5 bedroom detached home



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THE TURNBERRY

This five bedroom home provides ample living space for modern family life. The downstairs features an open plan kitchen/family area and separate dining room, both with French doors to the rear garden. A spacious lounge overlooks the front of the home. A study and cloakroom complete the ground floor. The first floor features the master bedroom with en-suite bathroom, two double bedrooms and a family bathroom. A further two double bedrooms and a shared bathroom complete the second floor layout.

TOTAL 192.68m² / 2074 sq. ft.

Ground floor



Lounge	4659mm x 3774mm	15' 3" x 12' 3"
Kitchen	3267mm x 3037mm	10' 9" x 10' 0"
Family Area	4617mm x 2888mm	15' 2" x 9' 6"
Dining Room	4134mm x 2942mm	13' 7" x 9' 8"
Study	2201mm x 3023mm	7' 3" x 9' 11"
Utility Room	1900mm x 1933mm	6' 3" x 6' 4"

First floor



Master Bedroom	4548mm x 3817mm	14' 11" x 12' 6"
Bedroom 2	3023mm x 4512mm	9' 11" x 14' 10"
Bedroom 3	3800mm x 2970mm	12' 6" x 9' 9"

Second floor



Bedroom 4	4659mm x 3842mm	15' 3" x 12' 7"
Bedroom 5	4659mm x 3098mm	15' 3" x 10' 2"



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THE WENTWORTH

5 bedroom detached home



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THE WENTWORTH

This spacious five bedroom home has ample space for luxury family life spread over three floors. The open plan kitchen/breakfast area with utility room overlooks the front of the home. A separate dining room and family room complete the ground floor. The first floor features a master bedroom with en-suite bathroom as well as a dual-aspect lounge with Juliet balcony, ideal for family gatherings. On the second floor you will find four further bedrooms, one with en-suite shower room, and a stylish bathroom.

TOTAL 197.42m² / 2125 sq. ft.

Ground floor



Kitchen/Breakfast Area

4900mm x 3515mm 16' 1" x 11' 6"

Family Room

3840mm x 3515mm 12' 7" x 11' 6"

Dining Room

3515mm x 3005mm 11' 6" x 9' 10"

Utility Room

3515mm x 1945mm 11' 6" x 6' 5"

First floor



Lounge max.

7520mm x 3515mm 24' 8" x 11' 6"

Master Bedroom

4855mm x 3515mm 15' 11" x 11' 6"

Second floor



Bedroom 2

3590mm x 3285mm 11' 9" x 10' 9"

Bedroom 3

3545mm x 2880mm 11' 8" x 9' 5"

Bedroom 4

3258mm x 3055mm 10' 8" x 10' 0"

Bedroom 5

2440mm x 2253mm 8' 0" x 7' 5"



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THE WILTON

5 bedroom detached home



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THE WILTON

This five bedroom home offers ample living space for growing families. The open plan kitchen/dining area features French doors to the garden. The spacious lounge overlooks the front of the home and leads to the dining area through double doors. A study and cloakroom complete the downstairs. The first floor features the master bedroom with en-suite shower room and dressing area, two double bedrooms and a family bathroom. A further two double bedrooms and shared shower room occupy the second floor.

TOTAL 163.42m² / 1759 sq. ft.

Ground floor



Lounge

3580mm x 4590mm 11' 9" x 15' 1"

Kitchen/Dining Area max.

8100mm x 3240mm 26' 7" x 10' 8"

Study

2400mm x 3090mm 7' 11" x 10' 2"

First floor



Master Bedroom max.

2900mm x 5610mm 9' 6" x 18' 5"

Bedroom 3 max.

4020mm x 2450mm 13' 2" x 8' 1"

Bedroom 4 max.

2910mm x 3480mm 9' 7" x 11' 5"

Second floor



Bedroom 2

3370mm x 4800mm 11' 1" x 15' 9"

Bedroom 5 max.

3580mm x 4800mm 11' 9" x 15' 9"



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STANDARD SPECIFICATIONS *4 & 5 bedrooms*

WEST HEATH

Roseden Way, Newcastle Great Park, NE13 9DS

TELEPHONE

0191 917 0492

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

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. 53768/TWNE/April 2020

General	
Double glazed PVC-u windows with multipoint locking	✓
Double glazed PVC-u multi point locking French doors (Plot specific. Please ask for details)	✓
GRP Pre-finished composite front doors	✓
PVCu fascia & soffit	✓
White emulsion to walls	✓
Door bell	✓
Front outdoor light	✓
Chrome door furniture	✓
Door stops to specified rooms	✓
White internal doors	✓
Combination / Condensing gas boiler & heating system to radiators (see drawings/plans)	✓

Lounge	
TV socket & Telecom point	✓

Kitchen & Utility	
"Symphony" kitchen with a selection of doors, worktops & upstands choices from our "Standard Range"	✓
1.5 bowl stainless steel insert sink c/w mixer taps	✓
AEG "A Rated" built in, double eye-level oven	✓
AEG Integrated stainless steel cooker hood	✓
AEG 5 burner stainless steel gas hob	✓
Glass splash back behind hob	✓
AEG integrated washing machine, dishwasher (60cm) and 70/30 fridge freezer	✓
Under cupboard & plinth lights to kitchen	✓
Utility with "Symphony" base unit & worktop choices from our "Standard Range" and plumbing for appliances (plot specific)	✓

Bedroom	
Wardrobes to bedroom 1 & 2 (As per drawings)	✓
TV socket to master bedroom	✓

✓ = 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

4 & 5 bedrooms

WEST HEATH

Roseden Way, Newcastle Great Park, NE13 9DS

TELEPHONE

0191 917 0492

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

Bathroom	
Twyfords white bathroom suite (Roca Dama)	✓
Twyfords chrome taps (Tempo)	✓
Half-height tiling	✓

En-suite & Shower Room (Plot specific)	
Twyfords white bathroom suite (Roca Dama)	✓
Twyfords chrome taps (Tempo)	✓
Full height tiling to shower enclosure and half-height thereafter	✓
Shower tray & bi-fold shower door (including side door – where applicable)	✓
Aqualisa electric shower (Combination boiler) / Thermostatic Shower (Condensing boiler)	✓

External Features	
Paving slabs to width of patio doors	✓
Power to garage within the boundary of the property	✓
Outside tap to the rear of the property	✓
Turf to front and rear gardens	✓
Close board fencing to garden	✓

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	✓

✓ = 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.