

LYMEBROOK

2, 3 & 4 bedroom homes
NEWCASTLE-UNDER-LYME



LYMEBROOK

LEARN, LOVE AND LIVE AT LYMEBROOK

Lymebrook is an exciting new development of 2, 3 and 4 bedroom homes situated just off Lower Milehouse Lane, within an established residential area in the market town of Newcastle Under Lyme.

Close to Keele University (2 miles), Newcastle Under Lyme College (1 mile) and the University Hospital of North Staffordshire (2 miles), the development is ideally located, to the west of the town centre, with easy access to the M6 at J15.

Morrisons Supermarket is conveniently close by, whilst the town centre offers an excellent range of shops and a traditional daily open air market.

Countryside and city life...
...on your doorstep



A BRIGHTER FUTURE AT LYMEBROOK

Newcastle Under Lyme is home to the New Vic Theatre, the first in the UK to offer theatre in-the-round, providing a full programme of entertainment including plays, concerts and art exhibitions throughout the year. There is also a multi-screen cinema in the town, along with a mix of cafes, bars and restaurants. Nearby Keele Golf Centre, on land which was once the old Keele Hall Park, offers golf to challenge all abilities, along with scenic views of the Staffordshire Moorlands.

The cities of Manchester and Birmingham are both within an hours drivetime of Newcastle Under Lyme, Manchester Airport is approximately a 45 minute drive and London is just 1½ hours by train, from nearby Stoke on Trent railway station.



It's time to take the step...



THE DEVELOPMENT AT LYMEBROOK

Housetypes

2 bedroom

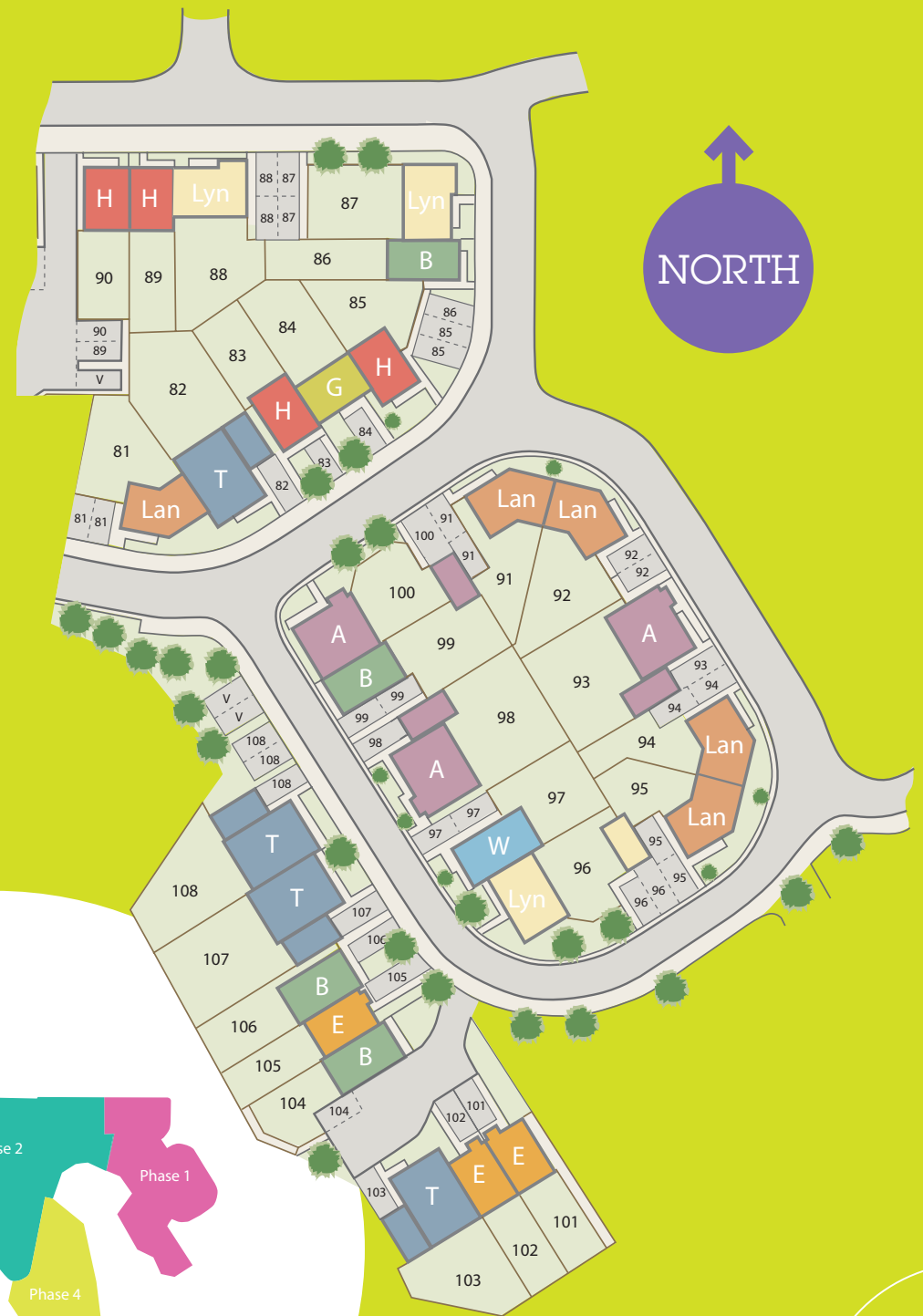
- **Elvedon** Plots 101, 102, 105
- **Brookland** Plots 86, 99, 104, 106
- **Hammond** Plots 83, 85, 89, 90
- **Glebe** Plot 84

3 bedroom

- **Lyndhurst** Plots 87, 88, 96
- **Langton** Plots 81, 91, 92, 94, 95
- **Wychwood** Plot 97

4 bedroom

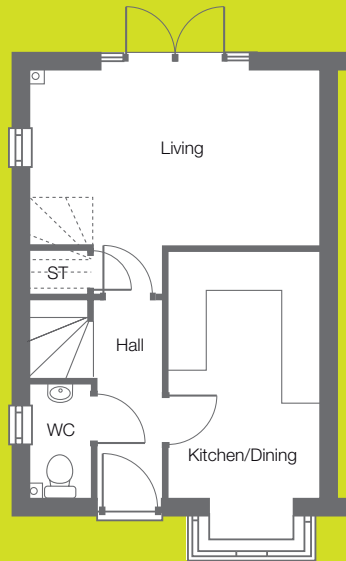
- **Ambrose** Plots 93, 98, 100
- **Thetford** Plots 82, 103, 107, 108



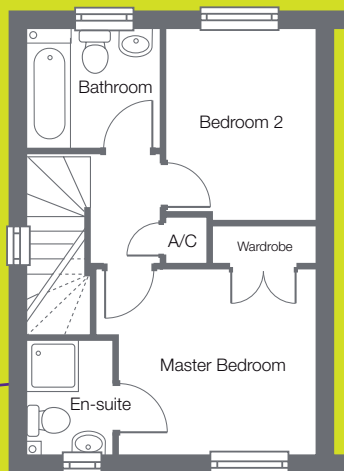
This development forms Phase 1 of a four phase development.

The development layout is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries.

GROUND



FIRST



THE ELVEDON

Plots 101, 102, 105 2 BEDROOM HOUSE



Ground Floor

Living
Kitchen/Dining
Cloaks

Metric

4619 x 2778
3930 x 2400

Imperial

15' 2" x 9' 1"
21' 11" x 7' 10"

First Floor

Master Bedroom
Ensuite
Bedroom 2
Bathroom

3145 min x 2972
3066 x 2400

10' 4" min x 9' 9"
10' 1" x 7' 10"

*Artist's impression shows a typical Elvedon housetype. Elevational treatments, handing and landscaping may vary. Ask the Development Sales Advisor for details.
NB. Plots 102 and 105 have alternative window positioning.*

THE BROOKLAND

2 BEDROOM HOUSE Plots 86, 99, 104, 106



Ground Floor

Living/Dining
Kitchen
Cloaks

Metric

4550 max x 4080 max
3170 x 1800

Imperial

14' 11" max x 13' 5" max
10' 5" x 5' 11"

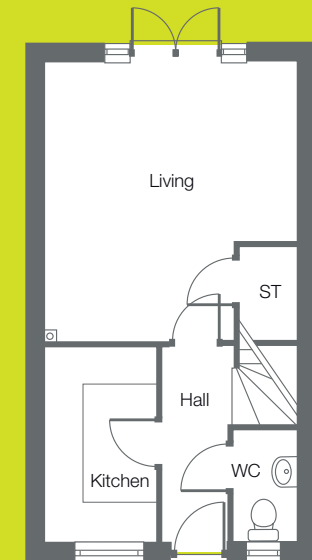
First Floor

Master Bedroom
Ensuite
Bedroom 2
Bathroom

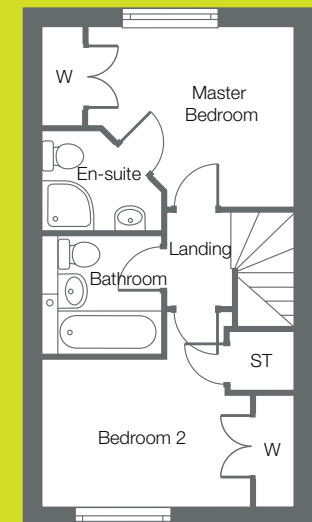
3360 max x 2910 max
3360 max x 2390

11' 0" max x 9' 7" max
11' 0" max x 7' 10"

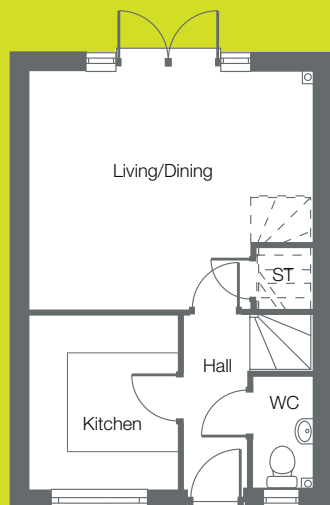
GROUND



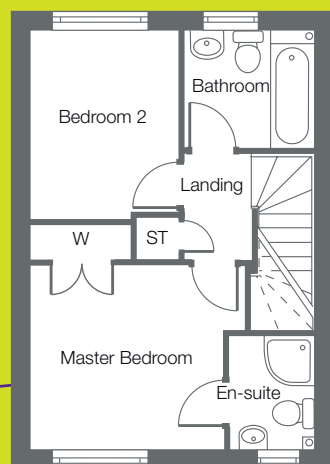
FIRST



GROUND



FIRST



THE HAMMOND

Plots 83, 85, 89, 90 2 BEDROOM HOUSE



Ground Floor

Living/Dining
Kitchen
Cloaks

Metric

4620 max x 3880 max
2830 x 2400

Imperial

15' 2" max x 12' 9" max
9' 3" x 7' 10"

First Floor

Master Bedroom
Ensuite
Bedroom 2
Bathroom

3480 max x 2970 max
3070 max x 2400 max

11' 5" max x 9' 9" max
10' 1" max x 7' 11" max

THE GLEBE

2 BEDROOM HOUSE Plot 84



Ground Floor

Living/Dining
Kitchen
Cloaks

Metric

4620 max x 3560 max
3470 x 1840

Imperial

15' 2" max x 11' 8" max
11' 5" x 6' 0"

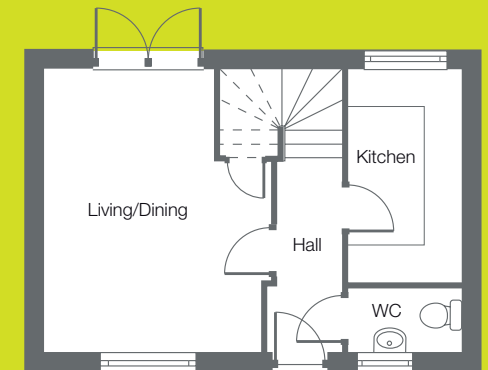
First Floor

Master Bedroom
Ensuite
Bedroom 2
Bathroom

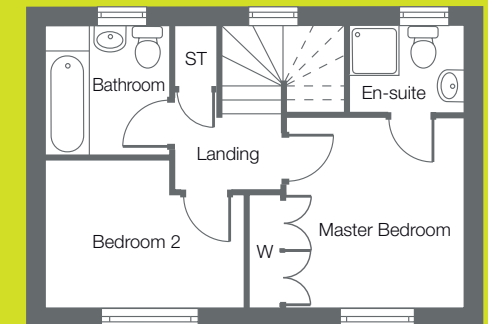
3490 max x 3100 max
3220 max x 2400 max

11' 5" max x 10' 2" max
10' 7" max x 7' 10" max

GROUND



FIRST



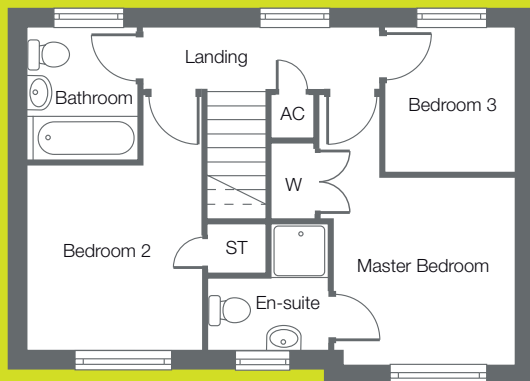
THE LYNDHURST

Plots 87, 88, 96 3 BEDROOM HOUSE

GROUND



FIRST



Ground Floor

Living
Kitchen/Dining
Cloaks

Metric

5300 x 2860
5520 x 2780

Imperial

17' 5" x 9' 5"
18' 1" x 9' 1"

First Floor

Master Bedroom
Ensuite
Bedroom 2
Bedroom 3
Bathroom

3050 min x 2940 min
3020 x 2860
2360 x 2100

10' 0" min x 9' 8" min
9' 11" x 9' 5"
7' 9" x 6' 11"

Artist's impression shows a typical Lyndhurst housetype. Elevational treatments, handing and landscaping may vary. Ask the Development Sales Advisor for details. NB. Plot 79 has alternative window layouts from that shown. Please ask the Development Sales Advisor for full details.

THE LANGTON

3 BEDROOM HOUSE Plots 81, 91, 92, 94, 95



Ground Floor

Living
Kitchen
Cloaks

Metric

4880 x 2900
4880 max x 4010 max

Imperial

16' 0" x 9' 6"
16' 0" x 13' 2"

First Floor

Master Bedroom
Ensuite
Bedroom 2
Bedroom 3
Bathroom

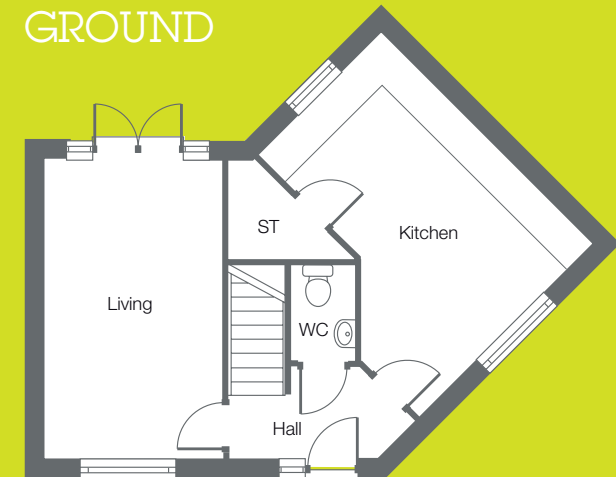
4880 max x 2900

3210 max x 2860 max
3090 max x 2860 max

16' 0" max x 9' 6"

10' 6" max x 9' 5" max
10' 2" max x 9' 5" max

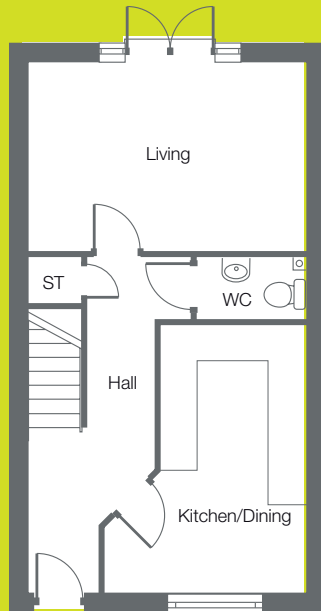
GROUND



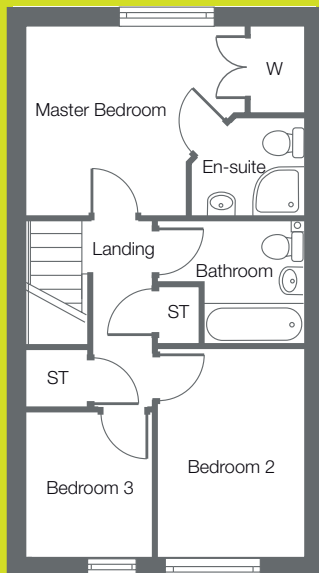
FIRST



GROUND



FIRST



THE WYCHWOOD

Plot 97 3 BEDROOM HOUSE



Ground Floor

Living
Kitchen/Dining
Cloaks

Metric

4660 x 3090
4520 max x 3330 max

Imperial

15' 3" x 10' 2"
14' 10" x 10' 11"

First Floor

Master Bedroom
Ensuite
Bedroom 2
Bedroom 3
Bathroom

3640 max x 3090 max
3460 x 2460
2400 x 2080

11' 11" max x 10' 2" max
11' 4" x 8' 1"
7' 11" x 6' 10"

THE AMBROSE

4 BEDROOM HOUSE Plots 93, 98, 100



Ground Floor

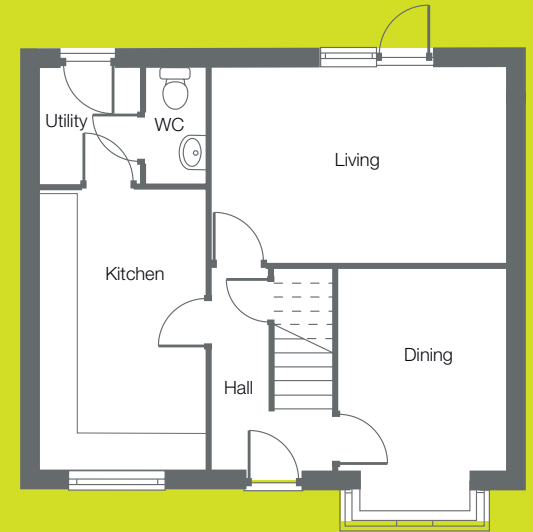
	Metric	Imperial
Living	4800 x 3200	15' 9" x 10' 6"
Dining	3970 max x 2700	13' 1" max x 8' 10"
Kitchen	4590 x 2690	15' 1" x 8' 10"
Utility		
Cloaks		

First Floor

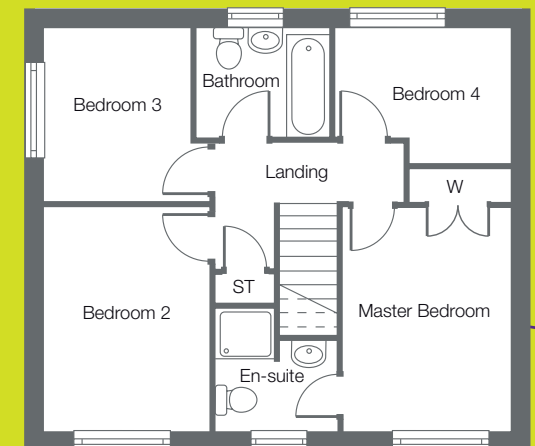
	Metric	Imperial
Master Bedroom	4260 max x 2700 max	14' 0" max x 8' 10" max
En-suite		
Bedroom 2	3640 x 2680	11' 11" x 8' 10"
Bedroom 3	2850 x 2680 max	9' 4" x 8' 10" max
Bedroom 4	2850 max x 2230 max	9' 4" max x 7' 4" max
Bathroom		

Artist's impression shows a typical Ambrose housetype. Elevational treatments, handing and landscaping may vary. Ask the Development Sales Advisor for details.
 NB. Plot 100 has alternative window layouts to the kitchen, living room and bathroom. Ask the Development Sales Advisor for full details.

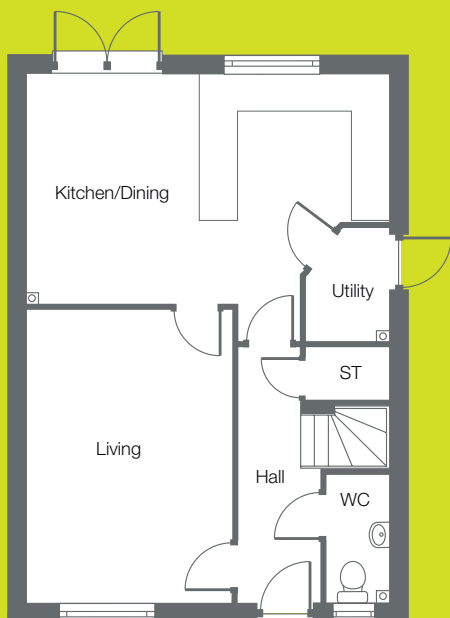
GROUND



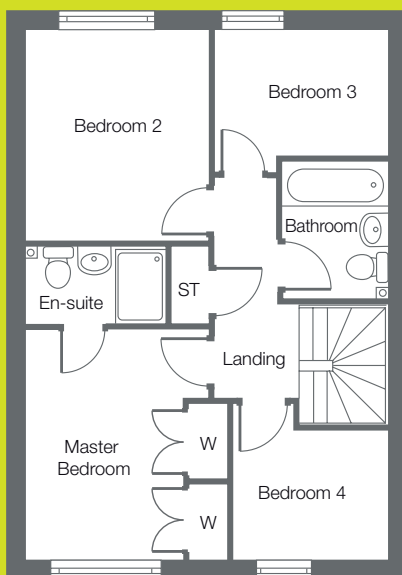
FIRST



GROUND



FIRST



THE THETFORD

Plots 82, 103, 107, 108 4 BEDROOM HOUSE



Ground Floor

Living
Kitchen/Dining
Utility
Cloaks

Metric

4790 x 3340
5930 max x 3760 max

Imperial

15' 9" x 11' 0"
19' 5" max x 12' 4" max

First Floor

Master Bedroom
Ensuite
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

3750 x 2990 max
3440 x 2990
2820 x 2290 max
2530 max x 2510

12' 4" x 9' 10" max
11' 3" x 9' 10"
9' 3" x 7' 6" max
8' 4" max x 8' 3"

Artist's impression shows a typical Thetford housetype. Elevational treatments, handing and landscaping may vary. Ask the Development Sales Advisor for details.

THE SPECIFICATION

AT LYMEBROOK

External Features

- Double glazed white PVCu windows
- Steel front door with security lock and chrome effect furniture
- PVCu rear glazed door with security lock - subject to plot
- Door bell
- Outside lights to front and rear
- Paving slabs to patio
- Block paved private driveways
- Garage with single light and double power socket - subject to plot
- Turf to front garden

Internal Features

- Ceilings skimmed throughout finished in white emulsion
- All woodwork including stairs, spindles and handrail in white gloss
- Almond white emulsion to all internal walls
- Internal doors 2 panel finished in white gloss with chrome furniture
- Fitted wardrobes to master bedroom
- *TV points to lounge, master bedroom
- *BT telephone points to lounge and master bedroom
- Smoke detectors (mains powered)

Central Heating

- Gas fired central heating and hot water system
- All radiators to have thermostatic radiator valves except room where the thermostat is located

Kitchen Features

- Choice of fitted kitchen** and worksurfaces – subject to build stage
- One and half bowl stainless steel sink with mixer tap
- Stainless steel electric double oven, gas/electric hob† and stainless steel/glass cooker hood
- Plumbing for washing machine
- Chrome downlighters to 4 bedroom homes
- Chrome track lights to 2 and 3 bedroom homes
- Integrated dishwasher and fridge freezer

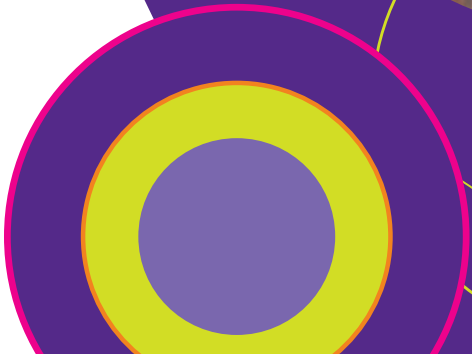
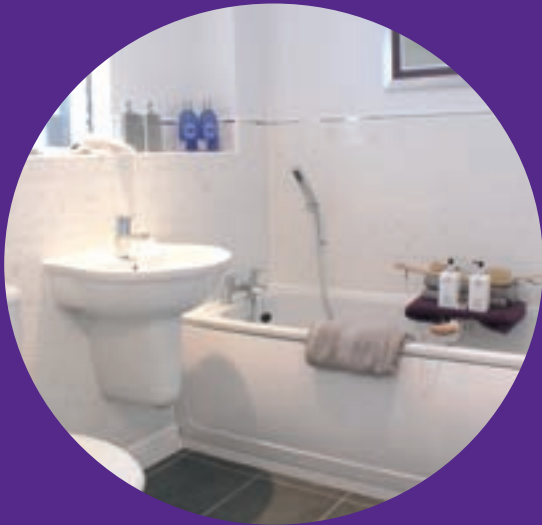
Bathroom/Cloakroom Features

- Choice of wall tiles – subject to build stage
- Shower to bathroom or ensuite
- Extractor fan to bathroom and ensuite
- Shaver point to bathroom or ensuite - subject to plot
- All sanitaryware white
- Chrome downlighters to bathroom and ensuite for 4 bedroom homes
- Flush fitting lights to bathroom and ensuite for 2 and 3 bedroom homes

*Please confirm all details with the Development Sales Advisor at point of purchase. Specifications are correct at the time of printing. We reserve the right to change or substitute alternative items of the same quality. This specification is only for general guidance and we recommend that you inspect the full specification prior to reservation. *Please note TV and telephone points only are provided, purchaser to arrange own connections, including extensions. A TV aerial is not provided. **See the Development Sales Advisor for plot specific kitchen layout. † Subject to build stage.*

Photographs show typical Kier Partnership Homes properties taken from previous developments.

Contemporary design
Traditional build
techniques Comfortable
proportions Quality fittings



KIER PARTNERSHIP HOMES

PROVIDING QUALITY HOMES...

Specialising in the design and build of mixed tenure developments, Kier Partnership Homes brings together Kier Group's social housing contracting business with private house building, to offer innovative solutions to the needs of the modern housing market.

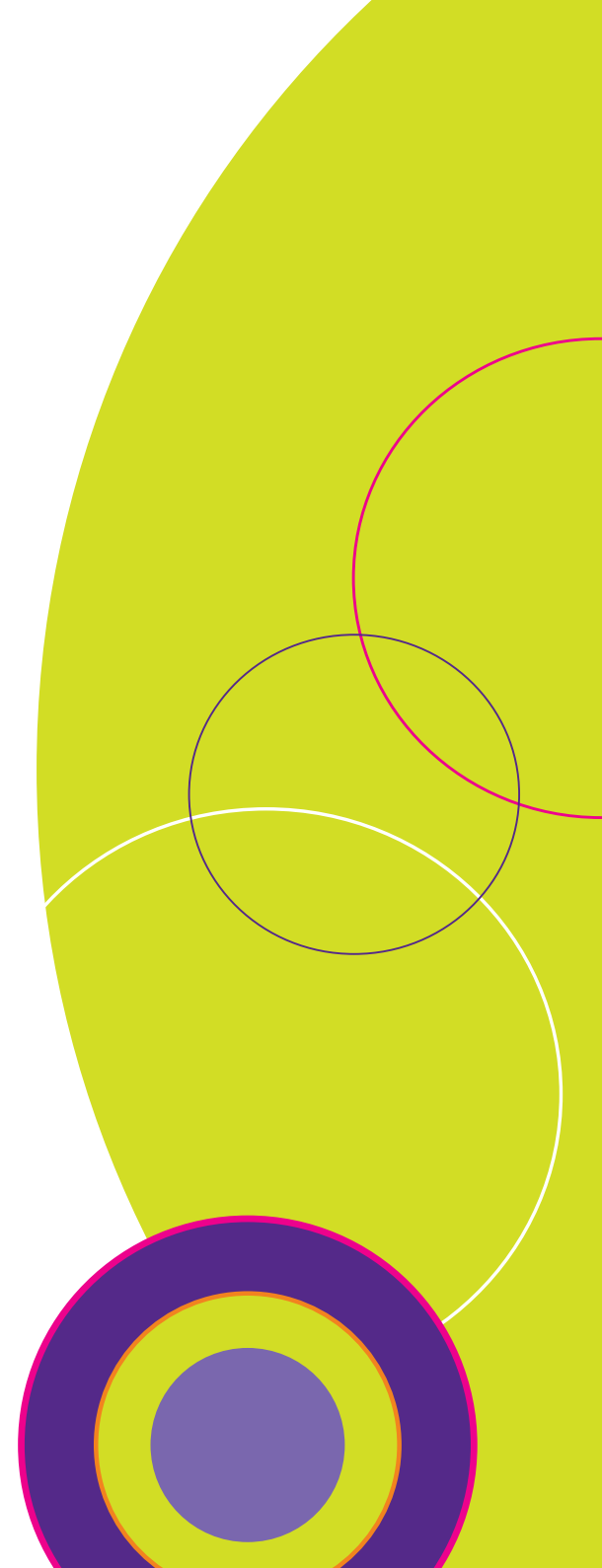
Focused on regeneration, Kier Partnership Homes applies its expertise to every aspect of site development, from initial land identification through to final build completion.

Working with housing associations and local authorities, alongside building homes for private sale, ensures that we can offer a comprehensive choice of properties that combine high quality with excellent value for money.

Our Development Sales Advisors will take you through each stage of the buying process, keeping you informed of everything that's happening until you are settled into your beautiful new home.



Photographs show typical Kier Partnership Homes properties from previous developments.



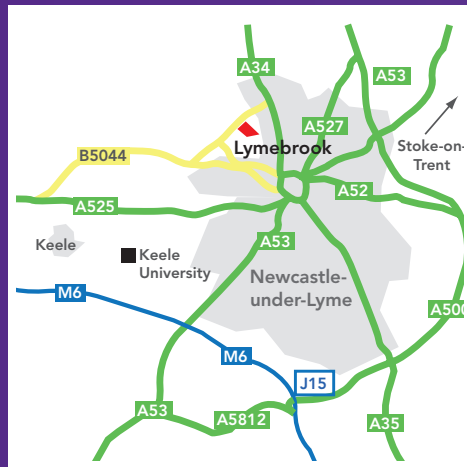


...for a modern lifestyle.



LYMEBROOK

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Kitchen layouts are indicative only. Please refer to the Development Sales Advisor for detailed layout. The metric dimensions shown have been taken from working drawings and may vary slightly on finished properties. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Our Development Sales Advisor will be pleased to give you actual measurements at the appropriate build stage. In order to improve the development, elevational treatments, brick colour, garage position and type (not integral) and parking spaces may vary from plot to plot. The handing of the property and landscaping may also vary from that shown. Please check with the Development Sales Advisor for details on specific plots.