



A contemporary collection of 3 & 4 bedroom detached and semi detached family homes in Birtley.



# Welcome to The Sycamores





## The Sycamores is a delightful new community of just 47 contemporary 3 and 4 bedroom homes, in a choice of three unique designs.

As with all Linden Homes developments, sustainability is key, and the homes at The Sycamores are built to the recognised Lifetime Homes standards, incorporating a wide range of environmentally friendly features.

Light filled, free-flowing open spaces are at the heart of the designs, which are inspired by the latest thinking on flexibility and ergonomics. They are conceived and specified to let you live the life you want to live – in the space and style you want, using the very latest materials, technologies and ideas.

# A perfect location in so many ways



Not far from the Angel of the North, a powerful symbol of the heritage and character of the region, The Sycamores is part of a real community, with excellent local amenities and views over beautiful countryside.





Birtley is ideally situated for commuting to Gateshead, Newcastle, Sunderland and Durham. The A1(M) is less than half a mile away, and the A194(M) and A167 are among the major road links nearby. The nearest train station is Chester-le-Street (3.7 miles), while Newcastle Central station is on the East Coast Mainline, with trains to York in under an hour, Edinburgh in an hour and a half, and London 3.5 hours.

Getting around by bus is also efficient and flexible, with local bus stops directly outside the development. Frequent buses run to Newcastle, the Metrocentre and other local destinations.

Newcastle International Airport is only 15 miles away.

# Everything on your doorstep



There are supermarkets and local shops in Birtley, within half a mile, and a Sainsbury's Superstore just 3.5 miles away. Birtley also has a good selection of pubs and cafes.

For serious shopping, the Metrocentre is just 7 miles away, with just about every retail experience you can think of. It is a major destination in itself, with its own station and transport interchange, offering much more than just big name shops and stores. Restaurants and bars, arts and entertainment centres – including the

12-screen Odeon IMAX – and sports and leisure facilities are all in one place, for excellent days out for all the family.

If you have young children, there are plenty of schools in the area, generally ranked good to outstanding by Ofsted, including Birtley East Primary School (0.8 miles away) and Lord Lawson Secondary School (0.5 miles away). You'll find local doctors' and dentists' surgeries within a mile of your door.

All distances and journey times throughout are approximate.



Close to home, there are plenty of options for healthy exercise. Birtley has a leisure centre and pool, plus a bowling alley. There are several golf clubs to choose from, including Ravensworth 2 miles away. Walking or cycling on the many tracks and cycle routes around the development is popular – the coast-to-coast route even runs nearby. Keen anglers will enjoy the Angel fishing lakes, within half a mile. For cricket fans, the Durham international cricket ground is one junction away on the A1.

There are abundant opportunities for family days out in and around Tyne & Wear, including Beamish open air museum, or perhaps a day at the seaside in Whitley Bay or South Shields. Wherever you choose to explore, it's good to know you'll have a beautiful new Linden home at The Sycamores to come home to.

# National strength, locally delivered



Renowned for our award-winning homes and a reputation for quality, we are industry experts in regenerating brownfield land, delivering distinctive and diverse homes in prime locations throughout the UK. We strive to create sustainable new developments that inspire modern living and set new benchmarks in design.

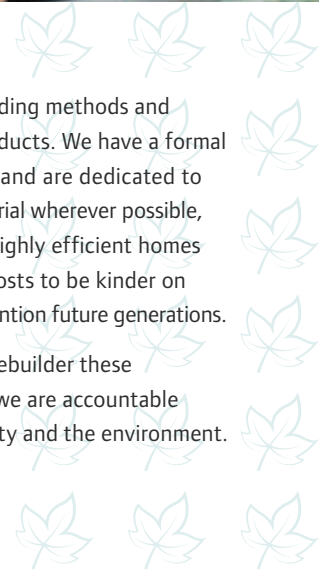
## THE BIGGER PICTURE

Community feedback is important to us, and we often work with local residents. By seeking out local knowledge, we are able to provide homes that complement and enhance the local surroundings and make a positive contribution to the community.

Success doesn't have to sacrifice sustainability. We encourage the use of environmentally friendly materials and features within the specification of all our homes,

including modern building methods and renewable energy products. We have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly efficient homes that reduce running costs to be kinder on your pocket, not to mention future generations.

As a responsible housebuilder these commitments ensure we are accountable to you, your community and the environment.





## CUSTOMER EXPERIENCE

Right from the moment you register your interest in a new Linden home, we'll keep you informed about forthcoming events and offers that are right for you. Our website features up-to-date information with downloadable brochures, availability, virtual tours and local area information for you to browse through at your convenience.

Our customer charter describes our commitment to providing you with a first-class service at each stage of your purchase. It also outlines the warranties and guarantees we provide with every home we build. Our team will be at hand from the moment you reserve your new home and long after you've settled in, making sure everything runs smoothly and that your new home is perfect for you.



## FOUNDATIONS FOR SUCCESS

Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and housebuilding companies, responsible for high-profile projects such as the All England Lawn Tennis Club roof at Wimbledon, the 2012 Olympic Village and the new Forth Road Bridge in Scotland.

## NEW HOMES MORTGAGE HELPLINE

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. This is the leading new homes mortgage specialist in the UK, and can provide advice and help on all the financial aspects of buying a new home.

For more information visit [nhmh.co.uk](http://nhmh.co.uk) or call **01206 715 415**



  
The Sycamores  
BIRTLEY

## Development Layout

A contemporary collection of 3 & 4 bedroom detached and semi detached family homes in Birtley.



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# Living at The Sycamores

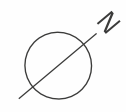
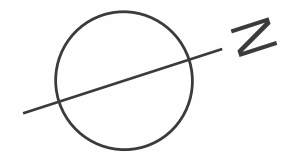


The homes at The Sycamores are carefully laid out to gain every advantage from this attractive location. Linden Homes always takes great care to balance the enjoyment of great landscape views from as many homes as possible, with the importance of privacy and not being overlooked.

At the rear of The Sycamores is an attractive area of public open space, ideal for a peaceful stroll, walking the dog,

or for kids to let off steam. Within this area of managed woodland and green, open space, there are children's play areas with tastefully designed play equipment.

Please note that planting and landscaping shown on the enclosed site plan is indicative only – please ask our Sales Executive for exact details of how the homes and the development will look.



- The Vista
- The Villa
- The Vantage
- Shared Ownership
- Show Home, Sales Office and Visitor Parking



# Development layout



## The Vantage

3 bedroom home

Homes 23 – 47



## The Villa

4 bedroom home

Homes 1 – 6



## The Vista

4 bedroom home

Homes 7 – 22





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BIRTLEY



## The Vista

The Sycamores  
Mount Pleasant Road, Birtley, Chester-le-Street DH3 1RY  
**0844 644 2870**  
[lindenhomes.co.uk/thesycamores](http://lindenhomes.co.uk/thesycamores)

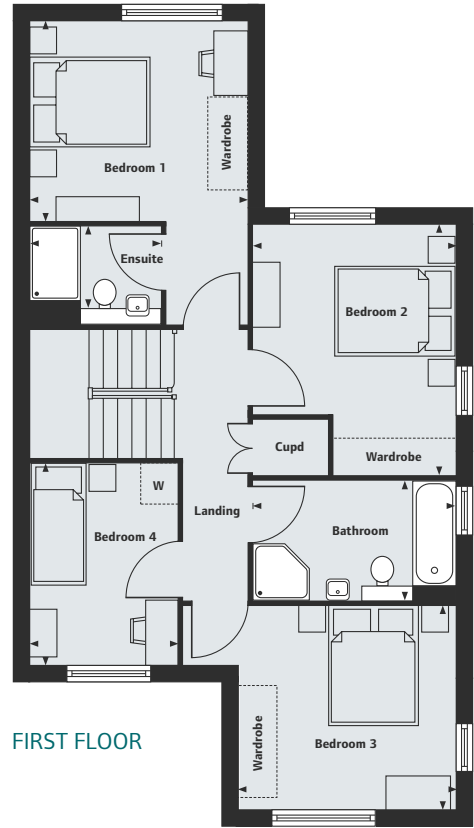


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# The Vista

4 bedroom home

Homes 7 – 22



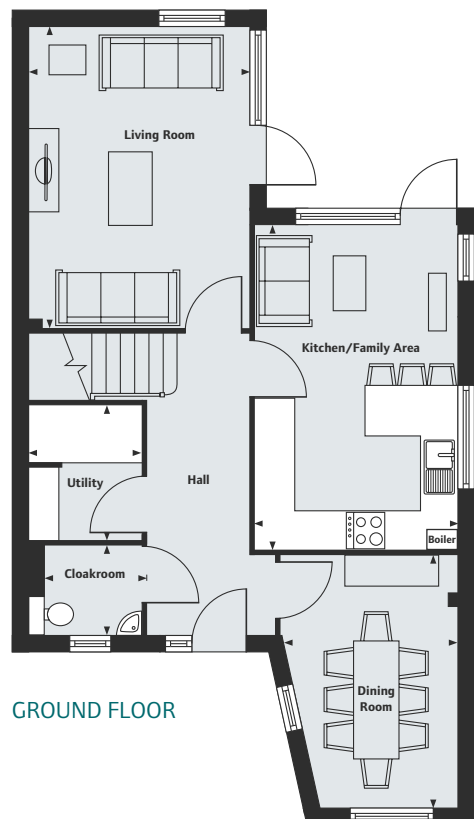
FIRST FLOOR

## GROUND FLOOR

Living Room	4.87m x 3.50m	16'0" x 11'6"
Kitchen/Family Area	5.16m x 3.24m	16'11" x 10'8"
Dining Room	4.05m x 2.82m	13'3" x 9'3"
Utility	2.18m x 1.81m	7'2" x 5'11"
Cloakroom	1.59m x 1.40m	5'3" x 4'7"

## FIRST FLOOR

Bedroom 1	3.50m x 3.23m	11'6" x 10'7"
Ensuite	2.12m x 1.32m	6'11" x 4'4"
Bedroom 2	4.05m x 3.28m	13'3" x 10'9"
Bedroom 3	4.38m x 3.19m	14'4" x 10'6"
Bedroom 4	3.23m x 2.40m	10'7" x 7'10"
Bathroom	3.28m x 1.92m	10'9" x 6'4"



GROUND FLOOR

Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. XLHNE40/May 2014.





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## The Vantage

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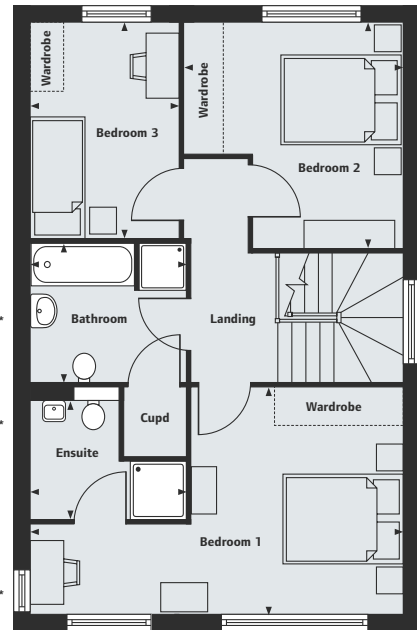


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# The Vantage

3 bedroom home

Homes 23 – 47



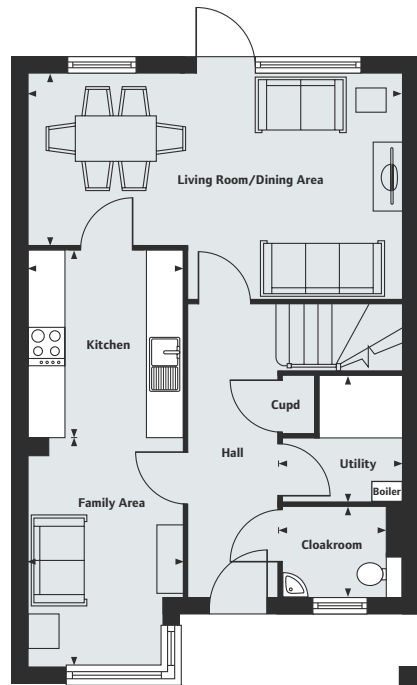
FIRST FLOOR

## GROUND FLOOR

Living Room/ Dining Area	5.92m x 3.59m	19'5" x 11'9"
Kitchen	3.01m x 2.43m	9'11" x 8'0"
Family Area	3.55m x 2.43m	11'8" x 8'0"
Utility	2.02m x 1.95m	6'8" x 6'5"
Cloakroom	1.74m x 1.38m	5'9" x 4'6"

## FIRST FLOOR

Bedroom 1	5.92m x 3.62m	19'5" x 11'11"
Ensuite	2.48m x 1.80m	8'2" x 5'11"
Bedroom 2	3.59m x 3.47m	11'9" x 11'5"
Bedroom 3	3.43m x 2.36m	11'3" x 7'9"
Bathroom	2.48m x 2.22m	8'2" x 7'3"



GROUND FLOOR

\*Indicates window variation on specific plots.  
Please see sales executive for more details.

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## The Villa

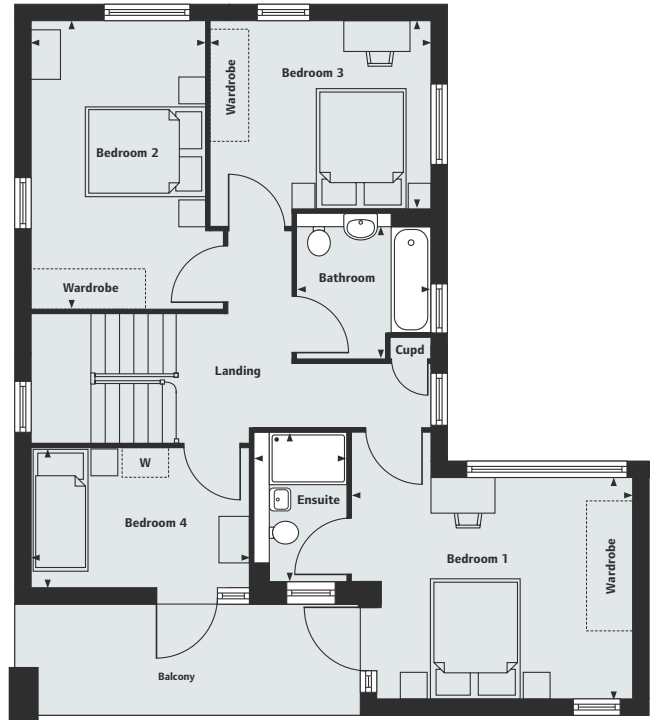
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# The Villa

4 bedroom detached home

Homes 1 – 6



FIRST FLOOR

## GROUND FLOOR

Living Room	5.53m x 3.50m	18'2" x 11'6"
Kitchen	4.66m x 3.38m	15'3" x 11'1"
Dining Area	3.76m x 2.66m	12'4" x 8'9"
Study	2.07m x 1.85m	6'9" x 6'1"
Utility	2.57m x 1.62m	8'5" x 5'4"
Cloakroom	1.66m x 1.62m	5'5" x 5'4"



GROUND FLOOR

## FIRST FLOOR

Bedroom 1	4.44m x 4.25m	14'7" x 13'11"
Ensuite	2.33m x 1.20m	7'8" x 3'11"
Bedroom 2	4.64m x 2.79m	15'3" x 9'2"
Bedroom 3	3.54m x 3.01m	11'7" x 9'11"
Bedroom 4	3.53m x 2.12m	11'7" x 6'11"
Bathroom	2.16m x 2.15m	7'1" x 7'1"

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## Specification

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# Specification

At Linden Homes, we believe it's our attention to the smallest details which makes the bigger picture work so well. And that doesn't just mean the environmentally friendly, energy saving details either. In fact, we select every fixture, fitting, finish and optional extra with the utmost care, so you can rest assured that everything is of the highest standard.

## KITCHENS

Our design philosophy starts at the very heart of the home, in the kitchen. Each of our kitchens has been designed from scratch, ensuring best use of space, lots of storage room and a useable, modern environment.

- Contemporary stainless steel flat line sink with brushed chrome high arched tap
- Stylish ceiling spotlights
- A choice of laminated worktops and kitchen unit colours (as well as upgrade options available)
- Upstands that match your worktop choice
- Contemporary fitted kitchen units packed with features:
  - Soft closing doors
  - Aluminium cutlery drawer insert
  - LED under unit lighting
  - Stainless steel splashback (excludes Villa)
  - Deep pan drawers
  - Induction hob
  - Integrated fridge and freezer
  - Integrated dishwasher
  - Built in oven and combi oven/microwave
  - Built in triple eco bin – for efficient recycling
  - Villa house type only: Pop up socket within island unit, built in ceiling extractor fan over island unit

## BATHROOMS AND ENSUITES

- Contemporary, white sanitaryware supplied by Ideal Standard
- Stylish ceiling spotlights
- Innovative, water saving taps
- Low rise shower trays with contemporary shower enclosure doors
- Soft close seats and covers
- Stylish Porcelanosa tile range to choose from (full height tiling within shower units, half height tiling to remaining walls)
- Sheet mirror (for exact locations please ask your Sales Executive)
- Waterfall style tap to cloakroom sink

## LIGHTING AND ELECTRICAL

- Brushed chrome sockets throughout the home
- Ceiling spotlights included as standard in kitchens and wet rooms
- TV points in living room and all bedrooms
- Media panel in living room, including satellite connection point as well as plenty of sockets for your TV/media unit

## INTERNAL

- Wardrobes included in master bedroom
- Dulux white emulsion throughout
- Vicaima semi solid cross directional internal doors in oak
- Satin/polished chrome chunky handle with concealed fixings
- Oak finish stairwell handrail with white strings
- CO detector

## HEATING

- Baxi Potterton Promax 24 HE Plus boiler system
- Chrome towel radiators in bathroom and ensuite
- Villa house type only: underfloor heating to the ground floor

## EXTERNAL

- Softwood double glazed high performance timber windows (Secured by Design accredited)
- Hardwood constructed front door in a choice of colours
- Vileda rotary airer/dryer
- Timber shed
- Rainwater harvesting mechanism, reducing the cost of water for your home
- Solar pv panels

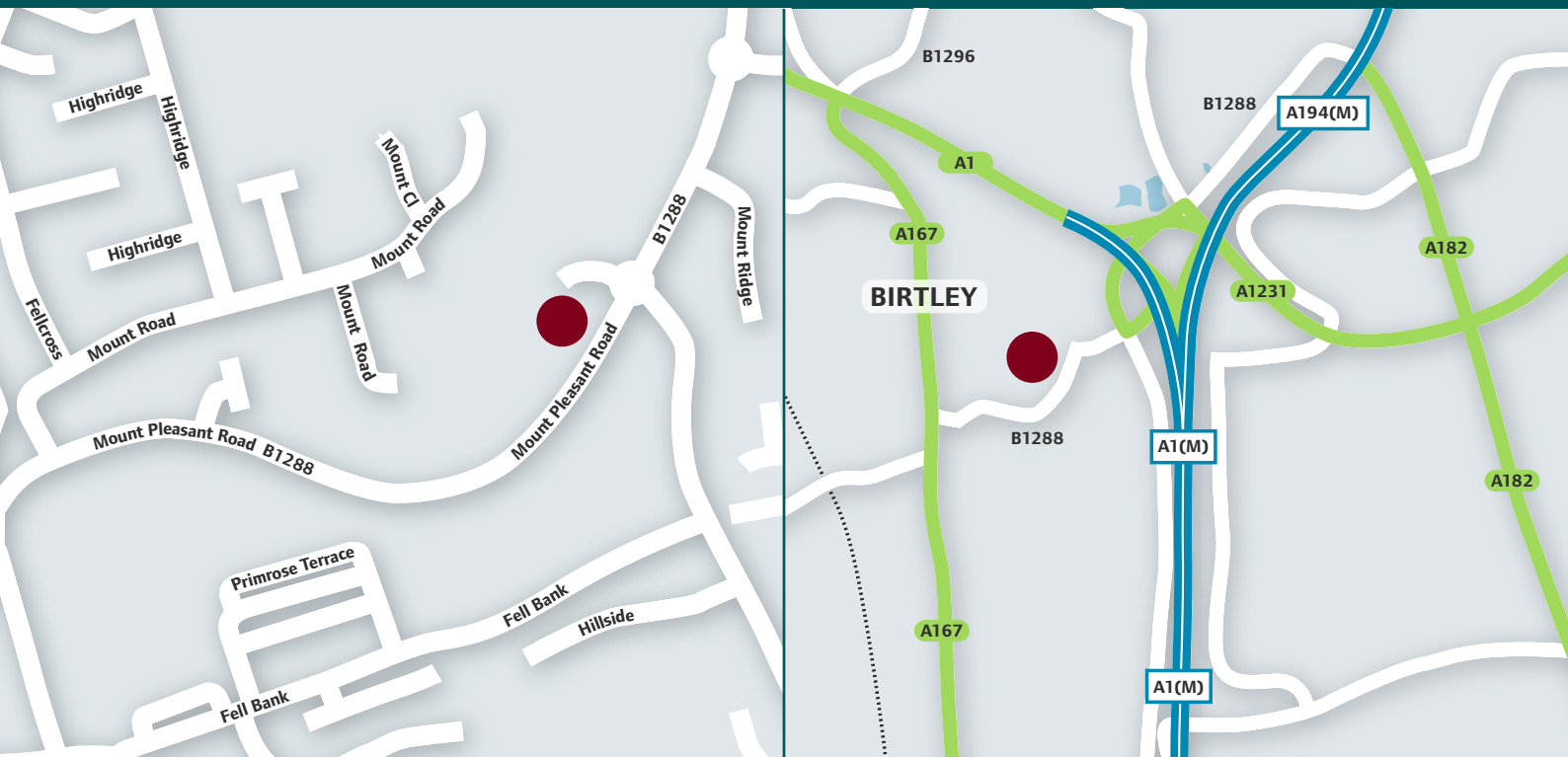
## NHBC WARRANTY

Each home will be independently surveyed during construction by The National House-Building Council, who will issue their 10 year warranty certificate on completion of the homes. In addition, Linden Homes will issue a 2 year warranty on all fixtures and fittings for your peace of mind.

# How to find us

## The Sycamores

Mount Pleasant Road, Birtley,  
Chester-le-Street DH3 1RY



### FROM NEWCASTLE

Head south on the A1 and exit at Junction 65. Keep in the right hand lane and take the fourth exit signposted Birtley. Continue down the road until you see the Red Lion pub on the right hand side then turn immediately left onto Birtley Lane. At the traffic lights, keep left onto Mount Pleasant Road and follow the road round, where you will find The Sycamores.

### FROM DURHAM

Head north on the A1 and exit at Junction 65 signposted The Angel of the North. At the roundabout take the first exit signposted Birtley. Continue down the road until you see the Red Lion pub on the right hand side then turn immediately left onto Birtley Lane. At the traffic lights, keep left onto Mount Pleasant Road and follow the road round, where you will find The Sycamores.

### FROM CHESTER-LE-STREET

Take the A167 until you see the BP garage on the left hand side. Take the second exit onto Park Road North and follow the road until you come to a roundabout, then take the third exit onto North Road. Follow the road past Dobbies Garden Centre, Birtley Leisure Centre and Komatsu. Continue straight ahead until you see the Red Lion pub and turn right onto Birtley Lane. Keep left onto Mount Pleasant Road and follow the road round, where you will find The Sycamores.





For all sales enquiries please call

**0844 644 2870**

**[lindenhomes.co.uk/thesycamores](http://lindenhomes.co.uk/thesycamores)**

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