

# North Farm Blyth

## Development layout

- The Beadnell  
4 bedroom home
- The Formby  
4 bedroom home
- The Holkham  
4 bedroom home
- The Sandsend  
4 bedroom home
- The Sennen  
4 bedroom home
- The Marsden  
3 bedroom home
- The Sheringham  
3 bedroom home
- The Fenella  
2 bedroom home
- The Stevenston  
2 bedroom home

\*Affordable housing

- BC Bin Collection Area
- CS Cycle Store Area
- Garage Entrance
- ▼ Embankment Slope



### North Farm

Newsham, Blyth, Northumberland NE24 3PW  
2, 3 and 4 bedroom homes

**01670 751 616**

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details. XLHNE357/September 2017.

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## North Farm

Blyth

A collection of 2, 3 & 4 bedroom homes on the outskirts of the historic port of Blyth



The town of Blyth stands proudly on the Northumberland coast, 13 miles north of Newcastle-upon-Tyne. Once an important port, today Blyth is a peaceful, interesting place to live, with an outstanding beach, some fine old buildings including a lighthouse, beautiful parks and gardens, and a real sense of community.

There is a choice of supermarkets as well as the Keel Row shopping centre, with a range of high street shops, around 2.5 miles from North Farm, while families with young children will appreciate the choice of good primary and secondary schools within a short walk. Also within walking distance is Blyth South Beach.

Commuting to Newcastle, Gateshead and throughout the north east is simple. Newcastle, the nearest city, is 12.5 miles away, a 24 minute drive or 12 minutes on the train from Cramlington, the nearest train station (4.2 miles). From Newcastle, trains speed to London in just under 3 hours.

### North Farm

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2, 3 and 4 bedroom homes

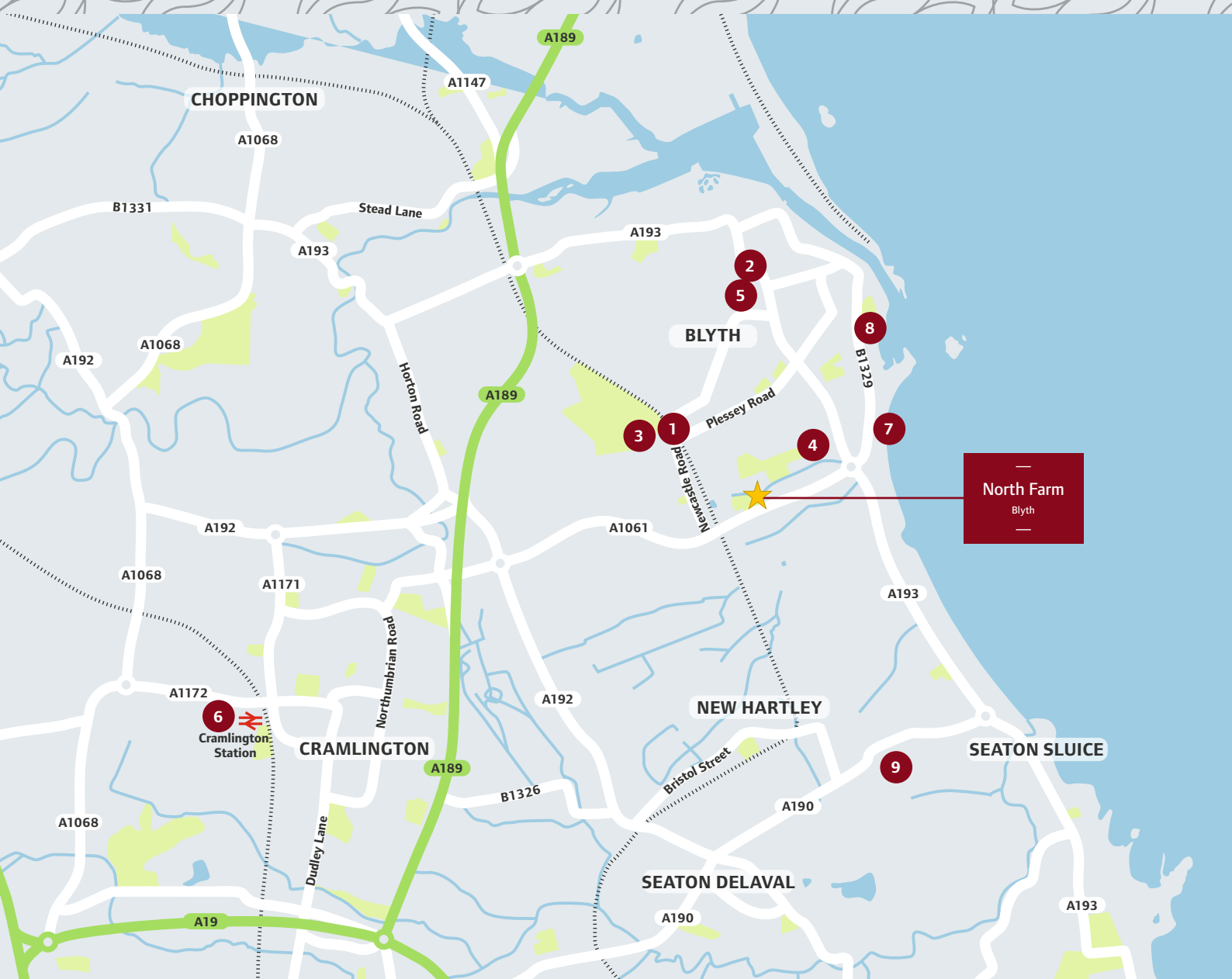
  
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All journey times and distances are approximate.

## North Farm

Blyth

## Around the neighbourhood



1

CO-OPERATIVE FOOD  
NE24 4AS

2

KEEL ROW SHOPPING CENTRE  
NE24 1AH

3

NEW DELAVAL PRIMARY SCHOOL  
NE24 4DA

4

BEDE ACADEMY SECONDARY SCHOOL  
NE24 3PX

5

BLYTH SPORTS CENTRE  
NE24 5BT

6

CRAMLINGTON STATION  
NE23 1DJ

7

BLYTH SOUTH BEACH

8

RIDLEY PARK

9

SEATON DELAVAL HALL  
NE26 4QR

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## North Farm

Blyth

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### The Beadnell

4 bedroom home

Plots 20 & 21



## North Farm

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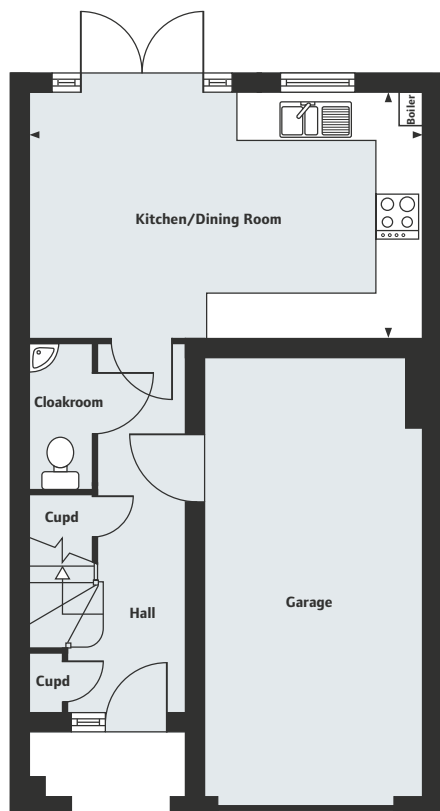
2, 3 and 4 bedroom homes



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## North Farm Blyth

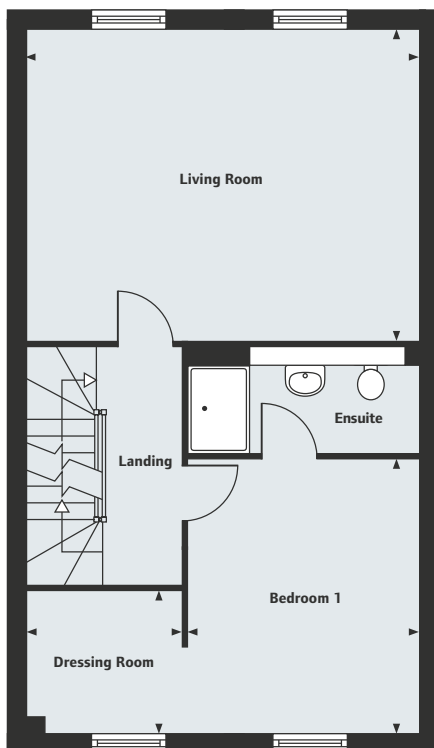
## The Beadnell 4 bedroom home



### Ground Floor

Kitchen/Dining Room  
5.37m x 3.32m

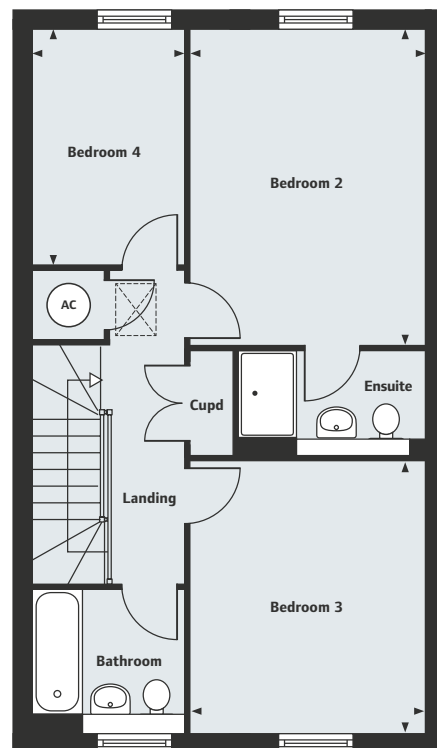
17'7" x 10'11"



### First Floor

Living Room  
5.37m x 4.20m  
Bedroom 1  
3.72m x 3.15m  
Dressing Room  
2.07m x 1.90m

17'7" x 13'9"  
12'2" x 10'4"  
6'9" x 6'3"



### Second Floor

Bedroom 2  
4.30m x 3.20m  
Bedroom 3  
3.67m x 3.20m  
Bedroom 4  
3.20m x 2.07m

14'1" x 10'6"  
12'0" x 10'6"  
10'6" x 6'9"

Some plots are handed, please ask Sales Executive for details.

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## North Farm

Blyth

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## The Formby

4 bedroom home

Plots 8, 25, 26, 34 & 37



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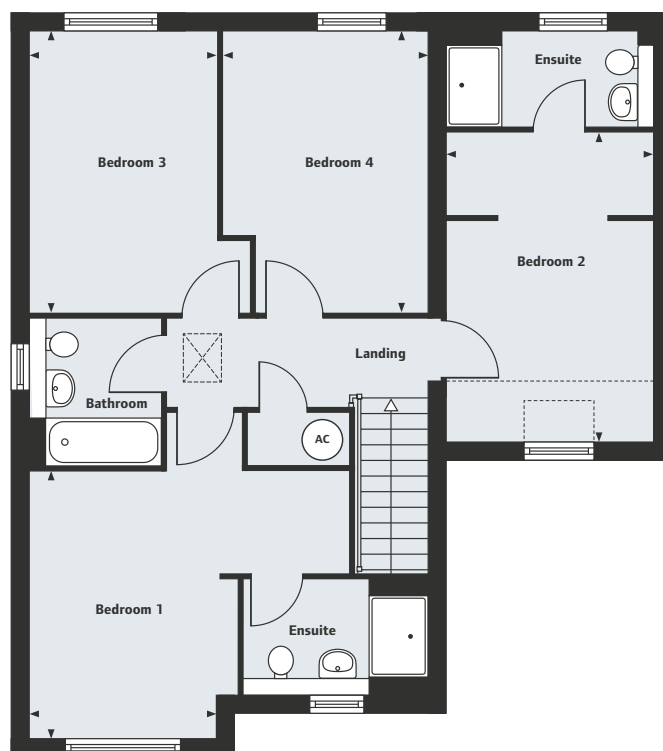
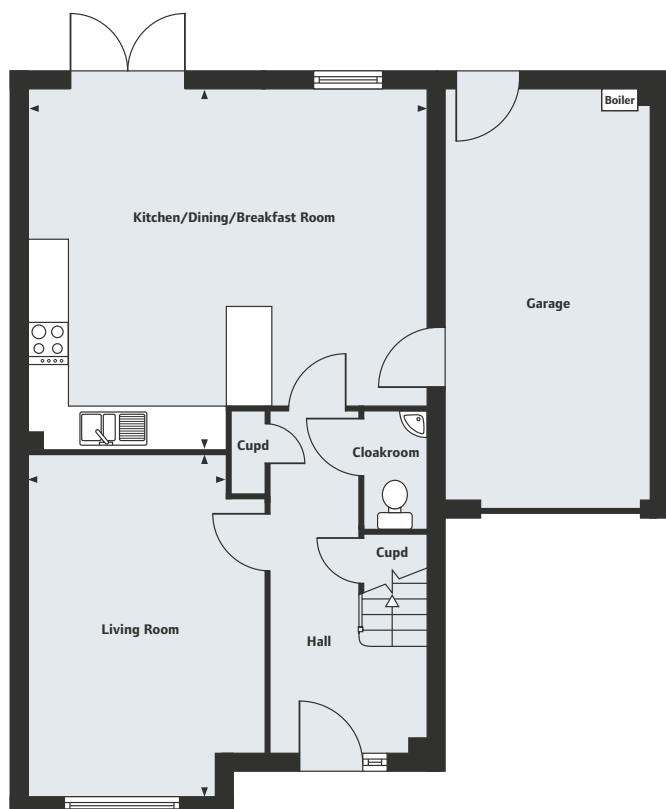
2, 3 and 4 bedroom homes



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## North Farm Blyth

## The Formby 4 bedroom home



### Ground Floor

Living Room	
5.02m x 3.42m	16'6" x 11'3"
Kitchen/Dining/Breakfast Room	
5.80m x 5.25m	19'0" x 17'3"

### First Floor

Bedroom 1	
4.67m x 3.92m	15'4" x 12'10"
Bedroom 2	
4.52m x 3.00m	14'10" x 9'10"
Bedroom 3	
4.12m x 2.75m	13'6" x 9'0"
Bedroom 4	
4.12m x 2.95m	13'6" x 9'8"

Plot 34 has a different first floor layout and other details may have changed.  
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## North Farm

Blyth

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## The Sandsend

4 bedroom home

Plots 1, 2, 6, 7, 33, 35, 36 & 40



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2, 3 and 4 bedroom homes

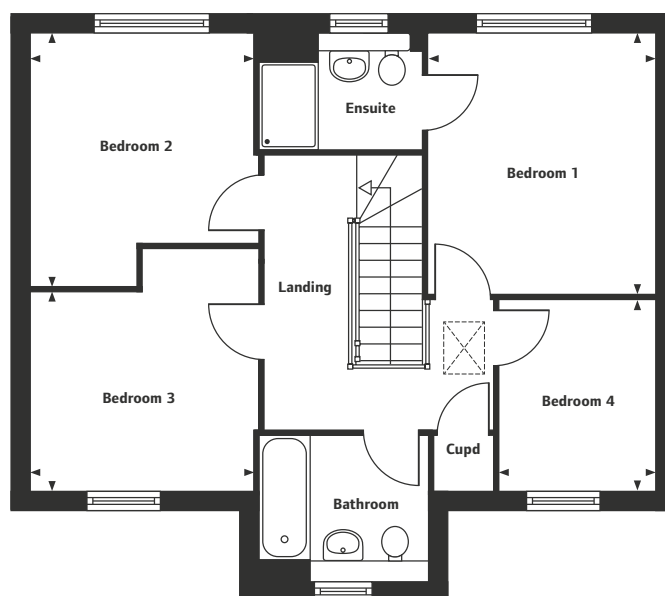
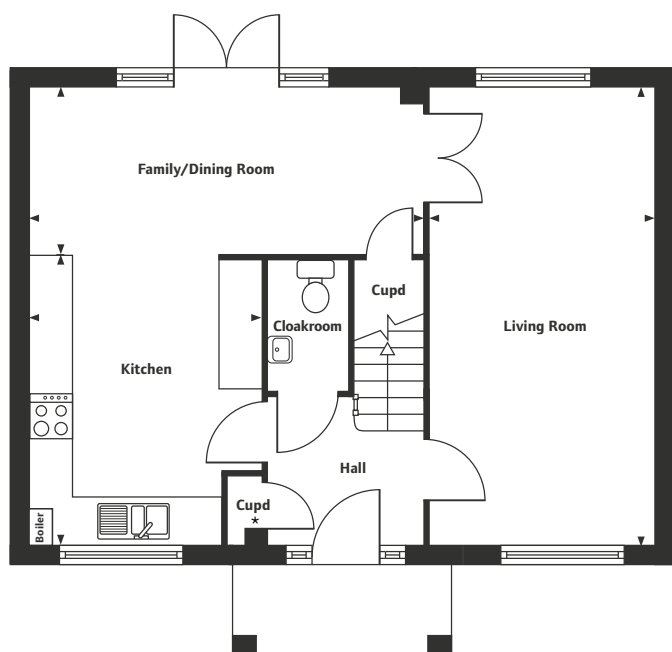


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## North Farm Blyth

## The Sandsend 4 bedroom home



### Ground Floor

Living Room	20'6" x 10'1"
Kitchen	13'1" x 10'6"
Family/Dining Room	17'9" x 7'5"
5.42m x 2.25m	

### First Floor

Bedroom 1	11'8" x 10'3"
Bedroom 2	11'3" x 10'0"
Bedroom 3	10'10" x 10'6"
Bedroom 4	8'6" x 7'1"
2.60m x 2.15m	

\*SVP to plot 35 only.

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## North Farm

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## The Holkham

4 bedroom home

Plots 3 & 41



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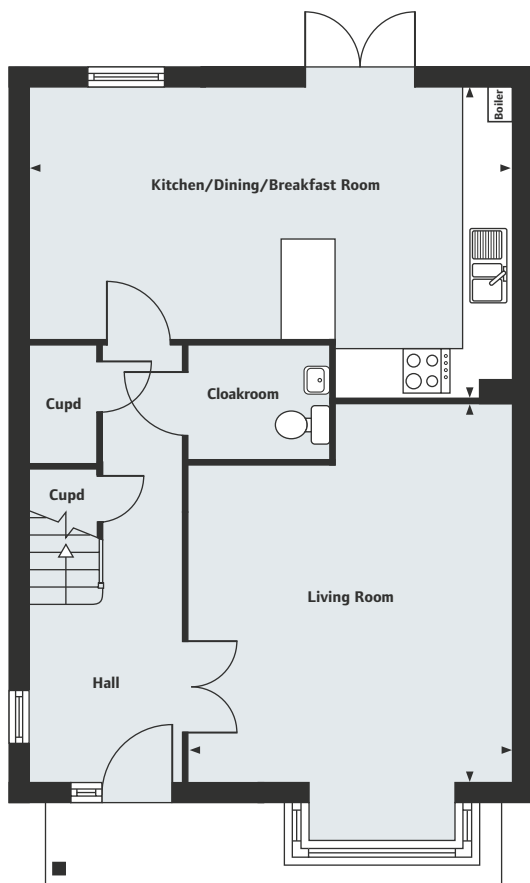
2, 3 and 4 bedroom homes



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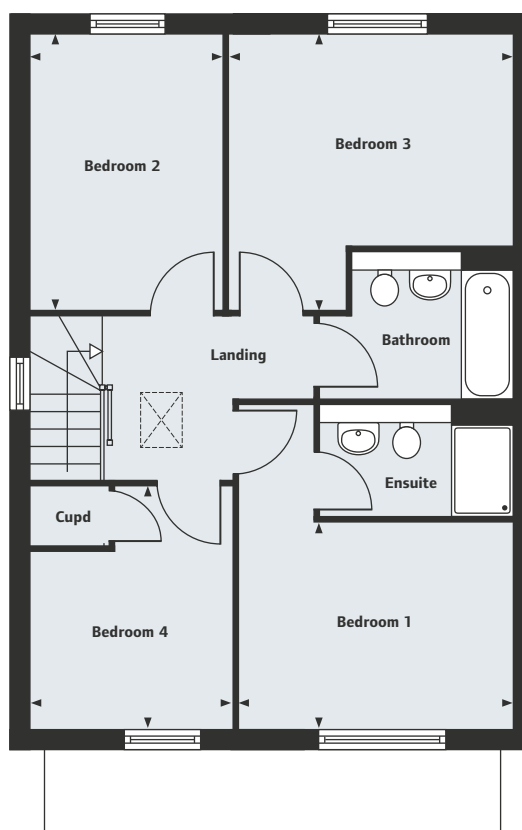
# North Farm Blyth

## The Holkham 4 bedroom home



### Ground Floor

Living Room	4.97m x 4.20m	16'4" x 13'9"
Kitchen/Dining/Breakfast Room	6.35m x 4.02m	20'10" x 13'2"



### First Floor

Bedroom 1	4.27m x 3.60m	14'0" x 11'10"
Bedroom 2	3.60m x 2.55m	11'10" x 8'4"
Bedroom 3	3.70m x 3.60m	12'2" x 11'10"
Bedroom 4	3.20m x 2.65m	10'6" x 8'8"

Plot 3 has bedroom 1 and its ensuite at the rear of the house, and bedroom 3 at the front. Please ask Sales Executive for details.

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## North Farm

Blyth

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## The Sennen

4 bedroom home

Plots 4, 5, 9, 17 & 30



## North Farm

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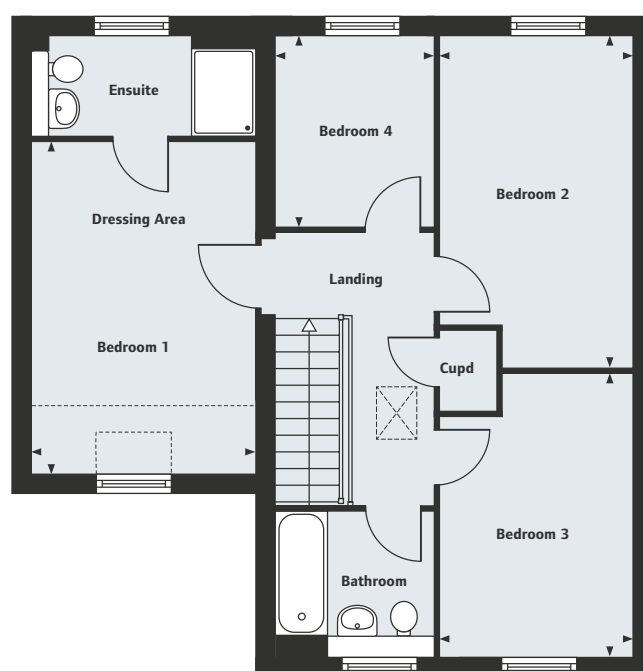
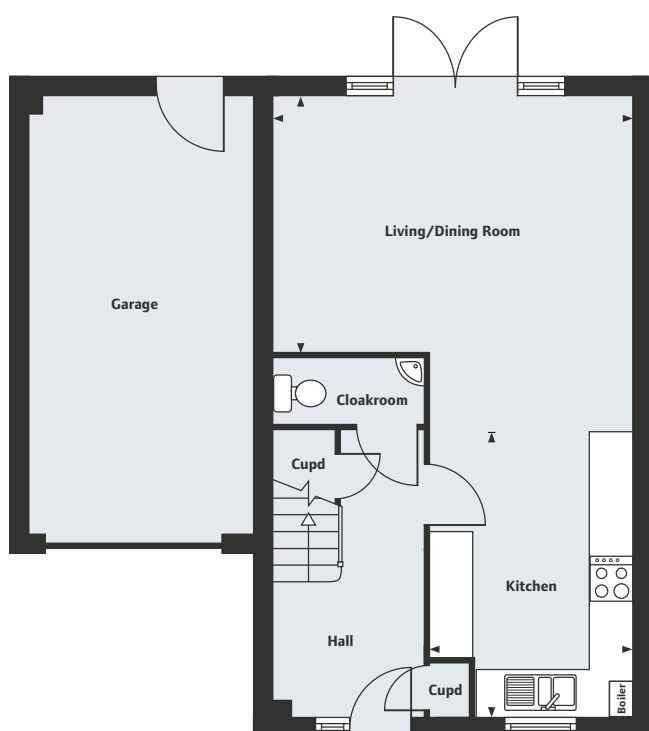
2, 3 and 4 bedroom homes



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## North Farm Blyth

## The Sennen 4 bedroom home



### Ground Floor

Living/Dining Room	16'1" x 11'7"
Kitchen	12'10" x 9'1"

### First Floor

Bedroom 1	14'10" x 9'10"
Bedroom 2	15'0" x 8'8"
Bedroom 3	12'6" x 8'8"
Bedroom 4	8'7" x 7'1"

Plots 4, 5 & 30 have the ensuite at the front of the house.  
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## North Farm

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## The Marsden

3 bedroom home

Plots 11, 12, 31 & 32



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2, 3 and 4 bedroom homes

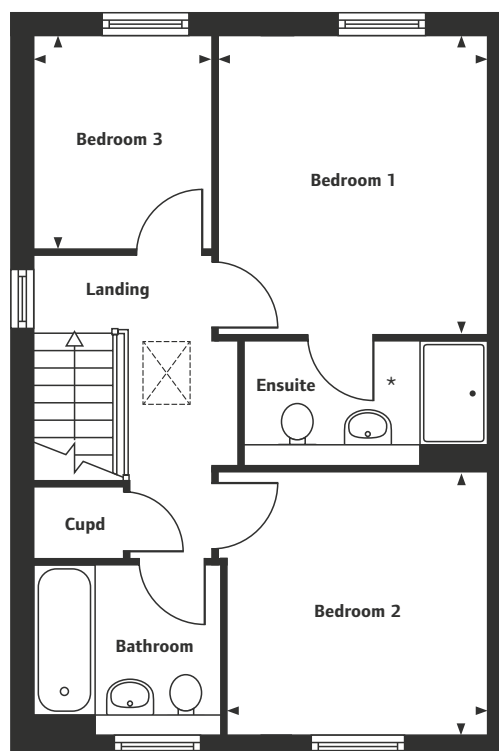
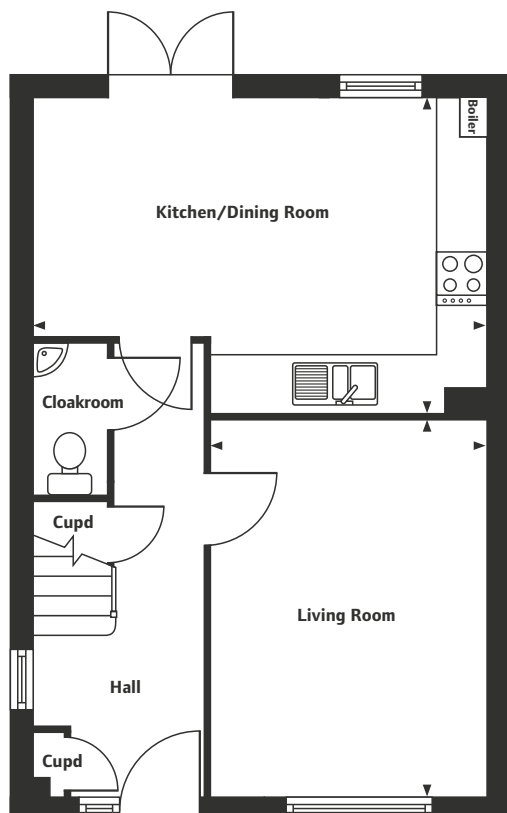


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# North Farm Blyth

## The Marsden 3 bedroom home



### Ground Floor

Living Room	14'2" x 10'5"
4.32m x 3.17m	
Kitchen/Dining Room	17'3" x 11'9"
5.25m x 3.57m	

### First Floor

Bedroom 1	11'3" x 10'2"
3.42m x 3.10m	
Bedroom 2	9'10" x 9'10"
3.00m x 3.00m	
Bedroom 3	7'11" x 6'9"
2.42m x 2.05m	

\*Plots 11 & 12 have bedroom 1 and its ensuite at the front of the house.  
Some plots are handed, please ask Sales Executive for details.

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## North Farm

Blyth

### The Sheringham

3 bedroom home

Plots 13, 14, 15, 16, 18, 19, 22, 23,  
27, 28, 29, 38 & 39



#### North Farm

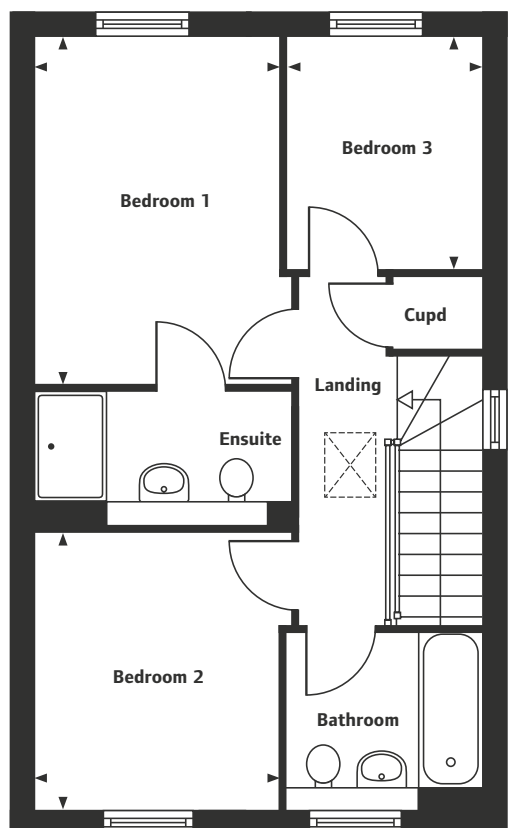
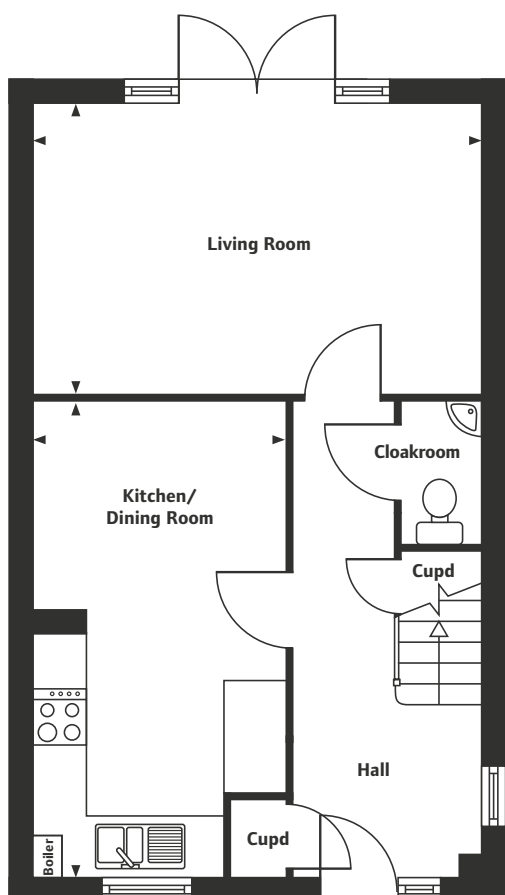
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2, 3 and 4 bedroom homes

  
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# North Farm Blyth

## The Sheringham 3 bedroom home



### Ground Floor

Living Room	16'1" x 10'6"
4.90m x 3.20m	
Kitchen/Dining Room	17'1" x 9'1"
5.20m x 2.77m	

### First Floor

Bedroom 1	12'6" x 8'9"
3.82m x 2.67m	
Bedroom 2	9'11" x 8'9"
3.02m x 2.67m	
Bedroom 3	8'4" x 7'1"
2.55m x 2.15m	

\* No window to plot 28.  
Some plots are handed, please ask Sales Executive for details.

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## North Farm

Blyth

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## The Fenella

2 bedroom home

Plots 10 & 42



### North Farm

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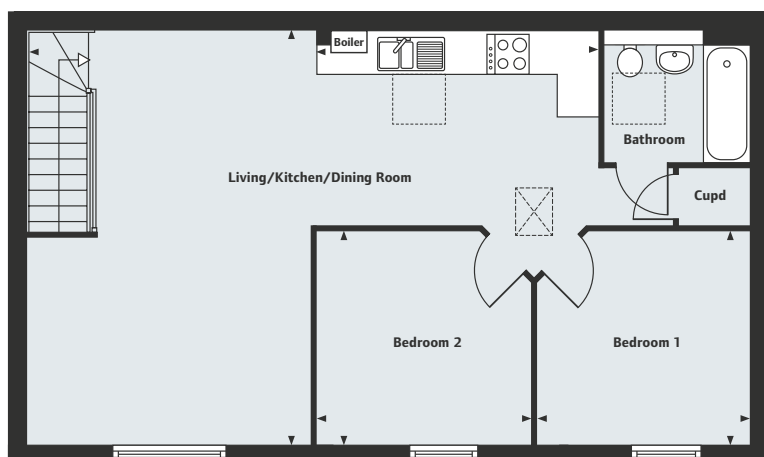
2, 3 and 4 bedroom homes



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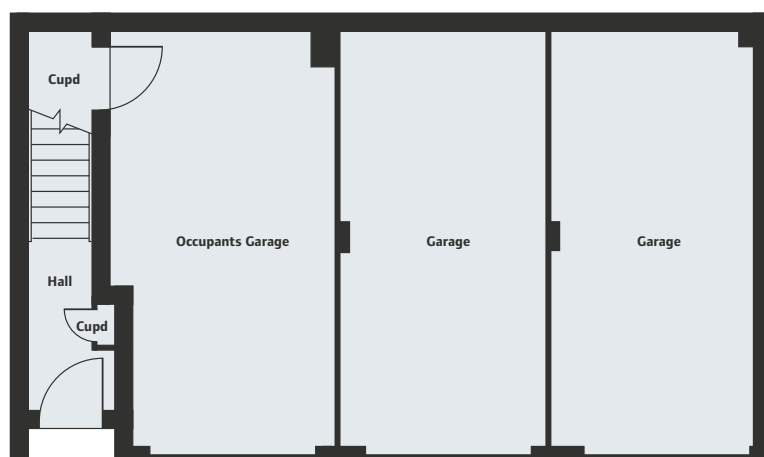
## North Farm Blyth

## The Fenella 2 bedroom home



### First Floor

Living/Kitchen/Dining Room	8.37m x 6.02m	27'6" x 19'9"
Bedroom 1	3.15m x 3.05m	10'4" x 10'0"
Bedroom 2	3.15m x 3.05m	10'4" x 10'0"



### Ground Floor

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## North Farm

Blyth

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## The Stevenston

2 bedroom home

Plot 24



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2, 3 and 4 bedroom homes

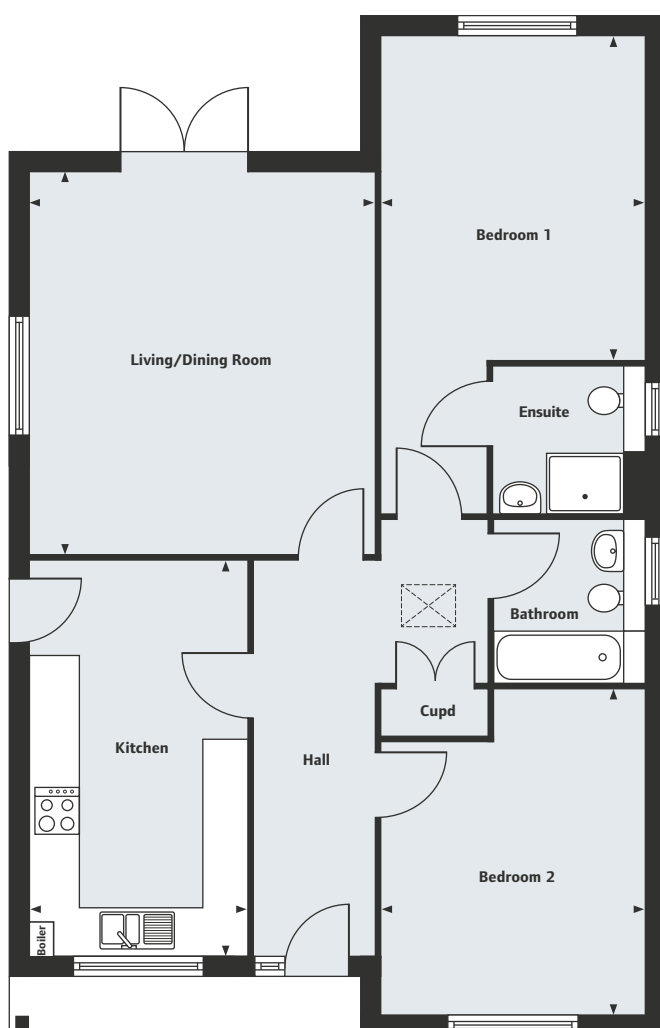


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## North Farm Blyth

## The Stevenston 2 bedroom home



Living/Dining Room	5.00m x 4.50m	16'5" x 14'9"
Kitchen	5.20m x 2.82m	17'1" x 9'3"
Bedroom 1	6.27m x 3.45m	20'7" x 11'4"
Bedroom 2	4.27m x 3.45m	14'0" x 11'4"

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# North Farm Blyth

## Specification



	2 bedroom bungalow	3 bedroom homes	4 bedroom homes
<b>Kitchen</b>			
Fitted kitchen with laminate worktop and upstand	•	•	•
Soft-close drawers	•	•	•
Single eye-level oven	•	•	•
Gas hob	•	•	•
Chimney hood (recirculating)	•	•	•
Integrated fridge freezer	•	•	•
Integrated dishwasher	•	•	•
Integrated washing machine	•	•	•
1½ stainless steel sink with chrome monobloc tap	•	•	•
Multigrid appliance switching to kitchen	•	•	•
Downlights	•	•	•
<b>Bathroom, ensuite and cloakroom</b>			
Contemporary white sanitaryware and chrome fittings	•	•	•
Downlights	•	•	•
Heated towel rail (bathroom and ensuite only)	•	•	•
Half-height wall tiling to sanitaryware walls. Full height to shower enclosure	•	•	•
Full height tiling to ensuite shower area	•	•	•
Splashback tiling to cloakroom basin only	•	•	•
<b>Electrical</b>			
TV point in living room, kitchen/breakfast room/family room and bedroom 1	•	•	•
Telephone BT points to living room and bedroom 1	•	•	•
Pendant fittings to other rooms including low energy fittings	•	•	•
White plastic switchplates and sockets	•	•	•
<b>Other</b>			
Walls in matt white emulsion	•	•	•
Ceilings – flush smooth finish in white emulsion	•	•	•
Internal woodwork in white satinwood	•	•	•
Veneer doors with chrome/satin ironmongery	•	•	•
Gas fired central heating	•	•	•
External door with multipoint locking system	•	•	•
Low energy external lights to front door	•	•	•

### Peace of mind

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

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2, 3 and 4 bedroom homes

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The above specification is not available on affordable homes at North Farm, which will differ. Please refer to the Sales Executive for details. Specification may be amended at any time without notice. Photography is for illustrative purposes only and may include upgrades and extras available at additional cost. XLHNE357/September 2017.

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