



# HIGHVIEW

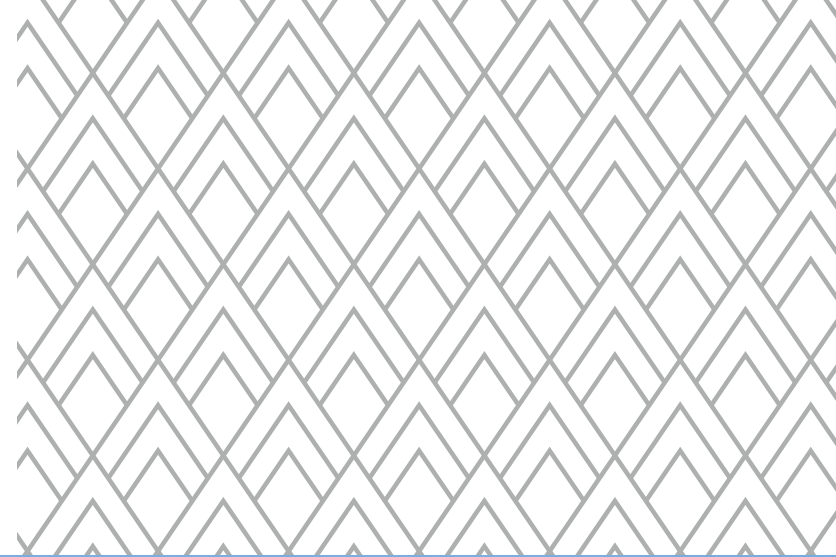
BLAYDON

FIND YOUR  
PERFECT  
PLACE TO  
CALL HOME

[keepmoat.com](http://keepmoat.com)



keepmoat.com



OFF ELM ROAD BLAYDON-ON-TYNE

**HIGHVIEW**  
BLAYDON

# ▶ WELCOME TO HIGH VIEW



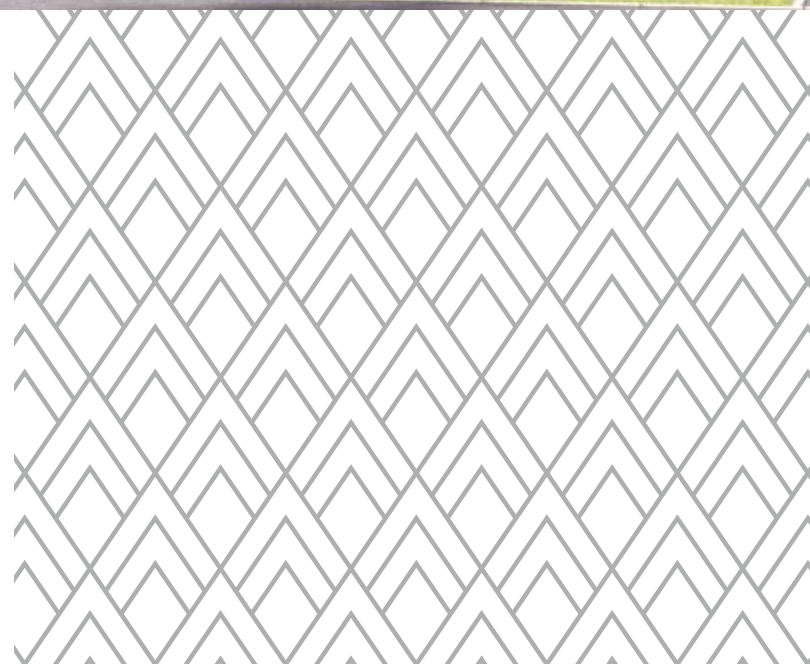
## MADE FOR MAKING MEMORIES

Discover modern living at this vibrant new development, just 6 miles from the centre of Newcastle. With everything you could ever wish for, right on your doorstep, our stunning High View development redefines what modern new home living is all about.

With shops, entertainment, parks, schools, transport links and more close to home, it's the perfect location for our fantastic selection of stylish and contemporary homes.

*Plus, with great offers like Help to Buy moving could be more affordable than you think. Home to sell? Ask us about Easymove.*

- ▶ WELCOME
- LOCATION
- TRAVEL LINKS
- SITE PLAN
- MAKE IT YOUR OWN SPECIFICATION
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING



*Easymove*



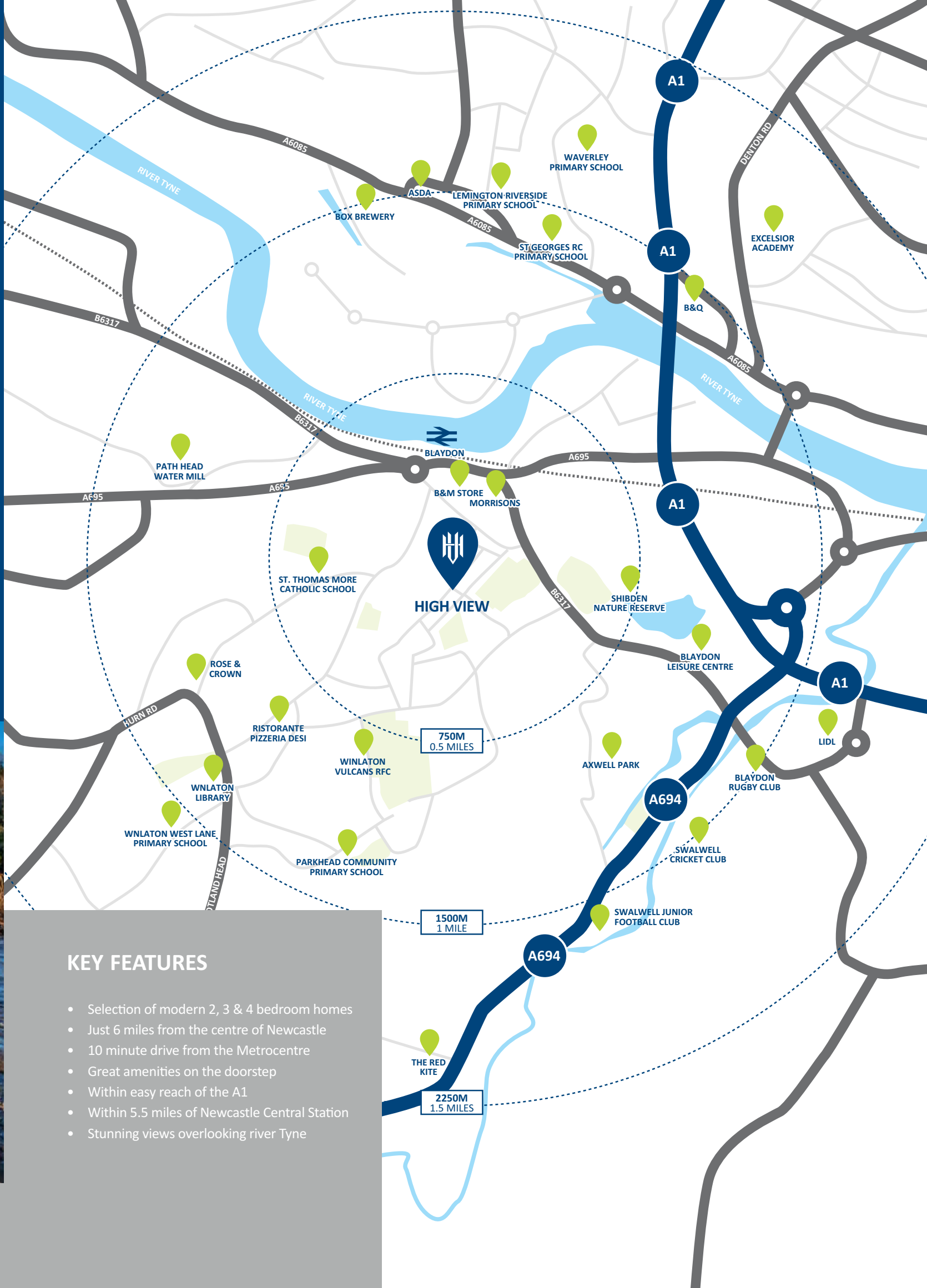
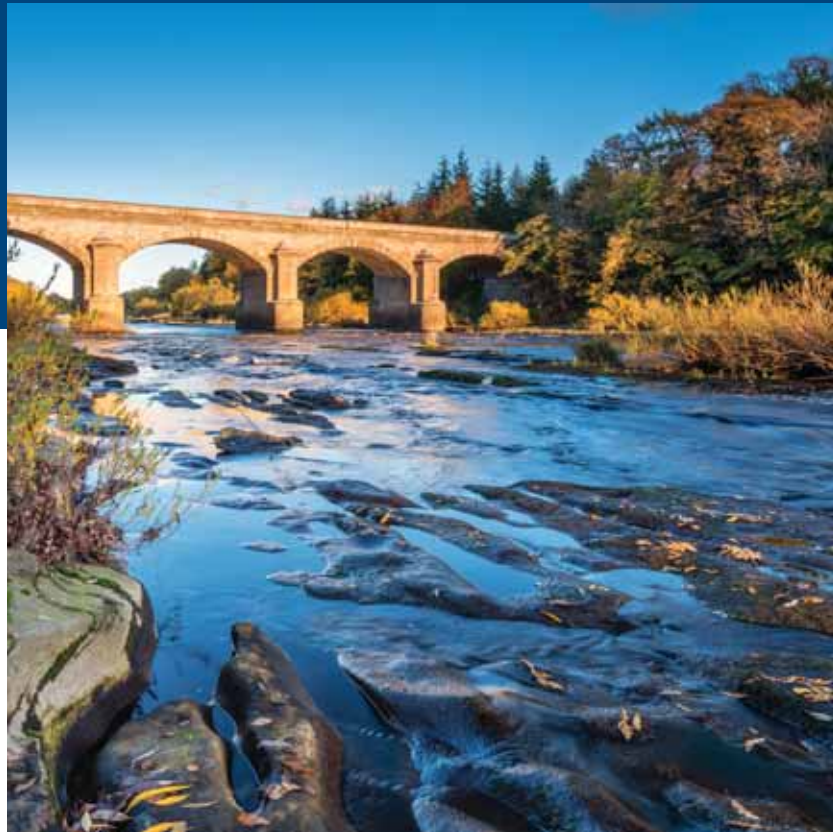
# LIFE IN BLAYDON

## SPOILT FOR CHOICE

From the best shopping in the North East to stunning countryside – there’s something for everyone, right on your doorstep at our High View development.

Just 3 miles, or a short car or bus journey away is Metrocentre. This place hardly needs an introduction. But if you like shopping, eating out, entertainment and more, you’ll love having this so close to home.

Nearby Blaydon Shopping Centre is even closer and has everything you need for your day-to-day essentials. Plus there’s a great choice of supermarkets, convenience stores and independent shops in the neighbourhood.



### KEY FEATURES

- Selection of modern 2, 3 & 4 bedroom homes
- Just 6 miles from the centre of Newcastle
- 10 minute drive from the Metrocentre
- Great amenities on the doorstep
- Within easy reach of the A1
- Within 5.5 miles of Newcastle Central Station
- Stunning views overlooking river Tyne

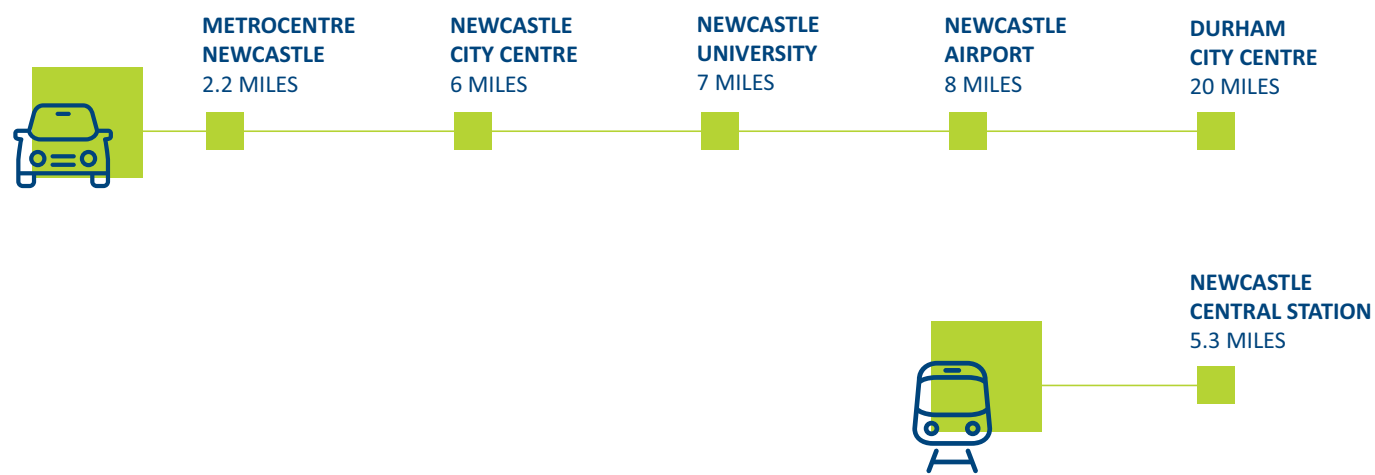
- ▶ WELCOME
- ▶ LOCATION
- ▶ TRAVEL LINKS
- ▶ SITE PLAN
- ▶ MAKE IT YOUR OWN SPECIFICATION
- ▶ YOUR BUYING GUIDE
- ▶ 30,000 HOMES & COUNTING

▶ TRAVEL LINKS

**PERFECT FOR EXPLORING**

City life, stunning coastline or idyllic countryside. Whatever you love doing, you can do it here. Newcastle’s bustling, modern and vibrant centre is quick and easy to get to. Or the historic and picturesque city of Durham is just half an hour away.

Durham’s amazing Heritage Coast is always worth a visit whatever the time of year. With miles of paths, wide sandy beaches, dramatic cliffs and history around every headland, it provides a great day out, all year round.



\*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.

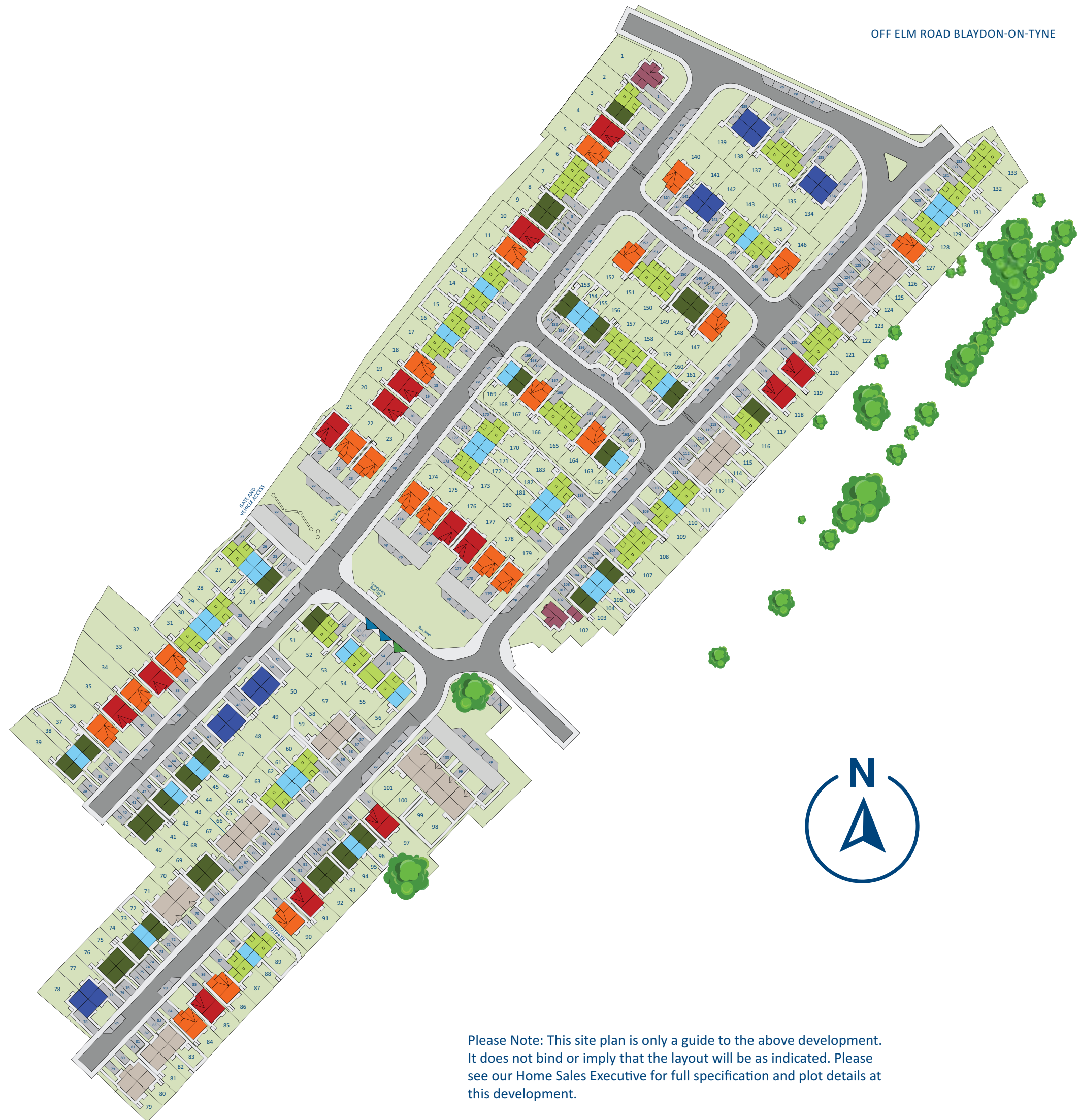


- WELCOME
- LOCATION
- ▶ TRAVEL LINKS
- SITE PLAN
- MAKE IT YOUR OWN
- SPECIFICATION
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING



# SITE PLAN

- THE HALSTEAD  
2 bedroom home
- THE KENDAL  
3 bedroom home
- THE CADDINGTON  
3 bedroom home
- THE WINDSOR  
3 bedroom home
- THE BAMBURGH  
3 bedroom home
- THE REDWOOD  
3 bedroom home
- THE ELM  
4 bedroom home
- AFFORDABLE HOMES
- SALES INFORMATION CENTRE  
Plots 54 & 55 garages
- SHOW HOME  
Plots 53 & 54

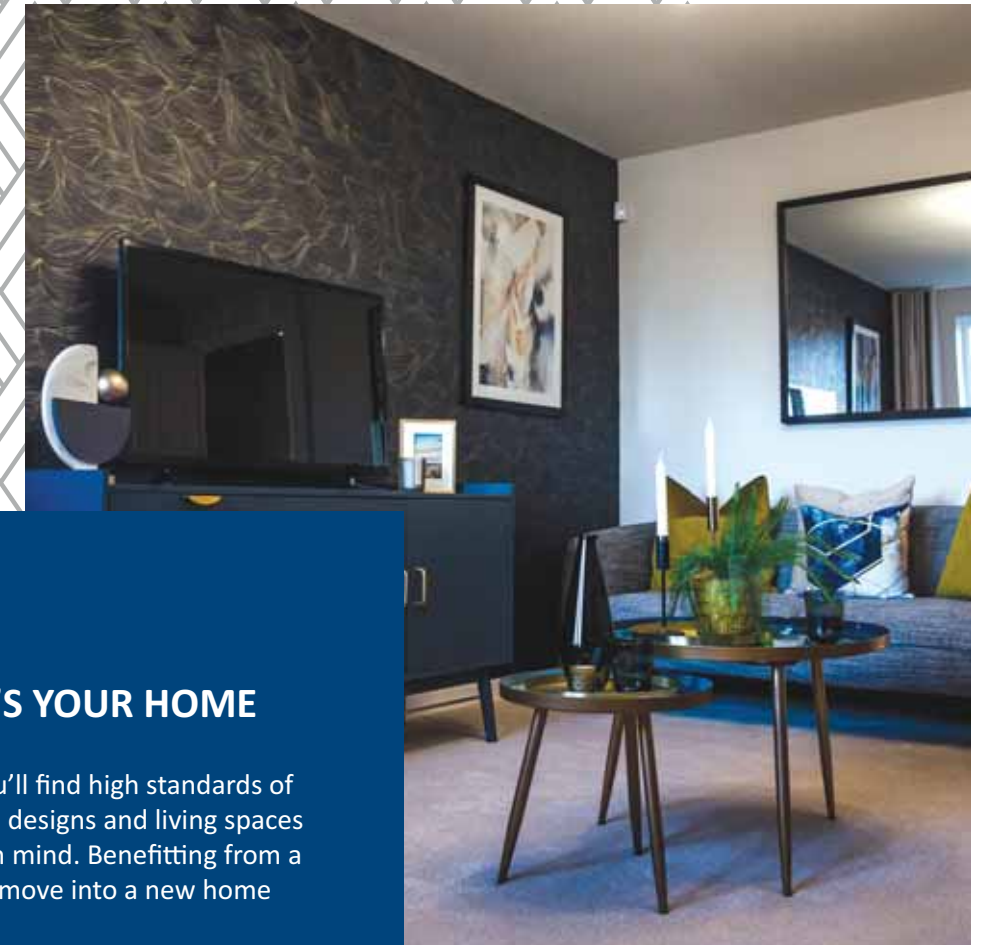


WELCOME  
LOCATION  
TRAVEL LINKS  
▶ **SITE PLAN**  
MAKE IT YOUR OWN  
SPECIFICATION  
YOUR BUYING GUIDE  
30,000 HOMES & COUNTING

Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.



## ▶ MAKE IT YOUR OWN



### WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout, smart modern designs and living spaces that are designed with families in mind. Benefitting from a range of optional extras you can move into a new home that truly feels like your own.

When you buy a Keepmoat Home, you can rest assured that it's covered with not one, but two warranties. Our two year Keepmoat Homes Customer Care Warranty, as well as the NHBC 10 Year Building Warranty.

*Practical and stylish homes that are perfectly suited to the demands of modern living.*

WELCOME  
LOCATION  
TRAVEL LINKS  
SITE PLAN  
▶ **MAKE IT YOUR OWN**  
SPECIFICATION  
YOUR BUYING GUIDE  
30,000 HOMES & COUNTING

Availability of upgrades and standard choices are subject to build stage at point of reservation.



## ► SPECIFICATION



### FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

*Be inspired and make your home yours.*



WELCOME  
LOCATION  
TRAVEL LINKS  
SITE PLAN  
MAKE IT YOUR OWN  
► SPECIFICATION  
YOUR BUYING GUIDE  
30,000 HOMES & COUNTING

### GENERAL

- ✓ White sockets and switches.
- ✓ Chrome plated ironmongery to internal doors.
- ✓ Landscaped front garden.
- ✓ 1.8m close boarded fence.
- ✓ UPVC double glazed windows.
- ✓ UPVC double glazed french doors.
- ✓ 2 zone programmable gas central heating system with thermostatic radiator valves.
- ✓ Pendant light fittings.

### DECORATING

- ✓ Almond white matt emulsion painted walls and ceilings.
- ✓ White gloss paint to interior wood work.

### KITCHEN / UTILITY

- ✓ Choice of kitchen units.\*
- ✓ Choice of worktop with upstand.\*
- ✓ Stainless steel conventional electric oven, gas hob.
- ✓ Stainless steel splashback and integrated extractor hood.
- ✓ Stainless steel single bowl sink.
- ✓ Boiler housing.

*Make it your own with our range of optional extras*

Please Note: Availability of optional extras and standard choices are subject to build stage at point of reservation, and are \*plot specific and \*\*housetype specific. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see our Sales Executive for full specification and plot details at this development.

### BATHROOM

- ✓ Fitted white sanitaryware.
- ✓ Choice of wall tiles to bathroom.\* Splashback to basin & around bath.\*\*
- ✓ Bristan Smile bath shower mixer tap to the bath.
- ✓ Extractor fan to bathroom.
- ✓ Moisture resistant dome flush light fitting.

### EN-SUITE

- ✓ Fitted white sanitaryware.
- ✓ Choice of wall tiles.\* Splashback to basin & full height to en-suite shower enclosure.\*\*
- ✓ Bristan Zing mixer bar shower in the en-suite.\*\*
- ✓ Extractor fan to bathroom.
- ✓ Moisture resistant dome flush light fitting.

### ELECTRICAL

- ✓ TV aerial socket to lounge.
- ✓ BT socket to lounge.

### SAFETY & SECURITY

- ✓ Security latches to windows except fire egress.
- ✓ Mains fed smoke detectors to hallway and landing.





## ▶ YOUR BUYING GUIDE



### STEP 01

#### Reservation

Once you've chosen the home for you, your sales executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £99\* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

Now's a good time, if you haven't already, to ask us about how the Government backed Help to Buy scheme can make buying your dream home more affordable. And if you've got a home to sell, our Easymove scheme could make moving easy as we'll arrange an estate agent and even pay their fees.



### STEP 02

#### The Mortgage and Legal Advisor

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. We can give you the details of some reputable independent mortgage advisers and solicitors if you need a little help. All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your property.



### STEP 03

#### Exchange of Contracts

Four weeks after reservation (depending on the build stage of your new home) and if all the mortgage and legal documents are in place, we'll exchange contracts\*.

At this point you'll need to pay the balance of the deposit and the whole transaction becomes legally binding. Please remember that if your deposit is in an account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties.



### STEP 04

#### Build Completion

Usually around four weeks before your home is finished we'll get in touch to let you know of your legal completion date. This is normally within 7 – 14 days of construction ending. Your home will also undergo thorough quality inspections, both internally and externally, to ensure that it meets our quality standards. It will also be subject to several inspections by the National House-Building Council (NHBC).

Around this time we'll invite you to a home demonstration to familiarise yourself with your new home. During the demonstration we'll show you everything from how to work your heating system and appliances to the location of your fuse box.



### STEP 05

#### Legal Completion

You're nearly there. Legal completion is the final step. This is when your lender releases the funds to pay for your home. This is all done through your solicitor.

Through your advisor, you can tell us the most convenient date for this to take place during the two week period after the physical completion of the property. We'll then provide your solicitor with the title deeds of your home and register you as the home owner with the relevant utility companies.



### STEP 06

#### Move in

Your dream Keepmoat home and a great new life awaits... once you've unpacked all the boxes.

Don't forget, we're always on hand to help you every step of the way even after you've moved in. Our regional customer care teams featuring highly trained staff can address any questions or issues that you may have with your new home.





### 30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

*We never forget that it's your home.*

- WELCOME
- LOCATION
- TRAVEL LINKS
- SITE PLAN
- MAKE IT YOUR OWN
- SPECIFICATION
- YOUR BUYING GUIDE
- ▶ **30,000 HOMES & COUNTING**

*Start the next  
exciting chapter  
in your life*



# HIGHVIEW

BLAYDON

All enquiries:

**0191 640 3965**

or email: [HighView@keepmoat.com](mailto:HighView@keepmoat.com)



[keepmoat.com](http://keepmoat.com)

This brochure has been produced as a guide to assist intending purchasers in the selection of their new home. Its content does not form part of any contract.