



NEWCASTLE UPON TYNE

A DEVELOPMENT BY



RISE

ABOVE

THE BEST TWO, THREE AND FOUR BEDROOM HOMES

ONLY 10 MINUTES FROM
NEWCASTLE CITY CENTRE

RISE AND SHINE

WAKE UP TO THE PERFECT LOCATION

The Rise brings a new kind of living to Scotswood. It gives you a collection of our finest new homes in a range of contemporary designs that are ideal for modern life.

There is a choice of 2, 3 and 4 bedroom homes and apartments available which makes The Rise your perfect development whether you're a first time buyer or looking to move up to something bigger. With panoramic views of the River Tyne and the City Centre being only minutes away, it's a location that offers it all.

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CHARACTERI



SE

CONTEMPORARY HOMES
FOR MODERN LIVING



ALL

RISE

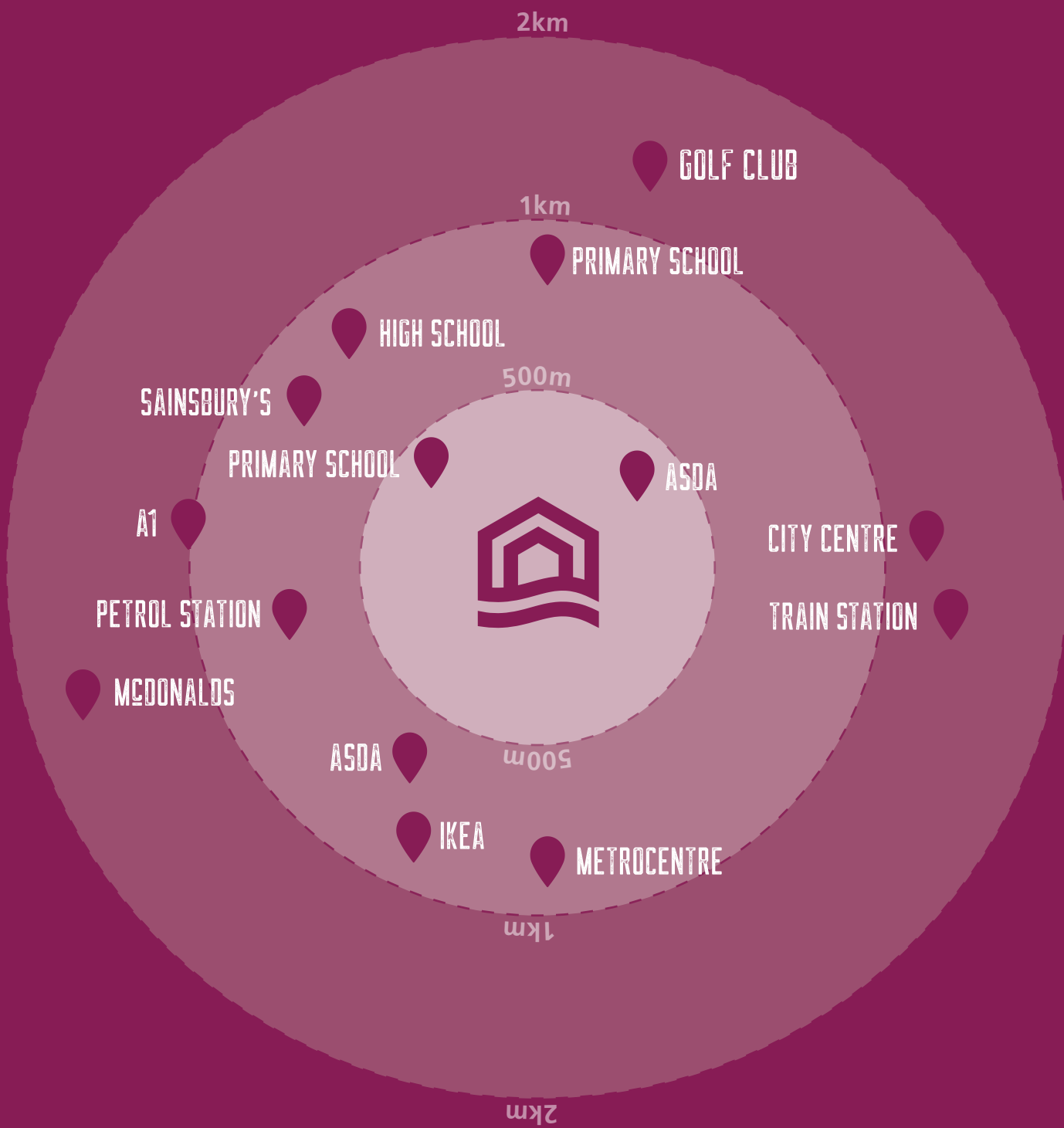
EVERYTHING
IS HERE FOR
YOU

The Rise is found on the banks of the River Tyne on the western edge of Newcastle. Its elevated position gives beautiful views of the river and surrounding area.

Being just three miles from the City Centre and with superb transport links, the development location puts the whole City within easy reach. You are also less than a mile from the A1 so getting around the wider region is simple. For those who enjoy jetting off for some sunshine, Newcastle International Airport is less than 15 minutes away.

There is a great selection of local amenities on offer in the area; with schools, shops and parks all within walking distance. If you need a wider choice then the Metrocentre is just over the river and Hadrian's Way, a pretty walking and cycling route, is also located at the edge of the development.





*Distances are estimated and for guidance purposes only.

GLAMOURIS

THE CITY AWAITS

Once famed for its shipbuilding, Newcastle is now more renowned for its buzzing nightlife. With a fantastic selection of high quality restaurants, bars and clubs around the Quayside and Bigg Market; it's a City that rarely sleeps.

The skyline is dominated by St. James' Park, home of Newcastle United and match days always create extra excitement around the City Centre.

For those who enjoy a bit of culture; the Theatre Royal, Life Museum, the Baltic Centre, the iconic Sage in Gateshead and the Laing Art Gallery will keep you entertained time and again. Shoppers are also well catered for, whether independent boutiques or the bigger high street names are the preferred choice.

Venturing a bit further afield brings some spectacular countryside for family days out or walking the dog. Northumberland National Park and Hadrian's Wall are two of the most famous local areas of interest and there is also mile upon mile of stunning coastline for you to enjoy.



FE



FAMILIARISE

HOUSETYPE KEY

- THE ALSTON**
2 BEDROOM HOME
- THE GREYSTEAD**
2 BEDROOM HOME
- THE KIELDER**
2 BEDROOM HOME
- THE FEATHERSTONE**
2 BEDROOM HOME
- THE HAYDON**
2 BEDROOM HOME
- THE STYFORD**
3 BEDROOM HOME
- THE BYWELL**
3 BEDROOM HOME
- THE RIDLEY**
3 BEDROOM HOME
- THE LAMBLEY**
3 BEDROOM HOME
- THE FALSTONE**
3 BEDROOM HOME
- THE NEWBURN**
3 BEDROOM HOME
- THE CORBRIDGE**
3 BEDROOM HOME
- THE CHOLLERFORD**
3 BEDROOM HOME

- THE WARK**
3 BEDROOM HOME
- THE MILLHOUSE**
3 BEDROOM HOME
- THE WYLAM**
4 BEDROOM HOME
- THE CALLERTON**
2 BEDROOM APARTMENT
- THE MONTAGU**
2 BEDROOM APARTMENT
- THE HEXHAM**
4 BEDROOM HOME
- THE CHESTERS**
4 BEDROOM HOME



THE DEVELOPMENT LAYOUT

- ▶ **SHOW HOMES**
PLOTS 8-12, 8-13 & 8-14
- ▶ **SALES INFORMATION CENTRE**
PLOT 8-15



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 Sales Executive for full specification and plot details at this development.



ALSTON

2 BEDROOM HOME

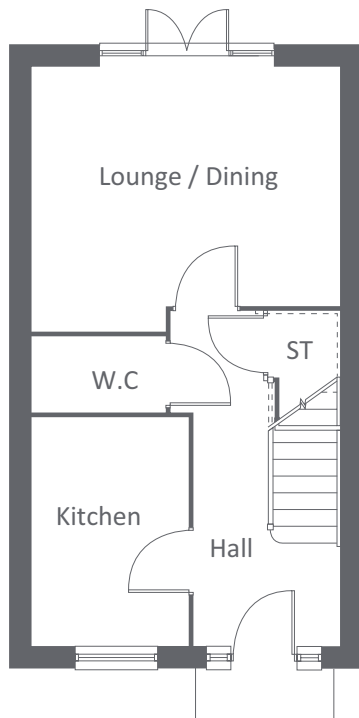


GROUND FLOOR

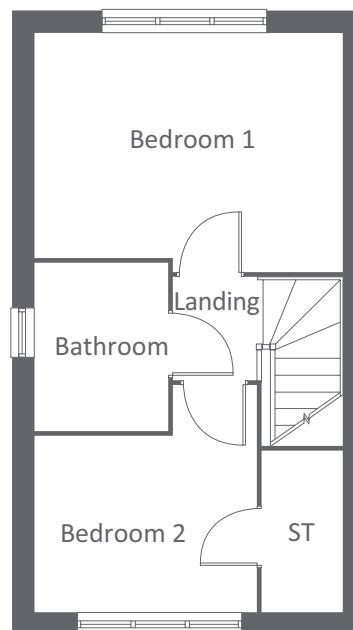
LOUNGE/DINING	4185 x 3586	13'8" x 11'9"
KITCHEN	3098 x 2110	10'1" x 6'11"
W.C	1795 x 1020	5'10" x 3'4"

FIRST FLOOR

BEDROOM 1	4185 x 3235	13'8" x 10'7"
BEDROOM 2 (INCLUDING WARDROBES)	3012 x 2385	9'10" x 7'9"
BATHROOM	2284 x 1773	7'5" x 5'9"



GROUND FLOOR



FIRST FLOOR

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GREYSTEAD

2 BEDROOM HOME

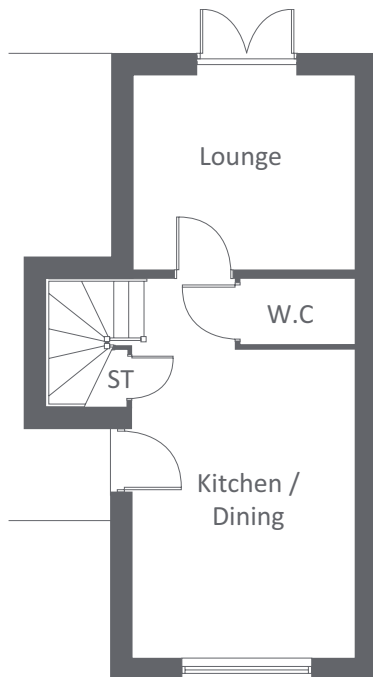


GROUND FLOOR

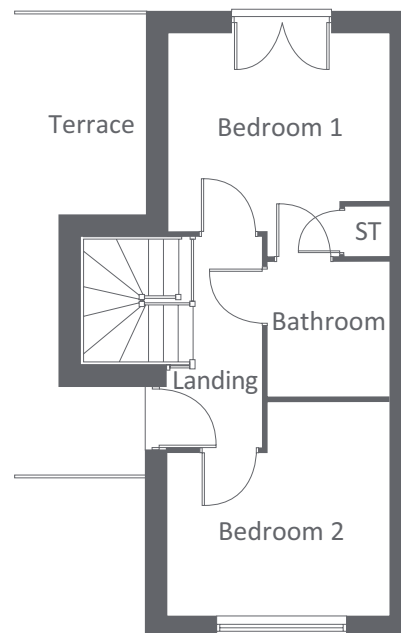
LOUNGE	3503 x 3042	11'5" x 9'11"
KITCHEN/DINING	4917 x 3503	16'1" x 11'5"
W.C	1810 x 988	5'11" x 3'2"

FIRST FLOOR

BEDROOM 1	3503 x 3079	11'5" x 10'1"
BEDROOM 2	3503 x 3322	11'5" x 10'10"
BATHROOM	2139 x 1903	7'0" x 6'2"



GROUND FLOOR



FIRST FLOOR

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2 BEDROOM HOME

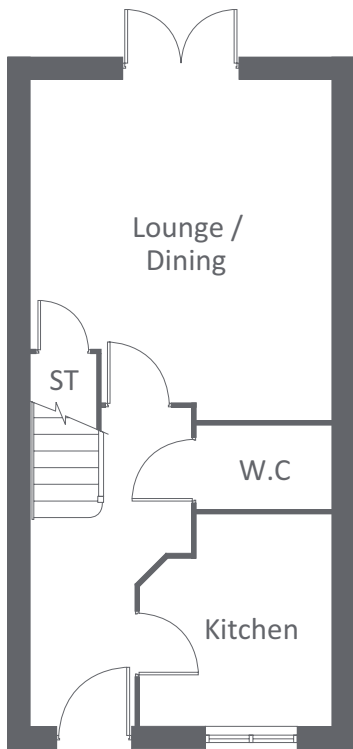


GROUND FLOOR

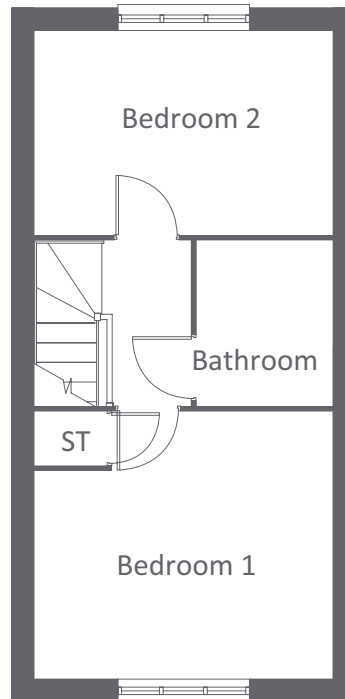
LOUNGE / DINING	4110 x 4658	13'6" x 15'3"
KITCHEN	2625 x 2903	8'7" x 9'6"
W.C	1898 x 1149	6'3" x 3'9"

FIRST FLOOR

BEDROOM 1	4110 x 3652	13'6" x 12'0"
BEDROOM 2	4110 x 2788	13'6" x 9'2"
BATHROOM	1886 x 2269	6'2" x 7'5"



GROUND FLOOR



FIRST FLOOR

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FEATHERSTONE

2 BEDROOM HOME

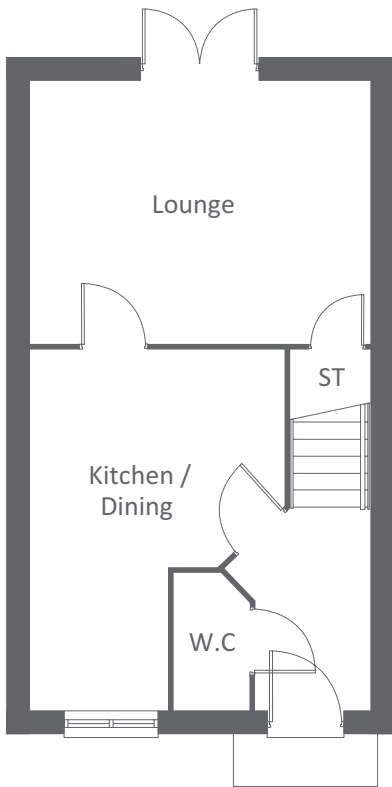


GROUND FLOOR

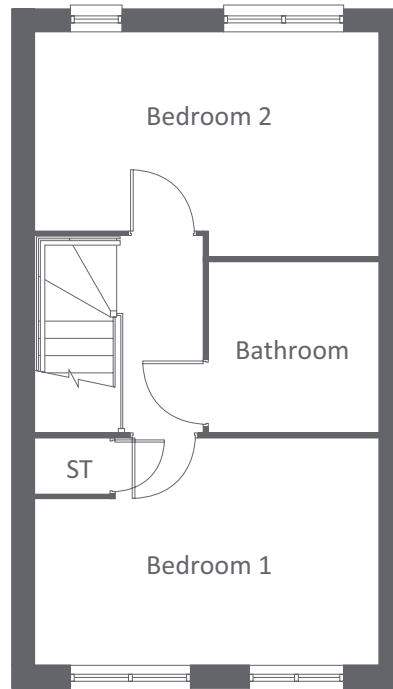
LOUNGE	4560 x 3502	15'0" x 11'6"
KITCHEN / DINING	3420 x 4819	11'3" x 15'10"
W.C	1023 x 1852	3'4" x 6'1"

FIRST FLOOR

BEDROOM 1	4560 x 3102	15'0" x 10'2"
BEDROOM 2	4560 x 2977	15'0" x 9'9"
BATHROOM	2266 x 2269	7'5" x 7'5"



GROUND FLOOR



FIRST FLOOR

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HAYDON

2 BEDROOM HOME

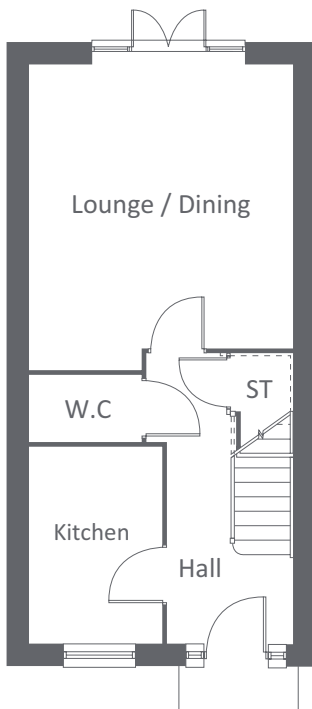


GROUND FLOOR

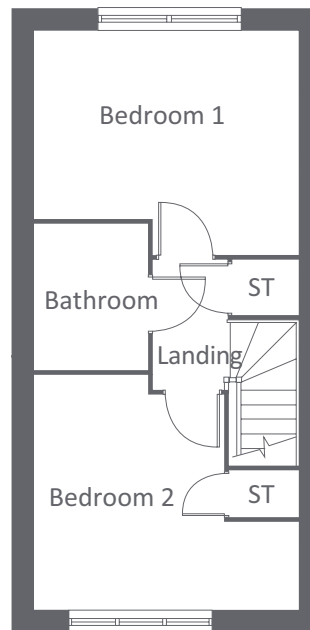
LOUNGE/DINING	4763 x 4185	15'7" x 13'8"
KITCHEN	3098 x 2110	10'1" x 6'11"
W.C	1795 x 1033	5'10" x 3'4"

FIRST FLOOR

BEDROOM 1	4185 x 3532	13'8" x 11'7"
BEDROOM 2	4185 x 3687	13'8" x 12'1"
BATHROOM	2284 x 1798	7'5" x 5'10"



GROUND FLOOR



FIRST FLOOR

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THE

STYFORD

3 BEDROOM HOME

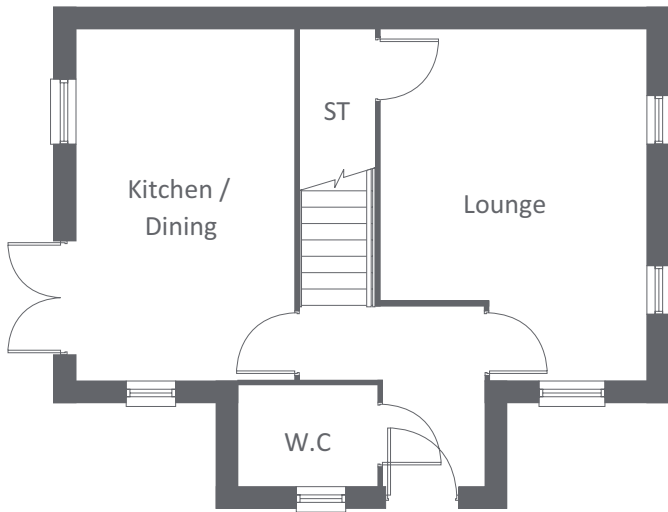


GROUND FLOOR

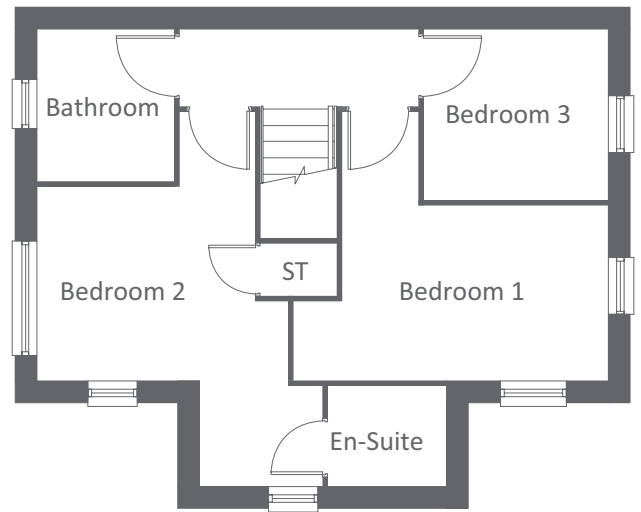
LOUNGE	3707 x 4897	12'2" x 16'1"
KITCHEN / DINING	3038 x 4897	10'0" x 16'1"
W.C	1950 x 1412	6'5" x 4'8"

FIRST FLOOR

BEDROOM 1	4437 x 3734	14'7" x 12'3"
BEDROOM 2	3435 x 5209	11'3" x 17'1"
EN-SUITE	1700 x 1412	5'7" x 4'8"
BEDROOM 3	2569 x 2383	8'5" x 7'10"
BATHROOM	1903 x 2025	6'3" x 6'8"



GROUND FLOOR



FIRST FLOOR

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BYWELL

3 BEDROOM HOME

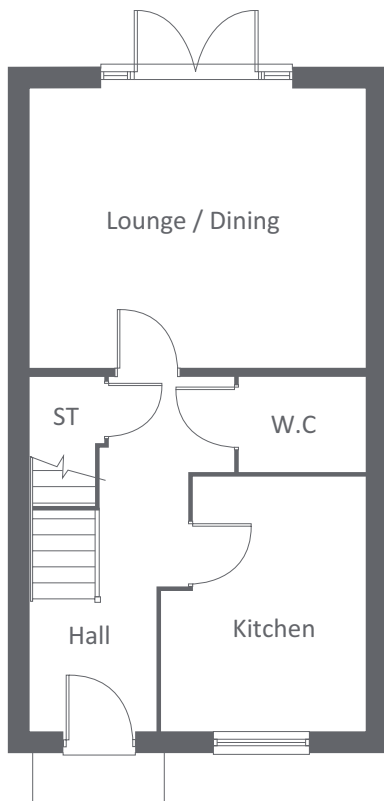


GROUND FLOOR

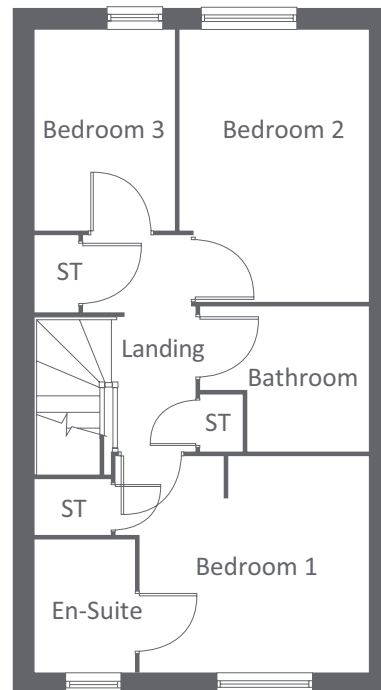
LOUNGE/DINING	4740 x 3953	15'6" x 12'11"
KITCHEN	3597 x 2878	11'9" x 9'5"
W.C	1810 x 1335	5'11" x 4'4"

FIRST FLOOR

BEDROOM 1	3237 x 3047	10'7" x 9'11"
EN-SUITE	1855 x 1410	6'1" x 4'7"
BEDROOM 2	3850 x 2699	12'7" x 8'10"
BEDROOM 3	2837 x 1948	9'3" x 6'4"
BATHROOM	2378 x 2045	7'9" x 6'8"



GROUND FLOOR



FIRST FLOOR

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3 B E D R O O M H O M E

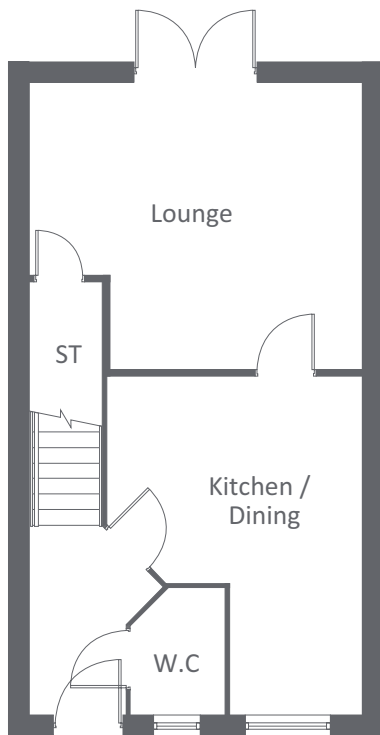


GROUND FLOOR

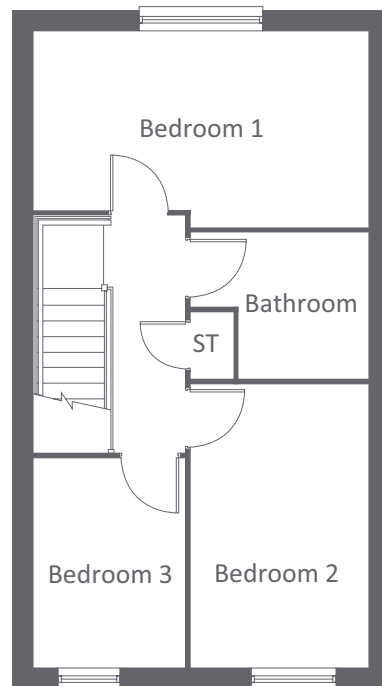
LOUNGE	4897 x 4212	16'1" x 13'10"
KITCHEN / DINING	3758 x 4937	12'4" x 16'2"
W.C	1396 x 1865	4'7" x 6'1"

FIRST FLOOR

BEDROOM 1	4897 x 2868	16'1" x 9'5"
BEDROOM 2	2610 x 4145	8'7" x 13'7"
BEDROOM 3	2224 x 3008	7'4" x 9'10"
BATHROOM	2610 x 2146	8'7" x 7'0"



GROUND FLOOR



FIRST FLOOR

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LAMBLEY

3 B E D R O O M H O M E

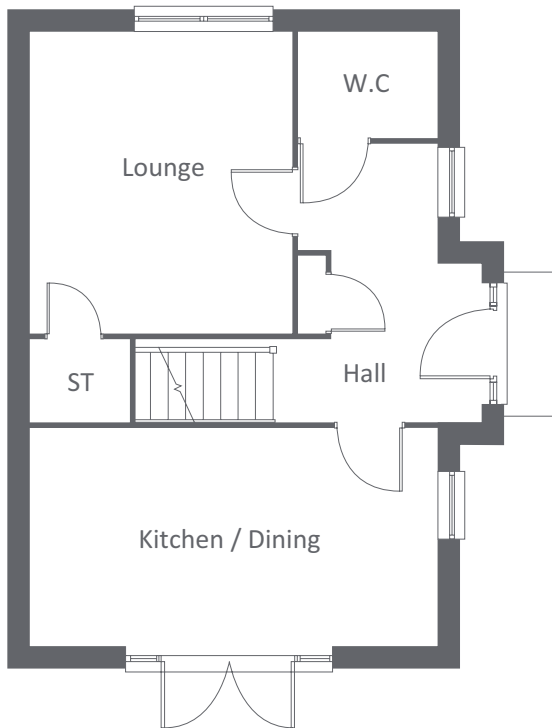


GROUND FLOOR

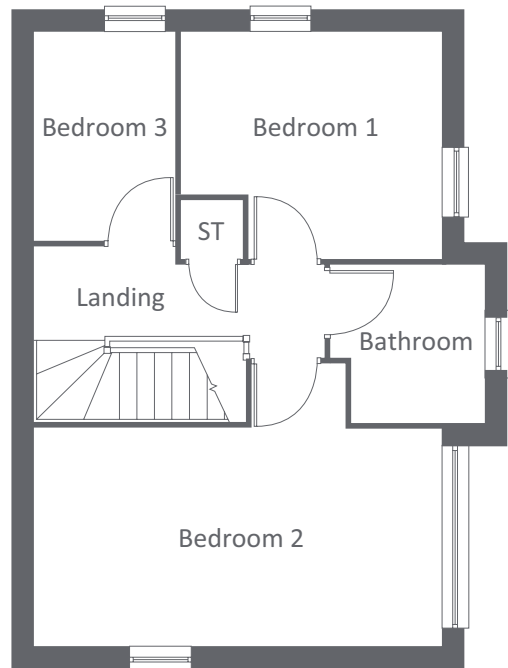
LOUNGE	3912 x 3410	12'10" x 11'2"
KITCHEN/DINING	5303 x 2834	17'4" x 9'3"
W.C	1800 x 1350	5'10" x 4'5"

FIRST FLOOR

BEDROOM 1	3261 x 2935	10'8" x 9'7"
BEDROOM 2	5303 x 2834	17'4" x 9'3"
BEDROOM 3	2747 x 1948	9'0" x 6'4"
BATHROOM	2040 x 1870	6'8" x 6'1"



GROUND FLOOR



FIRST FLOOR

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THE

FALSTONE

3 BEDROOM HOME

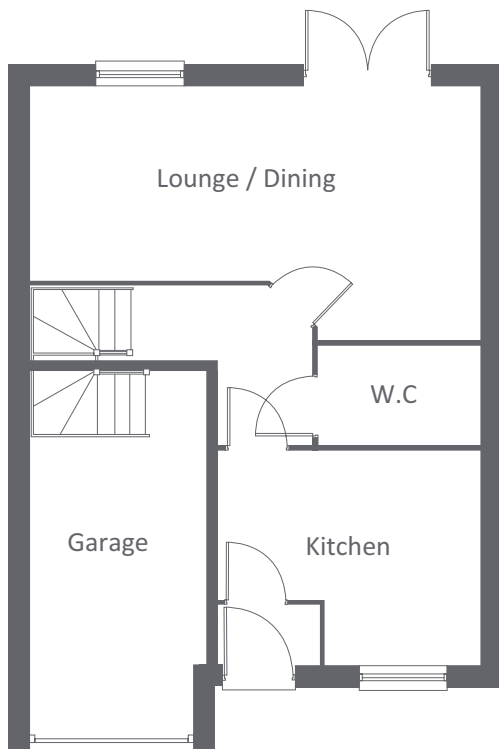


GROUND FLOOR

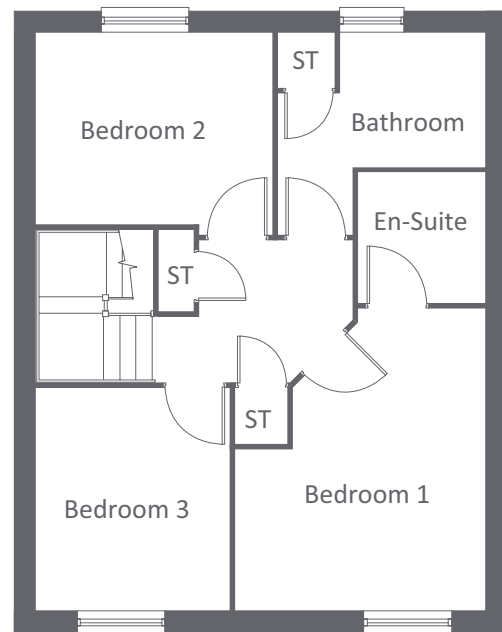
LOUNGE / DINING	6360 x 3585	20'10" x 11'9"
KITCHEN	3722 x 3037	12'3" x 10'0"
W.C	2315 x 1411	7'7" x 4'8"

FIRST FLOOR

BEDROOM 1	3542 x 4268	11'7" x 14'0"
EN-SUITE	1813 x 1861	5'11" x 6'1"
BEDROOM 2	3352 x 2751	11'0" x 9'0"
BEDROOM 3	2755 x 3133	9'0" x 10'3"
BATHROOM	2944 x 2865	9'8" x 9'5"



GROUND FLOOR



FIRST FLOOR

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NEWBURN

3 BEDROOM HOME



GROUND FLOOR

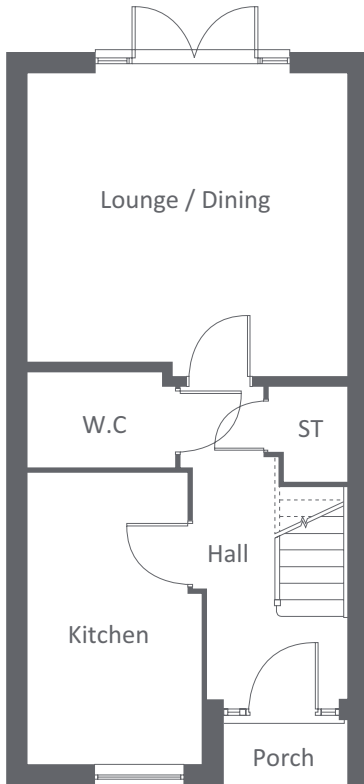
LOUNGE/DINING	4375 x 4089	14'4" x 13'5"
KITCHEN	3985 x 2377	13'0" x 7'9"
W.C	2179 x 1298	7'1" x 4'3"

FIRST FLOOR

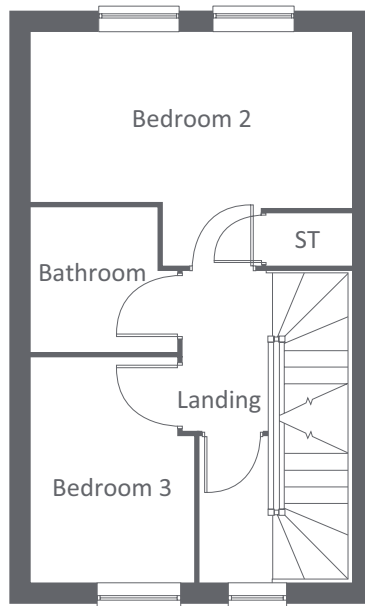
BEDROOM 2	4375 x 2397	14'4" x 7'10"
BEDROOM 3	3072 x 2220	10'0" x 7'3"
BATHROOM	1995 x 1986	6'6" x 6'6"

SECOND FLOOR

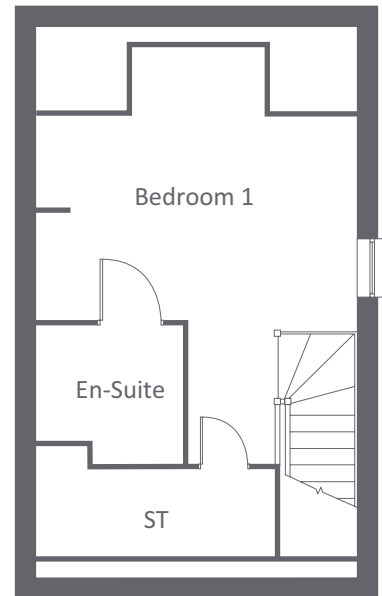
BEDROOM 1	4375 x 4167	14'4" x 13'8"
EN-SUITE	1890 x 1985	6'2" x 6'6"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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CORBRIDGE

3 BEDROOM HOME



GROUND FLOOR

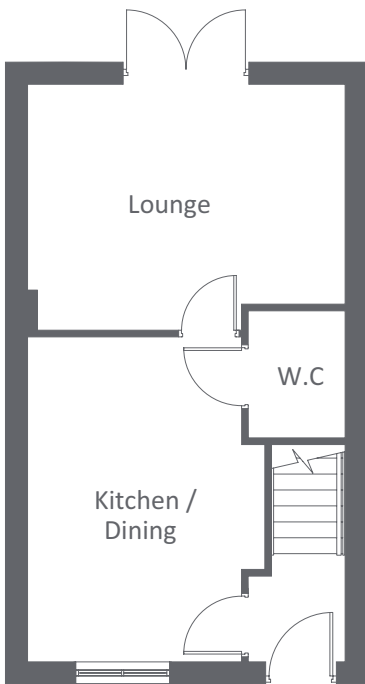
LOUNGE	4560 x 3535	15'0" x 11'7"
KITCHEN / DINING	3420 x 4644	11'3" x 15'3"
W.C	1430 x 1871	4'8" x 6'2"

FIRST FLOOR

BEDROOM 2	4560 x 2910	15'0" x 9'7"
BEDROOM 3	2273 x 3088	7'5" x 10'2"
LOBBY	2224 x 1133	7'4" x 3'9"
BATHROOM	2273 x 2149	7'5" x 7'1"

SECOND FLOOR

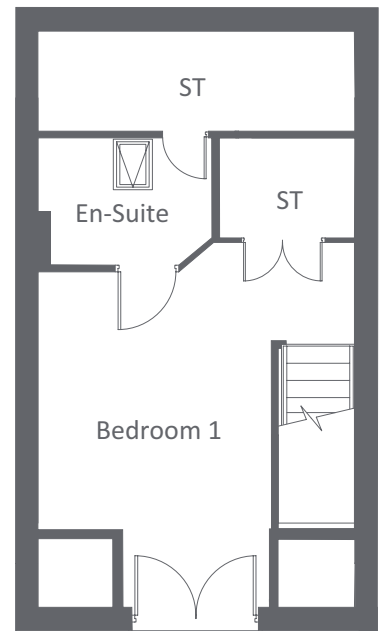
BEDROOM 1	4560 x 6719	15'0" x 22'1"
EN-SUITE	2535 x 1855	8'4" x 6'1"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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CHOLLERFORD

3 BEDROOM HOME



GROUND FLOOR

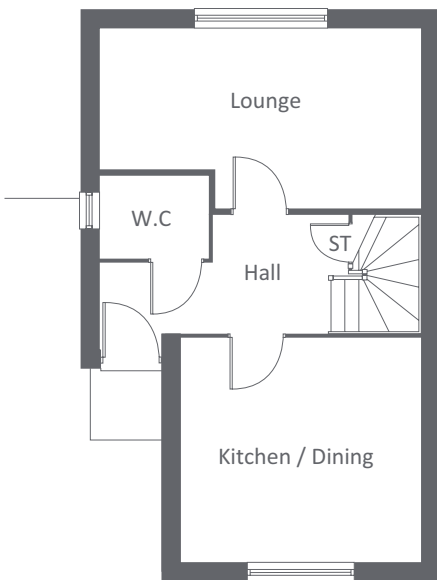
LOUNGE	5415 x 2990	17'9" x 9'9"
KITCHEN/DINING	4065 x 3725	13'4" x 12'2"
W.C	1813 x 1373	5'11" x 4'2"

FIRST FLOOR

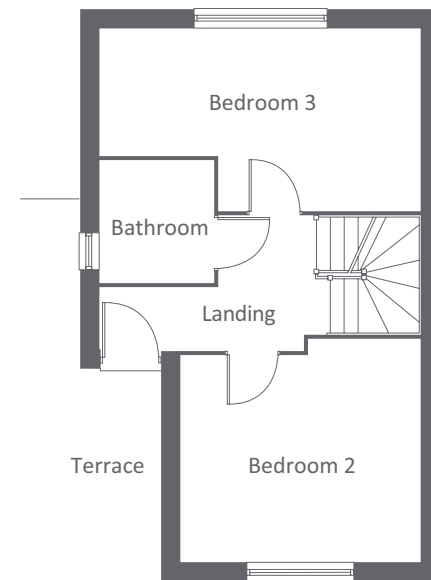
BEDROOM 2	4065 x 3725	13'4" x 12'2"
BEDROOM 3	5415 x 2990	17'9" x 9'9"
BATHROOM	2294 x 1962	7'6" x 6'5"

SECOND FLOOR

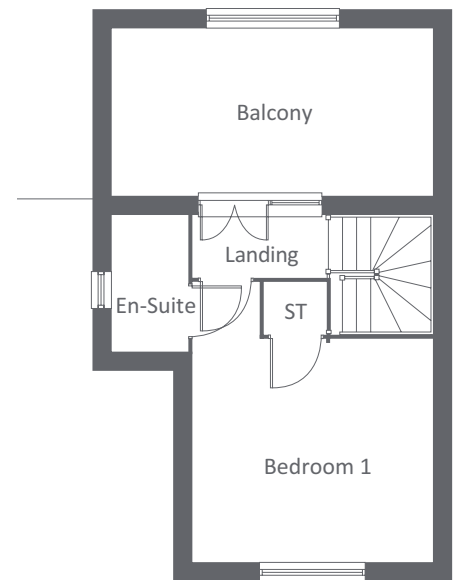
BEDROOM 1	4065 x 3725	13'4" x 12'2"
EN-SUITE	2276 x 1260	7'5" x 4'1"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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WARK

3 BEDROOM HOME



GROUND FLOOR

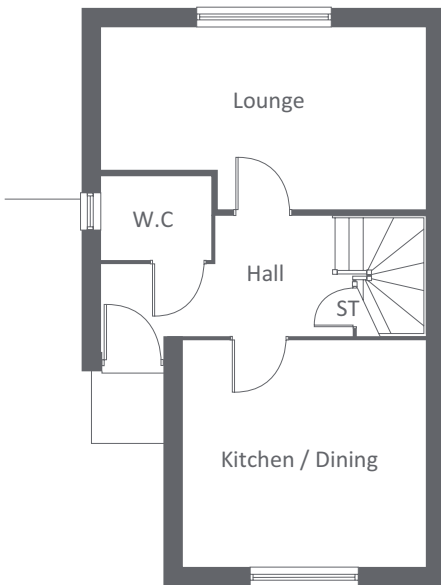
LOUNGE	5415 x 2990	17'9" x 9'9"
KITCHEN/DINING	4065 x 3725	13'4" x 12'2"
W.C	1813 x 1373	5'11" x 4'6"

FIRST FLOOR

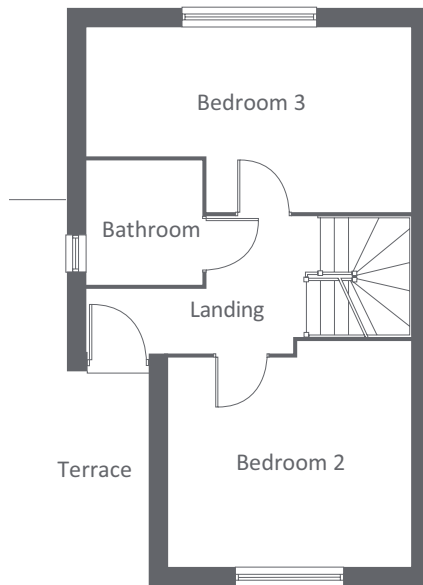
BEDROOM 3	5415 x 2990	17'9" x 9'9"
BEDROOM 2	4065 x 3725	13'4" x 12'2"
BATHROOM	2294 x 1962	7'6" x 6'5"

SECOND FLOOR

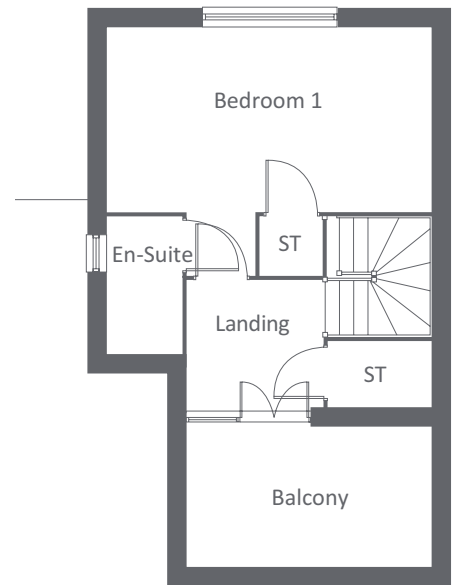
BEDROOM 1	5415 x 3049	17'9" x 10'0"
EN-SUITE	2273 x 1260	7'5" x 4'1"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

keepmoat.com



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THE

MILLHOUSE

3 BEDROOM HOME



GROUND FLOOR

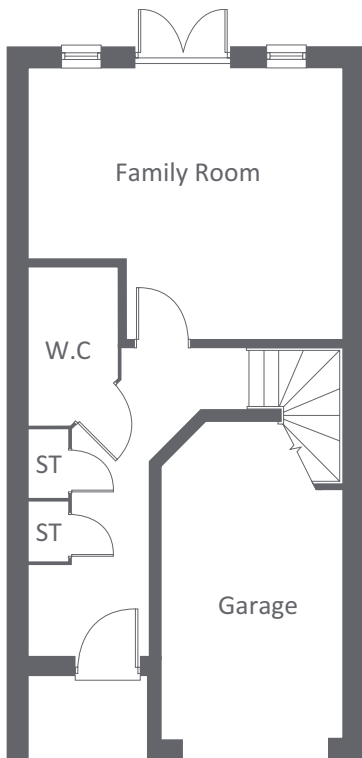
FAMILY	4950 x 4285	16'2" x 14'0"
W.C	2479 x 1400	8'1" x 4'7"

FIRST FLOOR

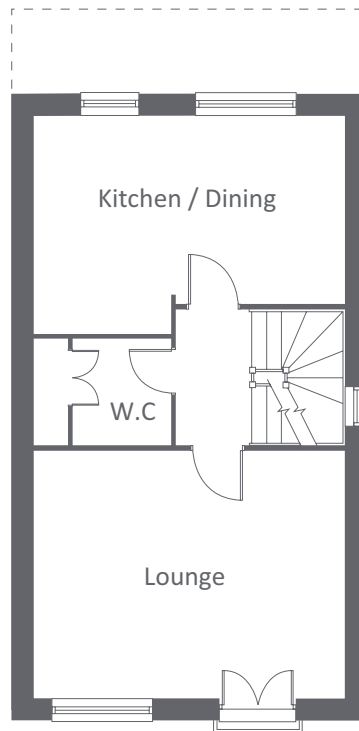
KITCHEN/DINING	4950 x 3460	16'2" x 11'4"
LOUNGE	4950 x 3937	16'2" x 12'11"
W.C	1666 x 1537	5'6" x 5'0"

SECOND FLOOR

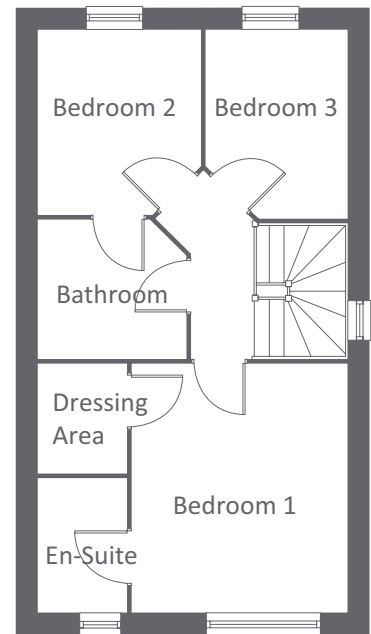
BEDROOM 1	4237 x 3435	13'10" x 11'3"
EN-SUITE	2133 x 1422	6'11" x 4'8"
BEDROOM 2	2941 x 2592	9'7" x 8'6"
BEDROOM 3	3004 x 2265	9'10" x 7'5"
BATHROOM	2362 x 2186	7'9" x 7'2"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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HEXHAM

4 BEDROOM HOME

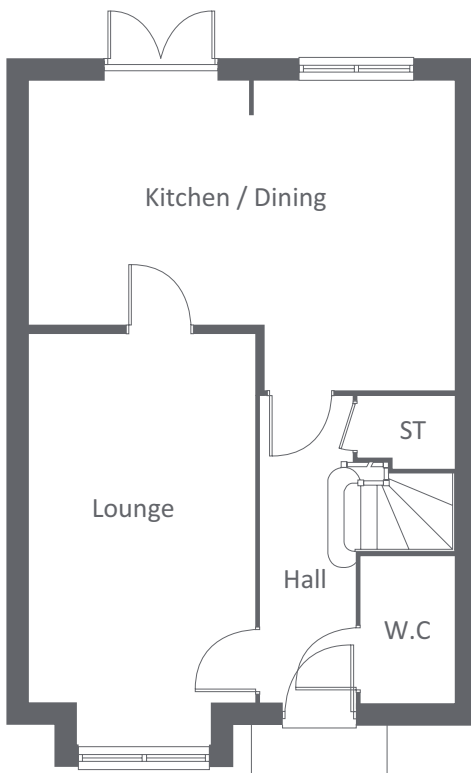


GROUND FLOOR

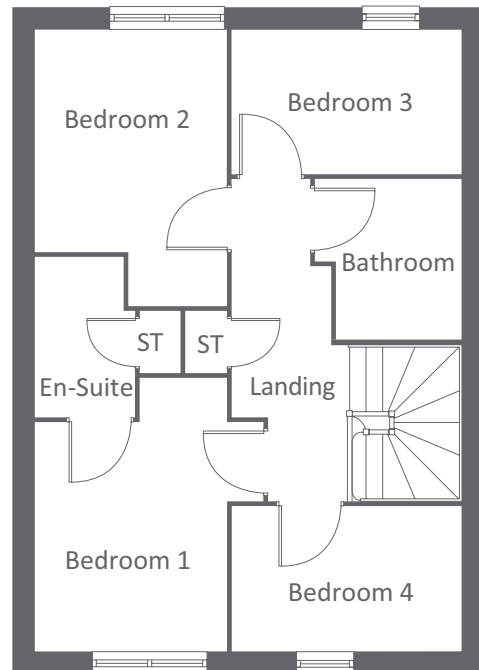
LOUNGE	5638 x 3100	18'5" x 10'2"
KITCHEN/DINING	5865 x 4245	19'2" x 13'11"
W.C	1992 x 1284	6'6" x 4'2"

FIRST FLOOR

BEDROOM 1 (EXCLUDING WARDROBES)	3148 x 2625	10'3" x 8'7"
EN-SUITE	2207 x 1357	7'2" x 4'5"
BEDROOM 2 (EXCLUDING WARDROBES)	3025 x 2627	9'10" x 8'7"
BEDROOM 3	3145 x 1958	10'3" x 6'5"
BEDROOM 4	3147 x 1980	10'3" x 6'5"
BATHROOM	2205 x 1998	7'2" x 6'6"



GROUND FLOOR



FIRST FLOOR

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CHESTERS

4 BEDROOM HOME



GROUND FLOOR

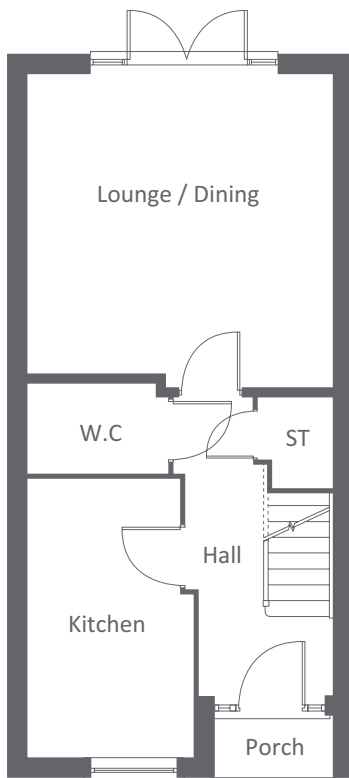
LOUNGE/DINING	4447 x 4375	14'7" x 14'4"
KITCHEN	3985 x 2377	13'0" x 7'9"
W.C	2179 x 1298	7'1" x 4'3"

FIRST FLOOR

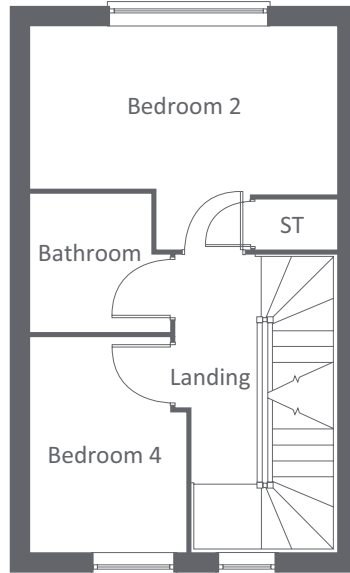
BEDROOM 2	4375 x 2347	14'4" x 7'8"
BEDROOM 4	3072 x 2220	10'0" x 7'3"
BATHROOM	1986 x 1983	6'6" x 6'6"

SECOND FLOOR

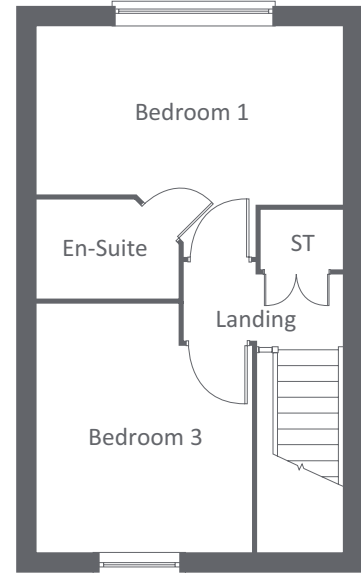
BEDROOM 1	4375 x 2548	14'4" x 8'4"
EN-SUITE	2028 x 1407	6'7" x 4'7"
BEDROOM 3 (INCLUDING WARDROBES)	3551 x 3082	11'7" x 10'1"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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4 BEDROOM HOME

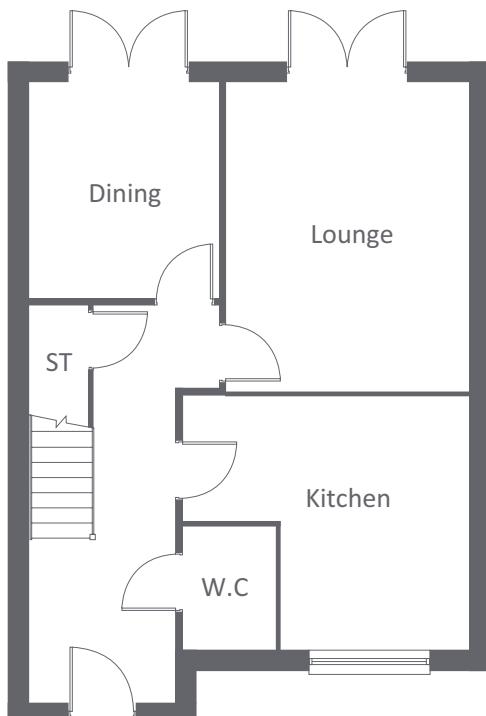


GROUND FLOOR

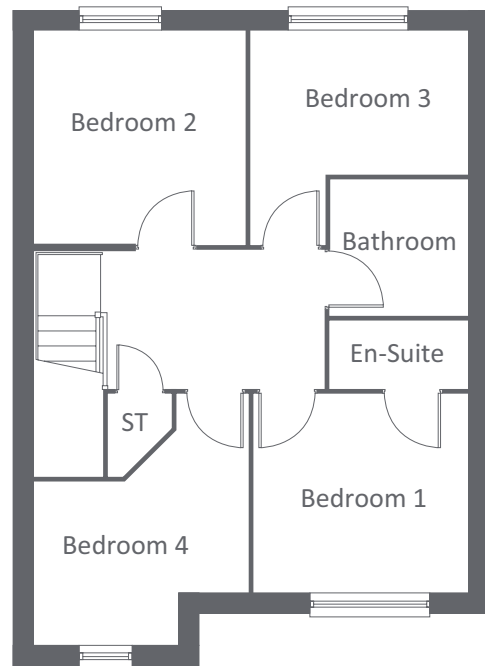
LOUNGE	3635 x 4630	11'11" x 15'2"
DINING	2850 x 3238	9'4" x 10'7"
KITCHEN	4288 x 3805	14'1" x 12'6"
W.C	1405 x 1865	4'7" x 6'1"

FIRST FLOOR

BEDROOM 1	3278 x 3103	10'9" x 10'2"
EN-SUITE	2126 x 1037	7'0" x 3'5"
BEDROOM 2	3196 x 3238	10'6" x 10'7"
BEDROOM 3	3326 x 3250	10'11" x 10'8"
BEDROOM 4	3244 x 3800	10'8" x 12'6"
BATHROOM	2126 x 2066	7'0" x 6'9"



GROUND FLOOR



FIRST FLOOR

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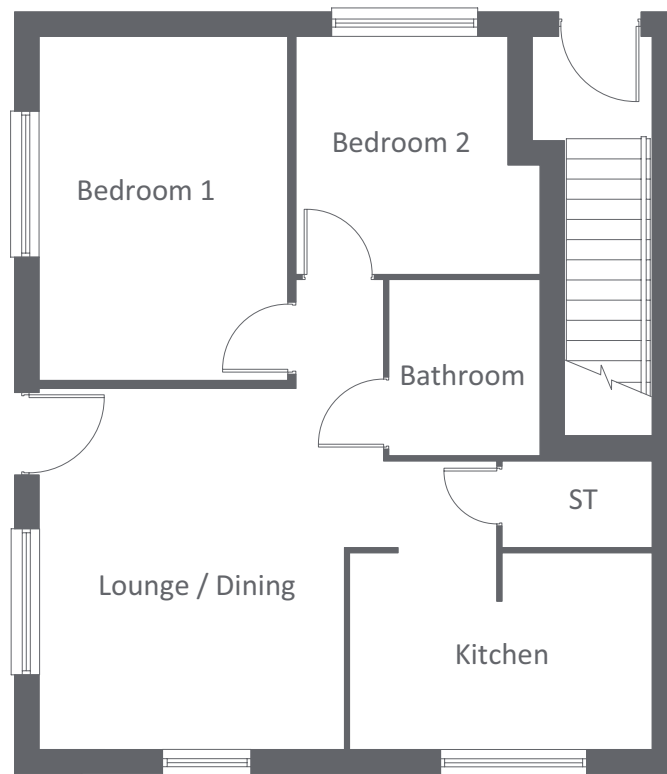


CALLERTON

2 BEDROOM APARTMENT



LOUNGE / DINING	3784 x 4473	12'5" x 14'8"
KITCHEN	3750 x 2438	12'4" x 8'0"
BEDROOM 1	3082 x 4262	10'1" x 14'0"
BEDROOM 2	3026 x 2950	9'11" x 9'8"
BATHROOM	1876 x 2184	6'2" x 7'2"



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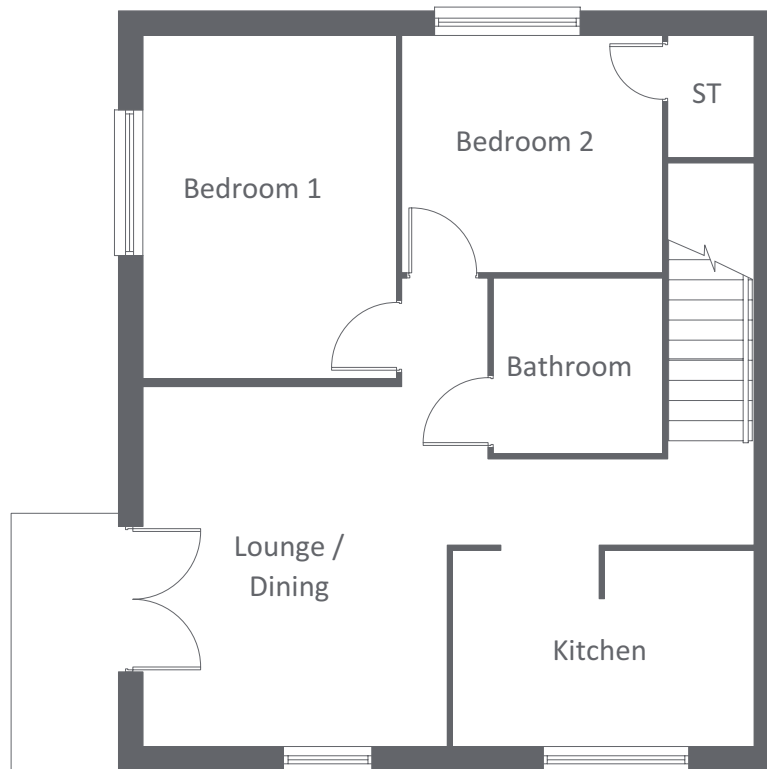
THE

MONTAGU

2 BEDROOM APARTMENT



LOUNGE / DINING	3784 x 4473	12'5" x 14'8"
KITCHEN	3750 x 2438	12'4" x 8'0"
BEDROOM 1	3152 x 4262	10'4" x 14'0"
BEDROOM 2	3243 x 2950	10'8" x 9'8"
BATHROOM	2105 x 2184	6'11" x 7'2"



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ACCESSORISE

SPECIFICATION INCLUDED AS STANDARD

GENERAL

- White sockets and switches
- Polished chrome ironmongery to all internal doors
- Landscaped front garden
- Turf to rear garden
- 1.8m close boarded fencing***
- UPVC double glazed windows (design permitting)
- UPVC double glazed French door

KITCHEN / UTILITY

- Choice of kitchen units*
- Choice of work top with upstand*
- Stainless steel oven, ceramic hob, glass splash back and integrated extractor hood
- Stainless steel 1.5 bowl sink**
- Heat exchange unit housing

BATHROOM / EN-SUITE

- Fitted white sanitaryware
- Choice of wall tiles*
- Thermostatic shower to the bathroom** (applicable to houses without en-suite)
- Thermostatic shower to the en-suite**
- Bath filler to the bathroom** (applicable to houses with en-suite)
- Extractor fan to bathroom
- Moisture resistant light fitting

DECORATION

- Almond white emulsion painted walls
- White gloss paint to interior woodwork
- White emulsion ceilings

ENVIRONMENT & ENERGY SAVING

- 100% of internal light bulbs to be energy efficient
- Water efficient taps and sanitaryware
- 2 zone programmable central heating system with thermostatic radiator valves (high efficiency)
- Rotary dryer to rear garden**
- Water butt to rear garden with child proof lockable lid**
- Household waste and recycling facility
- External space lighting to front and rear
- Energy monitoring device
- Heating & hot water provided by using a district heating system

SAFETY AND SECURITY

- Mains fed smoke detectors to hall and landing
- Security latches to windows except fire egress
- Unswitched fused spur for alarm system

ELECTRICAL

- TV aerial socket to bedroom one
- BT socket to lounge and bedroom one
- Media panel to lounge



RISE UP

A STEP BY STEP
GUIDE TO BUYING
YOUR NEW HOME



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 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 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 advisors 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 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 homeowner 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.

*Reservation fee is regionally and development specific and may vary - please check with your Sales Executive. **Help to Buy is available on selected plots and is subject to terms and conditions. †If the exchange does not take place on the agreed date then we are within our rights to place the property back on the open market.

A CITY OF ENTERPRISE





NEWCASTLE UPON TYNE

All enquiries: 0191 543 7931

or email: therise@keepmoat.com

keepmoat.com

A DEVELOPMENT BY

