

# CHURCH VIEW

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WESTERHOPE

 **Ashberry**  
Homes



Images are for illustrative purposes only.



## It's the start of something new.

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations; a developer that places individuality and excellence at the heart of house-building.

At Ashberry Homes, we believe that in order to create homes that are loved, they must be built with expertise, confidence and the utmost care. Our teams of skilled craftsmen work to the highest of standards, ensuring the needs of the homebuyer are always the inspiration behind our designs. What's more, our Personal Touch selection of optional finishes and upgrades allows you to make your new home as unique as you are.

This pride in our workmanship extends to the environment, with sustainable features built in to every Ashberry home to help preserve precious natural resources, while at the same time ensuring lower energy running costs for you.

From the moment you visit our sales office to the moment you step into your new Ashberry home we will be there to offer advice and guidance. Our friendly and professional team will help ensure your homebuying journey is a happy one, supporting you throughout the decisions and choices you make. And once you move in we will still be there if you need us, with a comprehensive programme of aftercare you can rely on.

Ashberry Homes abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.







# Newcastle at your fingertips.



Welcome to Church View, a marvellous collection of 2, 3 and 4 bedroom homes situated in the north-western outskirts of Newcastle. Offering high quality and an impressive specification, these homes have been crafted to accommodate the flexible elements of today's lifestyles. The various styles on offer makes Church View ideal for a range of buyers, including commuters, families and those looking to buy their first home.

You'll be perfectly placed close to a range of amenities, with a post office, service station, library and two supermarkets all under a 5-minute drive away. You'll also be ideally situated close to a number of excellent pubs and restaurants, so you'll never have to travel far for a good meal. Just a 2-minute drive away is The Poachers Cottage, a quaint country pub offering real ales and traditional comfort food.

A great range of shopping is also waiting to be discovered in and around Newcastle. Two Intu shopping centres lie in the city centre and neighbouring area of Gateshead, both offering an array of high street names across fashion,

homewares, beauty and tech. Active lifestyles are catered for, with Weston Denton Leisure Centre reachable by car in just 5 minutes, offering a swimming pool, gym and various group fitness classes.

Families will be well looked after with the range of schools close to home. Simonside, West Denton, St Mark's RC, Cheviot and Milecastle primary schools are all under 10 minutes away by car. Options for secondary pupils include Sacred Heart RC and St Cuthbert's Catholic high schools, both around a 10-minute drive away. Royal Grammar School Newcastle is also a 15-minute drive away, accepting pupils from primary all the way up to sixth form.

Church View benefits from Newcastle's vast road network, with Durham reachable in 35 minutes, Sunderland in 40 minutes and Hartlepool in just under an hour. Commuters and holidaymakers alike will appreciate connections to Manchester, York, Leeds, Doncaster and London from Newcastle Central Station, as well as flights to both domestic and international destinations from Newcastle International Airport just moments away.

All information is intended for general guidance only. Any mention of retail and leisure facilities or other amenities does not imply any mutual endorsement. References to schools and other educational establishments are included only to demonstrate their proximity to the development and should not be regarded as a guarantee of eligibility or admission. Travel times are approximate and by car unless otherwise stated. Sources the aa.com and Google. The particulars in this brochure are for illustration only. Designed by thinkBDW 01206 546965. 199202/07/20.

**Easy access**  
to Newcastle City Centre





**Love your home,**  
not somebody else's.







## PERSONAL TOUCH

### It's the little things that make your house your home

Our Personal Touch selection of optional finishes and fittings allows you to decide whether you want to upgrade the quality fittings we offer as standard, or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to your ideal home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

#### KITCHENS:

- Upgrade kitchen doors
- Integrated or freestanding washer/dryer
- Integrated fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Silestone worksurfaces
- Double oven
- Upgrade hob
- Integrated microwave

#### FLOORING:

- Choose from carpets, vinyl or Pergo flooring

#### TILING:

- Full and half height tiling
- Comprehensive upgrade options
- Floor tiling

#### PLUMBING:

- Heated towel rail

#### SECURITY:

- Intruder alarms
- Security lights

#### ELECTRICAL:

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

#### MISCELLANEOUS:

- Turf to rear gardens
- Wardrobes





Computer generated image.



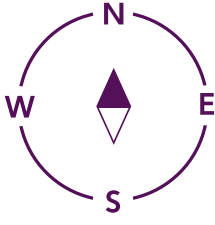
## CHURCH VIEW

Welcome to Church View, an attractive collection of 2, 3 and 4 bedroom homes on the edge of Newcastle upon Tyne.

With a wide choice of house styles and layouts there is something for everyone at this delightful development.



A home you are proud  
**to call your own.**



Key to plan bcp Bin collection point, VP Visitor parking

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. For details of individual properties and availability please refer to our Sales Advisor.



## 4 Bedroom Homes



**The Trillium**  
Plots 417, 498, 538, 551, 557, 573, 574, 588 & 598



**The Lunaria**  
Plots 482, 483, 499, 500, 577, 592, 596 & 597



**The Angelica**  
Plots 427, 540, 560 & 600



**The Gardenia**  
Plots 418, 432, 485, 486, 492, 501, 527, 535, 539, 545, 548, 553, 556, 558, 566, 572, 575, 576, 580, 587 & 593



**The Jasmine**  
Plots 472, 493, 497, 502, 534, 536, 537, 554, 555, 563, 564, 586 & 599



**The Aurora**  
Plots 421, 469, 473, 480, 484, 490, 491, 514, 524, 547, 594 & 595

## 3 Bedroom Homes



**The Begonia**  
Plots 422, 465, 466, 470, 471, 481, 487, 488, 489, 512, 513, 525, 526, 530, 546, 552 & 567



**The Larkspur**  
Plots 425, 426, 435, 437, 438, 461, 462, 496, 503, 504, 507, 508, 520, 533 & 559



**The Lysander**  
Plot 506



**The Wisteria**  
Plots 436, 494, 495, 505, 511, 515, 521, 565, 583 & 591



**The Orchid**  
Plots 428, 429, 476, 477, 518, 519, 531, 532, 543, 544, 561, 562, 570, 571, 578, 579, 581, 582, 584, 585, 589 & 590



**The Valerian**  
Plots 423, 424, 430, 431, 478, 479, 541, 542, 549 & 550

## 2 Bedroom Homes



**The Sundew**  
Plots 433, 434, 439, 440, 474, 475, 509, 510, 516, 517, 522, 523, 568 & 569



**The Oxalis**  
DISCOUNT MARKET VALUE  
Plots 419, 420, 463, 464, 467, 468, 528 & 529

## Affordable Homes





# Here for you at every step.

At Ashberry Homes we know that when you are buying and selling a home it can be a time when you need support and guidance; that's why we are here to help you.

We strive to give all our customers an enjoyable house buying experience and help make their dream home a reality by being here for you at every step of the way.

Our expert team will be by your side to advise and guide you from the moment you first visit us right through to the completion of your purchase. We'll also be by your side on moving-in day to welcome you into your new home, helping to ensure your move goes smoothly. And we don't just stop when you have the keys. Should you need us, our customer care team is on hand to help with any query you might have, no matter how small.

We work hard to provide a level of service and customer care second to none to ensure you will have many years of enjoyment in your new home.

Help to Buy is subject to eligibility. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%. Please note Home Exchange is not available with any other offer and is subject to the Terms and Conditions of our Home Exchange Package. Home Exchange is only available on selected properties, and may not be offered at this development.





## Help to Buy

### Buy with just 5% deposit

Help to Buy is backed by the Government and aimed at helping you purchase your first home.

The scheme is open to first time buyers and there are regional price caps on the value of the property you are able to purchase with Help to Buy, please talk to one of our Sales Advisors for the regional details in your area.

To use scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the Government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.



Backed by  
HM Government

## Ashberry Home Exchange

We understand your current home is more than bricks and mortar, it's full of hard work and memories. The time has come to move on and up, but understandably you'll only sell your home for what it's worth. That's why we'll arrange for 2 independent estate agents to value your home before we make you an offer, to ensure the price we offer is fair. That's refreshing...



## Ashberry Assisted Move

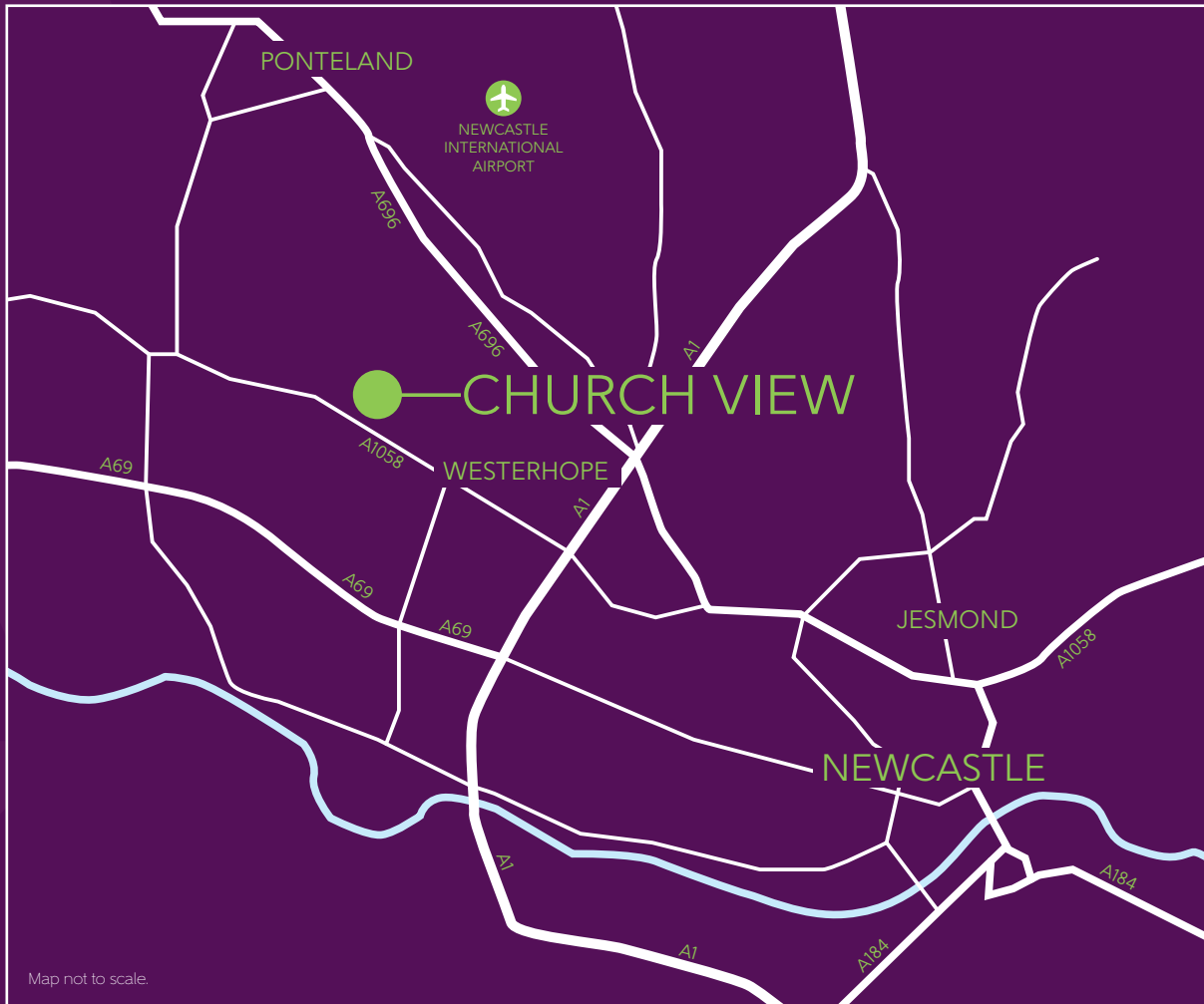
Selling your home can be hard work, so let us help. We'll work with you to appoint a local estate agent to market your home at a price you're happy with.

We'll then speak directly with the agent and call you with an update at least once a week. It all adds up to Ashberry Homes, refreshingly different.



**Ashberry**  
Homes

We look forward to meeting you...



Church View, Westerhope, Newcastle upon Tyne NE5 1EL

**Ashberry**  
Homes

Ashberry Homes, Durham,  
10 Pioneer Court,  
Morton Palms Business Park,  
Darlington DL1 4WD

Call: 01325 744 888

[www.ashberryhomes.co.uk](http://www.ashberryhomes.co.uk)