



Kirkleatham Green Redcar

A collection of 3 & 4 bedroom homes
in a well-connected village location

Situated in the village of Kirkleatham, our exciting new Kirkleatham Green development is ideally positioned for everything you and your family need.

Within a short distance you will find a choice of supermarkets and indoor shopping centres, all with a good range of high street brands, cafés and restaurants. For families there are several Ofsted-rated 'Good' and 'Outstanding' primary and secondary

schools to choose from. And with Redcar seafront under 2 miles away, you can escape to the coast whenever you want.

For commuters, accessing the A19 and A1 is simple, with Durham around 40 minutes away, Sunderland 45 minutes and Newcastle approximately an hour. Redcar Central rail station provides regular services to York, Saltburn and Bishop Auckland, and Teeside International Airport is around 20 miles away.

Kirkleatham Green

Kirkleatham, Redcar TS10 4QP | 01642 036 243

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Development layout



4 bedroom home

- The Grainger
- The Mylne

3 bedroom home

- The Eveleigh
- The Lazenby
- The Maddison
- The Mayfield
- The Mountford

*Simple Life homes

- 2 bedroom homes
- 3 bedroom homes
- 3 bedroom homes

*Shared ownership and Affordable Homes

- 2 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 3 bedroom homes

ps	pumping station	▶	garage entrance
gg	gas governor	v	visitor parking space
ss	sub station	pos	public open space

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 Consultant for specific details.



The Eveleigh 3 bedroom home

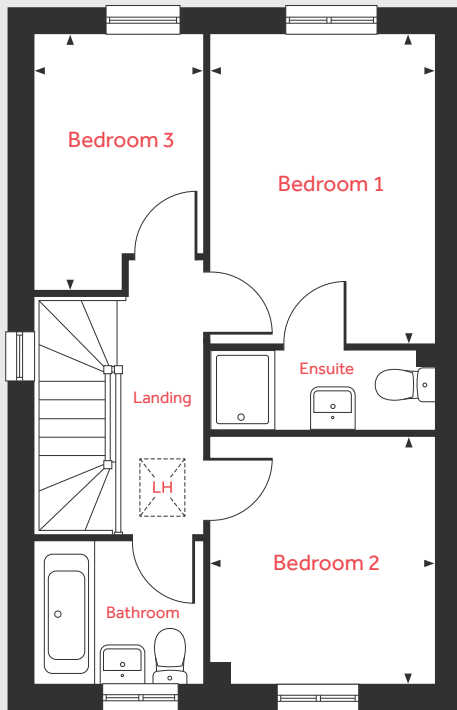
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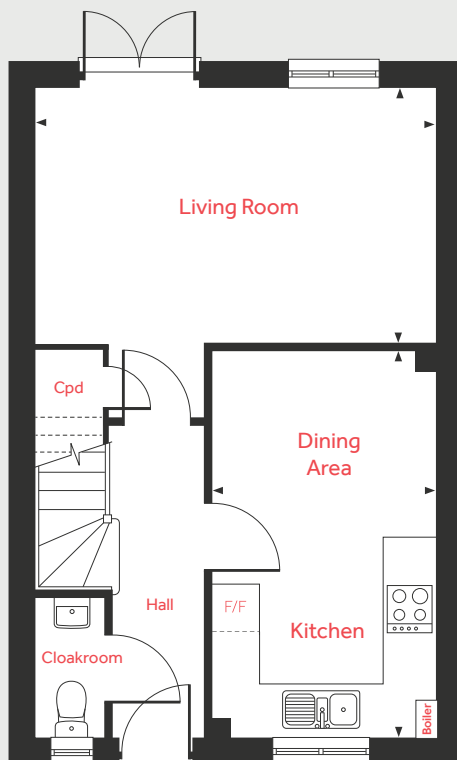
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First Floor



Ground Floor



The Eveleigh

3 bedroom home

Ground Floor

Living Room

4.98m x 3.20m 16'4" x 10'6"

Kitchen/Dining Area

4.78m x 2.80m 15'8" x 9'2"

First Floor

Bedroom 1

3.81m x 2.77m 12'6" x 9'1"

Bedroom 2

3.08m x 2.77m 10'1" x 9'1"

Bedroom 3

3.20m x 2.12m 10'6" x 6'11"

LH	Loft hatch	F/F	Integrated fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Consultant. XLHNE949/September 2020.

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The Mayfield 3 bedroom home

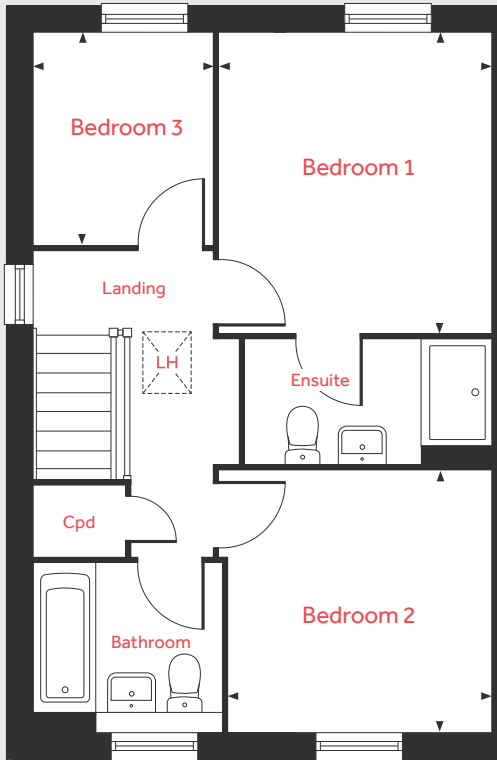
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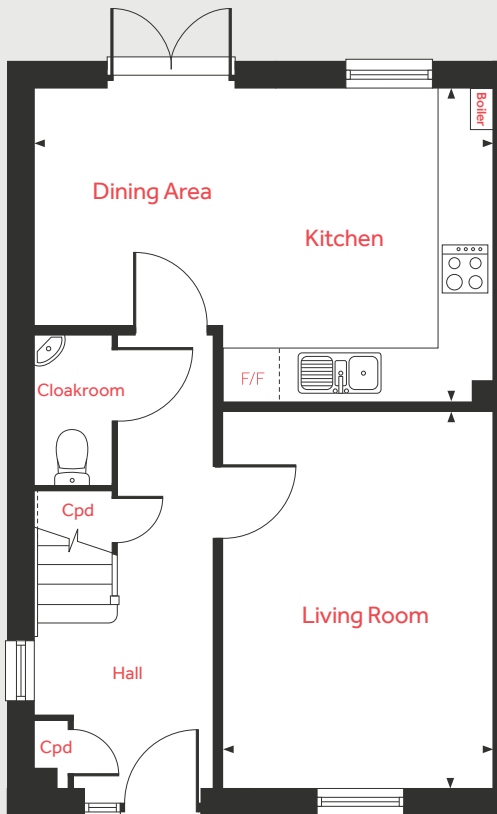
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First Floor



Ground Floor



The Mayfield

3 bedroom home

Ground Floor

Living Room

4.33m x 3.10m 14'2" x 10'2"

Kitchen/Dining Area

5.28m x 3.60m 17'4" x 11'10"

First Floor

Bedroom 1

3.46m x 3.13m 11'4" x 10'3"

Bedroom 2

3.03m x 3.00m 9'11" x 9'11"

Bedroom 3

2.43m x 2.05m 8'0" x 6'9"

LH Loft hatch F/F Integrated fridge freezer
Cpd Cupboard ◀ ▶ Measuring points

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The Mountford 3 bedroom home

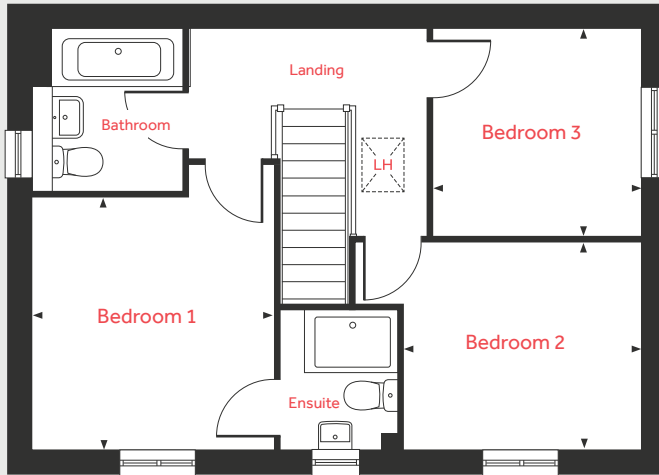
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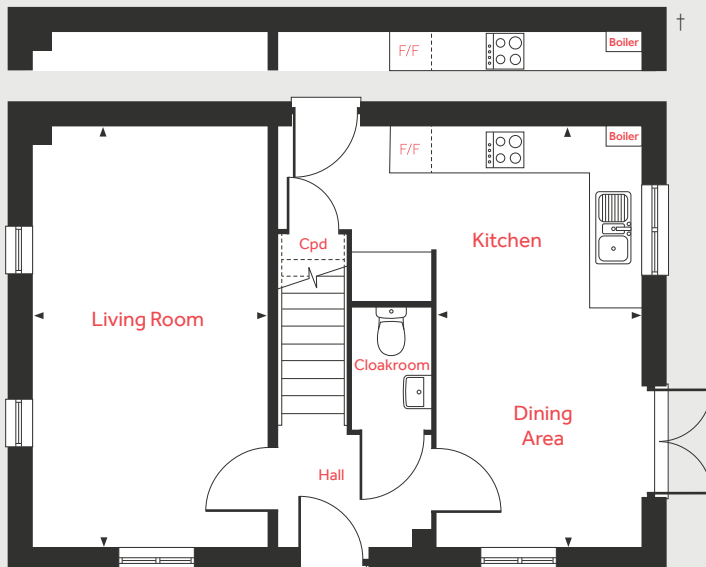
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First Floor



Ground Floor



The Mountford

3 bedroom home

Ground Floor

Living Room	5.59m x 3.11m	18'4" x 10'2"
Kitchen/Dining Area	5.59m x 2.67m	18'4" x 8'9"

First Floor

Bedroom 1	3.35m x 3.18m	11'0" x 10'5"
Bedroom 2	3.13m x 2.74m	10'3" x 9'0"
Bedroom 3	2.76m x 2.76m	9'0" x 9'0"

LH	Loft hatch	F/F	Integrated fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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†Layout for semi-detached homes.



The Lazenby

3 bedroom home

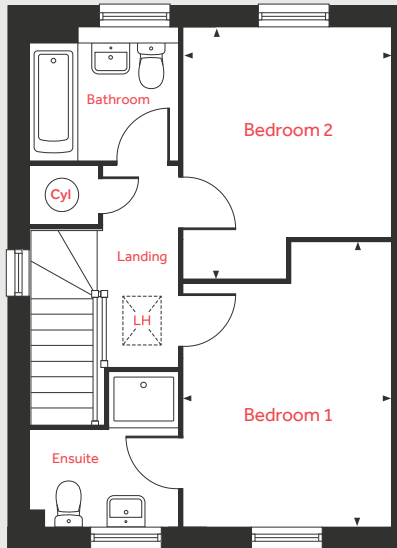
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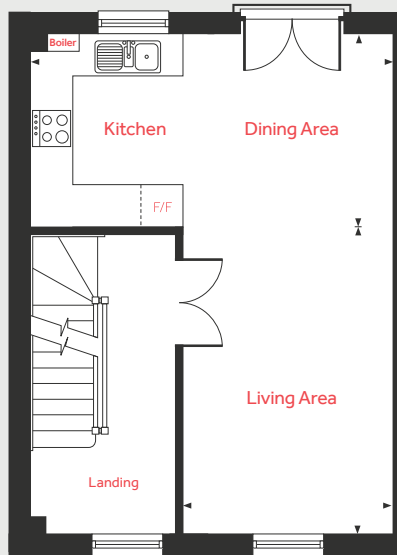
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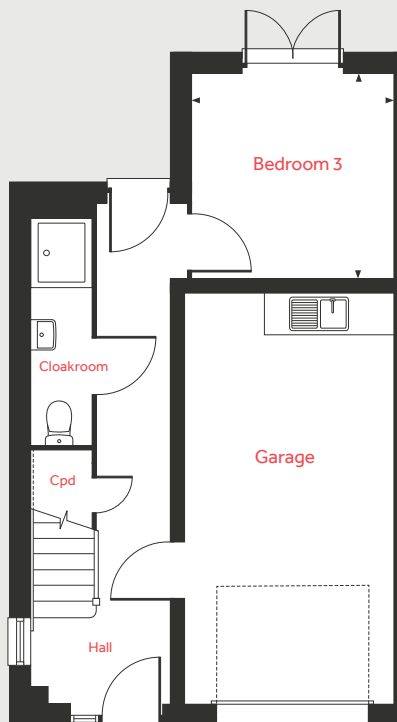
Second Floor



First Floor



Ground Floor



The Lazenby

3 bedroom home

Ground Floor

Bedroom 3
3.00m x 2.91m 9'11" x 9'7"

First Floor

Living Area
4.48m x 3.05m 14'8" x 10'0"

Kitchen/Dining Area
5.28m x 2.80m 17'4" x 9'2"

Second Floor

Bedroom 1
4.13m x 3.04m 13'7" x 9'11"

Bedroom 2
3.66m x 3.04m 12'0" x 9'11"

LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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The Maddison 3 bedroom home

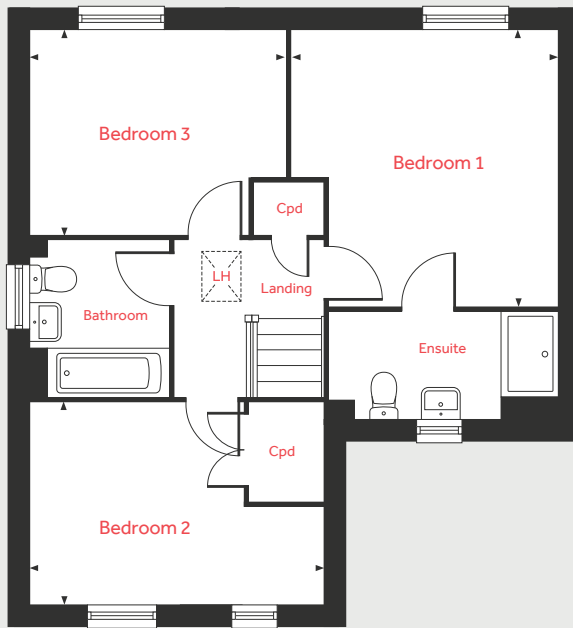
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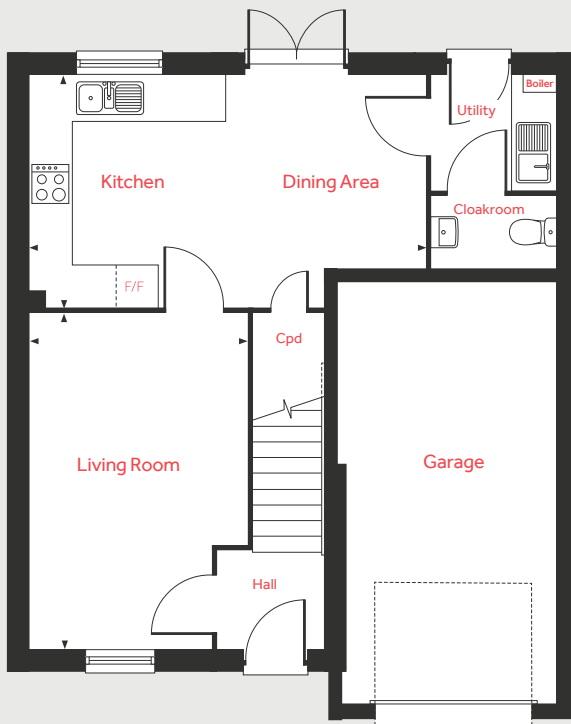
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First Floor



Ground Floor



The Maddison

3 bedroom home

Ground Floor

Living Room

4.78m x 3.11m 15'8" x 10'2"

Kitchen/Dining Area

5.65m x 3.31m 18'6" x 10'10"

First Floor

Bedroom 1

3.93m x 3.78m 12'11" x 12'5"

Bedroom 2

4.18m x 2.86m 13'9" x 9'5"

Bedroom 3

3.64m x 2.91m 11'11" x 9'7"

LH Loft hatch F/F Integrated fridge freezer
Cpd Cupboard ◀ ▶ Measuring points

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The Mylne 4 bedroom home

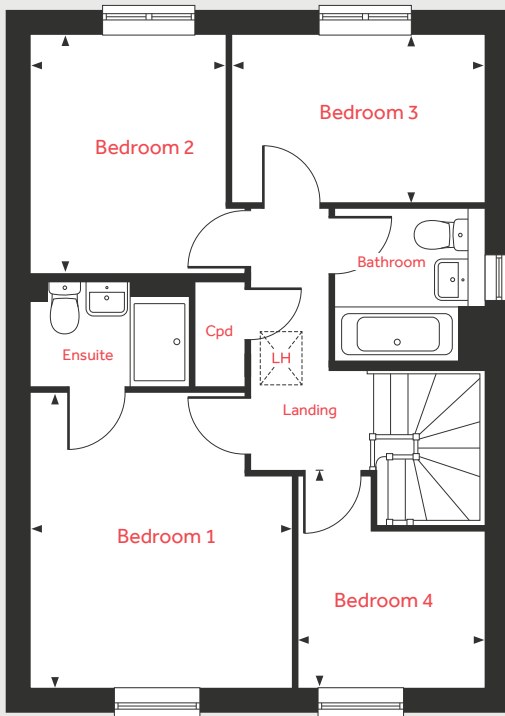
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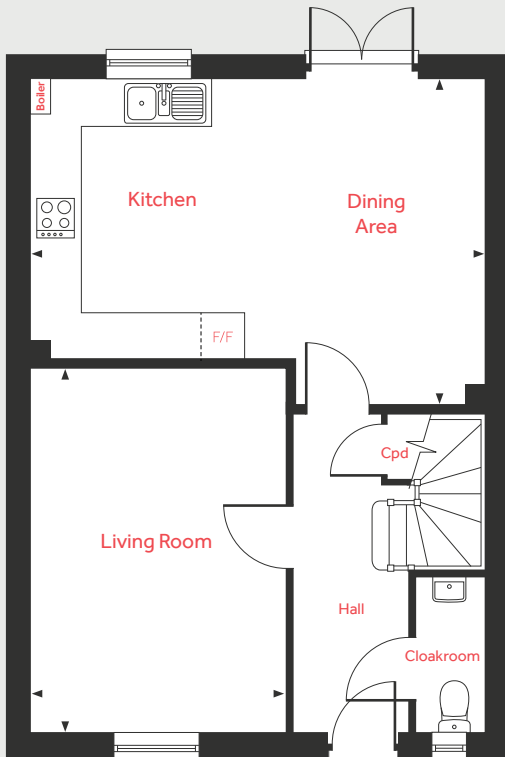
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First Floor



Ground Floor



The Mylne

4 bedroom home

Ground Floor

Living Room	4.83m x 3.39m	15'10" x 11'1"
Kitchen/Dining Area	6.04m x 4.37m	19'9" x 14'4"

First Floor

Bedroom 1	3.93m x 3.55m	12'11" x 11'6"
Bedroom 2	3.23m x 2.57m	10'7" x 8'5"
Bedroom 3	3.37m x 2.22m	11'1" x 7'3"
Bedroom 4	2.83m x 2.40m	9'3" x 7'10"

LH	Loft hatch	◀ ▶	Measuring points
F/F	Integrated fridge freezer	Cpd	Cupboard

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The Grainger

4 bedroom home

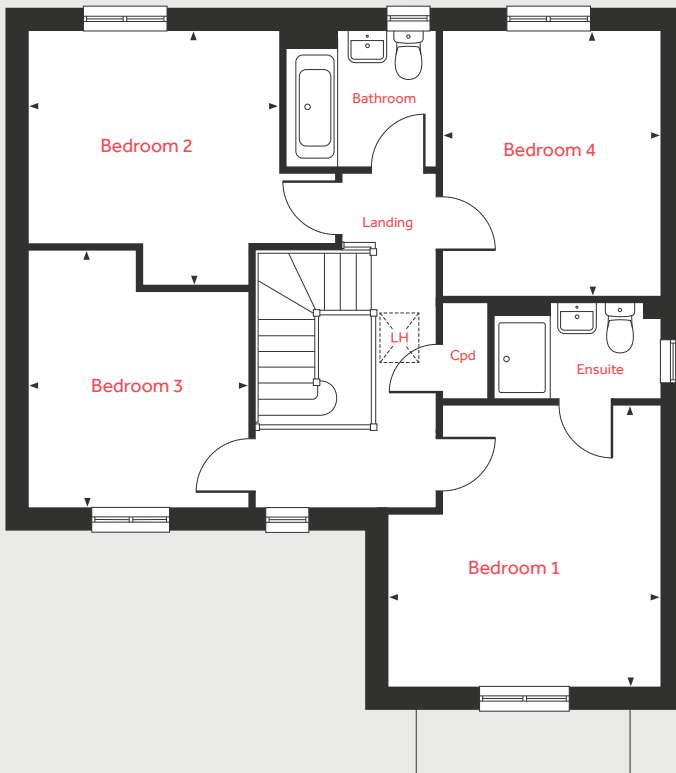
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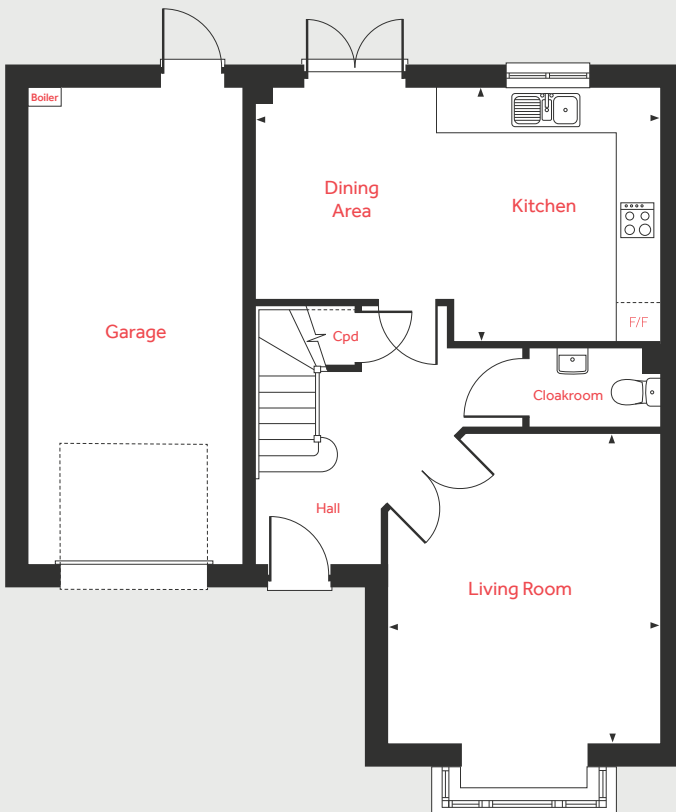
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First Floor



Ground Floor



The Grainger

4 bedroom home

Ground Floor

Living Room

4.39m x 3.90m 14'4" x 12'9"

Kitchen/Dining Area

5.81m x 3.62m 19'0" x 11'10"

First Floor

Bedroom 1

4.01m x 3.90m 13'2" x 12'9"

Bedroom 2

3.70m x 3.61m 12'1" x 11'10"

Bedroom 3

3.65m x 3.17m 11'11" x 10'5"

Bedroom 4

3.81m x 3.11m 12'6" x 10'2"

LH Loft hatch F/F Integrated fridge freezer
Cpd Cupboard ◀ ▶ Measuring points

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Specification

Private Sale Homes

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Specification

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

3 bedroom homes

4 bedroom homes

Kitchen

Laminated worktop & matching upstands	■	■
Soft closing doors and drawers	■	■
Stainless steel 1 bowl sink	■	■
Chrome monobloc mixer tap	■	■
Stainless steel splashback to hob	■	■
Under counter single oven	■	■
4 burner gas hob	■	■
Stainless steel chimney hood	■	■

Bathroom, En suite and Cloakroom

White sanitaryware and chrome fittings	■	■
Shower mixer tap to bathroom	■	■
Soft close seats to all WCs	■	■
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■
Splashback tiling to cloakroom basin only	■	■

Electrical

White switch plates and sockets	■	■
TV points to the lounge, kitchen, and bedroom 1	■	■
2 x BT point to the ground floor	■	■
White pendant fittings throughout (except bathroom, en suite and cloakroom)	■	■
Mains wired smoke alarm & CO detector	■	■

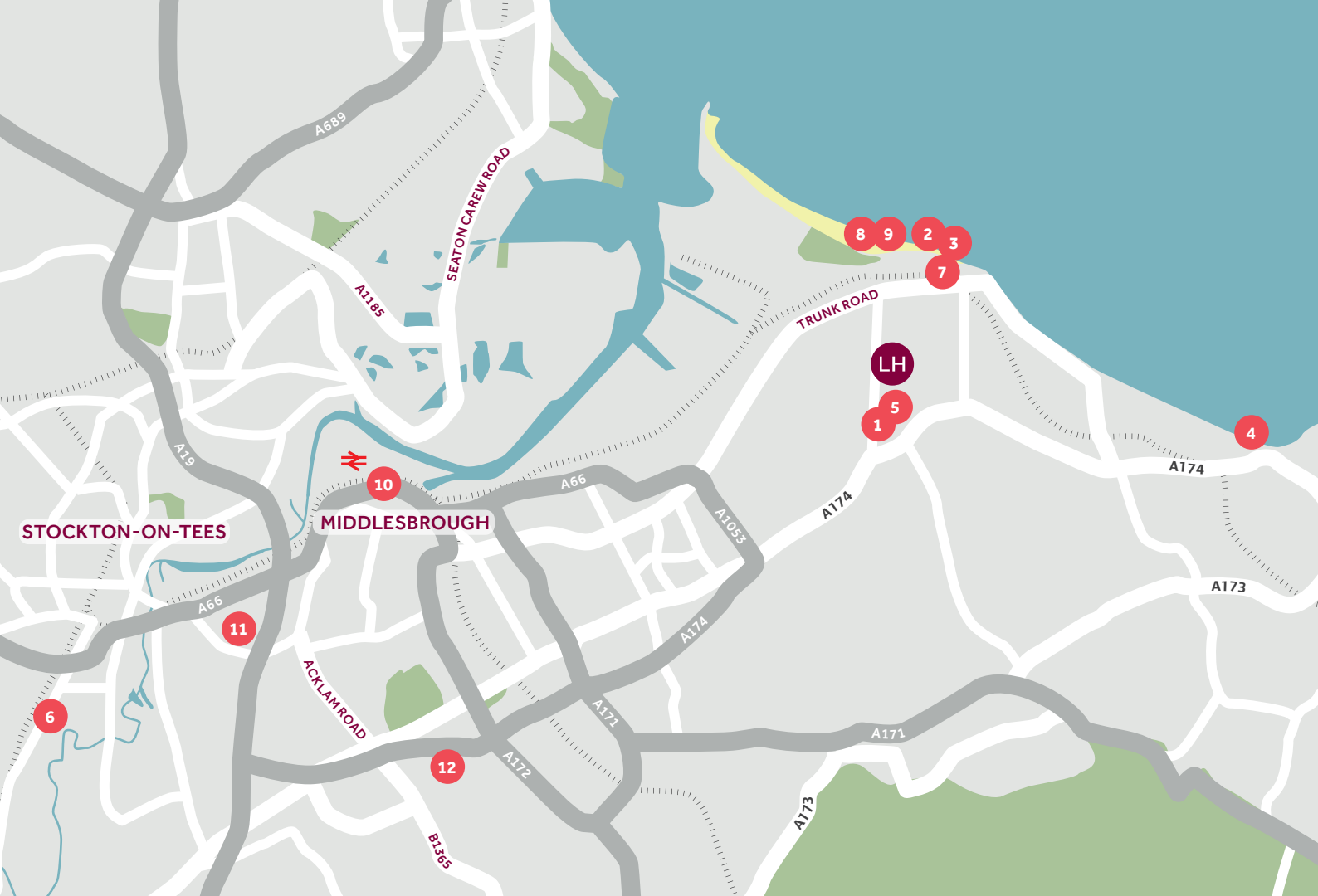
Interior

Wall and ceilings in white matt emulsion	■	■
Internal woodwork in white gloss/satinwood	■	■
Polished chrome door handles	■	■
Premdor premium ladder doors	■	■

External

Stainless steel up/down light to front door	■	■
External doors with multipoint locking system	■	■
Turf to front gardens	■	■

*Subject to stage of construction. The specifications of all our homes is correct at the date of going to print but may be subject to change as necessary and without notice. Please ask your Sales Consultant for more information. 2995935/March 2023.



Around the local neighbourhood

- | | | |
|----------------------------------|------------------------------------|---|
| 1 Kirkleatham Museum | 5 Kirkleatham Walled Garden | 9 Redcar Seafront |
| 2 Redcar Beacon | 6 Preston Park Museum | 10 The Cleveland Shopping Centre |
| 3 Zetland Lifeboat Museum | 7 Tesco Superstore | 11 Teesside Shopping Park |
| 4 Saltburn Cliff Tramway | 8 Cleveland Golf | 12 Parkway Shopping Centre |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).
2948107/January 2023.

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