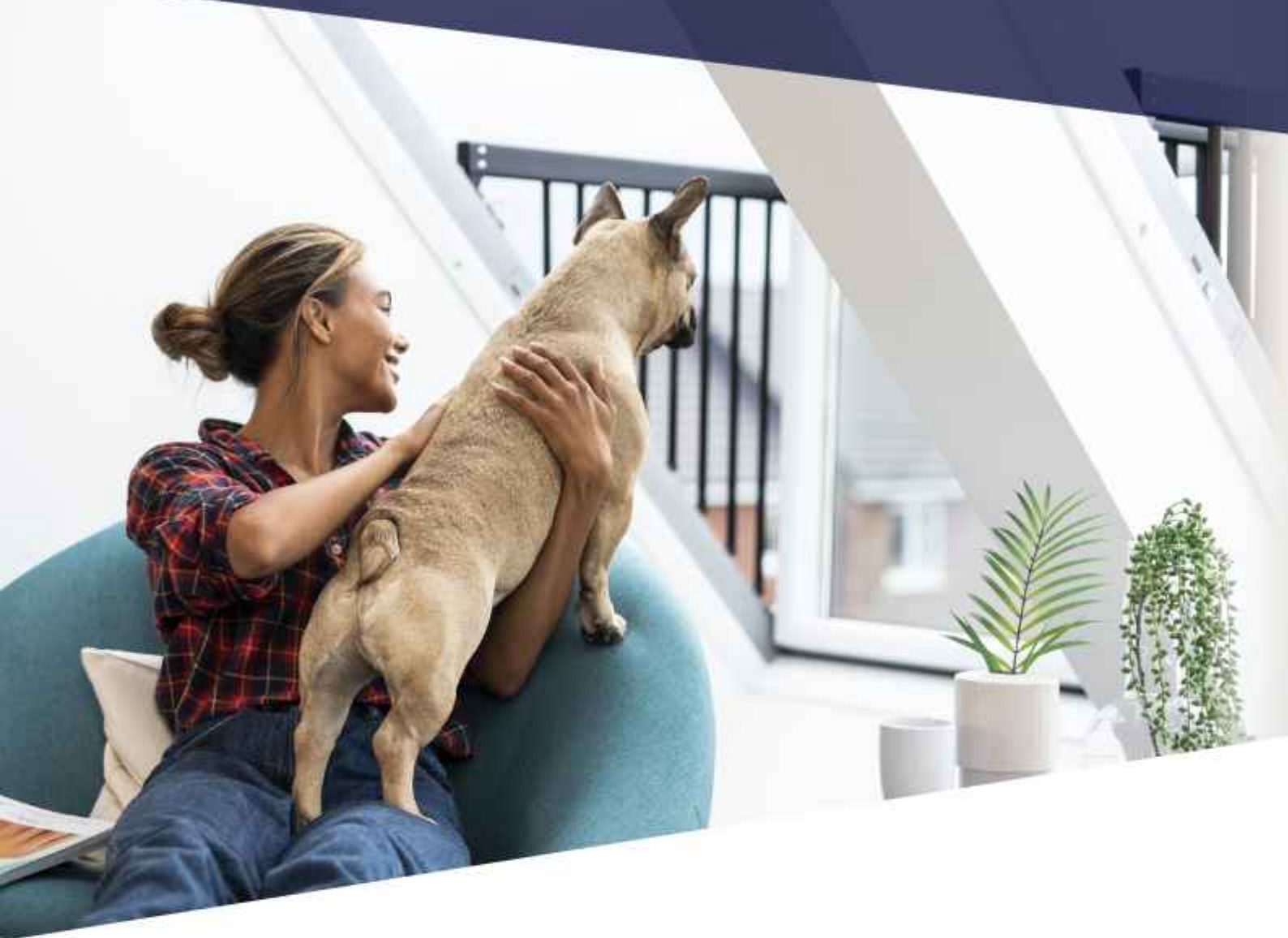


AVANT
homes



**WELCOME TO MODERN LIVING AT
BRADLEY POINT**

YOUR BEST LIFE STARTS HERE. READY?



Nestled in the picturesque Derwent Valley, in High Spen, and offering easy access to the North East's major towns and cities, Bradley Point is perfect for buyers looking for new homes.

For anyone considering a move, you should know that each of our houses for sale in High Spen features bi-fold doors, exclusive kitchen designs with high specification appliances, off-street parking, and outdoor space. All this and much more - included in the price.

OUR PROMISE TO YOU

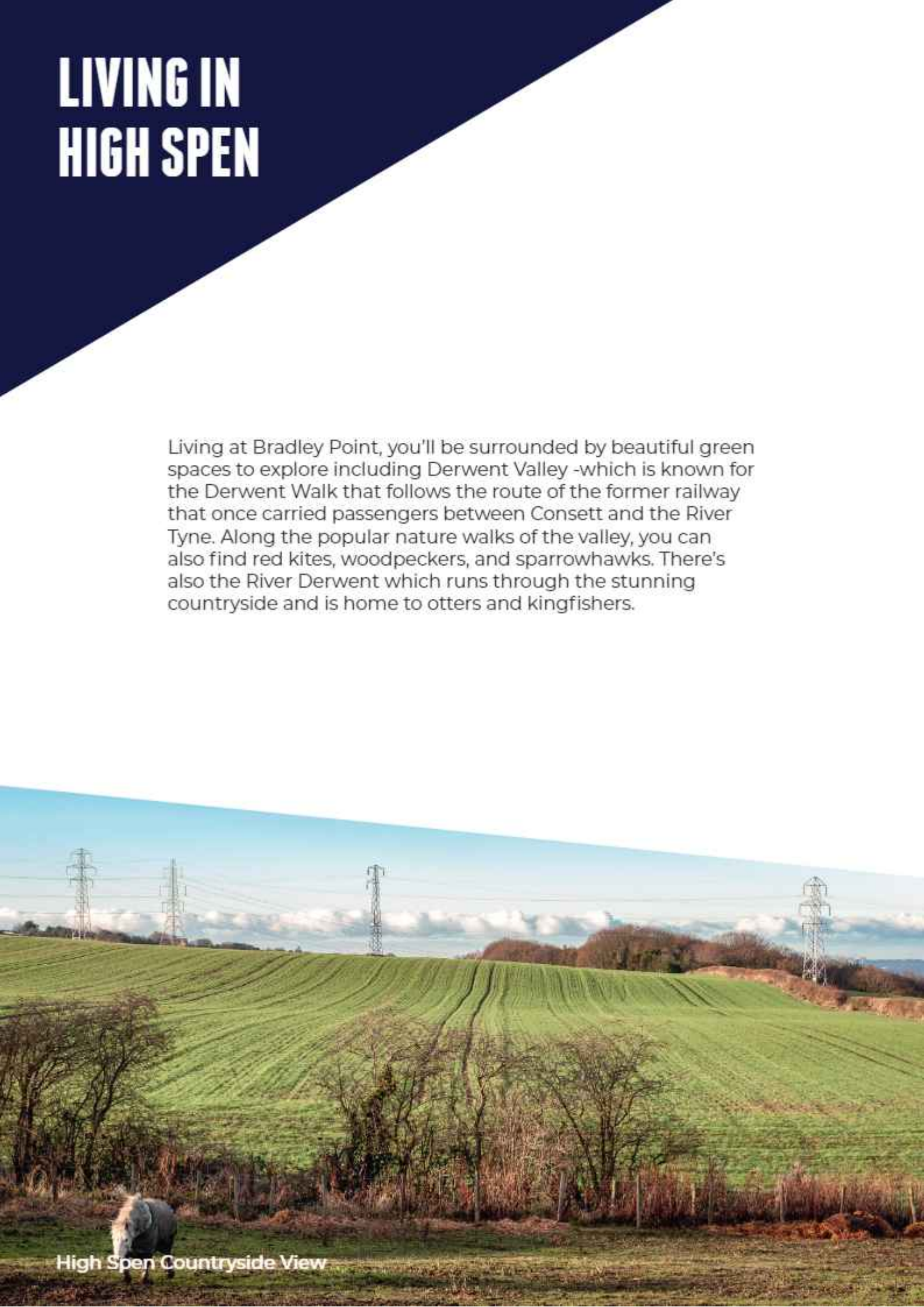
We are committed to delivering a first class customer service. This means we care about what happens before and after you get the keys, ensuring your new home journey is rewarding and enjoyable too.

We are on the New Homes Quality Boards register of registered developers. We fully adhere to the New Homes Quality Code and the New Homes Ombudsman Service.



LIVING IN HIGH SPEN

Living at Bradley Point, you'll be surrounded by beautiful green spaces to explore including Derwent Valley -which is known for the Derwent Walk that follows the route of the former railway that once carried passengers between Consett and the River Tyne. Along the popular nature walks of the valley, you can also find red kites, woodpeckers, and sparrowhawks. There's also the River Derwent which runs through the stunning countryside and is home to otters and kingfishers.



High Spen Countryside View

The National Trust site, Gibside, is just a short 15-minute drive away. Gibside features 18th-century designed landscapes and is made up of 243 hectares of gorgeous gardens, woodland, and countryside. Slightly further afield is the world-famous open-air museum, Beamish, a replicated northern town from the early 20th century.

Southwest of High Spen, you'll find the Pow Hill Country Park. Set in moorland overlooking Derwent Reservoir, this destination is the ideal place for a family walk.

The surrounding area offers a great selection of schools, with High Spen Primary School and St Joseph Primary School sitting close by to Bradley Point. Thorp Academy and Prudhoe Community High School have been named two of the top-performing schools in the area and are both 5 miles from the development.

A fairly central location, the A695, that takes you to Newcastle, is only a 5-minute drive from Bradley Point while the A69, which takes you to Carlisle, is only 20 minutes away.

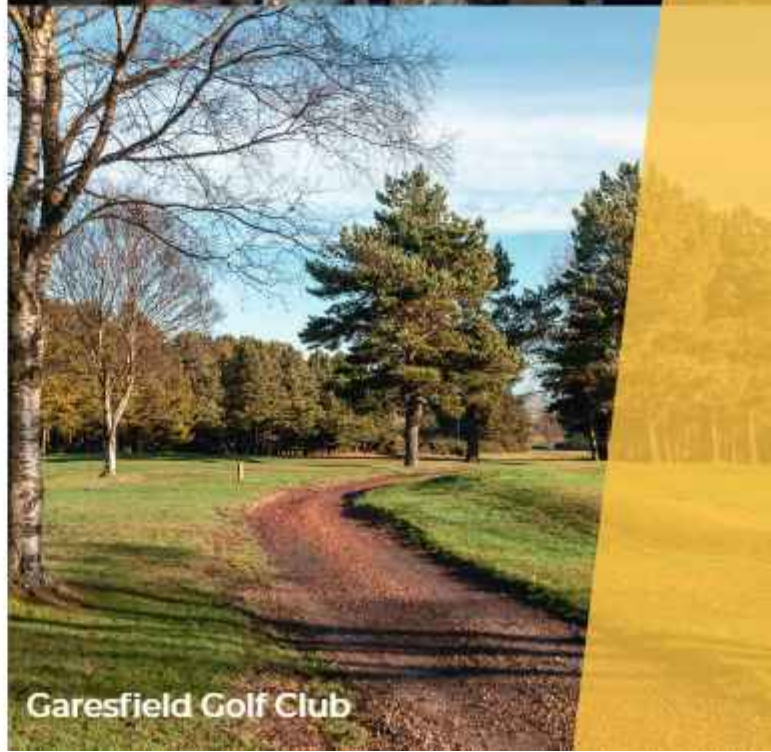
Wylam train station - which offers regular services to Hexham, Middlesborough, Carlisle, Newcastle, Sunderland, Hartlepool, and the Metrocentre — is only a 10-minute drive from Bradley Point too.



Angel of the North



Eldon Square Shopping Centre



Garesfield Golf Club

DEVELOPMENT PLAN



avanthomes.co.uk/bradlevpoint

CUSTOMER POINTMENT CENTRE

SHOWHOME



- | | |
|-----------------------------------|---------------------------|
| THE BAYBRIDGE
3 bedroom home | THE L
2 bedroom |
| THE CULBRIDGE
2 bedroom home | THE L
2 bedroom |
| THE EMBRIDGE
2 bedroom home | THE N
4 bedroom |
| THE FOXBRIDGE
3 bedroom home | THE N
4 bedroom |
| THE GREYBRIDGE
2 bedroom home | AFFO/ HOUS |
| THE HAZELBRIDGE
3 bedroom home | Plot 104 & 105 (see plan) |
| THE HORNBRIDGE
2 bedroom home | Plot 106 |
| THE IVYBRIDGE
3 bedroom home | |

THE BAYBRIDGE

2 bedroom home

Ground Floor

Live/Eat	4.42m ² x 3.09m ²	14'6" x 10'2"
Relax	4.42m x 2.55m	14'6" x 8'4"
Laundry	1.04m x 1.63m	3'5" x 5'4"
WC	1.98 m x 1.65m	6'1" x 5'5"

First Floor

Bedroom 1	4.42m ² x 2.61m	14'6" x 8'7"
Bedroom 2	4.42m ² x 2.65m	14'6" x 8'8"
Bathroom	2.17m x 1.70m	7'1" x 5'7"

* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

THE CULBRIDGE

3 bedroom home

Ground Floor

Live/Eat	4.59m ² x 3.44m	15'1" x 11'3"
Relax	4.59m x 3.04m	15'1" x 10'0"
Store	1.02m x 1.63m	3'4" x 5'4"
WC	1.93m x 1.19m	6'4" x 3'10"

First Floor

Bedroom 1	4.59m ² x 2.50m	15'1" x 8'2"
Bedroom 2	2.26m x 3.20m	7'5" x 10'6"
Bedroom 3	2.23m ² x 3.20m	7'4" x 10'6"
Bathroom	2.23m x 1.95m	7'4" x 6'5"

* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

THE EMBRIDGE

3 bedroom home

Ground Floor

Live/Eat	4.25m ² x 4.10m	13'11" ⁰⁰ x 13'5"
Relax	5.09m ² x 3.64m ²	16'8" x 11'11"
Store	1.23m ² x 0.92m	4'0" x 3'0"
WC	1.23m ² x 1.94m	4'0" x 6'4"

First Floor

Bedroom 1	2.87m ² x 4.25m ²	9'5" x 13'11"
Shower 1	1.44m ² x 2.28m	4'9" x 7'6"
Bedroom 2	2.64m ² x 3.49m ²	8'8" x 11'6"
Bedroom 3	2.40m ² x 3.10m ²	8'0" x 10'2"
Bathroom	2.37m ² x 1.94m	7'9" x 6'4"



GROUND FLOOR



FIRST FLOOR

THE FOXBRIDGE

3 bedroom home

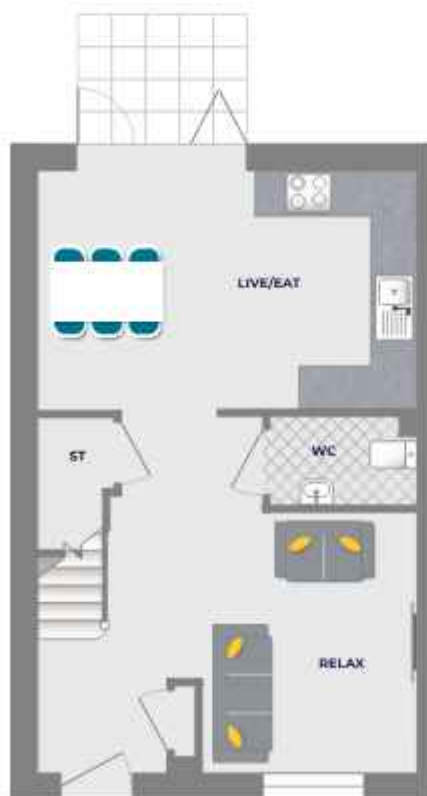
Ground Floor

Live/Eat	5.38m x 3.16m	17'8" x 10'6"
Relax	4.14m ^{**} x 3.50m	13'7" ^{**} x 11'6"
Store	1.02m ^{**} x 1.63m	3'4" ^{**} x 5'4"
WC	1.93m x 1.18m	6'4" x 3'10"

First Floor

Bedroom 1	2.84m x 2.59m ^{**}	9'4" x 8'6" ^{**}
Shower	1.39m x 2.30m	4'7" x 7'7"
Bedroom 2	2.84m x 2.99m ^{**}	9'4" x 9'10" ^{**}
Bedroom 3	2.17m x 3.10m ^{**}	7'1" x 10'6" ^{**}
Bathroom	2.18m x 1.89m	7'2" x 6'2"

^{**} Maximum dimensions



GROUND FLOOR



FIRST FLOOR

THE GREYBRIDGE

3 bedroom home

Ground Floor

Live/Eat	5.02m ² x 3.23m	16'6" x 10'7"
Relax	5.02m x 2.47m	16'6" x 8'1"
Utility	0.89m x 1.48m	2'11" x 4'11"
WC	1.85m ² x 2.12m ²	6'1" x 7'

First Floor

Bedroom 1	3.49m ² x 3.23m ²	11'6" x 10'7"
Shower	1.43m ² x 2.24m	4'9" x 7'4"
Bedroom 2	2.57m x 3.56m	8'5" x 11'9"
Bedroom 3	2.57m ² x 2.39m ²	8'5" x 7'10"
Bathroom	2.36m x 1.94m ²	7'9" x 6'4"



GROUND FLOOR



FIRST FLOOR

THE HAZELBRIDGE

3 bedroom home

Ground Floor

Live/Eat	5.37m x 3.70m	17'8" x 12'2"
Relax	5.37m x 3.00m	17'8" x 9'10"
Store	1.02m x 1.63m	3'4" x 5'4"
WC	1.94m x 1.18m	6'4" x 3'10"

First Floor

Bedroom 1	3.12m x 2.59m**	10'3" x 8'6"
Shower 1	1.59m x 2.19m	5'2" x 7'2"
Bedroom 2	3.12m x 3.64m*	10'3" x 11'11"
Bedroom 3	2.17m x 3.20m*	7'1" x 10'6"
Bathroom	2.17m x 1.89m	7'1" x 6'2"



GROUND FLOOR



FIRST FLOOR

THE HORNBRIDGE

3 bedroom home

Ground Floor

Live/Eat	2.89m x 3.67m	9'6" x 12'0"
Live/Eat	3.11m x 2.03m	10'2" x 6'8"
Relax	3.11m x 3.67m	10'2" x 12'0"
Laundry	1.46m x 0.84m	4'9" x 2'9"
WC	1.57m x 2m	5'2" x 6'7"
Garage	3.12m x 5.97m	10'3" x 19'7"

First Floor

Bedroom 1	3.11m** x 3.50m*	10'2"*** x 11'6"
Shower 1	1.80m* x 2.22m	5'11" x 7'4"
Bedroom 2	3.17m x 3m	10'5" x 9'10"
Bedroom 3	3.11m x 2m	10'3" x 6'7"
Bathroom	1.89m x 2.14m	6'2" x 7'0"

* Maximum dimensions
** Minimum dimensions



GROUND FLOOR



FIRST FLOOR

THE IVYBRIDGE

3 bedroom home

Ground Floor

Live/Eat	2.92m ² x 4.13m	9'7" x 13'6"
Relax	4.25m x 4.17m	14'0" x 13'8"
Utility	1.10m x 1.65m	3'7" x 5'5"
WC	1.81m x 1.65m	5'11" x 5'5"
Garage	3.01m x 6.09m	9'11" x 20'0"

First Floor

Bedroom 1	4.24m x 2.44m	13'11" x 8'0"
Shower 1	2.31m x 1.61m	7'7" x 5'3"
Bedroom 2	3.30m ² x 3.20m ²	10'10" x 10'10"
Bedroom 3	3.31m ² x 3.20m ²	10'10" x 10'10"
Bathroom	1.96m x 1.93m	6'5" x 6'4"



GROUND FLOOR



FIRST FLOOR

THE LAKEBRIDGE

4 bedroom home

Ground Floor

Live/Eat	3.80m x 4.35m	12'8" x 14'3"
Relax	4.02m x 2.04m	16'2" x 9'8"
Store	1.07m x 1.58m	3'6" x 5'2"
WC	1.94m x 1.30m	6'4" x 4'3"
Garage	3.00m x 6.00m	9'10" x 19'8"

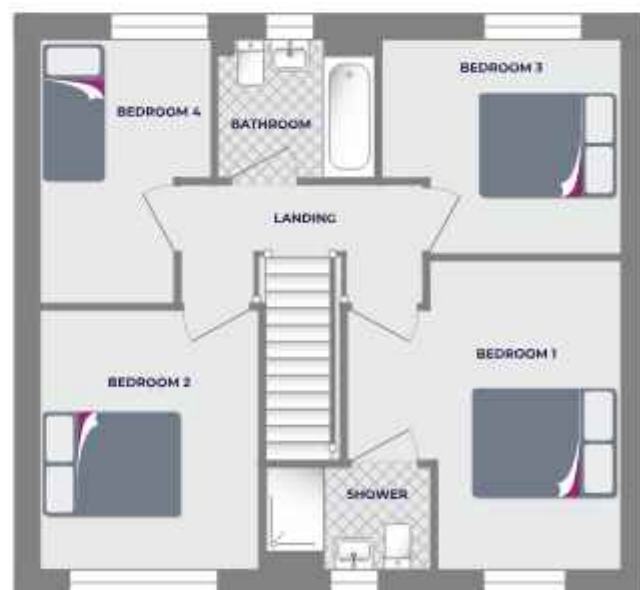
First Floor

Bedroom 1	3.75m x 4.29m	12'5" x 14'1"
Shower	2.30m x 1.20m	7'7" x 3'11"
Bedroom 2	3.05m x 3.63m	10'0" x 11'11"
Bedroom 3	3.32m x 3.67m	10'11" x 12'1"
Bedroom 4	2.38m x 3.71m	7'10" x 12'2"
Bathroom	2.18m x 1.83m	7'2" x 6'2"

* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

THE LUXBRIDGE

4 bedroom home

Ground Floor

Live/Eat	3.93m x 3.48m	12'11" x 11'5"
Relax	5.10m x 3.00m	16'9" x 9'10"
Laundry	1.08m x 1.68m	3'7" x 5'6"
WC	1.93m x 1.17m	6'4" x 3'10"

First Floor

Bedroom 2*	2.81m x 2.94m**	9'3" x 9'8"
Bathroom	1.86m x 2.38m	6'1" x 7'9"
Bedroom 3*	2.55m x 2.37m**	8'4" x 7'6"
Bedroom 4*	2.49m x 2.82m	8'1" x 9'3"

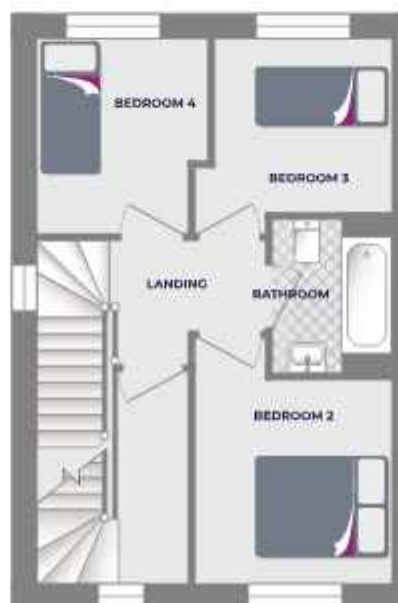
Second Floor

Bedroom 1*	3.93m x 5.91m**	12'11" x 17'6"
Shower	2.24m x 1.63m	7'4" x 5'4"

* Maximum dimensions
 ** Minimum dimensions



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE MAYBRIDGE

4 bedroom home

Ground Floor

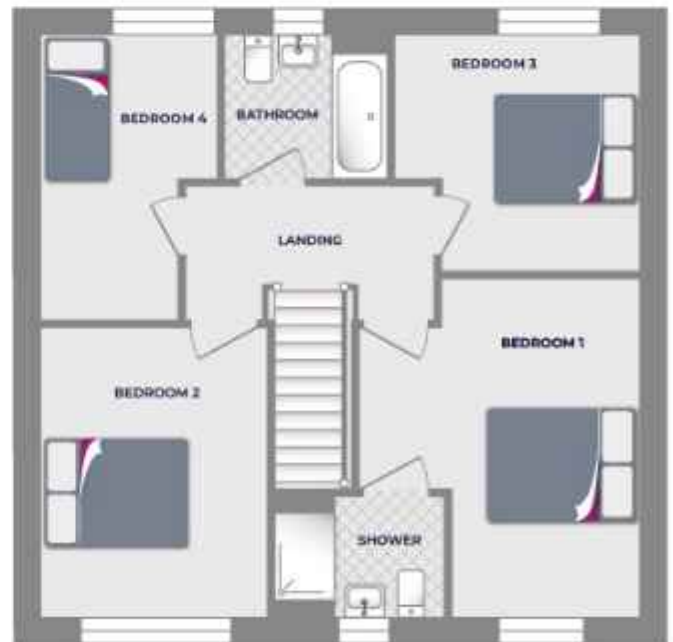
Live/Eat	3.79m ² x 4.54m ²	12'5" x 14'11"
Relax	4.93m ² x 3.29m ²	16'2" x 10'10"
Store	1.03m ² x 1.76m ²	3'5" x 5'9"
WC	1.89m ² x 1.89m ²	6'2" x 5'7"
Garage	3m ² x 6m ²	9'10" x 19'8"

First Floor

Bedroom 1	3.78m ² x 4.56m ²	12'5" x 15'
Shower	2.3m ² x 1.58m ²	7'7" x 5'2"
Bedroom 2	3.06m ² x 3.9m ²	10'0" x 12'10"
Bedroom 3	3.32m ² x 3.18m ²	10'11" x 10'5"
Bedroom 4	2.38m ² x 3.84m ²	7'10" x 12'7"
Bathroom	2.16m ² x 1.82m ²	7'2" x 6'



GROUND FLOOR



FIRST FLOOR

THE NARSBRIDGE

4 bedroom home

Ground Floor

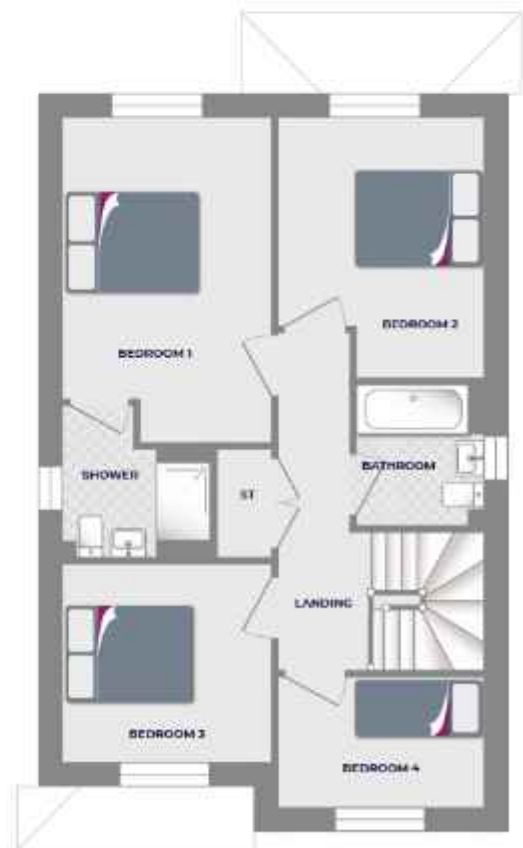
Live/Eat	6.37m ² x 4.95m ²	20'11" x 14'3"
Relax	3.81m ² x 3.43m ²	11'10" x 11'3"
Store	1.87m ² x 8.62m ²	5'8" x 28'4"
WC	1.57m ² x 1.82m ²	5'2" x 8'0"
Garage	3.12m ² x 5.93m ²	10'3" x 19'5"

First Floor

Bedroom 1	3.17m x 4.89m ²	10'5" x 16'2"
Shower 1	2.26m x 1.64m ²	7'5" x 5'4"
Bedroom 2	3.11m x 3.98m ²	10'2" x 13'0"
Bedroom 3	3.17m x 2.98m ²	10'5" x 9'9"
Bedroom 4	3.11m x 2.00m ²	10'2" x 6'7"
Bathroom	1.70m x 2.11m ²	5'7" x 6'11"



GROUND FLOOR



FIRST FLOOR

THE ASKHAM

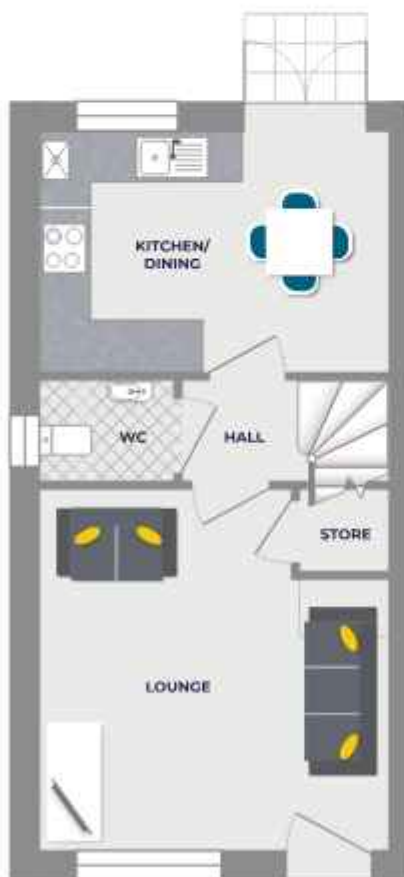
2 bedroom home

Ground Floor

Kitchen/Dining	3.99m x 2.78m	13'1" x 9'1"
Lounge	3.99m x 4.13m	13'1" x 13'7"
WC	1.55m x 1.15m	5'1" x 3'9"
Store	1.01m x 0.94m	3'4" x 3'1"

First Floor

Bedroom 1	3.89m x 3.21m	13'1" x 10'6"
Bedroom 2	3.99m x 2.75m	13'1" x 9'0"
Bathroom	1.70m x 2.07m	5'7" x 6'10"



GROUND FLOOR



FIRST FLOOR

THE CADEBY

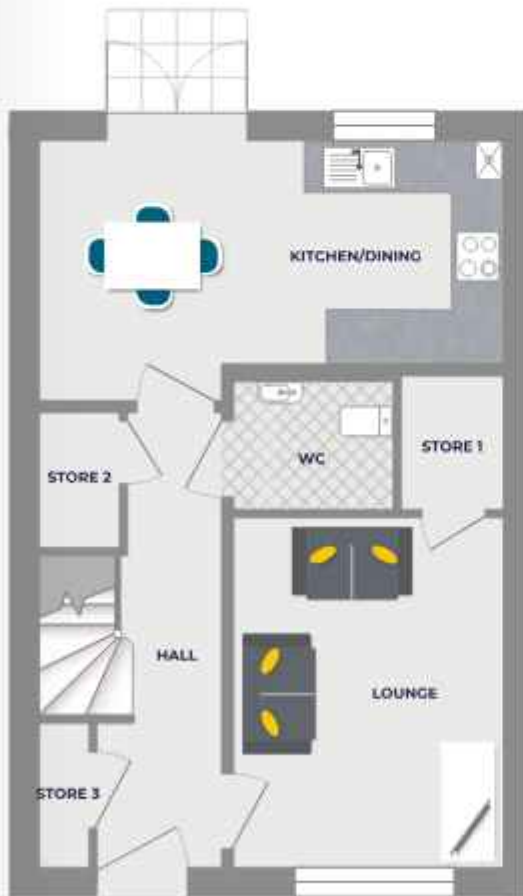
3 bedroom home

Ground Floor

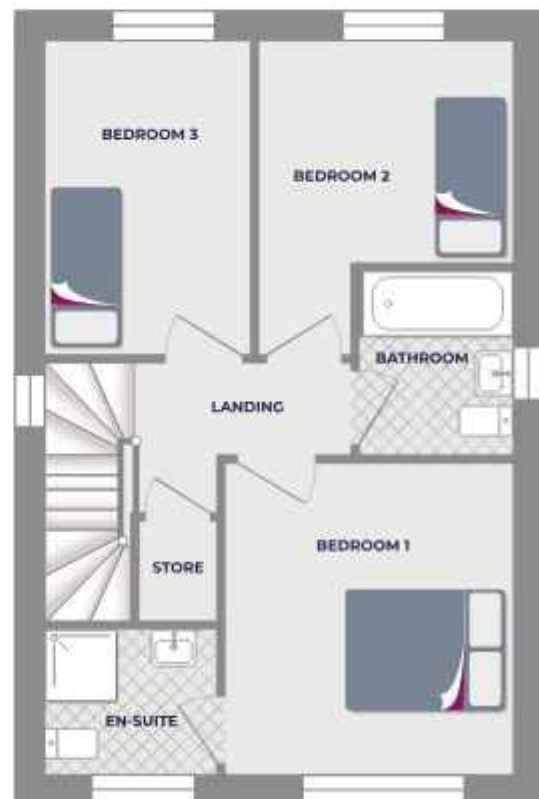
Kitchen/Dining	3.99m x 2.78m	13'1" x 9'1"
Lounge	3.99m x 4.13m	13'1" x 13'7"
WC	1.55m x 1.15m	5'1" x 3'9"
Store	1.01m x 0.94m	3'4" x 3'1"

First Floor

Bedroom 1	3.89m x 3.21m	13'1" x 10'6"
Bedroom 2	3.99m x 2.75m	13'1" x 9'0"
Bathroom	1.70m x 2.07m	5'7" x 6'10"



GROUND FLOOR



FIRST FLOOR

MAKE YOUR HOUSE YOUR HOME

This is the fun part. Choose colour and styling options from our standard range of specifications and add extras to make it your own. Speak to your sales advisor about the full range of options and extras available in your property.



INTERNAL FEATURES

- Stylish white internal doors with chrome-finished door handles
- Ceilings & walls finished in white emulsion throughout
- Heat, smoke, and Carbon Monoxide detectors
- Gas central heating radiators throughout and grade A energy efficient boiler
- Power sockets and energy efficient lighting as per electrical layout drawings
- Modern profile skirting and architrave

OPTIONAL EXTRAS

- Carpet, entrance matting, vinyl and laminate flooring to various rooms
- Chrome switches and socket plates
- Data points and media option points
- Sky Q Media option
- Chrome low voltage downlighters in ceiling





EXTERNAL FEATURES

- UPVC french door/Bi-fold door** to access rear garden area
- Low maintenance black UPVC fascia
- White UPVC double glazed windows with locking system
- Front composite GRP door with sidelight** and multi-point locking system
- Driveway**
- Garage* including power and light^
- Allocated parking**
- Front entrance light
- Rotavated rear gardens
- Turf to front gardens where applicable

OPTIONAL EXTRAS

- Outside tap
- Integral garage floor paint
- Rear garden fencing
- External socket
- Wireless security alarm
- Doorbell
- Door number plaque
- Turf to rear gardens where applicable

**Sidelight, Allocated Parking, Garage, Bi-fold door and Driveway for these housetypes is Plot Specific.
^Dependent on location of garage. Speak to your Sales Advisor for more details.



BATHROOM FEATURES

- White contemporary sanitaryware
- Bath with mixer tap
- Full height tiling option to 3 sides of bath and half height tiling behind sink and WC
- Quality designer taps and fittings

SHOWER ROOM FEATURES

- White contemporary sanitaryware
- High quality shower enclosure with white shower tray and glass door with chrome trim
- Range of full height tiling options to shower and half height tiling behind sink and WC
- Quality designer taps and fittings
- Electric shower to second en-Suite in selected housetypes

WC FEATURES

- Ground floor WC with stylish white sanitaryware
- Single tile splash course above the sink
- Quality designer taps and fittings

OPTIONAL EXTRAS

- Range of contemporary upgraded tiling selections in a selection of colours
- Chrome heated towel rail
- Chrome low voltage downlights in ceiling
- A range of vinyl flooring options
- Shaver socket
- Shower head on slide rail over bath and glass shower screen
- Dual shower head to en-suite shower

OPTIONAL EXTRAS

- Range of contemporary upgraded tiling selections in a selection of colours
- Chrome heated towel rail
- Chrome low voltage downlights
- A range of vinyl flooring options

MAIN BEDROOM FEATURES

- En-suite shower room*

*Available on selected housetypes only.

OPTIONAL EXTRAS

- 'Classic' or 'Shaker' style sliding door wardrobe system in a choice of colour and glass combinations
- Extra shelving options to wardrobes



KITCHEN FEATURES

- Fully fitted designer kitchen in a range of colours and styles
- Stainless steel fan oven
- Ceramic hob
- Stainless steel Chimney extractor hood
- Integrated fridge/freezer or undercounter fridge with icebox*
- Stainless steel splashback behind hob
- Single stainless steel bowl and drainer
- Designer chrome mixer taps
- White finish sockets above worktops

*Dependent on housetype

OPTIONAL EXTRAS

- Fully fitted designer kitchen in a range of colours and styles
- Solid worktop, under mounted sink and monoblock mixer tap
- Cooking appliances - Pyro oven, Induction hob, extractor hood, microwave*
- Integrated cleaning appliances - dishwasher, washing machine and washer/dryer
- Food storage – Frost free fridge/freezer, under counter freezer*
- Chrome switches and socket plates
- LED lighting strips to underneath of wall units

*Available on selected housetypes only.



MORTGAGE ADVISOR PANEL



We're proud to work with a carefully selected panel of advisors that work separately from any bank or lender. These firms are available to provide free independent financial advice and will help you find a mortgage product that suits your circumstances.

Specialising in mortgages for new homes, these companies fully understand the processes and details of buying a new build, ensuring you're getting experienced and knowledgeable support. For more information, please contact one of our recommended advisors below.

JAMES LEIGHTON FINANCIAL SERVICES

Phone: 0115 8709520 | Email: enquiries@jlfs.co.uk
Website: www.jlfs.co.uk

SAFEGUARD FINANCIAL SERVICES LTD

Phone: 0191 500 8740 | Email: advice@safegfs.co.uk
Website: www.safeguardfinancialservices.co.uk

SOLICITOR PANEL

We have a carefully selected panel of recommended independent firms that can help you on your journey. These Solicitors are specialists in new build conveyancing and fully understand the nuances of financial and legal matters, giving you confidence in their ability to help you with your purchase. For more information please contact one of the firms below.

JACKSON LAW FIRM

Phone: 01642 356500 | Email: info@jacksons-law.com
Website: www.jacksons-law.com

PLS

Phone: 0330 024 4536 | Email: info@pls-solicitors.co.uk
Website: www.pls-solicitors.co.uk

GM WILSON

Phone: 01924 291111 | Email: info@gmwilson.co.uk
Website: www.gmwilson.co.uk



PLEASE NOTE: Avant Homes can not offer legal or financial advice. Our Panel professionals are entirely independent – Avant Homes receives no incentive for recommending them. There is no obligation to select from our Panel, but you are advised to seek financial and legal guidance when buying a new home.

ELECTRICAL PROVISION

All electrical installations including sockets are provided in accordance with relevant building regulations to a minimum requirement shown below.
Speak to your Sales Advisor for more details.

Room	Socket Outlets (dual outlets count as 2)	Notes
Kitchen/utility	8	Where homes have separate areas, the kitchen will have a minimum of four outlets and the utility room four. Where appliances are provided, a minimum of three outlets are free for general use
Living/family room	8	A minimum of two outlets are provided near the TV aerial outlet
Bedrooms	6 (4)	A minimum of six outlets for the main bedroom and a minimum of four outlets for other bedrooms.
Dining room	4	-
Landing	2	-
Hall	2	-

AVANT homes

We're here to help you every step of the way, so please don't hesitate to contact us for more information.

**Bradley Point
High Spen
NE39 2EQ
01202 082862
www.avanthomes.co.uk/bradleypoint**



Avant Homes 2023 | version 1.0.1

The information contained herein is for general guidance only. Photographs portray a reasonable impression of the properties we build and sell, but some images and show homes may include upgrades or options that have since been discontinued or do not form part of a standard specification. Changes in circumstances or availability of materials may force us to make changes to finishes or elevations from those illustrated. Floor plans demonstrate the general layout of the property and room dimensions are duplicated from working drawings but these are not precise measurements to be relied upon as slight variances will occur on construction of individual properties. Site plans show the intended layout of the development, but we reserve the right to alter layouts subject to appropriate planning consents. Avant Homes cannot offer you financial or legal advice. Please speak to an independent IFA or Solicitor for financial and legal guidance when buying a new home