



WELLINGTON

PARK

SUNDERLAND



Berkeley DeVeer

EXCEPTIONAL LIVING



The
CONTENTS

- 03/08 -
INTRODUCTION

- 09/16 -
LOCATION

- 17/22 -
SPECIFICATION

- 23/26 -
HOUSE TYPES

- 27/36 -
FLOOR PLANS

WELLINGTON
PARK





WELCOME TO WELLINGTON PARK



- INTRODUCTION -

HOMES THAT TURN HEADS

Wellington Park is a stunning collection of 2, 3 and 4 bedroom homes, beautifully finished to the highest of standards. As with any Berkeley DeVeer development, the design and aesthetics of Wellington Park are inspired by the way people live their lives.

We build homes that function as beautifully as they look, and create the perfect backdrop for a lifetime of treasured memories with loved ones. There's something special about Wellington Park, and you can feel it the second you walk through the door.

Every finish, every appliance and every well-crafted detail has been chosen to give you a home you can be proud of, whether you're hosting a family event, entertaining friends or just enjoying family time in your spacious new home.



- INTRODUCTION -

EXCEPTIONAL LIVING...



- INTRODUCTION -

INSPIRED BY YOU BUILT BY US



We've earned a strong reputation for high standards of design, build quality and customer service. From the location of the development, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

Wellington Park is no exception with well-appointed kitchens, bedrooms, bathrooms and en-suites, and an interior that merges beautifully into your private garden outside, you can enjoy your home and its surroundings right from the day you move in.

So whether you're looking for a modern and well-equipped first home or somewhere bigger for the whole family to grow into with supermarkets and schools within easy reach or even somewhere smaller to downsize to you'll find the perfect place to call home at Wellington Park.

- LOCATION -

BREATHTAKING

NEW HOMES

- LOCATION -

A PLACE TO CALL HOME

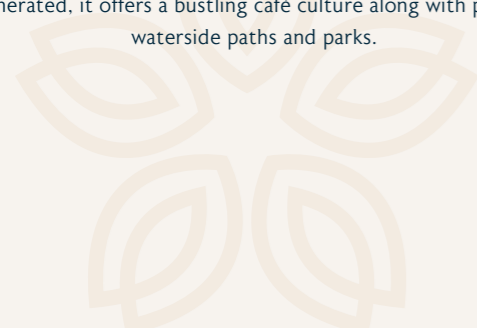
Offering a distinctive choice of two, three and four bedroom homes, Wellington Park is a truly unique development. Here you can enjoy the best of both worlds with beach walks less than twenty minutes away and shops even closer, there are few locations that can rival this highly sought after address.

Carefully designed with modern life in mind, the homes at Wellington Park have something for everybody, and its location means it will appeal to young and old alike.



DINING

Sunderland is bursting with an array of cafes, bars and restaurants – catering to all tastes and budgets. And even closer to home you'll find a buzzing riverfront. Having been recently regenerated, it offers a bustling café culture along with plenty of waterside paths and parks.



EDUCATION

Southwick and the surrounding areas are complemented by a variety of excellent schools such as Northern Saints Primary School and Southwick Community Primary School – both within the catchment area of Wellington Park, so your children will have plenty of exciting opportunities ahead of them.



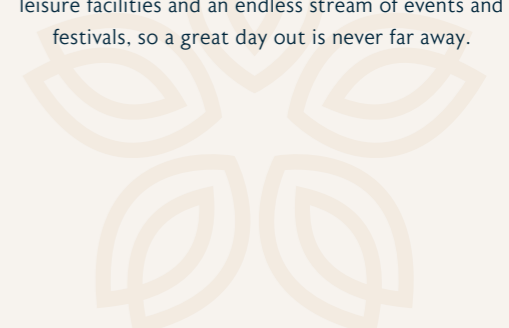
SHOPPING

When it comes to shopping, you'll be spoilt for choice in Sunderland. Not only is there a wide choice of boutiques and high street names, there's also a number of regular markets. Plus the nearby Bridges Shopping centre that boasts of more than ninety stores is also worth a visit.



LEISURE

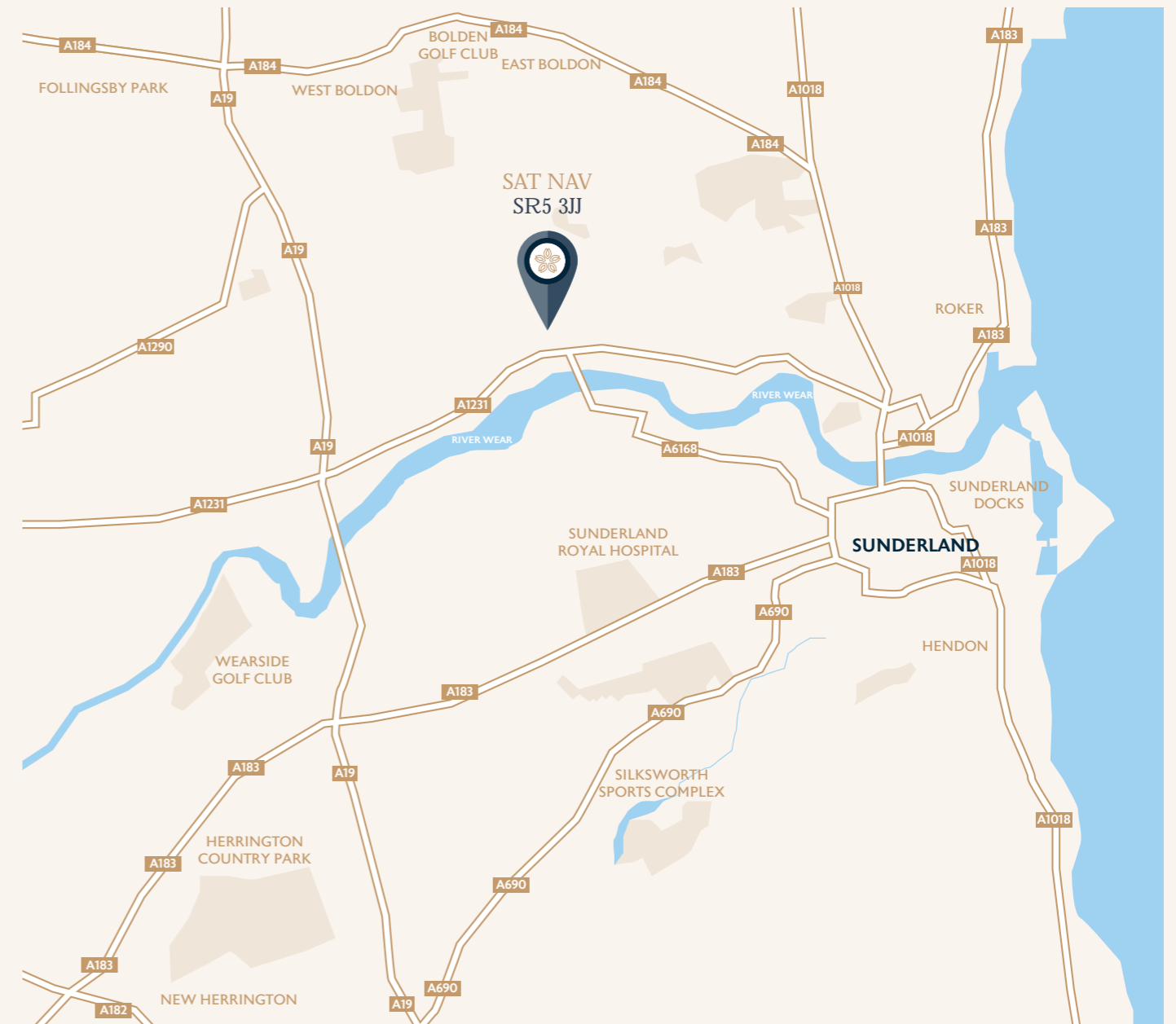
From beaches to countryside, theatres to museums, there's so much to see and do in and around Sunderland. What's more, there's also a fascinating history, fantastic sport and leisure facilities and an endless stream of events and festivals, so a great day out is never far away.



- LOCATION -

EVERYTHING ON YOUR DOORSTEP

Located less than three miles from the centre of Sunderland and minutes away from the A19, Wellington Park is conveniently located for commuting, accessing local amenities and for travelling further afield.



EDUCATION

Primary Schools:

Hylton Red House Nursery School
Ofsted: Outstanding
Rotherham Rd, Sunderland SR5 5QL
0191 548 8000

Grange Park Primary School
Ofsted: Outstanding
Swan St, Sunderland SR5 1EA
0191 549 0707

Secondary Schools:

St. Wilfrid's RC College
Ofsted: Outstanding
Temple Park Road, South Shields
Tyne & Wear NE34 0QA
0191 456 9121

LOCAL AUTHORITY

Sunderland City Council
Civic Centre, Burdon Rd,
Sunderland SR2 7DN
0191 520 5555

HOSPITAL

Sunderland Royal Hospital
Kayll Rd, Sunderland SR4 7TP
0191 565 6256

POLICE

Northumbria Police
Church Bank, Sunderland SR5 2D
01661 872555 / 999

POST OFFICE

Ford Post Office
460 Hylton Rd, Sunderland
SR4 8AB
0191 567 4107

Rawmarsh Road Post Office
20 Rawmarsh Rd, Sunderland
SR5 5HF
0191 548 1841

DOCTORS

Bunny Hill Surgery
Hylton Lane, Sunderland
SR5 4BW
0191 519 3222

Redhouse Medical Centre
127 Renfrew Rd, Sunderland
SR5 5PS
0191 537 5700

DENTISTS

Westmount Dental Surgery
1 W Mount, Chester Rd,
Sunderland SR4 8PY
0191 567 2694

TRAIN STATION

Sunderland Train Station
Athenaeum Street,
Sunderland SR1 3H

SUPERMARKETS

Sainsbury's
110 Station Rd, Sunderland SR6 9AE
0191 548 5874

RECREATION

Castle View Sports Centre
Cartwright Rd, Hylton Castle,
Sunderland SR5 3DX
0191 594 6331

Riverside Bowling
Colima Ave, Sunderland SR5 3XF
0191 549 6778

Sunderland Museum
Burdon Rd, Sunderland SR1 1PP
0191 561 2323

Sunderland Empire Theatre
4-5 High Street West SR1 3EX
0844 871 3022

Wearside Golf Club
Coxgreen, Houghton le Spring, SR4 9JT
0191 534 2518

Empire Cinemas
4 Lambton Street, Sunderland SR1 1TP
empirecinemas.co.uk

LOCAL ATTRACTIONS

HYLTON CASTLE	03 MINS
SUNDERLAND AFC	07 MINS
KEEL SQUARE	08 MINS
SUNDERLAND MUSEUM	11 MINS
ANGEL OF THE NORTH	14 MINS

(TRAVELLING BY CAR)

BY TRAIN FROM SUNDERLAND

NEWCASTLE	48 MINS
EDINBURGH	145 MINS
LEEDS	149 MINS
CARLISE	173 MINS
MANCHESTER	200 MINS

NEAREST AIRPORTS

NEWCASTLE	29 MINS
DURHAM TEES	44 MINS
LEEDS BRADFORD	100 MINS
DONCASTER SHEFFIELD	119 MINS
HUMBERSIDE	139 MINS

(TRAVELLING BY CAR)

BY CAR

NEWCASTLE	23 MINS
DURHAM	25 MINS
HARTLEPOOL	36 MINS
MIDDLESBROUGH	39 MINS
LEEDS	103 MINS



- SPECIFICATION -

ATTENTION TO DETAIL

Every Berkeley DeVeer home comes with a host of quality fixture and fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your choices are expertly fitted and finished by the time you move in. Remember the earlier in the build process you reserve your home, the more options you are likely to have.





KITCHEN

- Fully fitted contemporary kitchens
- Built in stainless steel oven
- Integrated hob with splash-back
- Stainless steel extractor fan
- Laminate worktop with up-stand
- Stainless steel 1.5 bowl sink and drainer with chrome mixer tap



HEATING

- Energy efficient gas boilers (subject to gas supply)
- Energy efficient gas central heating with compact radiators (subject to gas supply)

GENERAL

- High quality white internal doors
- Contemporary stylish chrome effect handles
- UPVC patio doors and double glazed windows in white
- Internal walls and ceilings finished in matt emulsion
- Painted MDF window boards throughout except to bathrooms where tiling is included



BATHROOM

- Contemporary white sanitary ware
- Chrome taps and fittings
- Choice of ceramic tiling (depending on build stage)





FIXTURES

- Ample power points
- Downlighters to bathroom, kitchen and en-suite areas
- TV and BT points to lounge and bedroom 1



EXTERNAL

- Fencing (refer to boundary types key plan)
 - Timber fencing to rear gardens
 - Timber side gate to rear access
- Tarmac to drives and parking areas
- Paving to rear patio and footpath (refer to site specific layout for details/colour)

SECURITY

- High performance front door sets
- Sealed double glazed windows throughout
- Fitted wiring provided for external light fitting(s)
- Steel manually operated garage door (where applicable)



WARRANTY

You can also relax, safe in the knowledge that your new home comes with a 10 year warranty and 2 years builders guarantee. Ensuring your home is designed & built to adhere to superior building standards. These standards relate to every aspect of the property, including structure, heat loss, ventilation, sound insulation, electrical and fire safety.



- HOUSE TYPES -

The SITE PLAN

THE RIPLEY
Plots 108, 109, 110, 111
Two Bedroom Semi-Detached

THE NEWTON
Plots 93, 94
Three Bedroom Detached

THE MALTON
Plots 91, 95, 97, 98, 99, 100, 101, 102, 103, 104, 106, 107, 112, 113
Three Bedroom Detached & Semi-Detached

THE CAXTON
Plot 114
Four Bedroom Detached

THE BLAKE
Plots 92, 96, 105
Three Bedroom Detached & Semi-Detached

We approach every project on the merits of its location and home-buyer requirements. Although no two Berkeley DeVeer developments are the same, they all conform to the highest standards of specification and build excellence and the striking street scenes we create with a variety of properties at every development.



The
NEWTON

Plot 93
Three bedroom detached



The
NEWTON

Plot 94
Three bedroom detached



The
MALTON

Plot 95
Three bedroom detached



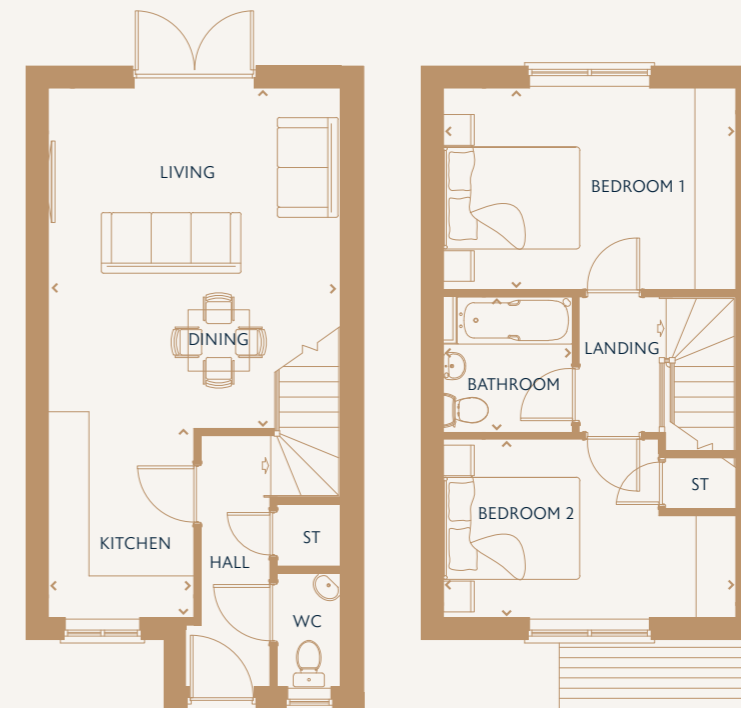
- HOUSE TYPES -

The RIPLEY

TWO BEDROOM SEMI DETACHED
Plots 108, 109, 110, 111



This modern two-bedroom semi-detached house provides contemporary living at its best. From the long entrance hall, you'll enter the impressive open plan kitchen, lounge and dining space. You'll also enjoy storage spaces and WC. Climb the stairs to reveal two very generously proportioned bedrooms and a spacious family bathroom.



GROUND FLOOR	METRIC (MM)	IMPERIAL
KITCHEN	2137 X 3023	7'0" X 9'11"
LOUNGE / DINING	4760 X 4295	15'7" X 14'1"

FIRST FLOOR	METRIC (MM)	IMPERIAL
BEDROOM 1	4295 X 2968	14'1" X 9'9"
BEDROOM 2	4295 X 2621	14'1" X 8'7"
BATHROOM	1894 X 1993	6'3" X 6'6"
OVERALL	69 SQ M	744 SQ FT

Please note all dimensions are subject to slight modifications.
 > Denotes points between which measurements are given.

- HOUSE TYPES -

The MALTON

THREE BEDROOM DETACHED & SEMI DETACHED
Plots 91, 95, 97, 98, 99, 100, 101, 102, 103, 104, 106, 107, 112, 113



This beautiful three-bedroom semi-detached house boasts of an ideal layout with a large lounge featuring a bay window to the front and a spacious kitchen diner with French doors opening into the garden to the rear. Upstairs reveals two generous double bedrooms, a single bedroom and a spacious family bathroom.



GROUND FLOOR	METRIC (MM)	IMPERIAL
LOUNGE	4212 X 3920	13'10" X 12'10"
KITCHEN	1925 X 3465	6'4" X 11'4"
DINING	4603 X 3040	6'0" X 3'5"
WC	1837 X 1050	15'1" X 10'0"

FIRST FLOOR	METRIC (MM)	IMPERIAL
BEDROOM 1	3320 X 3410	10'11" X 11'2"
ENSUITE	1556 X 1865	5'1" X 6'11"
BEDROOM 2	2616 X 4249	8'7" X 13'11"
BEDROOM 3	2260 X 3212	7'5" X 10'6"
BATHROOM	1695 X 1900	5'7" X 6'3"
OVERALL	91 SQ M	982 SQ FT

Please note all dimensions are subject to slight modifications.
➤ Denotes points between which measurements are given.

- HOUSE TYPES -

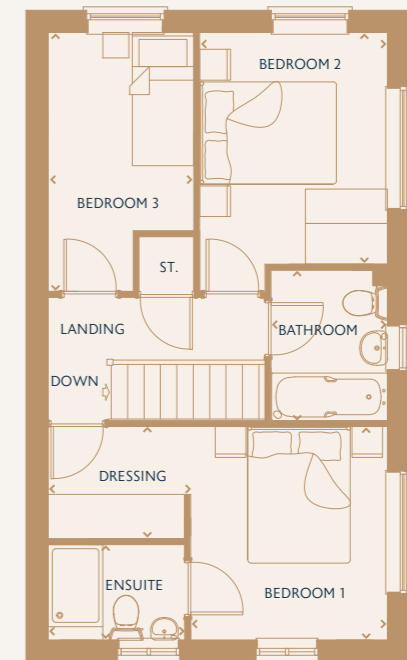
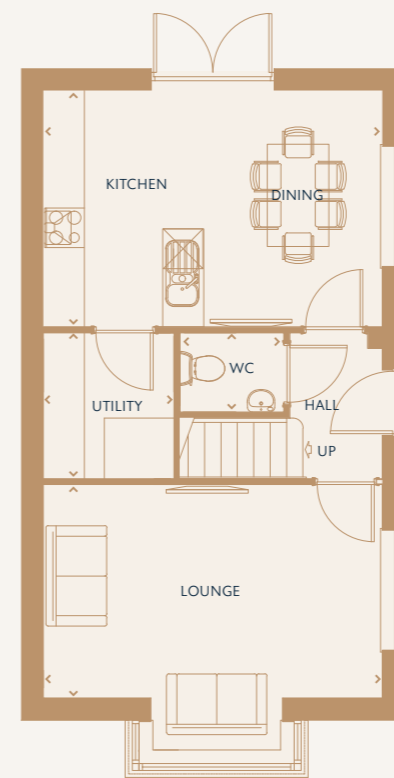
The BLAKE

THREE BEDROOM DETACHED & SEMI DETACHED
Plots 92, 96, 105



A front doorway opens into the hallway, leading to a spacious living room with a bay window to the side of the property and a contemporary kitchen-cum-dining space with bifold doors to the side.

The upstairs features three bedrooms, two of which are double - with the master boasting an en-suite - and a further single. The property is completed by the house bathroom.



GROUND FLOOR	METRIC (MM)	IMPERIAL
LOUNGE	3887 X 4965	12'9" X 16'3"
KITCHEN / DINING	4965 X 3465	16'3" X 11'4"
UTILITY	2135 X 1912	7'0" X 6'3"
WC	1160 X 1520	3'10" X 5'0"

FIRST FLOOR	METRIC (MM)	IMPERIAL
BEDROOM 1	2880 X 3127	9'5" X 10'3"
ENSUITE	1997 X 1397	6'7" X 4'7"
DRESSING AREA	1997 X 1641	6'7" X 5'5"
BEDROOM 2	2748 X 3396	9'0" X 11'2"
BEDROOM 3	2129 X 3793	7'0" X 12'5"
BATHROOM	1704 X 2204	5'7" X 7'3"
OVERALL	90 SQ M	970 SQ FT

Please note all dimensions are subject to slight modifications.
➤ Denotes points between which measurements are given.

- HOUSE TYPES -

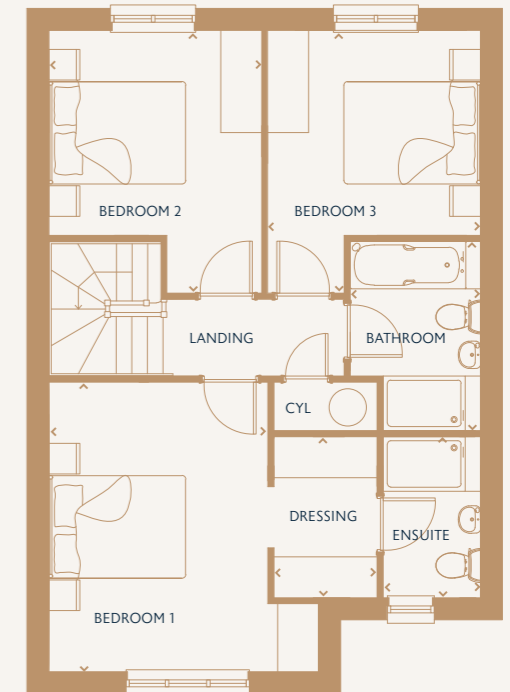
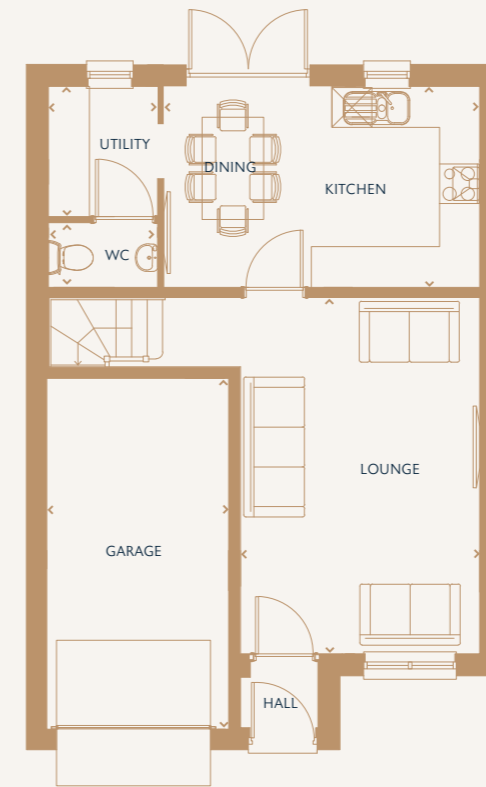
The NEWTON

THREE BEDROOM DETACHED
Plots 93, 94



The front of the downstairs features a light and airy living room. To the rear is a modern fitted kitchen and breakfast bar, with dining area and bi-fold doors onto the garden. The property also benefits from an integral garage.

Upstairs is made up of three double bedrooms, one with ensuite and dressing area, plus a family bathroom.



GROUND FLOOR	METRIC (MM)	IMPERIAL
LOUNGE	5222 X 3507	17'2" X 11'6"
KITCHEN / DINING	4610 X 2947	15'1" X 9'8"
UTILITY	1622 X 1909	5'4" X 6'3"
WC	950 X 1622	3'1" X 5'4"
GARAGE	2663 X 5140	8'9" X 16'10"

FIRST FLOOR	METRIC (MM)	IMPERIAL
BEDROOM 1	3207 X 4242	10'6" X 13'11"
DRESSING AREA	1512 X 2359	5'0" X 7'9"
ENSUITE	1424 X 2359	4'8" X 7'9"
BEDROOM 2	3116 X 3004	10'3" X 9'10"
BEDROOM 3	3116 X 3004	10'3" X 9'10"
BATHROOM	1907 X 2775	6'3" X 9'1"
OVERALL	99 SQ M	1065 SQ FT

Please note all dimensions are subject to slight modifications.
➤ Denotes points between which measurements are given.

- HOUSE TYPES -

The CAXTON

FOUR BEDROOM DETACHED
PLOT 114



To the downstairs of this spacious family property is a large living room with window to the front, a large modern kitchen with family space and dining area, complete with bi-fold doors.

Upstairs boasts two large double bedrooms, one with en-suite and dressing room, two single bedrooms and a family bathroom.



GROUND FLOOR	METRIC (MM)	IMPERIAL
LOUNGE	5838 X 3617	19'2" X 11'10"
KITCHEN / DINING	5865 X 4287	19'3" X 14'1"
FAMILY	2362 X 3165	7'9" X 10'5"
WC	1929 X 889	6'4" X 2'11"

FIRST FLOOR	METRIC (MM)	IMPERIAL
BEDROOM 1	2869 X 3120	9'5" X 10'3"
ENSUITE	2869 X 1210	9'5" X 4'0"
DRESSING AREA	2869 X 970	9'5" X 3'2"
BEDROOM 2	2869 X 3339	9'5" X 10'11"
BEDROOM 3	2908 X 2250	9'7" X 7'5"
BEDROOM 4	2908 X 1929	9'7" X 6'4"
BATHROOM	1920 X 1974	6'4" X 6'6"
OVERALL	113 SQ M	1220 SQ FT

Please note all dimensions are subject to slight modifications.
 > Denotes points between which measurements are given.

WHAT MAKE US DIFFERENT

We've helped hundreds of buyers and we take pride in exceeding their expectations; whether they've been looking for their first home, a traditional family home, a home to downsize to or an investment property.

We're more than just house builders – we're building real communities where lasting friendships are born. You'll get to know your neighbours and start to discover your surroundings together. And we're there to help you every step of the way.

Our Sales Executives provide a first class, knowledgeable and professional service throughout your entire house-buying journey. And when you move into your beautiful new home, you'll be given a tour and handover to ensure you are completely happy with everything. A few days after this, your Site Manager will pay you a courtesy call to make sure that life in your new home is going perfectly. Following this, our Berkeley DeVeer Customer Care team provide dedicated and responsive after-care for two years after you've bought from us, in addition to your 10-year Premier Guarantee New Home Warranty.

premier
guarantee





Berkeley DeVeer

GALLERY

THORP ARCH GRANGE
WALTON ROAD
THORP ARCH
WETHERBY
LS23 7BA

Head Office
+44 (0)1937 543 595

Sales
+44 (0)1937 543 598
SALES@BERKELEYDEVEER.CO.UK

WWW.BERKELEYDEVEER.CO.UK



WELLINGTON

PARK

RIVERSIDE ROAD
CASTLETOWN WAY
SUNDERLAND
SR5 3JJ



BE INSPIRED @BERKELEYDEVEER

The information contained in this and any accompanying documents is provided for general guidelines only and does not form the whole or any part of any offer, contract or warranty. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection from Unfair Trading Regulations 2008. Customers are strongly advised to contact a Berkeley DeVeer representative for further details and to satisfy themselves as to their accuracy. All areas and dimensions have been taken from architects plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm. Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in the specification. In such cases a similar alternative will be provided and Berkeley DeVeer reserve the right to make these changes as required. Images are representative only; maps are not to scale and show approximate locations only. Computer Generated Images, floorplans and room layouts are indicative only, based on information correct at time of going to print and may therefore be subject to review and optimisation. Timings are taken from AA Route Finder and Google Maps. Designed & Produced by www.societystudios.co.uk



Berkeley DeVeer
EXCEPTIONAL LIVING

WWW.BERKELEYDEVEER.CO.UK