# Shoreview

BLYTH, NORTHUMBERLAND

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Situated on the south-western edge of the picturesque market town of Blyth, Shoreview provides an exciting collection of three, four and five-bedroom homes.



### Contents



Welcome to Shoreview









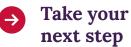








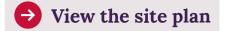






### **Welcome to Shoreview**

Here you'll find a stunning collection of three, four and fivebedroom homes in South Newsham, just a stone's throw from the beautiful Northumberland coastline. Each home has been carefully designed to complement the character of the area and is ready to be enjoyed by your family for many years to come.



### Love life in South Newsham

Located just a stone's throw from the beautiful coastline, South Newsham has everything you might need close by. From brightly coloured beach huts, a buzzing quayside and historic port, the nearby town of Blyth has an irresistible charm.

Blyth also boasts an abundance of high street shops, supermarkets, restaurants and bars for everyone to enjoy, as well as bustling weekly markets with independent stalls and local food outlets.







Watch development video



### Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.





Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

### Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



#### Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

#### Utility $rooms^{\dagger}$

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.





#### Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure.

For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.

#### **Garden**<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



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# **Specification of our houses**

Kitchen & Utility	
A choice of kitchens from our Standard range	√
Units and worktops and upstand in accordance with drawings	$\checkmark$
Onda 1.5 bowl stainless steel inset sink with Zeno tap	$\checkmark$
Zanussi stainless steel integrated 4 burner gas hob	$\checkmark$
Electrolux Integrated cooker hood	$\checkmark$
Zanussi stainless steel integrated electric eye level built in double oven (except Ashenford and Canford to have built under single stainless steel oven)	~
Utility room units and worktops in accordance with drawings	$\checkmark$
Lights under wall mounted kitchen units	$\checkmark$
1 electric double socket to incorporate USB charge point with standard sockets and switches as indicated on working drawings - white	$\checkmark$
Living room	
Single TV socket - white	$\checkmark$
Deta Optical smoke detector	$\checkmark$
Double telecom socket - white	$\checkmark$
Standard sockets and switches as indicated on working drawings - white	$\checkmark$
Bathroom	
Free standing sanitary ware - white	$\checkmark$
Chrome basin tap single mixer and pair of chrome bath taps	$\checkmark$
Ceramic wall tiles as indicated on drawings	$\checkmark$
En-suite (where applicable)	
Free standing sanitary ware - white	$\checkmark$
White shower tray to en suite (as per drawings)	$\checkmark$
Chrome with clear glass shower door to en suite	$\checkmark$
Thermostatic chrome shower	$\checkmark$
Ceramic wall tile splash back to sink	$\checkmark$
Ceramic wall tiles - full height to cubicle walls	$\checkmark$
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	$\checkmark$
Mains pressure hot water system providing plumbing free roof space	$\checkmark$
Cavity wall insulation	$\checkmark$
Loft insulation in line with building regulations	$\checkmark$

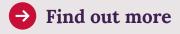
✓ = Standard features. \* = Only apply for the following plots; Plots 13-23, 45-46, 52.

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Write pre-Initished internal coors with chronic handles     Image: Constant       PVCu double glazed windows     Image: Constant       PVCu french doors to rear     Image: Constant       Black pre-finished GRP front entrance door, c/w UPVC frame insulated, with three point locking system and chrome handles, with arious glazing options     Image: Constant       White pre-finished GRP back / side door c/w UPVC frame - insulated, with three point locking system and chrome handles with arious glazing options     Image: Constant       External Features     Image: Constant     Image: Constant       Block pared driveway/parking bay (when within the plot curtilage)     Image: Constant     Image: Constant       Door bell hard wired & fitted to front door     Image: Constant     Image: Constant     Image: Constant       Paving slabs to rear garden     Image: Constant     Image: Constant     Image: Constant     Image: Constant       Outdoor tap to the rear garden     Image: Constant     Image: Constant     Image: Constant     Image: Constant       VS colar panels on selected plots     Image: Constant     Image: Constant     Image: Constant     Image: Constant       Vide rack in garage/shed     Image: Constant     Image: Constant     Image: Constant     Image: Constant       VS colar panels	White emulsion to walls	√
PVCu broke grazed windows     Image: State	White pre-finished internal doors with chrome handles	✓
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various glazing options   ************************************		~
Block paved driveway/parking bay (when within the plot curtilage)   Image: Control of Control Contenter Contenter Control Control Control Control Control		$\checkmark$
Landscaped front garden (to approved landscape drawing)   ·     Turf to rear (excluding affordable housing plots)   ·     Door bell hard wired & fitted to front door   ·     Paving slabs to rear garden as indicated on drawings   ·     Close board fencing to rear garden   ·     Outdoor tap to the rear garden   ·     Cycle rack in garage/shed   ·     External front light and wiring for rear   ·     PV Solar panels on selected plots*   ·     Electric Car Charging 7kw wall/post mounted point on selected plots**   ·     Triple glazed windows on selected plots   ·     Double electrical socket (where in plot curtilage) (2no. in double garage)   ·     Lighting switch - pull cord (where in plot curtilage) (2no. in double garage)   ·     Lighting switch - pull card lefects for a ten year period following the date of build completion   ·	External Features	
Turf to rear (excluding affordable housing plots)   ·     Door bell hard wired & fitted to front door   ·     Paving slabs to rear garden as indicated on drawings   ·     Close board fencing to rear garden   ·     Outdoor tap to the rear garden   ·     Outdoor tap to the rear garden   ·     Cycle rack in garage/shed   ·     External front light and wiring for rear   ·     PV Solar panels on selected plots*   ·     Electric Car Charging 7kw wall/post mounted point on selected plots* <sup>1</sup> ·     Triple glazed windows on selected plots*   ·     Double electrical socket (where in plot curtilage)   ·     Batten light point to ceiling (where in plot curtilage) (2no. in double garage)   ·     Lighting switch - pull cord (where in plot curtilage)   ·     Other Feautures   ·     NHE Warranty against structural defects for a ten year period following the date of build completion   ·	Block paved driveway/parking bay (when within the plot curtilage)	✓
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Door bein hard wined & inted to from door   Image: Consection of the sear garden as indicated on drawings   Image: Consection of the sear garden   Image: Co	Turf to rear (excluding affordable housing plots)	$\checkmark$
Paking stabs to rear garden as indicated on drawings   · · · · · · · · · · · · · · · · · · ·	Door bell hard wired & fitted to front door	$\checkmark$
Cuse board reficting to rear garden   Image: Cose board reficting cose board refi	Paving slabs to rear garden as indicated on drawings	$\checkmark$
Outdoor tap to the rear garden   Image: treat garden     Cycle rack in garage/shed   Image: treat garden     External front light and wiring for rear   Image: treat garden     PV Solar panels on selected plots*   Image: treat garden     Electric Car Charging 7kw wall/post mounted point on selected plots**   Image: treat garden     Triple glazed windows on selected plots*   Image: treat garden     Garage (where applicable)   Image: treat garden     Double electrical socket (where in plot curtilage)   Image: treat garden     Batten light point to ceiling (where in plot curtilage) (2no. in double garage)   Image: treat garden     Lighting switch - pull cord (where in plot curtilage)   Image: treat garden     Other Feautures   Image: treat garden     NHBC warranty against structural defects for a ten year period following the date of build completion   Image: treat garden	Close board fencing to rear garden	✓
External front light and wiring for rear   Image: strength of the	Outdoor tap to the rear garden	✓
PV Solar panels on selected plots*   Image: selected plots*     Electric Car Charging 7kw wall/post mounted point on selected plots**   Image: selected plots*     Triple glazed windows on selected plots*   Image: selected plots* <b>Garage (where applicable)</b> Image: selected plots*     Double electrical socket (where in plot curtilage)   Image: selected plots*     Batten light point to ceiling (where in plot curtilage) (2no. in double garage)   Image: selected plots* <b>Other Feautures</b> Image: selected plots*     NHBC warranty against structural defects for a ten year period following the date of build completion   Image: selected plots*	Cycle rack in garage/shed	$\checkmark$
PV solar panels on selected plots   Image: solar panels on selected plots     Electric Car Charging 7kw wall/post mounted point on selected plots**   Image: solar panels on selected plots     Triple glazed windows on selected plots*   Image: solar panels on selected plots     Garage (where applicable)   Image: solar panels on selected plot curtilage)     Double electrical socket (where in plot curtilage) (2no. in double garage)   Image: solar panels on selected plot curtilage)     Batten light point to ceiling (where in plot curtilage)   Image: solar panels on selected plot curtilage)     Other Feautures   Image: solar panels of plot curtilage period following the date of build completion	External front light and wiring for rear	$\checkmark$
Triple glazed windows on selected plots*   ✓     Garage (where applicable)   ✓     Double electrical socket (where in plot curtilage)   ✓     Batten light point to ceiling (where in plot curtilage) (2no. in double garage)   ✓     Lighting switch - pull cord (where in plot curtilage)   ✓     Other Feautures   ✓     NHBC warranty against structural defects for a ten year period following the date of build completion   ✓	PV Solar panels on selected plots*	$\checkmark$
Garage (where applicable)   ✓     Double electrical socket (where in plot curtilage)   ✓     Batten light point to ceiling (where in plot curtilage) (2no. in double garage)   ✓     Lighting switch - pull cord (where in plot curtilage)   ✓     Other Feautures   ✓     NHBC warranty against structural defects for a ten year period following the date of build completion   ✓	Electric Car Charging 7kw wall/post mounted point on selected plots*†	✓
Double electrical socket (where in plot curtilage)   Image: Content of the plot curtilage (2no. in double garage)     Batten light point to ceiling (where in plot curtilage) (2no. in double garage)   Image: Content of the plot curtilage (2no. in double garage)     Lighting switch - pull cord (where in plot curtilage)   Image: Content of the plot curtilage (2no. in double garage)     Other Feautures   Image: Content of the plot curtilage (2no. in double garage)     NHBC warranty against structural defects for a ten year period following the date of build completion   Image: Content of the plot curtilage (2no. in double garage)	Triple glazed windows on selected plots*	✓
Batten light point to ceiling (where in plot curtilage) (2no. in double garage)   ✓     Lighting switch - pull cord (where in plot curtilage)   ✓     Other Feautures   ✓     NHBC warranty against structural defects for a ten year period following the date of build completion   ✓	Garage (where applicable)	
Lighting switch - pull cord (where in plot curtilage) ✓   Other Feautures ✓   NHBC warranty against structural defects for a ten year period following the date of build completion ✓	Double electrical socket (where in plot curtilage)	✓
Other Feautures     NHBC warranty against structural defects for a ten year period following the date of build completion	Batten light point to ceiling (where in plot curtilage) (2no. in double garage)	$\checkmark$
NHBC warranty against structural defects for a ten year period following the date of build completion	Lighting switch - pull cord (where in plot curtilage)	$\checkmark$
	Other Feautures	
A range of optional upgrades are available, subject to build stage	NHBC warranty against structural defects for a ten year period following the date of build completion	$\checkmark$
	A range of optional upgrades are available, subject to build stage	✓

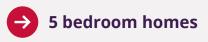


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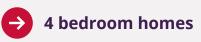
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### **Our homes**



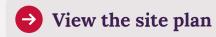














### The Lavenham

#### 5 BEDROOM HOME, TOTAL 1,646 sq ft



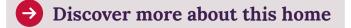
#### **GROUND FLOOR**

<b>Lounge</b> min. 3.90m × 5.26m	12' 10" × 17' 3"
<b>Kitchen</b> max. 5.69m × 3.30m	18' 8" × 10' 10"
<b>Dining room</b> 3.06m × 3.20m	10' 1" × 10' 6"



#### FIRST FLOOR Bedroom 1 max/min.

4.53m × 3.81m	14' 0" × 12' 6"
<b>Bedroom 2</b> 3.81m × 3.52m	12' 6" × 11' 7"
<b>Bedroom 3</b> 3.40m × 2.69m	11' 2" × 8' 10"
<b>Bedroom 4</b> 3.28m × 2.69m	10' 9" × 8' 10"
<b>Bedroom 5</b> min. 2.85m × 3.00m	9' 4" × 9' 10"



#### View our current availability

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### The Wortham

4 BEDROOM HOME, TOTAL 1,525 sq ft



#### **GROUND FLOOR**

**Lounge** 3.57m × 5.75m

**Kitchen/ Dining** 

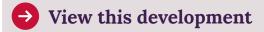
11' 9" × 18' 10" 21' 3" × 10' 11"

6.48m × 3.34m 2



#### FIRST FLOOR

<b>Bedroom 1</b> max. 3.60m × 4.78m	11' 10" × 15' 9"
<b>Bedroom 2</b> 4.13m × 3.10m	13' 7" × 10' 2"
<b>Bedroom 3</b> 3.03m × 3.41m	10' 0" × 11' 3"
<b>Bedroom 4</b> 3.41m × 3.02m	11' 2" × 9' 11"



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### The Kingham

4 BEDROOM HOME, TOTAL 1,415 sq ft



#### **GROUND FLOOR**

**Lounge** 3.47m × 4.94m

#### Kitchen/ Dining

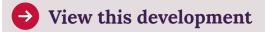
5.61m × 3.36m 18' 5" × 11' 0"

11' 5" × 16' 3"



#### FIRST FLOOR

4.49m × 3.37m	14' 9" × 11' 1"
<b>Bedroom 2</b> 4.17m × 3.37m	13' 8" × 11' 1"
<b>Bedroom 3</b> max. 3.37m × 3.32m	11' 1" × 10' 11"
<b>Bedroom 4</b> 3.09m × 2.71m	10' 2" × 8' 11"



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### The Coltham

4 BEDROOM HOME, TOTAL 1,259 sq ft



#### **GROUND FLOOR**

Lounge	max.
3.84m ×	4.53m

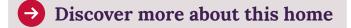
12' 7" × 14' 11"

Kitchen/ Dining5.39m × 2.86m17' 8" × 9' 5"



#### FIRST FLOOR

<b>Bedroom 1</b> max. 3.84m × 3.10m	12' 7" × 10' 2"
<b>Bedroom 2</b> 3.66m × 3.15m	12' 0" × 10' 4"
<b>Bedroom 3</b> 3.33m × 2.79m	10' 11" × 9' 2"
<b>Bedroom 4</b> 2.58m × 2.88m	8' 6" × 9' 6"



#### View our current availability

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### **The Amersham**

3 BEDROOM HOME, TOTAL 990 sq. ft.



#### **GROUND FLOOR**

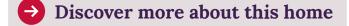
Lounge max. 3.50m × 4.03m 11' 6" × 13' 3"

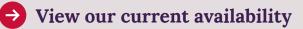
**Kitchen** 4.37m × 2.88m 14' 4" × 9' 5"



**FIRST FLOOR** 

Bedroom 1	
3.21m × 4.21m	10' 6" × 13' 10"
<b>Bedroom 2</b> 4.37m × 3.08m	14' 4" × 9' 11"
<b>Bedroom 3</b> max. 2.90m × 2.89m	9' 6" × 9' 6"





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### **The Easedale**

3 BEDROOM HOME, TOTAL 931 sq. ft.



#### GROUND FLOOR

**Lounge** 3.02m × 5.10m

9' 11" × 16' 9"

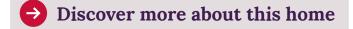
Kitchen/Dining 2.95m × 5.10m

9' 8'	'×16	9"



**FIRST FLOOR** 

<b>Bedroom 1</b> 3.08m × 3.78m	10' 1" × 12' 5"
<b>Bedroom 2</b> 2.95m × 2.86m	9' 8" × 9' 5"
<b>Bedroom 3</b> 2.95m × 2.15m	9' 8" × 7' 1"





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### The Gosford

3 BEDROOM HOME, TOTAL 866 sq. ft.



#### **GROUND FLOOR**

**Lounge** max. 3.69m × 4.26m

12′ 1″ × 14′ 0″

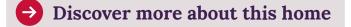
**Kitchen/Dining** 4.72m × 2.87m

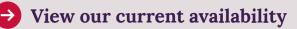
15' 6" × 9' 5"



FIRST FLOOR

<b>Bedroom 1</b> min. 2.96m × 2.83m	9′ 9″ × 9′ 4″
<b>Bedroom 2</b> 2.63m × 3.30m	8' 8" × 10' 10"
<b>Bedroom 3</b> max. 2.00m × 3.55m	6' 7" × 11' 8"





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### The Flatford

3 BEDROOM HOME, TOTAL 866 sq. ft.



#### GROUND FLOOR Lounge/Dining

4.72m × 3.70m

15' 6" × 12' 2"

**Kitchen** max. 3.08m × 3.43m 10' 1" × 11' 3"



#### FIRST FLOOR

<b>Bedroom 1</b> min. 2.96m × 2.83m	9' 9" × 9' 4"
<b>Bedroom 2</b> 2.63m × 3.30m	8' 8" × 10' 10"
<b>Bedroom 3</b> max. 2.00m × 3.70m	6' 7" × 12' 2"

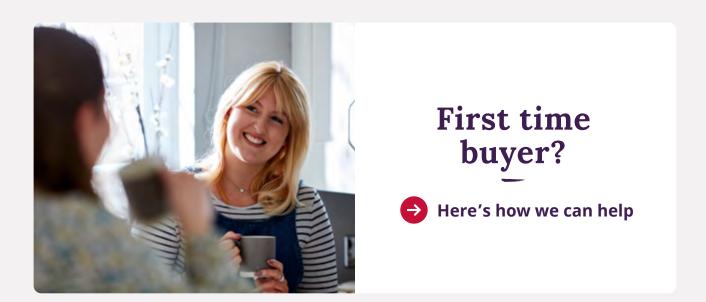


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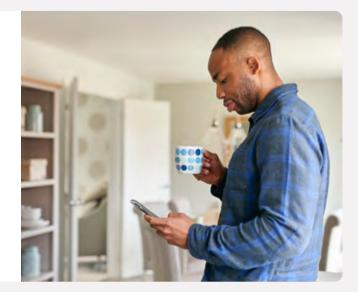
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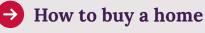


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