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Longshore Village South Newsham

the place to be^{*}

millerhomes



A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.

Create your perfect home

The great thing It could be a simple about buying a Miller item such as an home is that you are additional electrical able to make it your socket or maybe you own from the very want to add flooring beginning. Once or fitted wardrobes. you've reserved your Whatever you home, you can start choose it can be thinking about how provided before you'd like things to completion of your be and even make a new home, so you few decisions before avoid any future you move in. disruption.

You may already When it comes have some ideas to getting the about what you details right, we're want for your home. Or maybe you're looking for some inspiration. Our award winning specification provides the perfect place to start. Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops,

options. But that is just the beginning. We have a large range of options and extras that you can consider.

committed to quality throughout. We only work with high-quality brands, Symphony for kitchens, Porcelanosa for ceramic tiles, Ideal Standard sanitaryware, Vado fittings and the opportunity to select Zanussi or AEG appliances.

appliances and other From sleek, designer kitchens to cool, contemporary bathrooms, down to the fine details of tiles and taps, there's plenty to fire your imagination and suggest a whole range of possibilities for you to create a unique living environment.

Important Notice: Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors

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Set beside open countryside on the edge of South Newsham, a few minutes walk from local shops and services and just two miles from the amenities and attractions of Blyth, this inviting neighbourhood of energy efficient three, four and five bedroom new build homes for sale is perfectly situated for travel throughout the north-east. It combines strategic convenience with exceptional access to the beautiful beaches of Northumberland's celebrated coastline. Welcome to Longshore Village...

Overton

A bright lounge opens on to a light, airy kitchen where french doors add special appeal to the dining area. There is a separate laundry area, and the en-suite principal bedroom includes a useful cupboard.



The lounge leads into a stylish, practical kitchen featuring

french doors, with a separate

laundry leaving the dining area

The principal bedroom includes

an en-suite entered via a separate

free for relaxed conversation.

Elderwood

dressing room.

Buxton

Making an immediate impact of

spaciousness, with french doors

impressive, inspiring social setting.

out to the garden, the living

An expertly planned kitchen

the three bedrooms include

with a built-in cupboard.

shares the ground floor, while

an en-suite principal bedroom

and dining room presents an

Masterton The well proportioned lounge adjoins a superb kitchen and dining room with french doors perfect for adjourning to the garden for coffee. The en-suite principal bedroom features a private staircase and a charming dormer window.



4 Bed

Maplewood

The classic, elegant elevation introduces a home filled with

prestigious features, from the

impressively proportioned famil kitchen and garden dining room.

The en-suite principal bedroom

includes a walk-through

4 Bed

Baywood

Four dual aspect rooms, a feature

bay window in the lounge and french doors in the dining area

make this an inspiring, bright

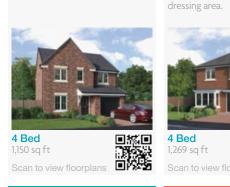
residence. The separate study,

laundry and en-suite bedroom

add flexibility and convenience.

lounge bay window to the

Hazelwood With a stylish lounge adjoining the bright family kitchen and dining room, this light, airy home is perfect for convivial entertaining. Features include french doors, a dedicated laundry and a superb dual-windowed, en-suite bedroom.



Sherwood Twin windows and french doors fill the kitchen, family and dining room with light, forming a natural social hub that complements a bay-windowed lounge. Two bedrooms are en-suite, and one incorporates a separate dressing room.



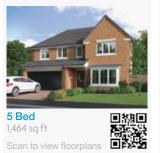
Bayford

dressing room.

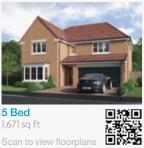
4 Bed ■32.0 1,408 sq ft

Thetford Featuring a breathtaking social

The impressively long lounge shares the ground floor with an exciting galley kitchen extending into a strikingly bright dining area with feature french doors. Two bedrooms are en-suite, and one includes a dedicated







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It's another of the little ways we try to help.

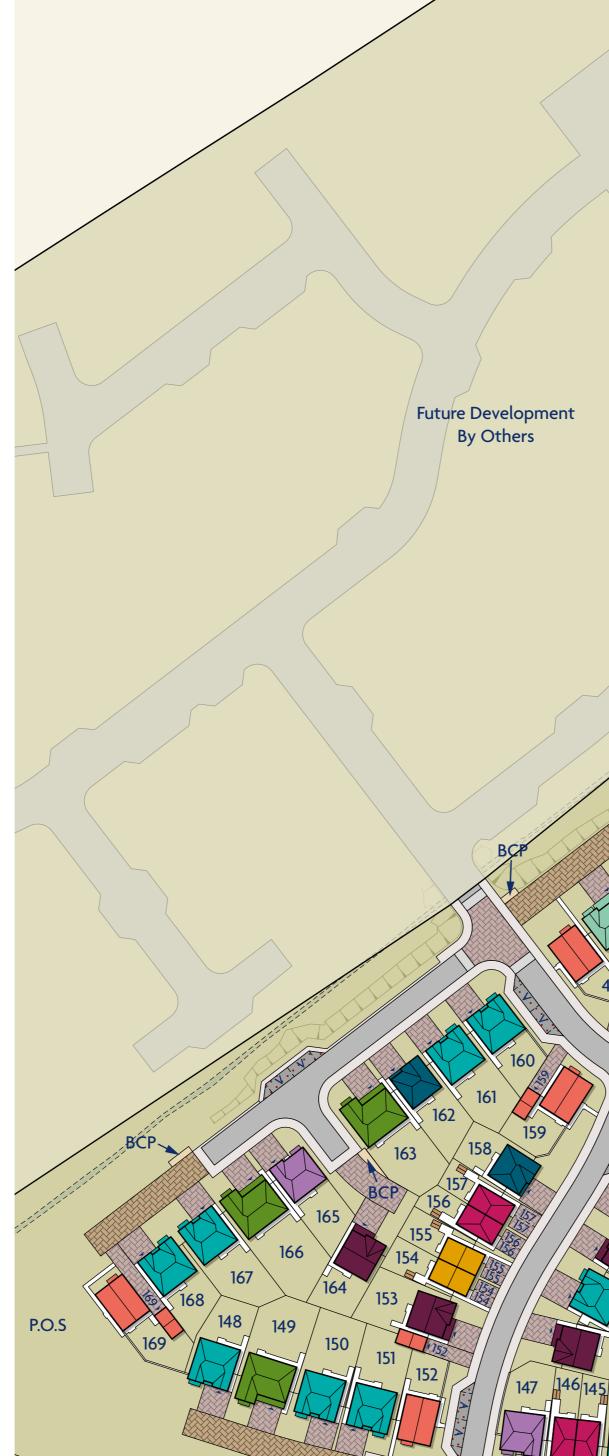


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Discount to market: ★ 70% open market value. Please speak to Development Sales Manager regarding criteria

Batter Bin Collection Point BCP Visitor Parking V Public Open Space POS Sustainable Urban SUDS Drainage System



BCP -

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The artist's impressions The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the siteplan is not drawn to scale.

Summary Please note, this brochure is purely a summary introductory guide to the Longshore Village development. Further

in-depth information is

In addition, the QR

will take you straight

to the appropriate

information online.

available on our website.

codes shown throughout

Development



Living in South Newsham

less than two miles from the A189, Longshore Village is a superb base for stores, a Boots travel throughout Tyneside, as well as for exploring the countryside and coast of Northumberland. Newcastle and Gateshead are around half an hour's drive away, and frequent buses with the Keel Row between Blyth and Newcastle stop just outside the development, travelling via Cramlington and reaching Newcastle is held on Fridays Haymarket bus station in less than complemented by 40 minutes.

Ten minutes drive

from the A1, and

A shopping precinct The Phoenix Theatre Local leisure around ten minutes in Blyth presents an amenities include walk away includes a eclectic programme Blyth Sports Centre large licensed Co-op, of drama, comedy, two convenience music and variety, and there is a Vue pharmacy and several Cinema and a leisure squash courts are takeaways. Blyth centre, Concordia, town centre has a with a bowling alley, variety of shopping a climbing wall, a environments. leisure pool and a Traditional streets, gym just three and where retailers sit a half miles away in side by side with Cramlington, beside pubs, cafés and the Manor Walks restaurants, contrast centre, home to covered mall. A historic open air Longshore Village market, with stalls ranging from books is in the catchment and plants to crafts areas for New and fresh produce, Delaval Primary School, fifteen and Saturdays and minutes walk away, a Wednesday flea pre-school children market and, at the from age two, and delightful Boardwalk, for Bede Academy, retail pods inspired a secondary and by Blyth's beach huts sixth form school provide an outlet for specialising in local entrepreneurs. engineering and enterprise. Both are assessed as 'Good' by Ofsted. The GP practice at Newsham Surgery, a few

> is part of the Railway Medical Group. It opens three and a half days each week.

where three pools, a gym, a sauna, a sports hall and complemented by a soft play area for children. What makes Longshore Village really special, however, is the wealth of outdoor attractions nearby, shopping and leisure from the adjacent park and children's more than 100 stores. playground to the superb expanse of Blvth Beach. a 25 minute stroll away. South Newsham Playing Fields, the delightful tree-lined nature reserve at which also caters for Newsham Pond, the challenging and mature course of Blvth Golf Club, and the sports facilities at the Miners Welfare Park are all within a few minutes' walk. minutes walk away,

Useful Contacts

Boots Pharmacy 514 Plessey Road 01670 366 198

> Co-op Food 2-6 Newcastle Road 01670 363 302

Blyth Sports Centre Bolam Park 01670 620 200

Blyth Golf Club New Delaval and Newshar 01670 450 110

Phoenix Theatre 37a Beaconsfield Street 01670 367 228

Vue Cinema Manor Walks Shopping Centre 1345 308 4620

Concordia Leisure Centre Cramlington 01670 620 200

Newsham Surgery 61 Newcastle Road 01670 355 440

New Delaval Primary School Delaval Gardens 01670 353 255

Bede Academy Sixth Avenue 01670 545 111





Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.



Development Opening Times Please see millerhomes.co.uk for development opening times or call 03301738 874

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