



BEACONSFIELD PARK

AT ARCOT ESTATE

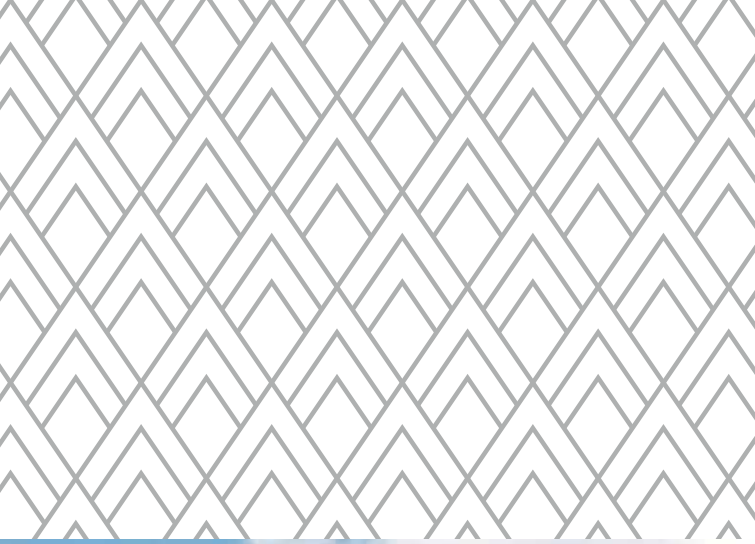
DISCOVER WHAT
MODERN LIVING
IS ALL ABOUT

keepmoat.com



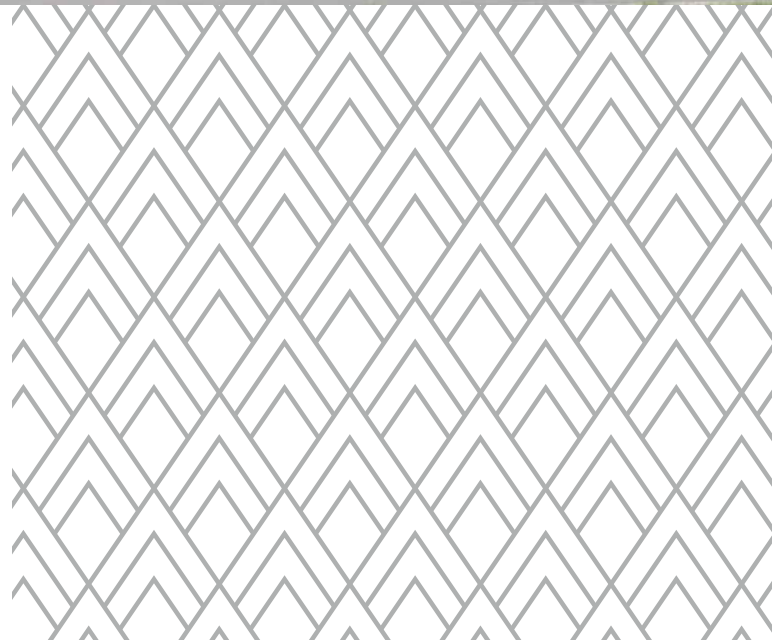


OFF BEACON LANE, CRAMLINGTON, NE23 8AZ

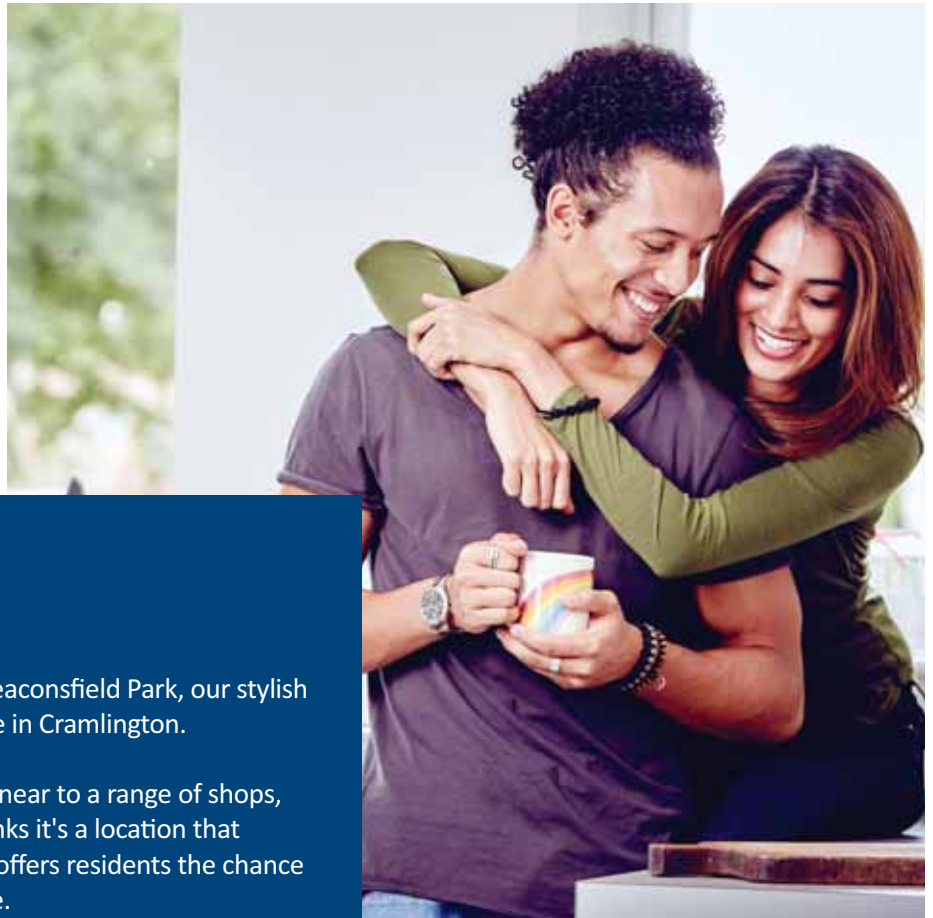


BEACONSFIELD
PARK

▶ WELCOME TO
BEACONSFIELD PARK



- ▶ **WELCOME**
- LOCATION
- TRAVEL LINKS
- SITE PLAN
- MAKE IT YOUR OWN
- SPECIFICATION
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING



ENJOY LIFE TO THE FULL

Discover the perfect place for you at Beaconsfield Park, our stylish 362-home development at Arcot Estate in Cramlington.

Surrounded by rolling countryside and near to a range of shops, country parks, schools and transport links it's a location that combines the best of both worlds and offers residents the chance to lead a peaceful, yet practical lifestyle.

With a comprehensive range of 2, 3 and 4-bedroom homes to choose from, there is something for everyone, whether you are a first time buyer or a growing family.

Plus, with great schemes like Help to Buy, moving could be more affordable than you think. Home to sell? Ask us about Easymove.



Easymove



▶ LIFE IN CRAMLINGTON



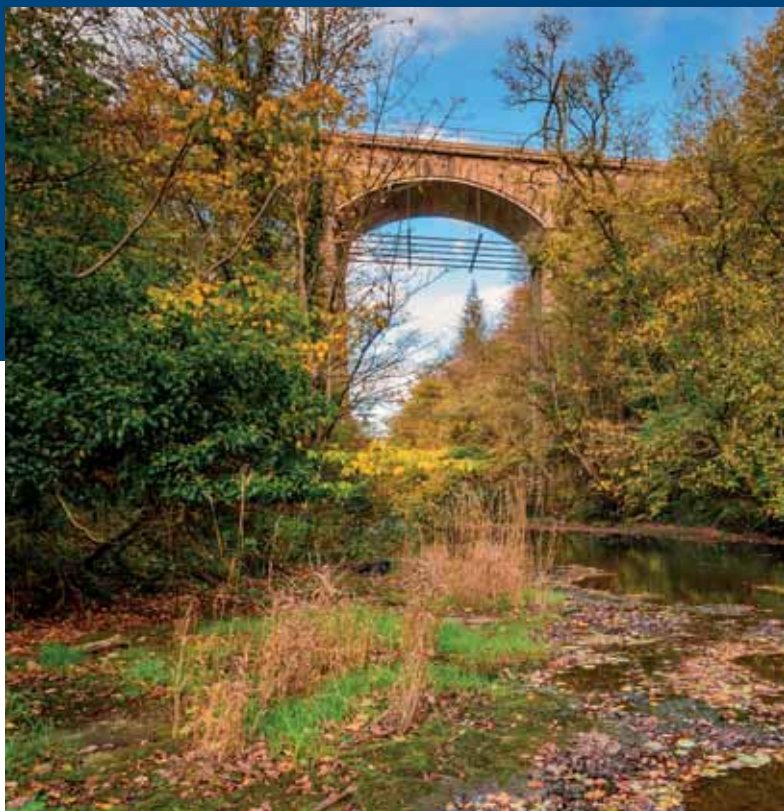
Our meticulous eye for detail extends beyond the well-considered interiors and flawless finishes of our homes. We understand location is key and Beaconsfield Park is set in a place that offers it all.

Shopaholics will love it here, not only are the boutiques of Newcastle and Metro Centre a short commute away via Cramlington Train Station or by car on the A1(M) or A19, but you'll also find everything from fashion and food, to health and beauty at Manor Walks Shopping Centre. So whether you are looking to enjoy a nice meal away from home, catch a blockbuster movie, keep fit or even just enjoy a casual cappuccino, Manor Walks has it covered with its range of restaurants, cafes, the Vue cinema and Concordia Leisure Centre.

If you prefer more relaxed days out, Beaconsfield Park is within four miles of Plessey Woods Country Park. Even closer to home lies Northumberlandia, a unique piece of public art set in a 19-hectare community park with four miles of footpaths on and around the landform. The park's centrepiece is 'The Lady of the North', a stunning human landform sculpture of a reclining lady, scaling 100 feet in height and spanning a quarter of a mile.

Golf fans are in luck as the development is located near to the magnificent Arcot Hall Golf club, offering an exceptional golf, dining, and social experience within a century old, prestigious, private club setting.

What's more, there are also great schools in the vicinity including Beacon Hill Primary School and Harside Primary School and for secondary school pupils Cramlington Learning Village.



WELCOME

▶ LOCATION

TRAVEL LINKS

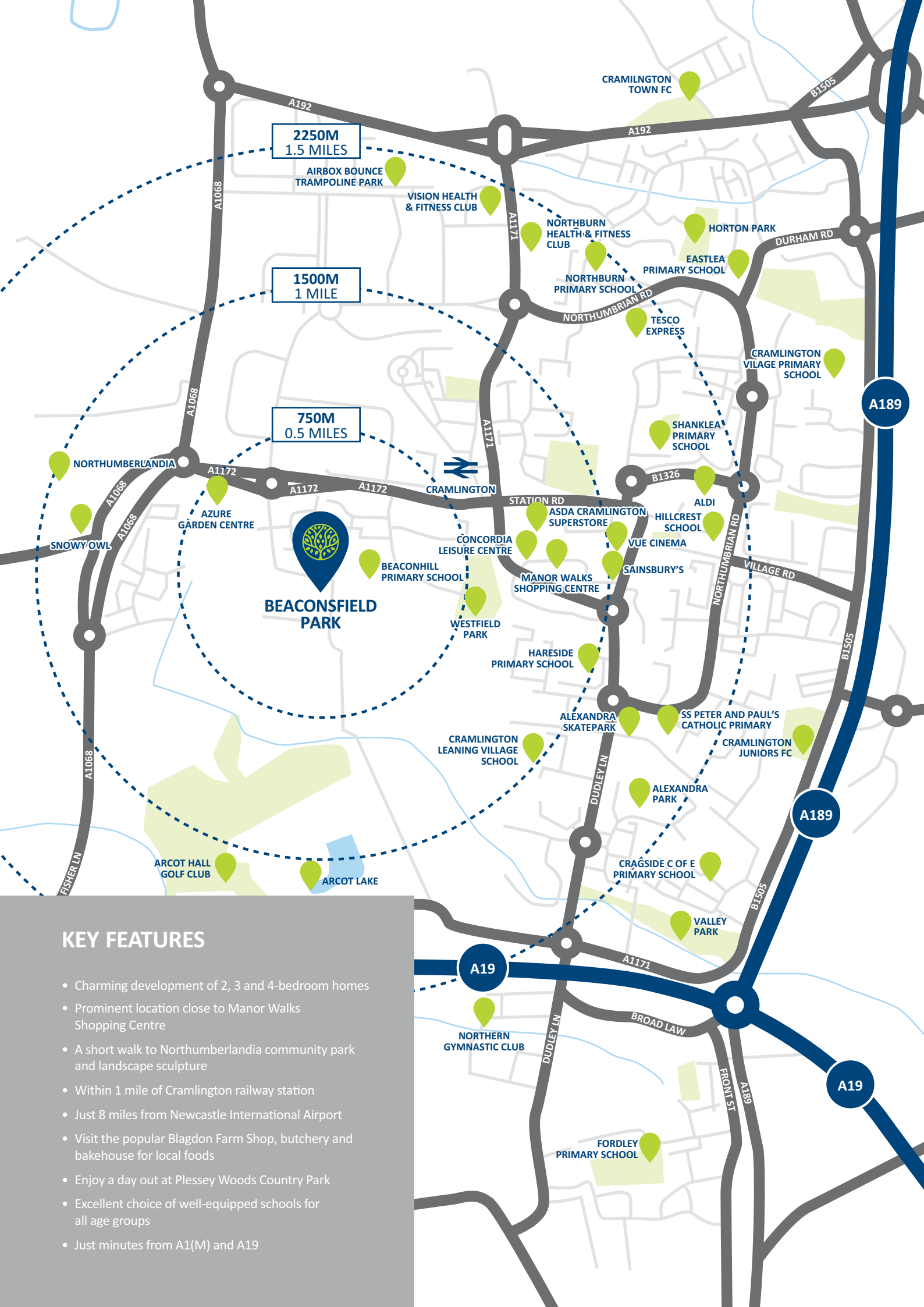
SITE PLAN

MAKE IT YOUR OWN

SPECIFICATION

YOUR BUYING GUIDE

30,000 HOMES & COUNTING



2250M
1.5 MILES

1500M
1 MILE

750M
0.5 MILES

BEACONSFIELD PARK

KEY FEATURES

- Charming development of 2, 3 and 4-bedroom homes
- Prominent location close to Manor Walks Shopping Centre
- A short walk to Northumberlandia community park and landscape sculpture
- Within 1 mile of Cramlington railway station
- Just 8 miles from Newcastle International Airport
- Visit the popular Blagdon Farm Shop, butchery and bakehouse for local foods
- Enjoy a day out at Plessey Woods Country Park
- Excellent choice of well-equipped schools for all age groups
- Just minutes from A1(M) and A19

▶ TRAVEL LINKS

Beaconsfield Park is set in the perfect location for commuters. The site is within close proximity of the A19 (2.4 miles) and A1 via Fisher Lane (7.2 miles).

Travelling by train couldn't be easier with Cramlington Railway Station just 0.8 miles away, offering regular services to destinations including Newcastle and Morpeth. Getting around by bus is also easy, with a range of nearby stops where you can catch the number 57, 57A, 58 and X9.

If you enjoy going abroad then grab your passport and jet off from Newcastle International Airport - it's only a short ride away by car.



*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.

WELCOME

LOCATION

▶ **TRAVEL LINKS**

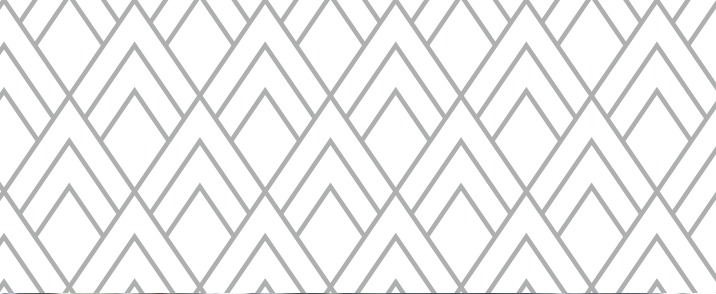
SITE PLAN

MAKE IT YOUR OWN

SPECIFICATION

YOUR BUYING GUIDE

30,000 HOMES & COUNTING



















► SITE PLAN



WELCOME
 LOCATION
 TRAVEL LINKS
 ► **SITE PLAN**
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Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.

- | | | | | | |
|---|--|---|---|--|--|
|  | THE LEVEN
2 bedroom home |  | THE CADDINGTON
3 bedroom home |  | THE CLAREMONT
4 bedroom home |
|  | THE FAIRFIELD
2 bedroom home |  | THE WINDSOR
3 bedroom home |  | THE JUNIPER
4 bedroom home |
|  | THE LAWTON
2 bedroom home |  | THE BAMBURGH
3 bedroom home |  | THE CLUMBER
4 bedroom home |
|  | THE KENDAL
3 bedroom home |  | THE STRATTON
3 bedroom home |  | THE FERNE
4 bedroom home |
| | |  | THE KELHAM
3 bedroom home |  | THE SOMERHILL
4 bedroom home |
| | | | |  | DISCOUNTED MARKET SCHEME |
| | | | |  | AFFORDABLE HOMES |

-  **SALES INFORMATION CENTRE**
Plot 1 Garage
-  **SHOW HOMES**
Plots 2, 3 & 4



▶ MAKE IT YOUR OWN



- WELCOME
- LOCATION
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- SITE PLAN

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WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout, smart modern designs and living spaces that are designed with families in mind. Benefitting from a range of optional extras you can move into a new home that truly feels like your own.

When you buy a Keepmoat Home, you can rest assured that it's covered with not one, but two warranties. Our two year Keepmoat Homes Customer Care Warranty, as well as the NHBC 10 Year Building Warranty.

Practical and stylish homes that are perfectly suited to the demands of modern living.

Availability of upgrades and standard choices are subject to build stage at point of reservation.



► SPECIFICATION



FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

Be inspired and make your home yours.



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GENERAL

- ✓ White sockets and switches.
- ✓ Chrome plated ironmongery to internal doors.
- ✓ Landscaped front garden.
- ✓ 1.5m close boarded fence with 300mm trellis.
- ✓ External Tap.
- ✓ UPVC double glazed windows.
- ✓ UPVC double glazed french doors.
- ✓ 2 zone programmable gas central heating system with thermostatic radiator valves.
- ✓ Pendant light fittings.

DECORATING

- ✓ Almond white matt emulsion painted walls and ceilings.
- ✓ White gloss paint to interior wood work.

KITCHEN / UTILITY

- ✓ Choice of kitchen units.*
- ✓ Choice of worktop with upstand.*
- ✓ Stainless steel conventional electric oven, gas hob.
- ✓ Stainless steel splashback and integrated extractor hood.
- ✓ Stainless steel single bowl sink.
- ✓ Boiler housing.

Make it your own with our range of optional extras

BATHROOM

- ✓ Fitted white sanitaryware.
- ✓ Choice of wall tiles to bathroom.* Splashback to basin & around bath.**
- ✓ Mixer tap to the bath.
- ✓ Extractor fan to bathroom.
- ✓ Moisture resistant dome flush light fitting.

BATHROOM (IN HOMES WITHOUT EN-SUITE)

Bathrooms in homes without an en-suite include the items listed under 'BATHROOM' as above and the following additional items:

- ✓ Thermostaic bar shower over bath.
- ✓ Inward folding shower screen to bath.
- ✓ Full height tiling to bath walls. See Sales Executive for details.

EN-SUITE

- ✓ Fitted white sanitaryware.
- ✓ Choice of wall tiles.* Splashback to basin & full height to en-suite shower enclosure.**
- ✓ Thermostatic bar shower in the en-suite.**
- ✓ Extractor fan to bathroom.
- ✓ Moisture resistant dome flush light fitting.

ELECTRICAL

- ✓ TV aerial socket to lounge and bedroom 1.
- ✓ BT socket to lounge.

SAFETY & SECURITY

- ✓ Security latches to windows except fire egress.
- ✓ Mains fed smoke detectors to hallway and landing.



▶ YOUR BUYING GUIDE



STEP 01

Reservation

Once you've chosen the home for you, your sales executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

Now's a good time, if you haven't already, to ask us about how the Government-backed Help to Buy scheme ** can make buying your dream home more affordable. And if you've got a home to sell, our Easymove scheme could make moving easy as we'll arrange an estate agent and even pay their fees.

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STEP 02

The Mortgage and Legal Advisor

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. We can give you the details of some reputable independent financial advisers and solicitors if you need a little help. All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your property.



STEP 03

Exchange of Contracts

Four weeks after reservation (depending on the build stage of your new home) and if all the mortgage and legal documents are in place, we'll exchange contracts†.

At this point you'll need to pay the balance of the deposit and the whole transaction becomes legally binding. Please remember that if your deposit is in an account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties.

*If you have a Help to Buy ISA please let us know as soon as possible so we can discuss this with you.

**Help to buy is available on selected plots and subject to terms and conditions. † If the exchange does not take place on the agreed date we are within our rights to place the property back on the open market.



STEP 04

Build Completion

Usually around four weeks before your home is finished we'll get in touch to let you know of your legal completion date. This is normally within 7 – 14 days of construction ending. Your home will also undergo thorough quality inspections, both internally and externally, to ensure that it meets our quality standards. It will also be subject to several inspections by the National House-Building Council (NHBC).

Around this time we'll invite you to a home demonstration to familiarise yourself with your new home. During the demonstration we'll show you everything from how to work your heating system and appliances to the location of your fuse box.

STEP 05

Legal Completion

You're nearly there. Legal completion is when your lender releases the funds to pay for your home. This is all done through your solicitor.

Through your advisor, you will be notified of the specific completion date, which will take place within a 2 week period after the physical completion of the property. We'll then provide your solicitor with the title deeds of your home and register you as the home owner with the relevant utility companies.

STEP 06

Move in

Your dream Keepmoat home and a great new life awaits... once you've unpacked all the boxes.

Don't forget, we're always on hand to help you every step of the way even after you've moved in. Our regional customer care teams featuring highly trained staff can address any questions or issues that you may have with your new home.





30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

We never forget that it's your home.

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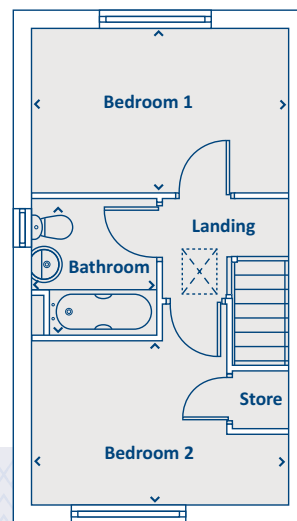
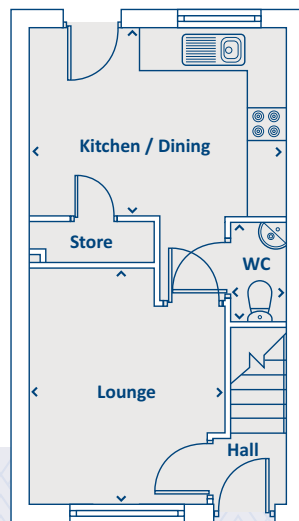
A dark blue background with a white circle in the lower right quadrant. Inside the circle, the text "Start the next exciting chapter in your life" is written in a white, italicized serif font.

*Start the next
exciting chapter
in your life*



Artists impression, features may vary

THE LEVEN 2 bedroom home



GROUND FLOOR

Kitchen / Dining	2942 x 3993	9'8" x 13'1"
Lounge	3687 x 3045	12'1" x 10'0"
WC	1558 x 855	5'1" x 2'10"

FIRST FLOOR

Bathroom	2137 x 1941	7'0" x 6'4"
Bedroom 1	2545 x 3993	8'4" x 13'1"
Bedroom 2	2560 x 3993	8'5" x 13'1"

› Longest measurement taken

PLEASE NOTE:

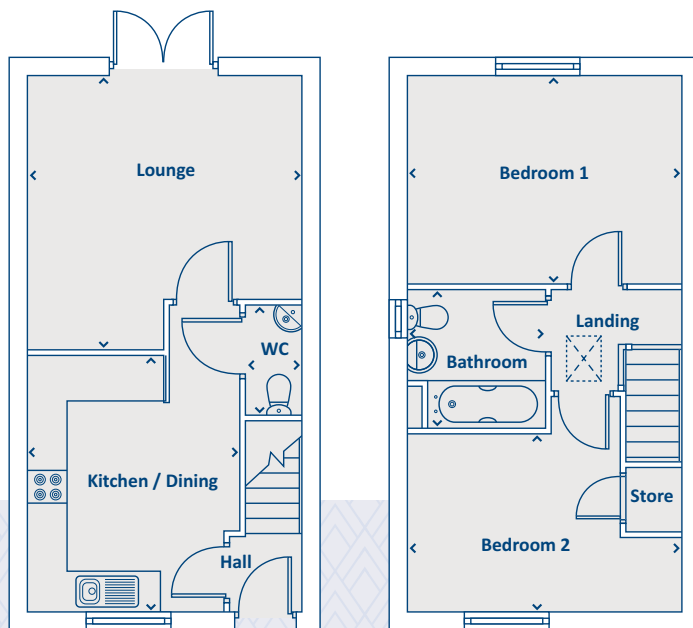
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Artists impression, features may vary

THE FAIRFIELD 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3625 x 3045	11'11" x 10'0"
Lounge	4055 x 3993	13'4" x 13'1"
WC	1558 x 855	5'1" x 2'10"

FIRST FLOOR

Bathroom	2016 x 1941	6'7" x 6'4"
Bedroom 1	3011 x 3993	9'11" x 13'1"
Bedroom 2	2560 x 3993	8'5" x 13'1"

› Longest measurement taken

PLEASE NOTE:

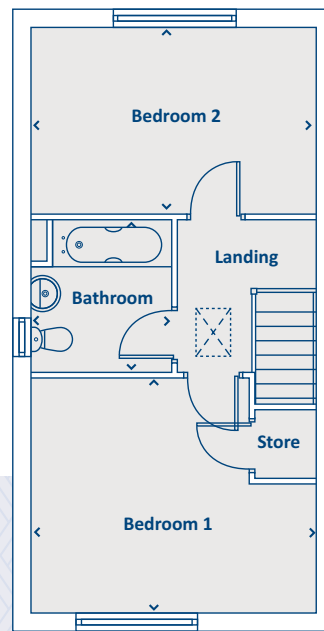
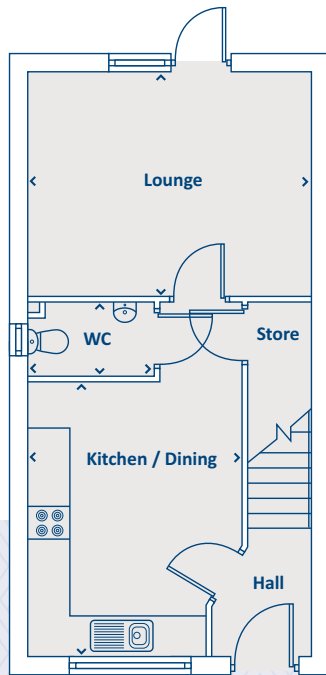
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Artists impression, features may vary

THE LAWTON 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3903 x 3106	12'10" x 10'2"
Lounge	3200 x 4049	10'6" x 13'3"
WC	1010 x 1775	3'4" x 5'10"

FIRST FLOOR

Bathroom	2161 x 1965	7'1" x 6'5"
Bedroom 1	3302 x 4049	10'10" x 13'3"
Bedroom 2	2650 x 4049	8'8" x 13'3"

› Longest measurement taken

PLEASE NOTE:

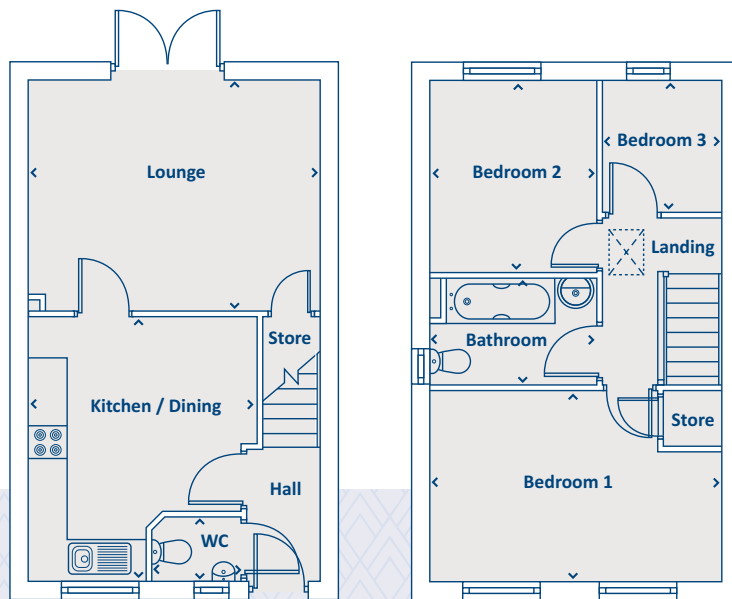
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THE KENDAL 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4100 x 3551	13'5" x 11'8"
Lounge	3580 x 4499	11'9" x 14'9"
WC	1010 x 1408	3'4" x 4'7"

FIRST FLOOR

Bathroom	1655 x 2571	5'5" x 8'5"
Bedroom 1	2942 x 4499	9'8" x 14'9"
Bedroom 2	2990 x 2571	9'10" x 8'5"
Bedroom 3	2049 x 1835	6'9" x 6'0"

› Longest measurement taken

PLEASE NOTE:

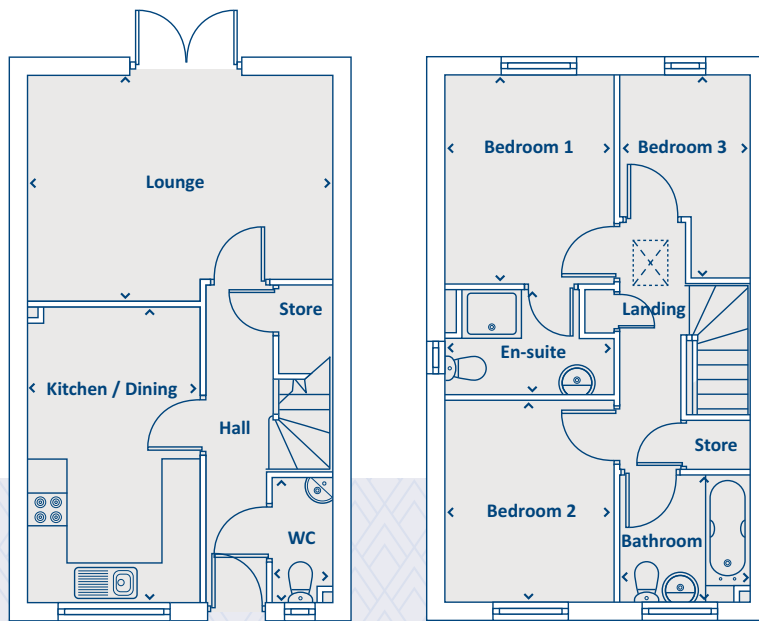
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THE CADDINGTON 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4608 x 2685	15' 1" x 8'10"
Lounge	3522 x 4724	11'7" x 15'6"
WC	1940 x 903	6'4" x 3'0"

FIRST FLOOR

Bathroom	1940 x 2027	6'4" x 6'8"
Bedroom 1	3295 x 2604	10'10" x 8'7"
En-suite	1643 x 2604	5'5" x 8'7"
Bedroom 2	3099 x 2604	10'2" x 8'7"
Bedroom 3	3177 x 2027	10'5" x 6'8"

› Longest measurement taken

PLEASE NOTE:

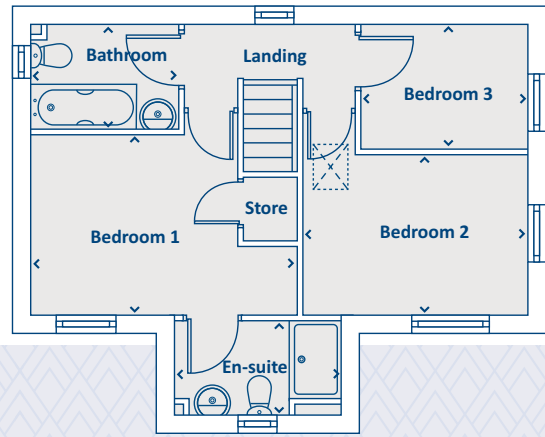
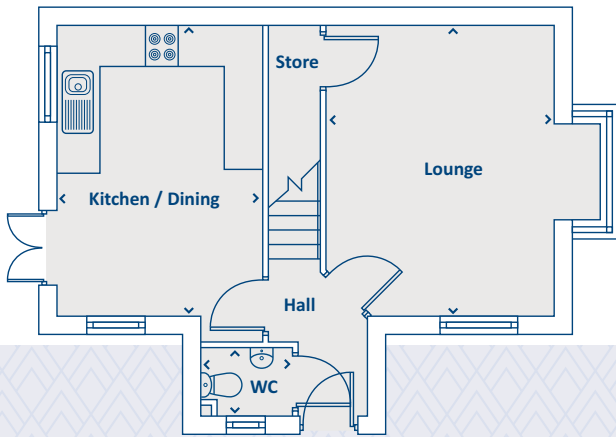
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THE WINDSOR 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3202 x 4510	10'6" x 14'10"
Lounge	3530 x 4510	11'7" x 14'10"
WC	1454 x 1054	4'9" x 3'5"

FIRST FLOOR

Bathroom	2292 x 1586	7'6" x 5'2"
Bedroom 1	3202 x 2831	10'6" x 9'3"
En-suite	2598 x 1482	8'6" x 4'10"
Bedroom 2	3530 x 2500	11'7" x 8'2"
Bedroom 3	2568 x 1917	8'5" x 6'3"

› Longest measurement taken

PLEASE NOTE:

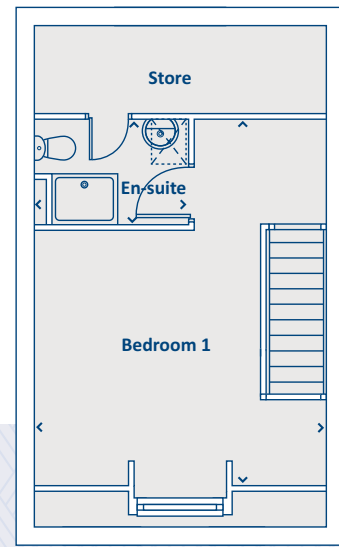
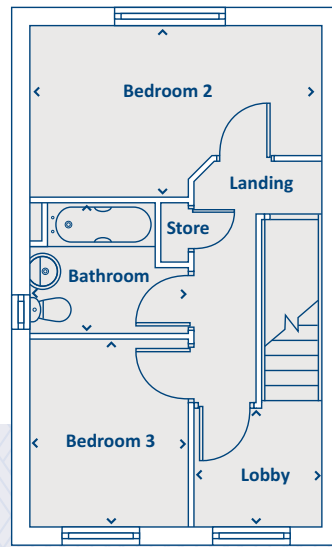
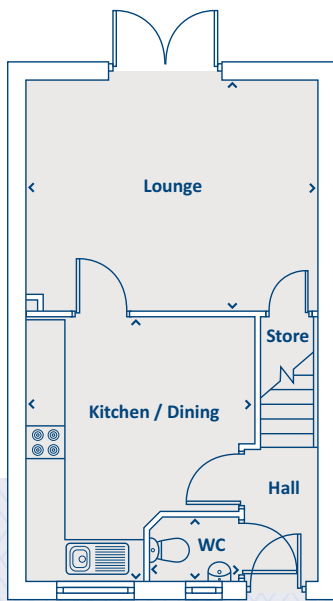
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Artists impression, features may vary

THE BAMBURGH 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3551 x 4100	11'8" x 13'5"
Lounge	4499 x 3580	14'9" x 11'9"
WC	1408 x 1010	4'7" x 3'4"

FIRST FLOOR

Bathroom	2465 x 2034	8'1" x 6'8"
Bedroom 2	4499 x 2670	14'9" x 8'9"
Bedroom 3	2465 x 2883	8'1" x 9'6"
Lobby	1941 x 1777	6'4" x 5'10"

SECOND FLOOR

Bedroom 1	4499 x 5735	14'9" x 18'10"
En-suite	2369 x 1660	7'9" x 5'5"

› Longest measurement taken

PLEASE NOTE:

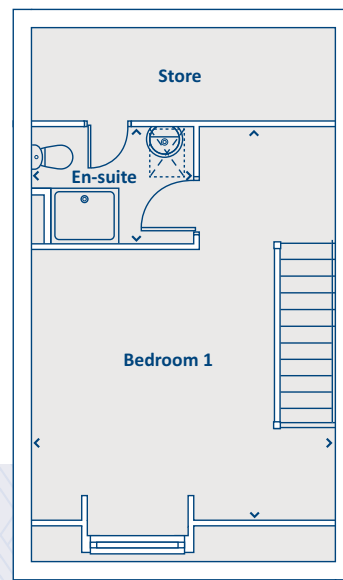
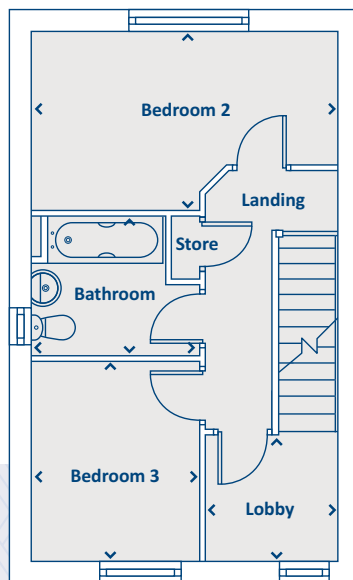
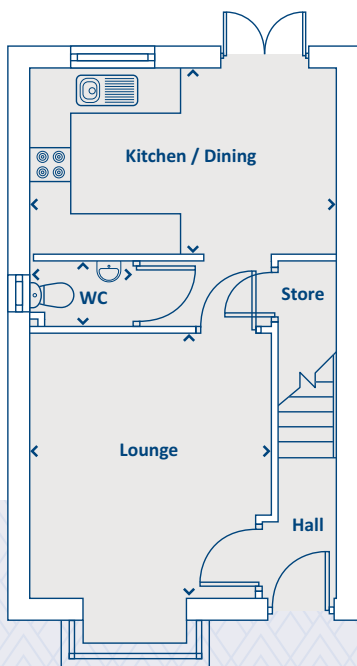
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THE STRATTON 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4499 x 2735	14'9" x 9'0"
Lounge	3551 x 3892	11'8" x 12'9"
WC	1510 x 960	4'11" x 3'2"

FIRST FLOOR

Bathroom	2465 x 2034	8'1" x 6'8"
Bedroom 2	4499 x 2670	14'9" x 8'9"
Bedroom 3	2465 x 2883	8'1" x 9'6"
Lobby	1941 x 1777	6'4" x 5'10"

SECOND FLOOR

Bedroom 1	4499 x 5735	14'9" x 18'10"
En-suite	2369 x 1660	7'9" x 5'5"

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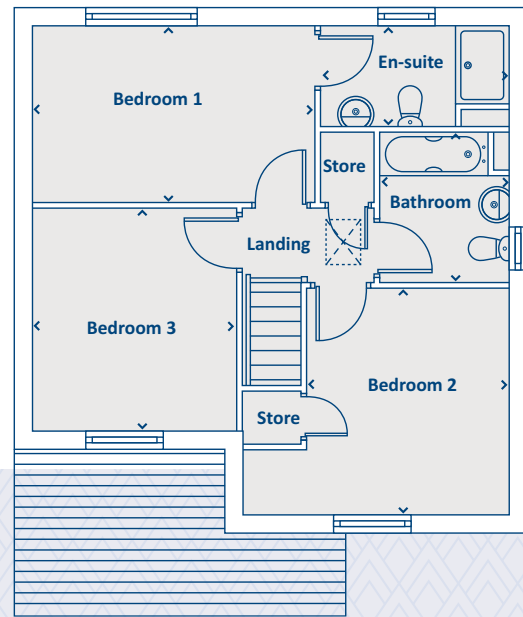
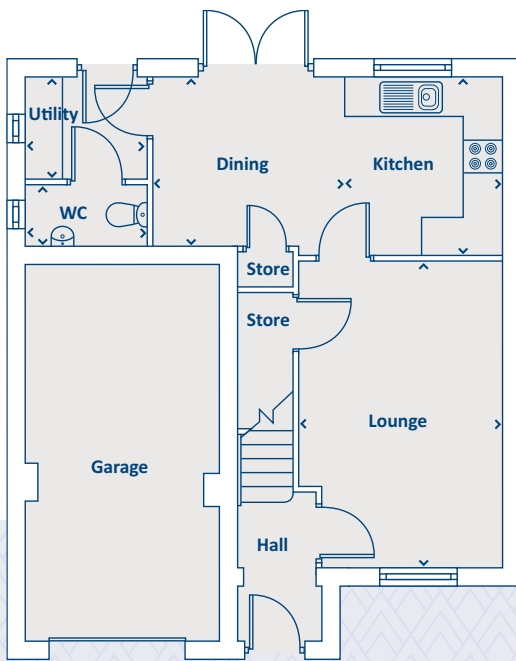
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Artists impression, features may vary

THE KELHAM 3 bedroom home



GROUND FLOOR

Dining	2630 x 2997	8'8" x 9'10"
Kitchen	2780 x 2446	9'1" x 8'0"
Lounge	4788 x 3165	15'8" x 10'5"
Utility	1587 x 1900	5'2" x 6'3"
WC	950 x 1900	3'1" x 6'3"

› Longest measurement taken

FIRST FLOOR

Bathroom	2345 x 2000	7'8" x 6'7"
Bedroom 1	2750 x 4414	9'0" x 14'6"
En-suite	1554 x 2928	5'1" x 9'7"
Bedroom 2	3575 x 3165	11'9" x 10'5"
Bedroom 3	3467 x 3230	11'4" x 10'7"

PLEASE NOTE:

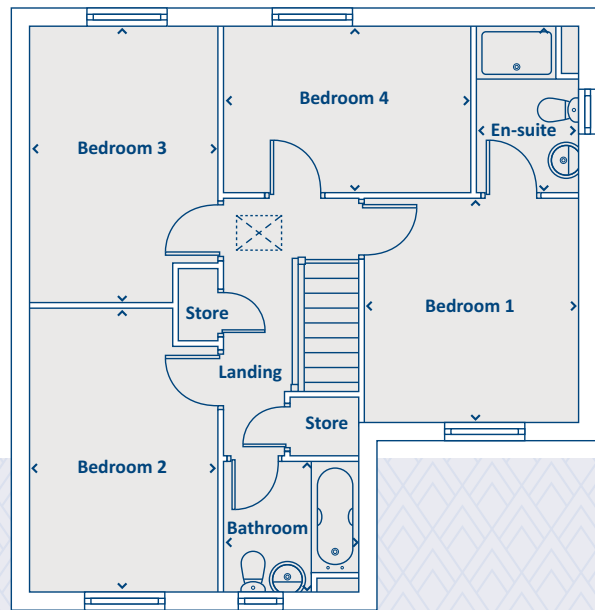
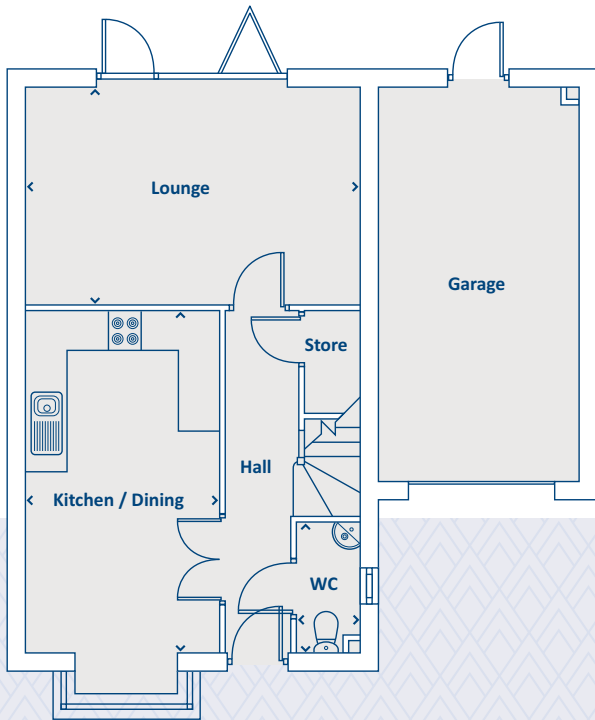
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Artists impression, features may vary

THE CLAREMONT 4 bedroom home



GROUND FLOOR

Kitchen / Dining	5167 x 2860	16'11" x 9'5"
Lounge	3300 x 4960	10'10" x 16'3"
WC	1940 x 903	6'4" x 3'0"

› Longest measurement taken

FIRST FLOOR

Bathroom	1940 x 2027	6'4" x 6'8"
Bedroom 1	3380 x 3282	11'1" x 10'9"
En-suite	2492 x 1534	8'2" x 5'0"
Bedroom 2	4300 x 2840	14'1" x 9'4"
Bedroom 3	4167 x 2840	13'8" x 9'4"
Bedroom 4	2500 x 3775	8'2" x 12'5"

PLEASE NOTE:

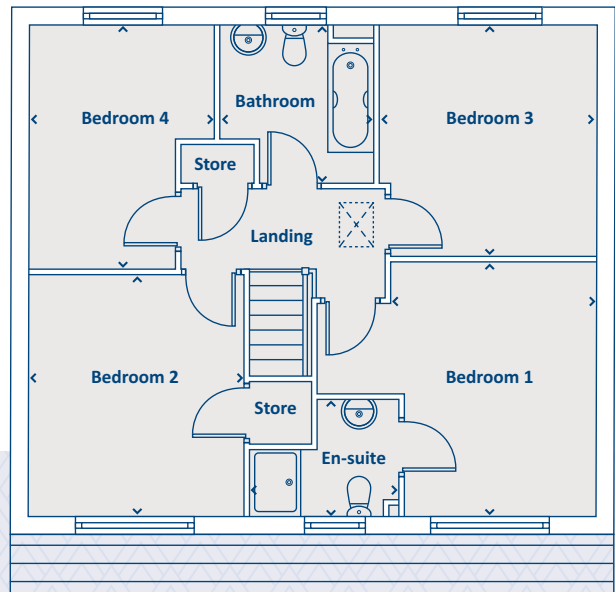
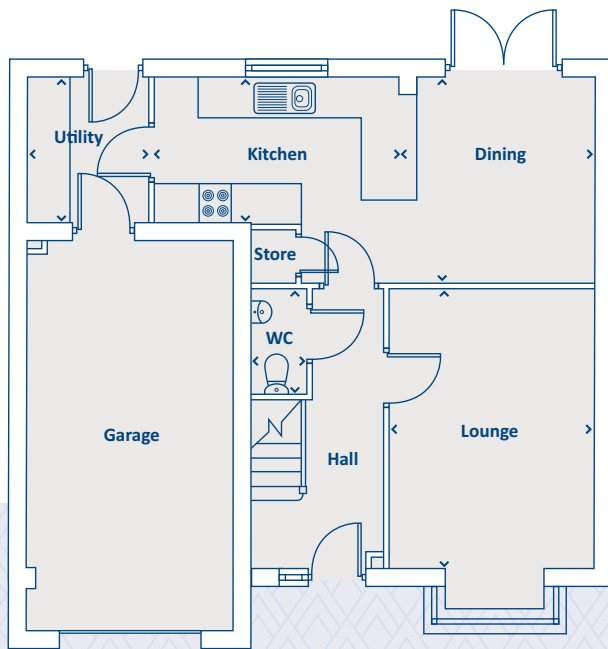
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Artists impression, features may vary

THE JUNIPER 4 bedroom home



GROUND FLOOR

Dining	3085 x 2927	10'1" x 9'7"
Kitchen	2200 x 3740	7'3" x 12'3"
Lounge	4200 x 3099	13'9" x 10'2"
Utility	2200 x 1800	7'3" x 5'11"
WC	1550 x 900	5'1" x 2'11"

> Longest measurement taken

FIRST FLOOR

Bathroom	2393 x 2324	7'10" x 7'7"
Bedroom 1	3842 x 3139	12'7" x 10'4"
En-suite	1750 x 2253	5'9" x 7'5"
Bedroom 2	3660 x 3232	12'0" x 10'7"
Bedroom 3	3500 x 3250	11'6" x 10'8"
Bedroom 4	3682 x 2800	12'1" x 9'2"

PLEASE NOTE:

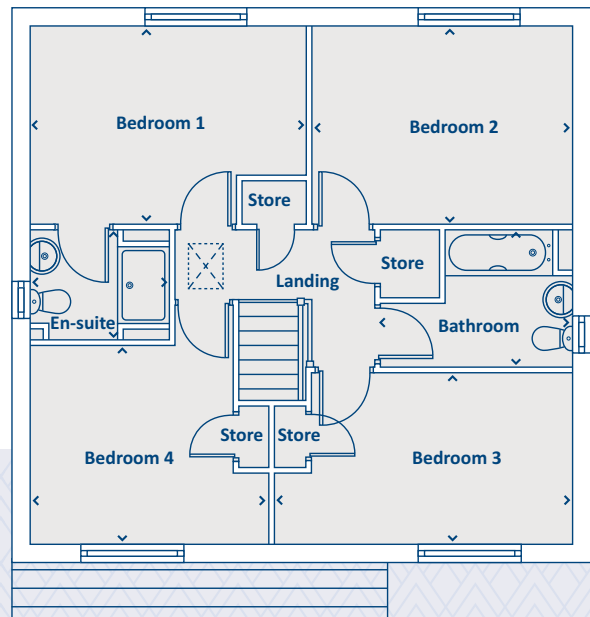
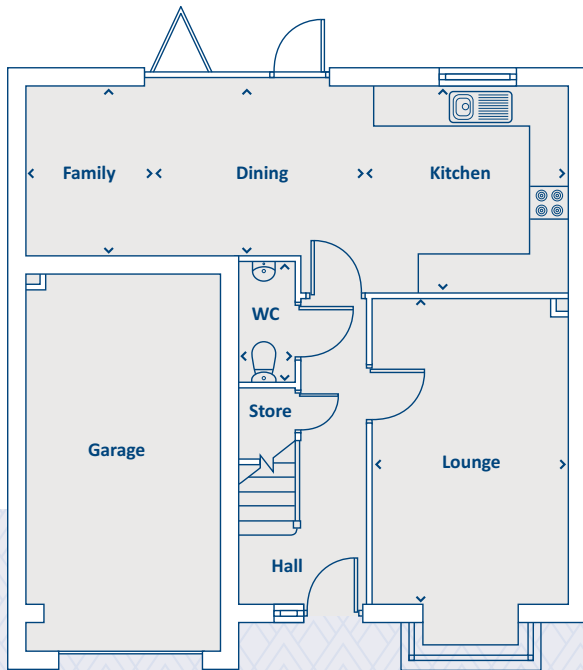
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Artists impression, features may vary

THE CLUMBER 4 bedroom home



GROUND FLOOR

Family	2630 x 1996	8'8" x 6'7"
Dining	2630 x 3259	8'8" x 10'8"
Kitchen	3200 x 3178	10'6" x 10'5"
Lounge	4760 x 3038	15'7" x 10'0"
WC	1840 x 895	6'0" x 2'11"

> Longest measurement taken

FIRST FLOOR

Bathroom	2124 x 2958	7'0" x 9'8"
Bedroom 1	3100 x 4310	10'2" x 14'2"
En-suite	1712 x 2138	5'7" x 7'0"
Bedroom 2	3100 x 4045	10'2" x 13'3"
Bedroom 3	2700 x 4635	8'10" x 15'2"
Bedroom 4	3100 x 3720	10'2" x 12'2"

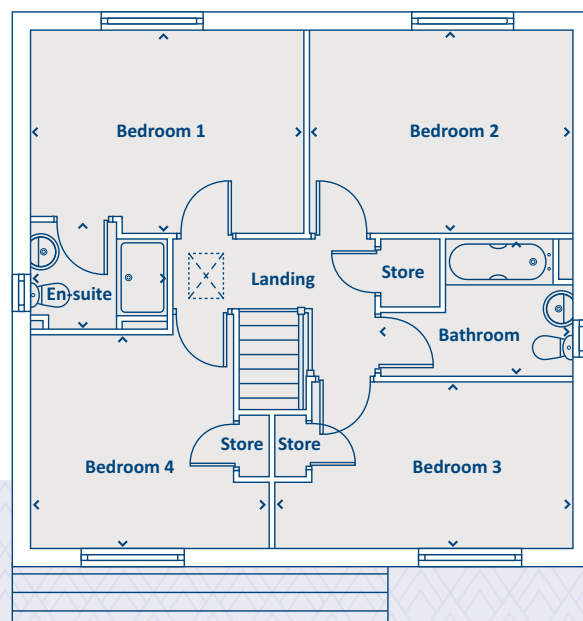
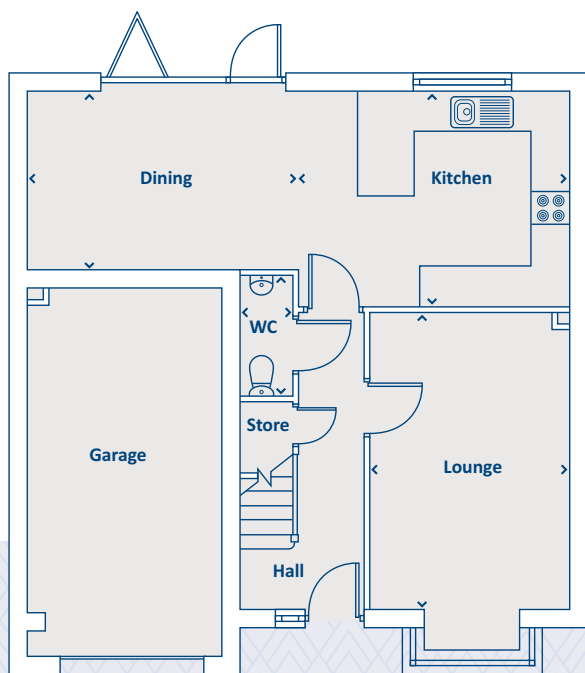
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Artists impression, features may vary

THE FERNE 4 bedroom home



GROUND FLOOR

Dining	4258 x 2855	14'0" x 9'4"
Kitchen	4302 x 3425	14'1" x 11'3"
Lounge	3150 x 4760	10'4" x 15'7"
WC	895 x 1840	2'11" x 6'0"

› Longest measurement taken

FIRST FLOOR

Bathroom	3070 x 2136	10'1" x 7'0"
Bedroom 1	4310 x 3288	14'2" x 10'9"
En-suite	2138 x 1721	7'0" x 5'8"
Bedroom 2	4157 x 3288	13'8" x 10'9"
Bedroom 3	4747 x 2700	15'7" x 8'10"
Bedroom 4	3720 x 3415	12'2" x 11'2"

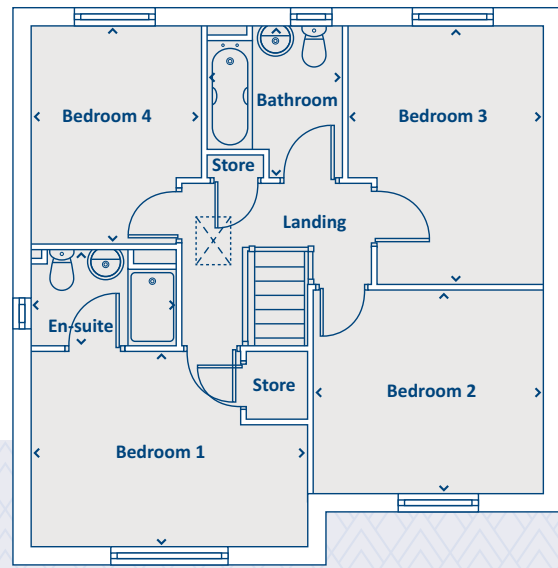
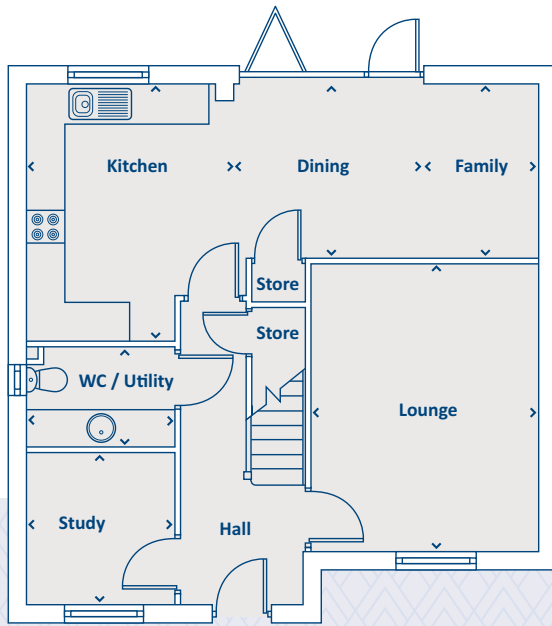
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Artists impression, features may vary

THE SOMERHILL 4 bedroom home



GROUND FLOOR

Kitchen	2953 x 4000	9'8" x 13'1"
Dining	3242 x 2676	10'8" x 8'9"
Family	1803 x 2676	5'11" x 8'9"
Lounge	3563 x 4497	11'8" x 14'9"
Study	2280 x 2300	7'6" x 7'7"
WC / Utility	2280 x 1588	7'6" x 5'3"

> Longest measurement taken

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FIRST FLOOR

Bathroom	2112 x 2355	6'11" x 7'9"
Bedroom 1	4285 x 2988	14'1" x 9'10"
En-suite	2250 x 1462	7'5" x 4'10"
Bedroom 2	3620 x 3200	11'11" x 10'6"
Bedroom 3	3051 x 4029	10'0" x 13'3"
Bedroom 4	2650 x 3436	8'8" x 11'3"

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