



BEACONSFIELD PARK

AT ARCOT ESTATE

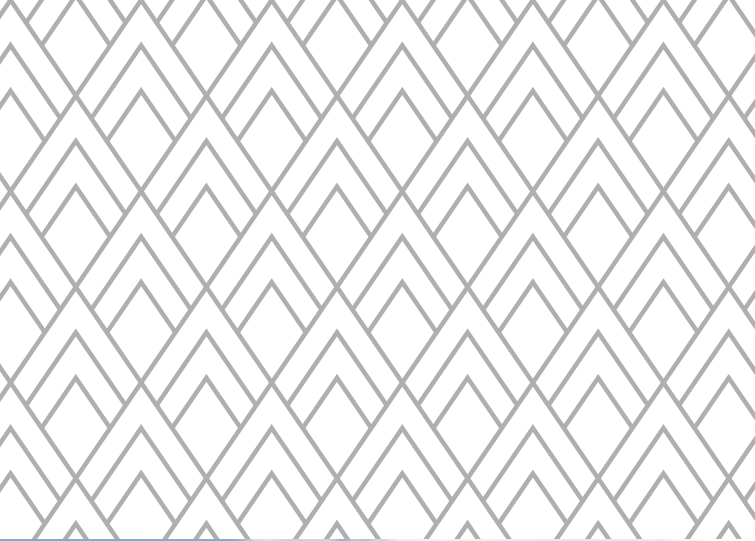
DISCOVER WHAT
MODERN LIVING
IS ALL ABOUT

keepmoat.com





OFF BEACON LANE, CRAMLINGTON, NE23 8AZ

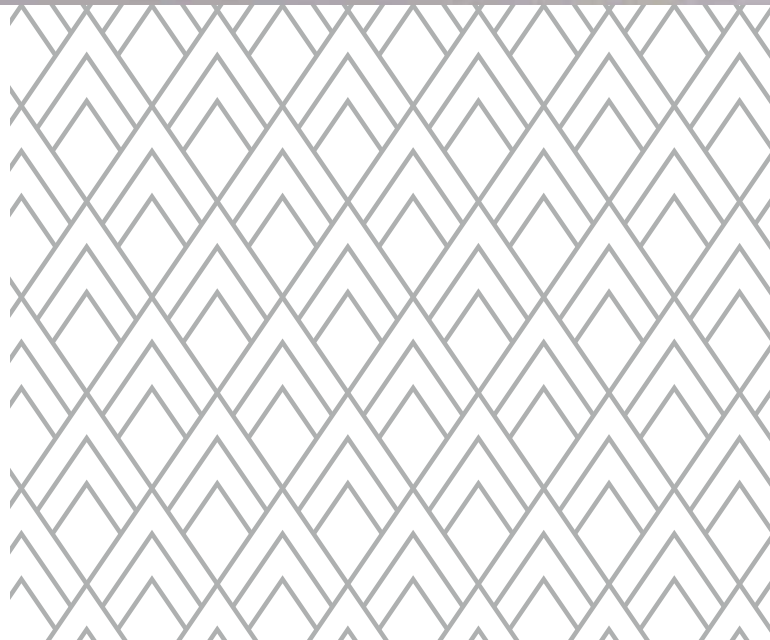


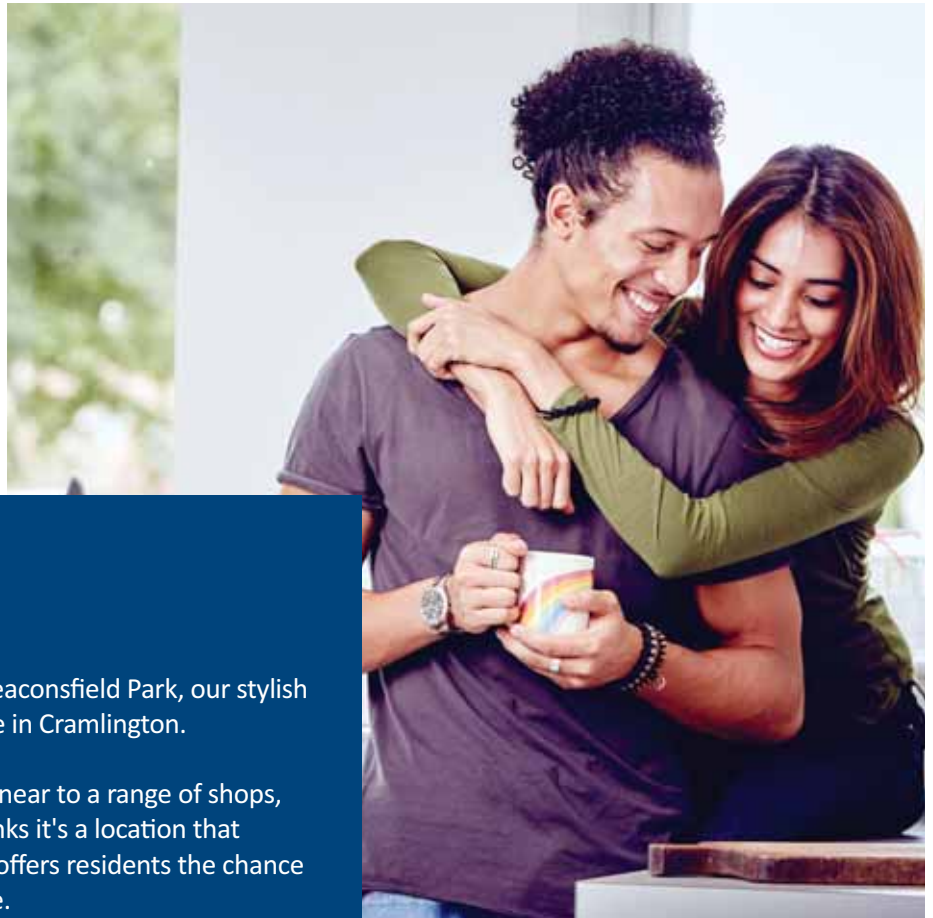
BEACONSFIELD
PARK

► WELCOME TO BEACONSFIELD PARK



- **WELCOME**
- LOCATION
- TRAVEL LINKS
- SITE PLAN
- MAKE IT YOUR OWN
- SPECIFICATION
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- 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 Easymove, moving could be more straightforward than you think.



Easymove



► LIFE IN CRAMLINGTON



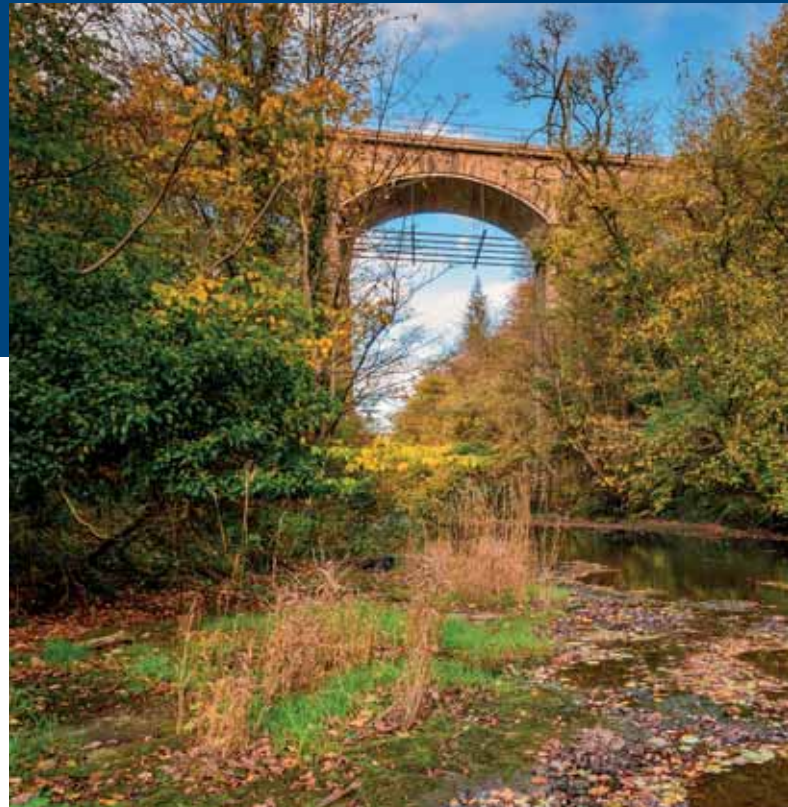
Our meticulous eye for detail extends beyond the well-considered interiors and flawless finishes of our homes. We understand location is key and Beaconsfield Park is set in a place that offers it all.

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.

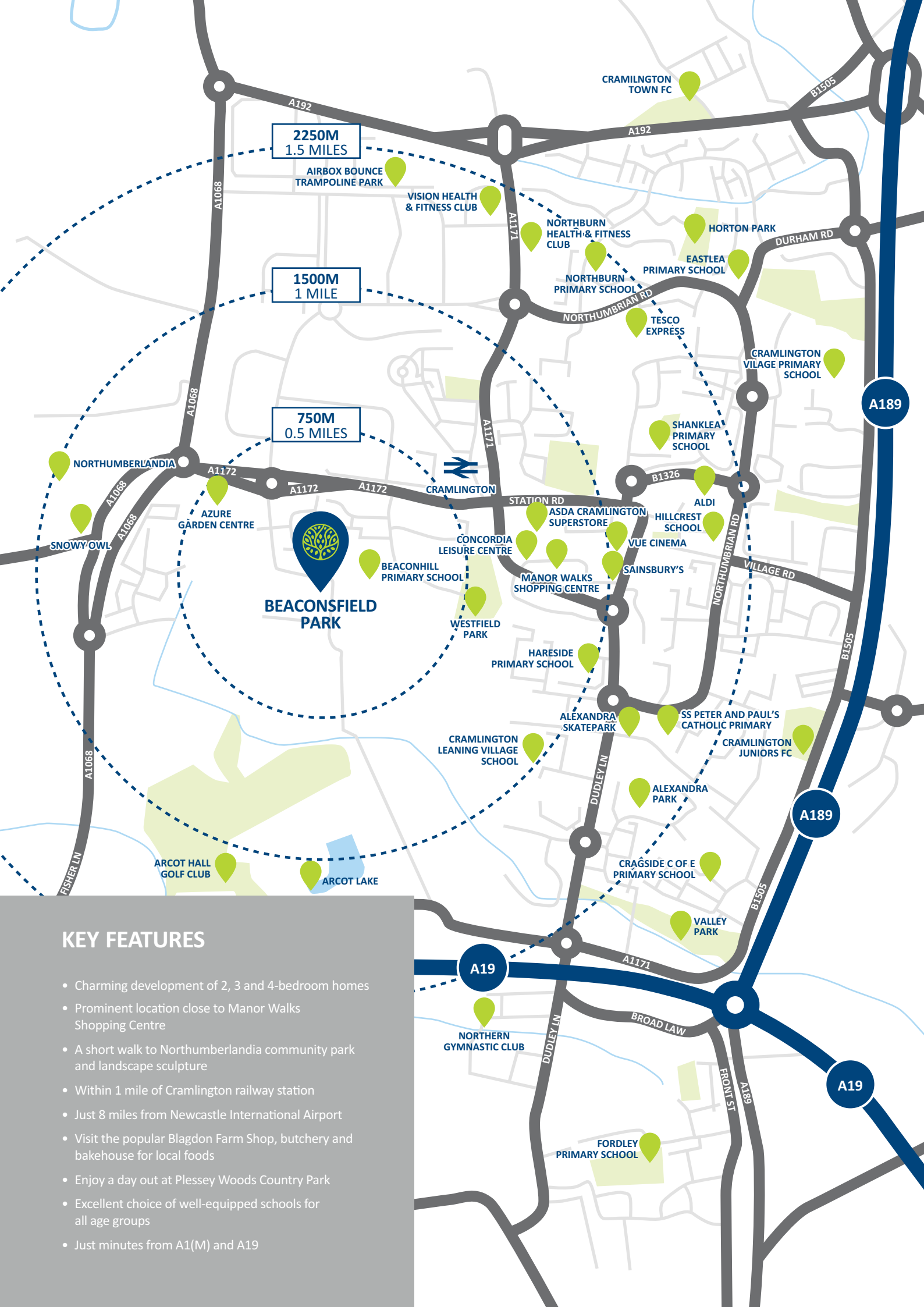
If you prefer more relaxed days out, Beaconsfield Park is within four miles of Plessey Woods Country Park. Even closer to home lies Northumberlandia, a unique piece of public art set in a 19-hectare community park with four miles of footpaths on and around the landform. The park's centrepiece is 'The 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 Hareside Primary School and for secondary school pupils Cramlington Learning Village.



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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 train times from Cramlington Train Station.

*All train times from Newcastle Train Station.

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

WELCOME

LOCATION

► TRAVEL LINKS

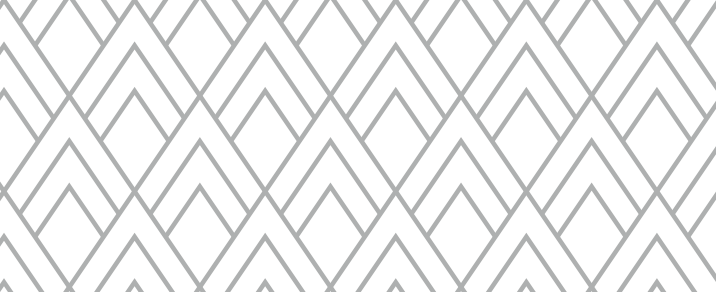
SITE PLAN

MAKE IT YOUR OWN

SPECIFICATION

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SITE PLAN

| | |
|---|--|
|  THE LEVEN 2 bedroom home |  THE LANGHAM 2 bedroom home |
|  THE FAIRFIELD 2 bedroom home |  THE FOXCOTE 2 bedroom home |
|  THE LAWTON 2 bedroom home |  THE LOCKWOOD 2 bedroom home |
|  THE KENDAL 3 bedroom home |  THE KENTMERE 3 bedroom home |
|  THE CADDINGTON 3 bedroom home |  THE CONISTON 3 bedroom home |
|  THE WINDSOR 3 bedroom home |  THE WEAVER 3 bedroom home |
|  THE BAMBURGH 3 bedroom home |  THE BRADSHAW 3 bedroom home |
|  THE STRATTON 3 bedroom home |  THE STANFORD 3 bedroom home |
|  THE KELHAM 3 bedroom home |  THE KILLINGTON 3 bedroom home |
|  THE CLAREMONT 4 bedroom home |  THE CROXDALE 4 bedroom home |
|  THE JUNIPER 4 bedroom home |  THE JUBILEE 4 bedroom home |
|  THE CLUMBER 4 bedroom home |  THE CLAYTON 4 bedroom home |
|  THE FERNE 4 bedroom home |  THE FINHAM 4 bedroom home |
|  THE SOMERHILL 4 bedroom home |  THE SHERBOURNE 4 bedroom home |
|  DISCOUNT MARKET SCHEME | |
|  AFFORDABLE HOMES | |

 SALES INFORMATION CENTRE
PLOT 1 GARAGE

 SHOWHOMES
PLOTS 2, 3 & 4

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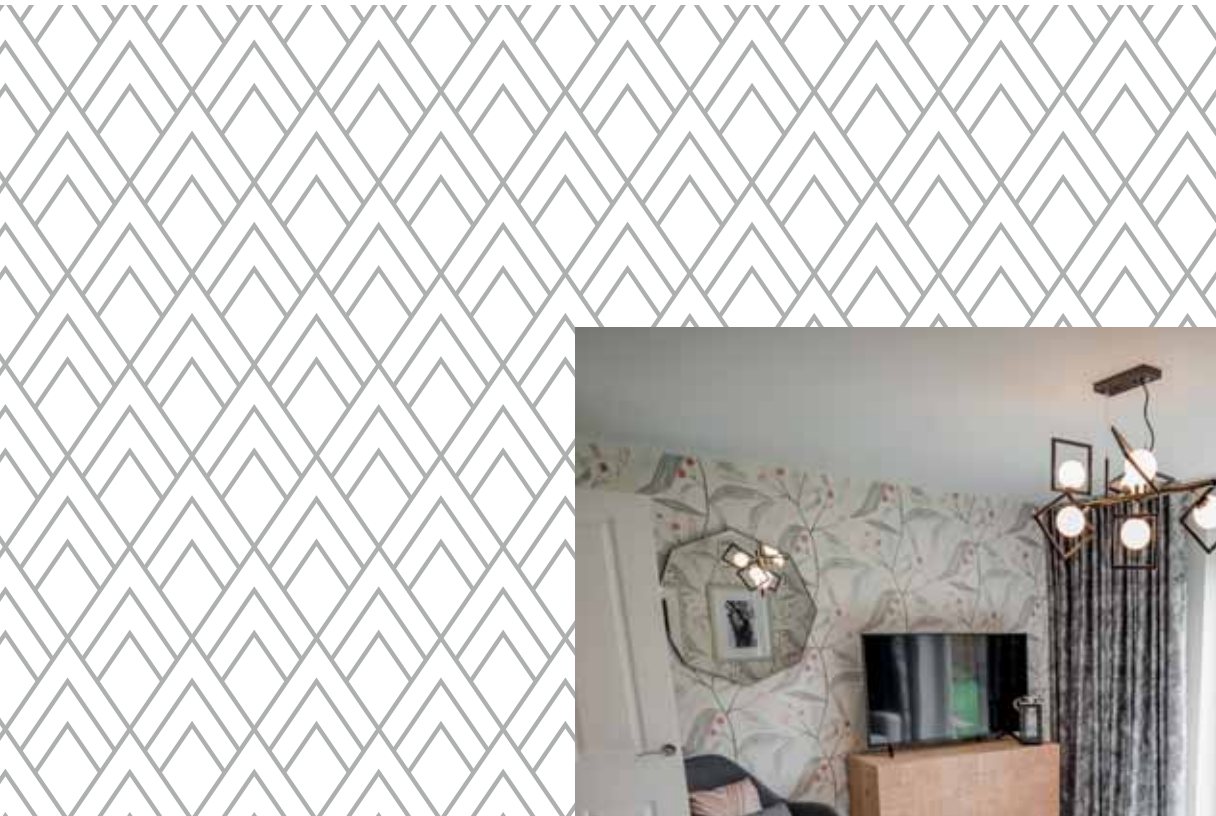
Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.



► MAKE IT YOUR OWN



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WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout and with 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 by a 10 year warranty**

For the first two years, your fixtures and fittings are covered by the Keepmoat Warranty, in addition to this you are covered by a 10 year structural warranty, the first two years covered by Keepmoat and a further eight years cover provided by the NHBC – 10 years cover in total.

*Terms and conditions apply to all warranties, please speak to your Sales Executive for further details.

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.
- ✓ 1200mm high post and rail fence.
- ✓ 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

- ✓ 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:

- ✓ Thermostatic 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.
- ✓ PV Panels.**

SAFETY & SECURITY

- ✓ Security latches to windows except fire egress.
- ✓ Mains fed smoke detectors to hallway and landing.
- ✓ Mains fed smoke detector to loft and living room.**



► YOUR BUYING GUIDE

At Keepmoat, we understand that buying a new home is probably one of the biggest decisions you'll ever make. It's a major financial commitment too. So, to help you through every step of the process, our friendly team are always on hand. Here is our guide to buying a new home:



STEP 01

Reservation

When you've found the perfect new Keepmoat home for you, one that ticks all the boxes, it's time to reserve it.

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.

The reservation form must be signed and dated by you and our company representative.

If you've got a home to sell, our Easymove scheme could make moving easy. We manage the sale of your existing home and even pay the estate agent fees.

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STEP 02

Mortgage and Legal Advisors

Once you've reserved your dream home, it's time to appoint a solicitor, apply for your mortgage and decide what options and extras you'd like to add to your new home**.

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. Your Sale Executive can give you the details of some reputable independent mortgage 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 home.

Your Sales Executive will provide you with regular build and sale progress updates to keep you informed throughout your homebuying journey.



STEP 03

Exchange of Contracts

When all parties are happy that all conditions of the legal contract are fulfilled, the contract between you and Keepmoat will be signed and exchanged. It's at this time your deposit will be paid to us too.

Once the balance of the deposit is paid, the whole transaction becomes legally binding meaning you have committed to buying the home.

Please remember that if your deposit is in a bank 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 and delaying the exchange†.

*Reservation fee is regionally or development specific and may be higher in some areas. Please speak to your sales adviser to confirm your reservation fee.

**build stage dependent

†If the exchange does not take place on the agreed date, we are within our rights to place the property back on the market.



STEP 04

Build Completion

Once your new home has been through our internal quality inspection process, a NHBC or Local Authority Building Inspector will be invited to undertake a final inspection of your new home.

Once the inspector confirms your new homes meets the required standards they will provide a Certificate of Completeness and Compliance (CML). This will then be issued to your appointed solicitor and mortgage provider who need this before releasing the funds.

After your CML date and prior to legal completion you will be invited to attend your new home demonstration with both the Site Manager and Sales Executive. During this meeting you will be shown around your new home and be given a demonstration on how to use the appliances such as the boiler.

STEP 05

Legal Completion

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

Following the CML, we'll be able to confirm your expected legal completion*, this is usually two weeks later. Now's the time to confirm your home removal arrangements and set up any post redirections.

We'll then provide your solicitor with the title deeds of your home and register you as the homeowner with the relevant utility companies. The home is now officially yours!

STEP 06

Move in

Once you've set a completion date, it's time to move in! Your dream Keepmoat home and a great new chapter awaits... once you've unpacked all the boxes.

At Keepmoat we believe that customer service shouldn't come to an end just because you've completed your purchase. We provide an excellent aftercare service with our dedicated in-house Customer Care team on hand to answer any questions or issues 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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*Start the next
exciting chapter
in your life*



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AT ARCOT ESTATE

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01670 897 668

or email: BeaconsfieldPark@keepmoat.com



[keepmoat.com](https://www.keepmoat.com)

Keepmoat is the trading name of Keepmoat Homes Limited.

This brochure has been produced as a guide to assist intending purchasers in the selection of their new home. Its content does not form part of any contract.