



RIVER'S EDGE

SOUTH SHIELDS

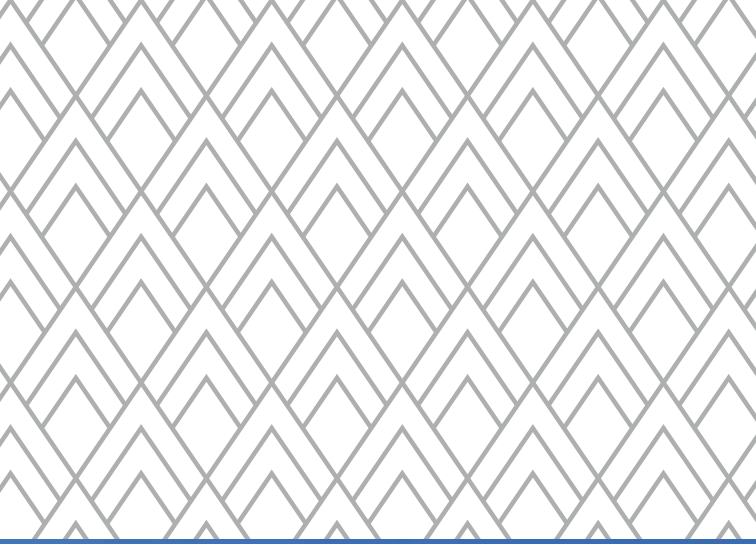
FIND YOUR
PERFECT
PLACE TO
CALL HOME

keepmoat.com





OFF COMMERCIAL ROAD, SOUTH SHIELDS, NE33 1RW

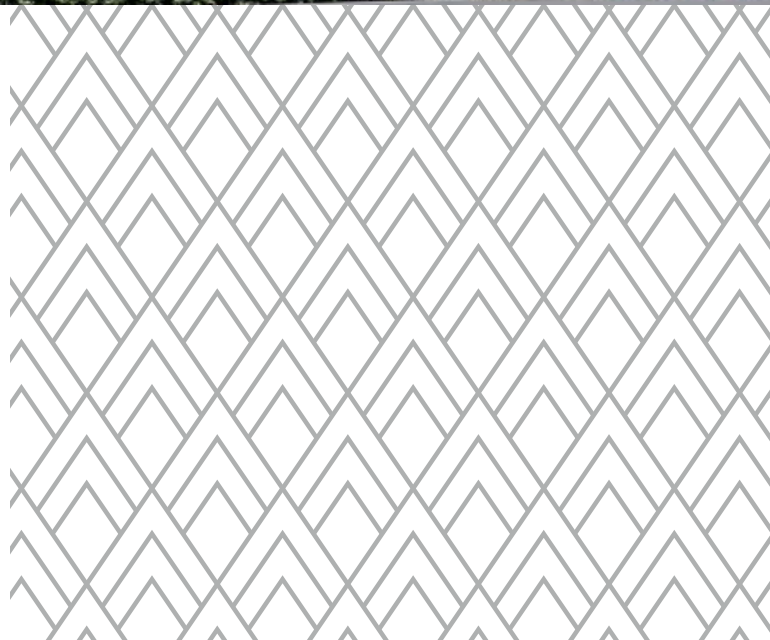


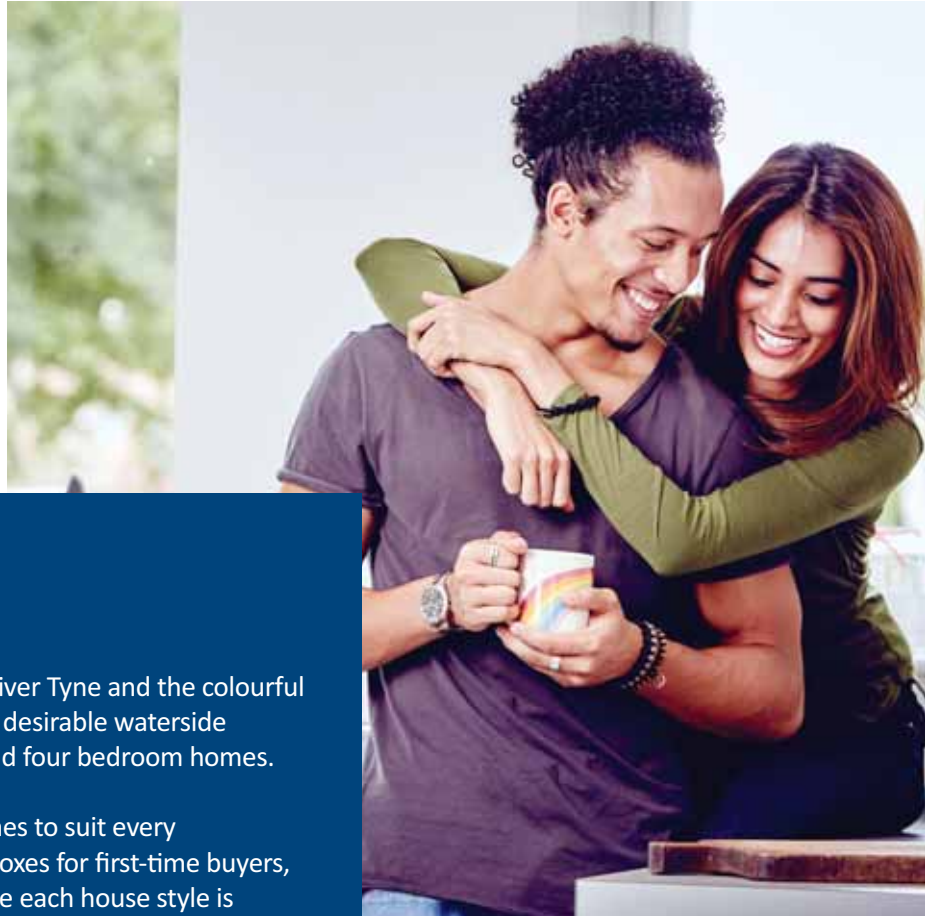
RIVER'S
EDGE

► WELCOME TO
RIVER'S EDGE



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





ENJOY LIFE TO THE FULL

Nestled within a stone's throw of the River Tyne and the colourful town of South Shields, River's Edge is a desirable waterside development of spacious two, three and four bedroom homes.

With a range of attractive modern homes to suit every homeowner, River's Edge ticks all the boxes for first-time buyers, couples and growing families. And while each house style is unique, every home is being built with the same care and attention to detail. So throughout, you can expect thoughtful layouts, light, airy living areas and the room and flexibility to live life your way.

With a wide range of upgrades, you'll have the option to add finishing touches that truly make your home your own.

Plus, with great schemes like Easymove, moving could be more straightforward than you think.



Easymove



▶ LIFE IN SOUTH SHIELDS



South Shields Beach ▲



Marsden Rock, Marsden Bay ▲

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A location close to everything

River's Edge is perfectly placed for shopping, commuting and socialising, and only a short distance from a number of highly rated Ofsted schools and academies.

What's more, with a Lidl, a post office and a choice of shops and takeaways on your doorstep, everyday essentials are only a short walk away. Venture a little further and you'll find the bustling centre of South Shields and the Metro stations of South Shields and Chichester, which offer fast, frequent access to the wider Tyne and Wear region and the national rail network.

Alternatively, hop in the car and in just five minutes you'll find Waterloo Retail Park with a Next, B&M, Costa and Asda. The bright lights of Newcastle and Sunderland are just 20 minutes further down the road.

Whether you're heading into work, planning a family day away or taking off for the weekend, in River's Edge everything is within easy reach.

Sea views and hidden coves - on demand

The real beauty of a home in River's Edge is knowing that you can leave the hustle and bustle of modern life behind, whenever you choose. From watching the ebb and flow of the river outside your window, and taking in panoramic views from Cleadon Hills, to exploring the scenic clifftop paths and golden sands of nearby Sandhaven beach, nature is never far away.

Wall-to-wall greenery and activity

Love the great outdoors? Then you'll love making the most of all the green space around you, while kids will head straight for the play park — exclusive to River's Edge. Fancy venturing a touch further? Then the free fitness trail and wide-open aspects of nearby North Marine Park are a great way to soak up all that fresh air.

Hit the surf at Sandhaven, walk the South Tyneside coast path or cycle the Keel Line Trail from Sunderland to home.

Alternatively, for a more laid-back weekend, take a walk to South Marine Park, where you can ride on the miniature railway, row across the boating lake, grab a cappuccino in the café or get inspired on the art trail.



Millennium bridge, Newcastle ▲



2250M
1.5 MILES

1500M
1 MILE

750M
0.5 MILES

RIVER'S
EDGE

KEY FEATURES

- A superb range of two, three and four bedroom family homes
- A desirable riverside location
- High quality homes and specifications
- Less than 10-minute drive to Sandhaven Beach
- Surrounded by green space - less than 10-minute drive to Bents, South Marine and North Marine Parks
- Supermarkets, shops and takeaways within easy reach
- Local schools only a short distance away
- A 20-minute walk from South Shields town centre
- A 20-minute walk to South Shields and Chichester Metro stations
- Only seven miles from the cities of Sunderland and Newcastle.

NEWCASTLE
11 MILES

A1018

SUNDERLAND
7.5 MILES

▶ TRAVEL LINKS

Surrounded by golden beaches, idyllic dunes and unspoilt coves, the historic coastal town of South Shields has long been a destination for outdoor and nature lovers across Tyne and Wear. And you only have to stay a short while to discover why.

Framed by the ever-changing River Tyne on one side and idyllic limestone cliffs and white sands on the other, the town offers buyers all the pleasures of a seaside home, with the added practicality and convenience of a Metro link, and fast access to the cities of Newcastle and Sunderland.

Close to everywhere

Need to nip out for everyday essentials? Lidl, Asda, Next, Costa, B&M and Home Bargains are all within easy reach. South Shields is also home to a popular market, highly-rated pubs and restaurants like the Sand Dancer, and a host of other high-street stores.

Made to explore

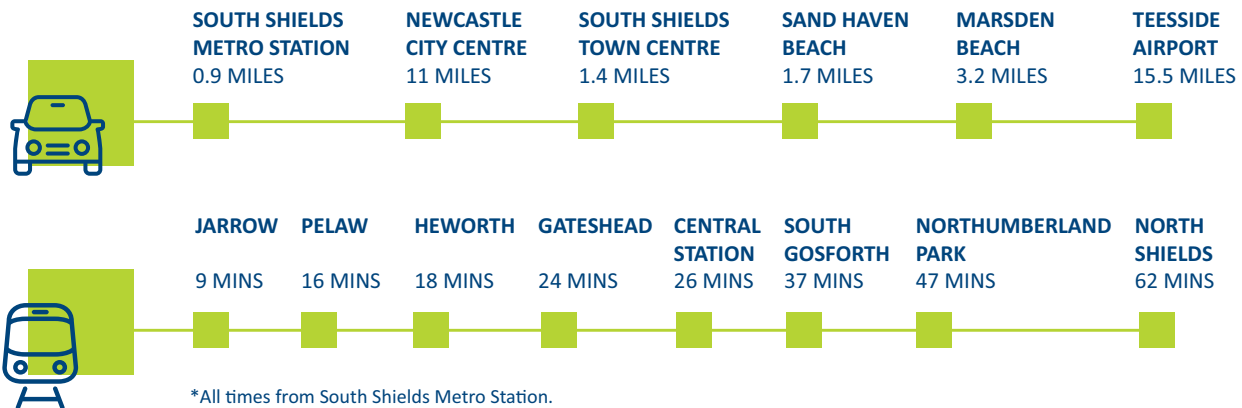
For a breath of fresh air, head for Cleadon Hills and The Leas. This three-mile long National Trust protected coastline is home to Marsden Bay, the largest sea bird colonies in Britain and some of the North East's most spectacular cliff-top walks and views.

Healthy and active

Fitness fanatics will love life in this part of the world. From epic walking and cycling trails to diving, sailing, surfing and canoeing, South Tyneside promises to keep your pulse racing.

Bright lights. Big Cities.

When you're ready to pick up the pace, Newcastle and Sunderland are only a 20-minute drive away or a short ride on the Metro. Dive into a thriving nightlife, sample an award-winning restaurant scene and soak up the atmosphere of the North's most vibrant cities. Or stay closer to home and take in the sights and scents of South Shields' very own "curry-mile" – Ocean Road.



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

WELCOME

LOCATION

▶ TRAVEL LINKS

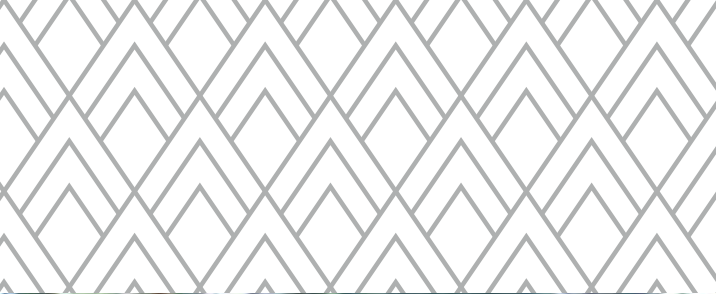
SITE PLAN

MAKE IT YOUR OWN








SPECIFICATION

YOUR BUYING GUIDE

30,000 HOMES & COUNTING



► SITE PLAN

	The Leven 2 bedroom home
	The Fairfield 2 bedroom home
	The Croft 2 bedroom home
	The Kendal 3 bedroom home
	The Caddington 3 bedroom home
	The Bamburgh 3 bedroom home
	The Stratton 3 bedroom home
	The Drayton 3 bedroom home
	The Hardwick 4 bedroom home
	Affordable Homes

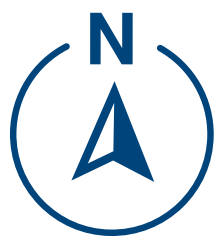
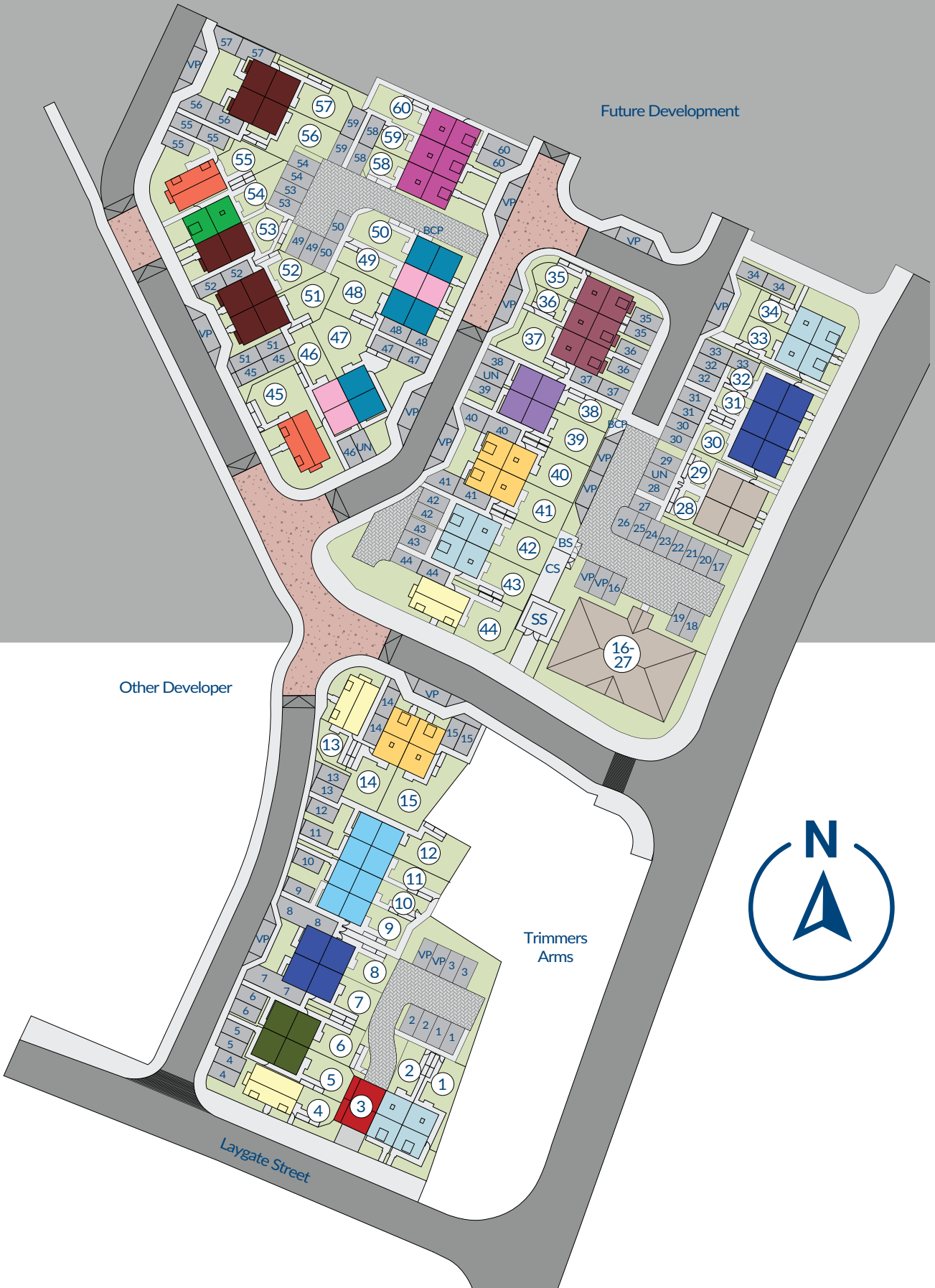
	The Foxcote 2 bedroom home
	The Kentmere 3 bedroom home
	The Bradshaw 3 bedroom home
	The Denton 3 bedroom home
	The Roundhill 4 bedroom home
	The Hoveton 4 bedroom home

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.



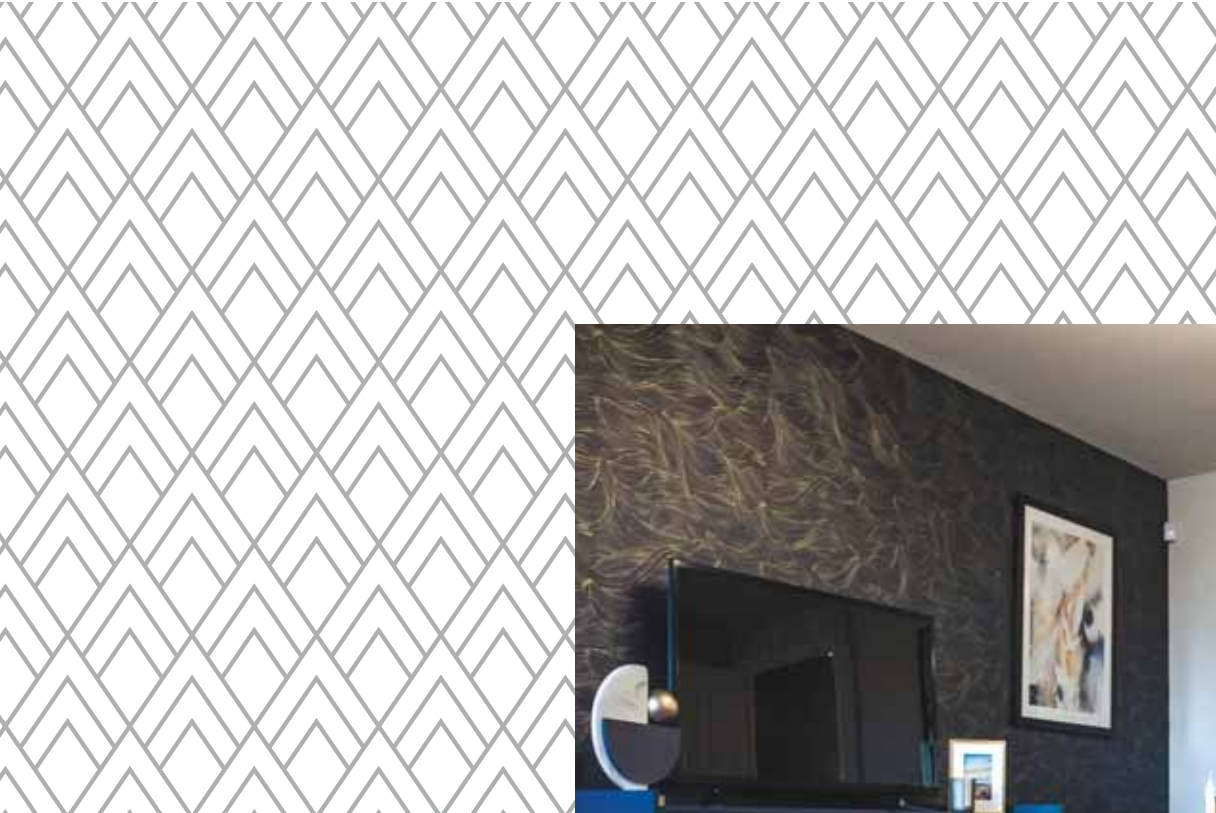
▶ MAKE IT YOUR OWN



WELCOME
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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.
- ✓ Polished chrome plated ironmongery to internal doors.
- ✓ Landscaped front garden.
- ✓ 1.8m close boarded 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

- ✓ 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.



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.
- ✓ External dusk/dawn light to front.
- ✓ PV Panels.**

SAFETY & SECURITY

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

Make it your own with our range of optional extras



▶ 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 Sales 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 home 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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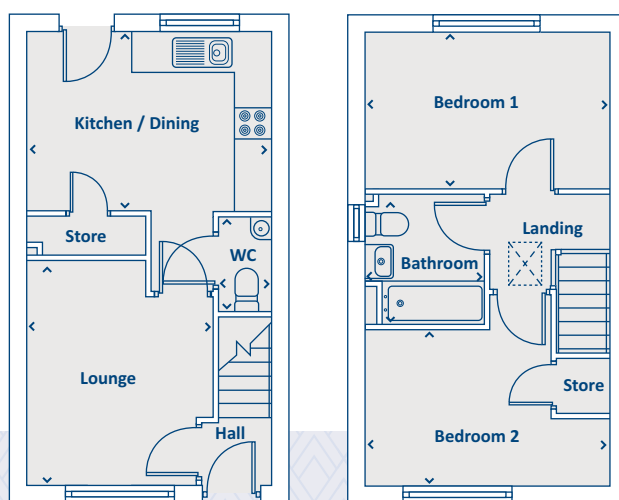
► **30,000 HOMES & COUNTING**

*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

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

› Longest measurement taken

PLEASE NOTE:

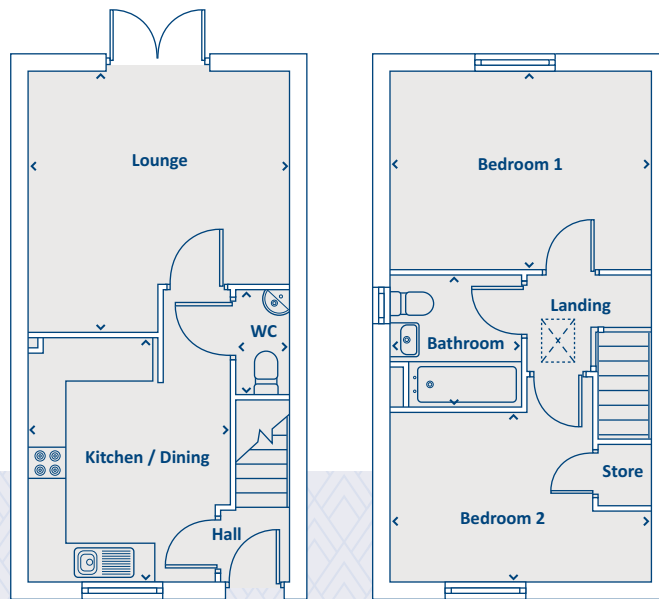
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Artists impression, features may vary

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

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

› Longest measurement taken

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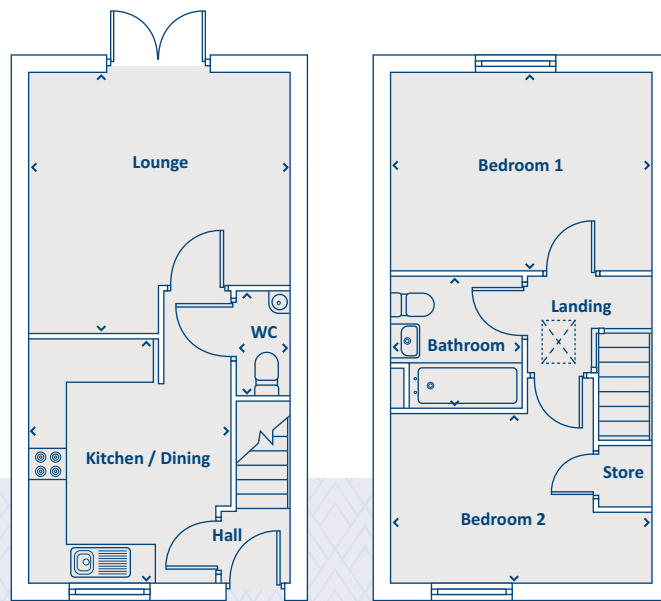
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Artists impression, features may vary

THE FOXCOTE 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3625 x 3082	11'11" x 10'1"
Lounge	4067 x 4030	13'4" x 13'3"
WC	1558 x 855	5'1" x 2'10"

FIRST FLOOR

Bedroom 1	3022 x 4030	9'11" x 13'3"
Bedroom 2	2560 x 4030	8'5" x 13'3"
Bathroom	2016 x 1978	6'7" x 6'6"

› Longest measurement taken

PLEASE NOTE:

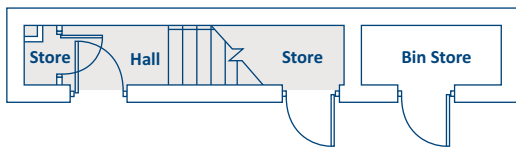
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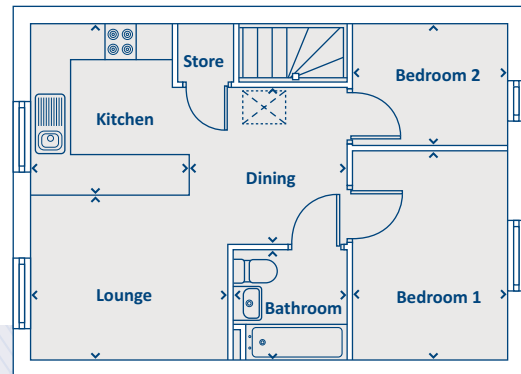


Artists impression, features may vary

THE CROFT 2 bedroom home



Drive Through



FIRST FLOOR

Kitchen	2546 x 2815	8'4" x 9'3"
Dining	2617 x 2591	8'7" x 8'6"
Lounge	3166 x 2822	10'5" x 9'3"
Bedroom 1	2517 x 3561	8'3" x 11'8"
Bedroom 2	2517 x 1983	8'3" x 6'6"
Bathroom	1904 x 1923	6'3" x 6'4"

› Longest measurement taken

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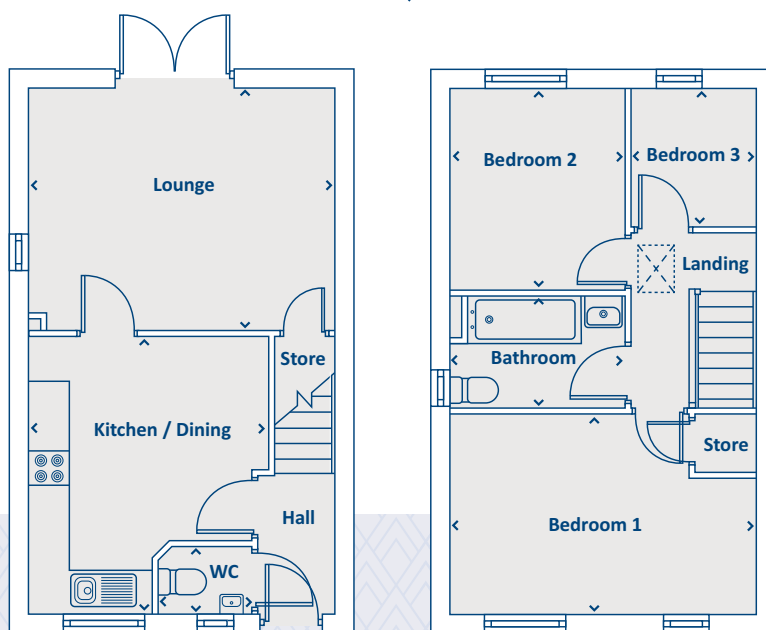
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Artists impression, features may vary

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

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"
Bathroom	1655 x 2571	5'5" x 8'5"

› Longest measurement taken

PLEASE NOTE:

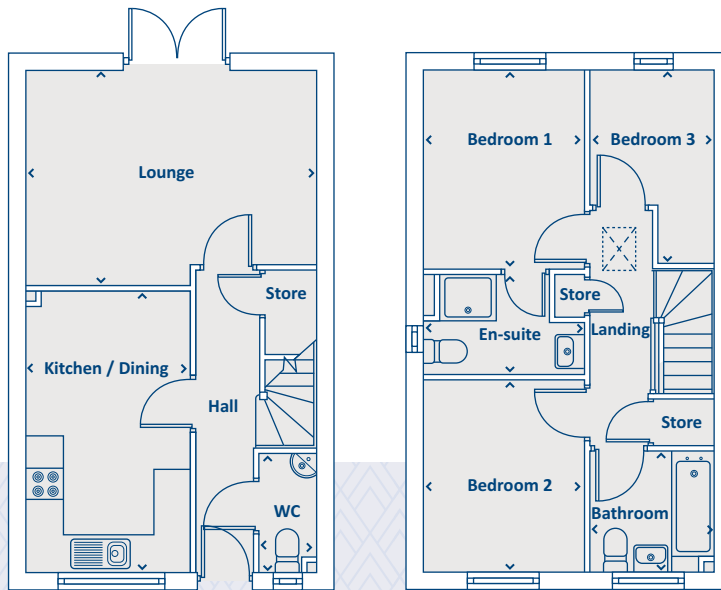
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Artists impression, features may vary

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

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"
Bathroom	1940 x 2027	6'4" x 6'8"

› Longest measurement taken

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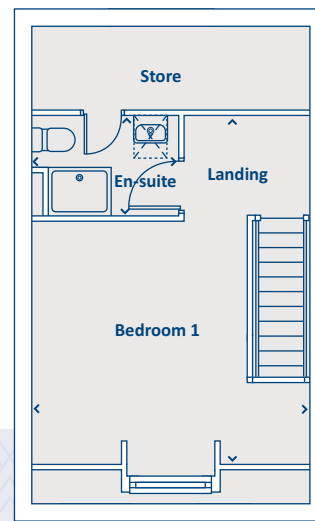
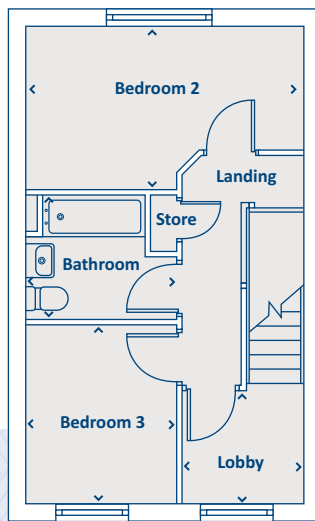
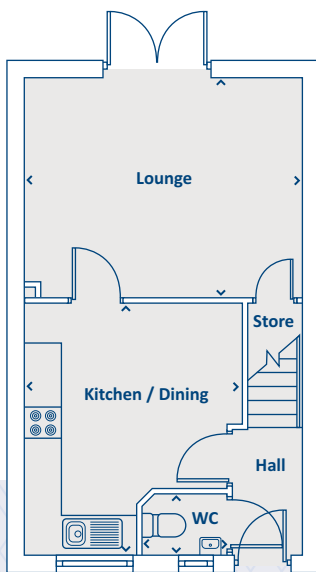
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Artists impression, features may vary

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

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"
Bathroom	2465 x 2034	8'1" x 6'8"

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:

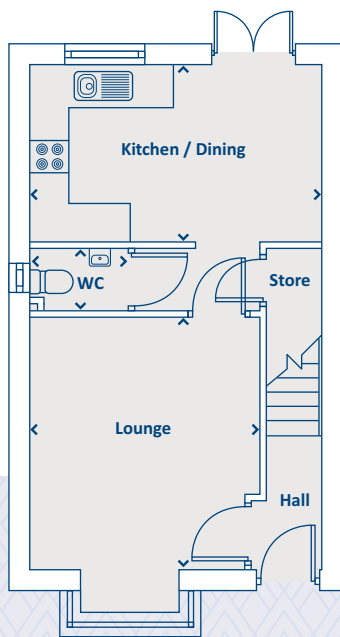
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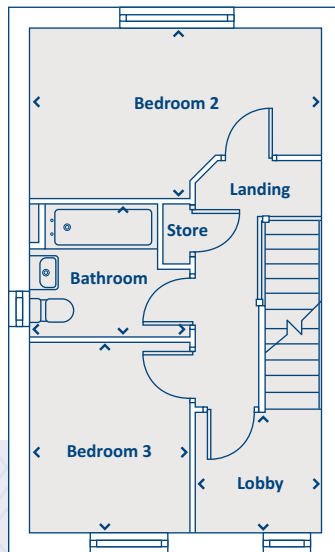
Artists impression, features may vary

THE STRATTON 3 bedroom home



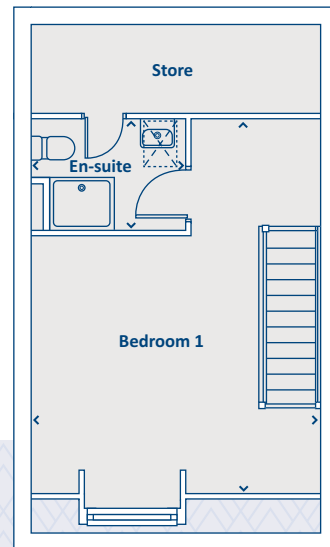
GROUND FLOOR

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

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"
Bathroom	2465 x 2034	8'1" x 6'8"



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:

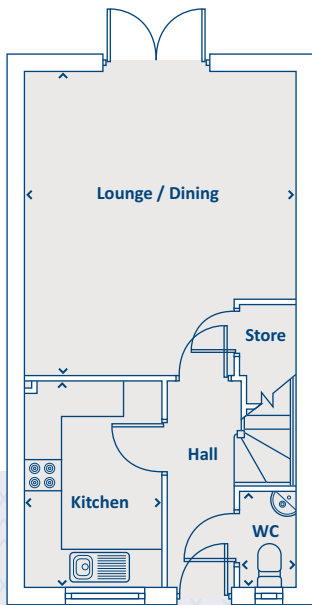
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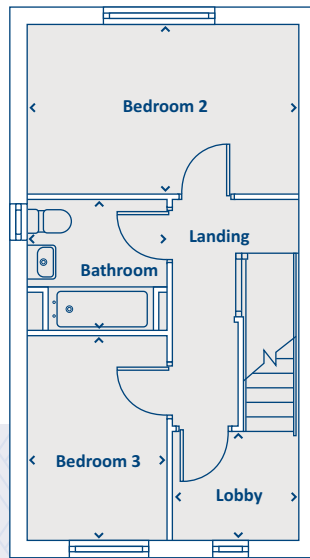
Artists impression, features may vary

THE DRAYTON 3 bedroom home



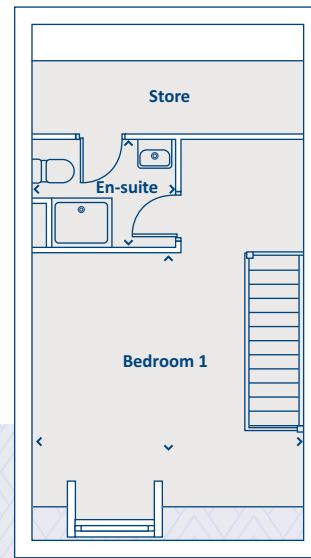
GROUND FLOOR

Kitchen	2261 x 3400	7'5" x 11'2"
Lounge / Dining	4386 x 4955	14'5" x 16'3"
WC	889 x 1573	2'11" x 5'2"



FIRST FLOOR

Bedroom 2	4386 x 2750	14'5" x 9'0"
Bedroom 3	2270 x 3350	7'5" x 11'0"
Lobby	2023 x 1780	6'8" x 5'10"
Bathroom	2270 x 2162	7'5" x 7'1"



SECOND FLOOR

Bedroom 1	4386 x 3267	14'5" x 10'9"
En-suite	2369 x 1754	7'9" x 5'9"

› Longest measurement taken

PLEASE NOTE:

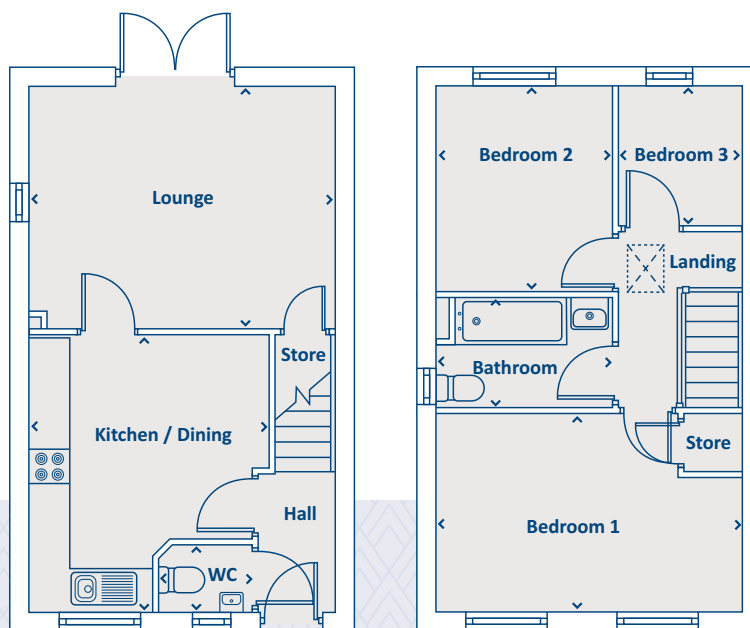
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Artists impression, features may vary

THE KENTMERE 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4100 x 3588	13'5" x 11'9"
Lounge	3592 x 4536	11'9" x 14'11"
WC	1010 x 1470	3'4" x 4'10"

FIRST FLOOR

Bedroom 1	2942 x 4536	9'8" x 14'11"
Bedroom 2	3000 x 2593	9'10" x 8'6"
Bedroom 3	2060 x 1850	6'9" x 6'1"
Bathroom	1657 x 2593	5'5" x 8'6"

› Longest measurement taken

PLEASE NOTE:

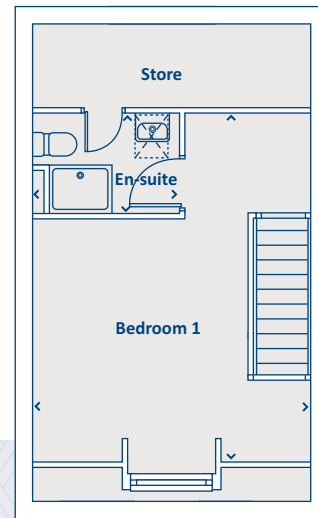
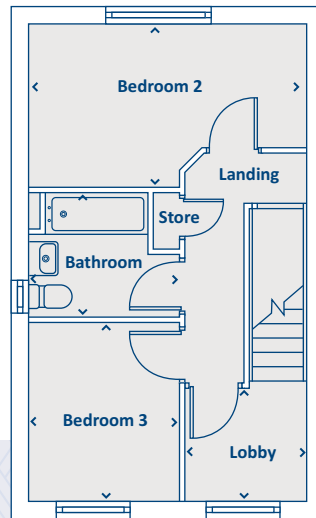
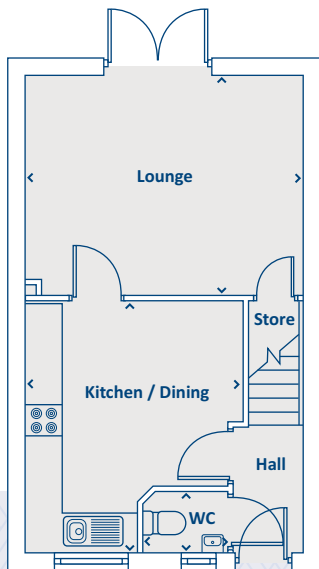
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Artists impression, features may vary

THE BRADSHAW 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3588 x 4100	11'9" x 13'5"
Lounge	4536 x 3592	14'11" x 11'9"
WC	1470 x 1004	4'10" x 3'4"

FIRST FLOOR

Bedroom 2	4536 x 2682	14'11" x 8'10"
Bedroom 3	2503 x 2883	8'3" x 9'6"
Lobby	1941 x 1777	6'4" x 5'10"
Bathroom	2503 x 2034	8'3" x 6'8"

SECOND FLOOR

Bedroom 1	4536 x 5735	14'11" x 18'10"
En-suite	2406 x 1660	7'11" x 5' - 5"

› Longest measurement taken

PLEASE NOTE:

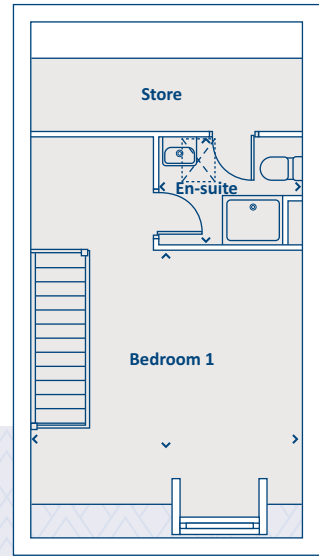
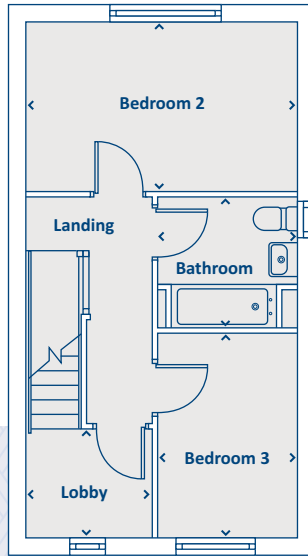
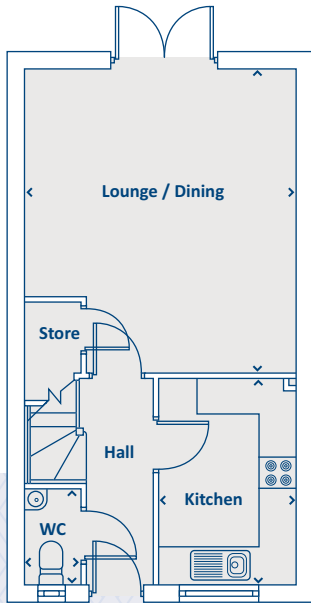
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Artists impression, features may vary

THE DENTON 3 bedroom home



GROUND FLOOR

Kitchen	2261 x 3400	7'5" x 11'2"
Lounge / Dining	4424 x 4967	14'6" x 16'4"
WC	889 x 1573	2'11" x 5'2"

FIRST FLOOR

Bedroom 2	4424 x 2763	14'6" x 9'1"
Bedroom 3	2308 x 3350	7'7" x 11'0"
Lobby	2023 x 1780	6'8" x 5'10"
Bathroom	2308 x 2162	7'7" x 7'1"

SECOND FLOOR

Bedroom 1	4424 x 3286	14'6" x 10'9"
En-suite	2406 x 1772	7'11" x 5'10"

› Longest measurement taken

PLEASE NOTE:

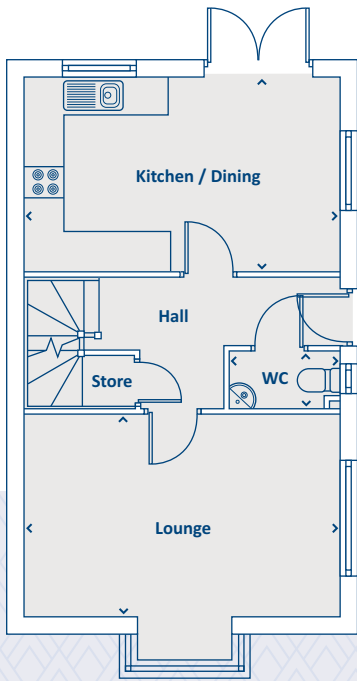
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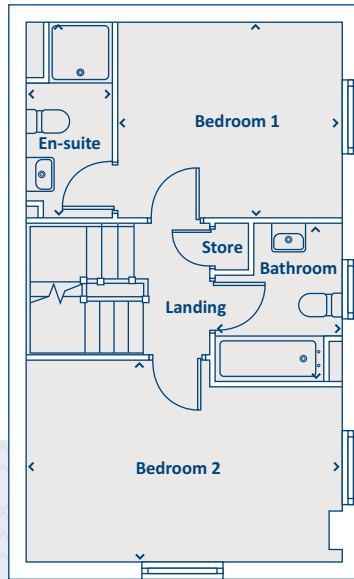
Artists impression, features may vary

THE HARDWICK 4 bedroom home



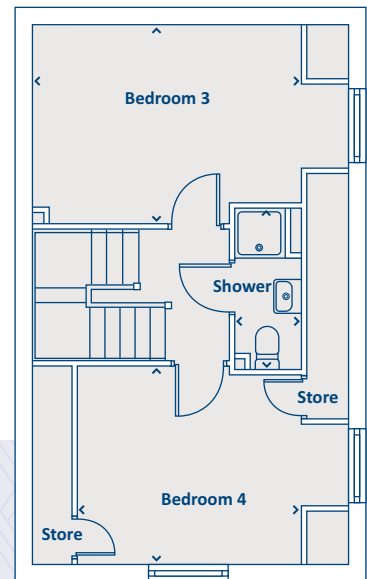
GROUND FLOOR

Kitchen / Dining	2909 x 4848	9'7" x 15'11"
Lounge	3048 x 4848	10'0" x 15'11"
WC	900 x 1660	2'11" x 5'5"



FIRST FLOOR

Bedroom 1	2960 x 3440	9'9" x 11'3"
En-suite	2960 x 1315	9'9" x 4'4"
Bedroom 2	3048 x 4848	10'0" x 15'11"
Bathroom	2423 x 1941	7'11" x 6'4"



SECOND FLOOR

Bedroom 3	2960 x 4153	9'9" x 13'7"
Bedroom 4	2910 x 3458	9'7" x 11'4"
Shower	2505 x 999	8'3" x 3'3"

› Longest measurement taken

PLEASE NOTE:

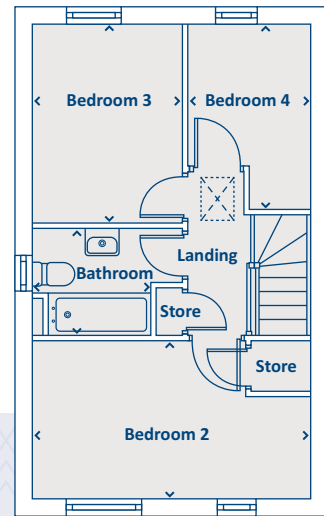
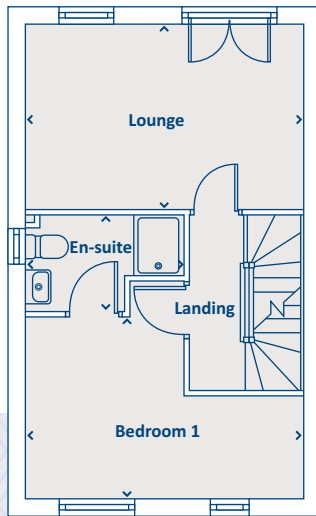
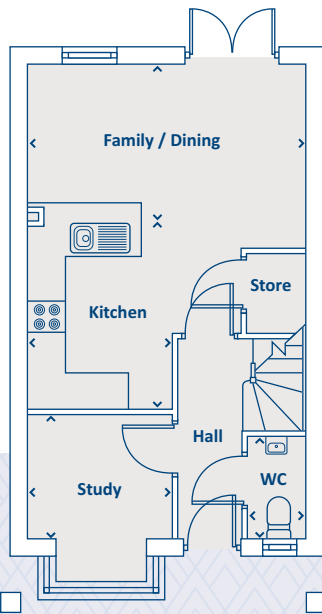
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Artists impression, features may vary

THE ROUNDHILL 4 bedroom home



GROUND FLOOR

Family / Dining	2542 x 4536	8'4" x 14'11"
Kitchen	3100 x 2310	10'2" x 7'7"
Study	2050 x 2310	6'9" x 7'7"
WC	1677 x 950	5'6" x 3'1"

FIRST FLOOR

Lounge	3012 x 4536	9'11" x 14'11"
Bedroom 1	3000 x 4536	9'10" x 14'11"
En-suite	1587 x 2550	5'2" x 8'4"

SECOND FLOOR

Bedroom 2	2600 x 4536	8'6" x 14'11"
Bedroom 3	3250 x 2450	10'8" x 8'0"
Bedroom 4	3012 x 1993	9'11" x 6'6"
Bathroom	1750 x 1920	5'9" x 6'4"

> Longest measurement taken

PLEASE NOTE:

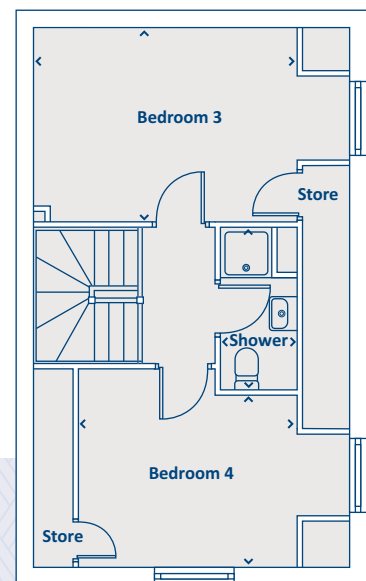
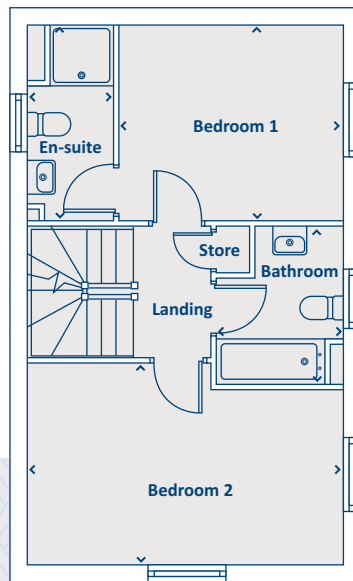
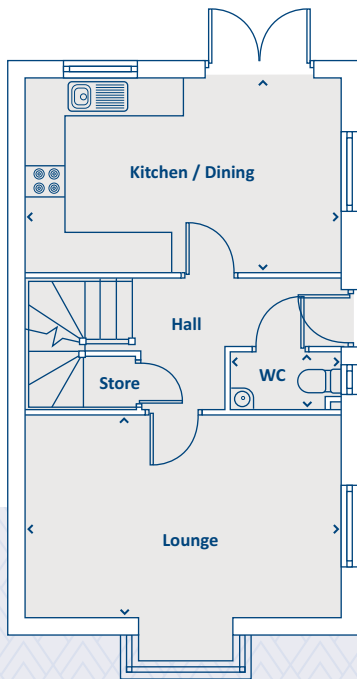
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Artists impression, features may vary

THE HOVETON 4 bedroom home



GROUND FLOOR

Kitchen / Dining	2960 x 4860	9'9" x 15'11"
Lounge	3061 x 4848	10'0" x 15'11"
WC	900 x 1673	2'11" x 5'6"

FIRST FLOOR

Bedroom 1	2960 x 3453	9'9" x 11'4"
En-suite	2960 x 1315	9'9" x 4'4"
Bedroom 2	3061 x 4860	10'0" x 15'11"
Bathroom	2423 x 1953	7'11" x 6'5"

SECOND FLOOR

Bedroom 3	2960 x 4053	9'9" x 13'4"
Bedroom 4	2597 x 3310	8'6" x 10'10"
Shower	2492 x 1149	8'2" x 3'9"

› Longest measurement taken

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RIVER'S EDGE

SOUTH SHIELDS

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