



ANTLER PARK

SEATON CAREW

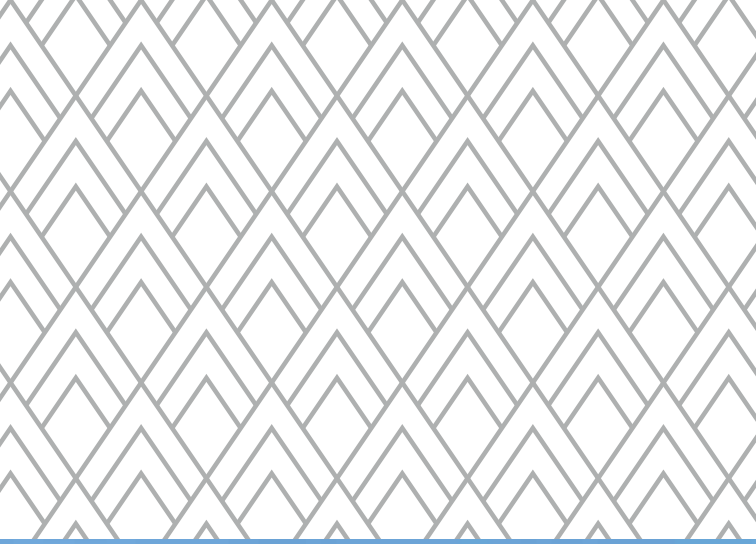
DISCOVER WHAT
MODERN LIVING
IS ALL ABOUT

keepmoat.com





OFF BRENDA ROAD, HARTLEPOOL, COUNTY DURHAM, TS25 2BJ

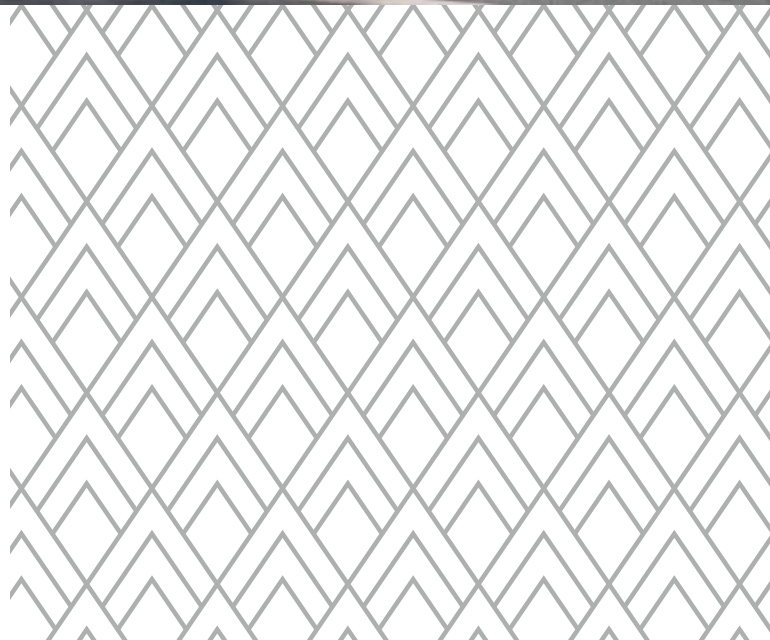


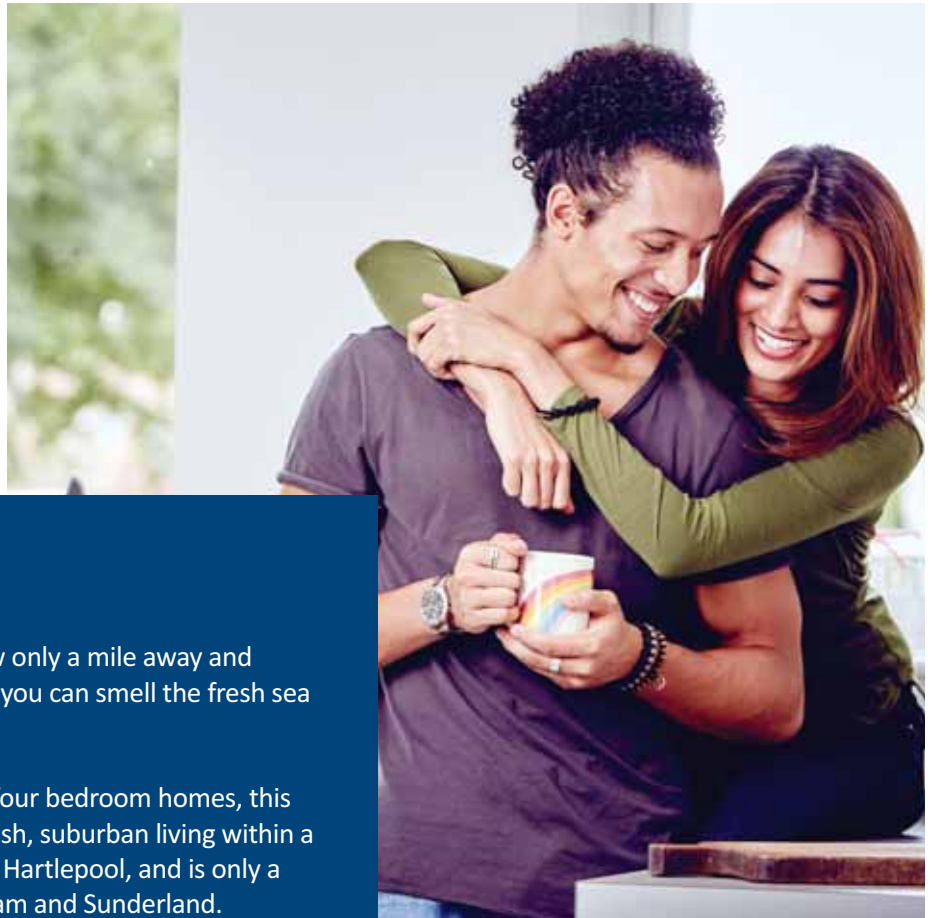
ANTLER
PARK

▶ WELCOME TO
ANTLER PARK



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





ENJOY LIFE TO THE FULL

With the golden sands of Seaton Carew only a mile away and historic Hartlepool Bay on the horizon, you can smell the fresh sea air at Antler Park.

Featuring 234 modern two, three and four bedroom homes, this attractive new development offers stylish, suburban living within a stone's throw of the large port town of Hartlepool, and is only a short drive from Middlesbrough, Durham and Sunderland.

With a range of attractive homes to suit every homeowner, Antler Park ticks all the boxes for first-time buyers, couples, growing families, and anyone searching for a modern home with more. And while each house style is unique, everything is built with the same care and attention to detail. So, you can expect thoughtful layouts, light, airy living areas and the room and flexibility to live life your way. Thanks to a wide range of upgrades, you'll also 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 HARTLEPOOL



Hartlepool Pier ▲



Hartlepool Marina ▲

Surrounded by golden beaches, green spaces and wildlife sanctuaries, the seaside town of Seaton Carew has long been a place to relax, unwind and be at one with nature. Add to this a wide range of local amenities and facilities, and excellent transport links, and it's easy to see why Antler Park is the perfect place to call home.

Stress-free school runs

Golden Flatts Primary School is only a five-minute walk away from home, while Rossmere Primary, Fens Primary, Eskdale Academy and Manor Community Academy are all within a five-minute drive.

Natural beauty in every direction

You can pull on your walking boots and be on Seaton Carew beach in 20 minutes, or take a short detour to the cliffs and sand dunes of Crimdon Dene. Track down seals, Shelducks and wild orchids in the Teesmouth National Nature Reserve and RSPB Saltholme. Or, lose yourself in the Victorian splendour of Ward Jackson Park and the windswept grasslands of Spion Kop Cemetery.

Shopping in all shapes and sizes

For big name brands and high street bargains, look no further than the Anchor, Tees Bay or Middleton Grange Shopping Centres. Alternatively, jump on a direct train to the Metro Centre, Newcastle or Middlesbrough from Seaton Carew Station.

Powerhouse family attractions

Looking for family-sized fun? Look no further than nearby Seaton Carew for crazy golf, American bowling and Jump 360 – a world within a world - with over 80 different trampolines. Dive into the North East's best water sports at Hartlepool Marina. Or, get energised with a visit to the nearby Hartlepool Power Station Visitor Centre.

A taste of the good life around every corner

Whether you prefer country pubs and cosy street cafes or fine dining and cocktails, the region serves up a mouth-watering menu of food and drink. Join the queue at the Almighty Cod for famously-good fish and chips. Bowl your tastebuds over with gourmet burgers and pizzas at Larry's Lanes. Or, enjoy portside dining in the bustling bars and restaurants of Hartlepool Marina, where Italian, Mediterranean and North African cuisine meet overlooking the historic quay.



Hartlepool Museum ▲

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KEY FEATURES

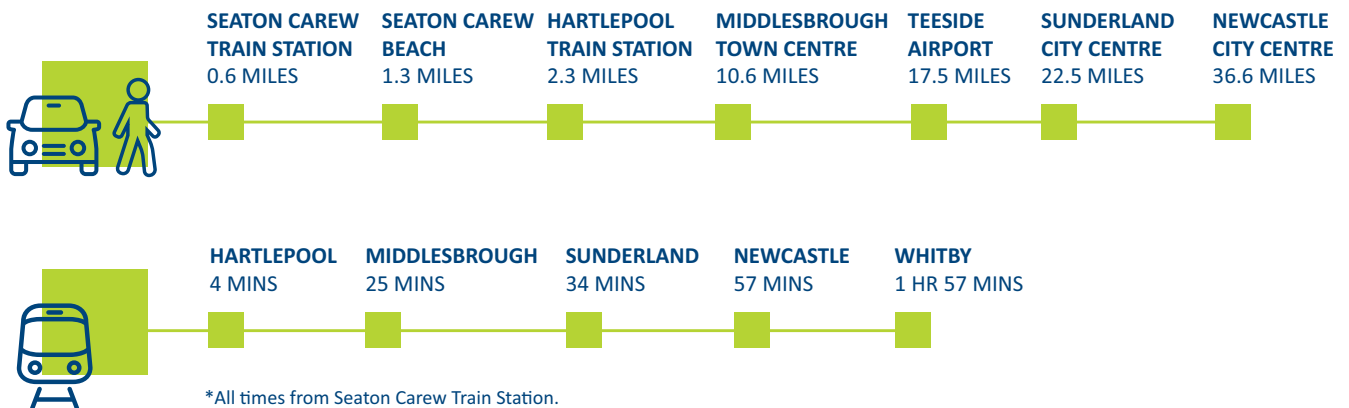
- A superb choice of two, three and four bedroom family homes
- One mile from Seaton Carew beach
- Appealing coastal location with all the amenities of town centre living
- Easy access to schools, supermarkets, restaurants and shops
- Close to the scenic Tees Valley and areas of natural beauty
- Just a five-minute walk from Seaton Carew Train Station
- Direct trains to York, London, Newcastle and The Metro Centre
- Only a 10-minute drive to Hartlepool, the marina, the Headland and retail parks
- Easy access to Middlesbrough, Stockton-on-Tees, Durham and Sunderland
- A range of interior and exterior home options to suit every homeowner

▶ TRAVEL LINKS

A HOME WITH ALL THE RIGHT CONNECTIONS

While you can easily find everything you need within walking distance of your front door, Antler Park's transport links make it easy to get around the surrounding area. Car drivers can quickly hop onto to the A689 to reach Hartlepool or the A19 to Middlesbrough. And with its direct trains and regular services, Seaton Carew Station is an ideal choice for commuters and family days away.

Nearby Teesside International Airport brings you even greater travel freedom, with flights to destinations like Alicante, Amsterdam, Dublin and Palma.



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

WELCOME

LOCATION

▶ TRAVEL LINKS

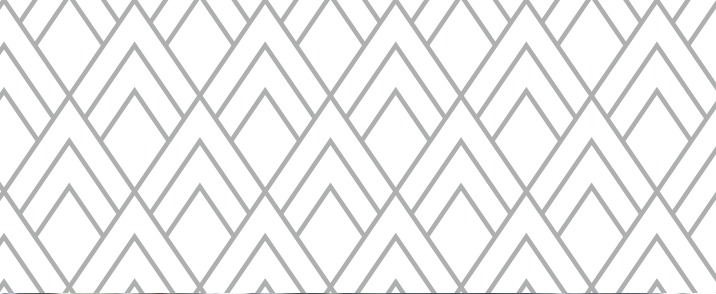
SITE PLAN

MAKE IT YOUR OWN

SPECIFICATION

YOUR BUYING GUIDE

30,000 HOMES & COUNTING



► SITE PLAN

- THE LEVEN
2 bedroom home
- THE KENDAL
3 bedroom home
- THE CADDINGTON
3 bedroom home
- THE WINDSOR
3 bedroom home
- THE BAMBURGH
3 bedroom home
- THE KELHAM
3 bedroom home
- THE CLAREMONT
4 bedroom home
- THE JUNIPER
4 bedroom home
- THE HARDWICK
4 bedroom home
- AFFORDABLE HOMES



- WELCOME
- LOCATION
- TRAVEL LINKS
- **SITE PLAN**
- MAKE IT YOUR OWN SPECIFICATION
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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



tWELCOME

LOCATION

TRAVEL LINKS

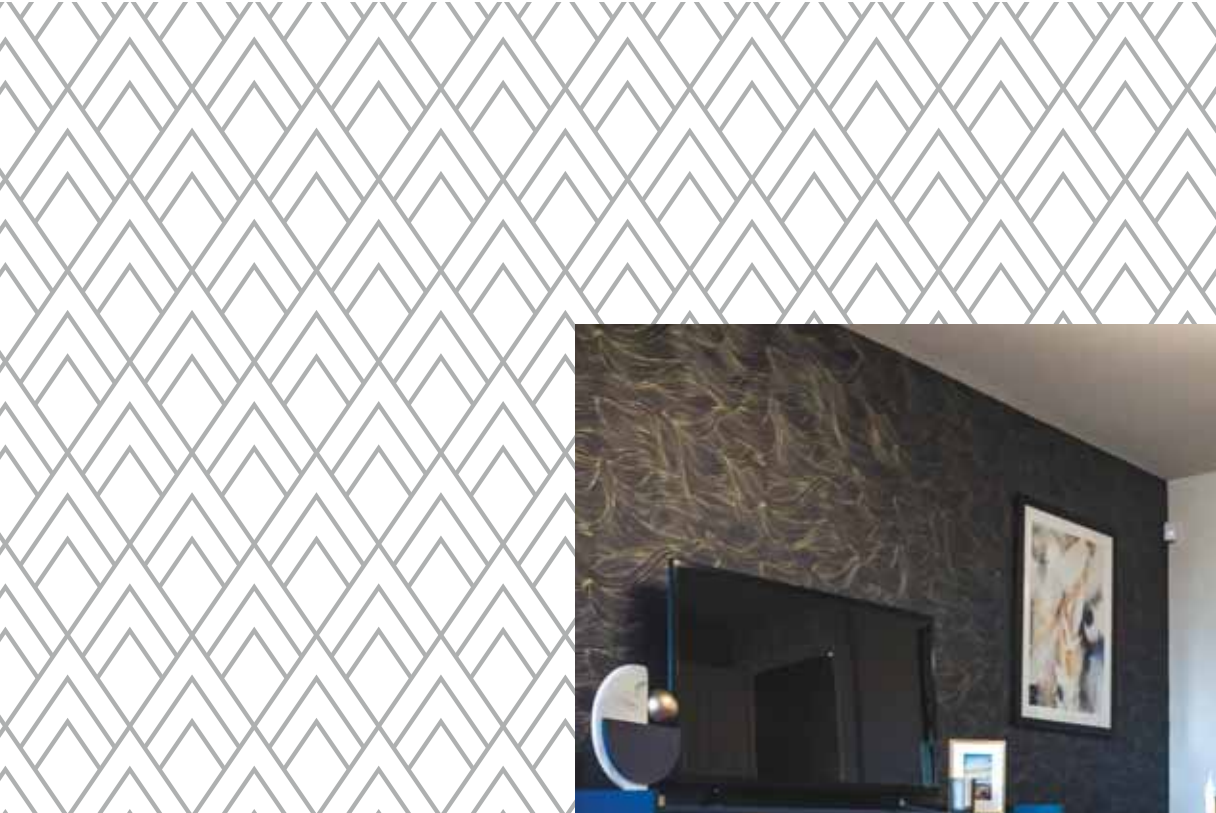
SITE PLAN

► **MAKE IT YOUR OWN**

SPECIFICATION

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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

- ✓ 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.

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.



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.

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



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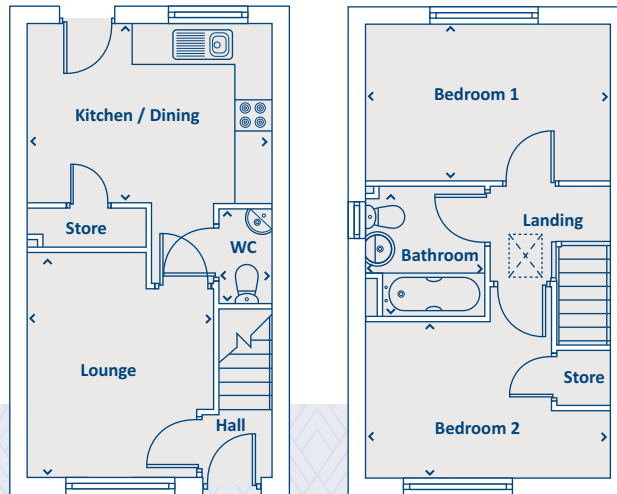
A dark blue background with a white circle in the lower right quadrant. Inside the circle, the text "Start the next exciting chapter in your life" is written in a white, italicized serif font.

*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

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:

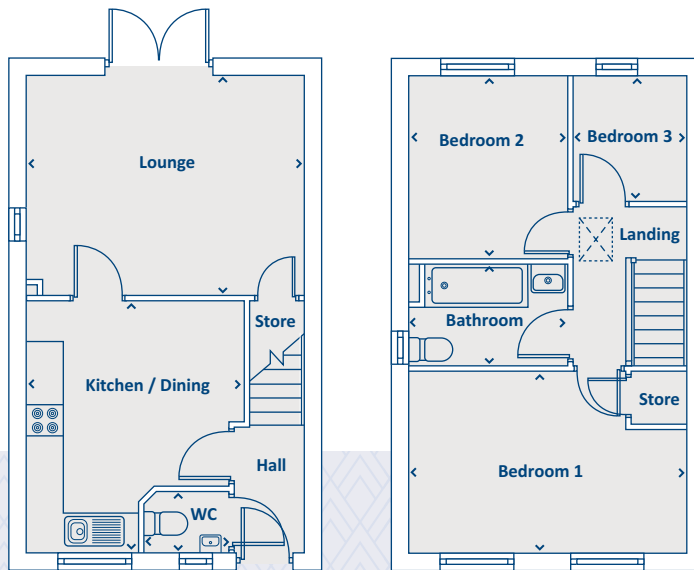
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Artists impression, features may vary

THE 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:

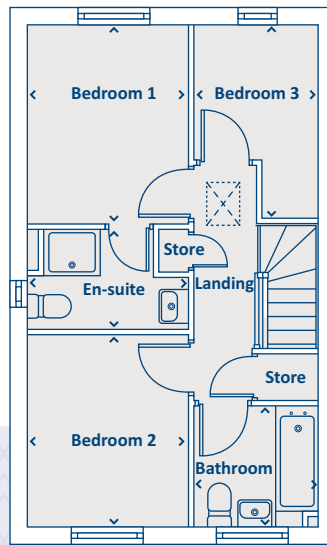
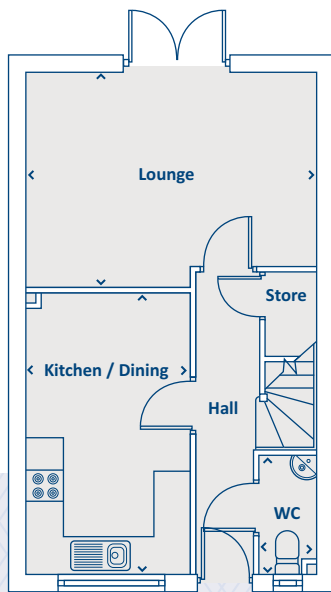
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Artists impression, features may vary

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

PLEASE NOTE:

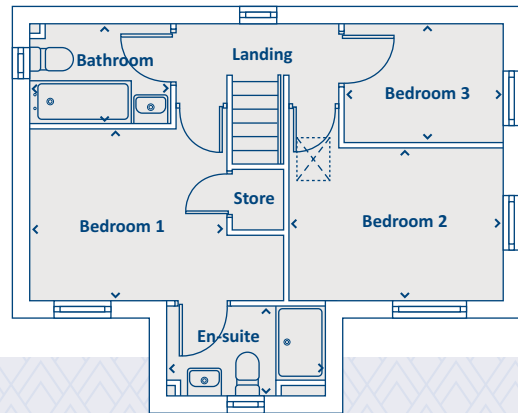
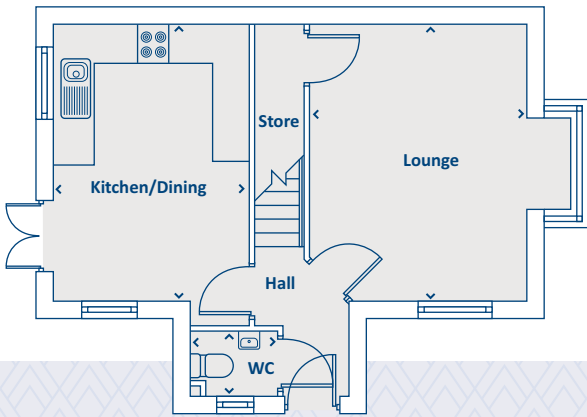
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THE WINDSOR 3 bedroom home



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

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"
Bathroom	2292 x 1586	7'6" x 5'2"

› Longest measurement taken

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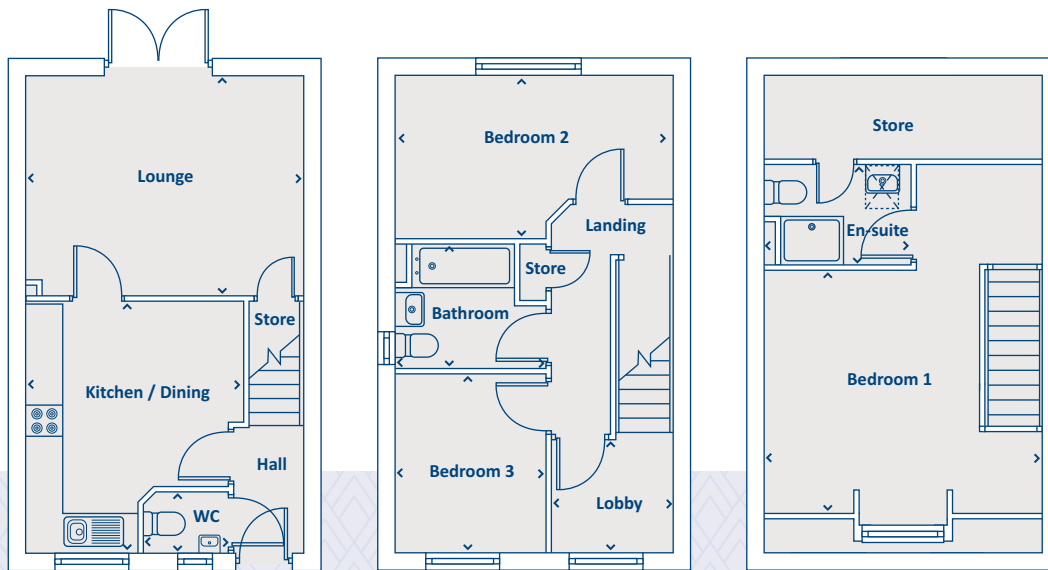
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Artists impression, features may vary

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

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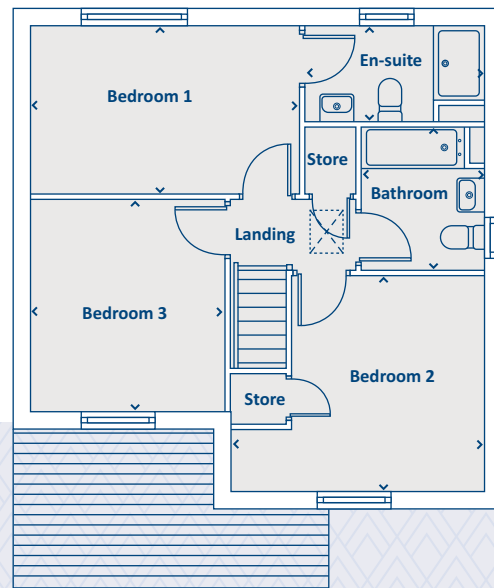
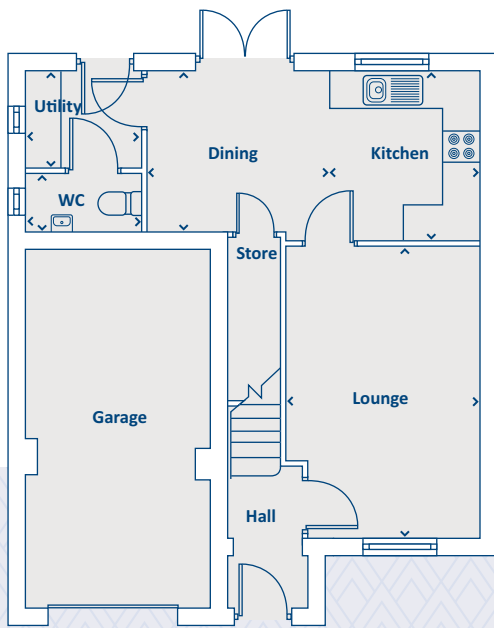
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THE KELHAM 3 bedroom home



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

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"
Bathroom	2345 x 2000	7'8" x 6'7"

PLEASE NOTE:

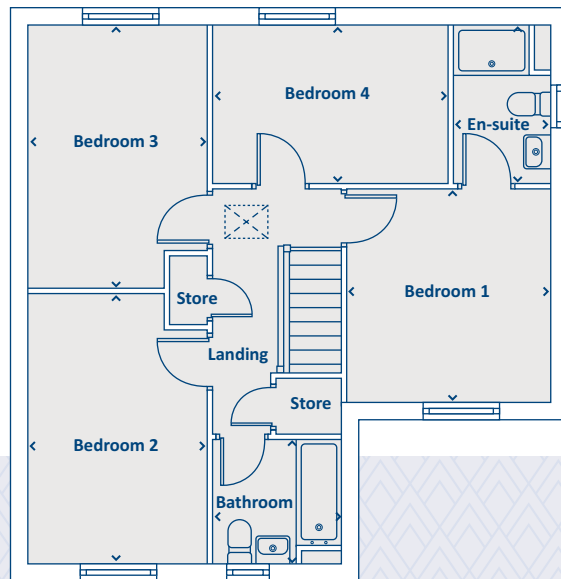
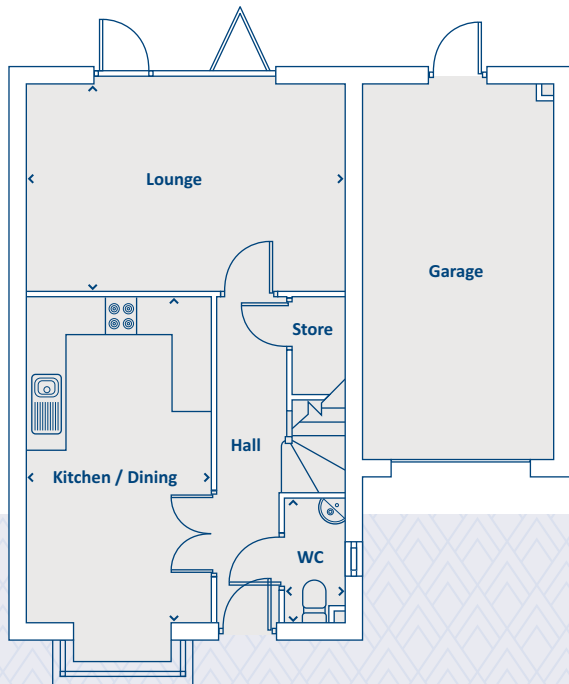
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THE CLAREMONT 4 bedroom home



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"

FIRST FLOOR

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

› Longest measurement taken

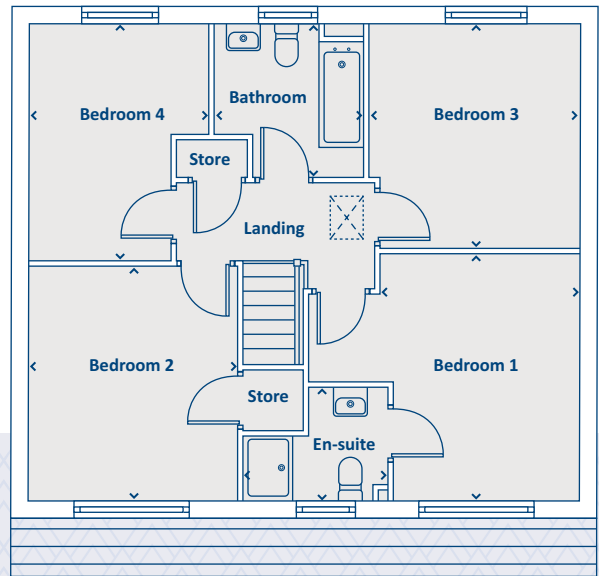
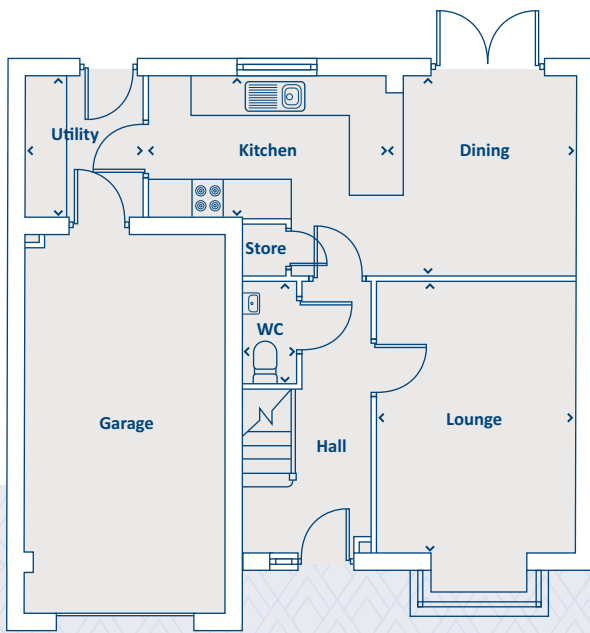
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THE JUNIPER 4 bedroom home



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

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"
Bathroom	2393 x 2324	7'10" x 7'7"

PLEASE NOTE:

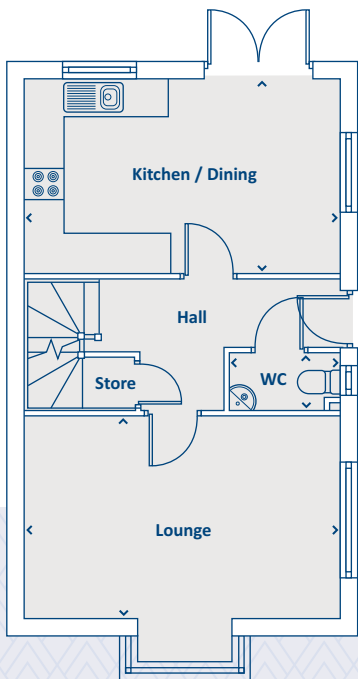
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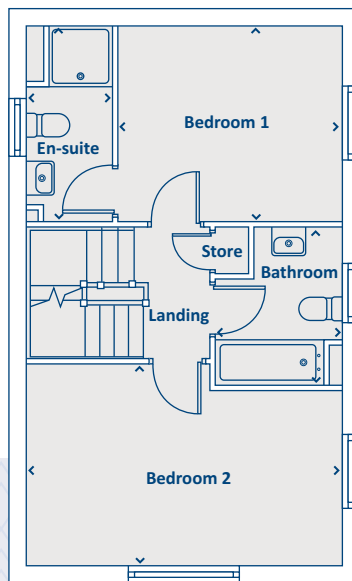
Artists impression, features may vary

THE HARDWICK 4 bedroom home



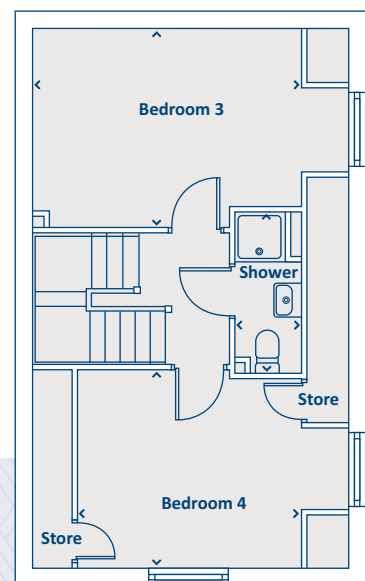
GROUND FLOOR

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

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ANTLER PARK

SEATON CAREW

All enquiries:

01429 650 183

or email: Antler.Park@keepmoat.com



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.