



wayside point

brightening the future for ellington

PHASE 3



A STUNNING SELECTION OF
TWO, THREE AND FOUR-BEDROOM HOUSES AND APARTMENTS

WAYSIDE POINT • ELLINGTON • NORTHUMBERLAND



Ascent Homes

EXCEPTIONAL THROUGHOUT



welcome to your new home...

Ascent Homes is passionate about creating high-quality houses, perfect for your next home. Each development location is carefully selected in the most striking locations, from beachfront tranquillity to contemporary urban living to idyllic rural settings, all chosen to complement our unique homes which seamlessly enhance their individual surroundings.

As well as being passionate about the quality of its homes, Ascent has an experienced and dedicated team of specialists who will ensure the home buying process is as smooth and stress-free as possible.

What truly sets Ascent apart is the passion and dedication it holds for the communities in which it operates, utilising local labour and craftsmen for more than 70% of its work, ensuring all developments have a genuine positive impact upon those who live in and around them before they are even complete.



Ascent Homes

EXCEPTIONAL THROUGHOUT





wayside point

EXQUISITELY STYLED,
PROFESSIONALLY LANDSCAPED

Combining contemporary design with unrivalled luxury, Wayside Point features homes to suit every customer's needs, comprising four-bed detached houses, three-bed detached houses, three-bed townhouses, and two-bed houses.

Each home is exquisitely styled, inside and out, with high class specification, finishing and balanced use of space, with the attention to detail extending to the professionally landscaped development.

Situated in the picturesque village of Ellington, Wayside Point is located on the site of the former Ellington Colliery, which was the last operational deep mine in the North East before it closed in 2005. The development seamlessly combines striking modern property design with the peaceful rural Northumberland landscape, and with the stunning Cresswell Bay just a few minutes away, it is ideal for those wanting their cake and to eat it too.

a nod to the past...

Even before Ellington Colliery was sunk in 1909, the area along Lynemouth road where the development now sits was known as WAYSIDE.

However, the name also relates to the areas rich mining heritage with 'Way' referring to the name given to the tracks that the mining cars run on, whilst 'Side' or siding was the track that connected the mine to the national rail network.



2 MINUTES TO ELLINGTON TOWN CENTRE



7 MILES TO A1 FOR NORTH AND SOUTH CONNECTIONS



1.5 MILES (5 MINUTES) DRIVE TO CRESSWELL BEACH ON THE NORTH EAST COAST



20 MILES (32 MINUTES) DRIVE TO NEWCASTLE CITY CENTRE





everything is close at hand...

QUINTESSENTIAL NORTHUMBERLAND

The coastal village of Ellington is the quintessential Northumberland picture postcard location. Steeped in history, both modern and from times passed, Ellington takes its name from the Saxon word meaning 'descendants of Ella' and was first recorded as a village in 1240 - it is however more famous for being the location of the North East's last working deep coal mine, which closed its doors in 2005 having operated for nearly one hundred years. As well as significant historic meaning, it also represents a place high in natural beauty with a stunning coastline and beach just a few miles away.

Whilst a growing and fast developing area, Ellington still possesses its village charm and local amenities can still be found central to village life. It is also well placed to travel further afield with good transport links to larger and more well equipped towns, such as Ashington and Morpeth, which are four and six miles away respectively, plus the coastal resorts of Cresswell and Newbiggin-on-Sea.

Situated just seven miles from the main A1 road, the big city lights of Newcastle (20 miles) are easily reached. The main East Coast railway link between Edinburgh (journey time approximately 1hr:15mins) and London (journey time approximately 3hr:30mins) runs via the nearby Morpeth Station, with a weekday service of nine trains per day north to Edinburgh and around 15 trains per day south to London. Plus Glasgow can be reached in around 2hr:30mins. For those wanting to travel further afield, Newcastle Airport is just 30 minutes by car.

brightening the future for ellington

Across both phases of this exciting new development there will be a total of 184 new homes created. There are also proposals to provide a retail unit on the site.

Ellington village was the site of the last remaining operational deep coal mine in North East England and has been vacant since it was closed by UK Coal in 2005.

We will employ local people in construction, providing new jobs or apprenticeship opportunities for people in the area as well as contracts for suppliers. The results of this are that when the homes are occupied, there will be a significant amount of money generated to spend in the area. The development will also create extra income to Northumberland County Council through Council Tax and 'New Homes Bonus', helping to underpin vital public services.





Phases 1 and 2

Heritage Park

Heritage Park

- THE IVY** 2 bed
- THE DUNE** 3 bed
- THE PEONY** 3 bed
- THE GABLE** 3 bed
- THE MAPLE** 3 bed
- THE OAK** 4 bed
- THE WILLOW** 4 bed
- THE GRANARY** 4 bed
- THE ELDER** 4 bed

ng SUDS Basin

LYNEMOUTH ROAD

Existing Building

NORTH



Public Open Space

Public Open Space

Public Open Space





the ivy

2 BEDROOMS

OVERALL 61.39 M² | 660 FT²

To the front of the ground floor of this property is a modern fitted kitchen, complete with dining area.

To the rear is large living space, complete with bi-fold doors opening out to the rear aspect.

On the first floor are two double bedrooms and a spacious family bathroom.





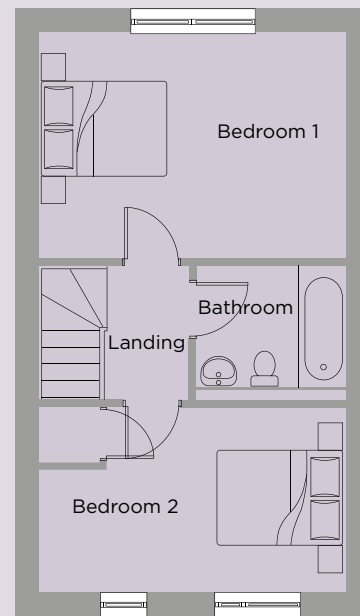
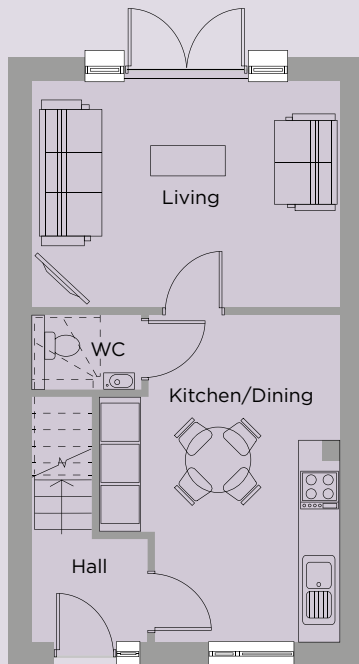
the ivy

2 BEDROOMS

OVERALL 61.39 M² | 660 FT²

Ground	Metric (m)	Imperial
Living	4.20 x 2.85	13'9" x 9'4"
Kitchen	3.20 x 4.52	10'5" x 14'9"

First	Metric (m)	Imperial
Bed 1	4.20 x 2.85	13'9" x 9'4"
Bed 2	4.20 x 2.46	13'9" x 8'1"
Bathroom	2.10 x 1.98	6'10" x 6'5"



All travel times, distances, companies, businesses and trading names are believed to be correct at the time of going to print, but any prospective buyer should make their own enquiries. All materials and kitchen/bathroom layouts are indicative only and the final layout, materials, colour and external elevations are subject to change. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Ascent Homes reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. May 2023.



the peony

3 BEDROOMS

OVERALL 87.8 M² | 946 FT²

Open plan living with a spacious living room leading into a modern kitchen-diner to the rear of the property and patio doors leading onto the garden.

Upstairs features two double bedrooms, one with en-suite, a single bedroom and a family bathroom.





the peony

3 BEDROOMS

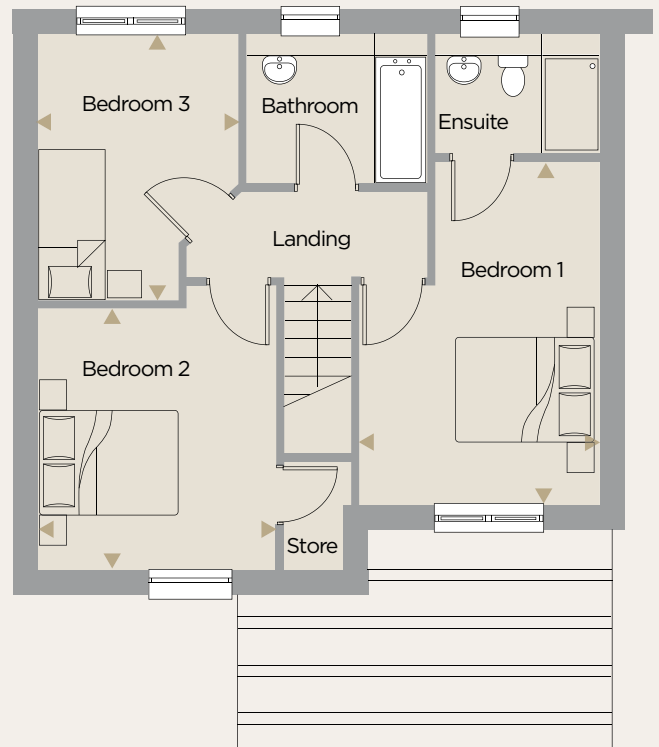
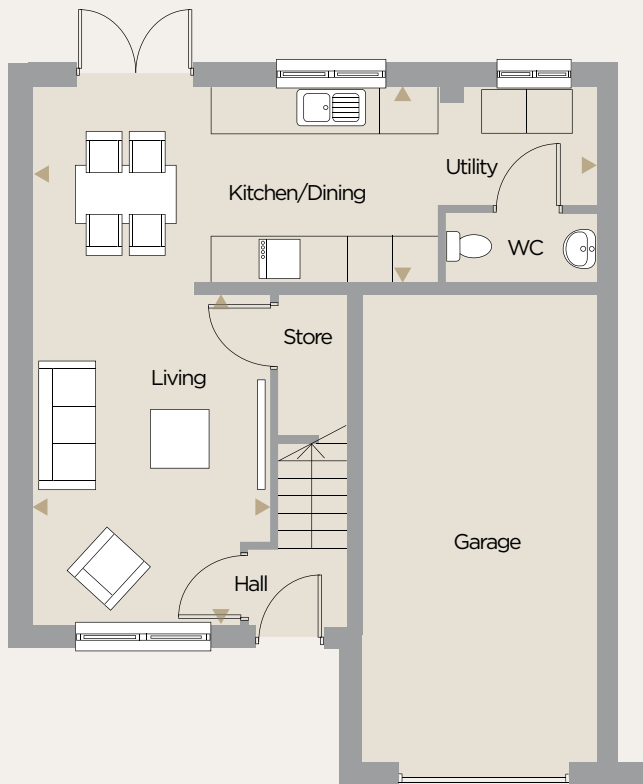
OVERALL 87.8 M² | 946 FT²

Ground	Metric (m)	Imperial
Living	3.19 x 4.39	10'5" x 14'4"
Kitchen / Dining	7.47 x 2.61	24'6" x 8'6"

Measurements taken between ◀ ▶

First	Metric (m)	Imperial
Bed 1	3.22 x 4.56	10'6" x 14'11"
En-suite	2.21 x 1.61	7'3" x 5'3"
Bed 2	3.19 x 3.52	10'5" x 11'6"
Bed 3	2.69 x 3.55	8'9" x 11'7"
Bathroom	2.47 x 2.00	8'1" x 6'6"

Measurements taken between ◀ ▶



All travel times, distances, companies, businesses and trading names are believed to be correct at the time of going to print, but any prospective buyer should make their own enquiries. All materials and kitchen/bathroom layouts are indicative only and the final layout, materials, colour and external elevations are subject to change. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Ascent Homes reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. February 2023.



the maple

3 BEDROOMS

OVERALL 89.8 M² | 967 FT²

A hallway leads through to the kitchen-diner and then onto a spacious living room to the rear of the property, with patio doors leading onto the garden.

Upstairs features two double bedrooms, one with ensuite, a single bedroom and a family bathroom.





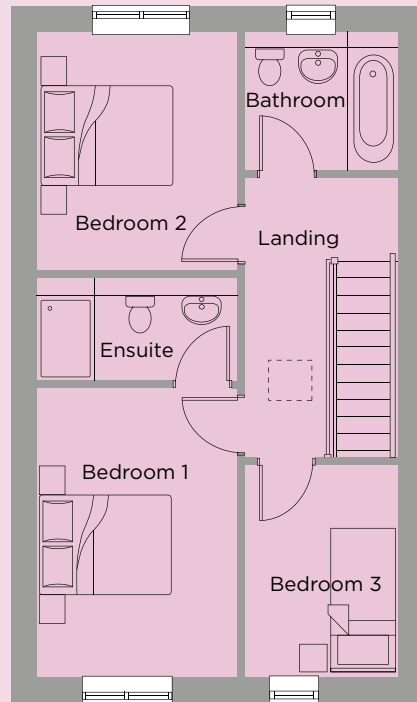
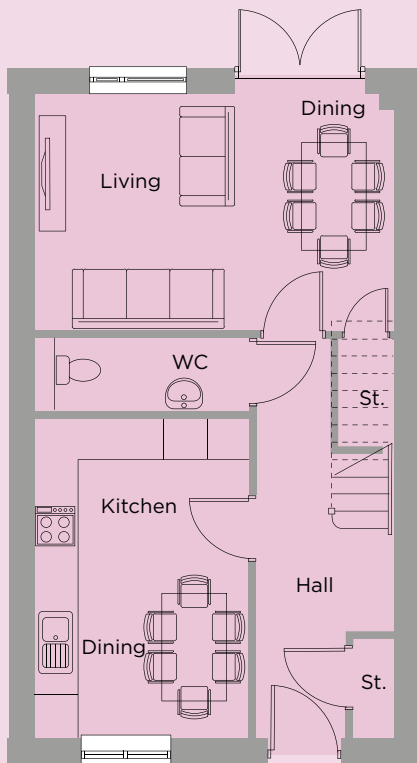
the maple

3 BEDROOMS

OVERALL 89.8 M² | 967 FT²

Ground	Metric (m)	Imperial
Living	5.07 x 3.35	16'7" x 10'11"
Kitchen / Dining	3.03 x 4.49	9'11" x 14'8"

First	Metric (m)	Imperial
Bed 1	2.86 x 4.07	9'4" x 13'4"
Bed 2	2.86 x 3.37	9'4" x 11'0"
Bed 3	2.13 x 2.99	6'11" x 9'9"



All travel times, distances, companies, businesses and trading names are believed to be correct at the time of going to print, but any prospective buyer should make their own enquiries. All materials and kitchen/bathroom layouts are indicative only and the final layout, materials, colour and external elevations are subject to change. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Ascent Homes reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. December 2022.



the dune

3 BEDROOMS

OVERALL 92 M² | 990 FT²

A central hallway opens up the property, leading onto a spacious living room and modern fitted kitchen-diner, with bi-fold doors opening into the garden. Upstairs are two double bedrooms, one with ensuite, a single bedroom and large family bathroom.





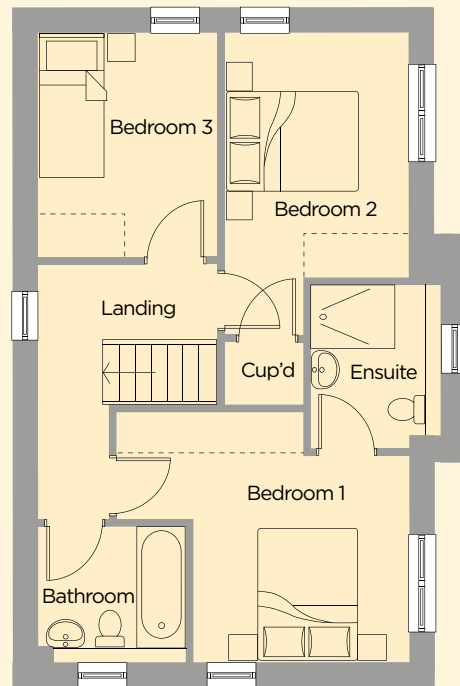
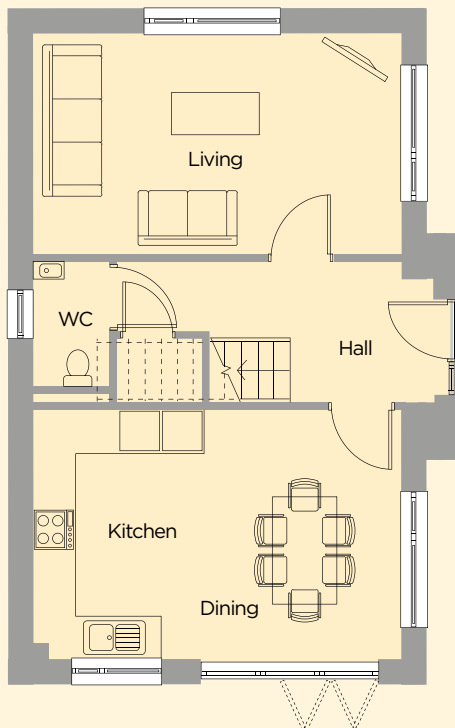
the dune

3 BEDROOMS

OVERALL 92 M² | 990 FT²

Ground	Metric (m)	Imperial
Living	5.15 x 3.09	16'11" x 10'2"
Kitchen / Dining	5.15 x 3.49	16'11" x 11'5"
Hall	4.42 x 1.98	14'6" x 6'6"

First	Metric (m)	Imperial
Bed 1	3.00 x 3.49	9'10" x 11'5"
Ensuite	1.81 x 2.23	5'11" x 7'4"
Bed 2	2.56 x 3.39	8'5" x 11'1"
Bed 3	2.50 x 3.11	8'2" x 10'2"
Bathroom	2.06 x 1.91	6'9" x 6'3"



All travel times, distances, companies, businesses and trading names are believed to be correct at the time of going to print, but any prospective buyer should make their own enquiries. All materials and kitchen/bathroom layouts are indicative only and the final layout, materials, colour and external elevations are subject to change. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Ascent Homes reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. December 2022.



the elder

4 BEDROOMS

OVERALL 107 M² | 1153 FT²

The property is opened by a central hallway, leading onto a front-facing living room space and a contemporary kitchen-diner, with french doors bringing the outside in. A utility and WC completes the floor.

A large landing space opens up onto three double bedrooms, with the master featuring an ensuite, a single bedroom and a spacious family bathroom complete the upper floor.





the elder

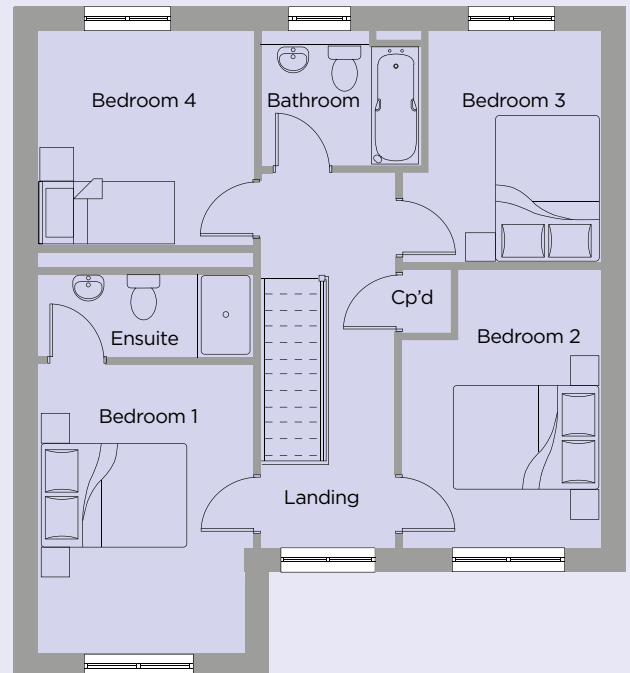
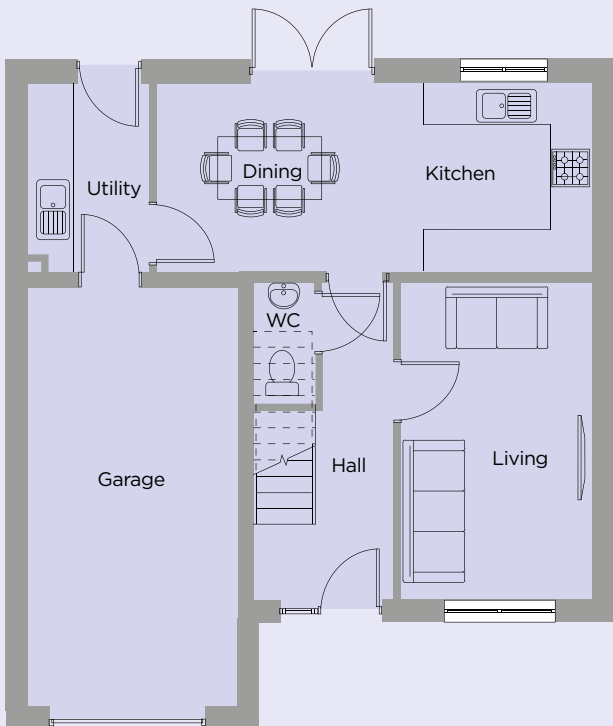
4 BEDROOMS

OVERALL 107 M² | 1153 FT²

Ground	Metric (m)	Imperial
Living	2.80 x 4.59	9'2" x 15'0"
Kitchen / Dining	6.35 x 2.78	20'10" x 9'1"
Utility	1.75 x 2.78	5'8" x 9'1"

First	Metric (m)	Imperial
Bed 1	3.14* x 4.15	10'3" x 13'7"
Ensuite	3.14 x 1.52	10'3" x 4'11"
Bed 2	2.91* x 4.01	9'6" x 13'1"
Bed 3	2.91* x 3.39	9'6" x 11'1"
Bed 4	3.14 x 3.14	10'3" x 10'3"
Bathroom	2.31 x 2.00	7'6" x 6'6"

*Maximum Size



All travel times, distances, companies, businesses and trading names are believed to be correct at the time of going to print, but any prospective buyer should make their own enquiries. All materials and kitchen/bathroom layouts are indicative only and the final layout, materials, colour and external elevations are subject to change. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Ascent Homes reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. December 2022.



the oak

4 BEDROOMS

OVERALL 126.3 M² | 1359 FT²

This stunning home is opened up by a central hallway, with a large living room to the front of the property perfect for entertaining. To the rear is the heart beat of the house - a large modern kitchen with an open dining and family areas. A separate utility and integral garage complete the downstairs.

Upstairs are four double bedrooms, one with ensuite, and a large family bathroom.





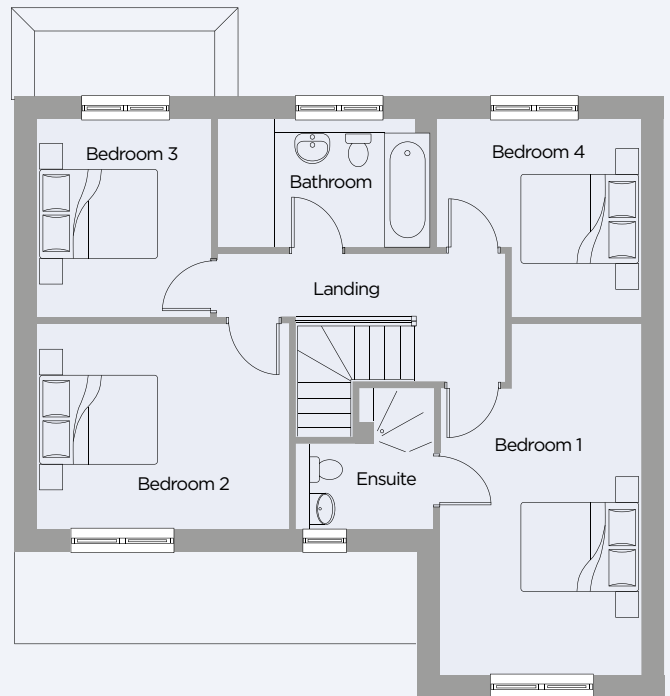
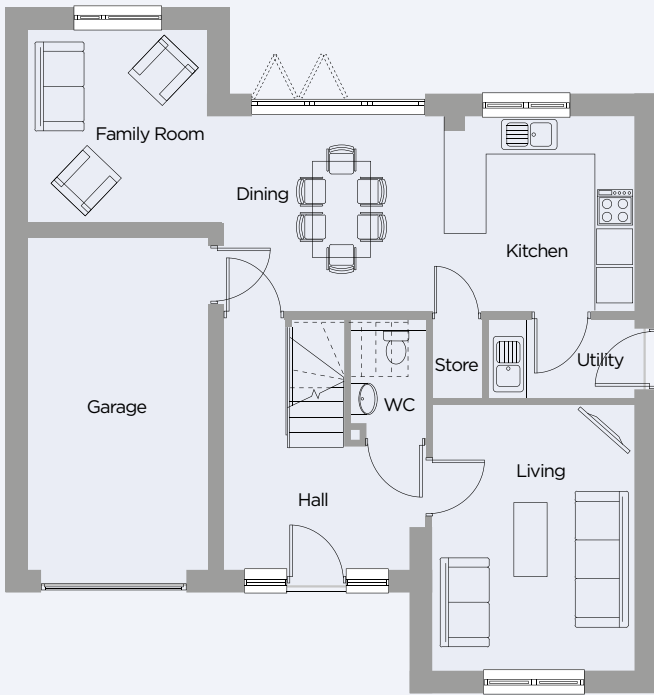
the oak

4 BEDROOMS

OVERALL 126.3 M² | 1359 FT²

Ground	Metric (m)	Imperial
Living	3.14 x 4.16	10'3" x 13'8"
Kitchen	2.95 x 3.04	9'8" x 10'0"
Dining	3.46 x 3.04	11'4" x 10'0"
Family	2.79 x 3.03	9'2" x 9'11"
Hall	2.91 x 3.88	9'7" x 12'9"

First	Metric (m)	Imperial
Bed 1	3.14 x 5.47	10'3" x 17'11"
Ensuite	2.16 x 2.21	7'1" x 7'3"
Bed 2	3.94 x 3.21	12'11" x 10'6"
Bed 3	2.73 x 3.08	8'11" x 10'1"
Bed 4	3.20 x 3.08	10'6" x 10'1"
Bathroom	3.30 x 2.00	10'10" x 6'7"



All travel times, distances, companies, businesses and trading names are believed to be correct at the time of going to print, but any prospective buyer should make their own enquiries. All materials and kitchen/bathroom layouts are indicative only and the final layout, materials, colour and external elevations are subject to change. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Ascent Homes reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. December 2022.



the willow

4 BEDROOMS

OVERALL 145.65 M² | 1568 FT²

The property is opened by a central hallway, leading onto a front-facing living room space and a contemporary kitchen-diner, and separate family area, with bi-fold doors bringing the outside in. A utility and WC completes the floor.

A large landing space opens up onto four bedrooms, with the master featuring dressing room space and en suite, and a spacious family bathroom.





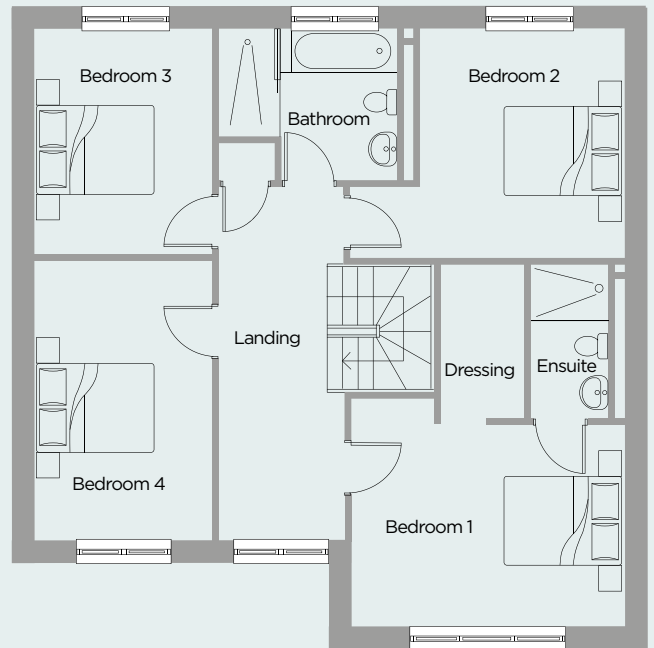
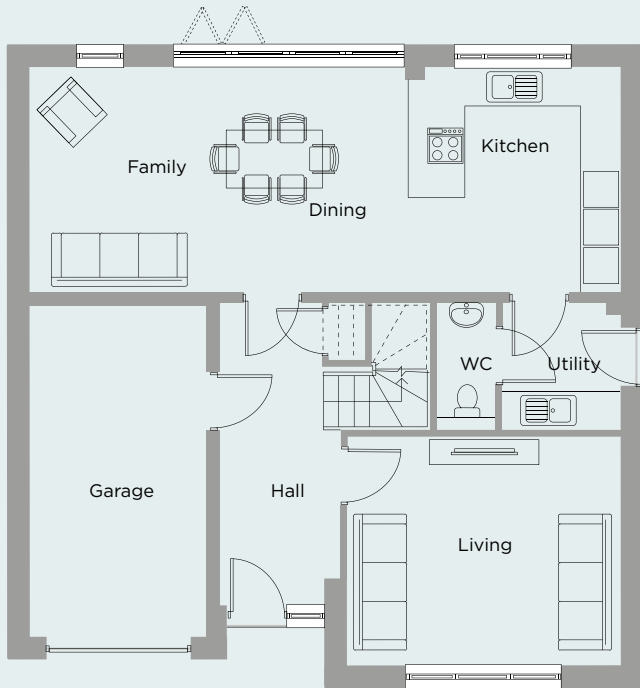
the willow

4 BEDROOMS

OVERALL 145.65 M² | 1568 FT²

Ground	Metric (m)	Imperial
Living	4.25 x 3.56	13'11" x 11'8"
Kitchen	3.33 x 3.51	10'11" x 11'6"
Utility	1.84 x 2.00	6'0" x 6'7"
Dining	2.91 x 3.51	9'7" x 11'6"
Family	2.96 x 3.51	9'9" x 11'6"

First	Metric (m)	Imperial
Bed 1	4.25 x 3.14	13'11" x 10'3"
Dressing	1.31 x 2.43m	4'4" x 8'0"
Ensuite	1.25 x 2.43	4'1" x 8'0"
Bed 2	3.19 x 3.56	10'6" x 11'8"
Bed 3	2.79 x 3.51	9'2" x 11'6"
Bed 4	2.79 x 4.37	9'2" x 14'4"
Bathroom	2.81 x 2.36	9'3" x 7'9"



All travel times, distances, companies, businesses and trading names are believed to be correct at the time of going to print, but any prospective buyer should make their own enquiries. All materials and kitchen/bathroom layouts are indicative only and the final layout, materials, colour and external elevations are subject to change. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Ascent Homes reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. December 2022.



the granary

4 BEDROOMS

OVERALL 117.2 M² | 1261 FT²

The ground floor of this stunning property comprises a large airy lounge with bi-fold doors, a separate dining room and a contemporary family kitchen-diner. Downstairs is completed by a utility room and storage space.

Upstairs boasts three double bedrooms, one with ensuite, a single bedroom and a family bathroom.





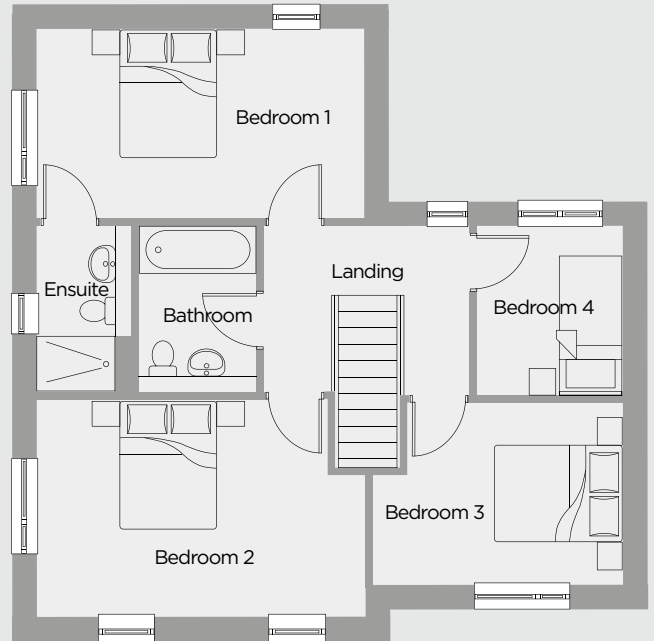
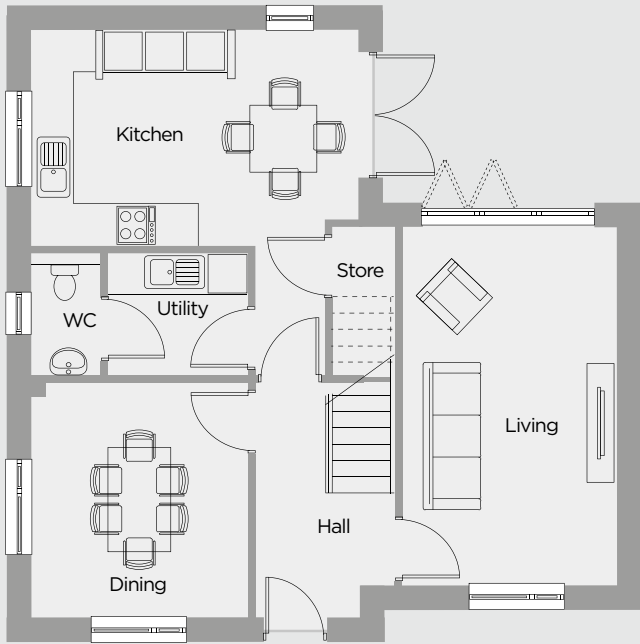
the granary

4 BEDROOMS

OVERALL 117.2 M² | 1261 FT²

Ground	Metric (m)	Imperial
Living	3.08 x 5.14	10'1" x 16'10"
Kitchen	4.70 x 3.10	15'5" x 10'2"
Utility	2.02 x 1.75	6'8" x 5'9"
Dining	3.12 x 3.37	10'3" x 11'1"
Hall	1.99 x 3.37	6'6" x 11'1"

First	Metric (m)	Imperial
Bed 1	4.70 x 2.73	15'5" x 9'0"
Ensuite	1.37 x 2.39	4'6" x 7'10"
Bed 2	4.70 x 3.10	15'5" x 10'2"
Bed 3	3.62 x 2.60	11'10" x 8'6"
Bed 4	2.11 x 2.44	6'11" x 8'0"
Bathroom	1.69 x 2.39	5'6" x 7'10"



All travel times, distances, companies, businesses and trading names are believed to be correct at the time of going to print, but any prospective buyer should make their own enquiries. All materials and kitchen/bathroom layouts are indicative only and the final layout, materials, colour and external elevations are subject to change. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Ascent Homes reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. December 2022.



specification

KITCHEN

- Roundel fitted kitchens in a choice of colours and choice of doors, 40mm worktop and matching up-stand
- Drawers and doors featuring soft close technology
- Integrated Electrolux stainless steel oven and ceramic hob
- Contemporary stainless steel extractor hood
- Integrated Electrolux Fridge/Freezer
- Stainless steel 1 1/2 bowl sink & mixer tap
- Stainless steel splash back
- Connections and plumbing for washing machine and dishwasher

All the above are part of our Silver Package - see the **Kitchen Upgrade** insert - which highlights the elements that can be upgraded to our Gold or Platinum package

SILVER

GOLD

PLATINUM

BATHROOMS AND EN-SUITES

- Contemporary white fitted sanitary-ware from Abacus
- A large range of stylish Porcelanosa tiles to choose from as well as upgrade options available
- Shower trays with contemporary shower enclosure doors
- Full height tiling in shower enclosure, half height tiling to two additional walls and floor tiling (excludes WC)
- Chrome tile trims
- Toilets with soft close system
- Extractor to bathroom, en-suite and cloaks/WC

HEATING

- Chrome ladder style heated towel radiators to bathroom and en-suite
- White panelled radiators to all remaining rooms

LIGHTING AND ELECTRICAL

- Sealed chrome ceiling down-lighters included as standard in kitchens and wet rooms
- TV points in living room as well as bedrooms 1 and 2
- Satellite connection point as well as ample sockets for your TV/media unit in living rooms
- Electrical upgrades available including chrome sockets subject to build stage
- Mains supplied smoke alarms
- Power and light to garage

INTERNAL

- Neutral soft white emulsion throughout
- Contemporary chunky satin/polished chrome door furniture
- Modern composite front door with double glazed panel and multi locking point
- Modern profile white ladder internal door
- Carbon monoxide detector
- Additional electrical items and upgrades available as optional extras subject to build stage on request
- Flooring choices available as an optional extra

EXTERNAL

- Double glazed, energy efficient windows
- Soft outside lighting to front and rear doors
- Landscaped external areas including turf to front and rear gardens
- Patio area to rear external doors
- Block paving to driveways
- Doorbell to front door fitted as standard
- Outside tap fitted as standard to rear garden
- Single up and over garage with steel door





what's local...

PRIMARY SCHOOL

Ellington County First School
Warkworth Drive, Ellington,
Morpeth NE61 5HL
www.ellingtonfirstschool.co.uk
01670 860769

SECONDARY SCHOOL

Ashington High School
Green Lane, Ashington NE63 8DH
01670 812166

LOCAL AUTHORITY

Northumberland County Council
County Hall, Morpeth NE61 2EF
0345 600 6400

POLICE

Northumbria Police
Ashington Police Station
Lintonville Terrace,
Ashington NE63 8HD

DOCTOR

Wellway Medical Group
Albion Terrace, Lynemouth,
Morpeth NE61 5TB
01670 502333

DENTIST

Dr J Old Dental Surgeon
Grange Road, Morpeth NE61 5LX
01670 790229

POST OFFICE

Ellington Post Office
South View, Ellington,
Morpeth NE61 5JA
01670 861151

SUPERMARKET

Asda Superstore
Portland Park, Lintonville Terrace,
Ashington NE63 9XG
01670 528600

RECREATION

Ashington Leisure Centre
Lintonville Terrace,
Ashington NE63 9JY
01670 542222

TRAIN STATION

Widdrington Station
Widdrington NE61 5QH





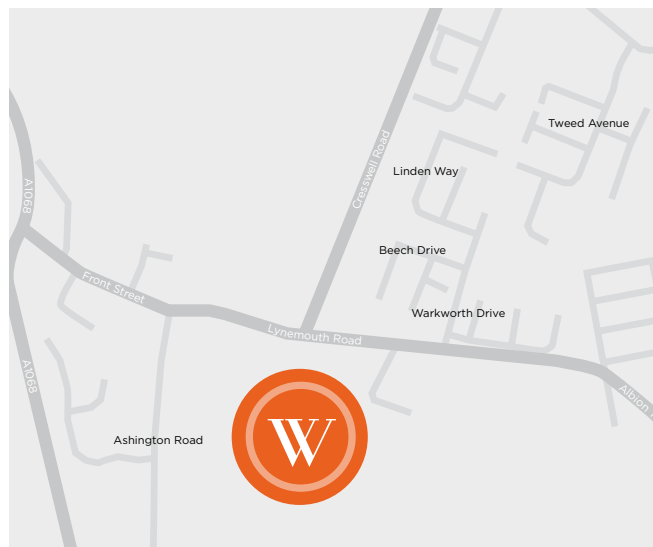
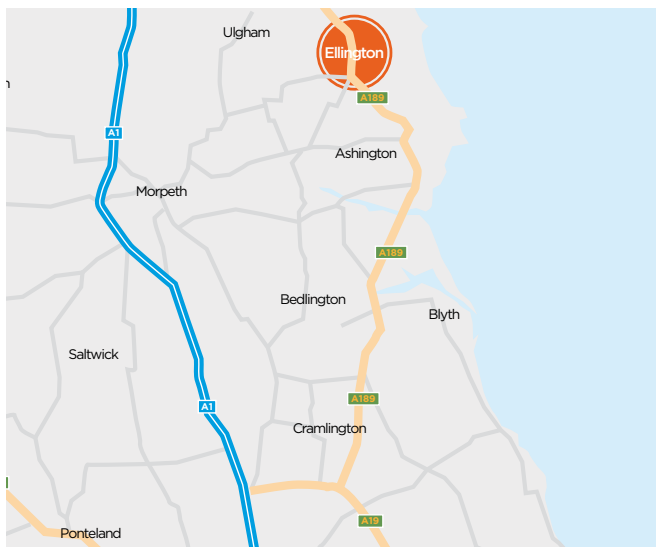
finding wayside point

FROM THE NORTH

Follow the A1068 South towards Ashington. Continuing along this road you will approach a roundabout with Ellington signposted the first exit. Take this exit, onto Front St, and continue along the road as it enters the village. As you pass the post office, the road becomes Lynemouth Road and the development will be clearly signed on the right hand side.

FROM THE SOUTH

Join the A1068 at Ashington and continue on the road for two miles. At the roundabout, continue straight staying on the A1068. Follow this road for around a mile before reaching another roundabout, taking the second exit onto Front St, signposted Ellington. Continue along the road as it enters the village. As you pass the post office, the road becomes Lynemouth Road and the development will be clearly signed on the right hand side.





Ascent Homes

EXCEPTIONAL THROUGHOUT

WWW.ASCENT-HOMES.CO.UK



Ascent Homes

EXCEPTIONAL THROUGHOUT

WWW.ASCENT-HOMES.CO.UK