LOCATION



Wynyard Woods



A beautiful new development of 143 luxury four, five and six bedroom homes.

Wynyard Woods is located on the western edge of the desirable Wynyard Estate, five miles north of Stockton-on-Tees and Middlesbrough, and just a short walking distance to Wynyard village centre.

Wynyard Estate is one of the most sought after addresses in the North East of England, set within 885 acres of woodland and within the magnificent grounds of Wynyard Hall.

The village of Wynyard benefits from local amenities for everyday essentials with a range of shops, bars and restaurants. Close by you'll find a choice of leisure amenities including Wynyard Golf Club which also features a country club and restaurant, Atom Health and Fitness Club, Norton Cricket Club and Norton Squash Club.







A unique development of 143 homes in one of the most sough

Just two miles from Wynyard Woods is Wynyard Woodland Park, a hidden gem with a woodland trail for walks and bike rides with all the family. Teesside Retail Park, one of the largest outdoor shopping centres in the UK, is a short drive from the development and has a wide variety of shops and restaurants as well as a cinema complex and bowling alley.

Enjoy the best of both world at Wynyard Woods - a peaceful countryside setting with excellent transport links close by for commuting via the A1(M) and A19 motorways to the north and south. The development is also well served by a great mix of local primary and secondary schools, many of which are rated outstanding by OFSTED.



Set in beautiful parkland with a compact village centre



Great transport links and close to the AI9 and AI(M) with easy access to Middlesbrough, Durham and Newcastle



Excellent primary and secondary schools nearby



Only a short drive from the coast





AREA LOCATION



WYNYARD WOODS, STONEYWOOD DRIVE, WYNYARD, TS22 5UP



REGIONAL OFFICELEVEL 6, WEST TOWER, BALTIC PLACE, SOUTH SHORE ROAD,
GATESHEAD NE8 3AE

robertsonhomes co.uk

DEVELOPMENT



Wynyard Woods







REGIONAL OFFICELEVEL 6, WEST TOWER, BALTIC PLACE, SOUTH SHORE ROAD, GATESHEAD NE8 3AE

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More space, More light, More comfort.



Our homes come with superior specification included as standard, but we know you may want to make some changes to make your home special to you, that's why we've developed a wide range of finishing touches for you to choose from.



Our attention to detail extends to every finish, fitting and appliance

Robertson Homes have been building fine family homes for over fifty years, and over that half century we've gained a wealth of experience.

Today we continue to insist on old-fashioned quality and craftsmanship while designing and building thoroughly modern homes. That care and attention to detail extends to the exceptional specification that comes as standard with your new Robertson home. We offer a huge choice of finishes so you can create a unique space that reflects your taste and personality. Our suppliers include some of the world's most desirable and trusted brands.







Homes without compromise





AEG and Zanussi appliances



Laufen Sanitaryware, Hansgrohe Taps, Hammonds Wardrobe



Stylish fitted kitchens by Symphony



Designer tiles from Porcelanosa



Personalise your home with a range of colours and finishes

	Units	By Symphony Kitchens in a range of colours*				٠				٠	٠	٠	٠	٠	٠	٠	٠	٠	٠
	Worktops	22mm laminate in a range of colours*																	
	Sink & tap	Upstand to match main worktop (95mm)* Stainless steel 1½ bowl sink with drainer with Chrome mixer tap																	
	Appliances	Induction hob - 600mm wide 4 zone with extractor by AEG																	
		Induction hob - 800mm wide 5 zone with extractor by AEG				٠							٠	٠			٠		٠
z		Induction hob - 830mm wide 4 zone with extractor by AEG																	
KITCHEN		Stainless Steel single Oven and Microwave in tall unit by AEG				٠		*		٠		٠	٠	٠	٠	٠	٠	٠	٠
Ĕ		Fully Integrated Dishwasher by ZANUSSI	٠			٠					٠	٠	٠	٠				٠	
×		Fully Integrated Fridge/Freezer by ZANUSSI Washing machine space and plumbing under worktop		•	•	•		•	•										
	Electrics	Mechanical extract fan RESPONSE by Vent Axia																	
		All switchplates and sockets to kitchens to be brushed chrome																	
		Brushed Chrome Multi-point switch system to Kitchen for Fridge / Freezer															٠		
		/ Dishwasher / Hob** Under unit lighting										٠							
		Low voltage chrome downlighters																	
	Units	By Symphony kitchens in a range of colours*				٠			٠			٠		٠	٠	٠	٠		
	Worktops	22mm laminate in a range of colours*																	
≟	Sink & tap	Upstand to match main worktop (95mm)* Stainless steel single bowl sink with drainer and chrome mixer tap																	
THE	Appliances	Washing machine space and plumbing under worktop																	
>		Tumble dryer space and associated wiring																٠	
	Electrics	Low voltage chrome downlighters				٠			٠			٠	٠						٠
		Mechanical extract fan RESPONSE by Vent Axia				*													
	Basin & tap	LAUFEN VAL slimline basin with tap by HANSGROHE											- 22						
	WC up	LAUFEN PRO Original WC with white slimline soft close seat																	
ò		LAUFEN PRO back to wall pan with white slimline soft close seat,																	
8	Tiles	concealed distern and dual flush reef plate																	
CLOAKROOM	Electrics	Porcelanosa half height wall tiling to W.H.B. wall* Downlighters																	
디		Batten light fitting																	
		Mechanical extractor fan RESPONSE by Vent Axia				٠										٠			
	Basin & tap	LAUFEN VAL slimline basin with tap by HANSGROHE LAUFEN PRO back to wall pan with white slimline soft close seat,			٠	٠	٠					٠	٠	٠	٠	٠	٠	٠	٠
	WC	concealed distern and dual flush reef plate	*			*	*		*									•	
Σ	Bath	CARRON Profile acrylic bath (1700 x 750mm) with side panel and showerset by HANSGROHE													٠				٠
BATHROOM	Shower	Thermostatic shower by HANSGROHE																	
£		Shower door by MERLYN												٠	٠		٠	٠	٠
BAT		JT FUSION 40 shower tray Full height tiling to shower enclosure and half height tiling to sanitryware							٠									٠	
	Tiles	(choice subject to construction stage) with flat edge brushed chrome tile trim*					*				*		*						
	Electrics	IP65 rated waterproof low voltage chrome downlighters				٠			٠		٠	٠	٠		٠	٠		٠	
		Mechanical extractor fan RESPONSE by Vent Axia					٠							٠	•				•
	Basin & tap	LAUFEN VAL slimline basin with tap by HANSGROHE																	
	Vanity unit	LAUFEN under basin vanity unit*																	
	WC	LAUFEN PRO back to wall pan with white slimline soft close seat,																	
EN-SUITE 1	Shower	concealed cistern and dual flush reef plate Thermostatic shower HANSGROHE		٠															
5		Shower door by MERLYN				٠			٠		٠			٠			٠	٠	٠
ź		JT FUSION 40 shower tray																	
ш.	Tiles	Full height tiling to shower enclosure and half height tiling to sanitryware (choice subject to construction stage) with flat edge brushed chrome tile trim*								٠			٠		٠			٠	٠
	Electrics	IP65 rated waterproof low voltage chrome downlighters							٠				٠	٠	٠	٠		٠	٠
		Mechanical extractor fan RESPONSE by Vent Axia																	
		TALLER STATE OF THE STATE OF TH																	
	Basin & tap	LAUFEN VAL slimline basin with tap by HANSGROHE LAUFEN PRO back to wall pan with white slimline soft close seat.				٠													
*	WC	concealed cistern and dual flush reef plate			*	*	*		*	*	*								
2 &	Shower	Thermostatic shower HANSGROHE																	
TE		Shower door by MERLYN [T FUSION 40 shower tray																	
EN-SUITE 2 & 3**	Tiles	Full height tiling to shower enclosure and half height tiling to sanitryware																	
Ä	Electrics	(choice subject to construction stage) with flat edge brushed chrome tile trim* IP65 rated waterproof low voltage chrome downlighters																	
		Mechanical extractor fan RESPONSE by Vent Axia																	

8																			
	Heating	Air Source Heat Pump powered central heating system with thermostat by MITSUBISHI ECODAN													٠				
		Unvented Hot Water Cylinder Myson radiators fitted with end panels and grills, include thermostatic radiator																	
	TV Points	valves except room with thermostat which is fitted with Lockshield Valves Lounge (x1) (Media Plate)												٠					
		Garden Room (x1) Master Bedroom (x1)								:						:	:	:	:
	BT Outlet	DiningFamily Room (x1) Lounge (x1) (Media Plate)				:			:			:							
*		Broadband Optical Network and Battery Back-Up Unit Media Plate with 2 Double Sockets, TV and BT Points	٠	٠			٠	٠	٠		٠	٠	٠	٠	٠	٠	٠	٠	
ELECTRICS & HEATING***	Electrics	and min 2 no. Double Sockets to Lounge† Min 3 no. Double Sockets to Garden Rooms	:		:											:			:
ĒĀ		Min 3 no. Double Sockets to Master Bedroom/Double Bedrooms	٠				٠	٠				٠			٠	٠	٠		
\$ Y		Min 2 no. Double Sockets to Dining/Family and all other bedrooms Min 1 no. Double Socket to upper and lower hallway		÷															
TRIC		Mains operated smoke detectors with battery backup Mains operated heat detector with battery backup to kitchen	:	:		:			:							:			:
EEC		Pendant light fittings to all rooms with the exception of Bathroom, En-suite(s), Utilities, Cloakroom and Kitchen																	
		Bathroom and En-suites to be fitted with IP65 rated waterproof light fittings Provision of spurs for all supplied kitchen appliances & min 3 no. double sockets							:										
		above worktop level All spurs to appliances in kitchen wired through multi-point switch																	
		All spurs to appliances in utility room wired through multi-point switch PIR Feature light at front door	:	:						:		:						:	:
		PIR light to rear Batten light fitting and double socket to garage				:	:		:		•				•		:		:
		Alarm system			٠							٠					٠		
		All switchplates and sockets to kitchens to be brushed chrome	٠	٠		٠		٠		•	٠	٠	٠	٠	٠	٠	٠	•	•
	Front Doors	Glazed side panels 5 Point Locking System compliant with SECURED BY DESIGN										:				:		:	
		One door chain - polished chrome Polished chrome letter plate and internal draught flap				:			:								:	:	:
	Rear/Side/ Detached Garage Door	Composite door with opaque glazing - Colour grey outside							٠										
	Door between house and integral garage	5 Lever door between house and garage to be 1/2 hour fire door to match internal pass doors (ie Pre-finished to match internal doors)				٠	٠				٠	٠				٠			
	French Doors & Bi-Fold Doors	French doors to be double glazed U.P.V.C. to match windows (grey outside (R.AL7016) and white inside)	٠	٠		•		٠	٠			٠	٠	٠	٠	٠	٠		
40	Windows	U.P.V.C. windows to be grey outside (RAL 7016) to all elevations with white inside. Window locks with keys to all windows excluding fire escapes.	:	:		:			:							:			:
R.		Window ironmongery to be white Windows to have clear glass with exception of bathrooms, en-suites,																	
INTERNAL FEATURES	Internal Doors	cloakrooms which have Cotswold (Toughened as required) Internal doors by Premdoor with vertical and horizontal grooves. Smooth finish, painted Grey (CPLE275)																	
¥		Chrome Ironmongery to doors Chrome Ironmongery to bathroom, en-suite etc with thumb turn																	:
E E	Wardrobe Doors	Wardrobe to Master Bedroom by Hammonds* Walk-In Wardrobe to Master Bedroom - internal pack by Hammonds*		٠		٠	٠		:		٠	٠					:		
=	Skirtings and Facings, Stairs	Skirtings - 145x18 MDF (where applicable)																	
		Architraves - 94x18 MDF (where applicable) Decorative Architrave blocks - 160x110x25mm MDF (where applicable)	:	:		:	:		:			:				:	:	:	:
		Window oil boards - 25x195 MDF Stairs - Laminated Redwood Stringers with Plywood risers	:	:	:		:									:	:		
	C	Stair Spindles - 41x41mm Redwood Fluted Spindles Single garage door with mock vertical panels in RAL 7016			•												٠		٠
	Garage	Double garage door with mock vertical panels in RAL 7016	Ė		Ė			٠	٠	٠	٠	٠	٠	٠	٠	٠	٠	٠	٠
	Decoration Internal	Crown Emulsion finish to walls - White Matt	*	٠	٠			*		*		٠	٠	٠	٠	٠	٠	٠	*
		Crown Emulsion finish to ceilings - White Matt Crown Eggshell finish to woodwork and internal door leafs - Grey (CPLE275) Crown Eggshell finish to window oil - White	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	÷
		Buff multi or Brindle Multi Facing Brick and White Roughcast					٠	٠	٠			٠							٠
s)		Anthracite roof tile Ground mounted Monobloc ASHP unit (MITSUBISHI ECODAN)																	
EXTERNAL FINISHES		Glazed Juliette balcony PV.C.U. Fascias and Soffits (Colour Anthracite RAL 7016)																	÷
H.F.		Rainwater Goods to be Black Block pavior finish to private driveway and tarmac to shared drives	:	:			:									:	:		
A Z		Turfed Front Garden Rotivated rear garden		:															:
EXTE		1800mm Close Boarded fence from front building line and linking gables* 1800mm high timber gate - refer to housetype site layout																	
		Paving / Patio to side/rear of house* Door Number Plaque	:	:	:	:	:		:	:	:	:	:		:	:	:	:	:
		External tap†																	



REGIONAL OFFICELEVEL 6, WEST TOWER, BALTIC PLACE, SOUTH SHORE ROAD, GATESHEAD NE8 3AE

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EVERETT GARDEN ROOM 4 BEDROOM HOME



Wynyard Woods



EVERETT GARDEN ROOM 4 BEDROOM HOME



GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5498 x 3513	18' 0" x 11' 6"
KITCHEN	4270 x 2812	14' 0" x 9' 3"
DINING	4418 x 3618	14' 6" x 11' 10"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
UTILITY	2466 x 1069	8' 1" x 3' 6"
WC	2234 x 1100	7' 4" × 3' 7"

FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5269 x 4223	17' 3" x 13' 10"
EN-SUITE 1	2402 x 1494	7' 11" x 4' 11"
BEDROOM 2	4364 x 3011	14' 4" x 9' 11"
EN-SUITE 2	2668 x 1679	8′ 9" x 5′ 6"
BEDROOM 3	3684 x 2668	12' 1" x 8' 9"
BEDROOM 4	3880 x 2402	12' 9" x 7' 11"
BATHROOM	2720 x 2529	8' 11" x 8' 4"



GUIMARD 4 BEDROOM HOME



Wynyard Woods



GUIMARD 4 BEDROOM HOME



GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	4375 x 3175	14' 4" x 10' 5"
KITCHEN	3813 x 3370	12' 6" x 11' 1"
FAMILY ROOM	3813 x 3630	12' 6" x 11' 11"
DINING	3825 x 3813	12' 7" x 12' 6"
UTILITY	2388 x 1852	7' 10" x 6' 1"
WC	2019 x 1238	6' 7" x 4' 1"



AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	4599 x 2937	15' 1" x 9' 8"
EN-SUITE 1	2524 x 1324	8' 3" x 4' 4"
BEDROOM 2	3827 x 2759	12' 7" x 9' 1"
EN-SUITE 2	2524 x 1710	8' 3" x 5' 7"
BEDROOM 3	4036 x 2537	13' 3" x 8' 4"
BEDROOM 4	3827 x 2329	12' 7" x 7' 8'
BATHROOM	2388 x 1932	7' 10" x 6' 4"
BATHROOM	2388 x 1932	7' 10" x 6



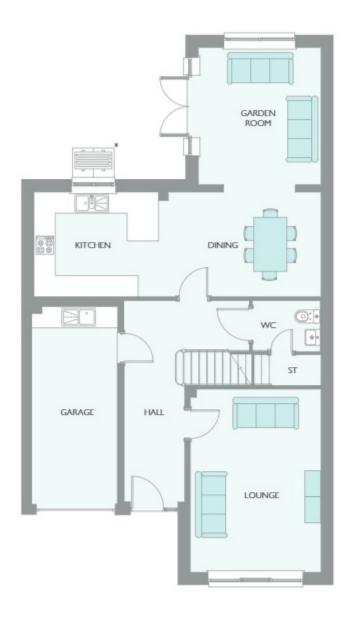
HUTTON GARDEN ROOM 4 BEDROOM HOME



Wynyard Woods



HUTTON GARDEN ROOM 4 BEDROOM HOME



GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5259 x 3738	17' 3" x 12' 3"
KITCHEN	3570 x 3000	11' 9" x 9' 10"
DINING	4668 x 3000	15' 4" x 9' 10"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
WC	1934 x 1457	6' 4" x 4' 9"



AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5273 x 3738	17' 4" x 12' 3"
EN-SUITE 1	2480 x 1490	8' 2" x 4' 11"
BEDROOM 2	4399 x 3258	14' 5" x 10' 8"
EN-SUITE 2	2362 x 2202	7' 9" x 7' 3"
BEDROOM 3	3534 x 3251	11' 7" x 10' 8"
BEDROOM 4	3251 x 2591	10' 8" x 8' 6"
BATHROOM	3251 x 1911	10' 8" x 6' 3"



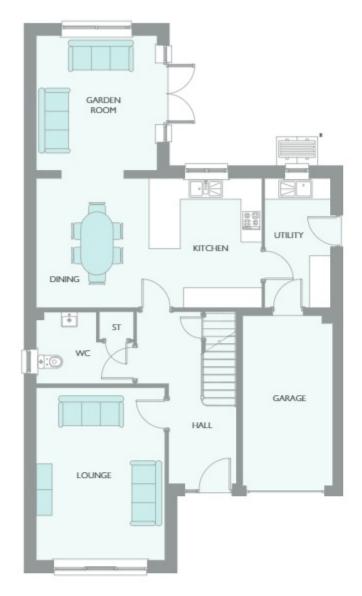
LAWRIE GARDEN ROOM 5 BEDROOM HOME



Wynyard Woods



LAWRIE GARDEN ROOM 5 BEDROOM HOME



GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5024 x 3738	16' 6" x 12' 3"
KITCHEN	3764 x 3285	12' 4" x 10' 9"
DINING	3764 x 3285	12' 4" x 10' 9"
GARDEN ROOM	3923 x 3513	12' 10" x 11' 6"
UTILITY	3764 x 1904	12' 4" x 6' 3"
WC	2827 × 2077	9' 3" x 6' 10"



AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	3738 x 3438	12' 3" x 11' 3"
EN-SUITE 1	2406 x 1811	7' 11" x 5' 11"
BEDROOM 2	3561 x 3482	11' 8" x 11' 5"
EN-SUITE 2	2647 x 1579	8' 8" x 5' 2"
BEDROOM 3	3610 x 3568	11' 10" x 11' 8"
BEDROOM 4	3570 x 2647	11' 9" x 8' 8"
BEDROOM 5	2878 x 2335	9′ 5" x 7′ 8"
BATHROOM	3568 x 2001	11' 8" x 6' 7"



LAWRIE GRAND 6 BEDROOM HOME



Wynyard Woods



LAWRIE GRAND 6 BEDROOM HOME



FIRST FLOOR

AREA	METRIC	IMPERIAL
BEDROOM 2	3738 x 4139	12' 3" x 13' 7"
EN-SUITE 2	2406 x 1811	7' 11" x 5' 11"
BEDROOM 3	3561 x 2647	11' 8" x 8' 8"
EN-SUITE 3	2647 x 1579	8' 8" x 5' 2"
BEDROOM 4	3610 x 3568	11' 10" x 11' 8"
BEDROOM 5	3570 x 2647	11' 9" x 8' 8"
BEDROOM 6	2878 x 2335	9′ 5" x 7′ 8"
BATHROOM	3568 x 2001	11' 8" x 6' 7"



GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5024 x 3738	16' 6" x 12'3"
KITCHEN	3764 x 3285	12' 4" × 10' 9"
DINING	3764 x 3285	12' 4" x 10' 9"
GARDEN ROOM	3923 x 3513	12' 10" x 11' 6"
UTILITY	3764 x 1904	12' 4" x 6' 3"
WC	2827 × 2077	9' 3" x 6' 10"



SECOND FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5579 x 4556	18' 4" x 14' 11"
DRESSING ROOM	2647 x 2013	8' 8" x 6' 7"
EN-SUITE 1	2647 x 2058	8' 8" x 6' 9"

LEONARDO GARDEN ROOM 4 BEDROOM HOME



Wynyard Woods



LEONARDO GARDEN ROOM 4 BEDROOM HOME

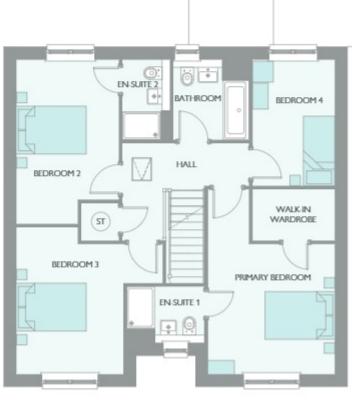


GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5761 x 3626	18' 11" x 11' 11"
KITCHEN	4083 x 3150	13' 5" x 10' 4"
DINING / FAMILY	5056 x 3150	16' 7" x 10' 4"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
STUDY	3063 x 2777	10' 1" x 9' 1"
UTILITY	2345 x 1736	7' 8" x 5' 8"
WC	1883 x 1712	6' 2" x 5' 7"



AREA	METRIC	IMPERIAL
ANEA	HEIRIC	IFIFERIAL
PRIMARY BEDROOM	5311 x 3636	17' 5" x 11' 11"
EN-SUITE 1	2223 x 1611	7' 4" x 5' 3"
BEDROOM 2	4721 x 2936	15' 6" x 9' 8"
EN-SUITE 2	2304 x 1364	7' 7" x 4' 6"
BEDROOM 3	4213 x 3063	13' 10" x 10' 1"
BEDROOM 4	3624 x 2361	11' 11" x 7' 9"
BATHROOM	2174 x 2304	7' 2" x 7' 7"



LEONARDO GRAND 5 BEDROOM HOME



Wynyard Woods



LEONARDO GRAND 5 BEDROOM HOME



GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5761 x 3626	18' 11" x 11' 11"
KITCHEN	4083 x 3150	13' 5" x 10' 4"
DINING / FAMILY	5056 x 3150	16' 7" x 10' 4"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
STUDY	3063 x 2777	10' 1" x 9' 1"
UTILITY	2345 x 1736	7' 8" x 5' 8"
WC	1883 x 1712	6' 2" x 5' 7"

FIRST FLOOR

AREA	METRIC	IMPERIAL
BEDROOM 2	5309 x 3063	17' 5" x 10' 1"
EN-SUITE 2	3038 x 1756	10' 0" x 5' 9"
BEDROOM 3	5420 x 2785	17' 9" x 9' 2"
BEDROOM 4	3626 x 2987	11' 11" x 9' 10"
BEDROOM 5	4215 x 2479	13' 10" x 8' 2"
RATHROOM	3471 v 2304	11' 5" ~ 7' 7"



BATHROOM BEDROOM 4 HALL ST BEDROOM 3 BEDROOM 2

SECOND FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	4423 x 4208	14' 6" x 13' 10"
STORE	3952 x 1895	13' 0" x 6' 3"
EN-SUITE 1	2653 x 2478	8' 8" x 8' 2"

LINTON GARDEN ROOM 5 BEDROOM HOME



Wynyard Woods



LINTON GARDEN ROOM 5 BEDROOM HOME



GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	6213 x 3417	20' 5" x 11' 3"
KITCHEN	3643 x 3582	11' 11" x 11' 9"
DINING / FAMILY	3713 x 3643	12' 2" x 11' 11"
GARDEN ROOM	3934 x 3513	12' 11" x 11' 6"
UTILITY	2457 x 1709	8' 1" x 5' 7"
WC	1894 x 1270	6' 3" x 4' 2"



AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5888 x 3445	19' 4" x 11' 4"
EN-SUITE 1	2992 x 1553	9' 10" x 5' 1"
BEDROOM 2	3700 x 3479	12' 2" x 11' 5"
EN-SUITE 2	2475 x 1553	8' 1" x 5' 1"
BEDROOM 3	3715 x 3692	12' 2" x 12' 1"
BEDROOM 4	4077 x 2420	13' 4" x 7' 11"
BEDROOM 5	3700 x 2836	12' 2" x 9' 4"
BATHROOM	2397 x 2064	7' 10" x 6' 9"



MACKINTOSH GARDEN ROOM 5 BEDROOM HOME



Wynyard Woods



MACKINTOSH GARDEN ROOM 5 BEDROOM HOME



GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	4851 x 3513	15' 11" x 11' 6"
KITCHEN	3529 x 3385	11' 7" x 11' 1"
DINING	5050 x 3529	16' 7" x 11' 7"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
UTILITY	3542 x 1727	11' 7" x 5' 8"
WC	2215 x 1313	7' 3" × 4' 4"



AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5098 x 3513	16' 9" x 11' 6"
EN-SUITE 1	2735 x 2179	9' 0" x 7' 2"
BEDROOM 2	3685 x 3398	12' 1" x 11' 2"
EN-SUITE 2	2482 x 1250	8' 2" x 4' 1"
BEDROOM 3	3950 x 3032	13' 0" x 9' 11"
BEDROOM 4	3563 x 3555	11' 8" x 11' 8"
BEDROOM 5	3563 x 2821	11' 8" x 9' 3"
BATHROOM	2735 x 1932	9' 0" x 6' 4"



MACKINTOSH GRAND 6 BEDROOM HOME



Wynyard Woods



MACKINTOSH GRAND 6 BEDROOM HOME



AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5098 x 3513	16' 9" x 11' 6"
EN-SUITE 1	2735 x 2179	9' 0" x 7' 2"
BEDROOM 2	3685 x 3398	12' 1" x 11' 2"
EN-SUITE 2	2482 x 1250	8' 2" x 4' 1"
BEDROOM 3	3950 x 3032	13' 0" x 9' 11"
BEDROOM 4	3563 x 3555	11' 8" x 11' 8"
BEDROOM 5	3563 x 2821	11' 8" x 9' 3"
BATHROOM	2735 x 1932	9' 0" x 6' 4"



GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	4851 x 3513	15' 11" x 11' 6"
KITCHEN	3529 x 3385	11' 7" x 11' 1"
DINING	5050 x 3529	16' 7" x 11' 7"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
UTILITY	3542 x 1727	11' 7" x 5' 8"
WC	2215 x 1313	7' 3" x 4' 4"



SECOND FLOOR

AREA	METRIC	IMPERIAL	
BEDROOM 6 / GAMES	6619 x 6100	21' 9" x 20' 0"	
EN-SUITE 3	2200 x 1877	7' 3" x 6' 2"	

MITCHELL GARDEN ROOM 5 BEDROOM HOME



Wynyard Woods



MITCHELL GARDEN ROOM 5 BEDROOM HOME



GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5088 x 3963	16' 8" x 13' 0"
KITCHEN	3924 x 3663	12' 11" x 12' 0"
DINING / FAMILY	6263 x 3924	20' 7" x 12' 11"
GARDEN ROOM	3934 x 3513	12' 11" x 11' 6"
UTILITY	2349 x 1924	7' 8" x 6' 4"
WC	1906 x 1525	6' 3" × 5' 0"



AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5188 x 3963	17' 0" x 13' 0"
EN-SUITE 1	2686 x 1499	8' 10" x 4' 11"
BEDROOM 2	4338 x 3035	14' 3" x 10' 0"
EN-SUITE 2	2648 x 1324	8' 8" x 4' 4"
BEDROOM 3	4838 x 3013	15' 10" x 9' 11"
BEDROOM 4	3848 x 3486	12' 8" x 11' 5"
BEDROOM 5	3613 x 3167	11' 10" x 10' 5"
BATHROOM	2650 x 2499	8' 8" x 8' 2"



MITCHELL GRAND 6 BEDROOM HOME



Wynyard Woods



MITCHELL GRAND 6 BEDROOM HOME



GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5088 x 3963	16' 8" x 13' 0"
KITCHEN	3924 x 3663	12' 11" x 12' 0"
DINING / FAMILY	6263 x 3924	20' 7" x 12' 11"
GARDEN ROOM	3934 x 3513	12' 11" x 11' 6"
UTILITY	2349 x 1924	7' 8" x 6' 4"
WC	1906 x 1525	6' 3" x 5' 0"



AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	3963 x 3588	13' 0" x 11' 9"
EN-SUITE 1	2524 x 1499	8' 3" x 4' 11"
BEDROOM 2	3886 x 3588	12' 9" x 11' 9"
EN-SUITE 2	2599 x 1324	8' 6" x 4' 4"
BEDROOM 3	5136 x 3588	16' 10" x 11' 9"
BEDROOM 4	3834 x 3418	12' 7" x 11' 3"
BEDROOM 5	3438 x 2749	11' 3" x 9' 0"
BATHROOM	3317 x 2644	10' 11" x 8' 8"





SECOND FLOOR

AREA	METRIC	IMPERIAL
BEDROOM 6	6205 x 4040	20' 4" x 13' 3"
HOME CINEMA	5805 x 4052	19' 1" x 13' 4"
EN-SUITE 3	2424 x 1969	7' 11" x 6' 6"

Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. All dimensions are shown as maximum, often taken to doorways. Bedroom dimensions include wardrobes where applicable. Wet room dimensions include showers and/or baths. Kitchens dimensions, where open plan, are taken to breakfast bars/Aworktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be ±/-50mm (construction industry tolerance). We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. *Air Source Heat Pump.

MURRAY GARDEN ROOM 5 BEDROOM HOME



Wynyard Woods



MURRAY GARDEN ROOM 5 BEDROOM HOME



GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5444 x 5129	17' 10" x 16' 10"
KITCHEN	4612 x 4046	15' 2" x 13' 3"
DINING / FAMILY	7114 x 3456	23' 4" x 11' 4"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
UTILITY	2604 x 1937	8' 7" x 6' 4"
SNUG	4075 x 3581	13' 4" x 11' 9"
WC	1919 x 1416	6' 4" × 4' 8"

FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	4001 x 4139	13' 1" x 13' 7"
EN-SUITE 1	2836 x 2015	9' 4" x 6' 7"
BEDROOM 2	4139 x 3564	13' 7" x 11' 8"
EN-SUITE 2	2265 x 1713	7' 5" x 5' 7"
BEDROOM 3	4060 x 3491	13' 4" x 11' 5"
BEDROOM 4	4060 x 3372	13' 4" x 11' 1"
BEDROOM 5	4060 x 2545	13' 4" x 8' 4"
BATHROOM	4060 x 2014	13' 4" x 6' 7"



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NASMYTH GARDEN ROOM 5 BEDROOM HOME



Wynyard Woods



NASMYTH GARDEN ROOM 5 BEDROOM HOME



GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	6264 x 3738	20' 7" x 12' 3"
KITCHEN	4183 x 3424	13' 9" x 11' 3"
DINING / FAMILY	7655 x 3424	25' 1" x 11' 3
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
UTILITY	3551 x 1654	11' 8" x 5' 5"
WC	2039 x 1705	6' 8" x 5' 7"

FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5426 x 3348	17' 10" x 11' 0"
EN-SUITE 1	2994 x 2134	9' 10" x 7' 0"
BEDROOM 2	4793 x 3919	15' 9" x 12' 10"
EN-SUITE 2	2520 x 1600	8' 3" x 5' 3"
BEDROOM 3	3738 x 2853	12' 3" x 9' 4"
BEDROOM 4	3132 x 3402	10' 3" x 11' 2"
BEDROOM 5	3402 x 2884	11' 2" x 9' 6"
BATHROOM	3738 x 1954	12' 3" x 6' 5"



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NASMYTH GRAND 6 BEDROOM HOME



Wynyard Woods



NASMYTH GRAND 6 BEDROOM HOME



GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	6264 x 3738	20' 7" x 12' 3"
KITCHEN	4183 x 3424	13' 9" x 11' 3"
DINING / FAMILY	7655 x 3424	25' 1" x 11' 3"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
UTILITY	3551 x 1654	11' 8" x 5' 5"
WC	2039 x 1705	6' 8" x 5' 7"

FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5426 x 3218	17' 10" x 10' 7"
EN-SUITE 1	3094 x 1800	10' 2" x 5' 11"
BEDROOM 3	5244 x 3319	17' 2" x 10' 11"
EN-SUITE 3	2520 x 1700	8' 3" x 5' 7"
BEDROOM 4	3424 x 3258	11' 3" x 10' 8"
BEDROOM 5	3424 x 3258	11' 3" x 10' 8"
BEDROOM 6	3738 x 2853	12' 3" x 9' 4"
BATHROOM	3738 x 1954	12' 3" x 6' 5"





SECOND FLOOR

AREA	METRIC	IMPERIAL
BEDROOM 2	4962 x 4514	16' 3" x 14' 10"
CINEMA ROOM	6074 x 4725	19' 11" x 15' 6"
DRESSING ROOM	2186 x 2208	7' 2" × 7' 3"
WC	2208 x 1950	7' 3" x 6' 5"
EN-SUITE 2	2674 x 2208	8' 9" x 7' 3"

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NEWMAN GARDEN ROOM 5 BEDROOM HOME



Wynyard Woods



NEWMAN GARDEN ROOM 5 BEDROOM HOME



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STEWART GARDEN ROOM 6 BEDROOM HOME



Wynyard Woods



STEWART GARDEN ROOM 6 BEDROOM HOME

GROUND FLOOR



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Robertson Homes are a NHQC registered Builder

THE 10 PRINCIPLES OF THE NEW HOMES QUALITY CODE

Below is a nationally recognised code of standards and principles which we must always adhere to during your buying process.



I FAIRNESS

Customers must be treated fairly throughout the home buying and after-sales process.

2. SAFETY

Works must be carried out and completed in accordance with all requisite Building Regulations and Requirements, as may be set out by a Building Safety Regulator or local authority, as applicable.

3. QUALITY

All works must be completed to a good quality standard in accordance with all applicable building and other standards and regulations as well as to the specification for the New Home and ensure that Legal Completion only takes place when a New Home is complete (as defined in section 2 of the Code).

4. SERVICE

Systems, processes and training of staff must be in place to meet the Customer Service Requirements of the New Homes Quality Code and not use high-pressure selling techniques to influence a Customer's decision to buy a New Home.

5. RESPONSIVENESS

Be clear, responsive and timely in responding to Customer issues by having in place a robust after-sales Service and effective Complaints process as required by the Code.

6 TRANSPARENCY

Provide clear and accurate information about the purchase of the New Home, including tenure and potential future committed costs such as those relating to Leasehold or Management Services.

7. INDEPENDENCE

Make sure that Customers are aware that they should appoint independent legal advisers when buying a New Home and that they have the right, as set out in the Code, to an independent Pre Completion Inspection before Legal Completion takes place.

8 INCLUSIVITY

Take steps to identify and provide appropriate support to Vulnerable Customers as well as to make the Code available to all Customers, including in appropriately accessible formats and languages.

9. SECURITY

Ensure that there are reasonable financial arrangements in place, through insurance or otherwise, to meet all obligations under the Code, including timely repayment of financial deposits when due and any financial awards made by a New Homes Ombudsman Securice.

10. COMPLIANCE

Be subject to, co-operate and comply with the Requirements of the We want your journey with us to be as smooth and enjoyable as possible. However, in the unfortunate event that you do feel the need to complain, please follow the below link for our full complaints procedure.

II. COMPLAINTS PROCEDURE

Our committed teams work hard to ensure that each step of your journey with us delivers the Robertson standard.

Our aim is to deliver a quality of service that lives up to your expectations. Should you have any questions or concerns about Robertson Homes, or wish to make a complaint, please contact us straight away.

Our Complaints Procedure is designed to identify and resolve any issue you may have, efficiently and effectively.

HOW TO MAKE A COMPLAINT:

For our complete complaints process please visit: robertsonhomes.co.uk/complaints-procedure/

Using the Robertson Homes complaints procedure does not affect your statutory rights.

REGIONAL OFFICE

LEVEL 6, WEST TOWER, BALTIC PLACE, SOUTH SHORE ROAD, GATESHEAD NE8 3AE

robertsonhomes.co.uk

