



HEATON QUARTER

NEWCASTLE UPON TYNE

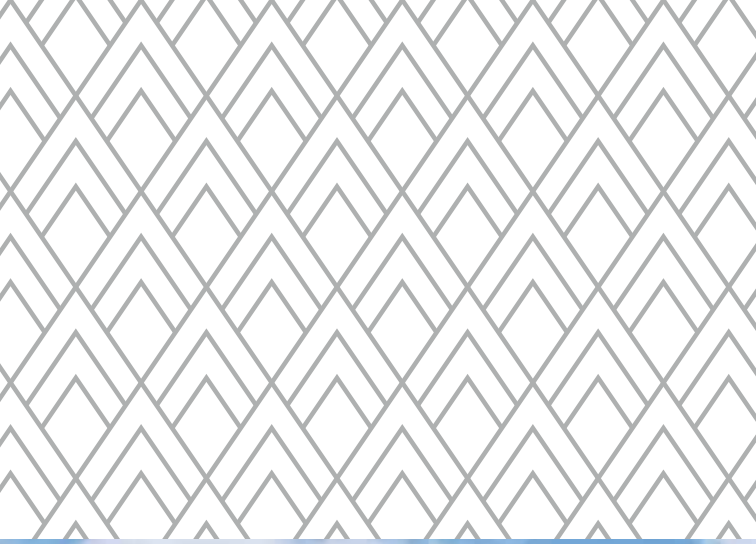
*Discover what
modern living
is all about*

keepmoat.com





HARTFORD STREET, NEWCASTLE UPON TYNE, NE6 5BX

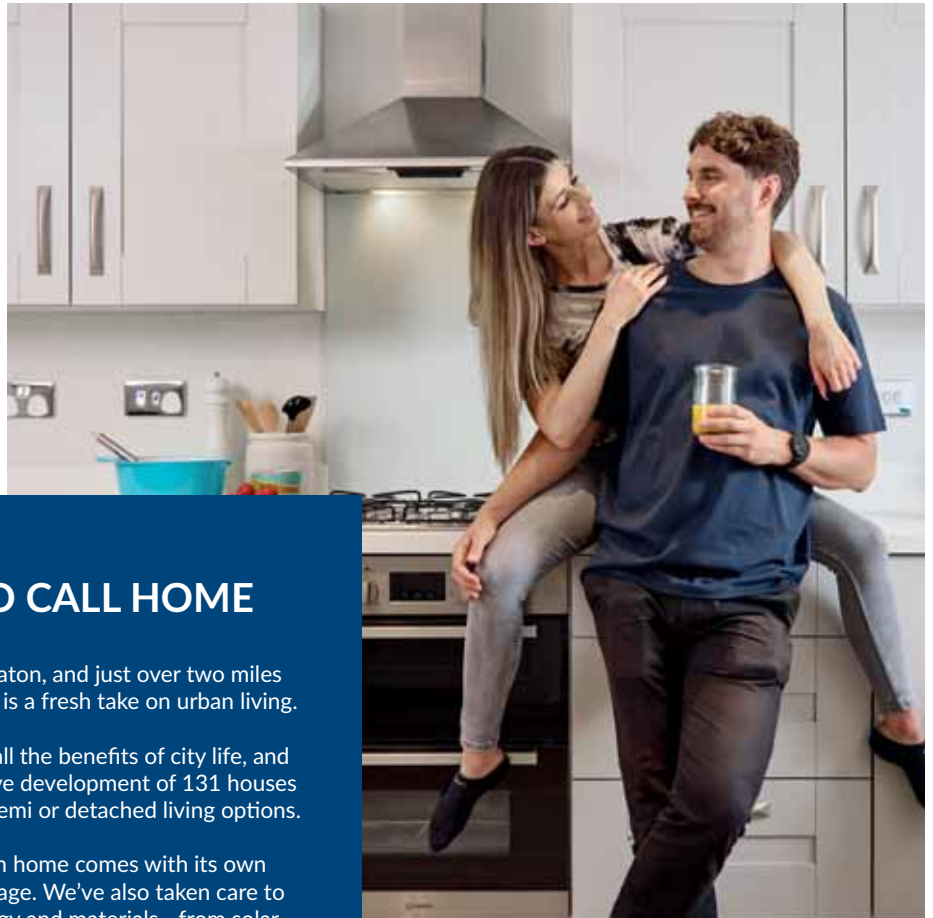


HEATON QUARTER

▶ WELCOME TO
HEATON QUARTER



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



A GREAT NEW PLACE TO CALL HOME

Located in the bustling neighbourhood of Heaton, and just over two miles from Newcastle City Centre, Heaton Quarter is a fresh take on urban living.

Designed for young professionals who want all the benefits of city life, and the comfort of a modern home, this innovative development of 131 houses is a must for anyone searching for terraced, semi or detached living options.

Unlike many older city centre properties, each home comes with its own parking space and many include a private garage. We've also taken care to integrate the latest energy-efficient technology and materials - from solar PV roof panels and EV charging points, to high performance double-glazing and insulation. So, you can reduce your energy use by 69%, live in comfort and take control of your bills.

Our designers have even made room for a cycle store in each house, to help keep your new community green and sustainable for years to come.

Ready to experience a different kind of city living?

Why not make the most of our buying schemes for first time buyers, free mortgage assistance or the hassle-free Easymove service, too?



Easymove



▶ LIFE IN NEWCASTLE UPON TYNE



From the bohemian streets of Heaton, to leafy Jesmond and colourful Ouseburn Heaton Quarter is surrounded by desirable suburbs, each with its own vibe, lifestyle and flavour. However, the main attraction is undoubtedly Newcastle. Hop on the nearby Metro and you can make the most of the city's legendary nightlife, award-winning restaurant scene, stadiums, theatres and museums. Ready for a change of pace? Take the 10-mile trip to the coast and dip into Tynemouth and Whitley Bay. Escape to the beauty of the surrounding countryside. Or, head south to stunning spires and turrets of Durham.

Stress-free school runs

In a two-mile radius, you'll find over 10 different schools. For younger children, Chillingham Road Primary, Heaton Nursey and St Lawrence's RC Primary School are all within a short walk of home. While Benfield Secondary School is just one stop down on the Metro.

A thriving neighbourhood. A city made to explore

With Chillingham Road on your doorstep, there's always time to pick up a vintage bargain, grab a flat white, hit the gym, or sit down to your favourite global cuisine in one of the many restaurants. Why not top up your weekly shop, too? Prefer the bright lights of the big city? Head into 'The Toon' and soak up the atmosphere in the Bigg Market or The Quayside. Tuck into street food or haute cuisine. Shop 'til you drop at the Metro Centre. Or, unearth centuries of history and heritage.

Artists, musicians, designers welcome

When it comes to culture and creativity, the North East is in a league of its own. For the perfect introduction, take the Metro to Newcastle's cultural quarter: Ouseburn. Check out The Biscuit Factory for hidden artists, or The Cluny for the best in local music. Pick up mid-century furniture and original prints. Then, make a beeline for The Baltic on The Quayside for contemporary art, or The Sage Gateshead for big-name gigs.

Take a tour of the outdoors

The North East is famous for its rugged beauty and with a home in Heaton Quarter, you never have far to go to find fresh air. Nearby Heaton Park and peaceful Jesmond Dene are perfect for weekend strolls. And thanks to a network of cycle routes, you can saddle up and reach the Tyne in under 10 minutes, or ride under The Angel of the North in 30. Further afield, Fencerhill Wood, Gosforth Nature Reserve and Hebburn Quarry are great for birdwatching, woodland walks and watching the world go by.

Cities, countryside and coast on demand

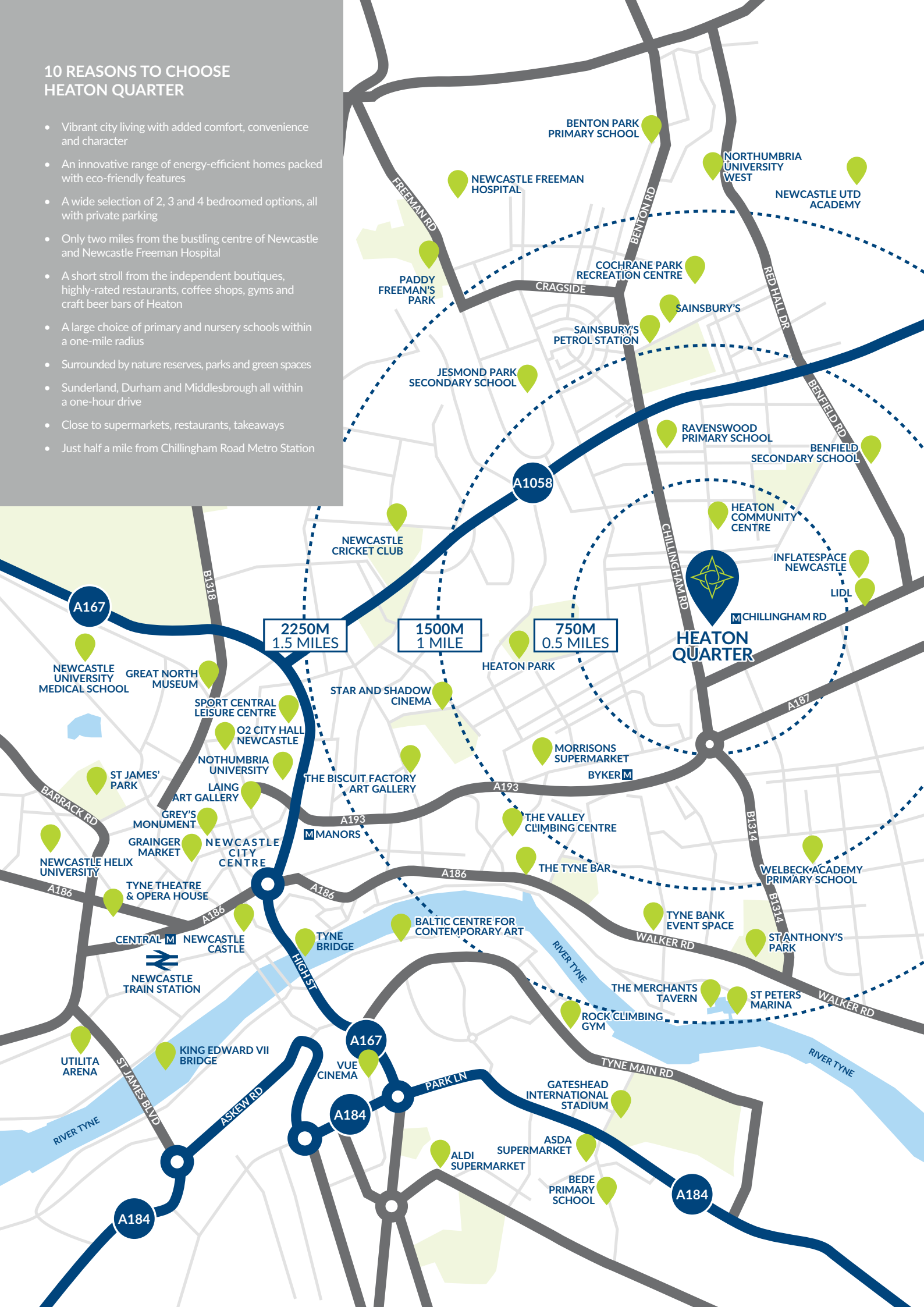
Living at the heart of this eclectic region, means you're only ever an hour from the shores of Sunderland, historic Durham and the markets of Middlesbrough. Explore Roman hill forts, tumbling waterfalls and windswept moors in Northumberland. Or, take a detour to the North East coast for fish and chips, quaint villages, secret beaches and the best of the British seaside.



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10 REASONS TO CHOOSE HEATON QUARTER

- Vibrant city living with added comfort, convenience and character
- An innovative range of energy-efficient homes packed with eco-friendly features
- A wide selection of 2, 3 and 4 bedrooomed options, all with private parking
- Only two miles from the bustling centre of Newcastle and Newcastle Freeman Hospital
- A short stroll from the independent boutiques, highly-rated restaurants, coffee shops, gyms and craft beer bars of Heaton
- A large choice of primary and nursery schools within a one-mile radius
- Surrounded by nature reserves, parks and green spaces
- Sunderland, Durham and Middlesbrough all within a one-hour drive
- Close to supermarkets, restaurants, takeaways
- Just half a mile from Chillingham Road Metro Station



HEATON QUARTER

2250M
1.5 MILES

1500M
1 MILE

750M
0.5 MILES

A167

A1058

A186

A186

A186

A167

A184

A184

A184

NEWCASTLE UNIVERSITY MEDICAL SCHOOL
GREAT NORTH MUSEUM

SPORT CENTRAL LEISURE CENTRE
O2 CITY HALL NEWCASTLE

NOTHUMBRIA UNIVERSITY
LAING ART GALLERY

GREY'S MONUMENT
GRAINGER MARKET

NEWCASTLE HELIX UNIVERSITY

TYNE THEATRE & OPERA HOUSE

CENTRAL M NEWCASTLE CASTLE
NEWCASTLE TRAIN STATION

UTILITA ARENA

KING EDWARD VII BRIDGE

VUE CINEMA

ALDI SUPERMARKET

ASDA SUPERMARKET

BEDE PRIMARY SCHOOL

GATESHEAD INTERNATIONAL STADIUM

THE MERCHANTS TAVERN

ST PETERS MARINA

TYNE BANK EVENT SPACE

WELBECK ACADEMY PRIMARY SCHOOL

THE VALLEY CLIMBING CENTRE

MORRISONS SUPERMARKET
BYKER M

STAR AND SHADOW CINEMA

NEWCASTLE CRICKET CLUB

HEATON PARK

HEATON COMMUNITY CENTRE

INFLATESPACE NEWCASTLE

LIDL

BENFIELD SECONDARY SCHOOL

RAVENSWOOD PRIMARY SCHOOL

JESMOND PARK SECONDARY SCHOOL

SAINSBURY'S PETROL STATION

SAINSBURY'S

COCHRANE PARK RECREATION CENTRE

PADY FREEMAN'S PARK

NEWCASTLE FREEMAN HOSPITAL

BENTON PARK PRIMARY SCHOOL

NORTHUMBRIA UNIVERSITY WEST

NEWCASTLE UTD ACADEMY

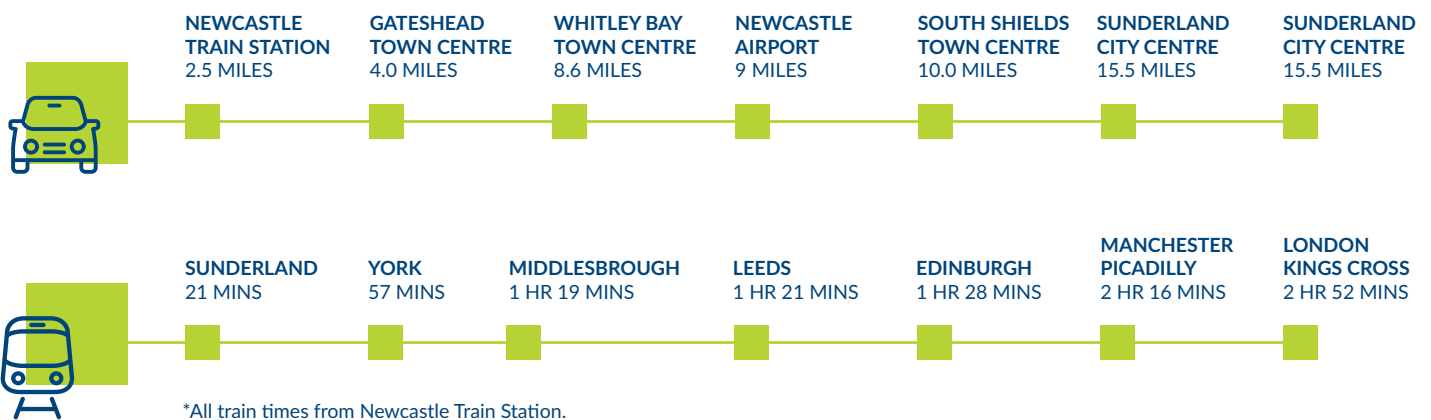
▶ TRAVEL LINKS

JOIN THE WELL CONNECTED

Drivers will love the freedom to nip onto the A193 straight into Newcastle, join the Coast Road or jump on the A1 or A19 to the South.

However, with Chillingham Road Metro only five minutes away, it's just as easy to leave the car at home. Once in Newcastle, regular services will take you everywhere from Newcastle Airport, to Edinburgh and London King's Cross.

Prefer to go green? For shorter journeys, a network of cycle routes and walkways make it easy to get around the city's suburbs and main attractions.



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

WELCOME

LOCATION

▶ TRAVEL LINKS

PICTURE YOURSELF HERE

SITE PLAN

MAKE IT YOUR OWN

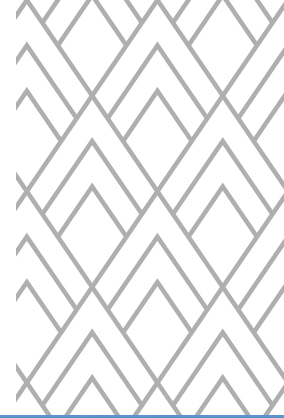
SPECIFICATION

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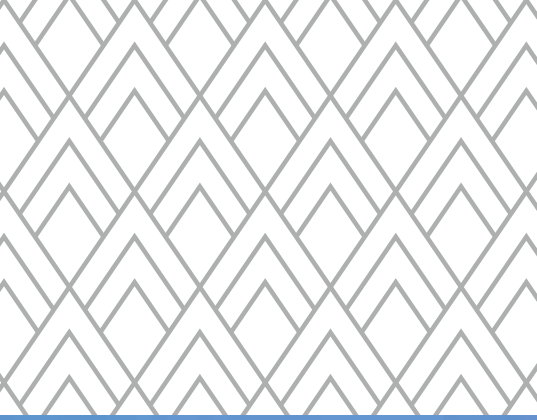




► PICTURE YOURSELF HERE



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► SITE PLAN

- THE PADBURY
2 bedroom home
- THE ASHBURN
2 bedroom home
- THE FEWSTON
3 bedroom home
- THE SEACOURT
3 bedroom home
- THE WESTBOURNE
3 bedroom home
- THE DENTON
3 bedroom home
- THE SWARBOURN
3 bedroom home
- THE OLDBURY
4 bedroom home
- THE DEVOKE
4 bedroom home
- AFFORDABLE HOMES
- * DISCOUNT MARKET SCHEME
- SALES CENTRE
Plots 130 & 131 Garages
- SHOWHOMES
Plots 130 & 131



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



► MAKE IT YOUR OWN



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WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout and with a range of optional extras you can move into a new home that truly feels like your own.

When you buy a Keepmoat home you can rest assured that it's covered by a 10 year warranty*

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

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

Availability of upgrades and standard choices are subject to build stage at point of reservation.



► SPECIFICATION



FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

Be inspired and make your home yours.



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GENERAL

- ✓ White sockets and switches.
- ✓ Chrome plated ironmongery to internal doors.
- ✓ Landscaped front garden.
- ✓ 1800mm 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.

Make it your own with our range of optional extras

BATHROOM

- ✓ Fitted white sanitaryware.
- ✓ Choice of wall tiles to bathroom.* Splashback to basin & around bath.**
- ✓ Mixer tap to the bath.
- ✓ Extractor fan to bathroom.
- ✓ Moisture resistant dome flush light fitting.

BATHROOM (IN HOMES WITHOUT EN-SUITE)

Bathrooms in homes without an en-suite include the items listed under 'BATHROOM' as above and the following additional items:

- ✓ Thermostatic bar shower over bath.
- ✓ Inward folding shower screen to bath.
- ✓ Full height tiling to bath walls.
See Sales Executive for details.

EN-SUITE

- ✓ Fitted white sanitaryware.
- ✓ Choice of wall tiles.* Splashback to basin & full height to en-suite shower enclosure.**
- ✓ Thermostatic bar shower in the en-suite.**
- ✓ Extractor fan to bathroom.
- ✓ Moisture resistant dome flush light fitting.

ELECTRICAL

- ✓ TV aerial socket to lounge and bedroom 1.
- ✓ BT socket to lounge.
- ✓ PV Panels.
- ✓ EV Charging Points.

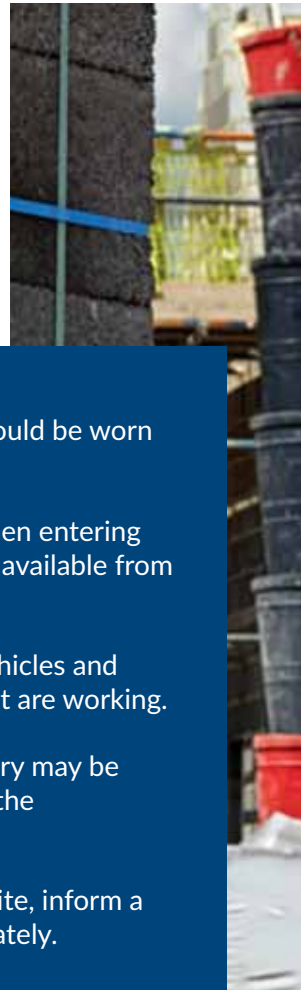
SAFETY & SECURITY

- ✓ Security latches to windows except fire egress.
- ✓ Mains fed smoke detectors to hallway and landing.
- ✓ Mains fed smoke detector to loft and living room (plot specific, See Sales Executive for details).



► HEALTH & SAFETY

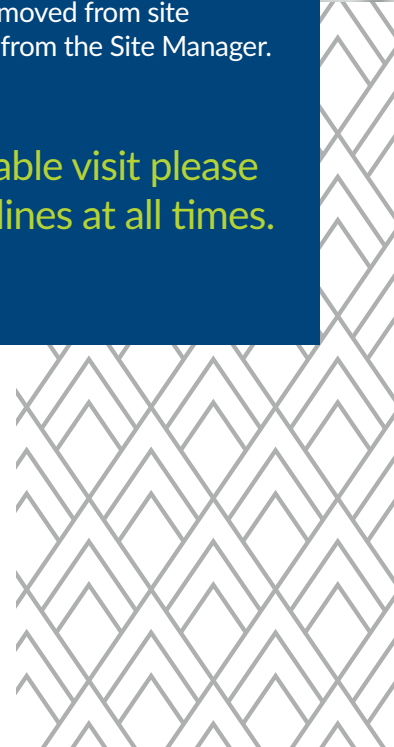
At Keepmoat Homes your safety is our top priority. In line with Health and Safety Legislation we have a number of guidelines in place to protect you whilst you are visiting our developments.

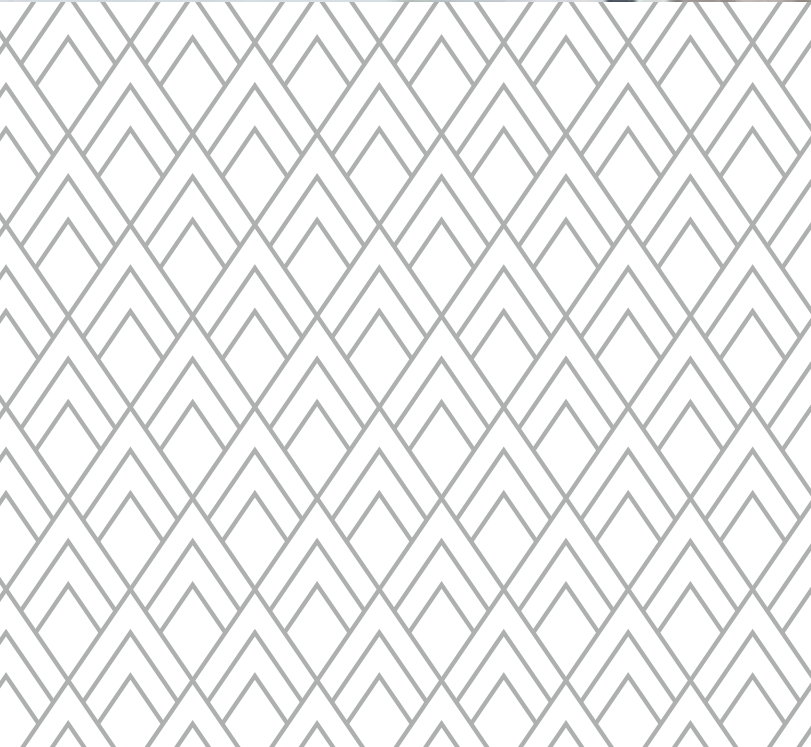


- Keep your driving speed to a minimum, the road surface may not be finished and could also be slippery.
- Park only in the designated parking areas. If you take your vehicle to any part of the site other than the sales area this is at your own risk.
- You are responsible for the security of your personal belongings.
- Keep children under supervision at all times. We regret that children cannot enter the construction area.
- Do not enter any area identified as unsafe by a member of the Sales or Construction Team.
- If you wish to visit a house on site, please see our Sales Executive to arrange.
- Do not enter any house that is still being constructed unless accompanied by a member of our Sales Team or the Site Manager.
- Appropriate, sturdy footwear should be worn on site.
- Safety helmets must be worn when entering the construction area. These are available from the Sales Office.
- Keep away from construction vehicles and machinery, particularly those that are working.
- In the interest of your safety, entry may be refused during certain stages of the construction work.
- Should you be injured while on site, inform a company representative immediately.
- No materials should be removed from site without written authority from the Site Manager.

For a safe and enjoyable visit please observe these guidelines at all times.

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► YOUR BUYING GUIDE

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



STEP 01

Reservation

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

Your Sales Executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

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

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

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STEP 02

Mortgage and Legal Advisors

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

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

All mortgage lenders will want to value your new home for themselves before they lend you the money - even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home - this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your home.

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



STEP 03

Exchange of Contracts

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

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

Please remember that if your deposit is in a bank account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties and delaying the exchange†.

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

**build stage dependent

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



STEP 04

Build Completion

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

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

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



STEP 05

Legal Completion

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

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

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



STEP 06

Move in

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

At Keepmoat we believe that customer service shouldn't come to an end just because you've completed your purchase. We provide an excellent aftercare service with our dedicated in-house Customer Care team on hand to answer any questions or issues you may have with your new home.





30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

We never forget that it's your home.

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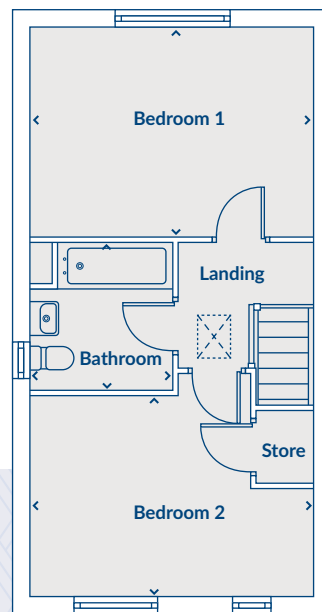
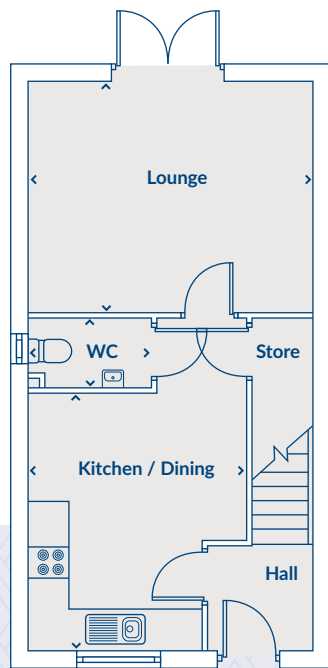
A dark blue background with a white circle in the lower right quadrant. Inside the circle, the text "Start the next exciting chapter in your life" is written in a white, sans-serif font.

Start the next
exciting chapter
in your life



Artists impression, features may vary

THE PADBURY 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3007 x 4536	9'10" x 14'11"
Lounge	4572 x 3588	15'0" x 11'9"
WC	1500 x 1838	4'11" x 6'0"

FIRST FLOOR

Bedroom 1	3113 x 4199	10'3" x 13'9"
Bedroom 2	2950 x 4199	9'8" x 13'9"
Bathroom	2168 x 2080	7'1" x 6'10"

› Longest measurement taken

PLEASE NOTE:

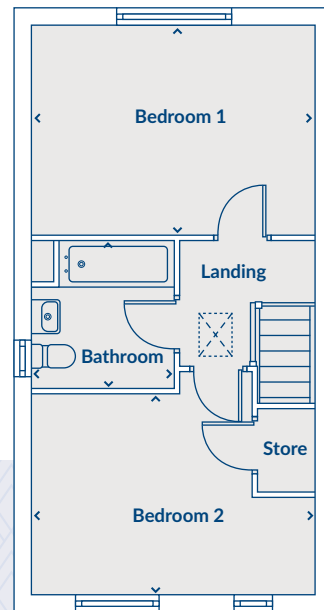
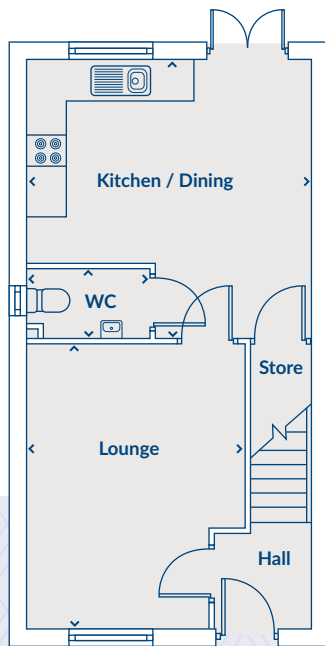
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Artists impression, features may vary

THE ASHBURN 2 bedroom home



GROUND FLOOR

Kitchen / Dining	4152 x 4199	13'7" x 13'9"
Lounge	4216 x 3251	13'10" x 10'8"
WC	1023 x 1838	3'4" x 6'0"

FIRST FLOOR

Bedroom 1	3113 x 4199	10'3" x 13'9"
Bedroom 2	2950 x 4199	9'8" x 13'9"
Bathroom	2168 x 2080	7'1" x 6'10"

› Longest measurement taken

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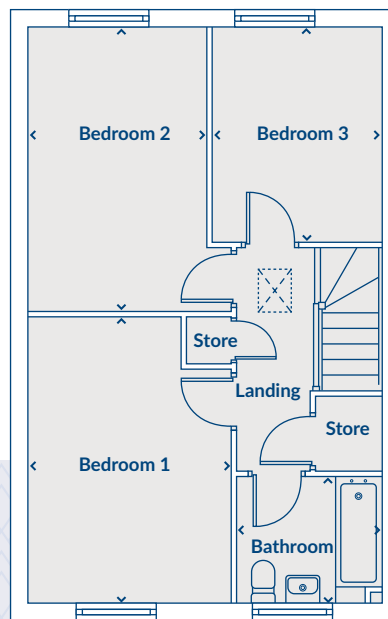
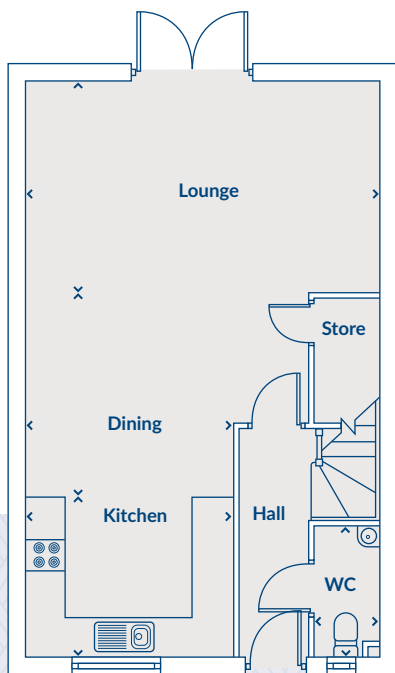
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THE FEWSTON 3 bedroom home



GROUND FLOOR

Kitchen	2460 x 2915	8'1" x 9'7"
Dining	2882 x 2915	9'5" x 9'7"
Lounge	3118 x 5043	10'3" x 16'7"
WC	1940 x 903	6'4" x 3'0"

FIRST FLOOR

Bedroom 1	4250 x 2877	13'11" x 9'5"
Bedroom 2	4105 x 2530	13'6" x 8'4"
Bedroom 3	3106 x 2420	10'2" x 7'11"
Bathroom	1940 x 2073	6'4" x 6'10"

› Longest measurement taken

PLEASE NOTE:

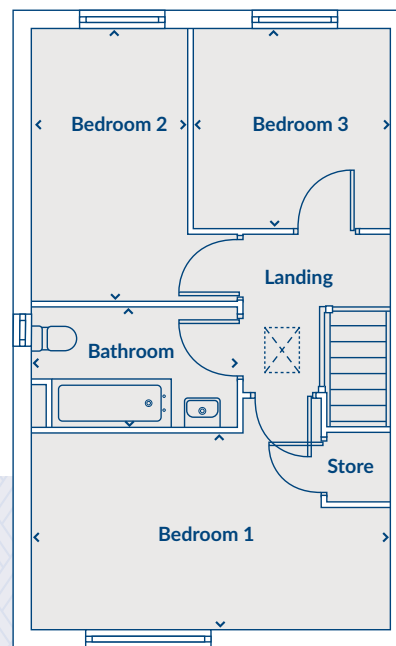
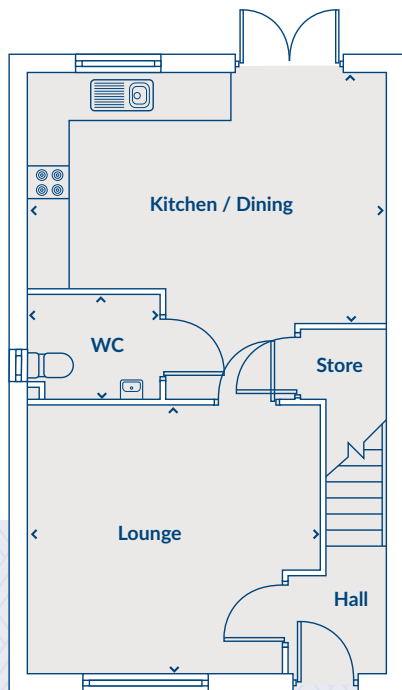
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THE SEACOURT 3 bedroom home



GROUND FLOOR

Kitchen / Dining	5043 x 3522	16'7" x 11'7"
Lounge	4095 x 3760	13'5" x 12'4"
WC	1838 x 1463	6'0" x 4'10"

FIRST FLOOR

Bedroom 1	5043 x 2770	16'7" x 9'1"
Bedroom 2	2200 x 3812	7'3" x 12'6"
Bedroom 3	2750 x 2768	9'0" x 9'1"
Bathroom	2881 x 1656	9'5" x 5'5"

› Longest measurement taken

PLEASE NOTE:

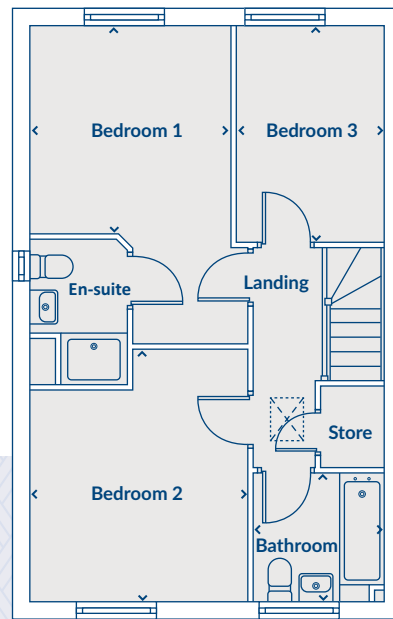
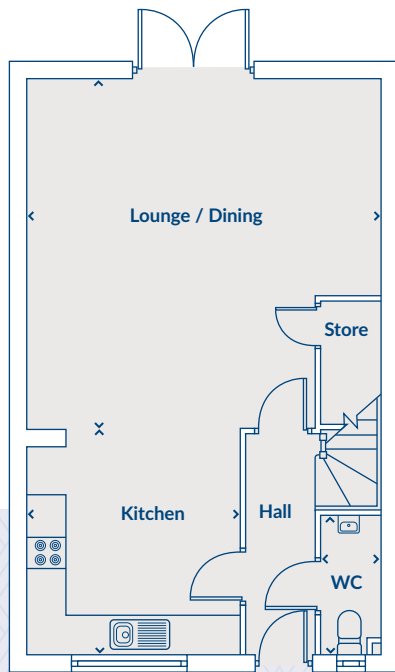
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Artists impression, features may vary

THE WESTBOURNE 3 bedroom home



GROUND FLOOR

Kitchen	3431 x 3217	11'3" x 10'7"
Lounge / Dining	5367 x 5380	17'7" x 17'8"
WC	2090 x 903	6'10" x 3'0"

FIRST FLOOR

Bedroom 1	3185 x 2997	10'5" x 9'10"
En-suite	2169 x 1384	7'1" x 4'6"
Bedroom 2	3820 x 3277	12'6" x 10'9"
Bedroom 3	3306 x 2290	10'10" x 7'6"
Bathroom	1940 x 2010	6'4" x 6'7"

› Longest measurement taken

PLEASE NOTE:

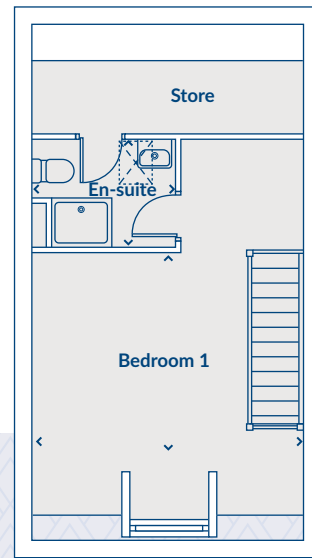
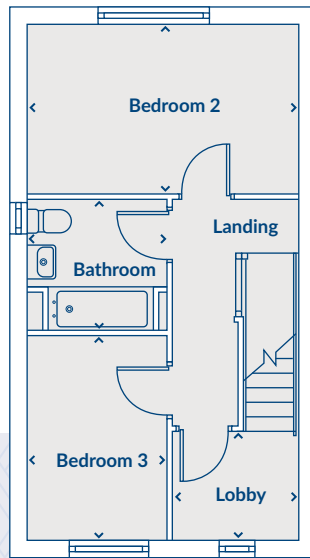
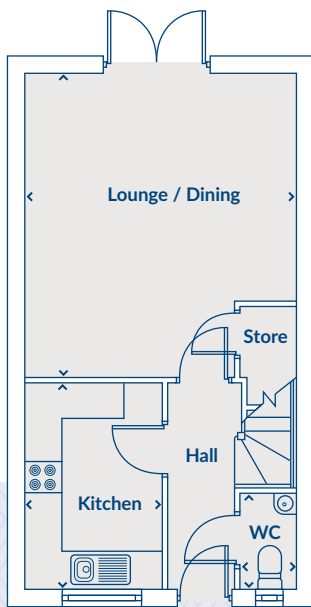
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Artists impression. features may vary

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:

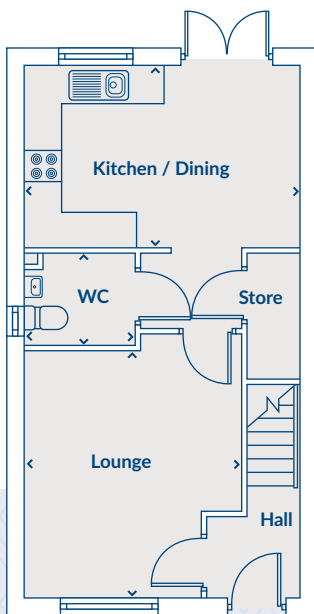
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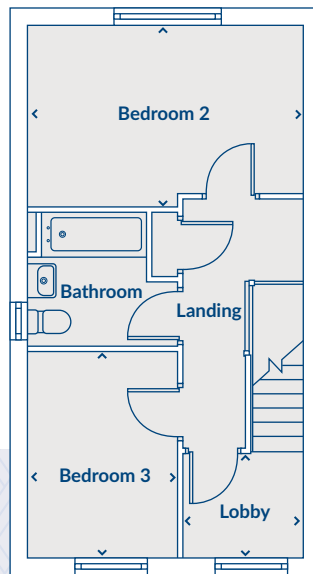
Artists impression, features may vary

THE SWARBOURN 3 bedroom home



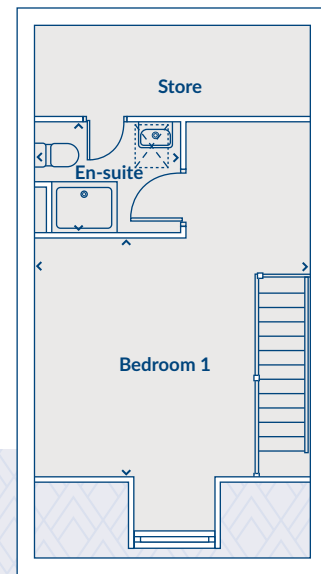
GROUND FLOOR

Kitchen / Dining	4536 x 3007	14'11" x 9'10"
Lounge	3588 x 4069	11'9" x 13'4"
WC	1800 x 1500	5'11" x 4'11"



FIRST FLOOR

Bedroom 2	4536 x 3010	14'11" x 9'11"
Bedroom 3	2470 x 3408	8'1" x 11'2"
Lobby	1974 x 1682	6'6" x 5'6"
Bathroom	2470 x 2151	8'1" x 7'1"



SECOND FLOOR

Bedroom 1	4536 x 4038	14'11" x 13'3"
En-suite	2380 x 1820	7'10" x 6'0"

› Longest measurement taken

PLEASE NOTE:

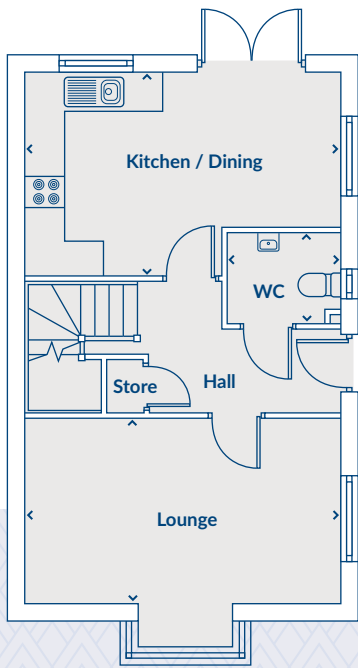
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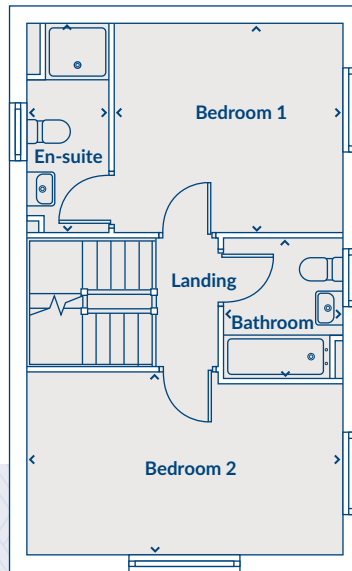
Artists impression, features may vary

THE OLDBURY 4 bedroom home



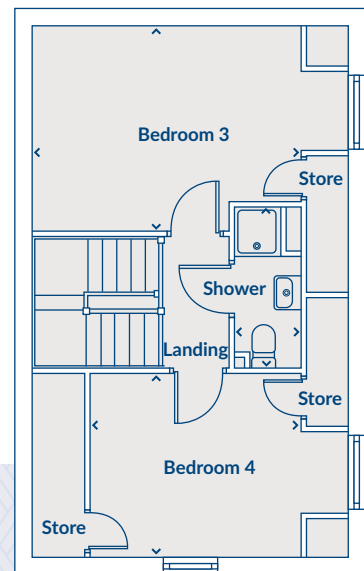
GROUND FLOOR

Kitchen / Dining	3297 x 5085	10'10" x 16'8"
Lounge	2949 x 5085	9'8" x 16'8"
WC	1450 x 1800	4'9" x 5'11"



FIRST FLOOR

Bedroom 1	3297 x 3690	10'10" x 12'1"
En-suite	3289 x 1302	10'9" x 4'3"
Bedroom 2	2937 x 5085	9'8" x 16'8"
Bathroom	2200 x 1900	7'3" x 6'3"



SECOND FLOOR

Bedroom 3	3297 x 4390	10'10" x 14'5"
Bedroom 4	2949 x 3458	9'8" x 11'4"
Shower	2540 x 1150	8'4" x 3'9"

› Longest measurement taken

PLEASE NOTE:

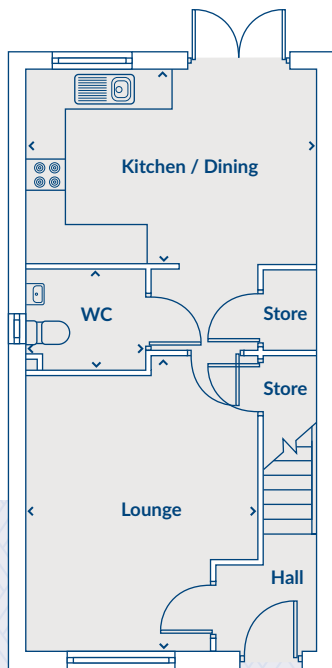
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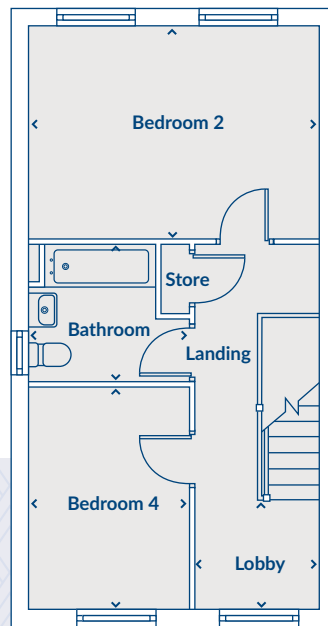
Artists impression, features may vary

THE DEVOKE 4 bedroom home



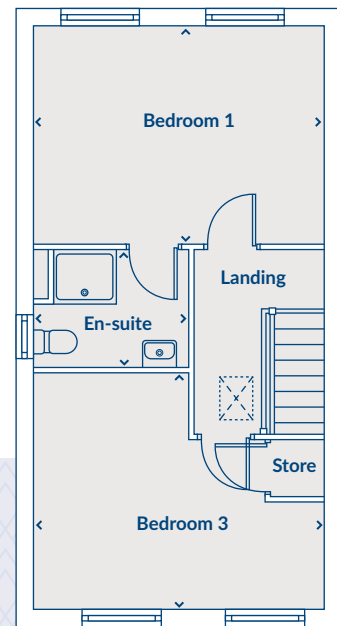
GROUND FLOOR

Kitchen / Dining	3007 x 4536	9'10" x 14'11"
Lounge	4572 x 3588	15'0" x 11'9"
WC	1500 x 1838	4'11" x 6'0"



FIRST FLOOR

Bedroom 2	3243 x 4536	10'8" x 14'11"
Bedroom 4	3408 x 2503	11'2" x 8'3"
Lobby	1682 x 1941	5'6" x 6'4"
Bathroom	2150 x 2503	7'1" x 8'3"



SECOND FLOOR

Bedroom 1	3394 x 4536	11'2" x 14'11"
En-suite	1802 x 2406	5'11" x 7'11"
Bedroom 3	3628 x 4536	11'11" x 14'11"

› Longest measurement taken

PLEASE NOTE:

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HEATON QUARTER

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