



# **KING EDWARD'S PLACE**

MORPETH



**IDA HOMES**

The Heritage Builders



# KING EDWARD'S PLACE

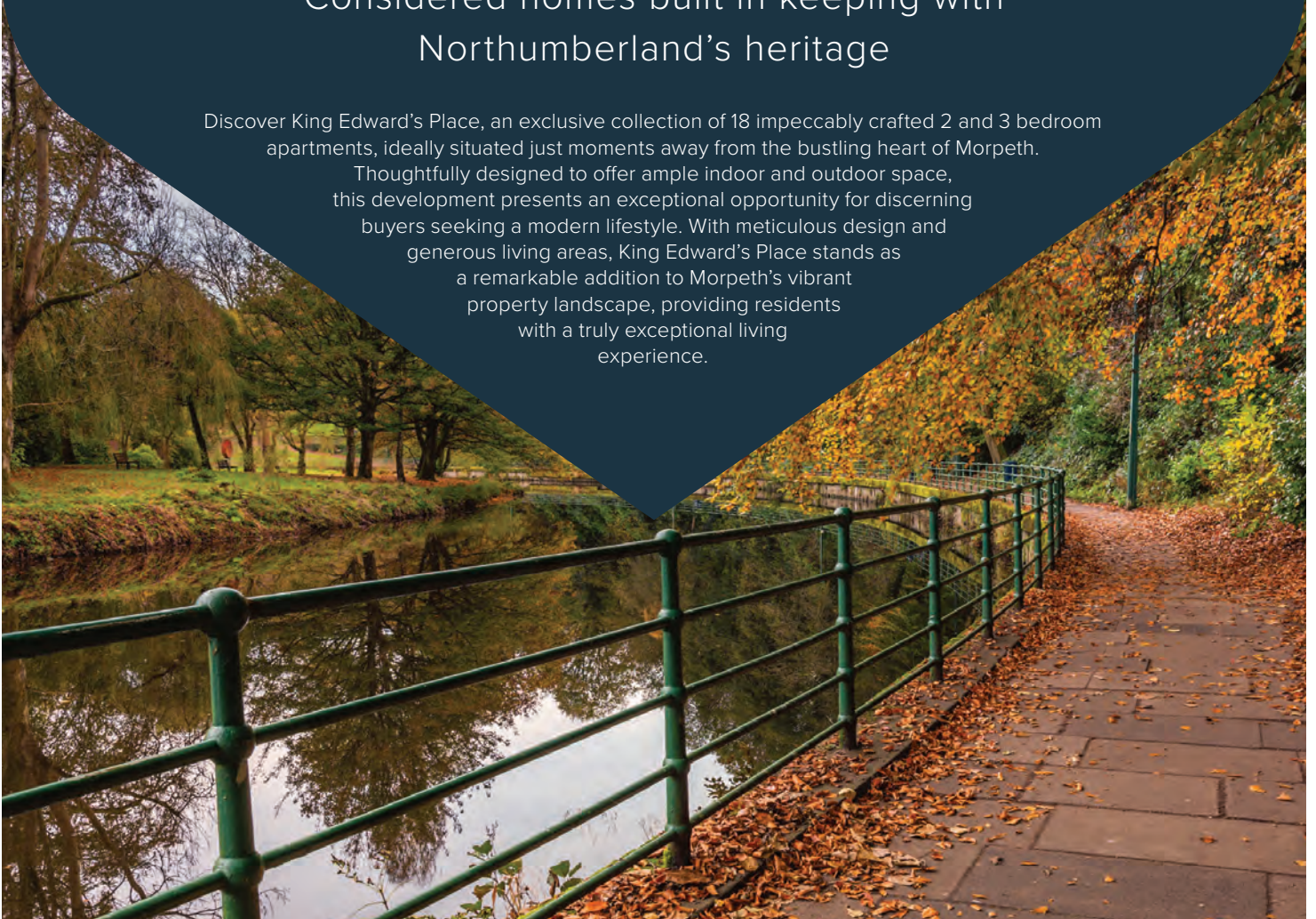
## MORPETH

---



### Considered homes built in keeping with Northumberland's heritage

Discover King Edward's Place, an exclusive collection of 18 impeccably crafted 2 and 3 bedroom apartments, ideally situated just moments away from the bustling heart of Morpeth. Thoughtfully designed to offer ample indoor and outdoor space, this development presents an exceptional opportunity for discerning buyers seeking a modern lifestyle. With meticulous design and generous living areas, King Edward's Place stands as a remarkable addition to Morpeth's vibrant property landscape, providing residents with a truly exceptional living experience.







# A fantastic location with everything you want right on your doorstep

---

## Great transport links

Situated in the heart of Morpeth, King Edward's Place benefits from exceptional transport connections. With easy access to major roads including the A1, commuting to nearby cities such as Newcastle and Edinburgh is effortless. Morpeth's well-connected train station ensures convenient travel throughout the region and beyond, linking residents to key destinations. Furthermore, the town's proximity to Newcastle International Airport offers global connectivity, making travel seamless for our residents. Enjoy the convenience of unparalleled transport links at King Edward's Place.



## A great range of leisure activities

Experience an exceptional lifestyle at King Edward's Place in Morpeth, where leisure meets convenience. Nestled within this vibrant town, residents enjoy access to a plethora of leisure facilities. Explore the scenic parks and riverside walks that provide a serene escape right on your doorstep. For fitness enthusiasts, state-of-the-art gyms and recreational centers are just a stone's throw away. Indulge in Morpeth's thriving cultural scene with its array of restaurants, cafes, and entertainment options, perfect for social gatherings and relaxing evenings. With a rich tapestry of leisure facilities, King Edward's Place invites you to embrace a well-rounded and fulfilling lifestyle.



## The best of both world's on your doorstep

Discover the unparalleled allure of Northumberland, a place where living exceeds expectations. Nestled amidst breathtaking landscapes, King Edward's Place offers an idyllic blend of natural beauty and modern comfort. From the rugged coastline to the sprawling national parks and picturesque villages, Northumberland presents an enchanting backdrop for a fulfilling lifestyle. Embrace a sense of tranquility and outdoor adventure with miles of unspoiled countryside, perfect for exploration and leisurely pursuits. Beyond its scenic charm, Northumberland boasts a rich historical heritage, welcoming communities, and a thriving cultural scene. Experience the essence of a balanced, serene, and enriching life in the heart of Northumberland.





A selection of high - specification  
apartments set on the edge of the beautiful  
Northumberland countryside

---



Situated off the quiet Cottingwood Lane, King Edward's Place finds its home in Morpeth's greenest neighbourhood.

Surrounded by mature trees and offering elevated views across Morpeth and beyond, it promises a peaceful and calming living experience. The development features communal gardens and a south-facing garden for residents to relax. With secure underground parking and direct lift access to all floors, convenience and ease of living are prioritised.





## Northern apartments



Northern apartment front elevation



Northern apartment east side elevation



Northern apartment rear elevation



Northern apartment west side elevation



# The Warkworth

## NORTH BLOCK GROUND FLOOR APARTMENT 1



### ROOM SIZES

LIVING / DINING ROOM  
8.26m (max) x 4.81m (max)

KITCHEN  
5.00m x 1.87m

BEDROOM 1  
5.02m (max) x 5.23m (max)

EN-SUITE 1  
2.77m x 1.51m

BEDROOM 2  
3.18m x 4.99m

EN-SUITE 2  
2.12m x 1.91m

BEDROOM 3  
2.73m x 3.89m (max)

BATHROOM  
2.50m x 1.71m

**TOTAL AREA**  
1,388 sqft

Furniture arrangements are for illustrative purposes only. Items are not included, not to scale and positions could vary from those indicated on this floorplan.



**IDA HOMES**  
The Heritage Builders





## The Lowick

### NORTH BLOCK GROUND FLOOR APARTMENT 2



#### ROOM SIZES

LIVING / DINING ROOM  
7.28m (max) x 4.84m (max)

KITCHEN  
4.66m x 2.16m

BEDROOM 1  
3.45m x 4.95m (max)

BEDROOM 2  
3.05m x 3.76m

BATHROOM  
3.25m (max) x 1.79m (max)

**TOTAL AREA**  
957 sqft

Furniture arrangements are for illustrative purposes only. Items are not included, not to scale and positions could vary from those indicated on this floorplan.



**IDA HOMES**  
The Heritage Builders



## The Belford

### NORTH BLOCK GROUND FLOOR APARTMENT 3



#### ROOM SIZES

LIVING / DINING ROOM  
7.70m (max) x 4.84m (max)

KITCHEN  
4.66m x 2.16m

BEDROOM 1  
3.45m x 4.95m (max)

BEDROOM 2  
3.05m x 3.76m

BATHROOM  
3.30m (max) x 1.79m (max)

**TOTAL AREA**  
957 sqft

Furniture arrangements are for illustrative purposes only. Items are not included, not to scale and positions could vary from those indicated on this floorplan.



**IDA HOMES**  
The Heritage Builders





## The Otterburn

### NORTH BLOCK GROUND FLOOR APARTMENT 4



#### ROOM SIZES

LIVING / DINING ROOM  
7.71m (max) x 5.34m (max)

KITCHEN  
5.02m x 1.86m

BEDROOM 1  
5.02m (max) x 5.65m (max)

EN-SUITE 1  
2.87m x 1.51m

BEDROOM 2  
3.17m x 4.99m

EN-SUITE 2  
2.12m x 2.09m

BEDROOM 3  
2.73m x 3.89m (max)

BATHROOM  
2.50m x 1.71m

**TOTAL AREA**  
1,411 sqft

Furniture arrangements are for illustrative purposes only. Items are not included, not to scale and positions could vary from those indicated on this floorplan.



**IDA HOMES**  
The Heritage Builders



# The Haggerston

## NORTH BLOCK FIRST FLOOR APARTMENT 5



### ROOM SIZES

LIVING / DINING ROOM  
8.28m (max) x 4.81m (max)

KITCHEN  
5.03m x 1.86m

BEDROOM 1  
5.02m (max) x 5.23m (max)

EN-SUITE 1  
2.77m x 1.81m (max)

BEDROOM 2  
3.18m x 4.99m

EN-SUITE 2  
2.12m x 1.91m

BEDROOM 3  
2.75m x 3.89m (max)

BATHROOM  
2.50m x 1.71m

**TOTAL AREA**  
1,388 sqft

Furniture arrangements are for illustrative purposes only. Items are not included, not to scale and positions could vary from those indicated on this floorplan.



**IDA HOMES**  
The Heritage Builders





# The Thirwall

## NORTH BLOCK FIRST FLOOR APARTMENT 6



### ROOM SIZES

LIVING / DINING ROOM  
5.82m (max) x 4.84m (max)

KITCHEN  
4.66m x 2.16m

BEDROOM 1  
3.45m x 4.95m

BEDROOM 2  
3.05m x 3.76m

BATHROOM  
3.45m (max) x 1.79m (max)

**TOTAL AREA**  
895 sqft

Furniture arrangements are for illustrative purposes only. Items are not included, not to scale and positions could vary from those indicated on this floorplan.

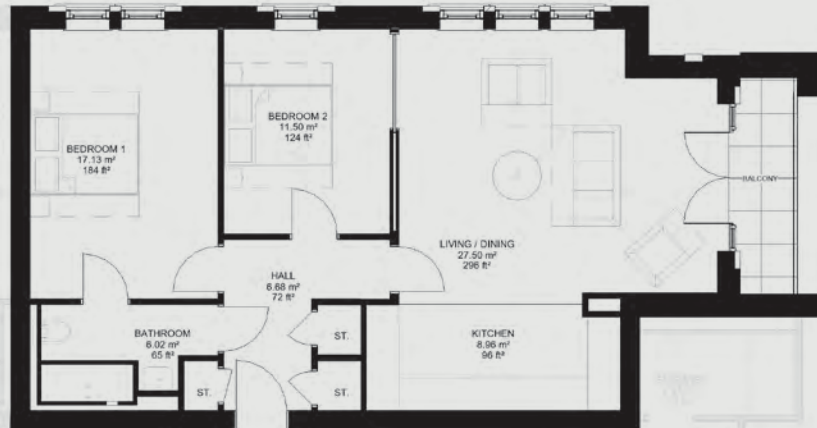


**IDA HOMES**  
The Heritage Builders



# The Elsdon

## NORTH BLOCK FIRST FLOOR APARTMENT 7



### ROOM SIZES

LIVING / DINING ROOM  
6.03m (max) x 4.84m (max)

KITCHEN  
4.66m x 2.16m

BEDROOM 1  
3.45m x 4.95m

BEDROOM 2  
3.14m x 3.76m

BATHROOM  
3.50m (max) x 1.79m (max)

**TOTAL AREA**  
895 sqft

Furniture arrangements are for illustrative purposes only. Items are not included, not to scale and positions could vary from those indicated on this floorplan.



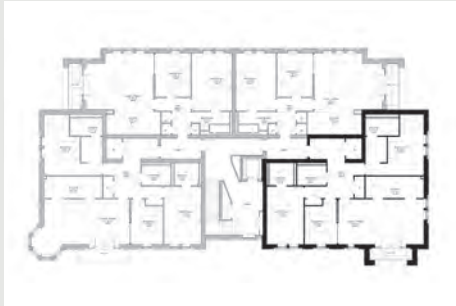
**IDA HOMES**  
The Heritage Builders





# The Langley

## NORTH BLOCK FIRST FLOOR APARTMENT 8



### ROOM SIZES

LIVING / DINING ROOM 7.36m x 3.89m	EN-SUITE 1 2.88m x 1.34m	BEDROOM 3 2.75m x 3.89m (max)
KITCHEN 5.02m x 1.86m	BEDROOM 2 3.17m x 4.99m	BATHROOM 2.50m x 1.71m
BEDROOM 1 5.02m (max) x 5.23m (max)	EN-SUITE 2 2.12m x 1.91m	<b>TOTAL AREA</b> 1,358 sqft

Furniture arrangements are for illustrative purposes only. Items are not included, not to scale and positions could vary from those indicated on this floorplan.

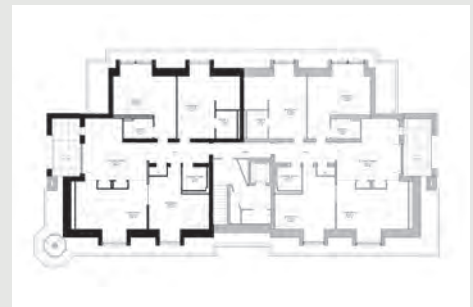


**IDA HOMES**  
The Heritage Builders



# The Chipchase

## NORTH BLOCK SECOND FLOOR APARTMENT 9



### ROOM SIZES

LIVING ROOM  
6.14m (max) x 5.81m (max)

KITCHEN/DINING  
5.35m (max) x 4.78m (max)

BEDROOM 1  
5.40m (max) x 6.35m (max)

EN-SUITE 1  
1.82m x 2.39m (max)

BEDROOM 2  
5.42m (max) x 5.35m (max)

EN-SUITE 2  
2.54m x 1.72m

BEDROOM 3  
5.19m (max) x 6.50m (max)

SHOWER ROOM  
2.10m x 2.15m

**TOTAL AREA**  
1,705 sqft

Furniture arrangements are for illustrative purposes only. Items are not included, not to scale and positions could vary from those indicated on this floorplan.



**IDA HOMES**  
The Heritage Builders





# The Dilston

## NORTH BLOCK SECOND FLOOR APARTMENT 10



### ROOM SIZES

LIVING ROOM  
6.14m (max) x 5.81m (max)  
KITCHEN/DINING  
5.35m (max) x 4.78m (max)  
BEDROOM 1  
5.40m (max) x 6.35m (max)

EN-SUITE 1  
1.82m x 2.39m (max)  
BEDROOM 2  
5.42m (max) x 5.35m (max)  
EN-SUITE 2  
2.54m x 1.72m

BEDROOM 3  
5.19m (max) x 6.50m (max)  
SHOWER ROOM  
2.10m x 2.16m  
**TOTAL AREA**  
1,705 sqft

Furniture arrangements are for illustrative purposes only. Items are not included, not to scale and positions could vary from those indicated on this floorplan.



**IDA HOMES**  
The Heritage Builders



## Eastern apartments



Eastern apartment front elevation



Eastern apartment south side elevation



Eastern apartment rear elevation



Eastern apartment north side elevation





# The Mitford

## EAST BLOCK GROUND FLOOR APARTMENT 11



### ROOM SIZES

LIVING / DINING ROOM  
7.36m (max) x 5.24m (max)

KITCHEN  
5.02m x 1.87m

BEDROOM 1  
5.02m (max) x 5.23m (max)

EN-SUITE 1  
2.77m x 1.51m

BEDROOM 2  
3.17m x 5.04m

EN-SUITE 2  
2.12m x 1.91m

BEDROOM 3  
2.75m x 3.89m (max)

BATHROOM  
2.50m x 1.71m

**TOTAL AREA**  
1,412 sqft

Furniture arrangements are for illustrative purposes only. Items are not included, not to scale and positions could vary from those indicated on this floorplan.



**IDA HOMES**  
The Heritage Builders



# The Shawdon

## EAST BLOCK GROUND FLOOR APARTMENT 12



### ROOM SIZES

LIVING / DINING ROOM  
7.30m (max) x 4.84m (max)

KITCHEN  
4.66m x 2.16m

BEDROOM 1  
3.45m x 4.95m

BEDROOM 2  
3.05m x 3.76m

BATHROOM  
3.25m (max) x 1.79m (max)

**TOTAL AREA**  
957 sqft

Furniture arrangements are for illustrative purposes only. Items are not included, not to scale and positions could vary from those indicated on this floorplan.

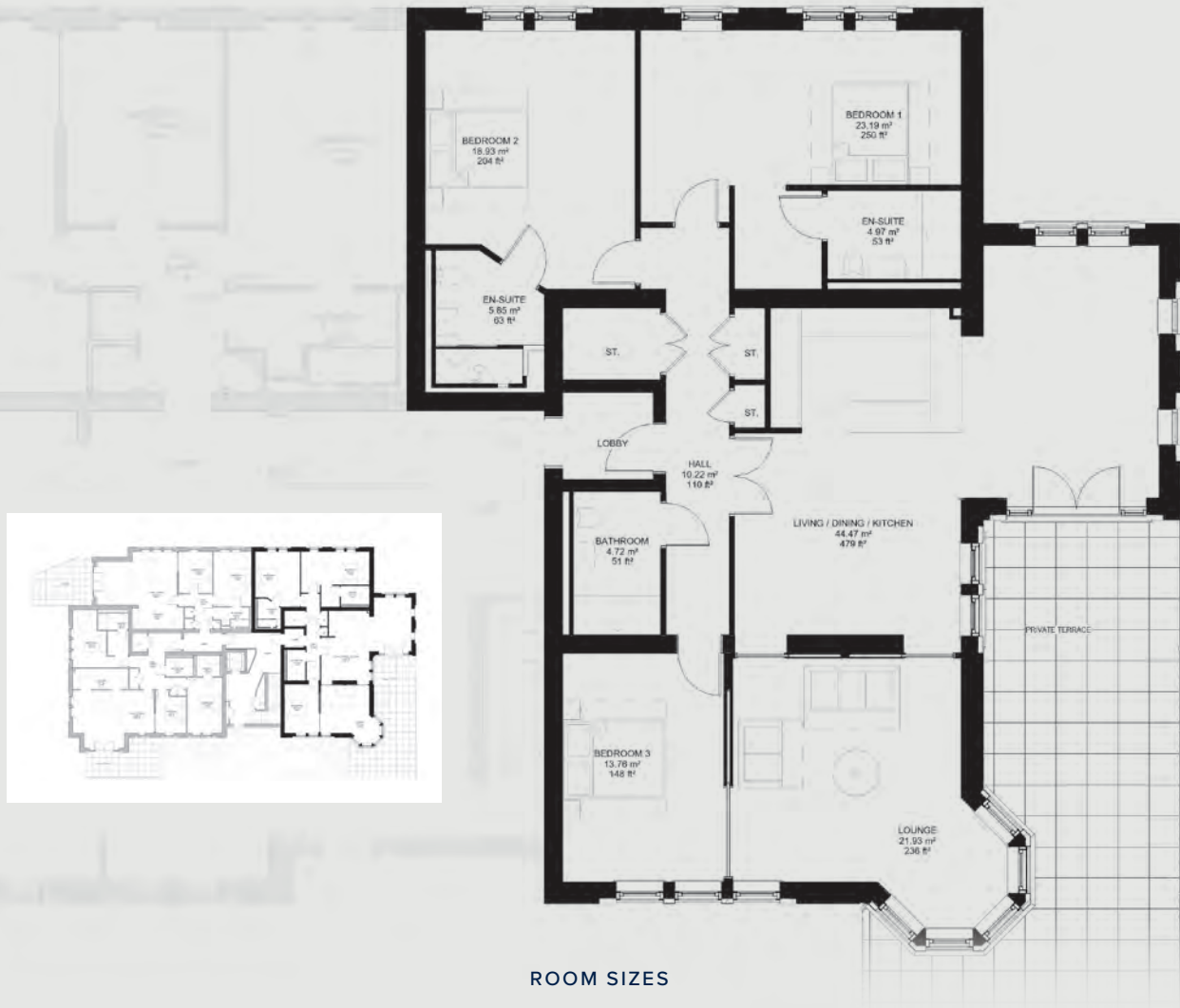


**IDA HOMES**  
The Heritage Builders



# The Bolam

## EAST BLOCK GROUND FLOOR APARTMENT 13



### ROOM SIZES

LIVING / DINING / KITCHEN  
8.21m (max) x 6.34m (max)

LOUNGE  
5.35m (max) x 5.24m (max)

BEDROOM 1  
6.20m (max) x 5.01m (max)

EN-SUITE 1  
2.59m x 1.71m

BEDROOM 2  
4.05m (max) x 5.01m (max)

EN-SUITE 2  
2.12m (max) x 2.59m (max)

BEDROOM 3  
3.09m x 4.42m

BATHROOM  
1.67m x 2.78m

**TOTAL AREA**  
1,750 sqft

Furniture arrangements are for illustrative purposes only. Items are not included, not to scale and positions could vary from those indicated on this floorplan.



**IDA HOMES**  
The Heritage Builders



# The Eldingham

## EAST BLOCK FIRST FLOOR APARTMENT 14



### ROOM SIZES

LIVING / DINING ROOM 7.34m x 3.89m	EN-SUITE 1 2.84m x 1.56m	BEDROOM 3 2.73m x 3.94m (max)
KITCHEN 5.02m x 1.87m	BEDROOM 2 3.17m x 5.04m	BATHROOM 2.50m x 1.71m
BEDROOM 1 5.02m (max) x 5.23m (max)	EN-SUITE 2 2.12m x 1.91m	<b>TOTAL AREA</b> 1,356 sqft

Furniture arrangements are for illustrative purposes only. Items are not included, not to scale and positions could vary from those indicated on this floorplan.



**IDA HOMES**  
The Heritage Builders





# The Cartington

## EAST BLOCK FIRST FLOOR APARTMENT 15



### ROOM SIZES

LIVING / DINING ROOM  
5.82m (max) x 4.84m (max)

KITCHEN  
4.66m x 2.16m

BEDROOM 1  
3.45m x 5.19m

BEDROOM 2  
3.05m x 3.76m

BATHROOM  
3.30m (max) x 1.79m (max)

**TOTAL AREA**  
896 sqft

Furniture arrangements are for illustrative purposes only. Items are not included, not to scale and positions could vary from those indicated on this floorplan.

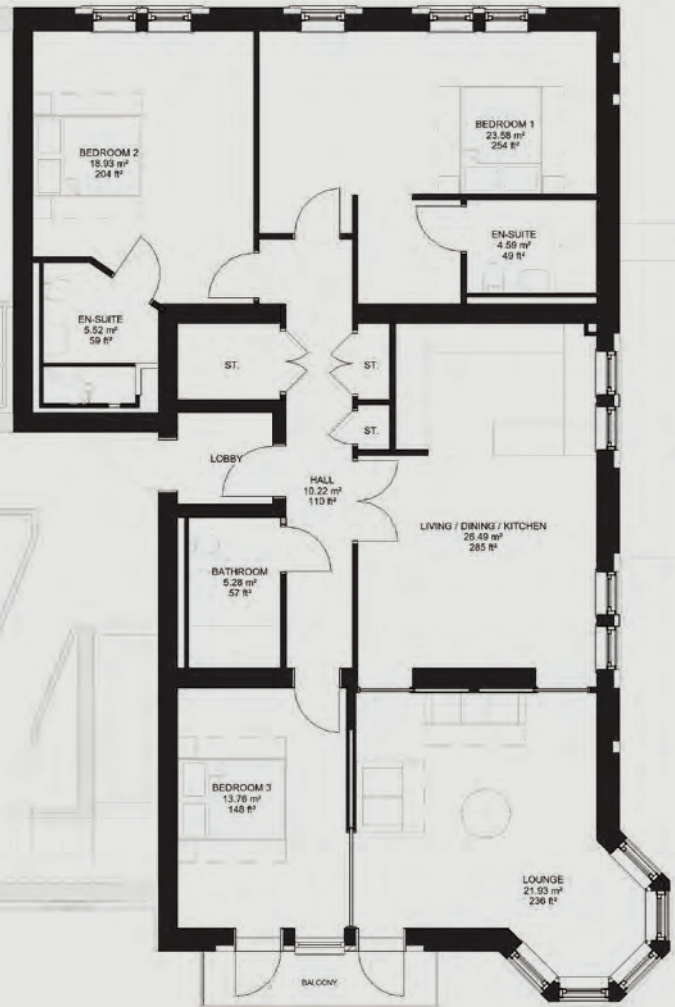


**IDA HOMES**  
The Heritage Builders



# The Chillingham

## EAST BLOCK FIRST FLOOR APARTMENT 16



### ROOM SIZES

LIVING / DINING / KITCHEN  
4.39m (max) x 6.34m (max)

LOUNGE  
5.42m (max) x 5.22m (max)

BEDROOM 1  
6.20m (max) x 5.01m (max)

EN-SUITE 1  
2.44m x 1.71m

BEDROOM 2  
4.06m (max) x 5.01m (max)

EN-SUITE 2  
2.12m (max) x 2.59m (max)

BEDROOM 3  
3.11m x 4.42m

BATHROOM  
1.67m x 2.78m

**TOTAL AREA**  
1,596 sqft

Furniture arrangements are for illustrative purposes only. Items are not included, not to scale and positions could vary from those indicated on this floorplan.



**IDA HOMES**  
The Heritage Builders



# The Harbottle

## EAST BLOCK SECOND FLOOR APARTMENT 17



### ROOM SIZES

LIVING ROOM  
6.09m (max) x 5.50m (max)  
KITCHEN / DINING ROOM  
5.35m (max) x 4.89m (max)  
BEDROOM 1  
5.40m (max) x 6.36m (max)

EN-SUITE 1  
1.97m x 2.44m  
BEDROOM 2  
5.31m (max) x 6.39m (max)  
EN-SUITE 2  
2.54m (max) x 1.80m (max)

BEDROOM 3  
5.15m (max) x 6.64m (max)  
BATHROOM  
2.02m x 2.26m  
**TOTAL AREA**  
1,692 sqft

Furniture arrangements are for illustrative purposes only. Items are not included, not to scale and positions could vary from those indicated on this floorplan.

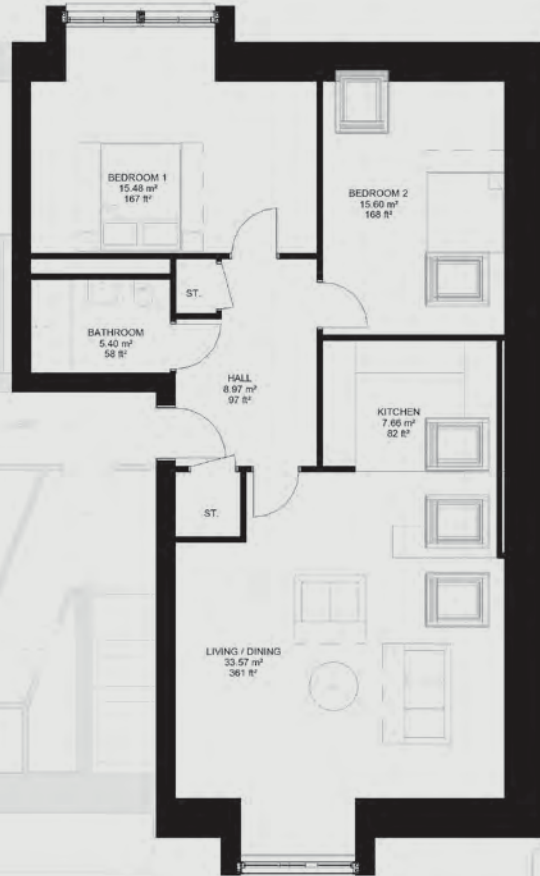


**IDA HOMES**  
The Heritage Builders



# The Bellister

## EAST BLOCK SECOND FLOOR APARTMENT 18



### ROOM SIZES

LIVING / DINING ROOM  
6.80m (max) x 6.97m (max)

KITCHEN  
3.20m x 2.40m

BEDROOM 1  
5.26m x 4.16m (max)

BEDROOM 2  
4.11m x 5.42m

BATHROOM  
2.51m x 1.72m

**TOTAL AREA**  
1,068 sqft

Furniture arrangements are for illustrative purposes only. Items are not included, not to scale and positions could vary from those indicated on this floorplan.



**IDA HOMES**  
The Heritage Builders





# Specification

---

## External Features

- Stone - Dressed natural cut ashlar stone
- Bricks - Lichfield red multistock clay
- Slate - Natural dark grey slate
- Windows - White UPVC double glazed
- Gardens - Landscaped communal and private gardens using native specimens to screen and provide shelter
- External Doors - Stone coloured powder coated aluminium

## Internal Finishes

- Timber veneer doors
- Painted internal walls
- Engineered flooring to hallways, living and kitchen areas. Colour subject to palette
- Carpets to bedrooms. Colour subject to palette

## Kitchens

Newcastle Furniture Company are producing a bespoke kitchen range for King Edward's Place. Founded in 1979 they handmade all the kitchens on Tyneside to an exceptional standard. Each apartment purchaser will visit their showroom to design and specify their kitchen. As standard each kitchen will be a custom made modular design with solid beech drawers and a 30mm quartz worktop. Fully integrated NEFF appliances are standard with chrome taps. Upgrades available from the standard specification at the buyer's cost

## Bathrooms and En-Suites

Ida Homes are working with h2O Bathroom Design Company who are a leading family run bathroom company based in Gateshead. They are the region's largest supplier of Villeroy & Boch. Each apartment will be fitted with Villeroy & Boch throughout and purchasers will visit the h2O showroom to choose the level of fitting. Tiling will be selected post reservation. Upgrades available from the standard specification at the buyer's cost

## Heating and Electrical

- Energy efficient LED lighting
- Spot lights and pendants fitted
- Brushed chrome light fittings
- Heating via air source heat pumps with underfloor heating



**H<sub>2</sub>O BATHROOM DESIGN CO.**

**NEWCASTLE FURNITURE COMPANY**  
furniture designers & makers



# Specification

---



## Communal Areas

- Lift access from car park to all floors
- Secure door entry system
- Automatic lighting to stairs
- Carpet to communal corridors

## Technology

- BT fibre optic broadband
- Central TV ariel points

## Security and Safety

- Video entry
- External lights fitted with PIR detectors
- Smoke, heat and carbon monoxide alarms fitted to all apartments



## Bespoke Options

- A range of optional additions are available to finish your home in the style you want. Please discuss with the sales team

## EPC

- Predicted EPC for all apartments are 'B'

## Parking

- 2 spaces per apartment
- 1 EV charging point per apartment
- 10 surface visitor parking bays

## Ownership and Service Charge

- All apartments will be sold on completion by way of a 999 year lease at a nil ground rent. Following completion of the development, and the sale of the last of the apartments, ownership of the freehold will be transferred to Edward's Place Morpeth Ltd, a resident controlled management company
- The maintenance of the communal areas, together with arranging such matters as buildings and other insurances and statutory compliance issues, the cost of which form part of the service charges, will initially, in the first year, be undertaken by a local management company appointed by the developer, thereafter each apartment owner as a member of Edward's Place Morpeth will jointly decide on future management responsibilities







## Walking distances

- M&S - **7 minutes**
- Morrisons - **9 minutes**
- Shopping Centre - **8 minutes**
- Leisure Centre - **13 minutes**





For more details please contact Northumberland Properties

**Email: [info@northumberlandproperties.co.uk](mailto:info@northumberlandproperties.co.uk)**

**[www.northumberlandproperties.co.uk](http://www.northumberlandproperties.co.uk)**

**Call: 01665 660910**

**12 Market Street, Alnwick, Northumberland, NE66 1TL**



**IDA HOMES**  
The Heritage Builders



Northumberland  
Properties