



# WILLOW GLADE

NEWCASTLE UPON TYNE

*Discover what  
modern living  
is all about*

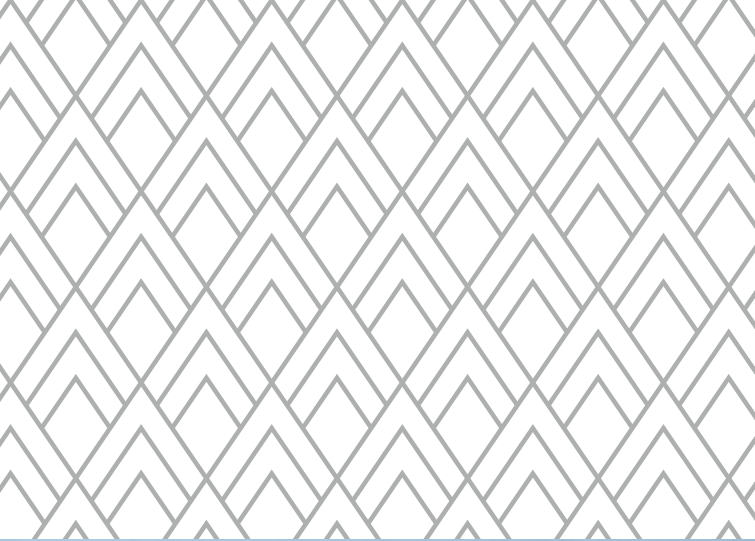
[keepmoat.com](http://keepmoat.com)





OFF ALLERDALE DRIVE, NEWCASTLE UPON TYNE, NE5 1DE



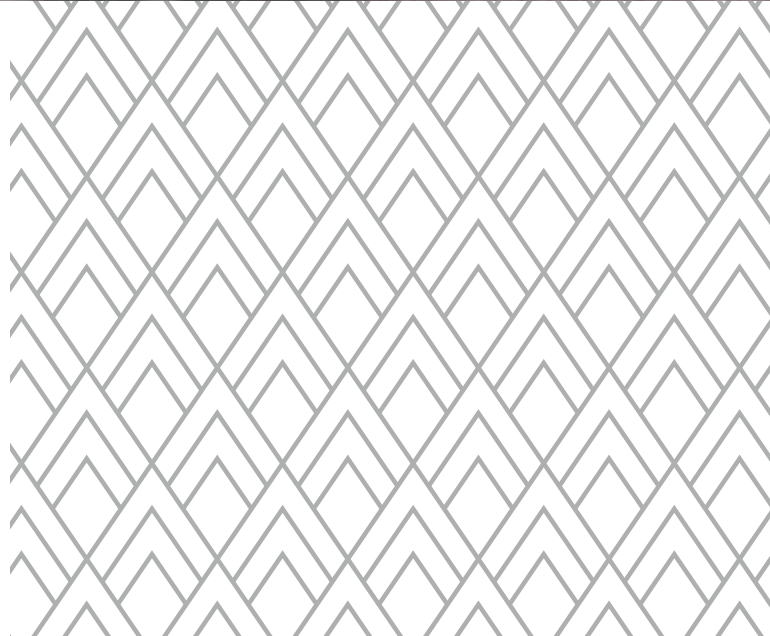


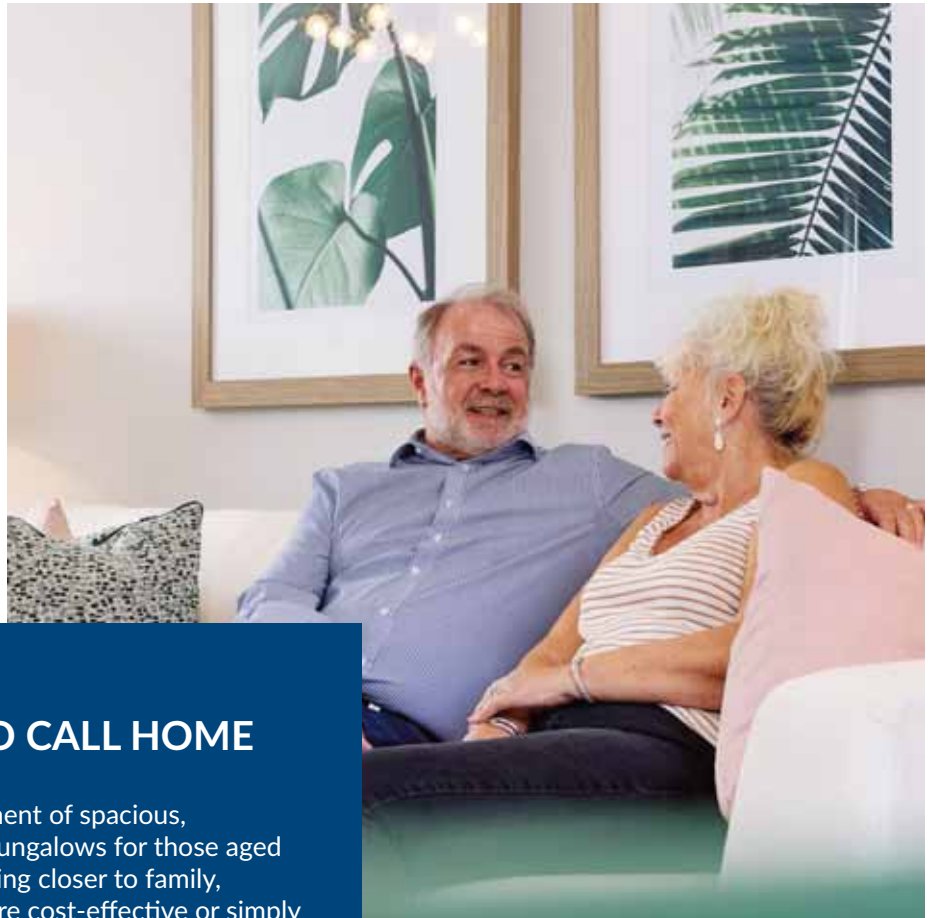
WILLOW  
GLADE

# ► WELCOME TO WILLOW GLADE



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## A GREAT NEW PLACE TO CALL HOME

Willow Glade is an exclusive development of spacious, high-quality two and three bedroom bungalows for those aged 55+. Whether you're downsizing, moving closer to family, looking for something greener and more cost-effective or simply wanting a low-maintenance bungalow that has it all, you can look forward to hassle-free living at its finest.

Located just five miles west of Newcastle city centre, set in sought-after Chapel House, a thriving community, with excellent amenities on the doorstep. For commuters, the A1 and A69 are both minutes away for easy access across the region. Plus, with the stunning Northumberland countryside and coastline just a short drive away, you'll have the best of both urban and rural living.





# ► LIFE IN NEWCASTLE UPON TYNE



## Welcome to Chapel House

Willow Glade is set in the delightful neighbourhood of Chapel House just five miles west of Newcastle city centre. A welcoming setting, you can look forward to joining an established community that offers a wealth of handy amenities and local shops. Known for being a relatively quiet spot with parks, green spaces and good public transport, you'll find everything you could wish for right on the doorstep. This includes a Tesco Express, Sainsbury's Local and Morrisons all within walking distance.

## Shop. Eat. Repeat.

One of the many great things about living at Willow Glade is having Newcastle city centre close by. A vibrant, and at the same time, historic destination, it's the place to go for a relaxing day out enjoying some retail therapy. All the big names can be found at Eldon Square, or, if you're in the mood for a luxury shopping experience in a stunning setting, head over to Central Arcade with its glass barrel-vaulted roof. Every bit as impressive, but without the high price tags is Grainger Market in the historic heart of the city where you'll find everything from fresh food to quirky specialist shops. And let's not forget the almost seemingly endless choice of places to eat and drink. From street food to fine dining and traditional taprooms to chic cocktail bars, you need never visit the same place twice.

## Sports and leisure that's right for you

Whatever your interests, they're catered for in the area. If you just want to stretch your legs, Barbondale Park is half a mile away, with a playground for kids and large open field that's ideal for dog walking. If you prefer something a bit more strenuous, try West Denton Leisure Centre down the road. Here, you'll find a gym, sports hall and outdoor pitches, offering a wide choice of fitness classes to join. Then, there's West Denton Indoor Bowls Club where you can play competitively as well as socially. Just over a mile away is Westerhope Golf Club. Ideal for golfers of all skill levels, this fabulous parkland course is a must play. While Newcastle United fans will be delighted to know that St. James' Park is under 5 miles away, making every home game close to home.

## Art, culture & entertainment galore

There's so much to see and do in Newcastle and Gateshead, there are venues and events for everyone. Ouseburn is the area's cultural quarter, renowned for being one of the most vibrant creative communities in the North East. Art lovers won't want to miss the BALTIC Centre for Contemporary Art on Gateshead Quayside or Laing Art Gallery in the city centre for more traditional works of art. History buffs will want to visit the many different museums that include the Discovery Museum, Great Northern Museum and Life Science Centre.

## Out of this world days out

If you like your days out, get ready for a packed calendar as there is so much to see and do in the region. Whitley Bay and Tynemouth are both within a half hour drive for a traditional seaside trip. Alternatively, head inland and before you know it, you'll be at Northumberland National Park, the perfect destination for walking, cycling, horse riding, fishing and so much more. If you prefer taking in historic settings try Alnwick Castle which Harry Potter fans are sure to recognise from the first two movies. Also nearby is Alnwick Garden, which is one of the world's most ambitious new gardens. And if you'd like to see history come to life, then go to Beamish Museum: The Living Museum of the North, just 20 minutes away by car, you can experience Georgian, Victorian and Edwardian times for real.



## WELCOME

## ► LOCATION

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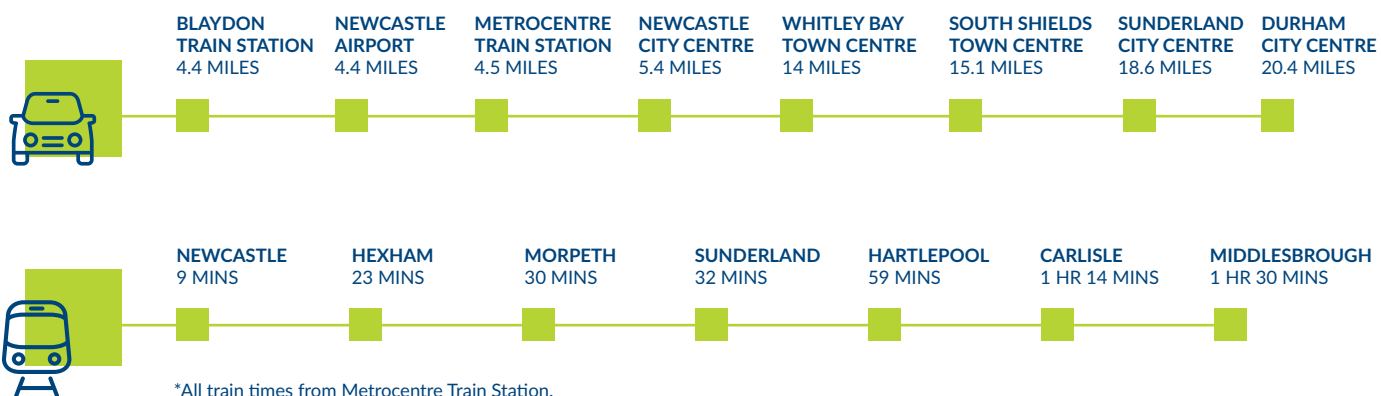


## ► TRAVEL LINKS

### HASSLE-FREE TRAVELLING

No matter what the destination, Willow Glade couldn't be better placed for a simple, straightforward journey. With great bus links and easy access to the A1 and A69, you can reach Durham within half an hour, Sunderland in 40 minutes and Hartlepool in 50 minutes.

Newcastle International Airport is only 10 minutes away. You can literally walk out of your door and be jetting off before you know it. Though no matter where you're heading, you'll soon be looking forward to returning home to Willow Glade.



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

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## ► PICTURE YOURSELF HERE



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## ► SITE PLAN

	THE ASPEN 2 bedroom home
	THE ALDER 2 bedroom home
	THE BEECH 2 bedroom home
	THE BIRCH 2 bedroom home
	THE HAZEL 3 bedroom home
	AFFORDABLE HOMES

 SALES CENTRE  
Plot 1

 SHOWHOMES  
Plot 7



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This site plan is only a guide to the above development. For example, layouts may change and affordable housing is indicative only. Open market sales can be to owner occupation, investors, local authorities and housing associations.



## ► 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.
- ✓ Pendant light fittings.
- ✓ BT / Virgin hyperoptic connection.
- ✓ Vertical panel grained cottage style doors.
- ✓ MDF skirting and architrave.

## 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.

## 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.\*\*

## 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.
- ✓ PV panels.
- ✓ EV charging point. See Sales Executive for location details.
- ✓ Air source heat pump.

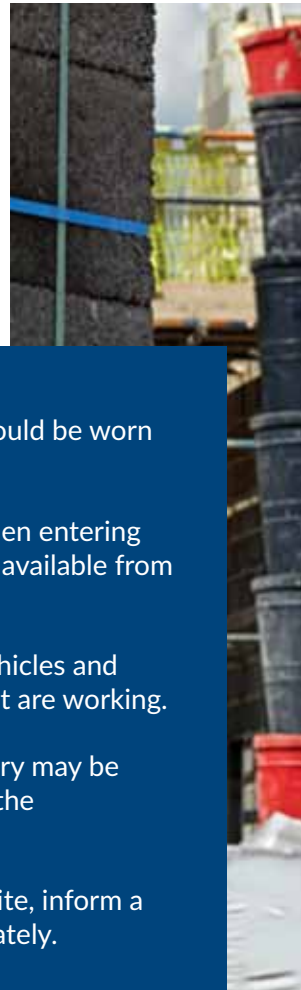
Make it your own with our range of optional extras





## ► HEALTH & SAFETY

**At Keepmoat 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.

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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 home 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.



## 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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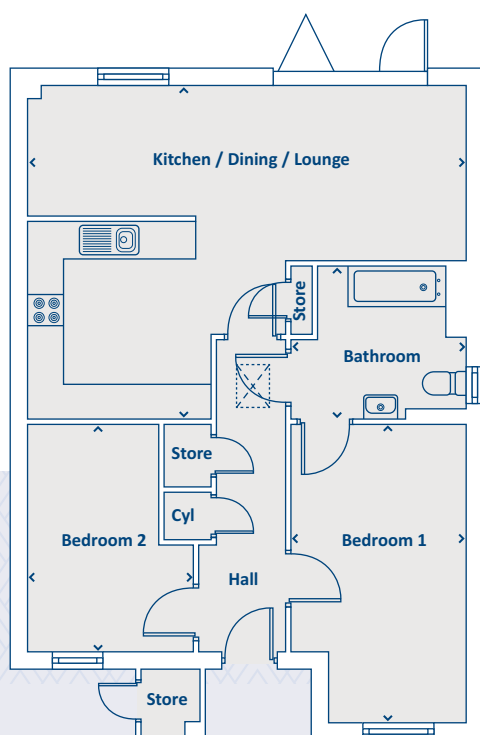


Start the next  
exciting chapter  
in your life



Artists impression, features may vary

## THE ASPEN 2 bedroom home



### GROUND FLOOR

Kitchen / Dining / Lounge	7538 x 5715	24'9" x 18'9"
Bedroom 1	3000 x 5128	9'10" x 16'10"
Bedroom 2	2852 x 3900	9'4" x 12'10"
Bathroom	2982 x 2600	9'9" x 8'6"

› Longest measurement taken

#### PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Solar panel locations are plot specific please see our Sales Executive for full specification and plot details at this development.

Keepmoat is the trading name of Keepmoat Homes Limited

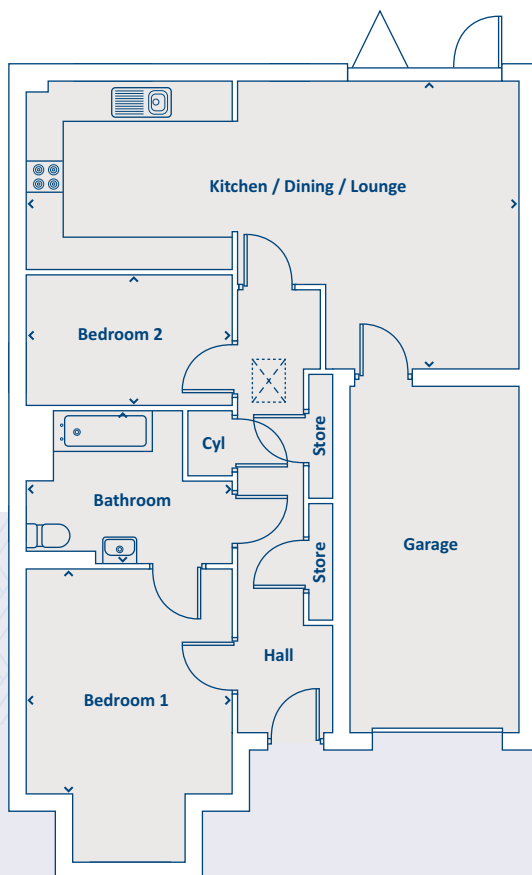






Artists impression, features may vary

## THE ALDER 2 bedroom home



### GROUND FLOOR

Kitchen / Dining / Lounge	8460 x 4943	27'9" x 16'3"
Bedroom 1	3398 x 3900	11'2" x 12'10"
Bedroom 2	3398 x 2225	11'2" x 7'4"
Bathroom	3380 x 2600	11'1" x 8'6"

› Longest measurement taken

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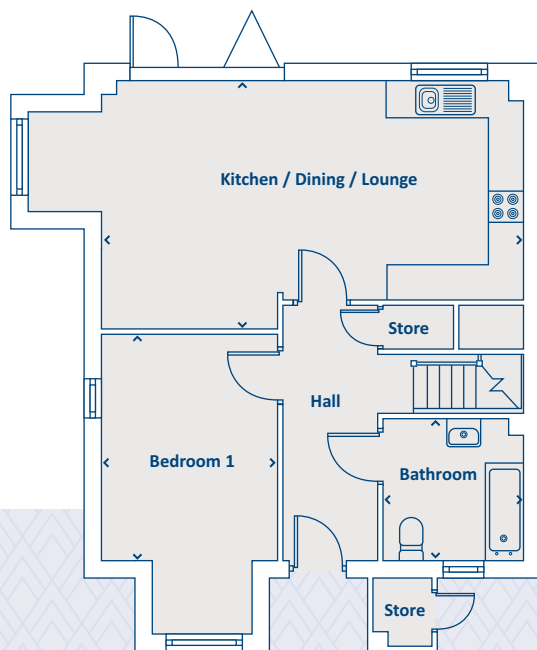
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## THE BEECH 2 bedroom home



### GROUND FLOOR

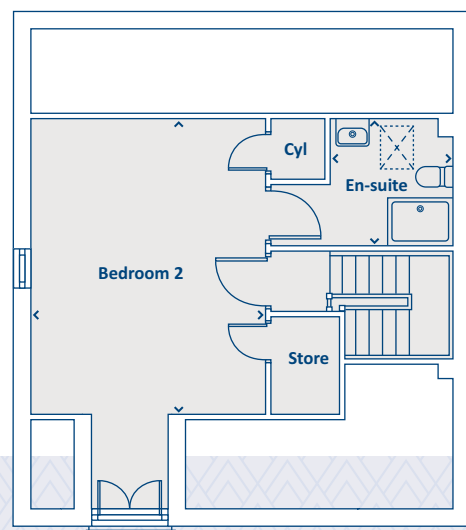
Kitchen / Dining / Lounge	7335 x 4242	24'1" x 13'11"
Bedroom 1	2978 x 3900	9'9" x 12'10"
Bathroom	2450 x 2450	8'0" x 8'0"

› Longest measurement taken

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### FIRST FLOOR

Bedroom 2	5081 x 4057	16'8" x 13'4"
En-suite	2165 x 2185	7'1" x 7'2"

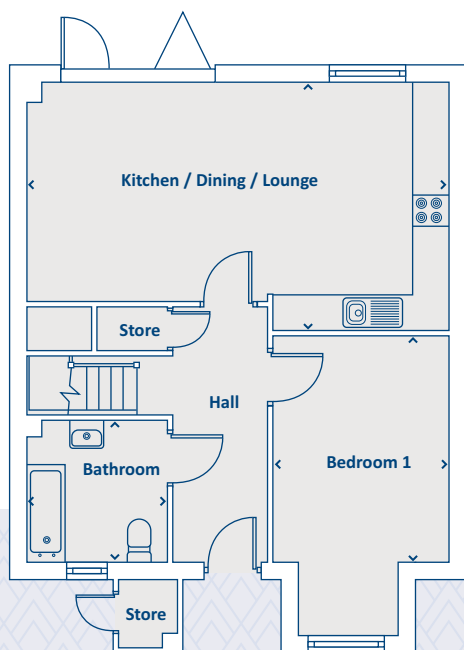






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## THE BIRCH 2 bedroom home



### GROUND FLOOR

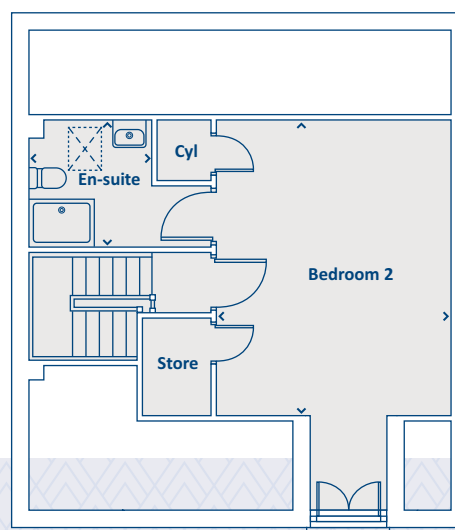
Kitchen / Dining / Lounge	7335 x 4242	24'1" x 13'11"
Bedroom 1	2978 x 3900	9'9" x 12'10"
Bathroom	2450 x 2450	8'0" x 8'0"

› Longest measurement taken

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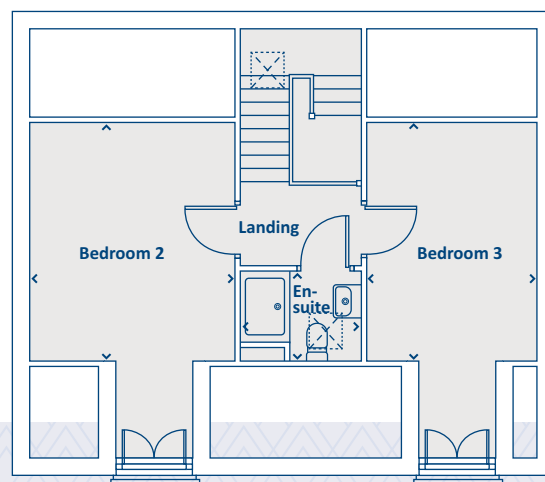
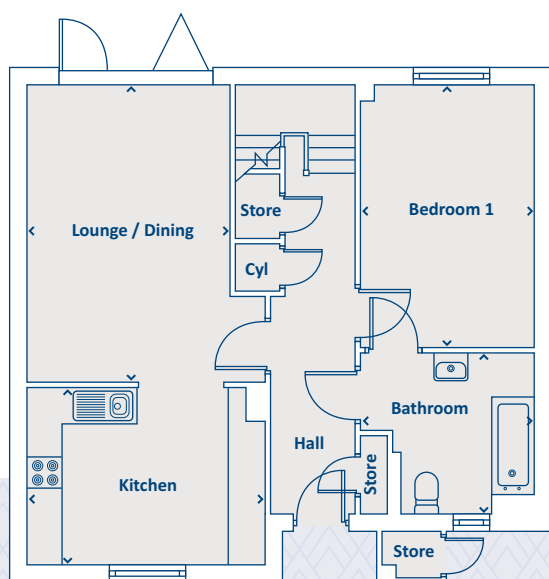
### FIRST FLOOR

Bedroom 2	5081 x 4057	16'8" x 13'4"
En-suite	2165 x 2185	7'1" x 7'2"





## THE HAZEL 3 bedroom home



### GROUND FLOOR

Lounge / Dining	3524 x 5092	11'7" x 16'8"
Kitchen	4068 x 3050	13'4" x 10'0"
Bedroom 1	3000 x 4499	9'10" x 14'9"
Bathroom	2982 x 2725	9'9" x 8'11"

› Longest measurement taken

### FIRST FLOOR

Bedroom 2	3524 x 4070	11'7" x 13'4"
En-suite	2014 x 1510	6'7" x 4'11"
Bedroom 3	3000 x 4070	9'10" x 13'4"

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All enquiries:

**0191 622 4305**

or email: [willow.glade@keepmoat.com](mailto:willow.glade@keepmoat.com)



[keepmoat.com](http://keepmoat.com)

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This brochure has been produced as a guide to assist intending purchasers in the selection of their new home. Its content does not form part of any contract.