



# BASSLETON MEADOWS

INGLEBY BARWICK

keepmoat.com



An exciting development of  
2, 3 & 4 bedroom homes



Perfect spaces to be

# more you!

At Keepmoat, we're dedicated to creating great places for you to live, work and play.

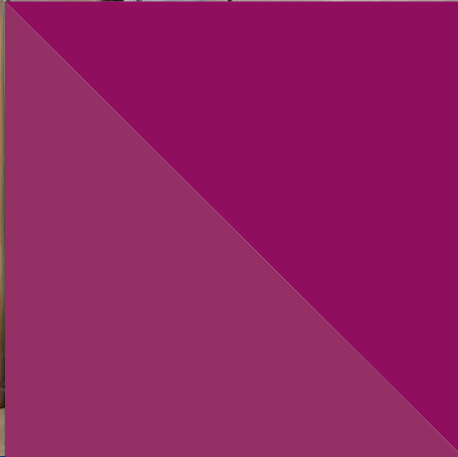
The Keepmoat way of doing things is plain to see the minute you step into one of our spacious and modern developments. Our commitment to smart design and our attention to detail is evident in all our homes. The quality of our craftsmanship, backed by warranties, offers you real peace of mind. Plus we'll give you all the support you need from an experienced customer care team who are with you every step of the way.

There isn't one reason to buy a Keepmoat home – there are lots. That's why choosing us for your next home will be one of the best decisions you'll ever make.

Plus with great schemes like Easymove, moving could be more straightforward than you think!

**Easymove**









# Welcome to Bassleton Meadows

Bassleton Meadows is a stunning new development nestled in the popular community of Ingleby Barwick. Offering a range of high-quality 2, 3 and 4 bedroom homes, it's the perfect setting for families, professionals and first-time buyers alike.

Thoughtfully designed to reflect the area's natural charm, Bassleton Meadows features landscaped green spaces, tree-lined walkways and a variety of open areas for relaxation and play. Homes are built with a focus on space, comfort and energy efficiency, with contemporary interiors and modern finishes throughout. Carefully planned to create a welcoming neighbourhood feel, Bassleton Meadows is a place where community can thrive.

Whether you're looking for your first home, more space for your growing family, or a peaceful place to downsize, Bassleton Meadows offers the perfect place to call home.

WHERE COMMUNITY  
MEETS COMFORT IN A  
THRIVING LOCATION





# Life

## in Ingleby Barwick

Surrounded by natural beauty and everyday convenience, Bassleton Meadows offers the best of both worlds. Set within the thriving community of Ingleby Barwick, you'll find peaceful green spaces and scenic walking routes just a short stroll from your front door. Enjoy tranquil woodland walks through Bassleton Wood and the surrounding nature reserves, or head to nearby Preston Park to explore riverside trails, historic gardens, and family-friendly attractions like Butterfly World and the adventure playground. For shopping and entertainment, Teesside Park – one of the region's premier retail destinations – offers everything from high street fashion and homeware to restaurants, cafés and a multiplex cinema.

The village of Maltby is just minutes away, home to the renowned Chadwicks Inn, perfect for a relaxed evening meal or special occasion. A little further afield, the picturesque market town of Yarm awaits with its charming cobbled high street lined with independent boutiques, stylish cafés and award-winning restaurants.

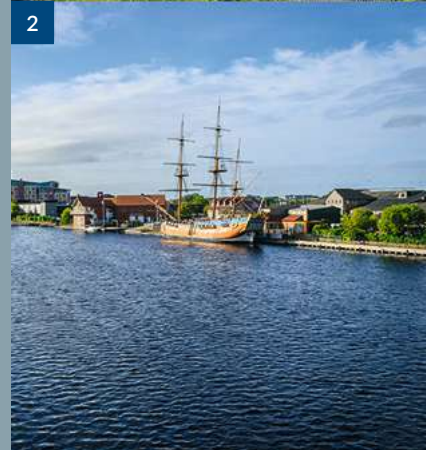


1. Yarm
2. Stockton-on-Tees
3. Preston Park
4. Roseberry Topping
5. Teesside Park

1



2











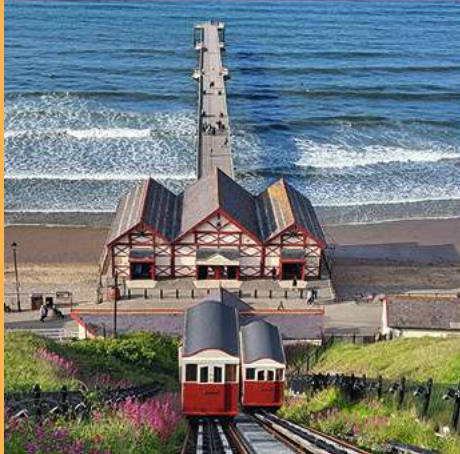
1



A STUNNING  
CHOICE OF  
2, 3 & 4  
BEDROOM  
HOMES.



2



3



THE PERFECT  
BLEND OF  
URBAN  
LIVING AND  
COUNTRYSIDE  
VIEWS.



4



PERFECT FOR  
FIRST-TIME  
BUYERS AND  
GROWING  
FAMILIES.



# Five

reasons to live at  
Bassleton Meadows.

From great schools and local amenities to stunning countryside and coastal escapes, Bassleton Meadows offers everything you need for a vibrant, well-connected lifestyle.

HIGHLY  
REGARDED  
LOCAL  
SCHOOLS.



# 5



MAKE YOUR  
HOME YOUR  
OWN WITH  
KEEPMOAT  
OPTIONS.





# Join

the well connected.

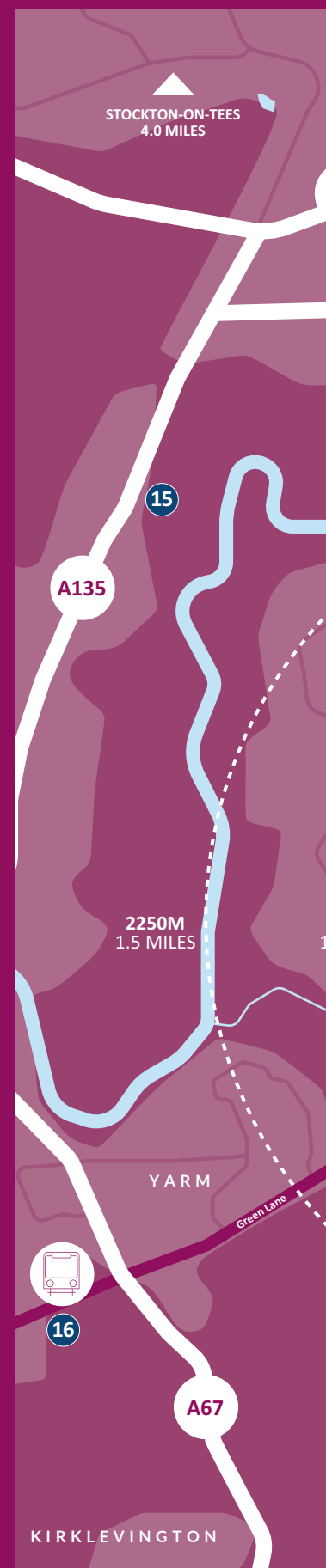
Bassleton Meadows is ideally located for getting around the North East and beyond. With the A19 and A174 just minutes away, you can reach Middlesbrough town centre in around 15 minutes by car, while Darlington is a convenient 25-minute drive. For longer journeys, Newcastle upon Tyne is just an hour to the north, with Harrogate and York equally accessible to the south.

Travelling by train is just as straightforward. Yarm Station, only a short drive away, offers regular services between Redcar and Manchester Airport, stopping at key destinations including Middlesbrough, York, Leeds, and Huddersfield. And for international travel, Teesside International Airport is just 20 minutes away, with direct flights to popular European destinations – making holiday getaways or business trips refreshingly easy.

|                                 |  |            |
|---------------------------------|-------------------------------------------------------------------------------------|------------|
| Yarm train station              | ○                                                                                   | 2.9 miles  |
| Stockton-On-Tees town centre    | ○                                                                                   | 6.0 miles  |
| Middlesbrough town centre       | ○                                                                                   | 7.9 miles  |
| Teesside airport                | ○                                                                                   | 8.1 miles  |
| Darlington town centre          | ○                                                                                   | 15.2 miles |
| Newcastle upon Tyne city centre | ○                                                                                   | 43.5 miles |
| Harrogate town centre           | ○                                                                                   | 44.5 miles |
| York city centre                | ○                                                                                   | 44.8 miles |

|               |  |                   |
|---------------|-------------------------------------------------------------------------------------|-------------------|
| Darlington    | ○                                                                                   | 18 minutes        |
| Middlesbrough | ○                                                                                   | 19 minutes        |
| Redcar        | ○                                                                                   | 25 minutes        |
| York          | ○                                                                                   | 45 minutes        |
| Leeds         | ○                                                                                   | 1 hour 19 minutes |
| Huddersfield  | ○                                                                                   | 2 hour 18 minutes |
| Manchester    | ○                                                                                   | 2 hour 39 minutes |
| London        | ○                                                                                   | 2 hour 51 minutes |





## MAP KEY

- 1 Ingleby Manor Secondary School & Sixth Form
- 2 Ingleby Bistro Restaurant
- 3 Oaklands Veterinary Centre and Equine Hospital
- 4 The Manor House Pub & Kitchen
- 5 The Play Factory
- 6 Ingleby Barwick Community Hall
- 7 Ingleby Mill Primary School
- 8 Tibs Football Club
- 9 Tesco Superstore
- 10 Hepworth Opticians
- 11 Bannatyne Health Club & Spa
- 12 OneGym
- 13 Dentist
- 14 Anson Farm – Farmhouse Inns
- 15 Preston Park Museum & Grounds
- 16 Yarm Train Station





Bassleton Meadows

# Siteplan





|                                                                                     |                                         |                                                                                      |                                        |
|-------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------|
|  | <b>The Foxcote</b><br>2 Bedroom Home    |  | <b>The Roundhill</b><br>4 Bedroom Home |
|  | <b>The Kentmere</b><br>3 bedroom home   |  | <b>The Longford</b><br>4 Bedroom Home  |
|  | <b>The Chelburn</b><br>3 Bedroom Home   |  | <b>The Jubilee</b><br>4 Bedroom Home   |
|  | <b>The Bradshaw</b><br>3 Bedroom Home   |  | <b>The Caversham</b><br>4 Bedroom Home |
|  | <b>The Killington</b><br>3 Bedroom Home |  | <b>The Hoveton</b><br>4 Bedroom Home   |
|                                                                                     |                                         |  | <b>Affordable Homes</b>                |

**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 Sales Executive for full specification and plot details at this development.



# The Foxcote

2 bedroom home



Artists impression, features may vary

## Features

 2 Bedrooms

 1 Bathroom



### GROUND FLOOR

|                   |               |                |
|-------------------|---------------|----------------|
| Kitchen / Dining: | 3625 x 3082mm | 11'11" x 10'1" |
| Lounge:           | 4067 x 4030mm | 13'4" x 13'3"  |
| WC:               | 1558 x 855mm  | 5'1" x 2'10"   |



### FIRST FLOOR

|            |               |               |
|------------|---------------|---------------|
| Bathroom:  | 2016 x 1978mm | 6'7" x 6'6"   |
| Bedroom 1: | 3022 x 4030mm | 9'11" x 13'3" |
| Bedroom 2: | 2560 x 4030mm | 8'5" x 13'3"  |

# The Kentmere

3 bedroom home



## Features

 3 Bedrooms

 1 Bathroom



### GROUND FLOOR

|                   |               |                |
|-------------------|---------------|----------------|
| Kitchen / Dining: | 4100 x 3588mm | 13'5" x 11'9"  |
| Lounge:           | 3592 x 4536mm | 11'9" x 14'11" |
| WC:               | 1010 x 1470mm | 3'4" x 4'10"   |



### FIRST FLOOR

|            |               |               |
|------------|---------------|---------------|
| Bathroom:  | 1657 x 2593mm | 5'5" x 8'6"   |
| Bedroom 1: | 2942 x 4536mm | 9'8" x 14'11" |
| Bedroom 2: | 3000 x 2593mm | 9'10" x 8'6"  |
| Bedroom 3: | 2060 x 1850mm | 6'9" x 6'1"   |

**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.



# The Chelburn

3 bedroom home



## Features

 3 Bedrooms

 1 Bathroom

 1 Ensuite



### GROUND FLOOR

|                   |               |                 |
|-------------------|---------------|-----------------|
| Kitchen / Dining: | 3035 x 4536mm | 9' 11" x 14'11" |
| Lounge:           | 4266 x 3588mm | 14'0" x 11'9"   |
| WC:               | 975 x 1550mm  | 3'2" x 5'1"     |



### FIRST FLOOR

|            |               |               |
|------------|---------------|---------------|
| Bathroom:  | 1661 x 2625mm | 5'5" x 8'7"   |
| Bedroom 1: | 3390 x 3683mm | 11'1" x 12'1" |
| Ensuite:   | 2472 x 1492mm | 8'1" x 4'11"  |
| Bedroom 2: | 3224 x 2623mm | 10'7" x 8'7"  |
| Bedroom 3: | 2250 x 1820mm | 7'5" x 6'0"   |

# The Bradshaw

3 bedroom home



Artists impression, features may vary

## Features

 3 Bedrooms

 1 Bathroom

 1 Ensuite



### GROUND FLOOR

Kitchen / Dining:  
3588 x 4100mm 11'9" x 13'5"

Lounge:  
4536 x 3592mm 14'11" x 11'9"

WC:  
1470 x 1004mm 4'10" x 3'4"



### FIRST FLOOR

Bathroom:  
2503 x 2034mm 8'3" x 6'8"

Bedroom 2:  
4536 x 2682mm 14'11" x 8'10"

Bedroom 3:  
2503 x 2883mm 8'3" x 9'6"

Lobby:  
1941 x 1777 6'4" x 5'10"



### SECOND FLOOR

Bedroom 1:  
4536 x 5735mm 14'11" x 18'10"

Ensuite:  
2406 x 1660mm 7'11" x 5'5"

**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.



# The Killington

3 bedroom home



## Features

 3 Bedrooms

 1 Bathroom

 1 Ensuite



## GROUND FLOOR

|          |               |               |
|----------|---------------|---------------|
| Dining:  | 2643 x 2947mm | 8'8" x 9'8"   |
| Kitchen: | 2780 x 2446mm | 9'1" x 8'0"   |
| Lounge:  | 4800 x 3125mm | 15'9" x 10'3" |
| Utility: | 1587 x 1963mm | 5'2" x 6'5"   |
| WC:      | 963 x 1963mm  | 3'2" x 6'5"   |



## FIRST FLOOR

|            |               |               |
|------------|---------------|---------------|
| Bathroom:  | 2345 x 2000mm | 7'8" x 6'7"   |
| Bedroom 1: | 2763 x 4427mm | 9'1" x 14'6"  |
| Ensuite:   | 1567 x 2928mm | 5'2" x 9'7"   |
| Bedroom 2: | 3575 x 3125mm | 11'9" x 10'3" |
| Bedroom 3: | 3467 x 3282mm | 11'4" x 10'9" |



# The Roundhill

4 bedroom home



Artists impression, features may vary

## Features

 4 Bedrooms

 1 Bathroom

 1 Ensuite



### GROUND FLOOR

Family / Dining:  
2542 x 4536mm 8'4" x 14'11"

Kitchen:  
3100 x 2310mm 10'2" x 7'7"

Study:  
2050 x 2310mm 6'9" x 7'7"

WC:  
1677 x 950mm 5'6" x 3'1"



### FIRST FLOOR

Bedroom 1:  
3000 x 4536mm 9'10" x 14'11"

Ensuite:  
1587 x 2550mm 5'2" x 8'4"

Lounge:  
3012 x 4536mm 9'11" x 14'11"



### SECOND FLOOR

Bathroom:  
1750 x 1920mm 5'9" x 6'4"

Bedroom 2:  
2600 x 4536mm 8'6" x 14'11"

Bedroom 3:  
3250 x 2450mm 10'8" x 8'0"

Bedroom 4:  
3012 x 1993mm 9'11" x 6'6"

**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.



# The Longford

4 bedroom home



Artists impression, features may vary

## Features

 4 Bedrooms

 1 Bathroom

 1 Ensuite



## GROUND FLOOR

|                   |               |               |
|-------------------|---------------|---------------|
| Kitchen / Dining: | 3475 x 6168mm | 11'5" x 20'3" |
| Lounge:           | 5060 x 3150mm | 16'7" x 10'4" |
| WC:               | 1830 x 1450mm | 6'0" x 4'9"   |



## FIRST FLOOR

|            |               |               |
|------------|---------------|---------------|
| Bathroom:  | 2138 x 2000mm | 7'0" x 6'7"   |
| Bedroom 1: | 3034 x 3400mm | 9'11" x 11'2" |
| Ensuite:   | 1185 x 2206mm | 3'11" x 7'3"  |
| Bedroom 2: | 4312 x 2675mm | 14'2" x 8'9"  |
| Bedroom 3: | 2014 x 3215mm | 6'7" x 10'7"  |
| Bedroom 4: | 2232 x 2860mm | 7'4" x 9'5"   |

# The Jubilee

4 bedroom home



## Features

 4 Bedrooms

 1 Bathroom

 1 Ensuite



## GROUND FLOOR

|          |               |               |
|----------|---------------|---------------|
| Dining:  | 3098 x 2927mm | 10'2" x 9'7"  |
| Kitchen: | 2200 x 3740mm | 7'3" x 12'3"  |
| Lounge:  | 4200 x 3099mm | 13'9" x 10'2" |
| Utility: | 2200 x 1813mm | 7'3" x 5'11"  |
| WC:      | 1550 x 900mm  | 5'1" x 2'11"  |



## FIRST FLOOR

|            |               |               |
|------------|---------------|---------------|
| Bathroom:  | 2406 x 2324mm | 7'11" x 7'7"  |
| Bedroom 1: | 3842 x 3089mm | 12'7" x 10'2" |
| Ensuite:   | 1750 x 2253mm | 5'9" x 7'5"   |
| Bedroom 2: | 3660 x 3245mm | 12'0" x 10'8" |
| Bedroom 3: | 3500 x 3250mm | 11'6" x 10'8" |
| Bedroom 4: | 3695 x 2813mm | 12'1" x 9'3"  |

**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.



# The Caversham

4 bedroom home



Artists impression, features may vary

## Features

 4 Bedrooms

 1 Bathroom

 2 Ensuite / Shower

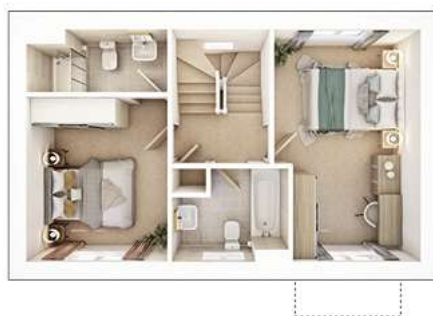


### GROUND FLOOR

Kitchen / Dining:  
2960 x 4860mm 9'9" x 15'11"

Lounge:  
3061 x 4860mm 10'0" x 15'11"

WC:  
900 x 1673mm 2'11" x 5'6"



### FIRST FLOOR

Bathroom:  
2423 x 1953mm 7'11" x 6'5"

Bedroom 1:  
2960 x 3453mm 9'9" x 11'4"

Ensuite:  
2960 x 1315mm 9'9" x 4'4"

Bedroom 2:  
3061 x 4860mm 10'0" x 15'11"



### SECOND FLOOR

Bedroom 3:  
2960 x 4053mm 9'9" x 13'4"

Bedroom 4:  
2597 x 3310mm 8'6" x 10'10"

Shower:  
2492 x 1149mm 8'2" x 3'9"

# The Hoveton

4 bedroom home



Artists impression, features may vary

## Features

 4 Bedrooms

 1 Bathroom

 2 Ensuite / Shower



## GROUND FLOOR

Kitchen / Dining:  
2960 x 4860mm 9'9" x 15'11"

Lounge:  
3061 x 4848mm 10'0" x 15'11"

WC:  
900 x 1673mm 2'11" x 5'6"

## FIRST FLOOR

Bathroom:  
2423 x 1953mm 7'11" x 6'5"

Bedroom 1:  
2960 x 3453mm 9'9" x 11'4"

Ensuite:  
2960 x 1315mm 9'9" x 4'4"

Bedroom 2:  
3061 x 4860mm 10'0" x 15'11"

## SECOND FLOOR

Bedroom 3:  
2960 x 4053mm 9'9" x 13'4"

Bedroom 4:  
2597 x 3310mm 8'6" x 10'10"

Shower:  
2492 x 1149mm 8'2" x 3'9"

**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.





## BASSLETON MEADOWS

### 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.                                                      | ✓ |
| 2 zone programmable gas central heating system with thermostatic radiator valves. | ✓ |
| Outside light to front.                                                           | ✓ |

### DECORATING

|                                                 |   |
|-------------------------------------------------|---|
| 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.                                           | ✓ |

### 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.** | ✓ |

# Specification

### 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 ensuite 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. | ✓ |

### ENSUITE

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

### ELECTRICAL

|                                                                 |   |
|-----------------------------------------------------------------|---|
| TV aerial socket to lounge and bedroom 1.                       | ✓ |
| PV panels.                                                      | ✓ |
| EV charging point.<br>See Sales Executive for location details. | ✓ |
| BT socket to lounge.                                            | ✓ |

## Make it your own with our range of optional extras

**Please Note:** Availability of upgrades and standard choices are subject to build stage at point of reservation, and are \*house type and \*\*plot specific. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see our Sales Executive for full specification and plot details at this development.



## Let's help you sell your home

Buying a new home is exciting – but if you've also got a home to sell, it can feel overwhelming. That's why we're here to make the process smoother through our Easymove scheme.



Easymove means you can hand the strain of selling your existing home to us while you focus on your exciting new future.



### What is Easymove?

Easymove is a simple process that will save you time – and money. We manage the sale of your existing home for you. We'll even pay the estate agent fees, which could save you a small fortune\*.



### How does Easymove work?

We'll arrange for two independent estate agents to value your home before agreeing a sale price with you. We'll then work with the estate agents to market your property. Once it's sold, we'll pay the estate agent fees (usually between 1 and 2%).



### Is it quicker to sell with Easymove?

It certainly can be. We want you to be able to move into your new home as soon as it's ready. Because we manage the sale of your existing home for you, we can keep things moving along nicely, so the whole selling and buying process is smooth and simple.

“Thanks to Easymove we had an offer on our home in 2 weeks.”

Mrs Danilowicz

“We were able to sell our home in only a couple of days.”

Mrs Hume

Ask your Keepmoat Sales Executive about Easymove and other ways to buy. They'll also be able to tell you about incentives available on selected Keepmoat homes.

\*Terms and conditions apply. Easymove is subject to status and only available on selected developments and plots.





All enquiries:

**01642 037742**

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

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selection of their new home. Its content does not form part of any contract.