



UPLAND VIEW

CATTON | NORTHUMBERLAND





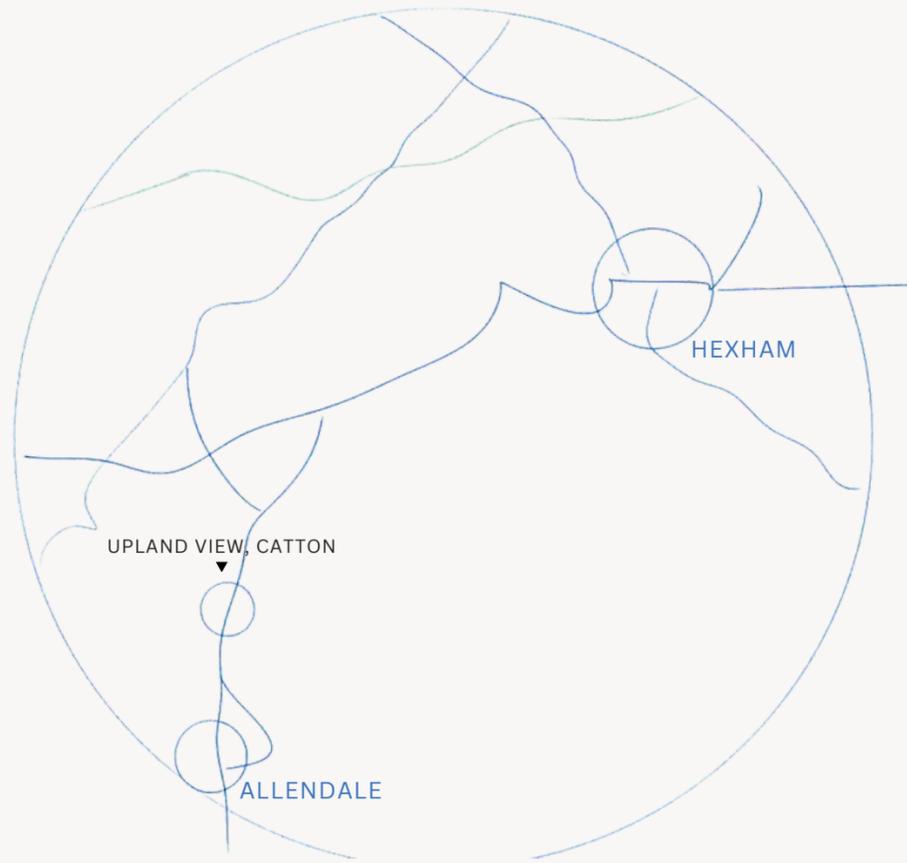
Situated in the picturesque village of Catton in the heart of the Allen Valley, in an area of outstanding natural beauty;
Upland View is an extraordinary development where modern elegance meets rural charm.

Designed by the Award Winning architects Elliot Architects in Hexham, Upland view presents the opportunity for a lasting, quality home.

Upland View comprises of three, 2142sqft, four bedroom homes. All with unique design features, whilst ensuring the same meticulous attention to detail. The combination of earthy stone and warm timber cladding construction creates a harmonious blend between the homes' exterior and it's natural surroundings.

Each home boasts striking architectural elements, featuring high ceilings and expansive vaulted spaces that create an airy and open ambiance. Natural light floods the interior through oversized skylights and generously sized windows, illuminating every corner with a warm, inviting glow.





Catton is a picturesque village nestled in the heart of Northumberland, England, located just 1.5 miles from Allendale and 9 miles from Hexham town.

For those who commute, the A69, A1, A1(M), and M6 highways offer connections to major business hubs in the North, while East and West Coast railway services are accessible from Hexham. The city of Newcastle upon Tyne, complete with an international airport, can be reached within 40 minutes.



ABOUT CATTON, HEXHAM.

Catton is a quaint village nestled in untouched countryside, located within the Allendale parish in Northumberland. It is situated between Allendale and Hexham. Catton boasts a village pub that serves great homemade food..

Allendale, on your doorstep offers bistro-pubs, a primary school rated highly by Ofsted, a golf course, a football club, a cricket club, a bowling club, tennis courts, a badminton club, and numerous other clubs and societies.

Additionally, Allendale features a supermarket, butcher shops, craft stores, a pharmacy, doctor's surgery and charming tea rooms.

Hexham, the closest town, is a large historic market town in Northumberland. It's rich history, characterised by the stunning Hexham Abbey and historic streets, creates a sense of timelessness, and draws a lot of attraction to the town.

Hexham, voted the happiest place to live in Britain, in 2019 and 2021, boasts a strong sense of community, with frequent local events and an extremely welcoming atmosphere.

There are several primary and secondary schools in Hexham, in particular Hexham Middle School and Queen Elizabeth High School providing education from children aged 8-18, being newly developed with extensive sports facilities. There are also options for private school; the closest in proximity being Mowden Hall just off the A69. There are also coaches for pick ups to all Private Schools in Newcastle upon Tyne from Hexham. Families find it to be an extremely fitting place to raise children, with access to quality education options.

Hexham has a range of amenities, including shops, restaurants, and healthcare facilities, making it extremely convenient for daily living. You'll find both independent businesses and larger chains in the town. From grocers and butchers selling locally sourced goods, to Waitrose and Marks & Spencers Food Hall; Hexham has it all.

The town has good transport links, with a railway station connecting it to Newcastle and Carlisle. The A69 road also provides easy access to nearby cities such as Newcastle in 40 minutes, and the rest of Northumberland. Newcastle International Airport is under 40 minutes away.

With a lower cost of living compared to larger cities and a reputation for safety, [Hexham is a tranquil, idyllic place to call home, appealing to those seeking a peaceful yet culturally rich lifestyle.](#)

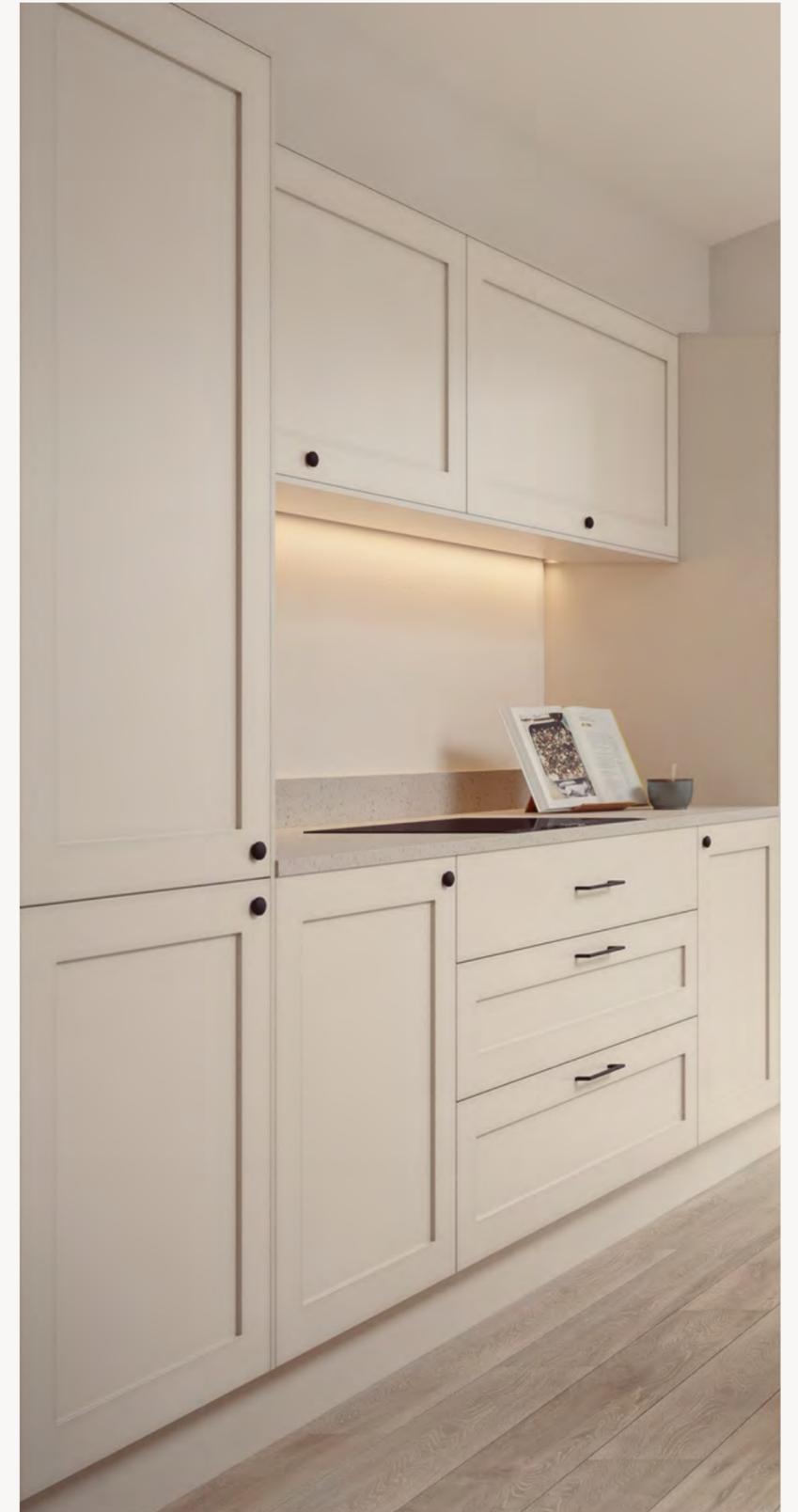
CHIPCHASE LODGE



*n.b The imagery serves as a close representation, yet final landscaping details may slightly differ in the completed homes.



The open-plan bespoke kitchen, living, and dining room boasts handmade cabinetry, quartz worktops, a charming pantry, ample storage, and high ceilings with skylights for natural light. It's a warm, inviting space making it the perfect place to gather with family and friends, whether you're cooking, dining, or simply relaxing. This is where memories are made, and where the heart of your home truly resides.



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CHIPCHASE LODGE



Total area: approx 193.2 sq. metres (2079.5 sq. feet)

UNIT 1 - UPLAND VIEW, CATTON

Ground Floor

- Living Room - 3.82m x 4.10m
- Kitchen/Dining - 7.45m x 5.30m
- Pantry - 2.50m x 1.03m
- Study - 2.42m x 2.24m
- Utility - 2.50m x 1.76m
- WC - 2.00m x 1.55m
- Garage - 6.20m x 3.00m

First Floor

- Master Bedroom - 3.82m x 3.76m
- En-suite - 2.42m x 1.60m
- Dressing - 2.42m x 1.83m
- Bedroom Two - 3.75m x 4.07m
- En-suite - 2.50m x 1.19m
- Bedroom Three - 2.57m x 4.07m
- Bedroom Four - 2.57m x 3.07m
- Bathroom - 2.42m x 2.49m

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The seamless integration of the outdoors is evident with the inclusion of aluminum bi-folding doors, allowing for a harmonious blend between the indoor living areas and the countryside.



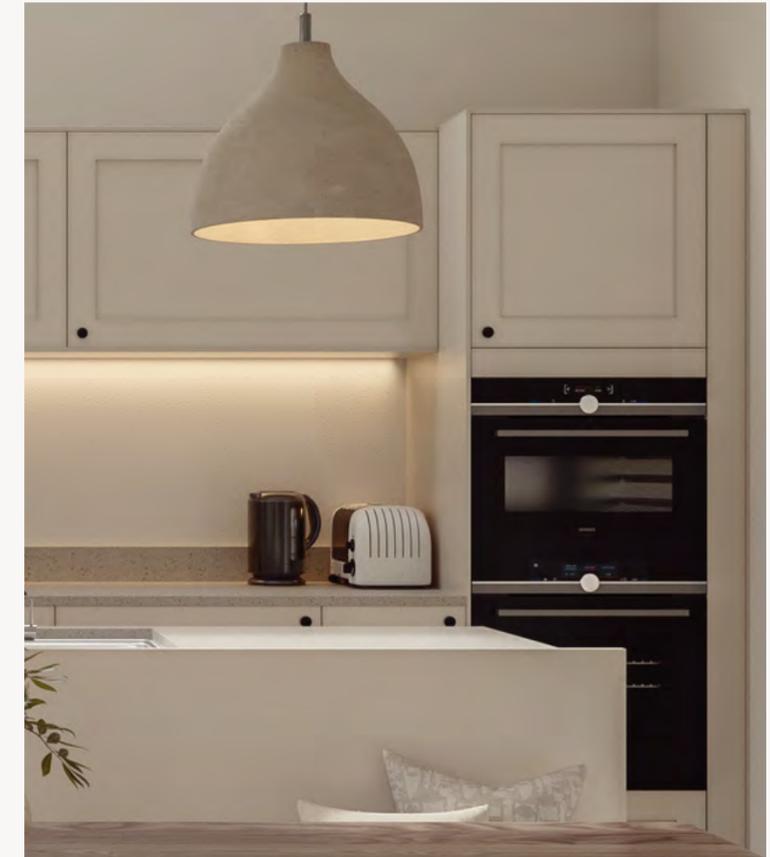
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LOFTUS HOUSE





These spaces are designed with a palette of soothing neutral colours and inviting textures, to create a comfortable and stylish atmosphere. The use of aluminium bifold doors and ample windows offer unobstructed views of the Allen Valley, allowing for indoor-outdoor living and a serene space to relax.



Experience luxury living with thoughtfully designed, handmade kitchens, all with Bosch appliances. Neutral bespoke cabinets and worktops offer style and function, creating a seamless fusion that is modern yet timeless. These kitchens are sanctuaries of inspiration and culinary creativity, representing the perfect marriage of design, technology, and sophistication for homeowners who demand the very best.



LOFTUS HOUSE



Total area: approx 196.5 sq. metres (2115.2 sq. feet)

UNIT 2 - UPLAND VIEW, CATTON

Ground Floor

- Sitting Room - 6.42m x 4.62m
- Kitchen/Dining - 4.47m x 5.30m
- Study - 2.59m x 2.43m
- Utility - 2.51m x 1.83m
- WC - 2.59m x 1.31m
- Garage - 6.35m x 3.00m

First Floor

- Master Bedroom - 3.98m x 4.50m
- En-suite - 2.33m x 1.90m
- Dressing - 2.33m x 1.61m
- Bedroom Two - 3.98m x 3.43m
- En-suite - 2.80m x 1.26m
- Bedroom Three - 2.33m x 4.62m
- Bedroom Four - 2.80m x 3.12m
- Bathroom - 2.33m x 3.10m



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ENDERBY CHASE



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Experience ultimate luxury and tranquility in the master bedroom suite, featuring vaulted ceilings and breathtaking countryside views. The ensuite bathroom is a private oasis, and the walk-in wardrobe offers ample space for your personal style.



All houses benefit from two en-suites, one family bathroom, and a downstairs WC. With contemporary porcelain tiles, RAK ceramics cabinetry, and GROHE brassware, you can be sure your bathroom is finished to the highest quality.





ENDERBY CHASE



Total area: approx 193.8 sq. metres (2086.5 sq. feet)

UNIT 3 - UPLAND VIEW, CATTON

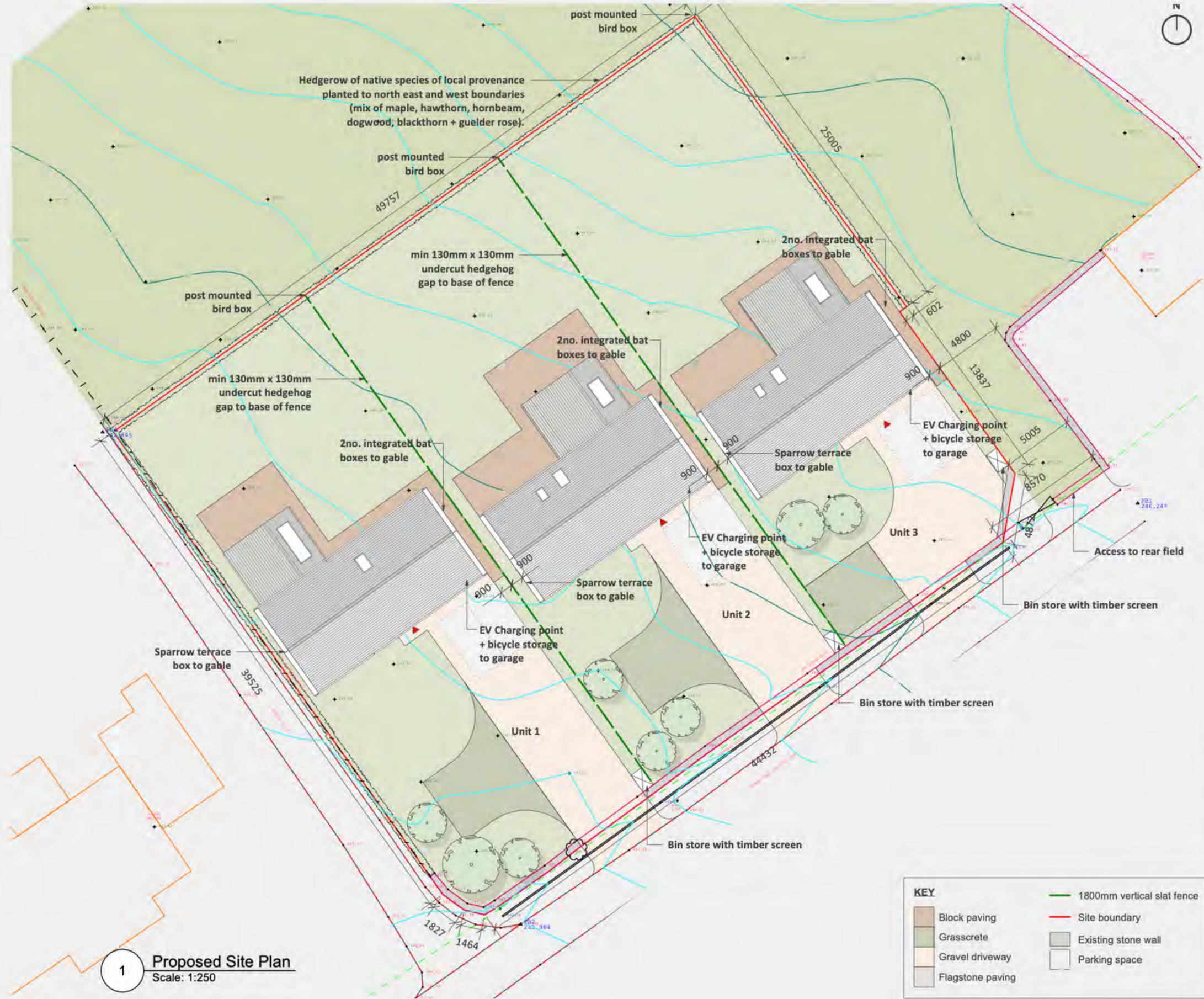
- Ground Floor**
- Sitting Room - 6.42m x 4.62m
 - Kitchen/Dining - 4.52m x 5.26m
 - Study - 2.59m x 2.43m
 - Utility - 2.51m x 1.83m
 - WC - 1.75m x 1.31m
 - Garage - 6.35m x 3.00m

- First Floor**
- Master Bedroom - 3.98m x 4.50m
 - En-suite - 2.33m x 1.90m
 - Dressing - 2.33m x 1.61m
 - Bedroom Two - 3.98m x 3.43m
 - En-suite - 2.80m x 1.26m
 - Bedroom Three - 2.33m x 4.62m
 - Bedroom Four - 2.80m x 3.12m
 - Bathroom - 2.33m x 3.10m

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Rugged stone walls provide a sturdy and enduring foundation, while the timber accents add a touch of rustic warmth. Together, these elements create an inviting and cozy retreat, perfectly suited for embracing the scenic beauty of the countryside.





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NOTES

- survey information based on scaled drawings provided by client for initial ideas only
- elliott architects ltd are not responsible for the accuracy of survey information
- do not scale this drawing / do not scale off dimensions
- all dimensions in mm unless stated otherwise
- all variations and supplementary drawings to be approved by the architect
- all dimension and conditions are to be checked on site
- contractor to report any dimensional discrepancies or errors without delay

IMPORTANT: All work is to be carried out in accordance with CDM Regulations 2015.
 All work to be compliant with current buildings regulations.
 To be read in conjunction with structural engineer's drawings.

Date	No.	Revision Notes
20/07/2022	E	Amended following comments.
30/08/2022	F	Access to field revised
05/09/2022	G	Field access corner wall amended
13/09/2022	H	Field access corner increased
16/09/2022	I	Dimensions added

Date	No.	Issue Notes

Project Title
 Splitty Lane
 Rogers Development Group
 Splitty Lane
 Catton
 Northumberland

Sheet Title
 Proposed Site Plan

Sheet Scale
 1:250 @ A3

Drawn By
 DF

Sheet No.
 Project ID: 381
 Number: 1001

S P E C I F I C A T I O N

KITCHENS

- Bespoke & hand-made, shaker style kitchen
- Hand sprayed in a pebble grey
- Quartz worktops
- Bosch appliances
- LED strip lighting under cabinetry
- OE: Floor area to be an oak Karndean
- Garden Rooms
- XL frameless skylight
- Aluminium bi-fold doors to garden
- Vaulted ceiling

UTILITY ROOM

- Full functional utility space with cabinetry to match kitchen.
- Sink unit
- Pre-plumbed space for washing machine & tumble dryer appliances (stacked)

BEDROOMS

- Master bedroom to include fully fitted en-suite and space for a walk in wardrobe
- OE: Walk in wardrobe units fitted by NOOK
- Second bedroom to include fully fitted en-suite
- Master and bedroom 2 vaulted ceiling
- Spotlights in corridors and bathrooms
- Single central pendant light to bedrooms

BATHROOMS & EN-SUITES

- Rak ceramics
- Grohe brassware
- Mains connection for illuminated mirrors
- Heated towel rails
- LED lighting under vanity units
- Shower screen enclosures or bath/shower units where applicable
- Tiled flooring and walls full height

FLOORING

- OE: Oak Karndean or Amtico Spatia through kitchen, utility, and hallway.
- Bespoke, hand built oak staircase
- Bathrooms all tiled
- OE: Carpet package

ELECTRICAL

- Intruder alarm system
- Brushed steel switches and sockets
- LED downlights in corridors, bathrooms, kitchen & en-suites
- Central pendant light in bedrooms, living areas, study
- Feature pendants over kitchen islands/dining area
- Wall hung lights at front door area
- Internet points in every room
- Duct for electric gates to front of drive
- Driveway lighting
- Wiring for Solar for ease of future fit
- Wiring for sky for ease of future fit
- External lights front and back

HEATING

- Air source heating system
- Underfloor heating upstairs and down
- Internet
- All units will benefit from fibre optic broadband direct to the properties

LANDSCAPING & EXTERNAL WORKS

- Permeable block paving driveways
- Turfed gardens
- Trees planted in the front garden, rotovated soil/wildgrass to green areas
- Hedgerows and estate fencing to surround the property boundaries
- Patio tiling to the rear
- Rotovated soil/wildgrass to rear gardens
- Natural stone walling for retaining walls between units

MATERIALS PALETTE - WALLS

- Locally sourced random rubble stonework
- Timber cladding elements to be a natural larch

MATERIALS PALETTE - ROOFS

- Natural Spanish Slate
- Black cast effect perimeter half- round guttering, with round section downpipes
- Electric opening skylights to main roof

MATERIALS PALETTE - WINDOWS AND EXT. DOORS

- Flush casement timber effect UPVC windows in agate grey
- Timber clad up and over garage door
- Timber clad front door

GARAGES

- Integrated single garage with cycle storage and EV charging point

DEVELOPMENT INFRASTRUCTURE/SERVICES

- Mains electricity
- Mains water
- Mains sewage
- Surface water drainage systems
- Fibre optic broadband
- Tenure: freehold
- Individual access
- Bin store to bottom of driveway

ALL OPTIONAL EXTRAS

- Quooker boiler tap in kitchen
- Ceiling hung drying rack in utility
- Tiling to floor in utility
- Walk in wardrobe units fitted by NOOK
- Carpet package: A range of carpet textures and colours, through stairwell, 1st floor landing, all bedrooms, living room & study.
- Flooring packages: Oak Karndean, Amtico Spatia, or Amtico Form wood flooring through kitchen, utility, and ground floor hallway.
- Gates on accesses

WARRANTIES

- 10 year structural warranty with ICW Specification

- Please note whilst all efforts have been made to ensure the accuracy of the information provided within this brochure, the particulars therein should be treated as a general guidance for information purposes and do not constitute a form of contract, part of a contract, nor a warranty.



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