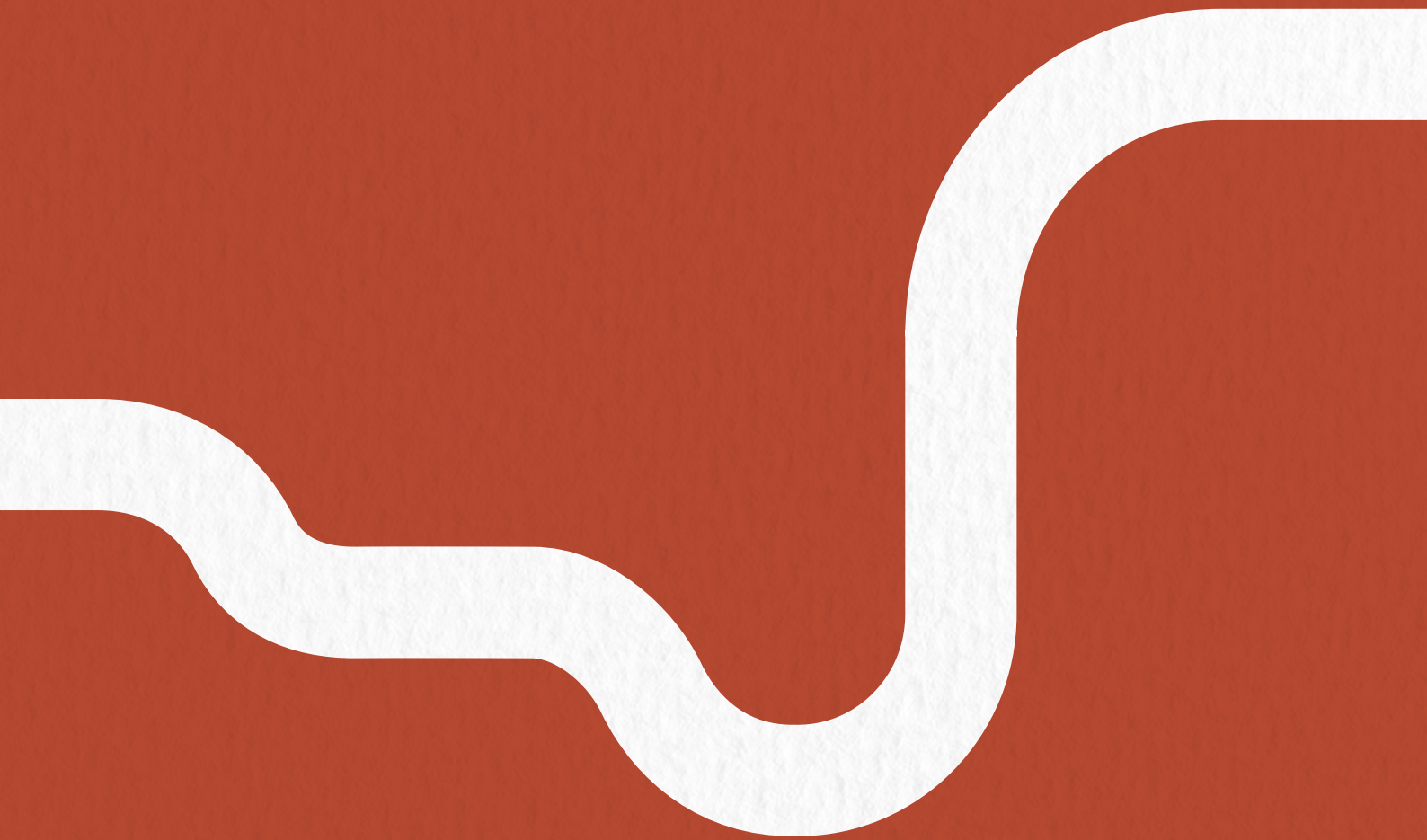


Kelly's
Wharf



The Moorings

An aerial, black-and-white photograph of a large industrial shipyard situated along a wide river, likely the River Tyne. Several large ships are docked at the quays, including a prominent battleship with a single mainmast and a large hull number '16' visible on its side. Other vessels, including cargo ships and smaller boats, are also present. The shipyard is filled with numerous large, rectangular industrial buildings with gabled roofs, some of which appear to be under construction or renovation. The river occupies the left side of the frame, and the dense industrial landscape extends to the right. The overall scene depicts a major center of shipbuilding and heavy industry.

**Something is
changing
on the Tyne.**

Something
rooted in
history.

Contents	Page
The Story of Kelly’s Wharf	6
Location	16
The Site	28
The Moorings	36
Specification	58
Meet the Makers	60

The Story of Kelly's Wharf

**“South Tyneside
is a region of huge
potential.”**

— Alex Norris MP



A proud shipbuilding heritage.

The story of this site is inseparable from the growth of Hebburn and the remarkable legacy of Andrew Leslie, one of the most influential figures in Tyneside shipbuilding.

Born in Shetland in 1818 and raised in Aberdeen, Leslie began his working life as a boilermaker and blacksmith before travelling south to seek his fortune on the River Tyne. After arriving in Hebburn by steamer, he purchased land from Cuthbert Ellison and established his own shipyard on the site. In 1854, the yard launched its first vessel, The Clarendon, beginning a shipbuilding legacy that would span almost 140 years.

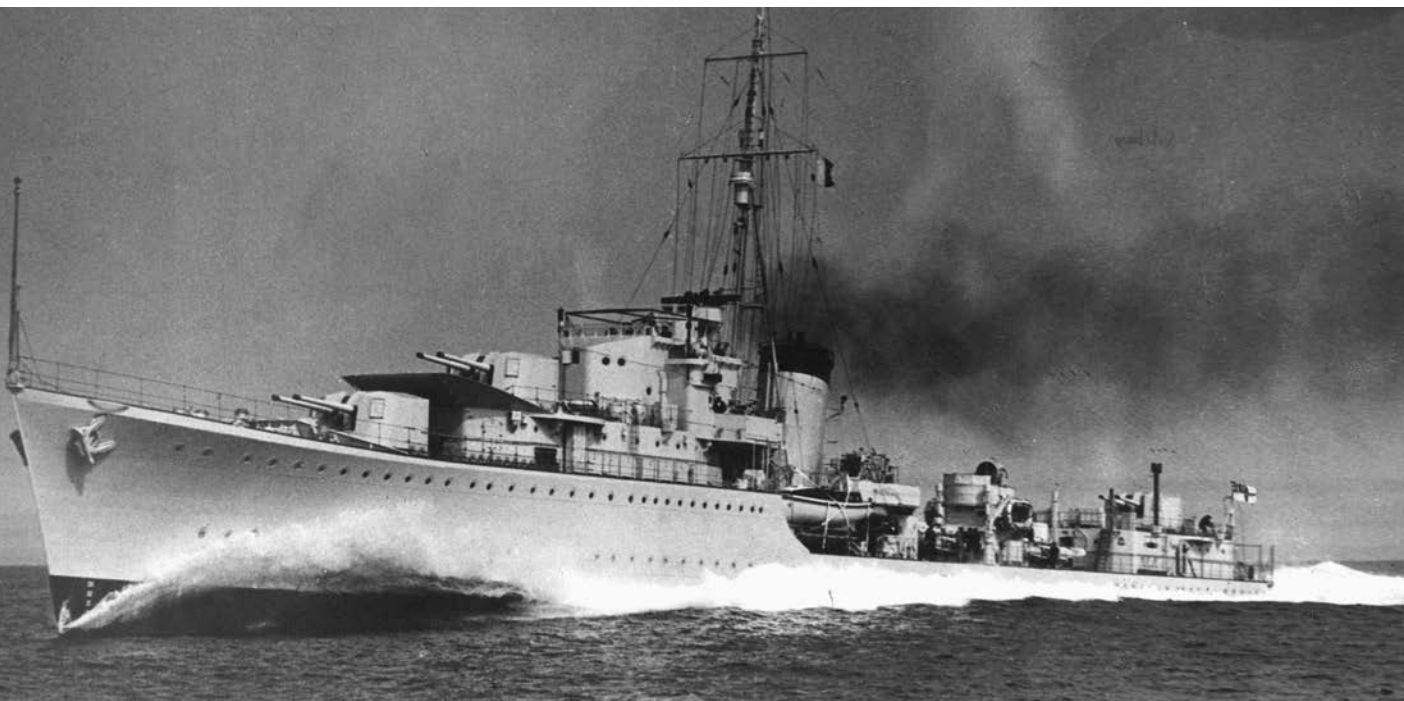
At the time, Hebburn and neighbouring Jarrow had relatively small populations. To support the growing yard, Leslie recruited skilled workers from Aberdeen, alongside labour from Ireland and the surrounding area. So many Scottish workers settled in Hebburn that the town became affectionately known as 'Little Aberdeen'.

Leslie earned a reputation as a progressive employer who cared for the welfare of his workforce and their families. He supported the construction of new homes and schools and funded St Andrew's Presbyterian Church on Ellison Street, whose distinctive spire became a prominent local landmark. Leslie himself lived across the Tyne at Coxlodge Hall in Gosforth, travelling to the shipyard by ferry.

"Every ship is a success story of craftsmanship, design and delivery."

— W. E. Garrett

In 1886, Leslie retired and the company acquired the locomotive works of R & W Hawthorn at St Peter's in Newcastle. The newly formed Hawthorn Leslie & Co became a significant force in British engineering and shipbuilding, although its locomotive division was eventually separated from the business in 1937.



The Moorings



Kelly's Wharf





Heritage. Community. People.

The Hebburn yard played a vital role during both World Wars. It produced numerous naval vessels during the First World War before embracing the growing popularity of ocean travel in the 1920s, constructing passenger ships for P&O. By the Second World War, the company employed more than 4,000 men. During the conflict, the yard built 120 warships and repaired a further 112 merchant vessels—an extraordinary contribution to the national war effort.

Although the workforce reduced to around 2,000 during the 1950s, the yard remained profitable, supported by a £1 million programme of investment that modernised its production and assembly methods.

A period of consolidation followed. In 1967, Hawthorn Leslie merged with Swan Hunter, the Vickers yard at Walker and John Readhead & Sons to become part of Swan Hunter Shipbuilders Ltd.

Further investment arrived throughout the 1970s before nationalisation brought the company into British Shipbuilders in 1977. The former Hawthorn Leslie site was subsequently divided, with its eastern section incorporated into the shipbuilding dock and the western section becoming a training centre.

The business returned to private ownership in 1986, when it was purchased by its management team for £5 million. However, after decades of change within Britain's shipbuilding industry, the company entered receivership in 1993.

Today, the site enters a new chapter. Its shipbuilding past remains an important part of Hebburn's identity—a legacy of industry, craftsmanship and community that continues to shape the character of the waterfront.

Location

“From historic landmarks and world-class culture to dramatic coastlines and unforgettable food, the North East has everything you need for a truly memorable day out.”

Weekend Wander.



Tynemouth

Tynemouth sits at the mouth of the River Tyne, approximately 10 miles from Hebburn, offering sandy beaches, historic landmarks, independent restaurants and a distinctive coastal village atmosphere with year-round appeal.



South Shields Ferry

The Shields Ferry links South Shields and North Shields across the Tyne, offering a quick, scenic crossing for commuters and visitors, with easy access to both coastlines year-round.



Newcastle City Centre

Newcastle city centre combines striking architecture, independent shops, acclaimed restaurants and a lively cultural scene, all centred around the historic Quayside and connected by excellent regional transport links.



Sandhaven Beach

Together, South Marine Park and nearby Sandhaven Beach offer landscaped gardens, boating, play areas and a sweeping sandy coastline, creating an ideal setting for relaxed family days outdoors.



Jesmond Dene

Jesmond Dene is a tranquil wooded valley running through Newcastle, with riverside paths, waterfalls, historic bridges and abundant wildlife, offering a peaceful escape close to the city centre.



Fish Quay

North Shields Fish Quay is a historic working harbour, renowned for fresh seafood, independent restaurants and waterfront views, blending maritime heritage with authentic local character and coastal charm.



Newcastle Quayside

A distinctive waterfront destination rich in culture, history and North East character, day and night.



Tyne Tunnel

The Tyne Tunnel provides a direct road link beneath the River Tyne, connecting North and South Tyneside while offering convenient access to Newcastle, the coast and wider region.

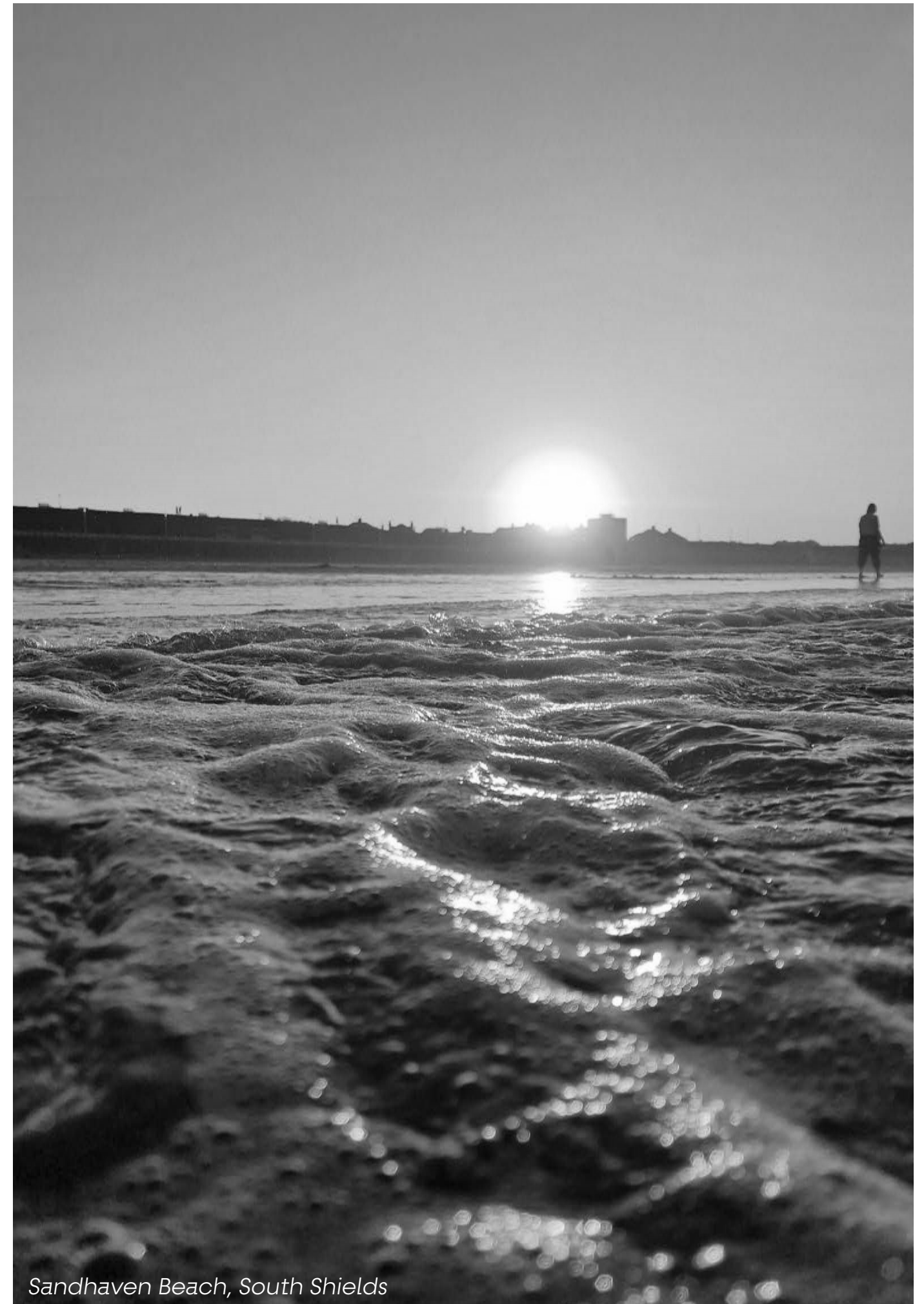
How you live, not where you live.

South Shields and the coastline south of the Tyne offer far more than beautiful views, with sandy beaches, dramatic headlands and plenty to enjoy both on and beside the water.

Sandhaven Beach is at the heart of South Shields' seaside appeal, with a broad sweep of golden sand for beach games, walks along the shoreline and family days by the sea. When conditions allow, swimming and paddleboarding offer another way to experience the coast, while the promenade,

parks and traditional seaside attractions make it easy to fill an entire day.

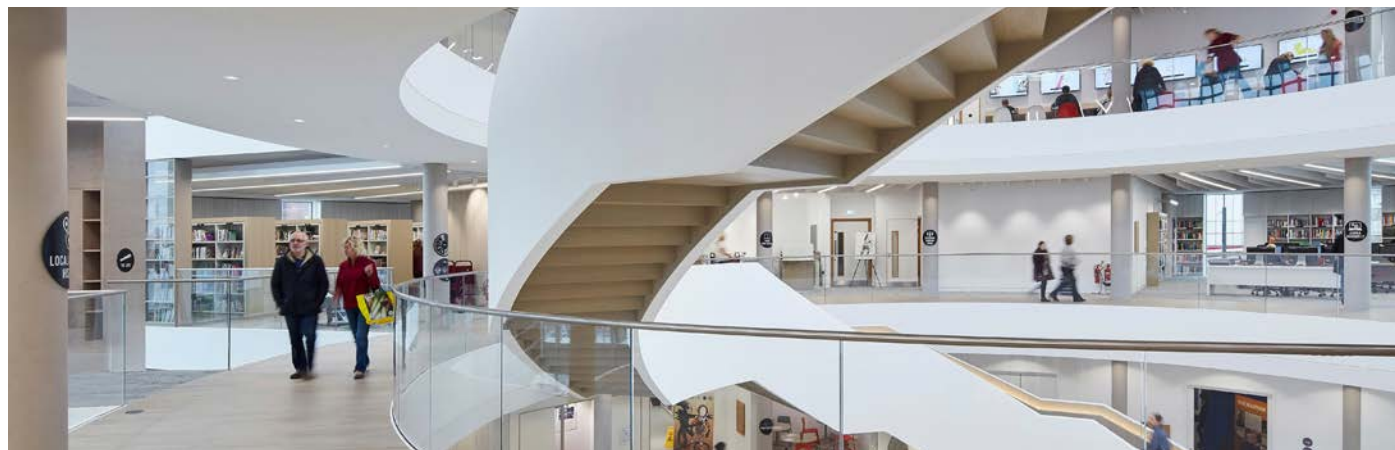
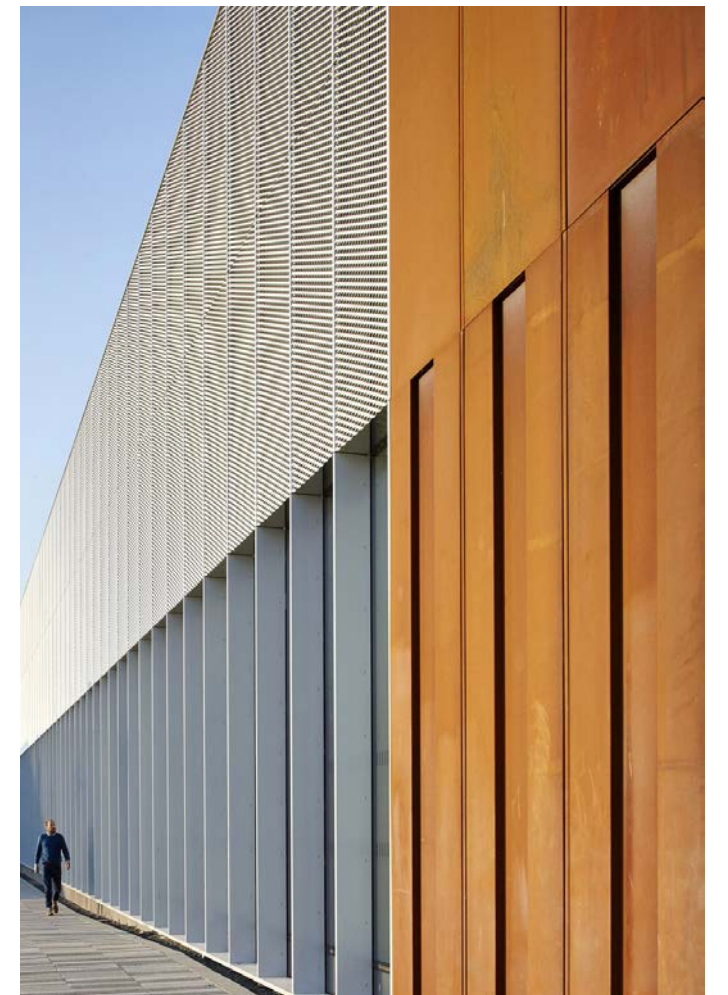
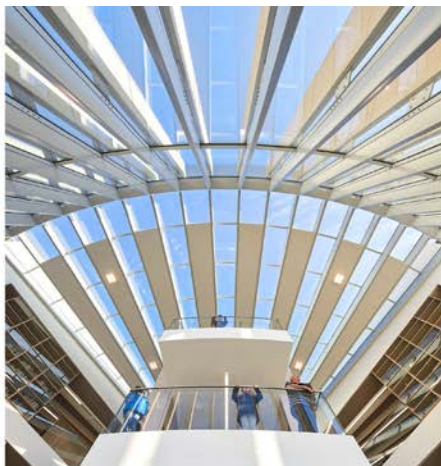
Further south, the coastline takes on a wilder character around Marsden Bay, where striking rock formations and towering cliffs provide a memorable backdrop for a coastal walk. Continue towards Souter Lighthouse and Whitburn for open sea views and quieter stretches of shoreline, with cafés and welcoming pubs offering places to pause along the way.



Sandhaven Beach, South Shields



On your doorstep.



Now a future to call home.

The Glasshouse, Gateshead Quayside

Culture & Cuisine.



Culture and cuisine are proudly woven into everyday life across Tyneside. Newcastle's galleries, theatres and independent music venues sit alongside the creative energy of Ouseburn, while Tynemouth Priory, Arbeia Roman Fort and the region's maritime landmarks reveal centuries of history. Food is equally varied. Sample freshly landed seafood at Colmans restaurant, independent cafés in Tynemouth, or the celebrated curry houses and international restaurants of South Shields' Ocean Road. From bustling markets to relaxed coastal dining, there is always something new to discover.



"Here, culture is lived, food is shared and every neighbourhood has its own story to tell."



The Site

The Kelly's Wharf Site.

CONSERVATION AND HERITAGE

The former Hawthorn Leslie Shipyard site has been renamed 'Kelly's Wharf' in honour of Lord Mountbatten's Second World War K-class destroyer, HMS Kelly, which was built here and launched on 25 October 1938. The ship was commissioned on 23 August 1939, just eleven days before the commencement of hostilities. She was named after the Admiral of the Fleet, Sir John Kelly.

The Hawthorn Leslie Shipyard is an example of an early shipyard in Hebburn and was also one of the last to close, having survived for over a century. During that time, it made a substantial contribution to shipbuilding for cruisers, meat carriers and to the war efforts.

A number of innovations occurred at the yard. It is an important symbol of the dominance of the industry in this area and to the fact that Britain was an industrial world-leader in the market.

The site is predominantly of significance for its historic heritage values but, archaeological testing was undertaken at all stages of ground works with no relics found.

The communal and aesthetic heritage values make a relatively low contribution to the significance of the site due to its vacancy, the loss of physical fabric and the extremely poor condition of the site. These values have the greatest potential for enhancement through any future development and reuse of the site.

Overall, the theft of the drinking fountain and the considerable issues of loss of fabric have resulted in a lack of legibility of the historic fabric. While the history associated with the site remains of high significance, this is no longer read or reflected in the surviving historic fabric of the site and there will be other, more appropriate ways to celebrate these important local stories. The site is no longer considered to be of national historic/architectural interest.

After decades of dereliction and danger to the local community, HRDL acquired the site late 2018 and has demolished and safely removed from site all previous dilapidated and contaminated buildings, excavated all underground structures down to a depth of up to 5m, and back filled the whole site with clean validated clay from countryside donor sites. The site has then been covered with a layer of clean crush for ease of working, and now forms a stable greenfield-equivalent platform for construction, remediated and validated to Local Authority satisfaction.

Notable historic features have been retained in the design, including the historic jetties, boat hooks and wagon tracks, and the areas will form part of the public realm, accessible for residents, with community spaces. We've also offered space for a museum designed to celebrate the site's rich history and house notable artefacts.

LANDSCAPE & ECOLOGY

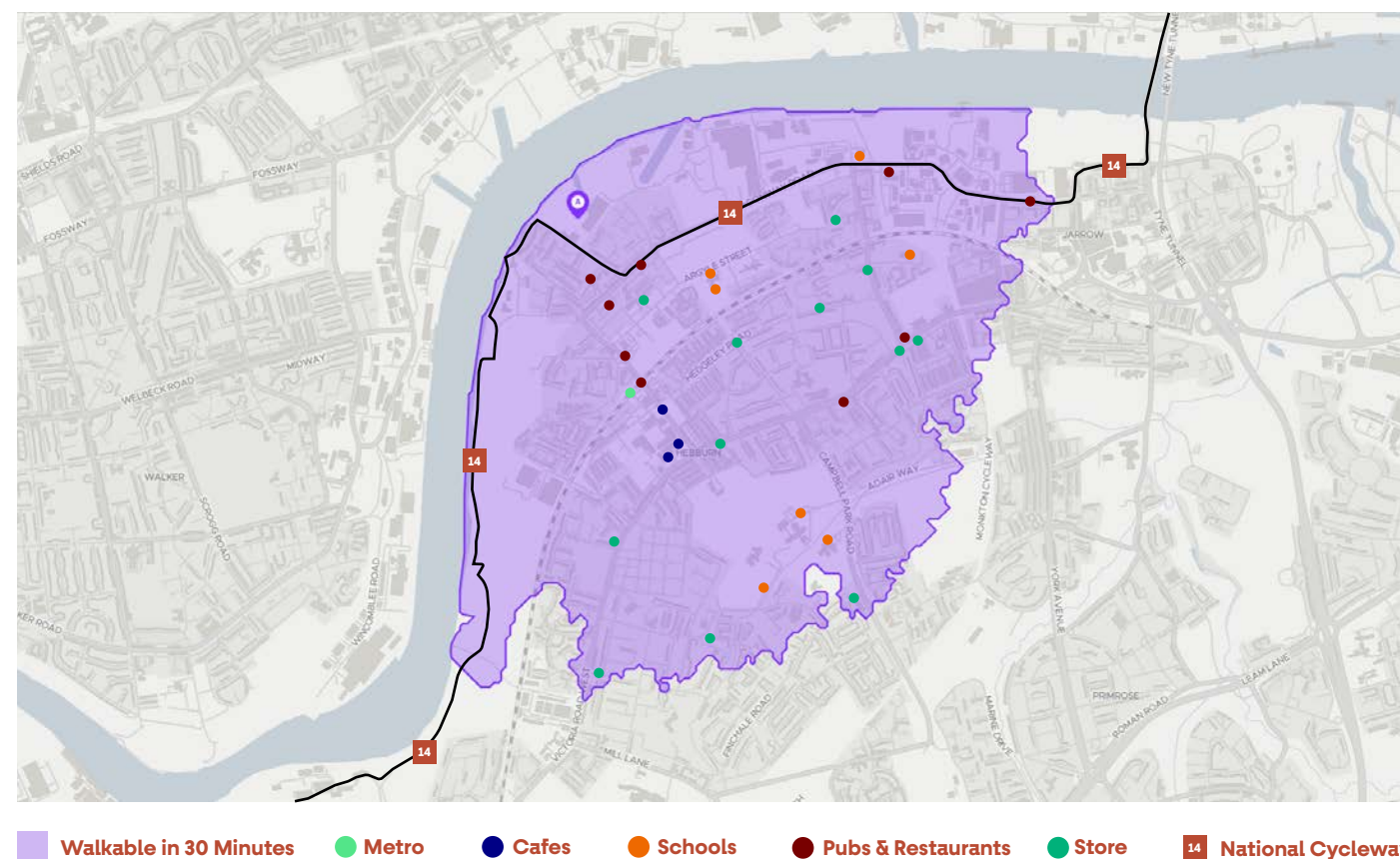
Along the Tyne riverside area of the site, saltmarsh and mudflat habitats have established. The salt marshes won't extend further into the site, but the scheme is designed to preserve and allow these vital ecological habitats to thrive.

The landscape design takes the saltmarshes and mudflats as a prompt from which a gradual transition between the riverside to more formal landscaped amenity spaces can be developed.



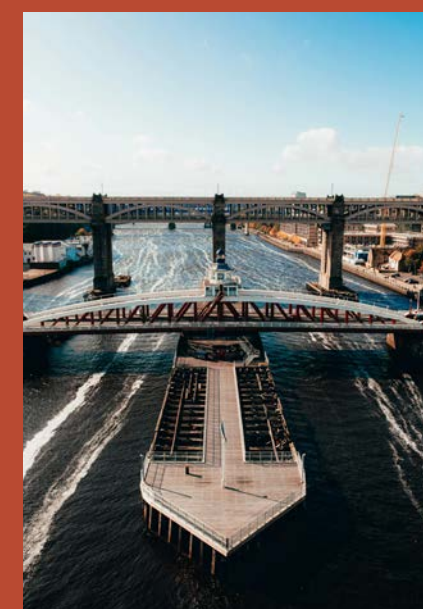


The
Moorings



The Hebburn Riverside walk and nature trail lie to the west of the site and the proposals have been designed to connect into this existing asset. This westerly route connects into national cycle route 14, linking to Newcastle city centre (in approximately 37 minutes) and beyond.

Hebburn town centre shops, bus station and community facilities, including the recent Hebburn Central community centre, lie a short walk from the site to the south.



Walk/Drive

Hebburn Riverside Park
11 minute walk

Hebburn Central
20 minute walk

Aldi Hebburn / Morrisons Jarrow
4 minutes drive / 7 minute drive

St Aloysius RC Junior School
15 minute walk



Cycle

Swimming Pool
7 minutes

Riverside Park
6 minutes

Sandhaven Beach
38 minutes

Shopping Centre
7 minutes



Public Transport

Kelly's Wharf

10 minute walk / 3 minute drive

Hebburn Metro Station

7 stops / 13 minutes

Central Station

The Moorings



Floor Plans.

Ground Floor

Open-plan kitchen / living room	8.86 × 5.02 m
Dining room at the front	2.98 × 2.86 m
Utility / laundry cupboard	1.66 × 0.92 m
Storage cupboard beside the stairs	0.83 × 0.92 m
WC	1.77 × 0.98 m

First Floor

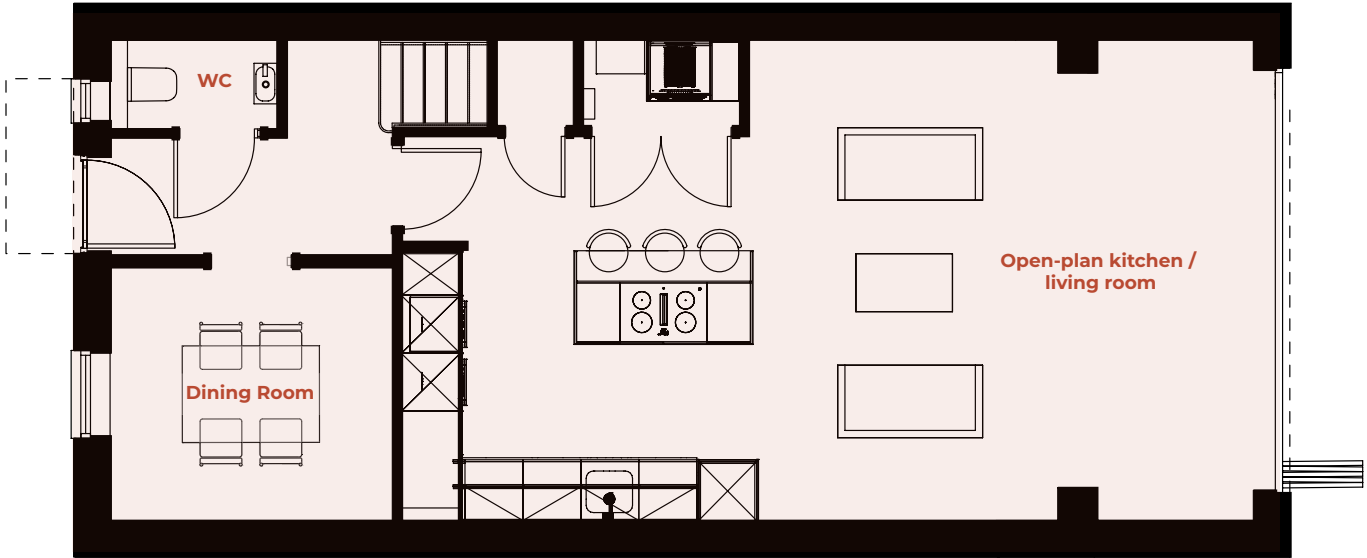
Riverside lounge	5.02 × 4.78 m
Bedroom 2	5.02 × 2.82 m
En-suite shower room	2.14 × 1.74 m
Balcony	Approx. 5.02 × 2.03 m overall

Second Floor

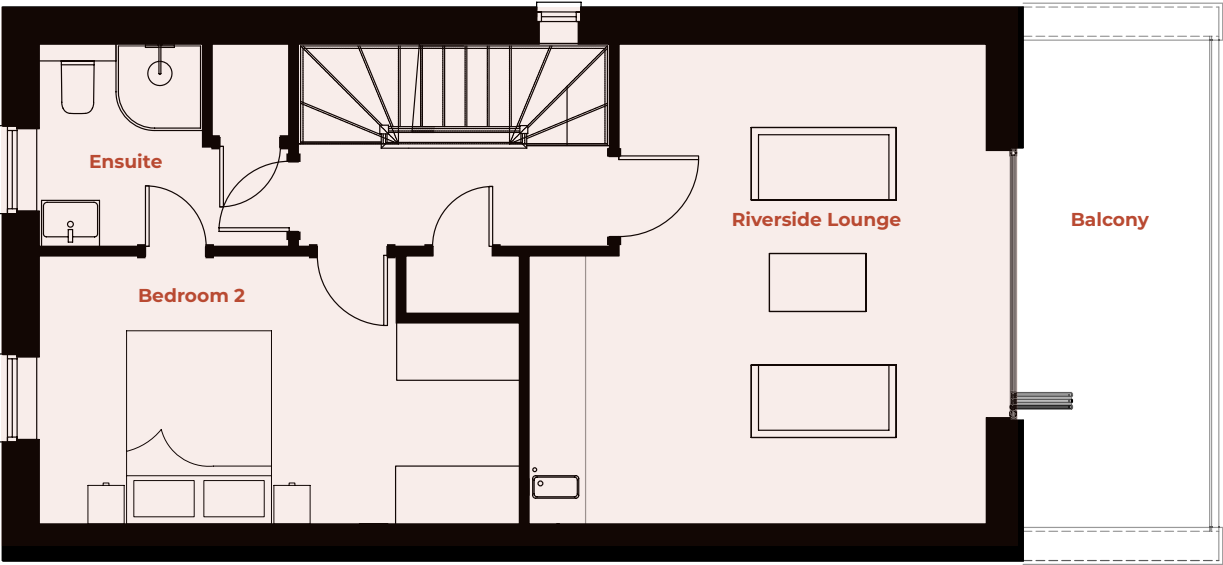
Master Bedroom	5.02 × 3.85 m
Master Ensuite	2.06 x 1.97 m
Bedroom 3	4.13 × 2.64 m
Bedroom 4	3.14 × 2.32 m
Family bathroom	2.01 × 1.97 m

Total Internal Area	157 sqm / 1,690sft
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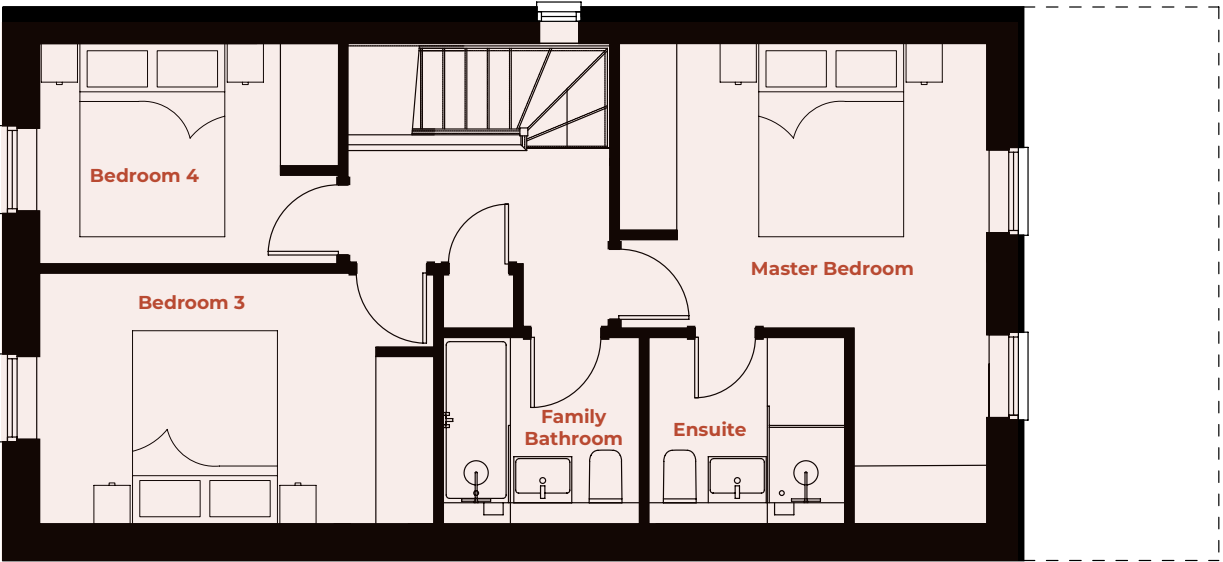
Room dimensions are approximate and for guidance only. Floorplans are indicative and are not to scale.



Ground Floor



First Floor



Second Floor

Homes Shaped by the River.

Set on the banks of the River Tyne, The Moorings forms the first residential phase of Kelly's Wharf, an ambitious regeneration project bringing new life to one of the region's historic shipbuilding sites. Comprising just nine individually appointed homes, the development combines contemporary riverside living with the industrial heritage and community identity of Hebburn.

Today, Kelly's Wharf marks the beginning of a new chapter for this historic stretch of waterfront. The Moorings represents the first opportunity to become part of this transformation.

Each of the nine homes has been designed to make the most of its riverside position, with contemporary architecture, generous glazing and private outdoor spaces. Warm buff brickwork, traditional gabled rooflines and understated grey detailing create a distinctive appearance, while the development's carefully considered layout provides privacy and a sense of community.

Arranged across three floors, the accommodation offers flexibility for modern family life, with spaces for entertaining, relaxing and working from home.

The ground floor centres around a beautifully appointed kitchen and living area, featuring Porcelanosa cabinetry, KRION worktops and a comprehensive range of Siemens appliances. A central island provides an informal space for dining and conversation, while the adjoining living area opens towards the private garden. A separate dining room offers additional space for family meals and entertaining.

On the first floor, a second living room opens directly onto a private glass-fronted balcony overlooking the Tyne. This elevated space provides an alternative setting for relaxation, with uninterrupted views of the river and its changing activity throughout the day.

Four bedrooms are positioned across the upper floors, offering comfortable private accommodation alongside the home's generous shared living areas. High-quality materials and carefully selected finishes continue throughout, including Porcelanosa and Noken bathroom fittings, creating a consistent standard across the property.

Practical considerations have been given equal attention, with dedicated utility facilities, private parking, an automatic gated entrance, dual EV chargers and roof-integrated solar panels contributing to the development's modern specification.

Beyond the homes themselves, The Moorings offers an opportunity to be part of Hebburn's continuing regeneration. With established local amenities, schools, transport connections and Newcastle city centre within easy reach, residents can enjoy the benefits of an established town alongside the development of a new waterfront neighbourhood.

The Moorings is more than a collection of nine riverside homes. It is the beginning of a new community on a site that has played an important role in the history of the Tyne, connecting Hebburn's industrial past with its future.















Bathrooms.

Bathrooms and shower rooms feature Porcelanosa and Noken fittings, wall-hung vanity units and contemporary sanitaryware. Chrome brassware, thermostatic showers and glass enclosures create a clean, polished finish, complemented by carefully selected Porcelanosa tiling. The family bathroom includes a bath for a slower, more restorative end to the day.





Kitchens.

The Porcelanosa kitchen pairs carefully coordinated cabinetry with Snow White KRION solid-surface worktops, creating a refined finish with crisp lines and subtle contrasts. Wharf handles and push-open wall units maintain the contemporary aesthetic, while discreet lighting illuminates the work surfaces.

A comprehensive Siemens appliance package includes a single oven, combination oven, warming drawer and vented induction hob, alongside an integrated dishwasher and fridge/freezer. Dedicated laundry provision accommodates a Siemens washing machine and tumble dryer, keeping practical tasks neatly organised.

Specifications.

CONSTRUCTION AND PERFORMANCE

- Traditional masonry construction with insulated cavity walls, precast beam-and-block ground floors and engineered timber intermediate floors.
- Accessible level thresholds to principal entrances and external doors where required by Building Regulations.
- High-performance glazing designed to meet the project SAP, acoustic and Building Regulation requirements.
- The homes are designed to comply with current Building Regulations and the applicable new-home warranty technical standards.

HEATING, ENERGY AND SERVICES

- Roof-integrated solar photovoltaic panels
- EV charging for two cars per property.
- Hot water via highly efficient WIFI enabled heat pump
- Fibre broadband connection.
- Gas central heating system
- Projected EPC Rating: B

EXTERNAL AREAS AND COMMUNAL ARRANGEMENTS

- Automatic vehicular entrance gate and separate pedestrian entrance gate.

EXTERNAL SPECIFICATION

- Elgin Blend buff facing brick with natural-colour mortar.
- River-facing balconies finished with external porcelain paving and glass balustrades.
- Contemporary grey uPVC window frames, grey aluminium patio doors and a grey composite entrance door with matt-black ironmongery.
- Slate-grey permeable block-paved parking/driveway areas with contrasting charcoal detailing and grey sandstone paths to front entrances.
- PAS 24-compliant security to accessible external doors and windows where required, including a multi-point locking entrance door.
- Timber privacy fencing between rear gardens, black mesh boundary fencing/gates at garden ends, with coordinated metal railings and feature gates to the development.
- Smooth grey Marley interlocking roof tiles with roof-integrated solar photovoltaic panels.

The CGI images throughout this brochure are intended only to illustrate typical specifications. Photographs and illustrations are intended only to give an indication of the final product. The properties are offered subject to availability. We reserve the right to improve or change specification. Although every care has been taken to ensure the accuracy of the information the contents do not form any part of, nor constitute a representation, warranty or part of any contract.

KITCHEN

- Porcelanosa kitchen furniture with Bison base and tower units, Burn wall units and Niebla carcasses.
- Blanco stainless-steel undermounted sink with chrome Blanco mixer tap and Sensio under-wall-unit lighting.
- Siemens appliance package comprising single oven, combination oven, warming drawer, four-zone vented induction hob, integrated dishwasher and integrated fridge/freezer.
- Wharf handles to base and tower units, with push-open wall units.
- Siemens freestanding washing machine and tumble dryer within the dedicated utility/laundry provision.
- Snow White KRION solid-surface worktops with a 30mm built-up edge.

BATHROOMS AND CLOAKROOM

- Porcelanosa/Noken sanitaryware and bathroom furniture throughout.
- Porcelanosa floor and wall tiling from the developer's selected ranges: full-height tiling to wet areas, half-height tiling to other specified bathroom walls, and tiled bath panels where shown.
- Thermostatic shower fittings, glass shower enclosures and chrome towel radiators to shower rooms/en-suites.
- Wall-hung Marne vanity units and basins with chrome mixer taps.
- Family bathroom with Marne bath, chrome bath filler and shower fittings.
- Wall-hung rimless WCs with concealed cisterns and chrome flush plates.

FLOORING AND FINISHES

- Up to 30m² of ground-floor Porcelanosa tiling from the selected stone-effect, plank or herringbone ranges is included; additional tiling is available at the purchaser's cost.
- Floor tiles to the cloakroom/bathroom/en-suite areas are included from the selected ranges.
- Contemporary neutral emulsion to walls.



PORCELANOSA

Meet the makers.

Some places need more than a new building. They need someone who can see what the land could become.

Land & Development Advisory Limited (LDA) specialises in bringing challenging sites back into use. Drawing on 25 years of experience, its team works with landowners, local authorities and communities to shape plans for new homes and neighbourhoods. Its work spans greenfield land and former industrial sites where derelict buildings, contamination or complex planning requirements call for careful thought.

Every project begins with the place itself. LDA considers the landscape, local needs and the practical work required to make a scheme viable. That means addressing the less visible challenges, from remediation and highways to ecology and infrastructure, as well as creating attractive homes and welcoming public spaces.

The aim is to make lasting use of land that has been overlooked: creating places that feel considered, respond to their surroundings and offer something valuable to the wider community.



Water Meadow Place, Surrey



Higher Lydney Park, Gloucestershire



Lowry Wharf, Lancashire



West Quay Marina, Poole, Dorset



Hampshire County Cricket Club



Register your interest.

 SANDERSON YOUNG

Andrew Craig

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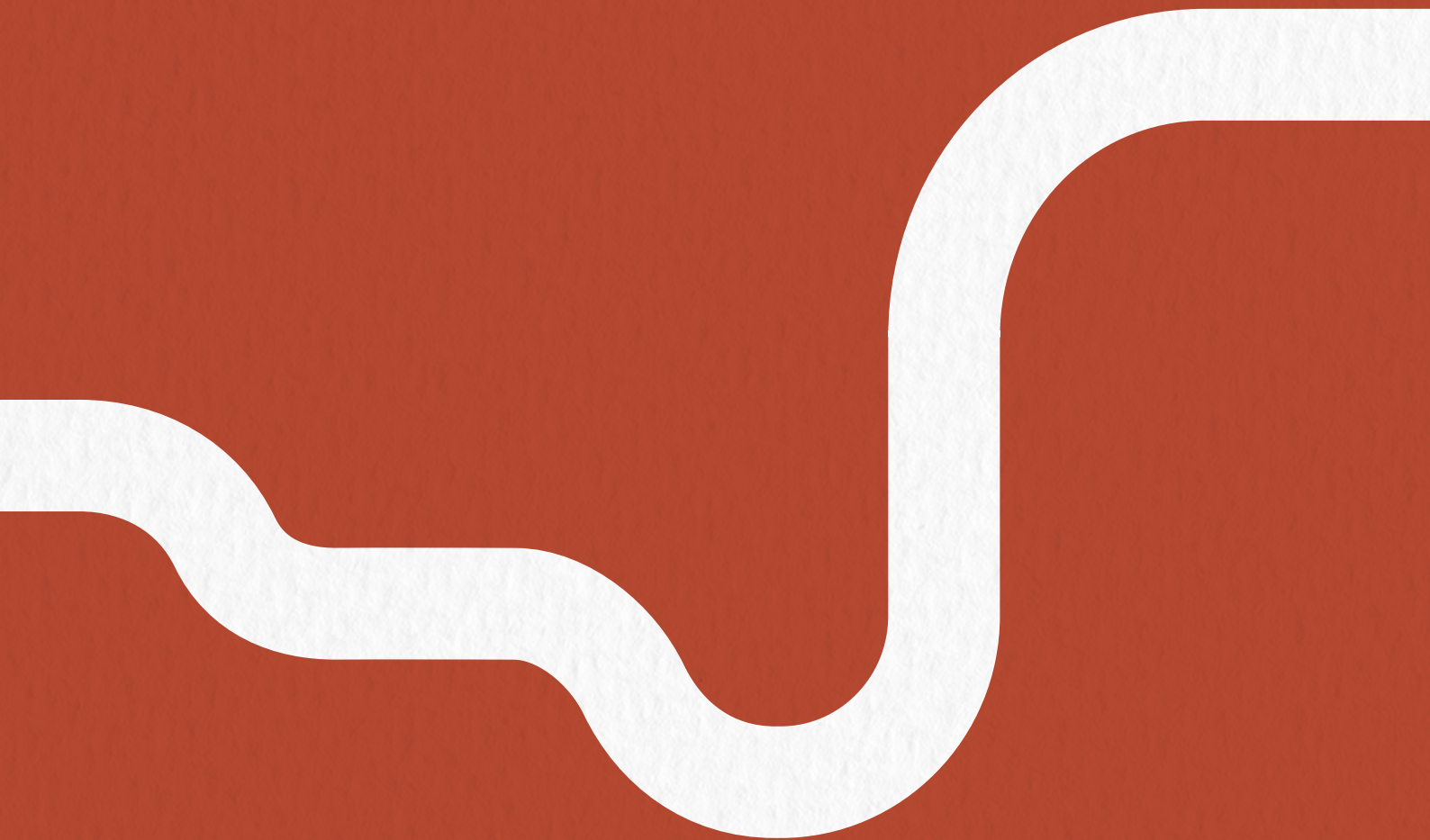
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The
Moerings

Kelly's
Wharf

 Land
Development
Advisory