# DERWENTDALE

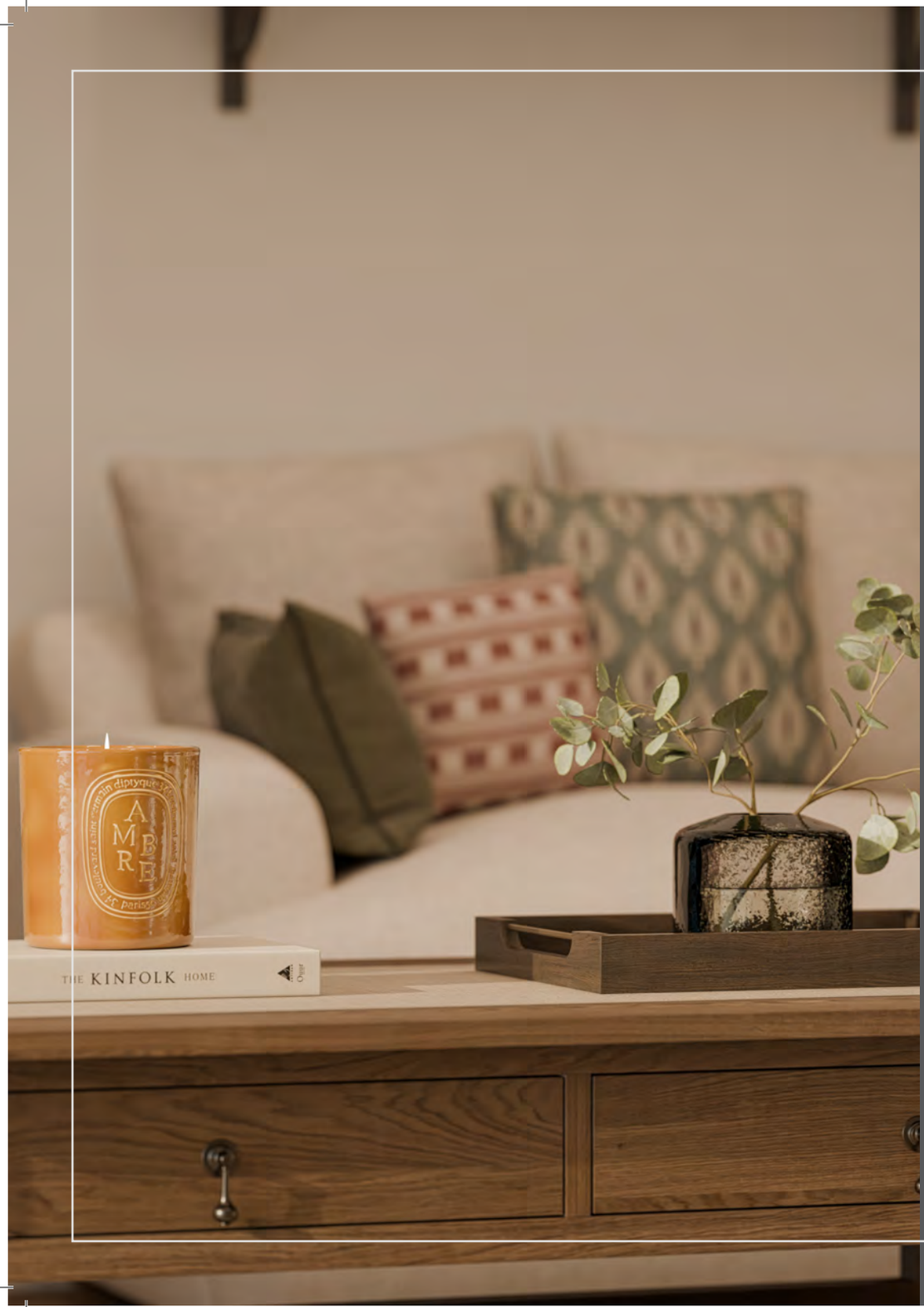
RYTON VILLAGE

MARLEY
HOMES


NV1S - 10N



# FIVE BEAUTIFULLY DEVELOPED HOMES IN THE HEART OF OLD RYTON VILLAGE




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# DERWENTDALE

RYTON VILLAGE

Derwentdale is nestled within a mature, tree-lined site in the heart of Old Ryton Village Conservation Area. This exclusive development features just five executive detached family homes, each finished to the highest standard and set within generous private grounds.

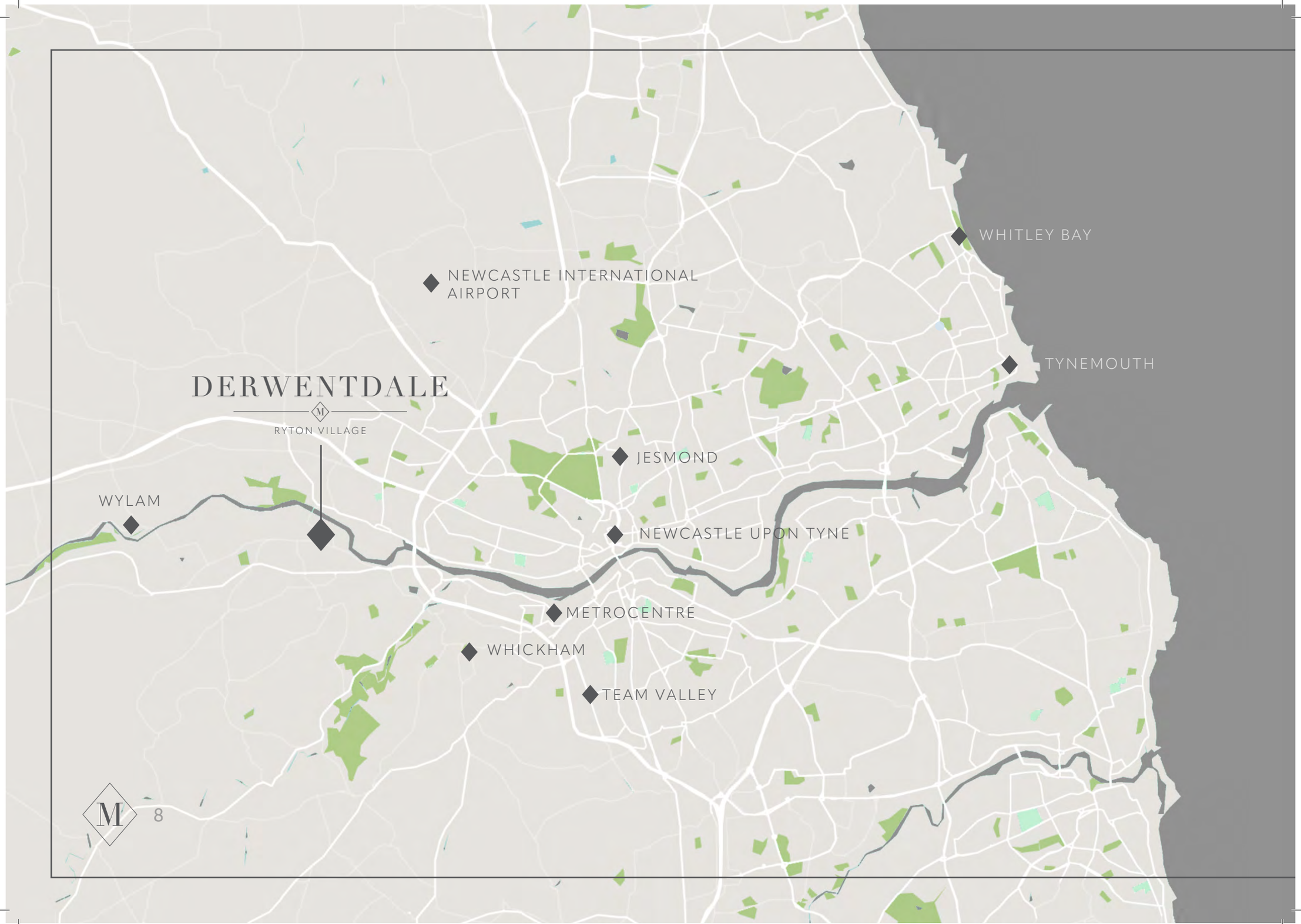
Surrounded by the historic character of Old Ryton Village, Derwentdale offers a rare opportunity to enjoy a peaceful village lifestyle while remaining within easy reach of Newcastle, Gateshead, the Metrocentre and the wider Tyne Valley.

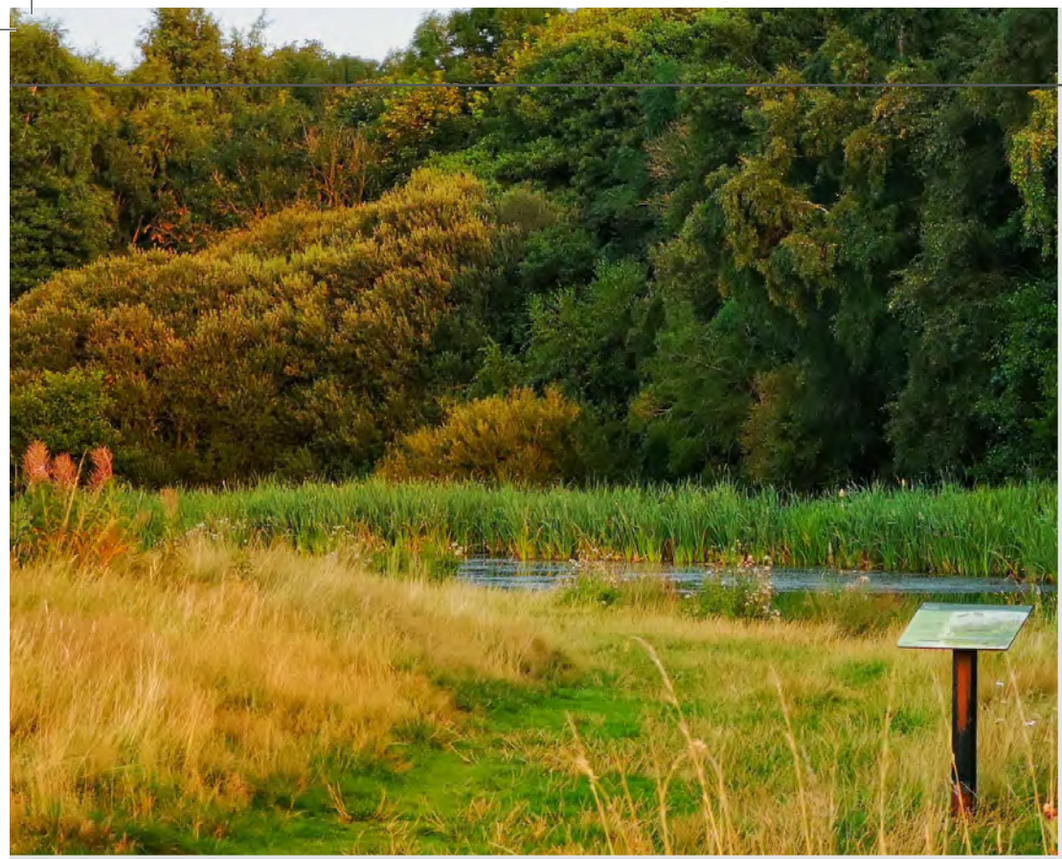
Long regarded as one of the area's most appealing residential locations, Ryton combines period charm, mature landscapes and a strong sense of community, with wooded slopes leading towards the River Tyne.

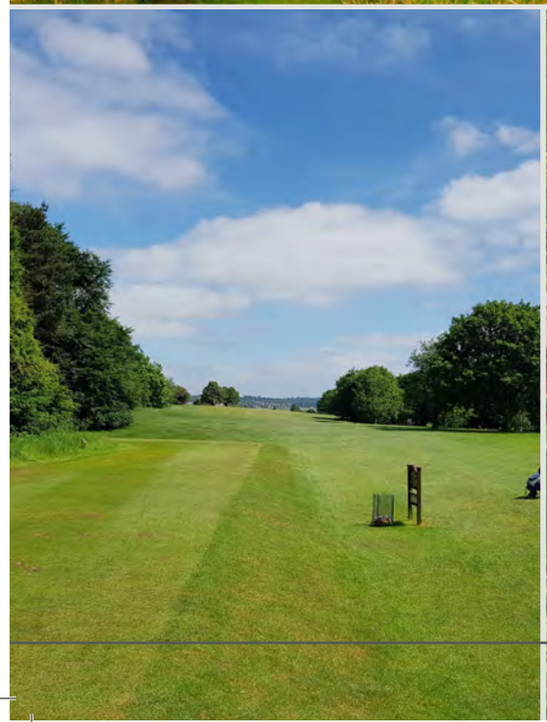







WHITLEY BAY
NEWCASTLE INTERNATIONAL AIRPORT
TYNEMOUTH
DERWENTDALE
RYTON VILLAGE
JESMOND
WYLAM
NEWCASTLE UPON TYNE
METROCENTRE
WHICKHAM
TEAM VALLEY







# Local Area & Amenities

## SOCIAL

| | |
|---|---|
| The Half Moon Inn, Old Ryton Village | 0.1 Miles |
| Elvaston Coffee, Old Ryton Village | 0.2 Miles |
| Ye Olde Cross Inn, Old Ryton Village | 0.3 Miles |
| Metrocentre | 4 Miles |

## TRANSPORT

| | |
|---|---|
| Ryton Village bus stops | 0.1 Miles |
| Blaydon railway station | 2.7 Miles |
| Newcastle Central Station | 6.8 Miles |
| Newcastle International Airport | 9.7 Miles |

## SCHOOLS

| | |
|---|---|
| Willows Nursery | 0.3 Miles |
| Ryton Infant & Junior School | 0.6 Miles |

## ATTRACTIONS

| | |
|---|---|
| Ferndene Park | 0.1 Miles |
| Ryton Willows Local Nature Reserve | 0.8 Miles |
| Path Head Water Mill | 2.3 Miles |

## 1 Ferndene Play Area

A friendly local play spot for younger families, Ferndene Play Area offers space to pause, play and enjoy a quieter corner of Old Ryton Village close to neighbouring streets.

## 2 The Half Moon Inn

A traditional village pub with a welcoming feel, The Half Moon Inn adds character to Old Ryton, offering a familiar stop for drinks, conversation and relaxed community gatherings.

## 3 Elvaston Coffee

Elvaston Coffee brings an independent café feel to the village, serving as a relaxed place for coffee, light bites and catch-ups while exploring Old Ryton's historic streets.

## 4 Ye Olde Cross Inn

Community-owned and family-run in the heart of Old Ryton, Ye Olde Cross Inn combines traditional pub warmth with local events, street food and a strong neighbourhood spirit.

## 5 Holy Cross Church

Dating back to the 13th century, Holy Cross Church is Ryton's historic parish church, known for its striking broach spire and peaceful setting beside the village green.

## 6 Tyneside Golf Club

Established in 1879, Tyneside Golf Club is one of England's oldest clubs, offering a scenic parkland course with mature greens, village views and a welcoming clubhouse atmosphere.

## 7 Ryton Pinfold

Ryton Pinfold is a small but evocative historic feature, recalling the village's rural past when stray livestock were held safely before being reclaimed by their owners.

## 8 Community Centre

Ryton's Community Centre provides a practical local hub for clubs, classes, meetings and social events, helping residents of all ages stay connected within the wider village community.

## 9 Ryton Willows

Ryton Willows is a riverside local nature reserve with woodland, grassland and wildlife-rich ponds, offering peaceful walks and a direct connection to the River Tyne landscape.




6
7
9
5
RIVER TYNE
8
4
DERWENTDALE
3
RYTON VILLAGE
2
1


J.A. THOMSON





# About Ryton

Ryton is one of Gateshead's oldest villages, with roots stretching back to medieval times when it formed part of County Durham. Set next to the River Tyne, it developed around its church and surrounding farmland, creating the traditional village pattern still visible today.

At its centre stands Holy Cross Church, a Grade I listed parish church dating from the early 13th century and regarded as Ryton's oldest surviving building. The village green, historic cross and nearby stone houses reflect Ryton's long agricultural and parish history.

During the 18th and 19th centuries, Ryton expanded gradually, with Victorian houses and terraces adding to the older settlement. Its wooded slopes, open spaces and views towards the Tyne helped preserve a rural character even as nearby Tyneside grew industrially.

Today, Ryton remains valued for its conservation area, historic buildings, riverside setting and strong village atmosphere within easy reach of Newcastle and Gateshead.

# Family Living

Each property has been carefully considered to provide the space, comfort and quality expected of a premium new home, combining generous accommodation with private gardens, high-quality finishes and a strong emphasis on energy-efficient living.

From the moment you arrive, the homes make an immediate impression. **Generous ceiling heights of 2.7m on the ground floor and 2.5m on the first floor** enhance the sense of space and light throughout. Traditional detailing, landscaped front gardens, estate railings and block-paved driveways create a refined sense of arrival, while the mature tree-lined setting gives the development a private and established feel.

Inside, the homes are designed around the way people live today - with spacious kitchens, elegant living areas, practical utility spaces, contemporary bathrooms and beautifully appointed bedrooms. Whether entertaining friends, working from home or enjoying relaxed family life, Derwentdale offers a calm, comfortable and highly considered place to call home.




## REAR GARDEN AREAS

| | |
|---|---|
| THE WILLOW | 22 x 15m |
| THE CAVENDISH | 18 x 14m |
| THE GROVE | 17 x 14m |
| THE RIDLEY | 16.5 x 14m |
| THE BEAUMONT | 20 x 14m |


THE WILLOW
THE BEAUMONT
THE CAVENDISH
THE GROVE
THE RIDLEY

# The Willow







**AREAS**

| | | | |
|---|---|---|---|
| Kitchen / Dining | 10 x 4.3m | Bedroom 1 | 5.2 x 3.7m |
| Living Room | 4.6 x 3.6m | Bedroom 2 | 4.8 x 3.7m |
| Garage | 6.2 x 3.6m | Bedroom 3 | 4.3 x 3.8m |
| Utility / Bootroom | 1.8 x 2.2m | Bedroom 4 | 4.3 x 3.4m |

214.4 SQM / 2308 SQFT


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# The Beaumont







**AREAS**

| | | | |
|---|---|---|---|
| Kitchen / Dining | 9.3 x 4.3m | Bedroom 1 | 3.3 x 3.7m |
| Living Room | 4.6 x 4m | Bedroom 2 | 4.1 x 3.4m |
| Garage | 6.2 x 3m | Bedroom 3 | 3.7 x 3.7m |
| Utility / Bootroom | 1.8 x 2.2m | Bedroom 4 | 4.8 x 3.7m |



200 SQM / 2153 SQFT


NV1S - 10N

# The Cavendish







**AREAS**

| | | | |
|---|---|---|---|
| Kitchen / Dining | 9.3 x 4.3m | Bedroom 1 | 3.3 x 3.7m |
| Living Room | 4.6 x 4m | Bedroom 2 | 4.1 x 3.4m |
| Garage | 6.2 x 3m | Bedroom 3 | 3.7 x 3.7m |
| Utility / Bootroom | 1.8 x 2.2m | Bedroom 4 | 4.8 x 3.7m |



200 SQM / 2153 SQFT


NV1S - 10N

# The Grove







**AREAS**

| | | | |
|---|---|---|---|
| Kitchen / Dining | 9.3 x 4.3m | Bedroom 1 | 3.3 x 3.7m |
| Living Room | 4.6 x 4m | Bedroom 2 | 4.1 x 3.4m |
| Garage | 6.2 x 3m | Bedroom 3 | 3.7 x 3.7m |
| Utility / Bootroom | 1.8 x 2.2m | Bedroom 4 | 4.8 x 3.7m |



200 SQM / 2153 SQFT


DISCOVERY
NV1S - 1GN

# The Ridley







**AREAS**

| | | | |
|---|---|---|---|
| Kitchen / Dining | 10 x 4.3m | Bedroom 1 | 5.2 x 3.7m |
| Living Room | 4.6 x 3.6m | Bedroom 2 | 4.8 x 3.7m |
| Garage | 6.2 x 3.6m | Bedroom 3 | 4.3 x 3.8m |
| Utility / Bootroom | 1.8 x 2.2m | Bedroom 4 | 4.3 x 3.4m |



214.4 SQM / 2308 SQFT


NV1S - 10N




# Crafted for Comfort

Every detail of the Derwentdale specification has been selected to enhance everyday living, bringing together premium finishes, practical features and future-ready technology within each four-bedroom home. The high ceiling heights create an impressive sense of space, light and openness throughout the homes.

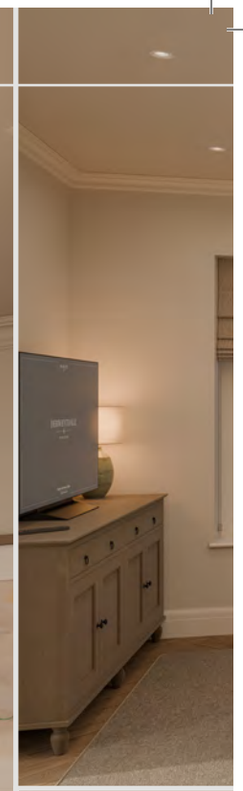
At the heart of each property is a beautifully fitted kitchen, complete with integrated appliances, quartz worktops and carefully planned lighting provision. Designed as both a functional workspace and a sociable family hub, the kitchen offers the quality and convenience expected from a contemporary new home, whether preparing everyday meals or entertaining guests.

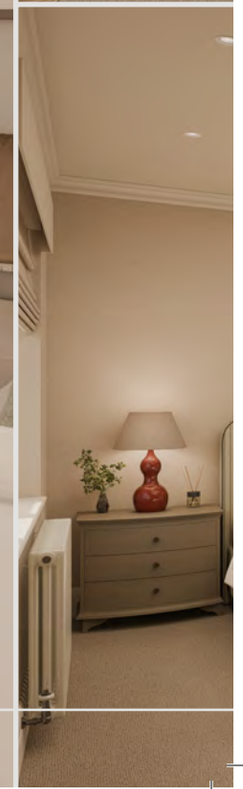
Bathrooms are finished with a clean, modern aesthetic, featuring contemporary sanitaryware, vanity units, LED mirror provision and heated towel rails. These details help create elegant, calming spaces that feel both practical and refined.




EAT DRINK NAP


MARLEY
DERWENTDALE
RYTON VILLAGE
VILLEGGIATURA
ITALIAN DREAM







Living Room



Kitchen Living



Master Bedroom

# Designed for Living, Built to Last

Throughout the homes, durable LVT flooring to key living areas is complemented by soft carpeting to bedrooms, landings and living spaces, creating a balance of style and comfort. Brushed metal sockets and switches, dimmer lighting to principal rooms and considered storage within the principal bedroom add to the sense of thoughtful design.

Externally, each home benefits from a block-paved driveway, landscaped front garden, rear patio, turfed garden and close-board timber fencing, providing private outdoor space ready to enjoy from the day you move in.

Derwentdale also places strong emphasis on efficient, future-conscious living, with each home including an air source heat pump, solar panels, 7KW EV charger provision and a predicted EPC Rating of B. This combination may result in upwards of £200 per month in savings to household bills.

The result is a home that feels beautifully finished, easy to live in and built for the expectations of modern family life.

# Interior Design

Marley Homes has partnered with Yorkshire Design to bring a beautifully considered interior design approach to the homes at Derwentdale.

Based in Yorkshire, Yorkshire Design specialises in creating luxury, tailored interiors that feel both refined and personal. Their experienced team works closely with clients to reimagine each space, thoughtfully capturing individual style and personality while maintaining the highest standards of craftsmanship.

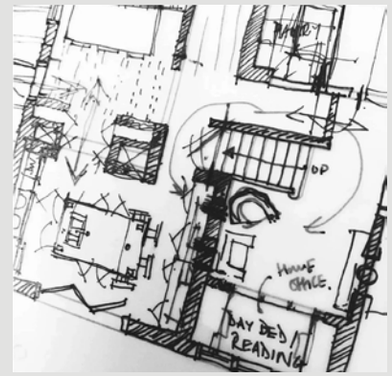
Backed by a trusted network of established suppliers, Yorkshire Design delivers seamless, carefully managed projects from concept to completion, creating interiors that are elegant, practical and uniquely yours.

www.Yorkshire-design.com
emma@yorkshire-design.com



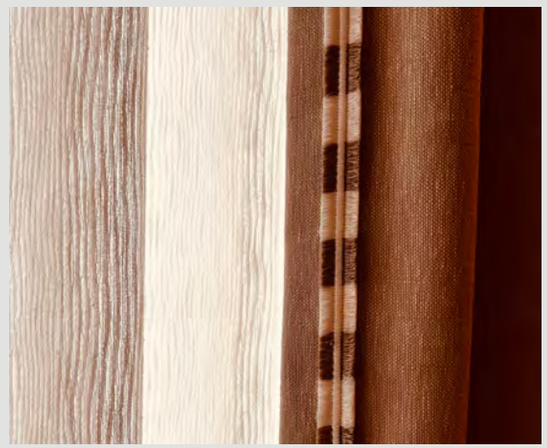

SAMUEL & SONS




DP
DAY BED
READING









# Specification

## Construction
Superior traditional block and brick construction
Slate tiled roofs
Traditional stone facades with feature heads and cills
Light beige rendered external walls to side and rear
High levels of insulation and air tightness

## External
Timber 6 panel front door with brushed metal ironmongery
Composite door to utility room
UPVC double glazed windows
Bifold doors

## Flooring & Tiling
Luxury vinyl tile to entrance, hallway and kitchen
Medium grade carpet to living room, bedrooms, master dressing room and landing
Tiled kitchen back splash

### Bathrooms (incl W/C)
Tiled floor
Half height tiles to walls
Full height tiles in shower

## External Lighting
### Communal
External communal bollard lighting

### Front Garden
Two wall lights to front entrance

### Rear Garden
Lighting infrastructure to rear garden
Two external wall lights to the utility

### Upgrade Options
Front garden - lighting package
Rear garden - lighting package

## Kitchen
Shaker style fitted kitchen with 30mm quartz worktops
Fitted pantry with quarts worktop and internal shelving
Integrated NEFF appliances including:
Induction hob with extractor
70/30 Fridge freezer
Dishwasher
N70 slide and hide oven
Quooker boiling water tap

## Utility
Shaker style cabinetry and quartz worktops
Plumbing for washing machine
Composite sink
Space for tumble drier

## Lighting & Electrical
### Kitchen
Dimmers to pendant lighting
Pendant lighting points to breakfast bar
Two double sockets to pantry cupboard

### Living Room
Dimmers to pendant lighting points

### Sockets & Switches
Two outdoor sockets to patio area
Flat plate, brushed metal sockets and switches throughout

The CGI images throughout this brochure are intended only to illustrate typical Marley Home 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 representations, warranty or part of any contract.

## Alarm
Mains fitted security alarm system

## Communal
External communal lighting
Landscaped communal front garden area

## Bathrooms
Luxury fitted bathrooms with contemporary white sanitaryware and wall hung vanity units
LED mirrors
Electric matt
Electric heated towel rails to all bathrooms
Bathrooms (incl W/C)
Tiles

## Interior Design
### Ceilings
Superior height ceilings as standard; 2.7m high to ground floor and 2.5m high to first floor
All interior design done by Yorkshire Design, specialists in creating luxury, tailored interiors.

## Joinery & Storage
Timber internal doors throughout
Contemporary architraves and skirtings
Staircase finished with painted spindles

### Master Bedroom
Fitted wardrobes to dressing area/walk in wardrobe with LED feature lighting

### Upgrade Option
Additional storage solutions to remaining bedrooms

## External Landscaping
### Front Garden
Block paved driveway
Front landscaped garden with estate railing to front boundaries

### Rear Garden
Patio terraces to rear
Seeded rear garden
Close board timber fence to boundary (6ft)

## Sustainability
### Heating
Air source heat pump central heating
Underfloor heating to ground floor
Electric mat heating to all bathrooms
Radiators with thermostatic valves to first floor rooms
Predicted EPC B rating

### Energy Efficiency
PV Solar panels
7KW EV charging points to front of property

## General
Sales and maintenance procedures are in accordance with the Consumer Code for Homebuilders
**10 Year Structural Warranty provided by ICW**



Master Bedroom




Living Room



Kitchen Living





Ryton Village


The Willows



Ye Olde Cross Inn



Tyneside Golf Club




# MARLEY

HOMES