

EDWARDS BIRCH MORPETH NORTHUMBERLAND NE61 3BP



- 50% Shared Ownership*
- New Build Development
- Allocated Parking
- Council Tax Band: TBC
- Tenure: Leasehold

- Rent Payable On Remaining 50%
- Three Bedroom Semi
- Mains Gas, Electric, Water & Drainage
- EPC Rating: TBC
- *Subject To Eligibility Criteria

50% Shared Ownership £130,000

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****50 % SHARED OWNERSHIP - ELIGIBILITY CRITERIA APPLIES****

Step into The Lansdown, a thoughtfully designed three-bedroom home offering space and style for modern living. The entrance hall leads to a generous front-facing lounge, while a cloakroom and under-stair storage add everyday convenience. At the rear, the open-plan kitchen and dining area features a sleek fitted kitchen opening through French doors to the garden and patio, ideal for family meals or outdoor entertaining.

Upstairs, the main bedroom includes an en-suite, complemented by two further bedrooms. A contemporary family bathroom completes the layout. With allocated parking and a well-planned design, The Lansdown is a home that blends comfort and functionality in a space that adapts to your lifestyle.

Edward's Birch, located on the outskirts of historic Morpeth in Northumberland, is in an idyllic location surrounded by rolling countryside and woodland, with the breathtaking Northumberland Coastline a short drive away.

Located in historic Morpeth, this charming town offers the picturesque backdrop of riverside walks along the Wansbeck, while the nearby Sanderson Arcade provides a mix of boutique stores and well-known brands. Weekly markets, independent cafés, and traditional pubs are set alongside green spaces such as Carlisle Park with its play areas, tennis courts, and scenic trails.

Education benefits from plenty of highly regarded schools such as King Edward VI Academy and Morpeth Newminster Middle School rated Good by Ofsted, while healthcare services are close at hand.

ENTRANCE HALL

KITCHEN DINER

17'3" x 9'4" (5.28m x 2.87m)



ADDITIONAL IMAGE



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LOUNGE

10'3" x 16'3" (3.13m x 4.97m)



GROUND FLOOR WC

2'11" x 5'9" (0.91m x 1.76m)

BEDROOM ONE

12'5" x 10'5" (3.8m x 3.18m)



ENSUITE

7'10" x 3'8" (2.4m x 1.12m)



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BEDROOM TWO

8'7" x 11'3" (2.62m x 3.45m)



BEDROOM THREE

8'3" x 8'11" (2.53m x 2.73m)



BATHROOM/WC

8'10" x 6'5" (2.7m x 1.97m)



EXTERNALLY

Enclosed garden

PARKING

Allocated parking

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ELIGIBILITY CRITERIA

As per our adverts, due to obligations under planning, to be eligible for this property you must meet one of the following criteria set, in priority order as follows:

1. People who have had their main place of residence locally for at least 6 months in the preceding 2 years.
2. People who are employed locally or are to be employed locally or have retired from employment locally and wish to remain in the local area.
3. People whose work provides local services and who need to live locally.
4. People who have long standing connections with the local area such as the children of local residents or elderly people, who need to move back to the local area to care for or be cared for but relatives or other carers.

SHARED OWNERSHIP DISCLAIMER

Shared Ownership offers an affordable route to home-ownership for those who may not be able to buy on the open market. With this flexible scheme, you can purchase a share of a new home—typically between 40% and 75%—and pay a reduced rent on the remaining portion. This means you'll only need a mortgage for the share you are buying, helping to lower both your upfront costs and monthly payments. Over time, you have the option to increase your ownership share through a process known as "staircasing," potentially leading to full ownership of your home. Whether you're a first-time buyer or looking for a more manageable way to own a property, Shared Ownership makes getting on the property ladder more achievable.

PLEASE NOTE

Computer Generated Images used throughout are typical of the homestyle. Adjoining home styles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. Kitchen/utility layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our Sales Team for details and terms and conditions of any incentives offered or mentioned.

IMPORTANT NOTE TO POTENTIAL PURCHASERS: We strive to ensure that our sales particulars are accurate and reliable. However, these particulars do not constitute or form part of an offer or contract and should not be relied upon as statements of representation or fact. Any services, systems, and appliances mentioned in this specification have not been tested by us, and we provide no guarantee regarding their operational capability or efficiency. All measurements are intended as a guide for prospective buyers only and are not exact.

TENURE & CHARGES

We have been advised that the property is Leasehold. Purchasers must ask their legal advisor to confirm the Tenure.

We are advised that the properties will have a 990 year lease, with a ground rent of approximately £840 per year.

We are advised that the rent payable on the existing share of this property is £297.91 per month.

Purchasers must ask their legal advisor to verify this information.

MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Gas Mains

Broadband and Mobile - TBC

Flood Risk - Rivers & Sea -Very Low . Surface Water - Very Low.

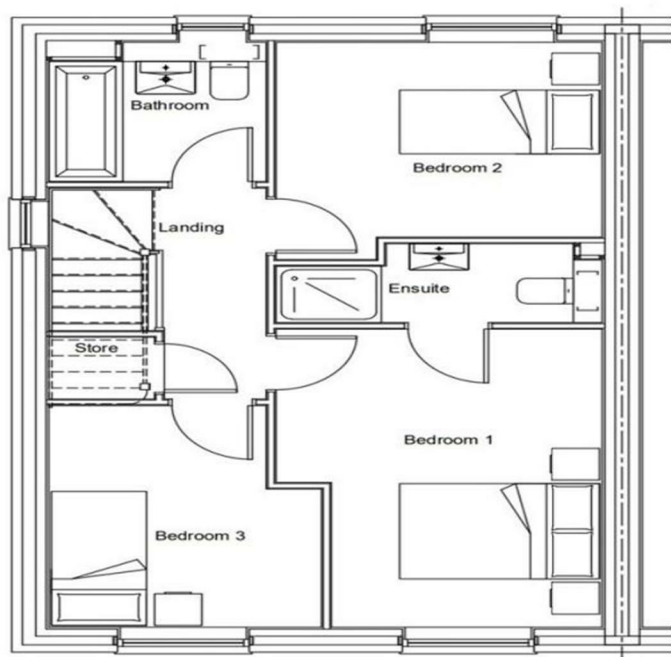
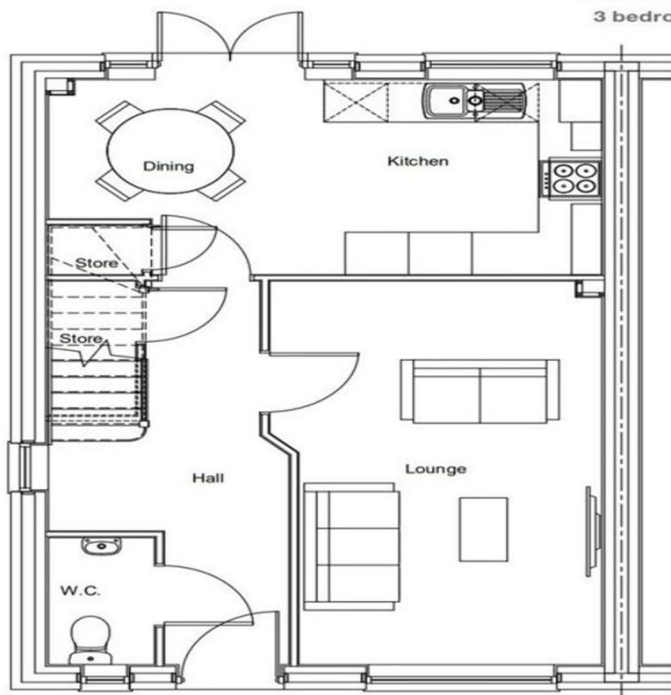
Planning Permission - Area is currently under development.

Coalfield & Mining Areas - Located on a coalfield

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LANSDOWN

3 bedroom home



GROUND FLOOR PLAN

FIRST FLOOR PLAN


Ground floor
Kitchen / Dining 5248mm x 2872mm 17' 3" x 9' 5"
Lounge 3136mm x 4973mm 10' 3" x 16' 4"
Cloaks 910mm x 1760mm 3' x 5' 9"

First floor
Bedroom 1 3085mm x 3181mm 10' 1" x 10' 5"
En suite 2042mm x 1121mm 6' 8" x 3' 8"
Bedroom 2 2624mm x 3450mm 8' 7" x 11' 3"
Bedroom 3 2535mm x 2738mm 8' 4" x 9'
Bathroom 2070mm x 1970mm 6' 9" x 6' 6"


Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team, July 21.

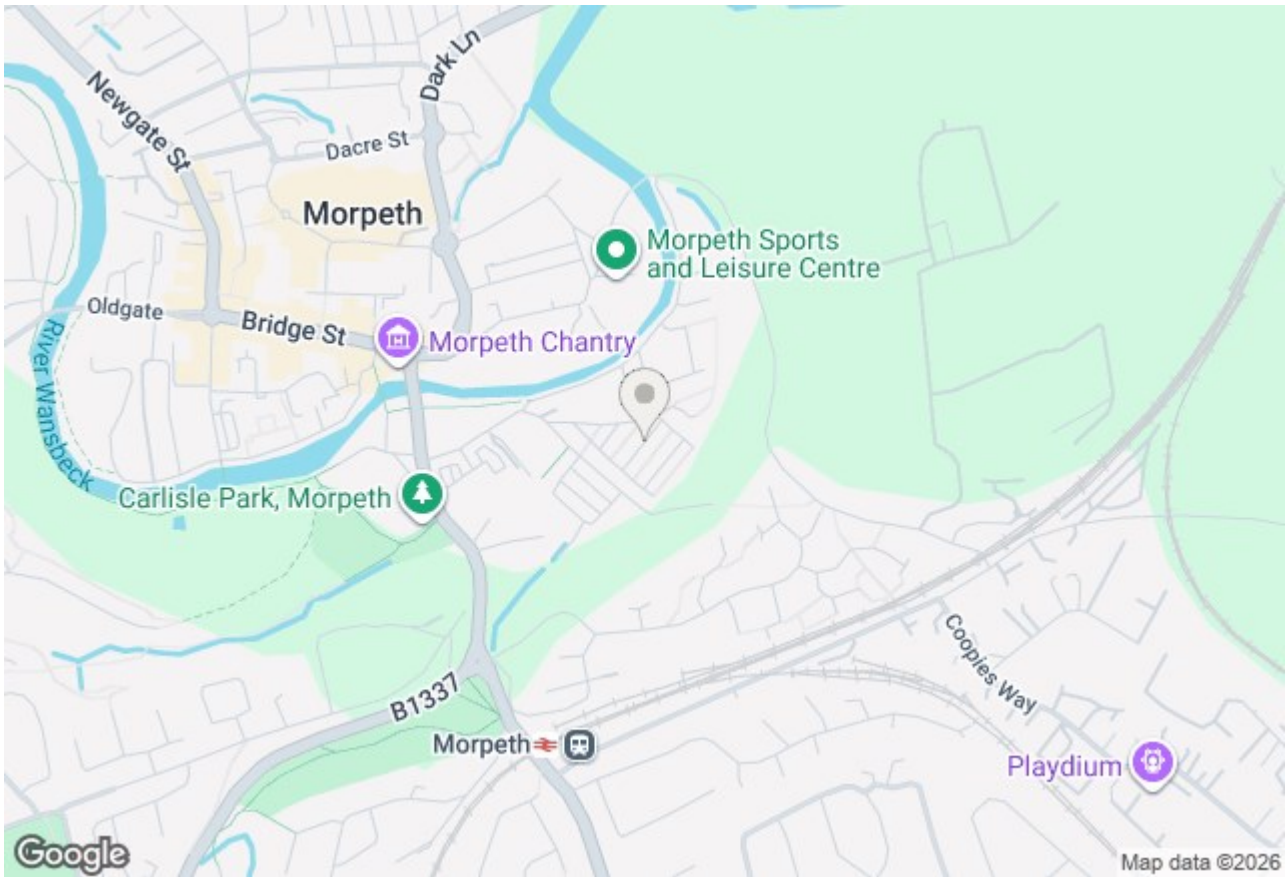
LOVELL
HOMES

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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