

# NEWTON

*Craft*

- NEWTON REGIS -

**Tame**  
- HOMES -

AN *EXCLUSIVE* GATED DEVELOPMENT  
OF NINE DETACHED HOMES.



# NEWTON *Croft*

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## Inspirational homes for aspirational lifestyles

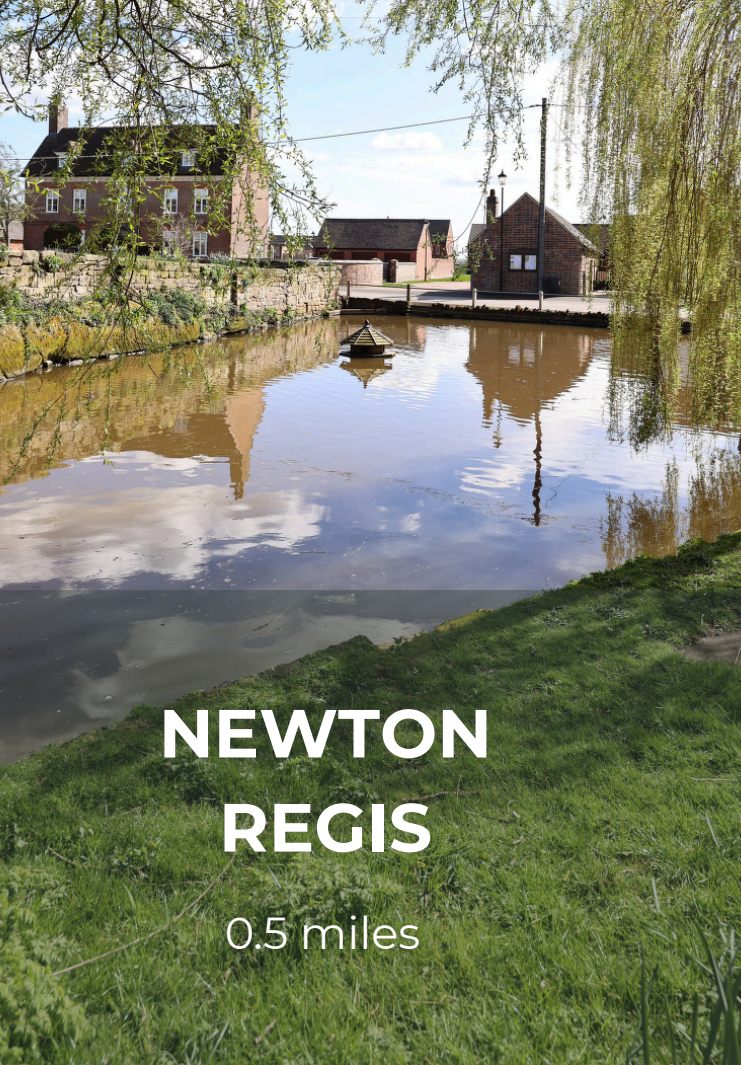
An exclusive development of luxurious new homes by housebuilders Tame Homes, the Newton Croft development offers the best of countryside living in the quiet and highly desirable village of Newton Regis. It is close to the well-known Twycross Zoo & Statfold country park for a lovely day out and is just a 12-minute drive from Tamworth train station which has excellent connections to Birmingham City centre & London Euston.

The Newton Croft development is designed with all the charm of traditional architecture with the contemporary benefits you would expect from new builds.

**Tame**  
— H O M E S —



Location: Newton Lane, Newton Regis, Tamworth, Staffordshire, B79 0GP



# NEWTON REGIS

0.5 miles



# TAMWORTH

7.4 miles



# LICHFIELD

13.4 miles

## Private & Independent Schools

- Twycross House School  
- 4.8 miles
- OneSchool Global, Atherstone  
- 8.9 miles
- Lichfield Cathedral School  
- 13.3 miles
- Highclare School, Sutton Coldfield  
- 13.7 miles

## State Junior

- Newton Regis CofE Primary School  
- 0.1 mile
- Warton Nethersole's CofE Primary  
- 3.4 miles
- Dordon Primary School  
- 5.6 miles
- Birchwood Primary School  
- 5.2 miles

## State Seconadry

- The Polesworth School  
- 5.0 miles
- The Wilnecote School  
- 7.8 miles
- Landau Forte Academy, Amington  
- 4.9 miles
- Landau Forte Academy QEMS  
- 5.6 miles



NEWTON  
*Craft*

NEWTON REGIS

# SPECIFICATION SUMMARY

## Externals

### Construction

Traditional brick and block.

### Brickwork

Wienerberger Oast Russet Sovereign Stock

### Roof coverings

Russell Bute3 in slate grey

### External doors

Grey Composite front door

### Garage door

Automated insulated steel sectional garage door in Grey

### Paths and patios

Riven faced flag natural

### Private driveways

Tegular trio concrete block paver in Charcoal

### Rear gardens

Turfed.

### External

Water tap to rear gardens.

### Warranty

10 Year Advantage Structural Warranty

## Internals

### Internal doors

Ely oak doors.

### Window Frames

Double glazed UPVC windows in White

### Ironmongery

Satin Chrome

### Wall and floor tiles

A selection of Porcelanosa floor and wall tiles to bathrooms depending on plot.

### Electrical

Pendant lights to living room and bedrooms. LED recessed downlights to all other rooms. External light to front elevations. Mains operated smoke, heat and carbon monoxide detectors fitted as standard. White electrical accessories throughout. Power socket to rear elevation and Electric car charger to every house. Solar PV panels to each property.

### Security

Burglar alarms fitted as standard to all houses.

### TV

Cat 6 Data distribution. Points to living room, family room and bedroom 1.

### Plumbing and heating

The heating system will be electric Air Source heat pumps. Underfloor heating to ground floor with radiators to first floor. Bathrooms will have chrome plated towel rails.

### Sanitary ware

Roca sanitary ware, taps, shower valves and vanity units, taps and showers with polished chrome fittings.

### Kitchen

Bespoke kitchen design in your choice\* of either a 'Shaker' style or 'Nova' handle-less style with high quality finished cabinets and AEG appliances. A mixture of colours depending on plot. Silestone worktops, upstand and glass splashback. Under cabinet lighting. Each house has a 3 in 1 boiling tap.

### Wardrobes

Full mirrored sliding door wardrobes fitted to bedroom 1 in all houses.

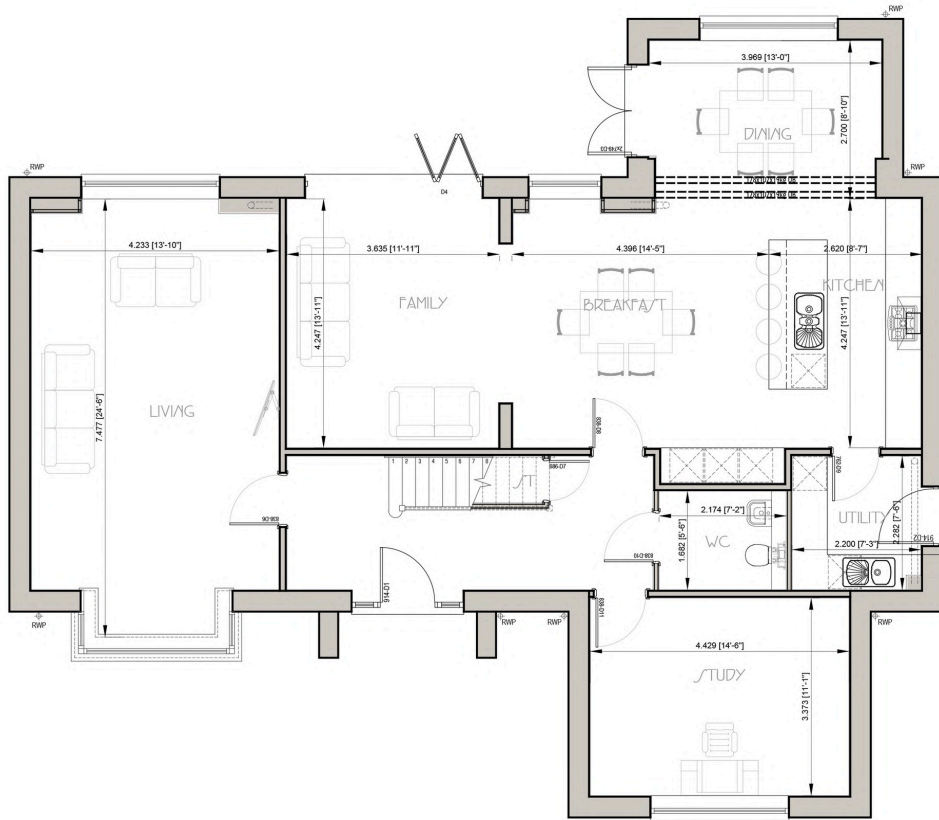
\* Subject to programme



# The Claverdon

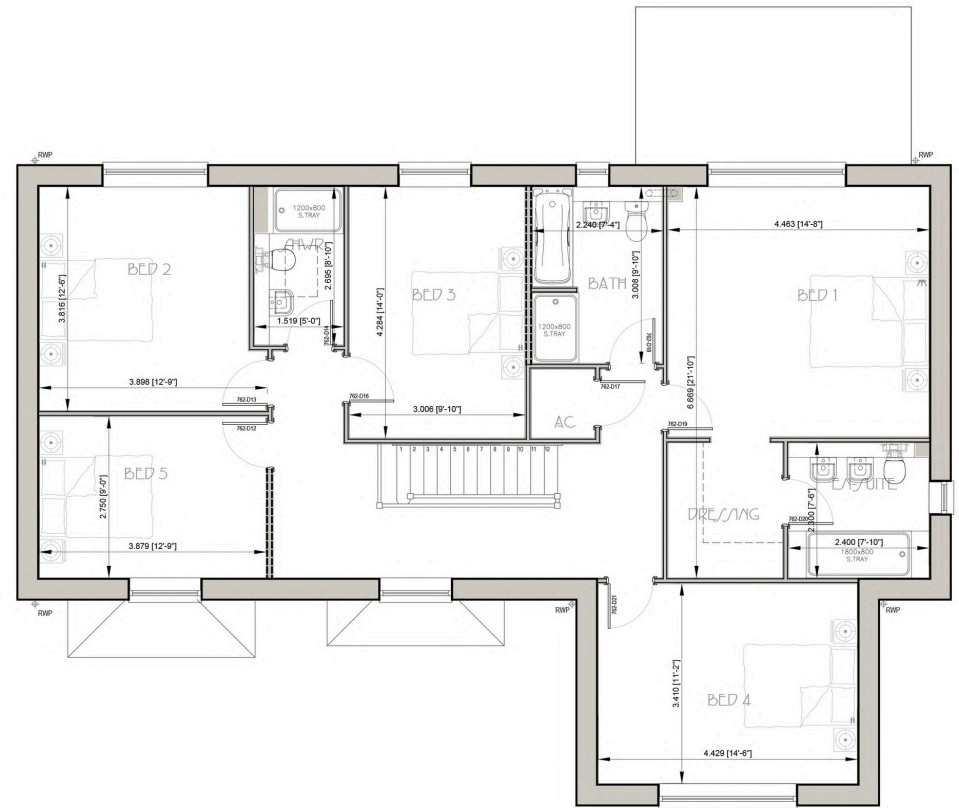
 4  5  3

# The Claverdon



GROUND FLOOR PLAN

Sales Dimensions		Width		Depth	
Ground Floor	Room	Meters	Feet	Meters	Feet
	Living Room	7.48	24'-6"	4.23	13'-11"
Family	4.25	13'-11"	3.64	11'-11"	
Breakfast	4.25	13'-11"	4.40	14'-5"	
Kitchen	4.25	13'-11"	2.62	8'-7"	
Dining	2.70	8'-10"	3.97	13'-0"	
Study	3.37	11'-1"	4.43	14'-6"	
Utility	2.28	7'-6"	2.20	7'-3"	
WC	1.68	5'-6"	2.17	7'-2"	



FIRST FLOOR PLAN

Sales Dimensions		Width		Depth	
First Floor	Room	Meters	Feet	Meters	Feet
	Bedroom 1	6.67	21'-11"	4.46	14'-8"
Ensuite 1	2.00	6'-7"	2.40	7'-10"	
Bedroom 2	3.82	12'-6"	3.90	12'-9"	
Bedroom 3	4.28	14'-1"	3.01	9'-10"	
Ensuite 2	2.54	8'-4"	1.52	5'-0"	
Bedroom 4	3.41	11'-2"	4.43	14'-6"	
Bedroom 5	2.75	9'-0"	3.88	12'-9"	
Bathroom	3.01	9'-10"	2.26	7'-5"	

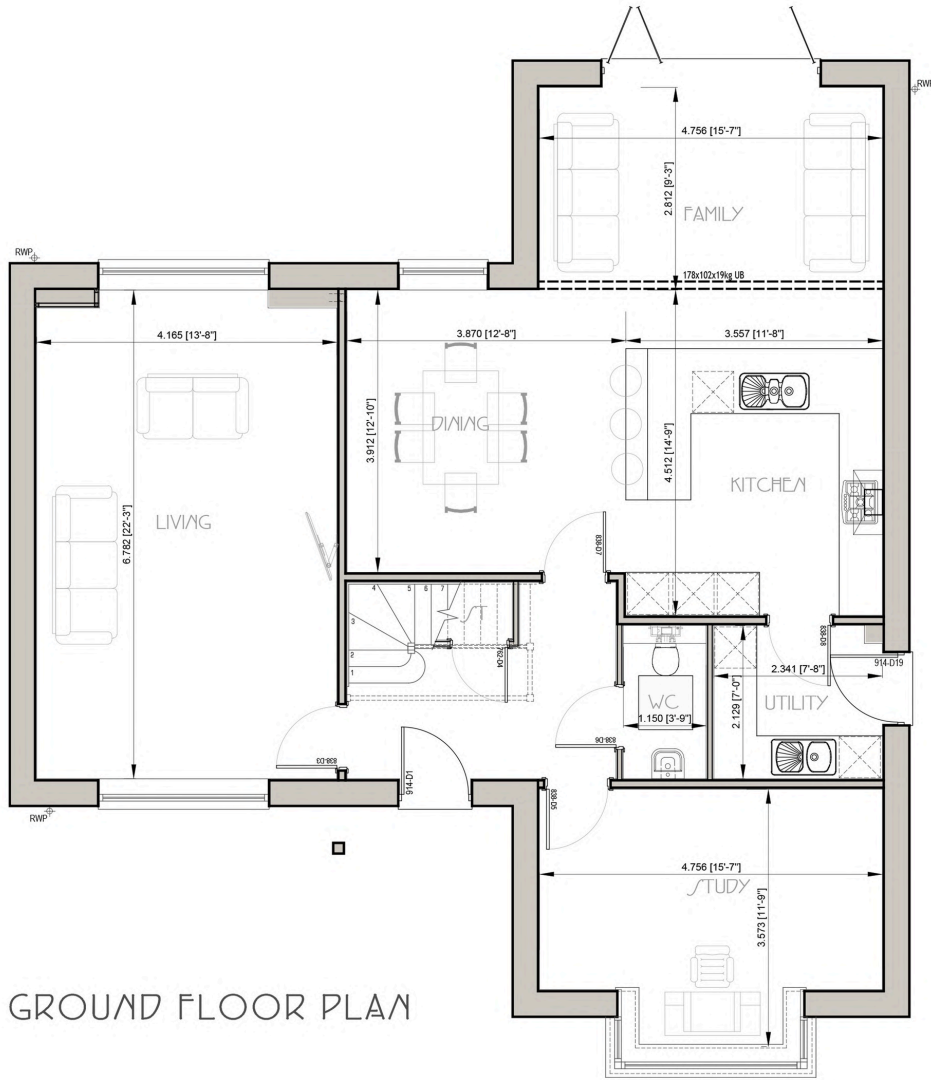
PLOT 4



# The Barford

 4  5  3

# The Barford



GROUND FLOOR PLAN

Sales Dimensions		Width		Depth	
		Meters	Feet	Meters	Feet
Ground Floor	Living Room	6.78	22'-3"	4.17	13'-8"
	Kitchen	4.51	14'-10"	3.56	11'-8"
	Dining	3.91	12'-10"	3.87	12'-8"
	Family	2.81	9'-3"	4.76	15'-7"
	Study	3.57	11'-9"	4.76	15'-7"
	WC	2.13	7'-0"	1.15	3'-9"
	Utility	2.13	7'-0"	2.34	7'-8"



FIRST FLOOR PLAN

Sales Dimensions		Width		Depth	
		Meters	Feet	Meters	Feet
First Floor	Bedroom 1	5.19	17'-0"	4.76	15'-7"
	Ensuite 1	2.10	6'-11"	2.31	7'-7"
	Bedroom 2	3.93	12'-11"	2.80	9'-2"
	Bedroom 3	2.78	9'-1"	3.02	9'-11"
	Bedroom 4	2.82	9'-3"	4.76	15'-7"
	Bedroom 5	2.75	9'-0"	4.20	13'-9"
	Shower	2.78	9'-1"	1.45	4'-9"
	Bathroom	2.10	6'-11"	3.07	10'-1"

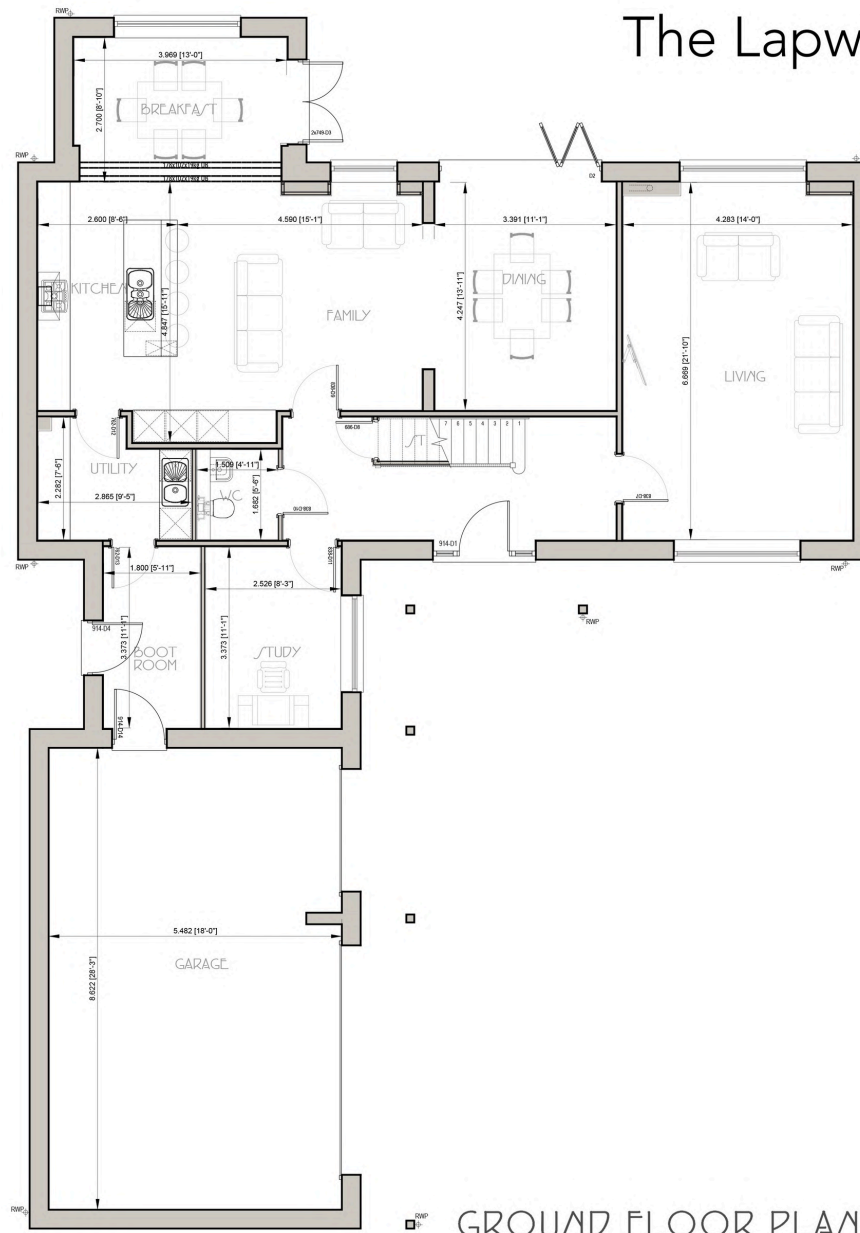
PLOT 1, 2 & 3



# The Lapworth

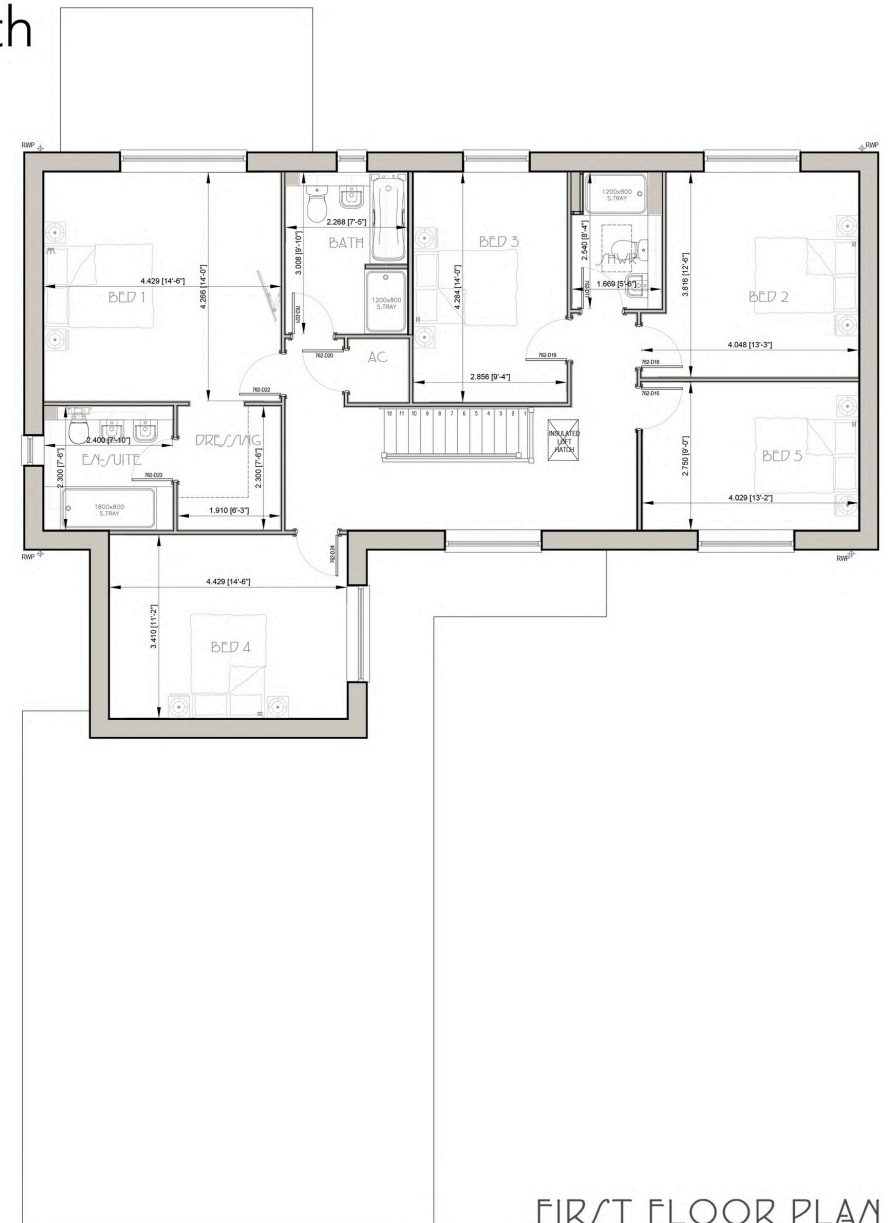
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# The Lapworth



GROUND FLOOR PLAN

Sales Dimensions		Width		Depth	
		Meters	Feet	Meters	Feet
Ground Floor	Living Room	4.28	14'-1"	6.67	21'-11"
	Dining	3.50	11'-6"	4.27	14'-0"
	Family	4.25	13'-11"	4.34	14'-3"
	Kitchen	2.60	8'-6"	4.85	15'-11"
	Breakfast	3.97	13'-0"	2.70	8'-10"
	Pantry	2.87	9'-5"	2.28	7'-6"
	Utility	1.80	5'-11"	3.37	11'-1"
	W.C.	1.51	4'-11"	1.68	5'-6"
	Study	2.53	8'-3"	3.37	11'-1"
	Garage	5.48	18'-0"	8.62	28'-3"



FIRST FLOOR PLAN

Sales Dimensions		Width		Depth	
		Meters	Feet	Meters	Feet
First Floor	Bedroom 1	4.43	14'-6"	4.27	14'-0"
	En-suite 1	2.40	7'-10"	2.30	7'-7"
	Bedroom 2	4.05	13'-3"	3.82	12'-6"
	Bedroom 3	2.86	9'-4"	4.28	14'-1"
	Shower	1.67	5'-6"	2.54	8'-4"
	Bedroom 4	4.42	14'-6"	3.41	11'-2"
	Bedroom 5	4.05	13'-3"	2.75	9'-0"
Bathroom	2.29	7'-6"	3.01	9'-10"	

PLOT 6 & 7



# The Ansley



3

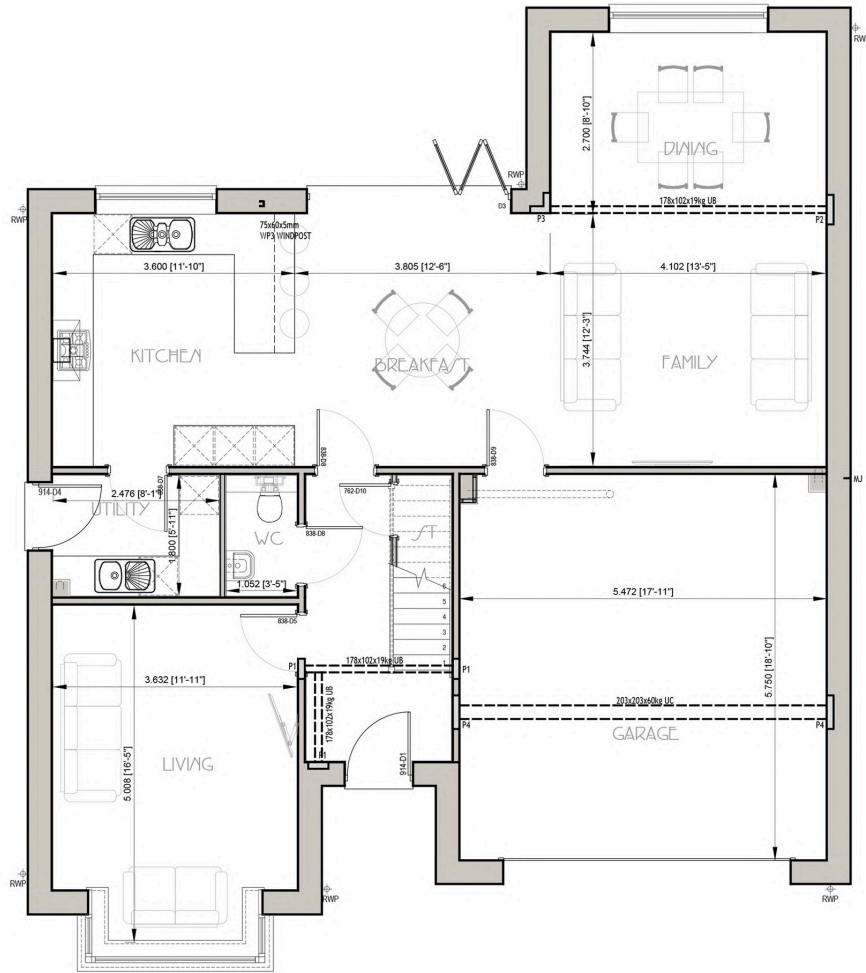


5



3

# The Ansley



GROUND FLOOR PLAN

Sales Dimensions					
	Room	Width		Depth	
		Meters	Feet	Meters	Feet
Ground Floor	Living Room	3.63	11'-11"	5.01	16'-5"
	Kitchen	3.60	11'-10"	3.74	12'-3"
	Breakfast	3.81	12'-6"	3.74	12'-3"
	Family Area	4.10	13'-5"	3.74	12'-3"
	Dining	4.10	13'-5"	2.70	8'-10"
	WC	1.09	3'-7"	1.80	5'-11"
	Utility	2.48	8'-1"	1.80	5'-11"
	Garage	5.47	17'-11"	5.75	18'-10"



FIRST FLOOR PLAN

Sales Dimensions					
	Room	Width		Depth	
		Meters	Feet	Meters	Feet
First Floor	Bedroom 1	5.50	18'-1"	4.68	15'-4"
	Ensuite 1	2.80	9'-2"	2.07	6'-10"
	Bedroom 2	4.32	14'-2"	3.63	11'-11"
	Bedroom 3	3.86	12'-8"	3.04	10'-0"
	Bedroom 4	2.80	9'-2"	3.58	11'-9"
	Bedroom 5	4.63	15'-2"	3.00	9'-10"
	Ensuite 2	1.65	5'-5"	2.78	9'-1"
	Bathroom	4.63	15'-2"	2.36	7'-9"

PLOTS 5, 8 & 9



Plot 7, 8 & 9

LEGEND

- INDICATES EXISTING TREES / TREES TO BE REMOVED WITH RESPECTIVE ROOT PROTECTION AREAS
- INDICATES EXISTING TREES / SHRUBS TO BE REMOVED
- PROPOSED INDICATES TREE PLANTING SUBJECT TO FINAL LANDSCAPING DESIGN
- INDICATES OPENING OF EXISTING BALCONY OR STRUCTURES TO BE DEMOLISHED
- INDICATES ENTRANCE DOOR POSITIONING
- INDICATES GARAGE DOOR POSITIONING
- INDICATES PARKING SPACE ALLOCATION TO RESPECTIVE PLOT
- INDICATES GATED ACCESS POSITION
- INDICATES PATH / PATH POSITION AND USE
- INDICATES 1.8m HIGH GREEN WALL
- INDICATES 1.8m HIGH CLIMBING BARBED FENCE
- INDICATES 1.8m HIGH METAL FENCE



# ATTENTION to DETAIL

EACH HOME IS FINISHED TO  
A FIVE-STAR SPECIFICATION

We pride ourselves on our quality, each home at Newton Croft is finished to the highest possible standard. We're proud to partner with leading brands to equip your home with quality fixtures, fittings and appliances.

WE USE PREMIUM MATERIALS CHOSEN FOR THEIR QUALITY, EXCELLENCE, AESTHETICS, SUSTAINABILITY AND DURABILITY.

## KITCHEN FINISHINGS

- Bespoke high-quality British designed and manufactured kitchen from Omega PLC.
- 'Shaker' style or 'Nova' handle-less style with high quality finished cabinets with under cabinet lighting.
- AEG appliances: built-in oven, microwave oven, induction hob, integrated fridge, freezer, dishwasher. 3 in 1 boiling tap.
- Silestone worktops, upstand and glass splashback.
- Variety of cabinet and silestone colours depending on plot.

## BATHROOM FINISHINGS

- Roca sanitary ware and vanity units.
- Roca taps and showers with polished chrome fittings.
- Porcelanosa wall and floor tiling to all bathrooms
- Chrome towel radiators to all bathrooms and en suites.

## INTERIOR FINISHINGS

- Panel grained cottage style oak internal doors
- Full mirrored sliding door wardrobes fitted to bedroom 1.

## ELECTRICAL FINISHINGS

- Pendant lights to living room and bedrooms. LED recessed downlights to all other rooms.
- Mains operated smoke, heat and carbon monoxide detectors fitted as standard,
- External light to front elevations
- Wired PIR alarm system with app control.
- Power socket to rear elevation and electric EV car charger to every house.
- Solar PV panels to the rear of each property.

## FOR YOUR PEACE OF MIND

- Ten-year Advantage structural warranty
- Free two-year warranty on majority of appliances installed
- All homes built to the New Homes Quality Code standard.



WE'LL TAKE YOU  
ALONG YOUR  
BUILD JOURNEY...

Tame  
— HOMES —



*SO YOU CAN LEARN  
ABOUT YOUR NEW HOME  
INSIDE AND OUT.*

**TAME  
CONSTRUCTION**

— HOMES —





**I just wanted to say how delighted I have been in respect of the move into my new property... I was treated with flowers, prosecco and lots of verbal help. The following day, they came back and spent several hours sorting out the washing machine, putting up bathroom cabinets, etc. I will recommend Tame to others, your staff have certainly gone over and above in their customer service role**

- Juila



**Everything is perfect about the plot, it's clear that Tame Homes go above and beyond and are truly excellent in what they do.**

- John & Sian



**I have been very impressed and grateful for all the assistance and warm welcome received from Tame, outstanding!**

- Karen



**I would like to take this opportunity to say a huge thank you to the team @Tame for making the transition into my beautiful new home as stress free as possible. The commitment, dedication and attention to detail has been exceptional.**

- Sylvia





Plot 5 & 6



Plot 4

# AT TAME OUR MISSION IS TO BUILD *EXCEPTIONAL* HOMES WHERE THE DESIGN IS IN THE DETAIL.

We have been in construction for over 25 years, and one thing is certain. Our focus to design houses people will be proud to call their home. Houses finished to perfection and furnished with high-end fixtures and fittings. We build a select number of homes each year in hand-picked locations, each property is as special to us as we hope it will be to you.



Viewing by appointment only. These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.  
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# Tame

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ROCK<sup>®</sup>  
INNOVATE  
PROPERTY PROFESSIONALS

For more information or to arrange a viewing, contact Rock Innovate on 0121 630 3706 /  
[services@rockinnovate.com](mailto:services@rockinnovate.com)

You can also view the listing on [Rockinnovate.com](https://www.rockinnovate.com)

