



DOVECOTE PLACE

Newburn Road

WELCOME TO...



DOVECOTE PLACE



THOUGHTFUL *design*

AN EFFORTLESS BLEND OF DESIGN
AND CHARACTER COMBINED WITH
THE PRACTICALITY AND EASE OF
MODERN, 21ST CENTURY LIVING

Dovecote Place is a desirable development nestled between the historic villages of Newburn and Throckley, ideally located to benefit from all the advantages that semi-rural living has to offer. This exclusive development offers an impressive collection of sought after homes, carefully designed throughout, with a high specification as standard.





EXCLUSIVE *living*
DESIRABLE *location*



DOVECOTE PLACE OFFERS A DISTINGUISHED COLLECTION OF 2, 3 AND 4 BEDROOM HOMES

Set in a pretty, quintessential location, our harmonious new development of desirable homes complements both the historic setting and the surrounding neighbourhood.

A carefully considered palette of materials, including stone, brick and render, also reflect the environment – these are homes of great character, comfort and charm.

ESCAPE TO THE *country*

DOVECOTE PLACE MIGHT ONLY BE A FEW MILES
FROM THE VIBE OF NEWCASTLE CITY CENTRE
BUT THE AREA'S RURAL HEART BEATS STRONGLY



There's something for everyone at Dovecote Place. The beautiful Northumberland countryside is on your doorstep. Hadrian's Wall runs through the area and the hustle and bustle of nearby Newcastle is easily accessible.

The surrounding area has a range of sporting facilities including Close House which hosts a Lee Westwood golf course, one of only two in the world. Nearby Tyne Riverside Country Park provides the perfect environment for a weekend walk with the family.

The area has a thriving community spirit and a wealth of local amenities. Dovecote Place is close to restaurants and coffee houses and boasts a good selection of independent shops too, as well as offering many options for family days out; the villages here have much to offer.





THE *best city* EXPERIENCE

YOU CAN BE SURE OF A WARM WELCOME WITH PLENTY OF
HEART AND SOUL IN THE NORTH EAST'S CAPITAL CITY

You can head into Newcastle City Centre in under 20 minutes for superb shopping, restaurants and entertainment for the whole family to enjoy. The Metrocentre is located less than five miles from the development, boasting excellent facilities including high street shops, restaurants and an Imax cinema.

PERFECTLY *placed*

A VILLAGE EDGE SETTING YET
SERIOUSLY WELL CONNECTED. WHAT
MORE COULD YOU ASK FOR?

At Dovecote Place you are ideally located for access to the A1 and A69, allowing you to enjoy the picturesque Northumberland countryside whilst being well connected to Newcastle city centre.

Newcastle International Airport is located only five miles away; connecting passengers to over 80 worldwide destinations including Europe and the Middle East.



7 miles	●	Newcastle Upon Tyne
5 miles	●	Metrocentre
7 miles	●	Wylam
5 miles	●	Newcastle airport
17 miles	●	Hexham



First class EDUCATION

First class LIVING

NEWCASTLE'S REPUTATION FOR FIRST CLASS LEARNING DRAWS STUDENTS FROM ALL OVER THE WORLD

Dovecote Place is perfectly placed for growing families, offering a range of primary and secondary schools including Newburn Manor and Throckley Primary school as well as the popular Wallbottle Campus secondary school.

As for higher education options, Northumbria University and Newcastle University both offer an excellent range of courses, with the latter being ranked in the top 1% in the world.



Exceptional SPECIFICATION

WITH A STORY HOME YOU'LL FIND THE FINER
DETAILS ARE ALL INCLUDED*



At Dovecote Place every last detail has been carefully considered to provide an exceptional standard of living with meticulous attention to detail, quality fixtures, fittings and materials: this development is outstanding every way you look at it.

Sleek and stylish bathrooms and en-suites take aspirational living to the next level, accentuated by contemporary taps from designer Kelly Hoppen. All are complimented by wall hung vanity units with Porcelanosa tiles from the renowned Spanish brand.

Gardens are turfed and ready for you to enjoy from the minute you move in. Enter your light filled home through magnificent bi-fold doors where crisp Jasmine White walls perfectly offset oak banister rails and internal doors.

OUR SPECIFICATION INCLUDES:

- High specification bathroom fittings and sanitary-ware by Crosswater
- Extensive tiling to bathrooms
- Kelly Hoppen brassware
- Contemporary staircase with oak newel posts, handrail and painted spindles
- Loft light and electrical socket
- Burglar alarm
- Ample electrical sockets
- Paved patio
- Bi-fold/French doors to patio
- Turfed gardens to front and rear
- 1.8m (6ft) boundary fence/wall to rear garden
- External PIR sensor lights
- Large, block paved driveway

*The specification relates to the majority of plots and is dependent on house type design. Please check individual plot specification with Sales Executive, or see specification guide.

Bi-fold doors...

BRING THE OUTSIDE IN





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Kitchens TO SAVOUR

THE KITCHEN - IT'S THE HEART OF YOUR HOME AND YOURS TO MAKE YOUR OWN*

Beautifully designed kitchens and cabinets in a variety of finishes epitomise the highest standards with an array of worktops and up-stands to choose from. Whether you opt for a traditional or contemporary look, you'll have fully integrated kitchen appliances including a 5-hob gas burner, double oven, fridge freezer and dishwasher*.



Exceptional CUSTOMER CARE

YOU'D EXPECT NOTHING LESS FROM A 5 STAR
AWARD WINNING BUILDER, AN ACCOLADE
STORY HOMES IS PROUD TO HAVE HELD FOR
THREE YEARS

For the fourth year running Story Homes has secured a top '5 Star' rating in the house building industry's annual customer satisfaction survey, achieving higher ratings than many of our competitors.

A 5 star rating is judged upon results from our customers and we regularly receive fantastic feedback from them which we review and use to help us make continuous improvements to our homes and our after sales service. We are proud that this has been

recognised by the national house building industry and highlights that we continue to offer our customers the highest level of customer service.

In a separate independent customer survey by 'In-house', Story Homes attracted both an outstanding and a gold award for customer satisfaction, revealing that 97% of our buyers are satisfied with the overall quality of their home and would recommend us to a friend.



The Consumer Code for Home Builders was developed by the home-building industry and introduced in April 2010 to make the home buying process fairer and more transparent for purchasers.

Find out more at:
www.consumercode.co.uk

Sustainable CREDENTIALS

WHILST ALSO SAVING YOU MONEY, A NEW PROPERTY IS MUCH MORE FOCUSED ON CARING FOR THE ENVIRONMENT

Renowned for our quality and high specification, we employ traditional build techniques, whilst equipping your home for 21st century modern living. Not only is your property designed and built to exacting standards but the level of care and finish is very much evident with a Story Home. It goes without saying that we use quality materials throughout.

And we don't just focus on the aesthetics, we use high security doors with multi-point locking, and all of our properties are built with energy efficiency in mind which gives lower running costs, saving up to £1,410 pa on a 4-bed detached new build property*.

As well as being sustainable our homes allow owners to analyse their energy consumption. Each home at Dovecote Place is installed with a smart meter, and together with efficient water use appliances, thermally efficient building materials and an air tight design, the overall energy demands of our houses are reduced.

We are continually evolving our environmental policies and as well as recycling a high percentage of waste generated on site, we've planted hundreds of trees - as well as safeguarding hundreds of others too!



The benefits of a new home include lower running costs:

- 'A' rated kitchen appliances
- 4/2.6 litre dual flush toilets
- 100% of homes fitted with energy efficient lighting.

We create sustainable communities ensuring:

- Close proximity to essential amenities including schools, parks and shops
- Good access to public transport
- Streets that are pedestrian, cyclist and car friendly
- Safe public spaces and pedestrian routes^.

*A 4-bed detached Victorian house with some modern improvements has average yearly energy costs of £2,460. Whereas, the equivalent new build home that has been built to 2013 Building Regulations could have average yearly energy costs of £1,050, saving £1,410 per annum. SOURCE: new-homes.co.uk

Development layout



FUTURE PHASE

House types



The Taunton
4 Bedroom Detached House
Integral Single Garage



The Grantham
4 Bedroom Detached House
Single Detached Garage



The Warwick
4 Bedroom Detached House
Integral Single Garage



The Arundel
4 Bedroom Detached House
Single Detached Garage



The Boston
4 Bedroom Detached House
Integral Single Garage



The Durham
4 Bedroom Detached House
Integral Single Garage



The Wellington
4 Bedroom Detached House
Integral Single Garage



The Hastings
3 Bedroom Semi-Detached House
Driveway Parking

AFFORDABLE HOMES



The Kingston
3 Bedroom Linked House
Driveway Parking or Courtyard Parking



The Hawthorn
2 Bedroom Semi-Detached House
Driveway Parking



Images shown are for illustrative purposes only. Although Story Homes has made every effort to ensure accuracy of information contained in this brochure, we reserve the right to amend and update the specification or layout without prior notification. The information contained herein is for guidance only and its accuracy is not guaranteed.

They do not constitute a contract, part of a contract or warranty. External finishes may vary from those shown and dimensions given are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those indicated. Please consult our Sales Executive with regards to specification and specific plots. You should take appropriate advice to verify any information on which you wish to rely.

The Taunton

4 Bedroom Detached with Integral Single Garage
Approximate square footage: 1,597 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 4055 x 5670 [13'-4" x 18'-7"]
Kitchen / Dining / Family:
8239 x 3635 [27'-1" x 11'-11"]
Utility: 1776 x 3220 [5'-10" x 10'-7"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3190 x 6092 [10'-6" x 20'-0"]
Bedroom 2: 4055 x 3134 [13'-4" x 10'-3"]
Bedroom 3: 3978 x 3205 [13'-1" x 10'-6"]
Bedroom 4: 2733 x 3751 [9'-0" x 12'-4"]



Dimensions/images are for illustrative purposes only.

The Grantham

4 Bedroom Detached with Detached Single Garage
Approximate square footage: 1,455 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3605 x 6005 [11'-10" x 19'-9"]
Kitchen / Dining / Family Room:
7655 x 4408 [25'-2" x 14'-6"]
Utility: 1750 x 1850 [5'-9" x 6'-1"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3605 x 4100 [11'-10" x 13'-6"]
Bedroom 2: 2864 x 3854 [9'-5" x 12'-8"]
Bedroom 3: 2950 x 3800 [9'-8" x 12'-6"]
Bedroom 4: 2652 x 2751 [8'-9" x 9'-0"]



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The Arundel

4 Bedroom Detached with Detached Single Garage
Approximate square footage: 3 bays: 1,440 sq ft, 2 bays: 1,429 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3715 x 7205 [12'-2" x 23'-8"]
Kitchen / Dining:
3775 x 7205 [12'-5" x 23'-8"]
Utility: 2235 x 1668 [7'-4" x 5'-6"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3331 x 4010 [10'-11" x 13'-2"]
Bedroom 2: 3715 x 3221 [12'-2" x 10'-7"]
Bedroom 3: 3245 x 3195 [10'-8" x 10'-6"]
Bedroom 4: 3324 x 2405 [10'-11" x 7'-11"]



3 bay version shown.

Dimensions/images are for illustrative purposes only.

The Warwick

4 Bedroom Detached with Integral Single Garage
Approximate square footage: 1,400 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3830 x 4750 [12'-7" x 15'-7"]
Kitchen / Breakfast:
6265 x 3655 [20'-7" x 12'-0"]
Dining: 3190 x 2845 [10'-6" x 9'-4"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3830 x 3489 [12'-7" x 11'- 5"]
Bedroom 2: 3727 x 2949 [12'-3" x 9'-8"]
Bedroom 3: 3183 x 2948 [10'-5" x 9'-8"]
Bedroom 4: 2740 x 3933 [9'-0" x 12'-11"]



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The Boston

4 Bedroom Detached with Integral Single Garage
Approximate square footage: 1,377 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3380 x 5794 [11'-1" x 19'-0"]

Kitchen / Dining:

6565 x 3240 [21'-7" x 10'-8"]

Utility: 1650 x 3240 [5'-5" x 10'-8"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3370 x 5292 [11'-1" x 17'- 5"]

Bedroom 2: 2514 x 4495 [8'-3" x 14'-9"]

Bedroom 3: 3616 x 3382 [11'-10" x 11'-1"]

Bedroom 4: 2330 x 3777 [7'-8" x 12'-5"]



Dimensions/images are for illustrative purposes only.

The Durham

4 Bedroom Detached with Integral Single Garage
Approximate square footage: 1,367 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3605 x 4867 [11'-10" x 16'-0"]

Kitchen / Dining:

7655 x 3050 [25'-2" x 10'-0"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 4101 x 4901 [13'-6" x 16'-1"]

Bedroom 2: 3439 x 3721 [11'-4" x 12'-3"]

Bedroom 3: 2839 x 4157 [9'-4" x 13'-8"]

Bedroom 4: 2491 x 3085 [8'-2" x 10'-2"]



Dimensions/images are for illustrative purposes only.

The Wellington

4 Bedroom Detached with Integral Single Garage
Approximate square footage: 1,238 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3255 x 5305 [10'-8" x 15'-5"]
Kitchen / Dining:
6415 x 2875 [21'-1" x 9'-5"]
Utility: 1658 x 2875 [5'-5" x 9'-5"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3077 x 3945 [10'-1" x 12'- 11"]
Bedroom 2: 2830 x 3867 [9'-3" x 12'-8"]
Bedroom 3: 3077 x 3595 [10'-1" x 11'-10"]
Bedroom 4: 2607 x 3673 [8'-7" x 12'-1"]



Dimensions/images are for illustrative purposes only.

The Hastings

3 Bedroom Semi Detached with Driveway Parking
Approximate square footage: 955 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3492 x 4808 [11'-6" x 15'-9"]
Kitchen / Dining:
5068 x 2785 [16'-8" x 9'-2"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3648 x 3261 [12'-0" x 10'- 8"]
Bedroom 2: 2821 x 2820 [9'-3" x 9'-3"]
Bedroom 3: 2131 x 2820 [7'-0" x 9'-3"]



Dimensions/images are for illustrative purposes only.

The Kingston

3 Bedroom Linked with Driveway or Courtyard Parking
Approximate square footage: 846 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 4775 x 3633 [15'-8" x 11'-11"]
Kitchen / Dining:
2581 x 4885 [8'-6" x 16'-0"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 2578 x 3649 [8'-6" x 12'-0"]
Bedroom 2: 2578 x 2923 [8'-6" x 9'-7"]
Bedroom 3: 2082 x 3136 [6'-10" x 10'-4"]



Dimensions/images are for illustrative purposes only.

The Hawthorn

2 Bedroom Semi Detached with Driveway Parking
Approximate square footage: 697 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3573 x 4295 [11'-9" x 14'-1"]
Kitchen / Dining:
3573 x 3034 [11'-9" x 10'-0"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3573 x 3034 [11'-9" x 10'-0"]
Bedroom 2: 3573 x 2477 [11'-9" x 8'-2"]



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HOW TO FIND US

Directions from the North

Leave the A1 (M) at junction 74 for Newburn and follow the signs for the A6085. Stay on the A6085 until you reach Newburn Road.

Directions from the South

Leave the A1 (M) off the A69 exit and take the first slip road on the A69 sign posted Walbottle. (B6528)
At the roundabout, take the 2nd exit onto B6528 and follow the road for 2 miles, take a left onto Woodside Avenue and follow the road to Newburn Road.



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Let us tell you more

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