

# *The* WOOL HOUSE

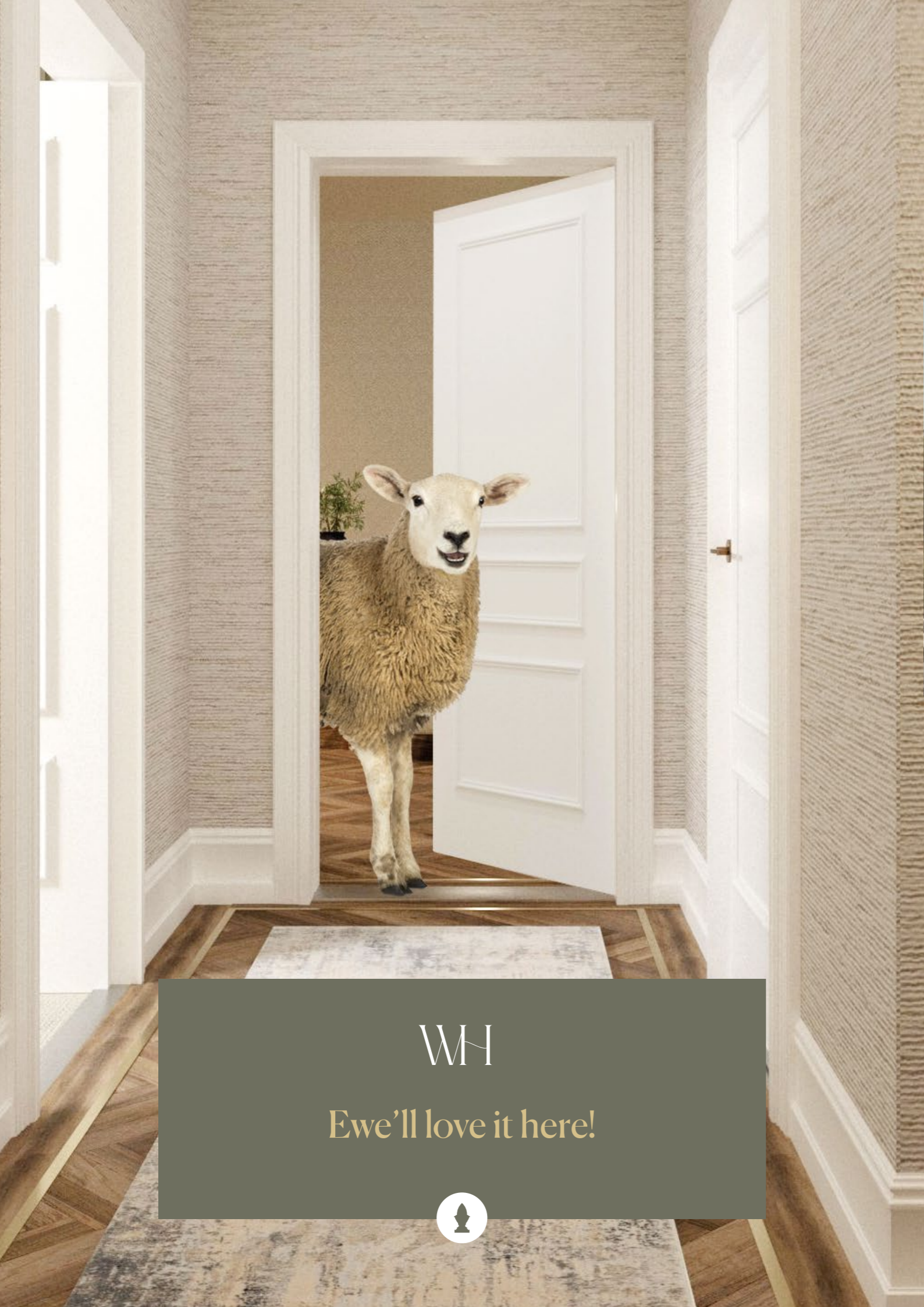
WELCOME  
TO OUR FOLD

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Luxury apartment living in the heart of Hexham

- Launch Brochure -





WH

Ewe'll love it here!



# MAKING OUR MARK ON THE HEXHAM SKYLINE



When we embarked on The Wool House, we thought long and hard about what our typical buyer would want from apartment living in Hexham.

We sought opinions from a wide range of people to ensure we left no stone unturned in our pursuit of delivering a scheme that would significantly enhance the skyline, whilst making a valuable contribution to the quality and individuality of accommodation available.

Considering the tremendous location of The Wool House, which is right at

the heart of this bustling market town, it is a remarkable place to live.

Add to this, Hexham's excellent choice of shops; cultural, sporting and leisure facilities; its proximity to Newcastle, Carlisle and Edinburgh, The Wool House is certainly set to be an award-winning development. In fact, there is no other residential development like it in Cumbria or Northumberland.

We hope you enjoy our development brochure. Welcome to our fold.

*The Management Team  
- Hexham Wool House Ltd*



# A SITE COMBINING THE OLD...



Image credits: Hexham Local History Society.  
 1971: Gilesgate looking E, No 13 Henry Bell wool warehouse prior to conversion to old swimming pool and demolition of adjoining buildings.  
 1983: Gilesgate looking N, No 13 Henry Bell wool warehouse/old swimming pool showing swimming pool extension.



# ... WITH THE NEW

Once our splendid apartment building is occupied and its communal gardens and undercroft parking are in full use, it will be hard to imagine any other building ever stood here. Yet this site has an interesting story to tell.

Formerly home to the Hexham Swimming Pool complex, which many local people will remember, its real claim to fame arose in the 19th century when brothers, George and Henry Bell, launched a large tannery business here.

In fact, the Henry Bell Wool Merchant's business helped put the town on the map during the 19th century. It was here that the finest and much coveted Hexham Tans gloves originated.

After the two founding brothers died, Henry's sons took over the business and turned it into one of the leading firms in the country, building a striking wool warehouse on this site in 1885.

With room for expansion, greater success followed, and the brothers took over two other tanneries, eventually amalgamating with eight more to become Border Counties Wool Sales Ltd.

Back to the present, the next chapter of the story began when we submitted our planning application for this exciting, contemporary scheme.

The Wool House marks a new phase in the site's history, providing luxury apartment living in the heart of Hexham. It has

been designed to capitalise on the superb views of the Abbey to the front, while to the rear, looking over Haugh Lane, is the tranquil Tyne Valley.

We have taken the utmost care over the civil engineering, design and construction of this apartment building which

so effortlessly combines the old with the new. The name of our development, The Wool House brand and not forgetting Woolliam, the sheep (our brand ambassador) reflect the heritage of this site which, in no small way, has shaped our thinking.

## ASK WOOLLIAM

We hope you agree that we are raising the baa in apartment living in this part of the world!

But if you have any questions, remember - just scan our QR code and Woolliam will do his level best to assist!





# Love THE PLACE YOU LIVE



A place you long to come back to, adore waking up in and a cosy bolthole, perfect for escaping from the outside world...being able to love the place you live is top of the list for most buyers.

## SAFE HAVEN

Which is why, no matter your stage in life, and whatever you're looking for - a 'lock up and go', a sound investment, or a safe haven - we think you'll find it at The Wool House, Hexham.



## PARKING

Externally, to Haugh Lane, is our generous car parking provision which also benefits from EV charging points. Spaces are available by separate negotiation. At this entrance you will also find the postal boxes, bin stores and for the energetic, cycle storage facilities.



## INDIVIDUALITY

This distinctive, luxury apartment development has been designed with the utmost care and attention to detail by our experienced team.

Ideal for last time buyers, sole occupiers, retirees, downsizers or younger professionals, there is an apartment type for everyone, and each is slightly different in layout and aspect.

Featuring an excellent range of 45 apartments and penthouses, a superb choice awaits buyers. Floors one to five feature a range of one and two-bedroom apartments, some with French doors and Juliet balconies, while others have patios or terraced areas. On floor six are the penthouse apartments.



## GARDENS

Additionally, you'll discover that our thoughtfully landscaped communal gardens benefit from a variety of seating and scented plants - a pleasant place to chat to your friends and neighbours over a cup of tea - or perhaps an even stronger brew. With gated access via a video entry system, The Wool House is a very safe place to live.



## CENTRAL

Occupying a delightful spot in the historic centre of the town, The Wool House is situated in what is arguably the most desirable location in Hexham.





# HISTORY *on the* DOORSTEP



Hexham Abbey

## HEXHAM ABBEY

Dominating the town is Hexham Abbey, a Grade I listed place of Christian worship dedicated to St Andrew. Originally built in AD 674, the Abbey was built up during the 12th century into its current form, with additions around the turn of the 20th century.

WH 🚶 ... 3 mins (0.1m)

## HEXHAM HOUSE

Hexham House, a beautifully restored Grade II listed building, is set in pretty grounds that are open to the public and feature stunning views of Hexham Abbey. With paths that meander through a pretty, wooded area, there is a bowling green with regular games during the summer months and it's a lovely spot, to sit on the benches and soak up the atmosphere.

WH 🚶 ... 1 min (0.01m)



Sele Park



Hexham House



The Shambles

## *The* SHAMBLES

The Shambles, a Grade II\* covered market, built in 1766 by Sir Walter Blackett, is located in the Market Place and is open daily. Markets have been held in Hexham for centuries and here you will find a thriving Farmers' Market held twice a month with stalls selling a variety of produce.

WH 🚶 ... 3 mins (0.1m)

## SELE PARK

With a range of formal gardens and woodland walks with its traditional bandstand, the Abbey Grounds and Sele Park provide an explosion of colour in the autumn and the perfect setting for magical Christmas lights in the festive season. The park and gardens also feature a skate park and children's play area.

WH 🚶 ... 3 mins (0.1m)



Tyne Green Country Park



The Moothall

## *The* MOOTHALL

The Moothall was built c1400 and was used as a home, office and court for the Archbishop of York's bailiff who administered Hexhamshire from the Hall. It is open for special exhibitions.

WH 🚶 ... 3 mins (0.2m)



Hadrian's Wall

## HADRIAN'S WALL UNESCO WORLD HERITAGE SITE

Hadrian's Wall is Britain's greatest Roman monument and World Heritage Site and stretches 73 miles from the North Sea to the Solway Firth. The Wall is regarded as the backbone to Hadrian's Wall country, offering stunning countryside and picturesque walks. Within just a few miles of Hexham are several access points to Hadrian's Wall World Heritage site.

WH 🚗 ... 17 mins (10.4m)



Queen's Hall

## THE LIBRARY *and* QUEENS HALL

Housed in a striking Victorian building facing the park, the Queen's Hall Arts Centre features a 350-seat theatre and two galleries showing a busy programme of music, drama, dance and film.

WH 🚶 ... 4 mins (0.2m)

## TYNE GREEN COUNTRY PARK

Set on the banks of the River Tyne, it will take just 12 minutes to walk from the town centre to this wonderful country park which has an abundance of accessible walking and cycle routes along the river to Warden and beyond. You could even take a picnic!

WH 🚶 ... 12 mins (0.6m)

## TWICE BREWED INN *and* MICRO BREWERY

Set within some of England's most breathtaking scenery and a stone's throw from Hadrian's Wall, is the famous Twice Brewed Inn, providing tasty food, B&B accommodation, a micro-brewery and tap room. It even has its own Dark Skies Observatory, equipped with a team of astronomers and a range of telescopes.

WH 🚗 ... 21 mins (13.7m)



# HAPPY *in* HEXHAM



And if the location, quality of design and construction were not enough to tempt you, the benefits of buying a home in Hexham have been endorsed on two or three occasions in recent years in the Rightmove 'Happy at Home' index, as the happiest place to live in Great Britain, winning this accolade outright in 2022.

The results revealed that residents in Hexham are the happiest based on factors including the friendliness of their neighbours, their sense of belonging, the quality of the town's local amenities and its access to open space.

While we can't help but agree with Rightmove's findings, it just goes to show that aside from living at The Wool House, there are several compelling reasons for moving to Hexham.

So, what are you waiting for?

## GETTING THERE



For those who want the best of both worlds - a rural retreat with a job in the city - it's only an eight-minute walk to the railway station where trains, which run every half hour, will take you to Newcastle city centre in 31 minutes.



There is also a bus station operating services in and around Hexham and serving several locations along Hadrian's Wall.



For international travellers, Newcastle International Airport is only 20 miles away while Carlisle Lake District Airport and Teesside International Airport are 32 and 58 miles away respectively.



Hexham Railway Station



Newcastle upon Tyne



Hexham Bus Station

Northern Trains operates a regular service via the Tyne Valley Line to Newcastle (and onwards via LNER and other operators to London or Edinburgh) or by travelling west to Carlisle (onwards to Glasgow or Birmingham).

Newcastle	.....	31 mins by		25 mins by
Carlisle	.....	47 mins by		47 mins by
Edinburgh	.....	2 hrs by		2 hrs by
London	.....	3 hrs 31 mins by		1 hr 15 mins by
Birmingham	.....	3 hrs 53 mins by		3 hrs 41 mins by



# OUT *and* ABOUT

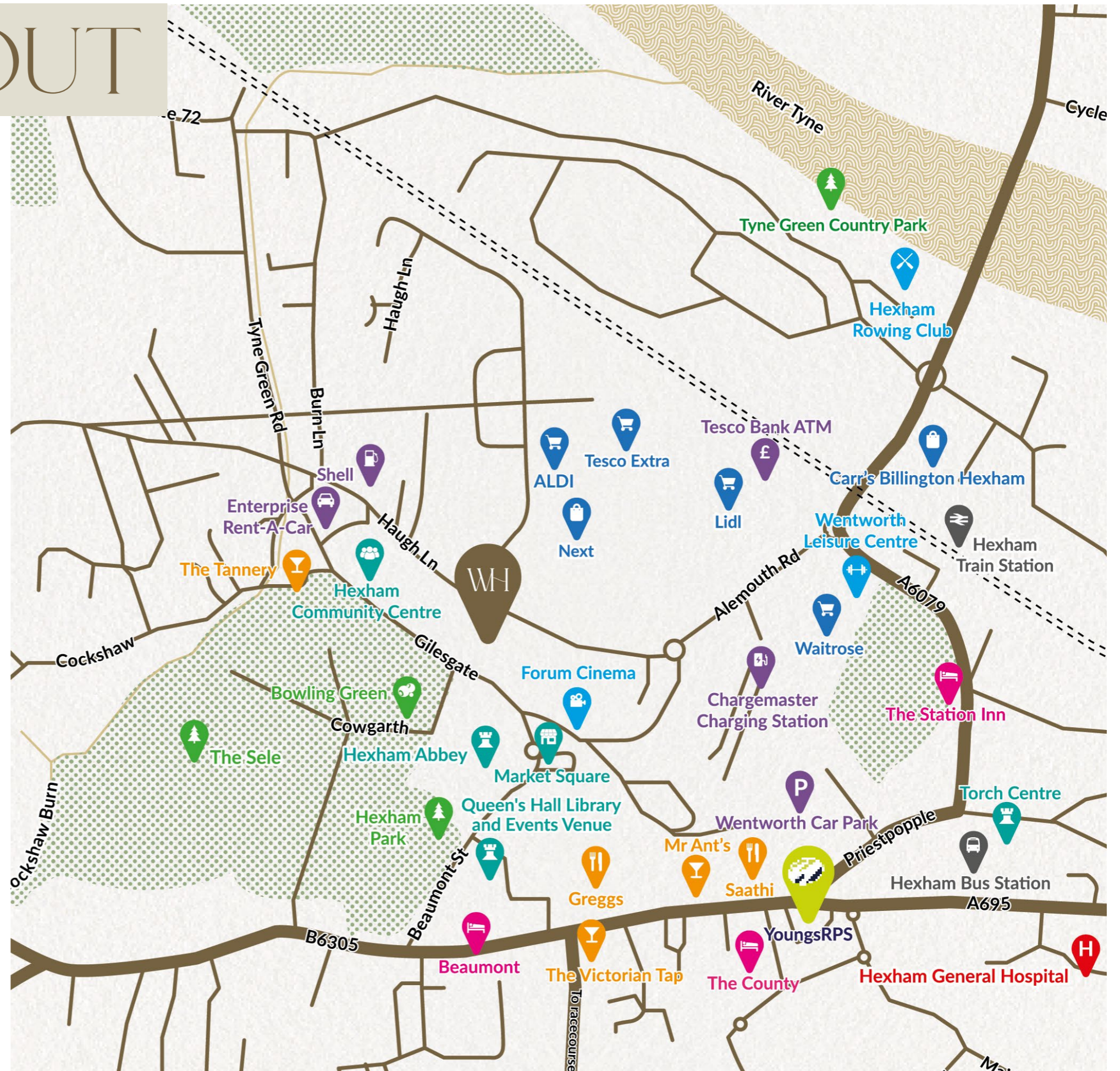
Hexham is a bustling market town, nestling prettily on the south bank of the River Tyne. Those who live and work in the area know that Hexham offers a unique mix of rural charm and vitality, combined with a bustling retail centre and some of the finest buildings in Northumberland.

With its historic Hexham Abbey, covered Market Place, winding streets and even a racecourse, all set upon a hillside in the picturesque Tyne Valley, Hexham is perfectly positioned for those who wish to explore the many forts and archaeological sites along Hadrian's Wall as well as the remote moors of the Northumberland National Park.

It is also located on National Cycle Route 72, sometimes called 'Hadrian's Cycleway', which is a 170-mile route connecting Ravenglass in the Lake District to South Shields on the East Coast.

And let's not forget the stunning Northumbrian coastline, famous for its beautiful sandy beaches such as Alnmouth, Warkworth and Beadnell. Drive over the causeway at low tide to visit the Holy Island of Lindisfarne – you may even wish to take a short boat trip to see the puffins at the Farne Islands.

Northumberland is also home to more castles than any other county in England - Bamburgh, Dustanburgh, Alnwick, made even more famous by the Harry Potter films – this part of the world certainly has a fascinating history.







# LOCAL FACILITIES

## SUPERMARKETS and SHOPS

For everyday shopping, Hexham offers a good range of supermarkets and shops including Waitrose, Marks and Spencer, Aldi and Lidl. In fact, your corner shop is an all-day Tesco, just 100m away down Haugh Lane. There are also various clothes shops, charity shops, banks, estate agents, antique shops and pharmacies with a great range of coffee shops and eateries. Just a few yards down the hill from the Gilesgate entrance to The Wool House, is a music and learning hub offering musical instruments and lessons.

- WH 🚗 ... Waitrose 2mins (0.4m)
- WH 🚗 ... Tesco 2mins (0.3m)
- WH 🚗 ... Aldi 2mins (0.4m)
- WH 🚗 ... Lidl 2min (0.4m)



## CINEMA

The Forum Cinema, is a single screen independent cinema located in the heart of Hexham, and overlooks the historic Market Square. As Northumberland's only full-time independent cinema, The Forum screens everything from the latest blockbusters to independent films and live theatre.

WH 🚶 ... 3 mins (0.1m)

## WEEKLY MARKET

For local shopping facilities, The Wool House is just 200 metres from Market Square where there is a weekly market offering everything from locally baked goods to plants, handmade jewellery and gifts, and there is also an active farmers' market, twice each month on the second and fourth Saturdays.

WH 🚶 ... 3 mins (0.1m)

## RESTAURANTS

Directly opposite The Wool House is Bouchon, the award-winning and highly rated French bistro serving straightforward country style French cuisine with daily specials in the evening.

The Beaumont Hotel, just a short walk from The Wool House, has a particularly good restaurant and is popular with local people as a breakfast/coffee venue.

Fine dining restaurants are available too - Hjem, in Wall, a Michelin starred restaurant with great reviews and the recently opened Pine, at Vallum Farm on the nearby B6318, are two of the best.

Alternatively, a more eclectic mix of everyday dining can be found at numerous Greek, Italian and Mexican restaurants with a good range of hotels and cafes providing traditional British fare.



- WH 🚶 ... Beaumont Hotel 5mins (0.2m)
- WH 🚗 ... Hjem 8mins (8.9m)
- WH 🚗 ... Pine: 14mins (9.8m)

## HEALTHCARE

Hexham General Hospital is close by offering a full range of diagnostic services and an urgent care centre. It has four wards, a midwifery-led maternity unit and two GP practices, which are based within the hospital.

Peace of mind is assured with the Northumbria Specialist Emergency Care Hospital, located in Cramlington, just 28 miles away.

Alternatively, there are also Newcastle's Royal Victoria Infirmary and Freeman Hospital along with a plentiful choice of dentists close to The Wool House.

WH 🚶 ... 12mins (0.6m)

## SCHOOLS

For those with children, there are plenty of nurseries and all through schools close by.



Importantly, and noted by many of the Rightmove respondents, there is certainly a good community spirit in the Hexham area, which can be demonstrated by the various community groups and clubs operating here, just to mention a few - Hexham Abbey Choir, Queen's Hall Arts Centre, Hexham Rotary Club, Hexham Women's Institute, Hexham Community Centre adjacent to the Wool House and Tynedale U3A.



Wentworth Leisure Centre



Hexham Racecourse



Tynedale Golf Club

## SPORT and LEISURE

Given its location, there is a wide range of outdoor leisure activities to enjoy, too. Sport lovers are well served by the Wentworth Pool and Leisure Centre, Hexham Golf Club, Hexham House Bowling Club, Hexham Rowing Club, which has an annual regatta, Tynedale Cricket Club in Hexham and Tynedale Rugby Club in Corbridge.

For racing enthusiasts, there is also Hexham's racecourse at Yarridge Heights in the hills above the town offering National Hunt races throughout the year.

At Bywell, ten miles away, the Northumberland County Show is held each year around the late May Bank Holiday. It is a much-loved agricultural event with animals galore, and a celebration of all things Northumbrian with local produce, arts, crafts, music and agricultural competitions.

- WH 🚶 ... Wentworth Leisure Centre 7mins (0.4m)
- WH 🚗 ... Hexham Golf Club 3mins (0.9m)
- WH 🚶 ... Hexham Bowling Club 2mins (0.1m)
- WH 🚶 ... Tynedale Cricket Club 6mins (0.3m)
- WH 🚗 ... Tynedale Rugby Club 10mins (4.2m)
- WH 🚗 ... Hexham Racecourse 7mins (2.5m)



# MAKING A *Great* FIRST IMPRESSION

With the wool and tannery industries so ingrained within the history of this site, we were excited to see how we could retain this theme throughout the interior designs of The Wool House.

To start, we hired the services of an award-winning interior design company, DAKOTA House of Design, whose design team have brought a definite wow factor to our entrance and lobby area, corridors, kitchens, bathrooms and living spaces.



We have chosen a neutral colour palette throughout to provide the perfect backdrop, and to complement our careful choice of lighting, our quality Karndean flooring and the warmth of our plush twist carpeting, creating a welcoming overall ambience.

At The Wool House, you'll discover that no two apartments are the same – logistically complex for us – but for our buyers, an apartment here means individuality, a unique floor plate and the chance to really make a statement with your new home.



Our boutique hotel style entrance by Gilesgate.





# STEP INSIDE

*Experience apartment living at its best, at The Wool House*

Designed across six residential floors, with parking beneath, the main pedestrian entrance is located on Gilesgate, while vehicular access is from the Haugh Lane entrance.

When entering the building from Haugh Lane through the ceramic-tiled entrance, you will discover a welcoming reception area and a lift servicing the entire building. For your convenience, we have arranged lounge-style seating here and planters, to provide a

pleasant and convivial place for chatting to your neighbours or browsing your post.

If you enter the building via Gilesgate, you'll stroll through attractively landscaped gardens featuring an external seating area.

Floors one to five feature a range of one and two-bedroom apartments, some with French doors and Juliet balconies. Others have patios or terraced areas.

On floor six - you will find our penthouse apartments.



Boutique hotel design.



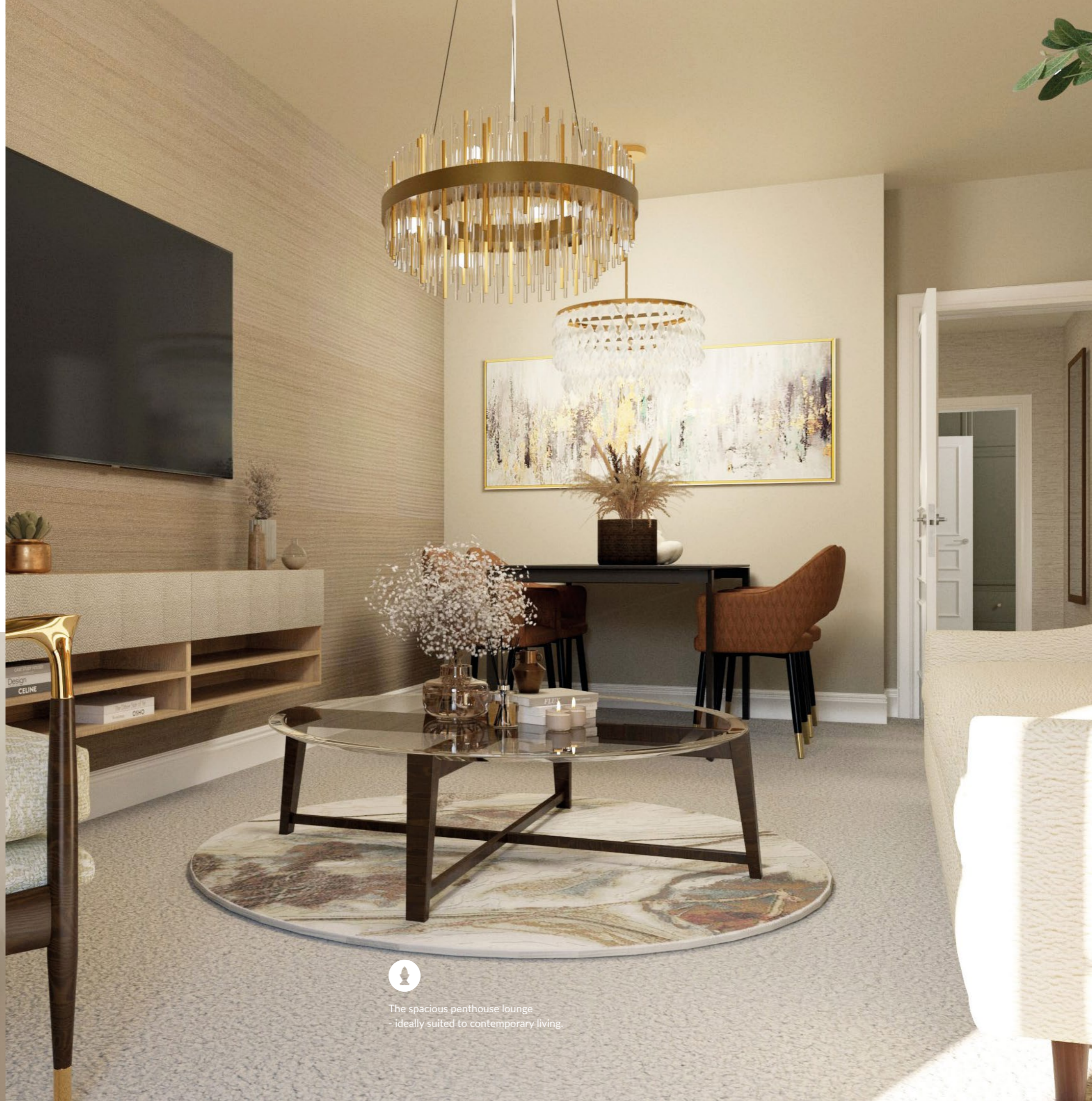


# LIGHT-FILLED, WELL-PLANNED SPACE

At The Wool House, we have one and two-bedroom apartments and penthouses, available in seven repeated styles throughout the development, as well as 14 special one-off apartment layouts, providing a superb choice for buyers. Whatever style you choose, you can be certain that each has been styled to benefit from an abundance of natural light, complemented by a neutral colour palette - creating the perfect backdrop for modern living.

Central to the design of each apartment are well-planned kitchens, bathrooms and living spaces.

Whatever size apartment you choose, you will not be disappointed by the opulent designs at The Wool House.



The spacious penthouse lounge  
- ideally suited to contemporary living.





Light and airy, you will never tire of the views.



## KITCHENS TO PLEASE THE MOST DEMANDING COOKS

Elegant and contemporary, all kitchens boast premium Karndeal oak flooring, complemented by LED under-cabinet downlights that cast an inviting glow and create an ambient workspace.

The worktops have a laminate finish - perfect for an easy clean and come with a matching splashback. The kitchen features stainless steel sinks with chrome taps, as well as a range of high-quality integrated Bosch appliances.

You'll also find electric four-zoned hobs, accompanied by an integrated extractor hood. Add to this, the integrated fridge freezer and under-counter dishwasher, you'll be able to explore your culinary desires to your heart's content (and not have to worry about the washing up after!)

Our kitchens are not just functional, but also stylish and well-planned, making them the perfect space for even the most reluctant cook to perfect their culinary skills.



The striking penthouse kitchen.







Penthouse bathroom.

## BATHROOM *Bless*

And it's not just our kitchens that are hard to beat - our bathrooms also have much to recommend them. Each bathroom has been thoughtfully designed by Porcelanosa, to create a feeling of warmth and luxury.

Featuring large Porcelanosa tiles, our bathrooms are half-tiled, with fully tiled shower surrounds. Wall hung vanities are featured, to create the perfect space to get ready in, accompanied by the built in basin and hotel-style mixer tap.

Each apartment is equipped with extractor fans, a back-to-wall WC, and a thermostatic rain head and handheld shower. Alternatively, you can treat yourself to a relaxing bath. Both are complemented by heated towel warmer rails, highlighting the comfort of The Wool House.

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The following upgrades are exclusively available to off-plan customers:

- Full height tiling to bathrooms
  - Illuminated mirrors
- 



Apartment bathroom.





KITCHENS & BATHROOMS:  
A Testament to Quality and Thoughtful Design

In the heart of every home, the kitchen acts as a hub of efficiency and functionality. At The Wool House, we've partnered with Jewsons, formerly Matthew Charlton, to introduce kitchens crafted by Beckermann, Germany's renowned kitchen artisan. Beckermann's commitment to excellence mirrors our own - a pledge to create spaces that aren't just visually stunning but are a pleasure to live in. These kitchens are designed to be the backdrop of your home's happiest moments, combining elegance with practicality.

Our collaboration with Porcelanosa to create stunning bathrooms furthers this ethos. With over 45 years of design excellence, Porcelanosa brings a heritage of innovation and quality that transforms everyday routines into rituals of luxury. Each bathroom, a canvas of craftsmanship, offers a retreat that reflects the sophistication of its occupants.



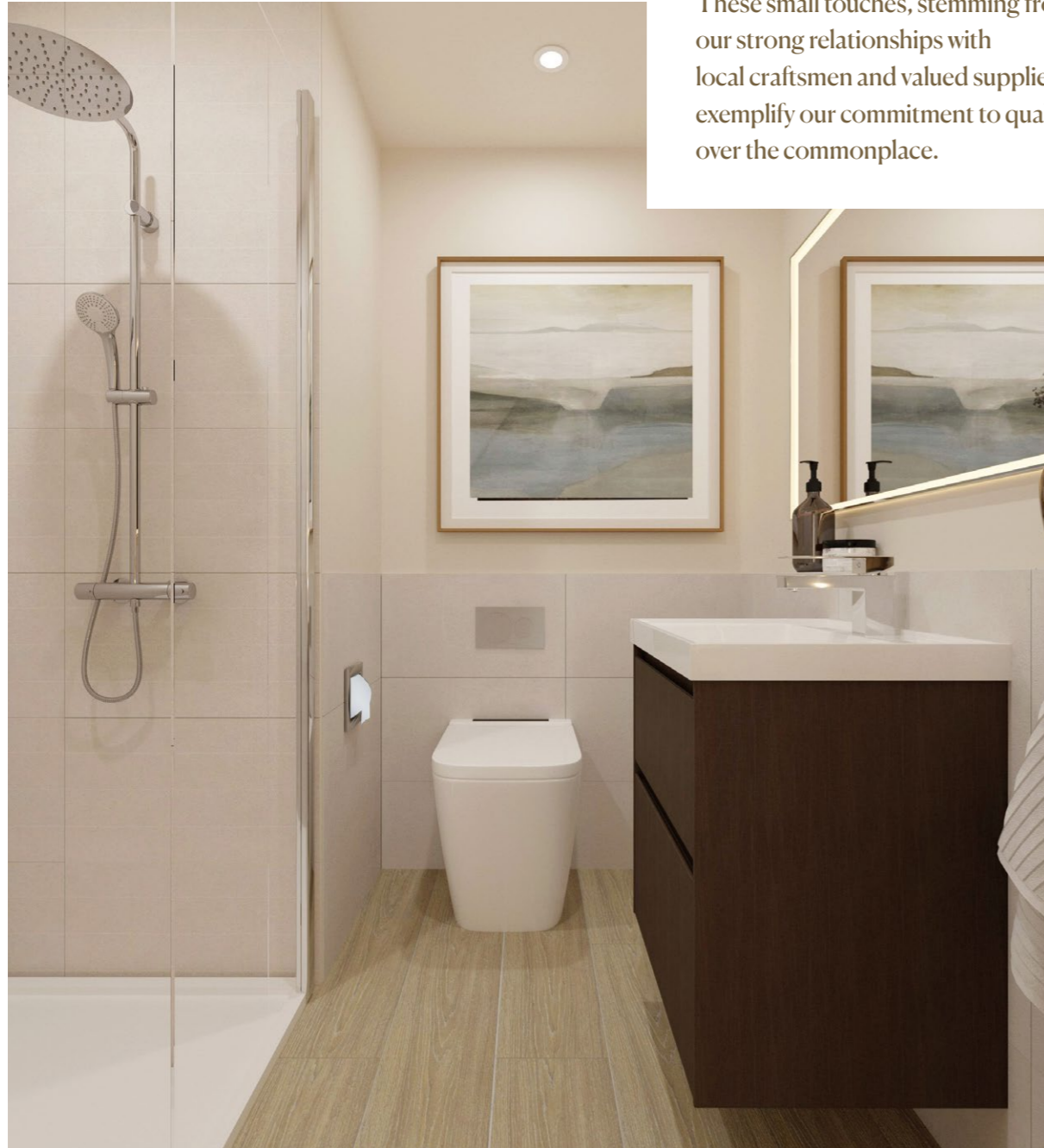
## THE BENEFITS OF OUR *Specification*

At The Wool House, every detail of your future home has been meticulously curated to exceed the expectations of the most discerning buyers. From the unique layout of the apartments to the penthouses commanding the Hexham skyline, the essence of luxury living is woven into every fibre of this development.



# A PERSONAL TOUCH

What sets The Wool House apart is the personal touch. Our local interior design consultants, Dakota House of Design, has woven unique elements throughout the development, such as navy front doors and statement entrance walls, ensuring your home stands out with an individual character. These small touches, stemming from our strong relationships with local craftsmen and valued suppliers, exemplify our commitment to quality over the commonplace.



## AN EXPERIENCE TAILORED TO YOU

Choosing The Wool House means opting for a home that appreciates your discerning taste. With

Beckermann's kitchens and Porcelanosa's bathrooms, you're not just acquiring high-end fixtures but inheriting a legacy of quality. These are spaces crafted with you in mind, from the drawing board to the final coat of paint, ensuring that your home is not just the place where you live, but a testament to your lifestyle.

In every aspect, The Wool House redefines luxury living, promising more than just an apartment - it offers a sanctuary designed with an unparalleled attention to detail and an unwavering commitment to excellence. Welcome to a home where every day is an affirmation that you made the right choice - a home you long to come back to.



**PORCELANOSA**  
TILES · BATHROOMS · KITCHENS

**Beckermann**<sup>®</sup>  
Küchen



## ... AND SO TO BED



Penthouse second bedroom.



Penthouse main bedroom.



Apartment main bedroom.



Apartment second bedroom.

Bedrooms are generous with space for fitted wardrobes and come with ample power points and a plush neutral wool carpet.





## SPACE TO *Breathe*

Apartment living often means little green space for relaxation, which is certainly not the case at The Wool House.

The Wool House has two garden areas - the communal garden and the courtyard garden.

Accessible from Gilesgate by key fob, and leading to the building entrance, the communal garden is planted with specially selected fragrant plants and bushes, all year round. It is a perfect spot to relax with a cup of tea - or something stronger!

The smaller of the two garden areas, in a courtyard style, is exclusively accessible from selected ground-floor apartments.



*Interesting vistas from every angle.*







# SPECIFICATION

*Every detail considered*

## KITCHENS

### ALL KITCHENS INCLUDE:

- Bosch integrated appliances.
- An electric four-zoned hob and integrated extractor hood.
- A 70/30 fridge freezer.
- An under counter dishwasher.
- A Blanco 1.5 stainless steel sink and Blanco Camia chrome mixer tap.
- Beckermann Lima kitchen units.
- Laminate worktops with an upstand splashback.
- Karndean laminate flooring in Limed Oak.

### Upgrades exclusively available to off-plan customers:

- *Chalet kitchen units.*
- *Cossentino quartz worktop with matching full height splashback.*

## BATHROOMS

### BATHROOMS WILL INCLUDE:

- Porcelanosa half-height tiles to walls and flooring. (Please note: tiling combinations for bathrooms and en suites vary by apartment - see agent for details.)
- Fully tiled surround to showers.
- Porcelanosa 'Urban C' back to wall

WC with soft close seat.

Porcelanosa 'Marne' wall-hung vanity in Anthracite with basin and Porcelanosa 'Hotels' basin mixer tap.

Porcelanosa 'Smart' thermostatic shower column, with rain head and handheld shower.

Porcelanosa 170x70cm 'Alma' bath.

Porcelanosa wall mounted chrome towel warmer.

Extractor fans.

### Upgrades available to off-plan customers only:

- *Full height tiling to bathrooms.*
- *Illuminated mirrors.*

## GENERAL DETAILS

All apartments will be carpeted with a dense twist pile carpet in 'Sea Breeze'.

Walls will be painted in matte cream

All trims, skirts and architraves are painted with a matte satin effect.

Interior doors are three panelled and white.

Entrance door is navy blue with a viewing portal and chrome ironmongery.

There is a video access remote control to the building, to maintain security and allow you to let your guests in without having to leave the comfort of your apartment.

There is a cycle store for the energetic and adventurous.

Undercroft, underground and bay parking is available for 42 cars.\*

EV charging points are available.\*\*

*\*See agent about price of car parking space*

*\*\*See agent for details*

## HEATING & ELECTRICAL

All apartments have Gas Combi boiler central heating.

Downlighter spots run to kitchen, hallways and bathrooms.

Living areas and bedrooms will be lit by pendant lighting.

Telephone points are located in the lounge.

The Wool House has fibre-optic Wi-Fi, and each apartment has wired internet access from the main bedroom and lounge.

The WOOL HOUSE

We're raising the baa in apartment living.

Ewe'll love it here!



WH

### ASK WOOLLIAM

To find out the latest information on The Wool House, scan the QR code.





# The WOOL HOUSE

## LEGAL DISCLAIMER

**SITE PLANS:** Site plans are intended for illustrative purposes only and should be treated as general guidance only. The layout including parking arrangements may change to reflect changes in the planning permission for the development. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. **FLOOR PLANS:** Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or - 50mm. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our sales adviser for details about the treatments specified for individual plots. Drainage, heating and electrical layouts may vary. Dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. **SPECIFICATION:** The specification is the anticipated specification but may be subject to change as necessary and without notice. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. **IMAGES:** Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Images may include optional upgrades at additional cost. **VIEWS:** Any photography or computer-generated images of views are provided as a guide only. As with any development there may be ongoing planning matters and consents that may result in these views changing over time. Please speak to your solicitor to whom full details of any neighbouring schemes will be available. **DEVELOPMENT NAMES:** Development names are marketing names only and may not be the designated postal address, which may be determined by The Post Office. **TIMES:** All times shown are approximate and correct to the best of our knowledge. **SOURCES:** [www.google.co.uk/maps/](http://www.google.co.uk/maps/)



Warranty:  
Build Zone

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Agent:  
Youngs RPS

For any further information please contact William Thornton, Head of Residential Agency, at YoungsRPS on 01434 608 980 or 07739 035 288 or email him at [william.thornton@youngsrps.com](mailto:william.thornton@youngsrps.com)

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