

### Stargate Meadows

DEVELOPMENT NAME IS A DEVELOPMENT OF 2, 3 AND 4-BEDROOM HOMES LOCATED IN RYTON, TYNE AND WEAR.



# The perfect place to build your future

With a combination of local amenities, city buzz and an abundance of open space, historic Ryton offers the best of town, city and country.

The town centre provides essential shops and services, such as a post office, convenience store, medical centre, dentist and pharmacy.

Ryton benefits from an abundance of nearby green space, with parkland, a sports field and playgrounds. Alternatively, the Ryton Willows and Stargate Ponds nature reserves are perfect for a stroll.

Add to this a great selection of local schools and the buzz of Newcastle's city centre a 20-minute drive away and you have the ideal home for a variety of lifestyles.









**Charlotte and Michael**Ashberry Homes at Pirton Fields



# The perfect place to build your future

Stargate Meadows is located in the historic town of Ryton, a short drive east of Newcastle and surrounded by beautiful rural landscape.

This desirable collection of 2, 3 and 4 bedroom homes enjoys a position close to the centre of Ryton, putting essentials within walking distance and the excitement of the city just down the road.

Each home has been painstakingly designed and built to the highest standards, offering high-quality, energy-efficient and versatile living spaces. Features include parking and gardens to all properties, and garages to larger plots.

Residents will also benefit from state-of-the-art internal specification and a finish that you would expect from of Ashberry's trademark attention to detail.

When you also consider picturesque rural scenery combined with convenient road links and regular rail services from nearby Blaydon Station, Stargate Meadows is sure to appeal, whether you are a first-time buyer, growing family or commuting professional.





Development Plan



PROPOSED RESIDENTIAL

**EXISTING** RESIDENTIAL

PROPOSED RESIDENTIAL

#### 2-3 Bedroom Homes

Affordable Homes

#### 2 Bedroom Homes



The Sundew Plots 158, 159, 168, 169 & 170

#### 3 Bedroom Homes



The Heather Plots 141, 142, 171 & 172



The Larkspur Plots 131, 150, 151, 174 & 182



The Palomino Plot 134 & 149

#### 4 Bedroom Homes



Plots 132, 133, 147, 148, 177 & 178



The Allium Plots 138, 139, 154, 180 & 181



The Gardenia Plots 140, 143, 152, 153 & 183



The Angelica
Plots 144, 175 & 184



The Camellia Plots 136, 137, 145, 155 & 156



The Clydesdale Plots 135, 146, 157, 173, 176 & 179

#### Key to plan

VP Visitor parking

s/s Sub station

bcp Bin collection point

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.

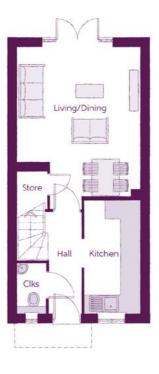


The Sundew

2 BEDROOM HOME









Kitchen	1.80m x 3.72m	5′11″ x 1
Living/Dining	3.99m x 4.92m	13′1″ x 1
Cloakroom	()	3′1″ x 5



First Floor

edroom 1	3.99m x 4.04m	13'1" x 13'3"
edroom 1 En Suite	1.86m x 1.48m	6′1″ × 4′10″
edroom 2	3.99m x 2.47m	13'1" x 8'1"
athroom	1.86m x 1.92m	6′1″ x 6′3″



The Heather

3 BEDROOM HOME



### The Heather

3 BEDROOM HOME



15′8″ × 11′4″ (max) (max)

#### Ground Floor

Kitchen/Dining	4.78m x 3.4
Living Room	3.68m x 5.1
Cloakroom	1.01m x 1.66



#### First Floor

3.29m x 3.34m	10'10" x 11'0"
1.40m x 2.43m	4′7″ × 8′0″
2.52m x 3.09m	8′3″ x 10′2″
2.17m x 2.04m	7′1″ x 6′8″
2.52m x 1.97m	8′3″ x 6′5″
	1.40m x 2.43m 2.52m x 3.09m 2.17m x 2.04m

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe

#### Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.



The Larkspur

3 BEDROOM HOME



## The Larkspur

3 BEDROOM HOME



#### Ground Floor

Kitchen/Dining	6.65m x 2.87m	21′10″ x 9′5′
Living Room	4.16m x 4.30m	13′8″ x 14′1″
Cloakroom	0.96m x 1.91m	3'2" x 6'3"



#### First Floor

edroom 1	3.96m x 3.78m	13'0" x 12'5"
edroom 1 En Suite	1.20m x 2.11m	3′11″ × 6′11″
edroom 2	3.12m x 3.31m	10'3" × 10'10"
edroom 3	3.44m x 2.20m	11'3" × 7'3"
athroom	2.42m x 1.91m	7′11″ × 6′3″

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe

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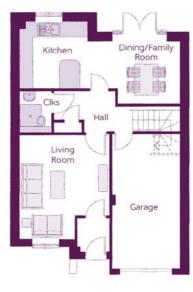
The Palomino

3 BEDROOM HOME



## The Palomino

3 BEDROOM HOME



#### Ground Floor

Kitchen	3.165m x 3.079m	10′5″ × 10
Family/Dining Room	4.050m x 2.877m	13'4" x 9
Living Room	4.641m x 3.992m	15'3" x 13
Cloakroom	1.845m x 1.450m	6'1" x 4'9
Garage	6.013m x 3.077m	19'9" x 10



#### First Floor

Bedroom 1	3.852m x 3.207m	12′8″ x 10′6
Bedroom 1 En Suite	1.975m x 1.680m	6'6" x 5'6" (max) (max)
Bedroom 2	4.231m x 3.050m	13'11" x 10'(
Bedroom 3	2.896m x 2.877m	9'6" x 9'5"
Bathroom	2.632m x 1.975m (max) (max)	8′8″ × 6′6″ (max) (max)

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe

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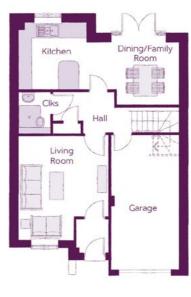
The Jasmine

4 BEDROOM HOME



# The Jasmine

4 BEDROOM HOME





#### Ground Floor

Kitchen		3.20m x 3.33m	10′6″ × 10′1
Family/I	Dining	2.88m x 4.48m	9′6″ x 14′8
Living R	oom	3.54m x 4.94m	11'7" x 16'3'
Utility		1.84m x 1.71m	6′0″ x 5′7″
Cloakro	om	0.97m x 2.08m	3′2″ x 6′10

#### First Floor

Bedroom 1	2.96m x 4.59m (inc. bay)	9'9" x 15'1" (inc. bav)
Bedroom 1 En Suite	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	2.83m x 3.46m	9′3″ x 11′4″
Bedroom 3	3.03m x 2.87m	9'11" x 9'5"
Bedroom 4	3.17m x 2.38m	10′5″ x 7′10″
Bathroom	1.91m x 2.08m	6′3″ × 6′10″

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe

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The Allium

4 BEDROOM HOME

Ground Floor

The Allium

4 BEDROOM HOME

 Kitchen
 2.70m x 3.72m
 8'10" x 12'2"

 Dining
 2.78m x 2.37m
 9'2" x 7'9"

 Family
 3.14m x 2.88m
 10'4" x 9'5"

 Living Room
 3.16m x 6.99m
 10'4" x 22'11"

 Cloakroom
 1.86m x 0.90m
 6'1" x 3'0"

Living Room
Hall



#### First Floor

Bedroom 1	3.16m x 4.35m	10'4" x 14'3'
Bedroom 1 En Suite		7′7″ x 4′8″
Bedroom 2	3.58m x 3.06m	11'9" x 10'1"
Bedroom 3	2.56m x 2.93m	8′5″ x 9′8″
Bedroom 4	3.29m x 2.54m	10'9" x 8'4"
Bathroom	2.26m x 1.91m	7′5″ x 6′3″







The Gardenia

4 BEDROOM HOME



### The Gardenia

4 BEDROOM HOME



#### Ground Floor

Kitchen/Dining	5.33m x 3.45m	17′6″ x 11′4″
Family	3.12m x 3.11m	10′3″ × 10′3″
Living Room	3.05m x 4.85m	10′0″ × 15′11″
Cloakroom	0.90m x 1.63m	$3'0'' \times 5'4''$
Garage	3.05m x 6.05m	10'0" × 19'10"



#### First Floor

Bedroom 1	4.10m x 4.83m	13′5″ × 15′10″
Bedroom 1 En Suite	2.10m x 1.95m	6′11″ × 6′5″
Bedroom 2	3.12m x 4.21m	10′3″ × 13′10″
Bedroom 3	3.05m x 3.53m	10′0″ × 11′7″
Bedroom 4	3.16m x 2.40m	10′4″ × 7′10″
Bathroom	2.07m x 2.40m	6′9″ × 7′10″

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe

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The Angelica

4 BEDROOM HOME



## The Angelica

4 BEDROOM HOME



#### Ground Floor

Kitchen/Dining	4.39m x 6.54m	14'5" x 21'5"
Living Room	3.42m x 6.54m	11′3″ x 21′5″
Utility	2.03m x 1.87m	6′8″ x 6′2″
Cloakroom	1.00m x 1.65m	3′3″ x 5′5″



#### First Floor

Bedroom 1	3.66m x 3.52m	12'0" x 11'7"
Bedroom 1 En Suite	1.44m x 2.25m	4'9" x 7'5"
Bedroom 2	3.53m x 3.27m	11'7" x 10'9"
Bedroom 3	3.53m x 3.18m	11'7" × 10'5"
Bedroom 4	2.58m x 2.93m	8'6" x 9'7"
Bathroom	2.35m x 2.25m	7′9″ x 7′5″

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe

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The Camellia

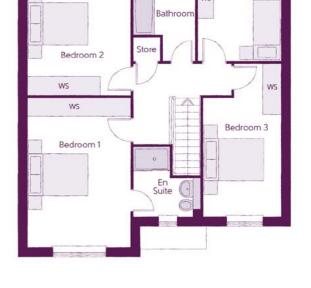
4 BEDROOM HOME



### The Camellia

#### 4 BEDROOM HOME





#### Ground Floor

Kitchen	3.71m x 3.30m	12′2″ × 10′1
Family/Dining	4.63m x 3.30m	15′2″ x 10′10
Living Room	3.39m x 5.45m	11′1″ × 17′11″
Study	2.55m x 3.03m	8'4" x 9'11" (max)
Utility	1.78m x 1.71m	5′10″ x 5′7″
Cloakroom	1.57m x 1.32m	5'2" x 4'4"

#### First Floor

Bedroom 1	3.39m x 4.92m	11′1″ × 16′2″
Bedroom 1 En Suite	2.23m x 2.27m	7'4" x 7'5"
Bedroom 2	3.39m x 3.89m	11'1" x 12'9"
Bedroom 3	2.55m x 5.03m	8'4" x 16'6'
Bedroom 4	2.75m x 2.76m	9'0" x 9'1"
Bathroom	2.02m x 2.76m (max) (max)	6′8″ × 9′1″ (max) (max)

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe

#### Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.



The Clydesdale

4 BEDROOM HOME



## The Clydesdale

4 BEDROOM HOME



#### Ground Floor

Kitchen/Dining	5.612m x 3.275m	18′5″ × 10′
Family Room	3.275m x 3.178m	10'9" x 10
Living Room	4.560m x 3.503m	15′0″ × 11′
Utility	1.508m x 1.505m	4′11″ × 4′1′
Cloakroom	1.622m x 1.505m	5'4" x 4'11 (max) (max
Garage	6.143m x 3.065m	20'2" x 10



#### First Floor

edroom 1 edroom 1 En Suite edroom 2	5.539m x 4.517m (max) (max) 2.269m x 1.972m (max) (max) 4.548m x 3.137m	18'2" x 14'10" (max) (max) 7'5" x 6'6" (max) (max) 14'11" x 10'4"
edroom 2 En Suite edroom 3 edroom 4 athroom	1.946m x 1.542m (max) 3.951m x 3.332m (max) 3.312m x 3.132m (max) 2.148m x 1.866m (max)	6'5" × 5'1" (max) (max) 13'0" × 10'11" (max) (max) 10'10" × 10'3" (max) (max) 7'1" × 6'2" (max)

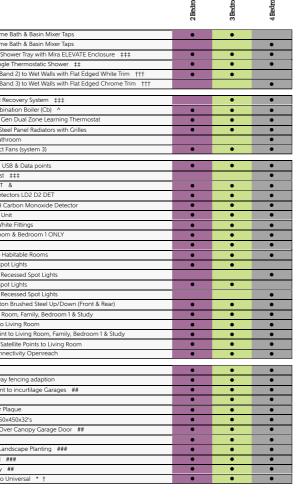
Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe

#### Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

S	pecifica ——	ation	2 Bedroom Hornes	3 Bedroom Homes	4 Bedroom Homes
	Entrance Doors	GRP Insulated Door	•	•	•
	Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	•	•	•
	Ceilings	Crown White Matt Emulsion	•	•	•
	Walls	Crown White Matt Emulsion	•	•	•
	Floors	Concrete Ground Floor / Chipboard First Floor	•	•	•
	Window Cills	Core Doors  GRP Insulated Door  adch  Loft Hatch - Hinged Drop Down ** ††  gg  Crown White Matt Emulsion  Crown White Matt Emulsion  Crown White Matt Emulsion  Concrete Ground Floor / Chipboard First Floor  White Gloss Mode Hat Emulsion  Timber Stair - White Gloss MDF Strings  was  White Gloss Stop Chamfered Balusters  I Prost  White Gloss Stop Chamfered Stain Strings  Mine Gloss Hall MDF Grooved & Chamfered  White Gloss Stall MDF Grooved & Chamfered  White Firstshed Ladder Internal Doors  Trave  White Firstshed Ladder Internal Doors  White Pre Firstshed Ladder Internal Doors  Premium Crade Illimm thic Colour Matched Carcass  Bellway Band Boptions  Bellway Band Coptions  Frontal Matching Table Ends  Unit Framing  Unit Framing  Unit Framing  Afform Square Edge Worktops with upstand  In Sink  Rangemaster Aria Single Bowd SS Sink & Aquamono Tap (inc Sink Liner)  Rangemaster Aria Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)  Rangemaster Aria Single Bowd SS Sink & Aquamono Tap (inc Sink Liner)  Rangemaster Aria Single Bowd SS Sink & Aquamono Tap (inc Sink Liner)  Rangemaster Aria Single Bowd SS Sink & Aquamono Tap (inc Sink Liner)  Rangemaster Glendale Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)  Rangemaster Aria Single Bowd SS Sink & Aquamono Tap (inc Sink Liner)  Rangemaster Aria Single Bowd SS Sink & Aquamono Tap (inc Sink Liner)  Rangemaster Aria Single Bowd SS Sink & Aquamono Tap (inc Sink Liner)  Rangemaster Aria Single Bowd SS Sink & Aquamono Tap (inc Sink Liner)  Rangemaster Aria Single Bowd SS Sink & Aquamono Tap (inc Sink Liner)  Rangemaster Aria Single Bowd SS Sink & Aquamono Tap (inc Sink Liner)  Rangemaster Aria Single Bowd SS Sink & Aquamono Tap (inc Sink Liner)  Rangemast	•	•	
ка	Stairs		•	•	
FINISHES	Ballusters	White Gloss Stop Chamfered Balusters	•	•	•
莧	Newel Posts	White Gloss Stop Chamfered Newels	•	•	•
ū	Newel Caps	White Gloss Flat Top Newel Caps	•	•	•
	Handrail	White Gloss Heavy Duty Handrail	•	•	•
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	•	•	
		White Gloss 120x14 MDF Grooved & Chamfered			•
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	•	•	•
	Internal Doors	White Pre Finished Ladder Internal Doors	•	•	•
	Ironmongery	Satin CSL1192 Door Furniture	•	•	•
	Carcass	Premium Grade 18mm thk Colour Matched Carcass	•	•	•
	Frontals	Bellway Band B options ~~	•	•	
		Bellway Band C options ~~			•
	Entrance Doors Loft Hatch Ceffings Waits Floors Window Cills Stairs Balusters Newel Posts Newel Caps Handrail String  Architrave Internal Doors Itomongery Carcass Frontals Units  Worktops Kitchen Sink  Units  Utility Sink  Appliances Cven Appliances Hob Appliances Fridge Freezer  Appliance Fridge Freezer  Appliance Fridge Freezer  Appliance Washing Machine  Cloaks - Brassware Cloaks - Brassware Cloaks - Tiling  Bathroom - Bash Bathroom - Bath Bathroom - Brassware  Bathroom - Shoven Tay Bathroom - Tiling En-Suite - WC	Frontal Matching Table Ends	•	•	
		Unit Framing			•
	Worktops	40mm Square Edge Worktops with upstand	•	•	•
	Kitchen Sink	Rangemaster Aria Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•		
		Rangemaster Aria Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)		•	
		Rangemaster Glendale Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	owl & Half SS Sink & Aquamono Tap (inc Sink Liner) late Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner) ingle Bowl SS Sink & Aquamono Tap (inc Sink Liner)		•
곮	UtilitySink	Rangemaster Aria Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)		•	
KITCHEN		Rangemaster Glendale Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)			•
ŧ	Appliances Oven	Electrolux Single Oven KOFGH40TX	•	•	•
<u>~</u>	Appliances Hob	Electrolux 4 Burner Gas Hob KGS6404X & SS Splashback	•	•	
		Electrolux 4 Burner Gas Hob KGS6436X & SS Splashback			•
	Appliances Extractor	Cooker Hood Extractor LFC316X	•	•	•
					•
	Appliances Fridge Freezer	Fridge Freezer Space Only	•	•	
					•
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	•	•	
		Zanussi Dishwasher ZDLN1521			•
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	•	•	•
	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^	•	•	•
			-	•	•
			•	•	•
		Loft Hatch - Hinged Drop Down ** †† Crown White Matt Emulsion Crown White Matt Emulsion Concrete Ground Floor / Chipboard First Floor White Gloss MDF Timber Stair - White Gloss MDF Strings White Gloss Stop Chamfered Balusters White Gloss Stop Chamfered Balusters White Gloss Stop Chamfered Balusters White Gloss Flat Top Newel Caps White Gloss Flat Top Newel Caps White Gloss Heavy Duty Handrall White Gloss Heavy Duty Handrall White Gloss Heavy Duty Handrall White Gloss 120x14 MDF Grooved & Chamfered White Gloss 59x18 MDF Grooved & Chamfered White Gloss 59x18 MDF Grooved & Chamfered White Pre Finished Ladder Internal Doors Satin CSLIN92 Door Furniture Premium Grade Ilsmm thk Colour Matched Carcass Bellway Band B options Bellway Band C options Frontal Matching Table Ends Unit Framing 40mm Square Edge Worktops with upstand Rangemaster Aria Single Bowl SS Sink & Aquamono Tap (inc Sink Liner) Rangemaster Aria Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner) Rangemaster Glendale Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner) Rangemaster Glendale Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner) Rangemaster Glendale Single Bowl SS Sink & Aquamono Tap (inc Sink Liner) Rangemaster Glendale Single Bowl SS Sink & Aquamono Tap (inc Sink Liner) Rangemaster Glendale Single Bowl SS Sink & Aquamono Tap (inc Sink Liner) Rangemaster Glendale Single Bowl SS Sink & Aquamono Tap (inc Sink Liner) Relectrolux Single Owen KOFGH40TX Electrolux Single Owen KOFGH40TX Electrolux Gurner Gas Hob KGS6404X & SS Splashback Elec	•	•	
					•
	Bathroom - WC		•	•	•
			hite Gloss 94x14 MDF Grooved & Chamfered hite Gloss 120x14 MDF Grooved & Chamfered hite Gloss 120x14 MDF Grooved & Chamfered hite Gloss 69x18 MDF Grooved & Chamfered hite Gloss 69x18 MDF Grooved & Chamfered hite For Finished Ladder Internal Doors tin CSL1192 Door Furniture emium Grade 18mm thk Colour Matched Carcass ### Colour Matched Carcass		
S					•
⋛	Bathroom - Bath		Insulated Door Hatch - Hinged Drop Down ** †† win White Matt Emulsion with Whatt Emulsion crete Ground Floor / Chipboard First Floor (e Closs MDF) er Stair - White Gloss MDF Strings	•	•
ğ					
WET ROOMS					•
ş	Bathroom - Shower Tray	-	•	•	•
		-			•
	Bathroom - Tiling		•	•	
					•
	En-Suite - WC		•		•
	En-Suite - Basin				
					•

			2 Bedroc	3 Bedroc	4 Bedroo
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	
ž		Bristan SAIL Chrome Bath & Basin Mixer Taps			•
WETROOMS	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ###	•	•	•
×	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ##	•	•	•
互	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim †††	•	•	
5	_	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††			•
. 1	Waste Water Heat Recovery	Waste Water Heat Recovery System ###		•	•
℥	Boiler	Ideal LOGIC Combination Boiler (Cb) ^	•	•	•
茰	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	•	•	•
MECHANICAL	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	•	•	•
Ö	Towel Warmers	Flat Chrome to Bathroom			•
ඕ	Ventilation	Mechanical Extract Fans (system 3)	•	•	•
Ξ		Dedicated Decree LICD 9 Detection			•
	Home Working PV Ceneration Optimiser	Dedicated Power, USB & Data points  Marlec Solar iBoost ###		•	<u>:</u>
		Mariec Solar iBoost ### Heat Detector DET &			
	Safety - Heat		•	•	•
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	•	•	•
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	•	•	•
	Consumer Linit	Wylex Consumer Unit	•	•	•
	Sockets & Switches	Electrium CASA White Fittings	•	•	•
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	•	•	•
ELECTRICS	Shaver / Toothbrush Point	Bathroom ONLY	•	•	•
Ĕ	Lighting	Pendant Fitting to Habitable Rooms	•	•	•
띫	Lighting - Kitchen	White Recessed Spot Lights	•	•	
ŭ		Polished Chrome Recessed Spot Lights			•
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	•	•	
		Polished Chrome Recessed Spot Lights			•
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	•	•	•
	Communications - TV	TV Point to Living Room, Family, Bedroom 1 & Study	•	•	•
	Communications - Voice	Telephone Point to Living Room	•	•	•
	Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	•	•	•
	Communications - Satellite	Dual Connection Satellite Points to Living Room	•	•	•
	Broadband	Ultrafast Fibre Connectivity Openreach	•	•	•
	Build Method	Masonry ##	•	•	•
	Ecological	Hedgehog Highway fencing adaption	•	•	•
O	Carages Electrics	Light & Power Point to incurtilage Garages ##	•	•	•
a	Maintenance	External Tap	•	•	•
숣	Number Plaque	Ashberry Number Plaque	•	•	•
3	Footpath & Patio	Grey PCC Flags 450x450x32's	•	•	•
≸	Carages	Steel Panel Up & Over Canopy Garage Door ##	•	•	•
窝	Drives	Bitmac Black #	•	•	•
EXTERNALS & MISC	Landscaping - Front	Medallion Turf & Landscape Planting ###	•	•	•
囧	Landscaping - Rear	Rotovated Topsoil ###	•	•	•
	Renewables	Photovoltaic Array ##	•	•	•
	EV Charging Terminal	Pod Point 7kw Solo Universal * †	•	•	•

<sup>\*</sup> electrical infrastructure upgrade maybe required







<sup>\*\*</sup> fire rated as necessary

<sup>\*\*\*</sup> full height around bath where shower provided as standard

<sup>†</sup> mounting position is plot specific, refer to site layout

<sup>††</sup> where layout allows

<sup>†††</sup> full height to shower enclosure

<sup>‡‡</sup> flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

<sup>‡‡‡</sup> housetype dependent - liaise with sales executive

<sup>^</sup> housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor

<sup>^^</sup> inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY

# It's the start of something new

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations, where we place individuality and excellence at the heart of house-building.

At Ashberry Homes, we believe that in order to create homes that are loved, they must be built with expertise, confidence and the utmost care.

Our team of skilled craftsmen work to the highest of standards, making sure that your needs are always the inspiration behind our designs.

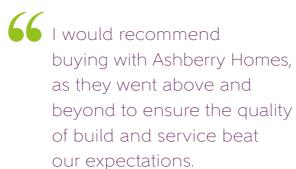
What's more, our Personal Touch selection of optional finishes and upgrades allows you to make your new home as unique as you are. This pride in our workmanship extends to the environment, with sustainable features built into every Ashberry home - helping to preserve precious natural resources and ensuring lower energy running costs for you.



The staff at Ashberry Homes have been so helpful throughout my journey. Moving home can be a stressful time, and they really helped to keep me informed. They are exceptional.

**Jonathan** Cherry Fields





Matt and Katya
The Limes

From the moment you visit our sales centre to the second you step into your new Ashberry home, we will be there to offer our guidance and expertise.

Our friendly and professional team will help ensure that your home-buying journey is as straightforward as possible, supporting you through each decision you make. Plus, once you move in, we will still be there if you need us, providing a comprehensive programme of aftercare that you can rely on.

Ashberry Homes abides by The Consumer Code, which is an independent industry code developed to make the home-buying process fairer and more transparent for purchasers.











# Here for you at every step

At Ashberry Homes, we know that buying and selling a home is a time when you need support and guidance, which is why we're here to help.

We strive to give all our customers an enjoyable home-buying experience and help make your dream home a reality by being here for you every step of the way.

Our expert team will be by your side to advise and guide you from the moment you first visit us right through to the completion of your purchase. We'll also be available on moving day to welcome you into your new home, helping to ensure your move goes smoothly. We don't just stop when you have the keys either. Should you need us, our customer care team will be on hand to help with any queries, no matter how small.







### Love your home, not somebody else's

All of our homes are equipped with superior fixtures and fittings, which perfectly complements our focus on design and attention to detail.

Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.







We would recommend
Ashberry Homes to others
as they build a strong
standard of homes. The
aftercare was very good to
make sure we had settled in.

**Amber and Darren**Elizabeth Gardens

### It's the little things that make a house your home

Our Personal Touch selection of optional finishes and fittings puts all the decisions in your hands.

From upgrading our standard fittings to adding additional items, you can make your new home as individual as you are.

Most importantly, we will ensure that your chosen features are expertly fitted and finished, ready for your move-in day.



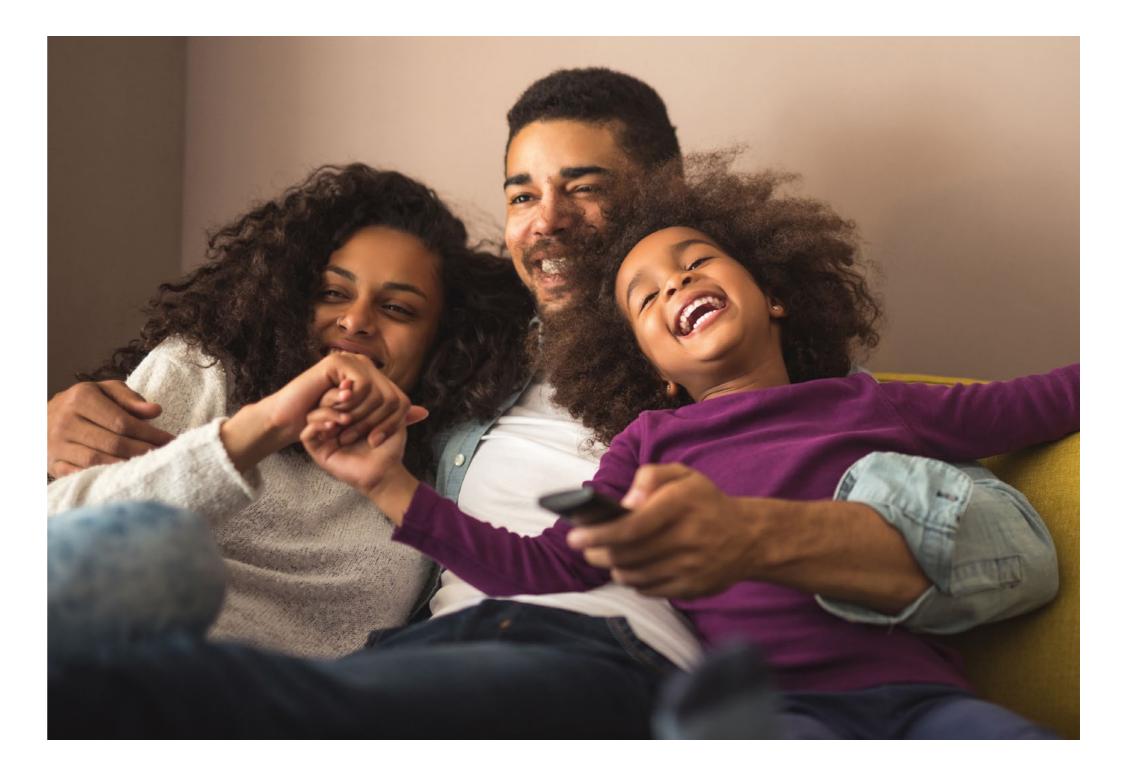
We fell in love with our home the moment we saw it. It was our dream home, right down to the white picket fence outside our front garden.

**Wyon and Tasnova** Victoria Gardens









### How to find us





Ashberry Homes abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.



