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out more about  
Longshore Village



**Longshore Village  
South Newsham**

**millerhomes**

*the place to be®*

A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



Create your perfect home



The great thing about buying a Miller home is that you are able to make it your own from the very beginning. Once you've reserved your home, you can start thinking about how you'd like things to be and even make a few decisions before you move in.

It could be a simple item such as an additional electrical socket or maybe you want to add flooring or fitted wardrobes. Whatever you choose it can be provided before completion of your new home, so you avoid any future disruption.

You may already have some ideas about what you want for your home. Or maybe you're looking for some inspiration. Our award winning specification provides the perfect place to start. Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. But that is just the beginning. We have a large range of options and extras that you can consider.

When it comes to getting the details right, we're committed to quality throughout. We only work with high-quality brands, Symphony for kitchens, Porcelanosa for ceramic tiles, Ideal Standard sanitaryware, Vado fittings and the opportunity to select Zanussi or AEG appliances.

From sleek, designer kitchens to cool, contemporary bathrooms, down to the fine details of tiles and taps, there's plenty to fire your imagination and suggest a whole range of possibilities for you to create a unique living environment.

**Important Notice:** Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors.



Registered Developer



Set beside open countryside on the edge of South Newsham, a few minutes walk from local shops and services and just two miles from the amenities and attractions of Blyth, this inviting neighbourhood of energy efficient three, four and five bedroom new build homes for sale is perfectly situated for travel throughout the north-east. It combines strategic convenience with exceptional access to the beautiful beaches of Northumberland’s celebrated coastline.

Welcome to Longshore Village...

Ten minutes drive from the A1, and less than two miles from the A189, Longshore Village is a superb base for travel throughout Tyneside, as well as for exploring the countryside and coast of Northumberland. Newcastle and Gateshead are around half an hour’s drive away, and frequent buses between Blyth and Newcastle stop just outside the development, travelling via Cramlington and reaching Newcastle Haymarket bus station in less than 40 minutes.

A shopping precinct around ten minutes walk away includes a large licensed Co-op, two convenience stores, a Boots pharmacy and several takeaways. Blyth town centre has a variety of shopping environments. Traditional streets, where retailers sit side by side with pubs, cafés and restaurants, contrast with the Keel Row covered mall. A historic open air market, with stalls ranging from books and plants to crafts and fresh produce, is held on Fridays and Saturdays and complemented by a Wednesday flea market and, at the delightful Boardwalk, retail pods inspired by Blyth’s beach huts provide an outlet for local entrepreneurs.

The Phoenix Theatre in Blyth presents an eclectic programme of drama, comedy, music and variety, and there is a Vue Cinema and a leisure centre, Concordia, with a bowling alley, a climbing wall, a leisure pool and a gym just three and a half miles away in Cramlington, beside the Manor Walks shopping and leisure centre, home to more than 100 stores.

Longshore Village is in the catchment areas for New Delaval Primary School, fifteen minutes walk away, which also caters for pre-school children from age two, and for Bede Academy, a secondary and sixth form school specialising in engineering and enterprise. Both are assessed as ‘Good’ by Ofsted. The GP practice at Newsham Surgery, a few minutes walk away, is part of the Railway Medical Group. It opens three and a half days each week.

Local leisure amenities include Blyth Sports Centre where three pools, a gym, a sauna, a sports hall and squash courts are complemented by a soft play area for children. What makes Longshore Village really special, however, is the wealth of outdoor attractions nearby, from the adjacent park and children’s playground to the superb expanse of Blyth Beach, a 25 minute stroll away. South Newsham Playing Fields, the delightful tree-lined nature reserve at Newsham Pond, the challenging and mature course of Blyth Golf Club, and the sports facilities at the Miners Welfare Park are all within a few minutes’ walk.

- Boots Pharmacy  
514 Plessey Road  
01670 366 198
- Co-op Food  
2-6 Newcastle Road  
01670 363 302
- Blyth Sports Centre  
Bolam Park  
01670 620 200
- Blyth Golf Club  
New Delaval and Newsham  
01670 450 110
- Phoenix Theatre  
37a Beaconsfield Street  
01670 367 228
- Vue Cinema  
Manor Walks  
Shopping Centre  
1345 308 4620
- Concordia Leisure Centre  
Cramlington  
01670 620 200
- Newsham Surgery  
61 Newcastle Road  
01670 355 440
- New Delaval Primary  
School  
Delaval Gardens  
01670 353 255
- Bede Academy  
Sixth Avenue  
01670 545 111





Development Summary

Please note, this brochure is purely a summary introductory guide to the Ellismuir Gardens development. Further in-depth information is available on our website. In addition, the QR codes shown throughout will take you straight to the appropriate information online.

Download our free QR reader

Throughout our showhomes, or in some of our brochures, you'll see QR codes. The codes on stickers beside appliances in the showhome link to informative 'how to' videos about that particular feature. The codes in the brochures take you to visualisations of a specific home, or of the whole development. So just download the free reader via the Miller Homes website, the App Store or Google Play, and you'll have expert advice and information at your fingertips.

It's another of the little ways we try to help.



millerhomes.co.uk/QRapp

Affordable Housing

\* Discount to market. 70% open market value. Please speak to Development Sales Manager regarding criteria

Batter  
Bin Collection Point  
Visitor Parking  
Public Open Space  
Sustainable Urban Drainage System

The artist's impressions (computer generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the siteplan is not drawn to scale.

Overton

A bright lounge opens on to a light, airy kitchen where french doors add special appeal to the dining area. There is a separate laundry area, and the en-suite principal bedroom includes a useful cupboard.



3 Bed  
819 sq ft



Scan to view floorplans

Buxton

Making an immediate impact of spaciousness, with french doors out to the garden, the living and dining room presents an impressive, inspiring social setting. An expertly planned kitchen shares the ground floor, while the three bedrooms include an en-suite principal bedroom with a built-in cupboard.



3 Bed  
831 sq ft



Scan to view floorplans

Masterston

The well proportioned lounge adjoins a superb kitchen and dining room with french doors, perfect for adjoining to the garden for coffee. The en-suite principal bedroom features a private staircase and a charming dormer window.



3 Bed  
831 sq ft



Scan to view floorplans

Tollwood

With a dedicated laundry, and french doors enhancing the dining area, the kitchen provides a bright social hub that perfectly complements the adjoining lounge. The family bathroom joins the four bedrooms on the first floor, and the en-suite principal bedroom features a luxurious dressing area.



4 Bed  
1,025 sq ft



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Elderwood

The lounge leads into a stylish, practical kitchen featuring french doors, with a separate laundry leaving the dining area free for relaxed conversation. The principal bedroom includes an en-suite entered via a separate dressing room.



4 Bed  
1,045 sq ft



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Skywood

The stylish lounge opens on to a bright, inspiring kitchen, a natural social hub, with french doors adding flexibility to the dining area. The laundry and downstairs WC add convenience, and the landing leads to the family bathroom and four bedrooms, one of them en-suite.



4 Bed  
1,144 sq ft



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Hazelwood

With a stylish lounge adjoining the bright family kitchen and dining room, this light, airy home is perfect for convivial entertaining. Features include french doors, a dedicated laundry and a superb dual-windowed, en-suite bedroom.



4 Bed  
1,150 sq ft



Scan to view floorplans

Kirkwood

Extending the full width of the home, the exciting kitchen and dining room presents a perfect setting for everyday life. The lounge incorporates a bay window, the bathroom includes a separate shower and one of the four bedrooms is en-suite with a dressing area.



4 Bed  
1,240 sq ft



Scan to view floorplans

Maplewood

The classic, elegant elevation introduces a home filled with prestigious features, from the lounge bay window to the impressively proportioned family kitchen and garden dining room. The en-suite principal bedroom includes a walk-through dressing area.



4 Bed  
1,269 sq ft



Scan to view floorplans

Beauwood

From the bay-windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the study or family room and two of the four bedrooms are all dual aspect, french doors enhance the open-plan kitchen, and the family bathroom features a separate shower.



4 Bed  
1,365 sq ft



Scan to view floorplans

Denwood

The lounge's bright bay window and the light, stimulating kitchen and dining room, an inspiring family space, reflect the unmistakable quality found throughout this impressive home. The bathroom features a separate shower, two of the four bedrooms are en-suite and one includes a dressing area.



4 Bed  
1,368 sq ft



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Sherwood

Twin windows and french doors fill the kitchen, family and dining room with light, forming a natural social hub that complements a bay-windowed lounge. Two bedrooms are en-suite, and one incorporates a separate dressing room.



4 Bed  
1,400 sq ft



Scan to view floorplans

Baywood

Four dual aspect rooms, a feature bay window in the lounge and french doors in the dining area make this an inspiring, bright residence. The separate study, laundry and en-suite bedroom add flexibility and convenience.



4 Bed  
1,408 sq ft



Scan to view floorplans

Beechford

The striking bay windowed lounge reflects the opulence of this striking home. From the convenient laundry to the gallery kitchen and bright dining room, each detail will add pleasure to life. A gallery landing leads to the bathroom and five bedrooms, two of them en-suite.



5 Bed  
1,436 sq ft



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Bayford

The impressively long lounge shares the ground floor with an exciting gallery kitchen extending into a strikingly bright dining area with feature french doors. Two bedrooms are en-suite, and one includes a dedicated dressing room.



5 Bed  
1,464 sq ft



Scan to view floorplans

Denford

From the assured elegance of the bay-windowed lounge to the five bedrooms, two of them en-suite and one with a dressing room, this is a breathtakingly impressive home. The L-shaped family kitchen, with its french doors and galley-style workspace, is perfect for large, lively gatherings.



5 Bed  
1,640 sq ft



Scan to view floorplans

Thetford

Featuring a breathtaking social space divided naturally into leisure and dining areas and a gallery kitchen, this is an immensely prestigious home. Two bedrooms are en-suite, and one includes a sumptuous naturally lit dressing room.



5 Bed  
1,671 sq ft



Scan to view floorplans





# Specification

## Kitchen/Laundry

Contemporary style fitted kitchen with selection of colour choices
PVC edged worktop with matching upstand
Stainless steel 1½ bowl sink (where layout permits) and monobloc mixer tap to kitchen
Stainless steel chimney hood and splashback to hob
Stainless steel 4-burner gas hob
Stainless steel single fan oven
Plumbing and electrics for washing machine
Plumbing and electrics for dishwasher
3 spot LED track light to ceiling

## Bathroom/En-Suite/WC

Ideal Standard's contemporary style white sanitaryware
Soft close toilet seat to bathroom only
Thermostatic shower mixer valve (where applicable)
Low profile shower tray with chrome style framed clear glass enclosure
Porcelanosa ceramic wall tiles (please refer to drawings for specific areas)

## Electrical

TV socket (housetypes vary - please see electrical drawing for location)
BT socket (housetypes vary - please see electrical drawing for location)
White sockets and switches
PIR operated porch light
Front doorbell and chime
USB charging socket (housetypes vary - please see electrical drawing for location)
Power and lighting to integral garages
Battery operated carbon monoxide detectors
Mains wired (with battery back-up) smoke detectors

## Heating

Gas central heating throughout
Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)
Programmable control of heating zones

## Exterior

Double glazed PVCu windows
Double glazed PVCu french casement doors/bifold doors to patio (development and housetype specific)
PVCu fascias, soffits and rainwater goods
Multi-point door locking system to front and rear/side doors
Up-and-over steel garage door (where applicable)
House numbers ready fitted

## Decorative

Square stop chamfered spindles and newels to staircase
Square pattern skirting boards and round edge architraves
White internal doors with chrome handles
Smooth finish ceilings, painted in white
Walls painted in white
Woodwork painted in white

## Landscaping

Turf to front garden
0.9m post and rail fence between plots
1.8m screen fence to rear boundary only (please refer to boundary treatment drawing)
Rotovated topsoil to rear garden

## Energy Efficient Features\*

Decentralised Mechanical Extract Ventilation – plot specific – ask for details
Weather Compensator/Sensor
Waste Water Heat Recovery (WWHR) – plot specific – ask for details
Flue Gas Heat Recovery (FGHR) – plot specific – ask for details
Photovoltaic Solar Panels (PV) – plot specific – ask for details

\*Energy Efficient Features are plot specific – please speak to the Development Sales Manager to find out more

All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Development Sales Manager for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of the particular development brochure for more information.

## Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.



5 stars for customer satisfaction

### Development Opening Times

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03301 738 874

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