

MIDDLEBECK

NEWARK





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NEWARK





Images are for illustrative purposes only.





It's the start of something new.

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations; a developer that places 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 teams of skilled craftsmen work to the highest of standards, ensuring the needs of the homebuyer 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 in to every Ashberry home to help preserve precious natural resources, while at the same time ensuring lower energy running costs for you.

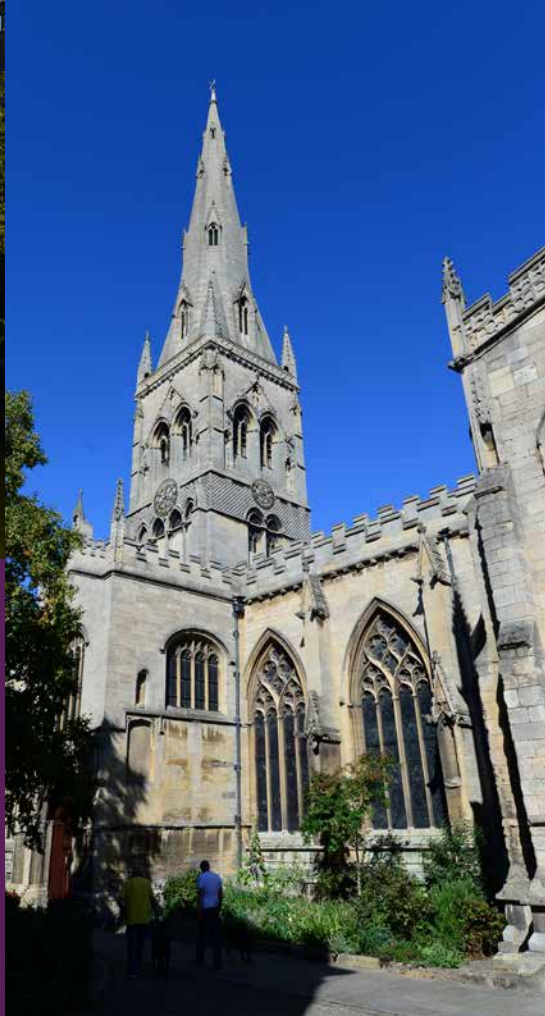
From the moment you visit our sales office to the moment you step into your new Ashberry home we will be there to offer advice and guidance. Our friendly and professional team will help ensure your homebuying journey is a happy one, supporting you throughout the decisions and choices you make. And once you move in we will still be there if you need us, with a comprehensive programme of aftercare 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.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk





Embrace the very best of Newark.



Welcome to Middlebeck, a new collection of 2, 3 and 4 bedroom homes nestled on the outskirts of Newark. These homes are enviably positioned close to a range of amenities that cater to daily life, with a pharmacy, dentist, veterinary centre, hospital, post office and several convenience stores all just under a mile from home.

Residents will be based just under two miles from Newark's town centre, which offers a range of independent retailers and well-known brands, in addition to several supermarkets including an Asda, Aldi, Waitrose and a Morrisons.

When it comes to dining out, residents will be spoilt for choice in Newark, with a number of vibrant cuisines including Thai, Greek, Chinese, Indian and Italian. There's also a vast range of pubs offering traditional British fare, including the Castle Barge, Newark's famous floating pub, along with a range of charming cafés and coffee shops.

Those who lead active lifestyles can find Active4Today just a 15-minute walk away, a leisure centre offering a gym, sports hall and fitness studio, in addition to two swimming

pools and squash courts. Those who enjoy the great outdoors can find Newark Golf Club just a 12-minute drive away, as well as the range of facilities at Sconce and Devon Park just under two miles away, including a fitness trail, wildlife pond, children's play area and football centre.

Children can begin their learning at Serendipity Day Nursery and Preschool just a 6-minute drive away, before moving on to any of Newark's range of primary schools. These include John Hunt, Chuter Ede and Barnby Road Academy, whilst Highfields School offers independent primary education – all just under 10 minutes away by car. Secondary pupils are accepted at Newark Academy, just a 6-minute drive away.

Middlebeck is well connected by car, with Nottingham just 40 minutes away, Lincoln and Grantham both 35 minutes away and Leicester 50 minutes away. Rail travel is made simple with Newark North Gate Station just 2 miles away, offering services to Newcastle, York, Doncaster, Grimsby Town, Peterborough and London Kings Cross.

All information is intended for general guidance only. Any mention of retail and leisure facilities or other amenities does not imply any mutual endorsement. References to schools and other educational establishments are included only to illustrate their proximity to the development and should not be regarded as a guarantee of eligibility or admission. Travel times are approximate and by car unless otherwise stated. Sources the aa.com and Google. All images in this brochure are for illustrative purposes only.

Live only 2 miles from Newark,
a picturesque and historical town
on The River Trent.





Love your home,
not somebody elses.





PERSONAL TOUCH

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

Our Personal Touch selection of optional finishes and fittings allows you to decide whether you want to upgrade the quality fittings we offer as standard, or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to your ideal home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

KITCHENS:

- Upgraded kitchen doors and/or units
- Composite kitchen worktop
- Enhanced selection of sinks and taps
- Wine cooler
- Integrated fridge/freezer
- Induction hob
- Integrated microwave
- Integrated washer/dryer
- Under cupboard lighting

FLOORING:

- Carpeting
- Laminate flooring
- Luxury vinyl flooring

CERAMIC TILING:

- Additional choice of tiling
- Tiling to additional areas
- Floor tiling
- Chrome tile trims

WARDROBES:

- A choice of fitted wardrobes

FIRE:

- Fire surround
- Electric fire

BATHROOM:

- Wall mounted vanity unit
- Shower over bath with shower screen and extra standard specific tiling
- Selection of shower fittings
- Chrome heated towel rail
- Bathroom accessories

ELECTRICAL:

- Additional TV or BT point
- Additional double electrical sockets in white or chrome
- Chrome sockets and switches to full home or downstairs
- External socket
- TV aerial
- White or chrome downlighters
- Decorative light fittings
- Burglar alarm

GARDENS:

- Turfed rear garden
- Landscaping
- Patio area updated or extended
- Decorative external lighting
- Outside tap



Although we make every effort to ensure that as many Ashberry Personal Touch choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you consult our Sales Advisor.

MIDDLEBECK, NEWARK

Introducing Middlebeck, a wonderful collection of 2, 3 and 4 bedroom homes set on the edge of Newark.

These homes come in a variety of styles, suited to first-time buyers, families, commuters and downsizers alike.



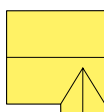
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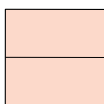


Dictate the everyday
at Middlebeck.

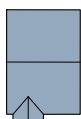
4 Bedroom Homes



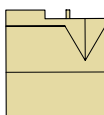
The Camellia
plots 115, 116, 120 & 127



The Aster
plots 117, 123, 142 & 143

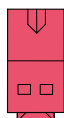


The Jasmine
plots 121, 122, 124 & 136



The Gardenia
plots 131, 137, 139 & 166

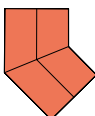
3 Bedroom Homes



The Daphne
plots 109, 110, 111, 112, 154, 155, 158, 159, 160 & 161



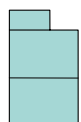
The Heather
plots 113, 114, 118, 119, 129, 130, 167, 168, 172, 173, 177 & 178



The Foxglove
plots 140, 141 & 145



The Wisteria
plots 125, 128, 138, 144, 150 & 153

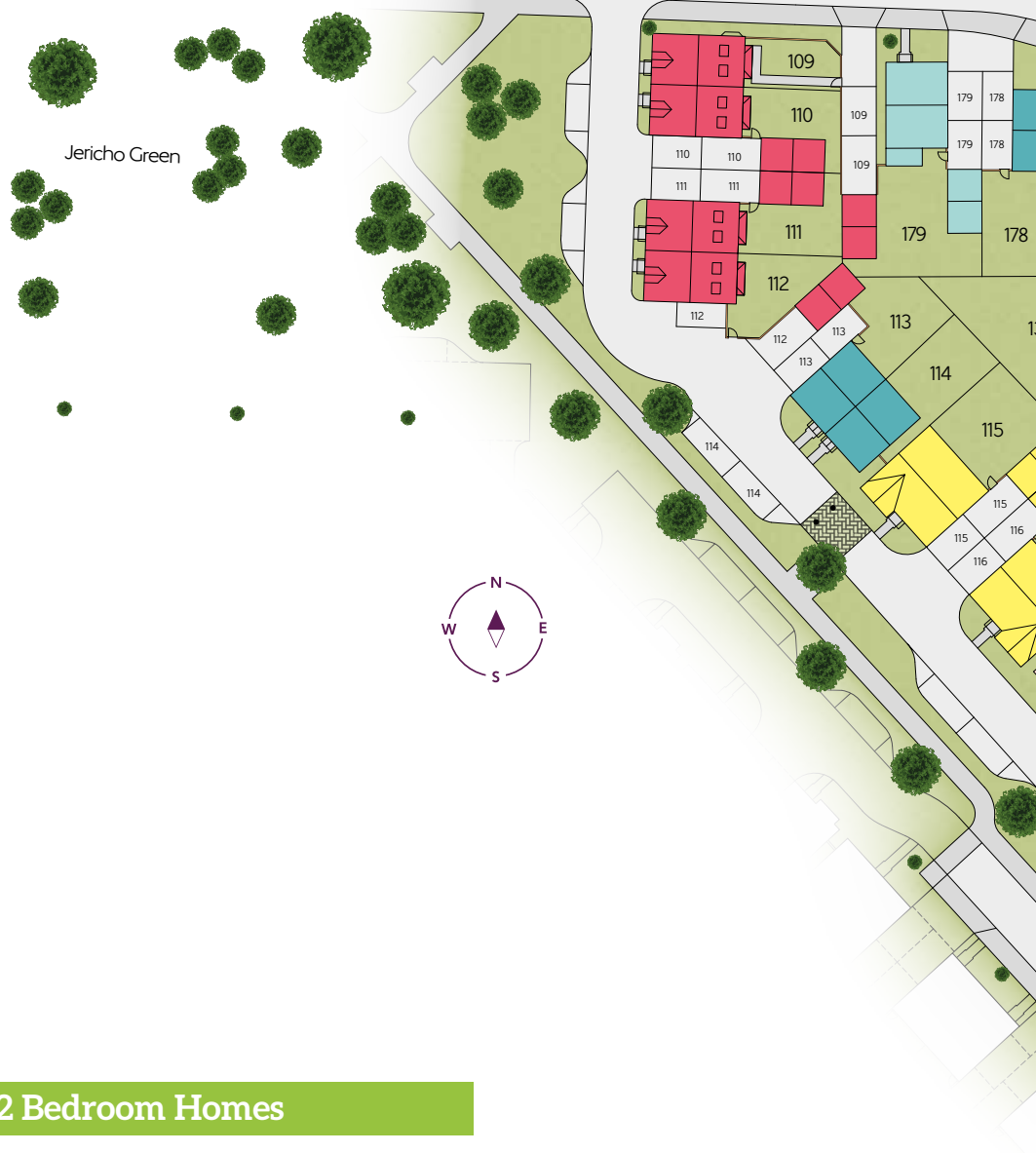


The Verbena
plots 126, 146, 147, 151, 152, 156, 157, 162, 163, 164, 165 & 179

2 Bedroom Homes



The Lavender
plots 132, 133, 134, 135, 148, 149, 169, 170, 171, 174, 175 & 176







Here for you at every step.

At Ashberry Homes we know that when you are buying and selling a home it can be a time when you need support and guidance; that's why we are here to help you.

We strive to give all our customers an enjoyable house buying experience and help make their dream home a reality by being here for you at 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 by your side on moving-in day to welcome you into your new home, helping to ensure your move goes smoothly. And we don't just stop when you have the keys. Should you need us, our customer care team is on hand to help with any query you might have, no matter how small.

We work hard to provide a level of service and customer care second to none to ensure you will have many years of enjoyment in your new home.

Help to Buy is subject to eligibility. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%. Please note Home Exchange is not available with any other offer and is subject to the Terms and Conditions of our Home Exchange Package. Home Exchange is only available on selected properties, and may not be offered at this development.





Help to Buy

Buy with just 5% deposit

Help to Buy is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners on new build properties up to a maximum value of £600,000.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.



Backed by
HM Government

Ashberry Home Exchange

We understand your current home is more than bricks and mortar, it's full of hard work and memories. The time has come to move on and up, but understandably you'll only sell your home for what it's worth. That's why we'll arrange for 2 independent estate agents to value your home before we make you an offer, to ensure the price we offer is fair. That's refreshing...



Ashberry Assisted Move

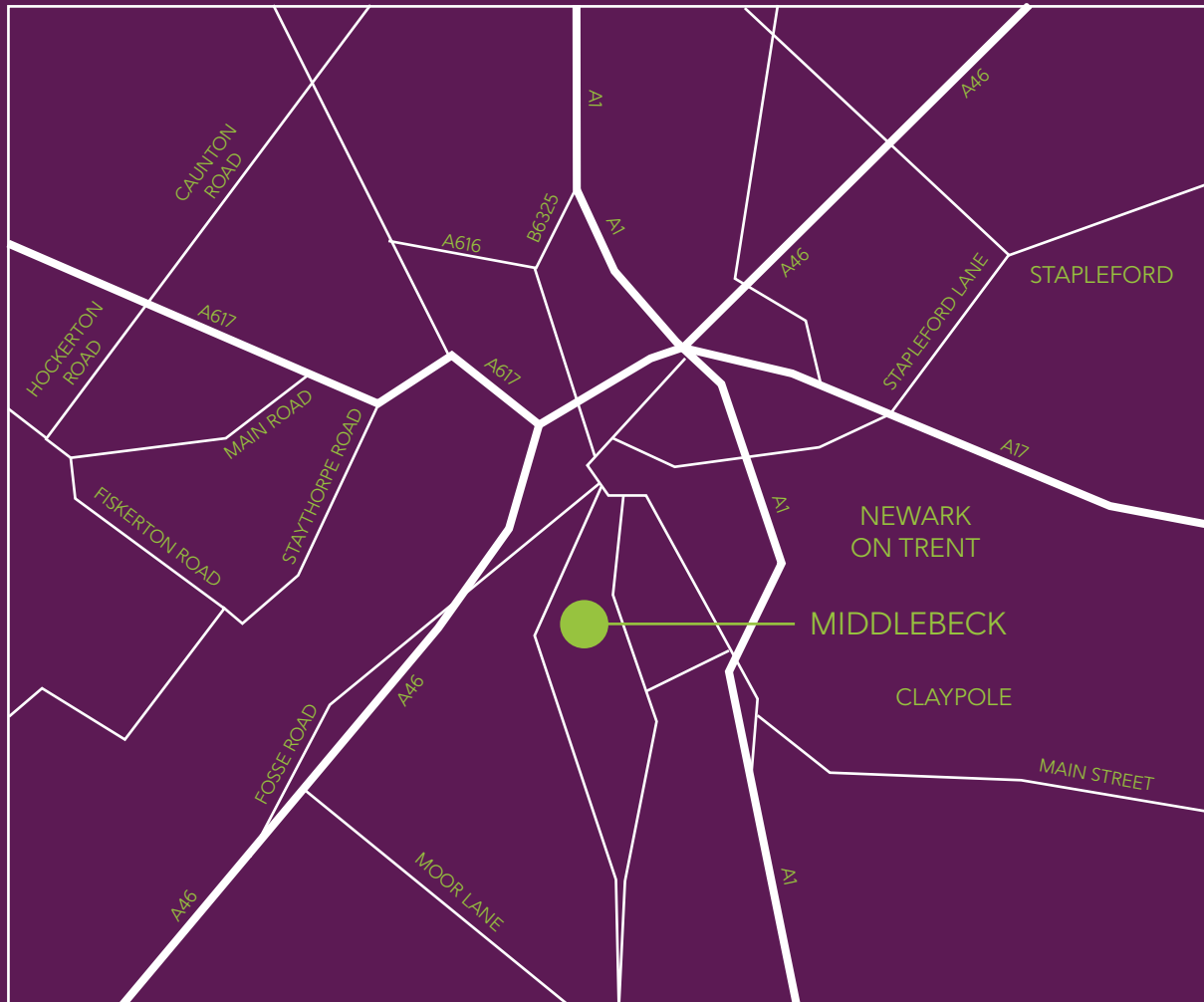
Selling your home can be hard work, so let us help. We'll work with you to appoint a local estate agent to market your home at a price you're happy with.

We'll then speak directly with the agent and call you with an update at least once a week. It all adds up to Ashberry Homes, refreshingly different.



Ashberry
Homes

We look forward to meeting you...



Middlebeck, Newark, NG24 4EF



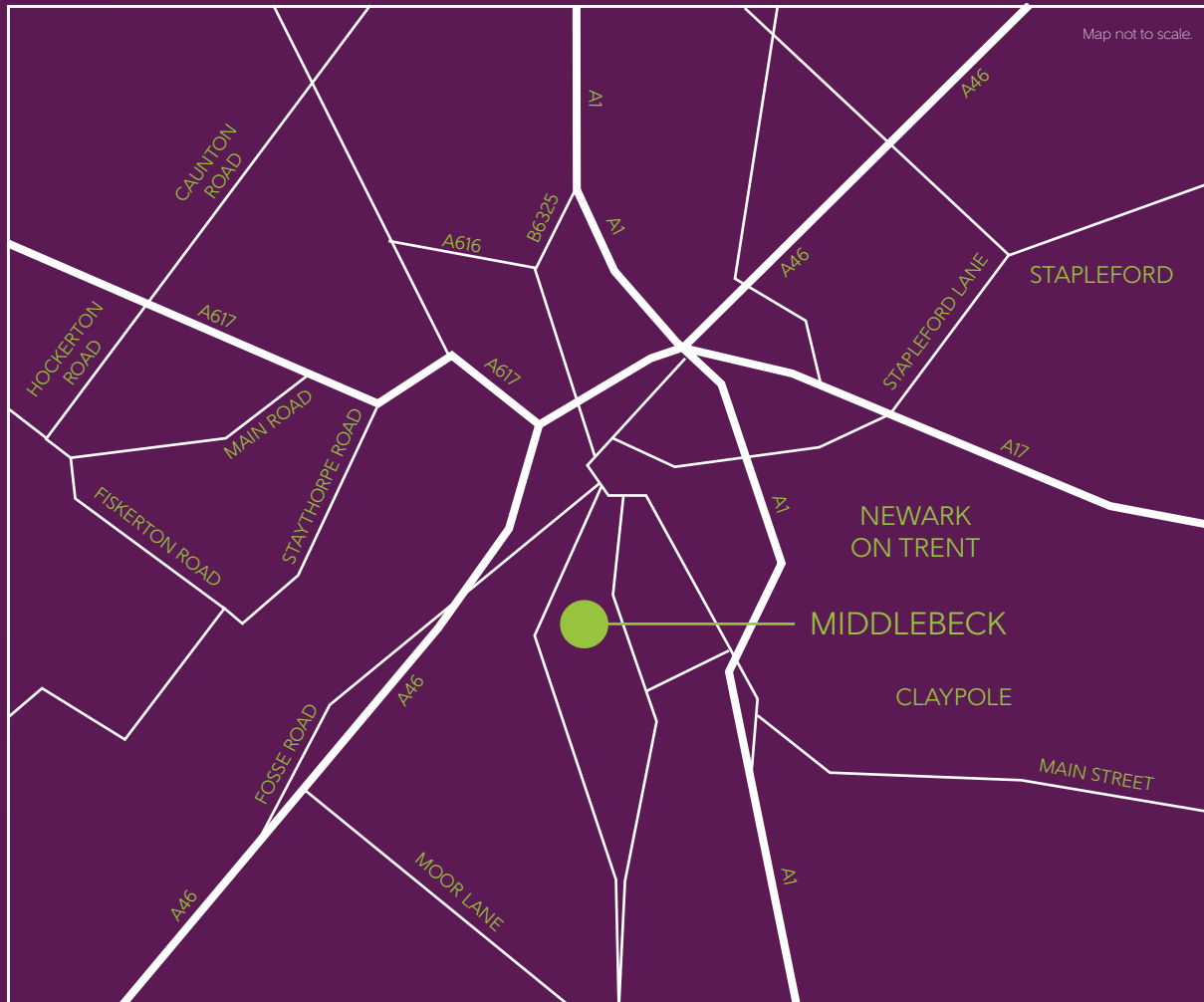
Ashberry Homes, South Midlands,
Ground Floor, 1120 Elliot Court,
Coventry Business Park, Herald Avenue,
Coventry, CV5 6UB

Call: 02476 521 015

www.ashberryhomes.co.uk



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