



SOUTH MEADOWS

BELFORD



IDA HOMES

The Heritage Builders



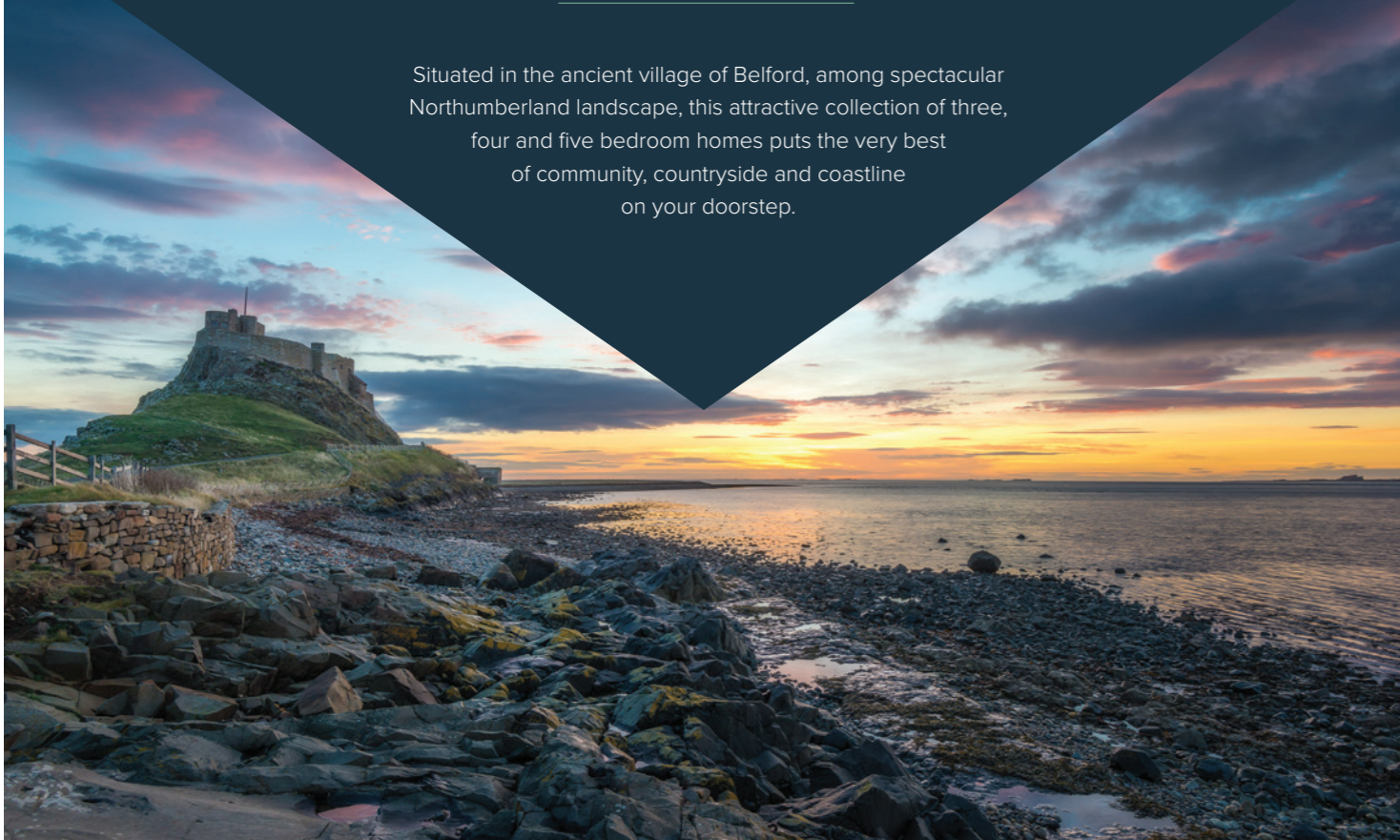
SOUTH MEADOWS

BELFORD



Be at home with history and nature at South Meadows

Situated in the ancient village of Belford, among spectacular Northumberland landscape, this attractive collection of three, four and five bedroom homes puts the very best of community, countryside and coastline on your doorstep.



An introduction to South Meadows, Belford

South Meadows offers contemporary comforts, through stylish designs and sustainable living all located on the stunning Northumberland Coast. Occupying generous plots and sympathetically designed to blend seamlessly into the local vernacular, these high-quality homes feature the latest energy-saving technology and are set around landscaped areas that perfectly complement the development's rural location.



Energy-efficient homes

The homes at South Meadows have all been built using timber frames for maximum sustainability. This is perfectly complemented by the latest in energy-saving technology, which utilises solar and battery to power air source heat pumps.

Great transport links

The nearby A1 follows a continuous route along the spectacular Northumberland Coast, offering access to larger towns such as Alnwick and Berwick-upon-Tweed in 20 minutes and putting the cities of Newcastle and Edinburgh within reach.



Nearby schools and leisure

The popular Belford Primary School is located within walking distance of South Meadows, while a selection of secondary schools can be found less than 20-minutes away by road. The same distance will take you to a great selection of shops, cafés and recreation facilities in the nearby towns, including Berwick Sports & Leisure Centre's gym, swimming pool and spa.



The great South Meadows indoors are only matched by the fantastic Northumbrian outdoors

From charming villages nestled in rolling countryside to grand hilltop castles overlooking expansive windswept beaches. Northumbria's combination of ancient historical landmarks and striking natural scenery offers endless inspiration and boundless fun.



Village life at its best

Belford plays home to a range of essential amenities, such as a doctor, dentist, pharmacy, Post Office, and newsagent. You can also find a choice of local pubs, while the popular Sunnyhills Deli and Bistro is situated just across the road.

The wonders of the Northumberland Coast

Stretching hundreds of miles, this famous coastline consists of countless sandy beaches, rugged cliffs and ancient castles, together creating some of the most iconic scenery in the country.



Explore a seemingly endless network of walking and cycling routes that make their way across hills and valleys, through ancient forests, and over golden dunes.



Historic Bamburgh Castle and the world-famous Holy Island of Lindisfarne are situated 10 and 20 minutes away, respectively, and offer a truly unique experience for all the family.



A place for your family to flourish

Life in such a thriving community is perfect for growing families. A variety of village clubs, activities and amenities can be found on your doorstep; however, the surrounding natural landscape provides the greatest playground of all.



South Meadows, Belford Siteplan Key

- SOLD
- 3 BEDROOM HOMES**
 - Etal.....Plots 18, 19 & 24
 - Ford.....Plots 9, 12 & 17
 - Morpeth.....Plots 20, 21, 22, 23, 25 & 26
(Reduced Market Value)
- 4 BEDROOM HOMES**
 - Chillingham.....Plots 31 & 34
 - Bamburgh.....Plots 1, 8 & 10
 - DunstanburghPlots 2, 29 & 33
 - EdlinghamPlots 4, 16, 30 & 35
 - LindisfarnePlots 5, 7 & 13
- 5 BEDROOM HOMES**
 - AlnwickPlots 3, 6, 11, 14, 15 & 32



The Bamburgh 4 BEDROOM HOME



BRICK ELEVATION

Plots 8, 10



STONE ELEVATION

Plot 1

ROOM SIZES

DINING 4.07m x 4.80m

KITCHEN 3.39m x 3.56m

LIVING 5.76m x 6.30m

SNUG 3.80m x 3.02m

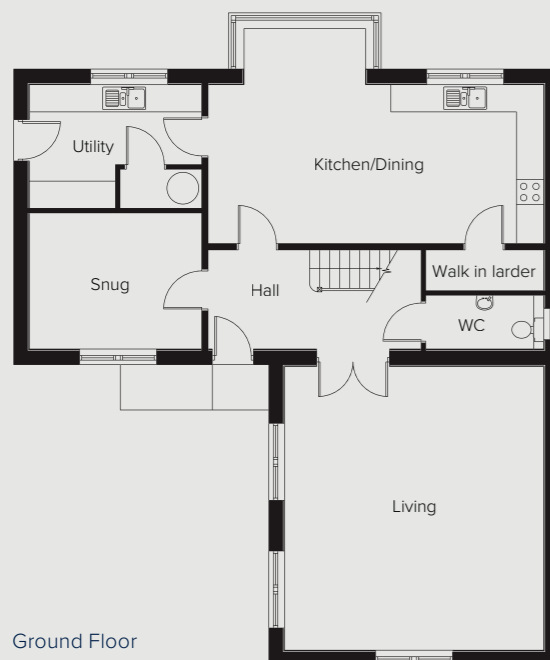
BEDROOM 1 3.24m x 3.56m

BEDROOM 2 3.30m x 3.56m

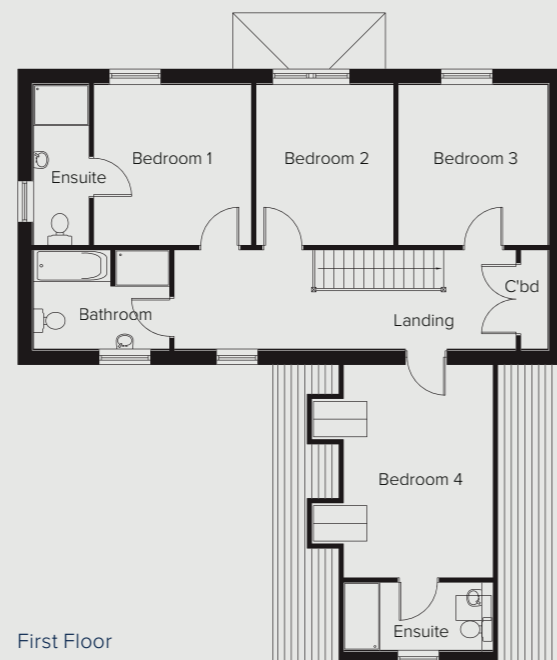
BEDROOM 3 3.32m x 3.56m

BEDROOM 4 3.30m x 4.68m

TOTAL AREA 2,120 sq. ft.



Ground Floor



First Floor



The Alnwick 5 BEDROOM HOME



BRICK ELEVATION

Plots 11, 32



STONE ELEVATION

Plots 3, 6, 14, 15

ROOM SIZES

DINING 4.05m x 5.20m

KITCHEN 4.75m x 3.97m

LIVING 3.70m x 4.64m

STUDY 3.56m x 3.36m

BEDROOM 1 3.22m x 3.82m

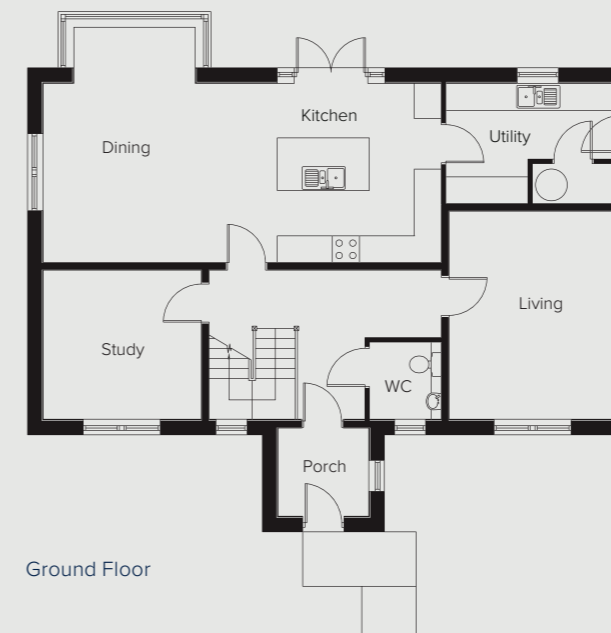
BEDROOM 2 3.20m x 3.82m

BEDROOM 3 3.00m x 3.82m

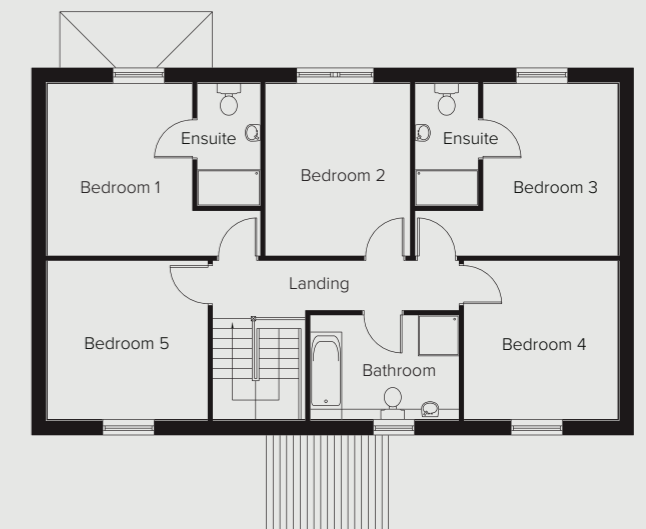
BEDROOM 4 3.42m x 3.52m

BEDROOM 5 3.56m x 3.52m

TOTAL AREA 2,110 sq. ft.



Ground Floor



First Floor



The Dunstanburgh 4 BEDROOM HOME



BRICK ELEVATION

Plots 2, 29



STONE ELEVATION

Plots 33

ROOM SIZES

DINING 3.17m x 4.25m

KITCHEN 3.72m x 3.01m

LIVING 3.60m x 4.32m

FAMILY 3.44m x 4.32m

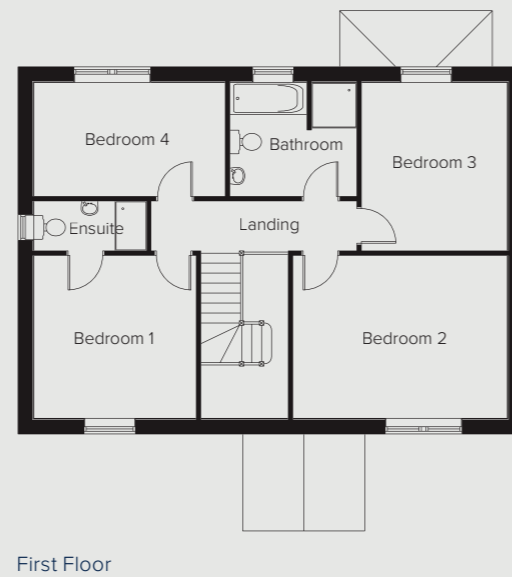
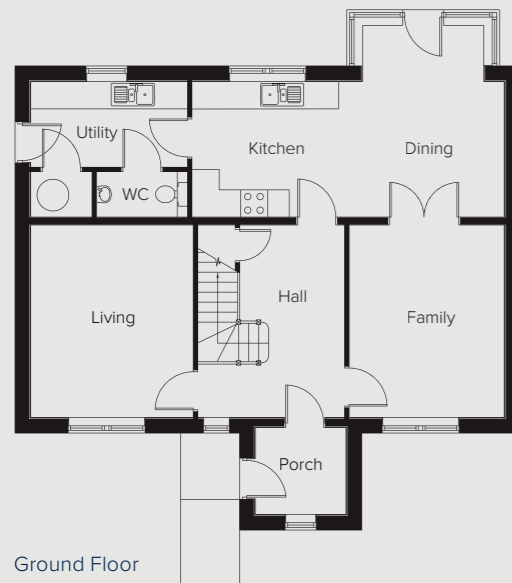
BEDROOM 1 3.60m x 3.60m

BEDROOM 2 4.75m x 3.60m

BEDROOM 3 3.24m x 3.73m

BEDROOM 4 4.25m x 2.53m

TOTAL AREA 1,765 sq. ft.



The Lindisfarne 4 BEDROOM HOME



BRICK ELEVATION

Plots 5



STONE ELEVATION

Plots 7, 13

ROOM SIZES

DINING 4.06m x 4.80m

KITCHEN 3.39m x 3.56m

LIVING 3.81m x 5.87m

GARAGE 5.78m x 6.30m

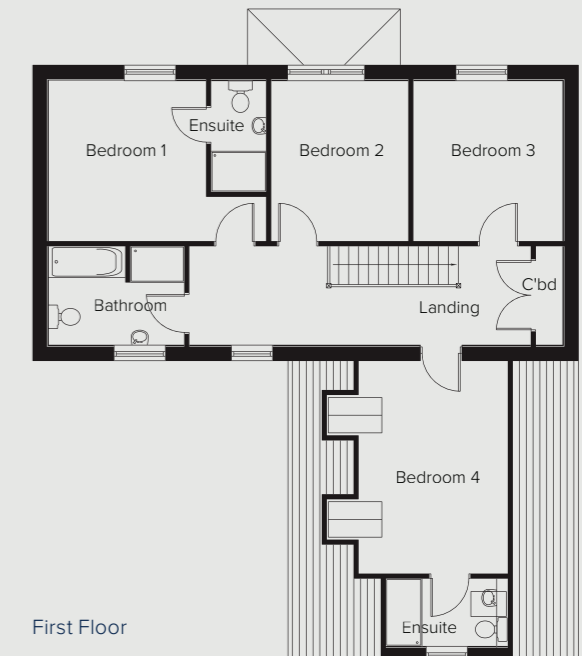
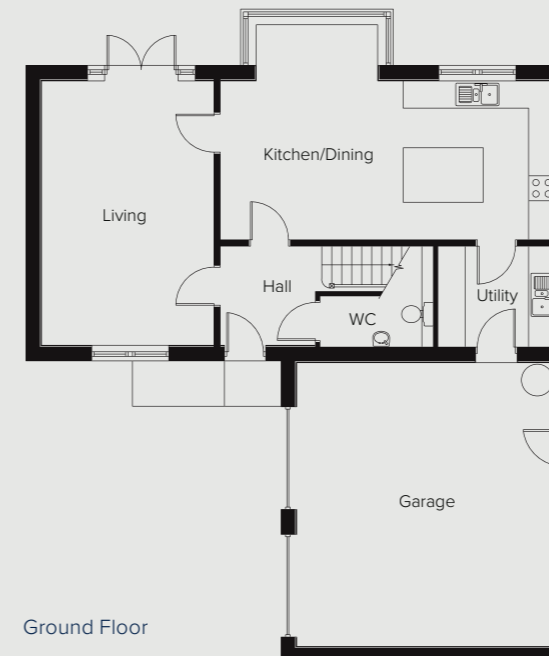
BEDROOM 1 3.06m x 3.56m

BEDROOM 2 3.30m x 3.56m

BEDROOM 3 3.32m x 3.56m

BEDROOM 4 3.30m x 4.70m

TOTAL AREA 1,668 sq. ft.





The Chillingham 4 BEDROOM HOME



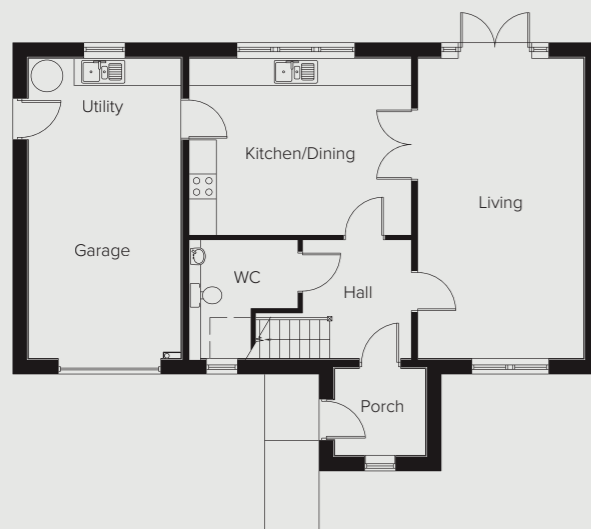
ROOM SIZES

KITCHEN/DINING 4.85m x 3.93m
LIVING 3.67m x 6.68m
GARAGE / UTILITY 3.39m x 6.68m

BEDROOM 1 4.66m x 3.44m
BEDROOM 2 3.30m x 4.54m

BEDROOM 3 4.12m x 3.44m
BEDROOM 4 2.93m x 3.12m

TOTAL AREA 1,550 sq. ft.



Ground Floor



First Floor



The Edlingham 4 BEDROOM HOME



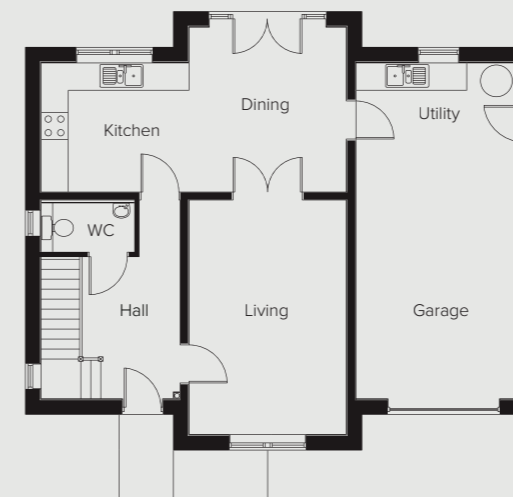
ROOM SIZES

DINING 3.51m x 3.71m
KITCHEN 3.26m x 2.92m
LIVING 3.51m x 5.19m

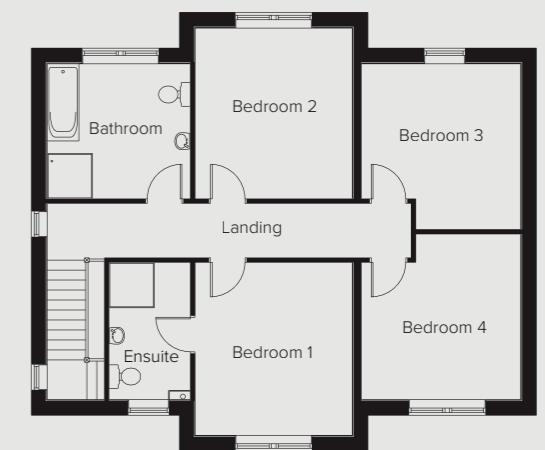
GARAGE/UTILITY 3.54m x 7.46m
BEDROOM 1 3.51m x 3.84m
BEDROOM 2 3.51m x 3.79m

BEDROOM 3 3.51m x 3.79m
BEDROOM 4 3.61m x 3.67m

TOTAL AREA 1,507 sq. ft.



Ground Floor



First Floor



The Etal
3 BEDROOM HOME



BRICK ELEVATION
Plots 24



STONE ELEVATION
Plots 18, 19

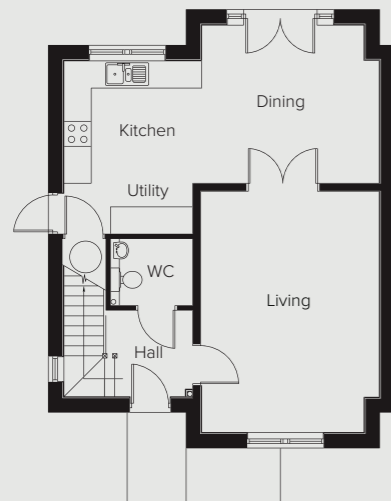
ROOM SIZES

DINING 4.25m x 3.50m
KITCHEN 2.90m x 3.84m

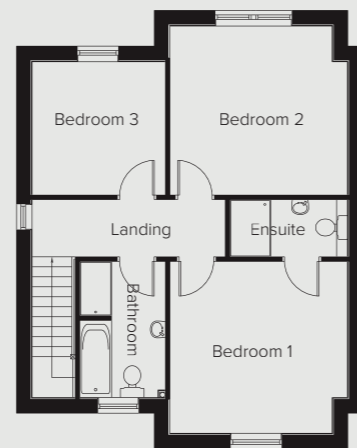
LIVING 4.05m x 5.35m
BEDROOM 1 4.05m x 3.80m

BEDROOM 2 4.05m x 3.80m
BEDROOM 3 2.95m x 2.95m

TOTAL AREA 1,270 sq. ft.



Ground Floor



First Floor



The Morpeth
3 BEDROOM REDUCED MARKET VALUE HOME



BRICK ELEVATION Plots 20, 21, 22, 23, 25, 26

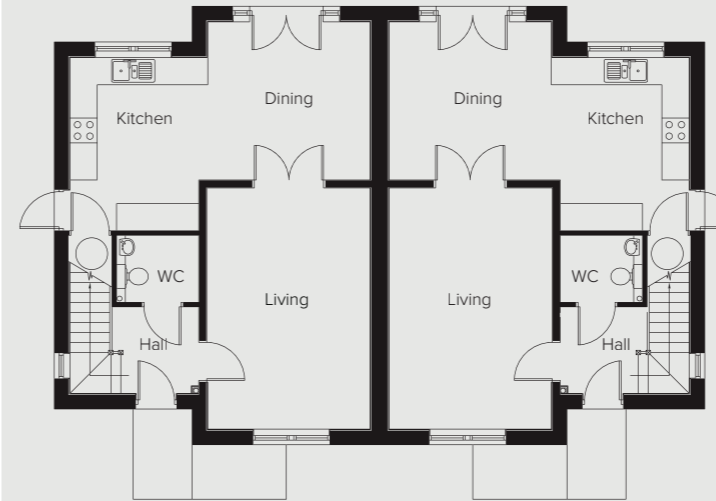
ROOM SIZES

DINING 3.68m x 3.51m
KITCHEN 3.03m x 3.84m

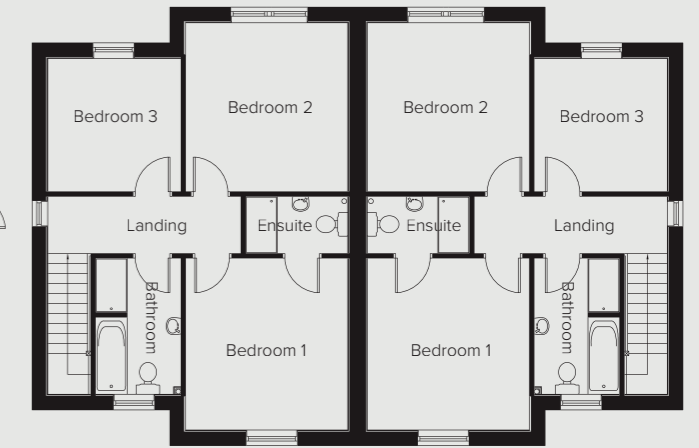
LIVING 3.65m x 5.34m
BEDROOM 1 3.68m x 3.81m

BEDROOM 2 3.68m x 3.75m
BEDROOM 3 2.93m x 2.96m

TOTAL AREA 1,204 sq. ft.



Ground Floor



First Floor



The Ford
3 BEDROOM HOME



BRICK ELEVATION Plots 9, 12, 17

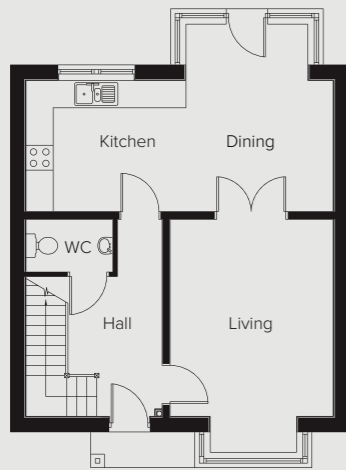
ROOM SIZES

DINING 3.18m x 4.15m
KITCHEN 3.60m x 2.91m

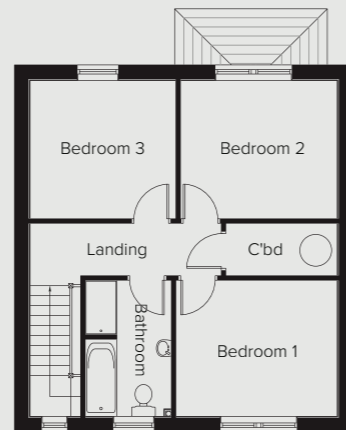
LIVING 3.57m x 4.36m
BEDROOM 1 3.53m x 3.03m

BEDROOM 2 3.43m x 3.07m
BEDROOM 3 3.24m x 3.07m

TOTAL AREA 1,130 sq. ft.



Ground Floor



First Floor



The Berwick
2 BEDROOM AFFORDABLE HOME



BRICK ELEVATION

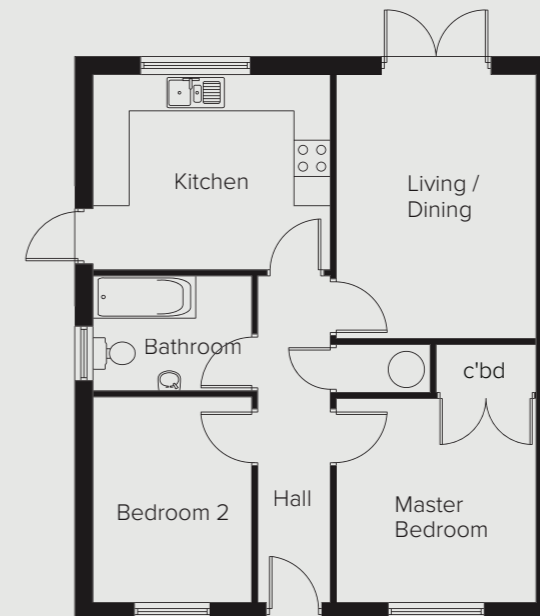
ROOM SIZES

LIVING/DINING 3.44m x 4.34m
KITCHEN 3.91m x 3.20m

MASTER BEDROOM
3.44m x 3.35m

BEDROOM 2
2.60m x 3.35m

TOTAL AREA 700 sq. ft.





Specification

External Features

- Stone - Dressed natural cut stone
- Bricks - Red multistock clay
- Roof - Red and grey tiles
- Windows - White UPVC double glazed
- Gardens - Landscaped communal and private gardens using native specimens to screen and provide shelter
- External Doors - Composite doors and French doors to outside areas

Internal Finishes

- Carpets to living rooms and bedrooms.
- Wooden floors to kitchen, utility room and entrance halls.
- Colour subject to palette

Kitchens

The kitchens are meticulously crafted to embody modern convenience and timeless elegance. Each kitchen is designed as the heart of the home, where families gather, and memories are made. With an emphasis on functionality and style, our kitchens feature sleek cabinetry, durable quartz countertops, and state-of-the-art appliances, offering both practicality and aesthetic appeal

Bathrooms and En-Suites

Ida Homes are working with h2O Bathroom Design Company who are a leading family run bathroom company based in Gateshead. They are the region's largest supplier of Villeroy & Boch. Each house will be fitted with Villeroy & Boch throughout. Tiling will be selected post reservation

Heating and Electrical

- Heating via air source heat pumps
- Underfloor heating on ground floor
- Radiators in the bedrooms.
- Properties will be fitted with 3.2 - 4.5KW solar panels linked to a 5KW battery storage system (battery size can be upgraded)

Technology

- BT fibre optic broadband
- Central TV ariel points



Specification

Security and Safety

- External lights fitted with PIR detectors
- Smoke, heat and carbon monoxide alarms fitted to all apartments

Bespoke Options

- A range of optional additions are available to finish your home in the style you want. Please discuss with the Northumberland Properties sales team

EPC

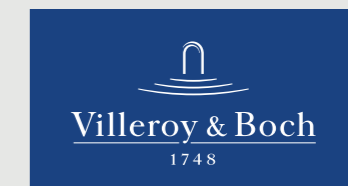
- Predicted EPC for all houses are B

Parking

- 2-3 spaces per house
- 1 EV charging point per house
- 10 visitor parking bays

Ownership and Service Charge

- All houses will be freehold. Following completion of the development and the sale of the last house, ownership of the communal parts will be transferred over to the management company. The management company will maintain the areas of public open space and SUDs pond and carry out any repairs. Estimated service charge will be £200 per house per year.



H₂O BATHROOM DESIGN CO.



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