

CHURCH VIEW

CALLERTON

Plot 594 - The Myrtle
4-bedroom detached home



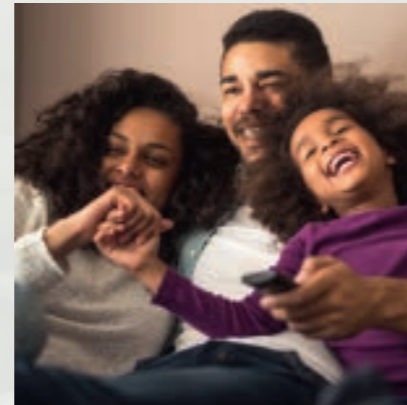
Ashberry
Homes

FUTURE
HOMES

Ashberry Homes, built for the future

Ashberry Homes is proud to announce the launch of Future Homes, aimed at delivering sustainable properties with a forward-thinking approach to modern living.

Our Clematis and Myrtle house styles at Church View are the first of their kind, including a variety of technological advances designed to lower running costs and help our homeowners to reduce their carbon footprint.

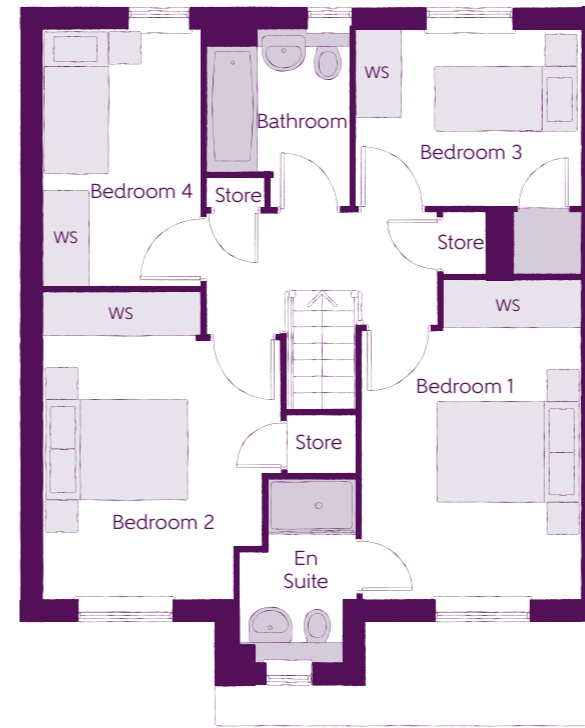


Offering a glimpse into the future of buying new, these Ashberry homes are equipped to provide world-leading levels of low-carbon heating, achieving the highest possible score for energy efficiency and environmental impact.

Ahead of the Government's Future Homes Standard, to be rolled out across the country in 2025, Ashberry's Future Homes give you a unique opportunity to own a property built with sustainability and innovation in mind. Boasting exclusive

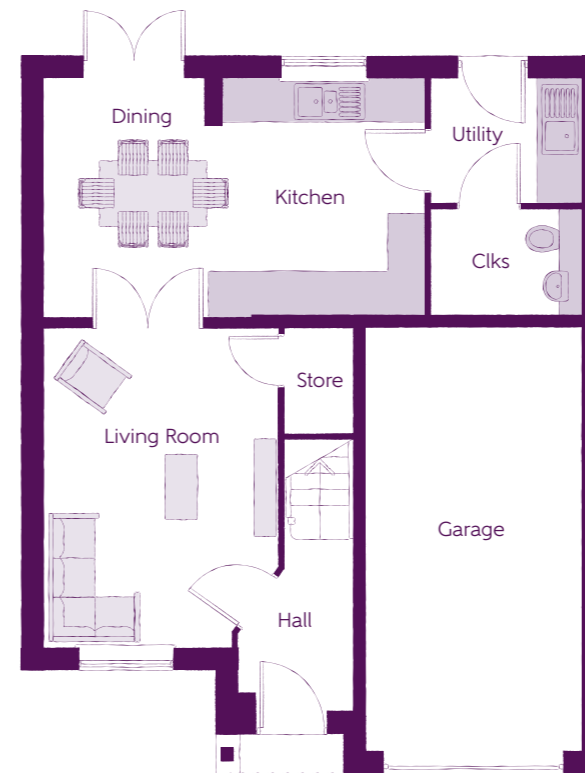
features from a range including solar panels, air source heat pumps, renewable sources of energy, and thicker insulated roofs, your new home will be equipped to stand the test of time.

If you'd like to be among the first to own a Future Home, or for more information about the scheme, please call 0191 283 5872 or visit www.ashberryhomes.co.uk/future-homes



First Floor

Bedroom 1	3.11m x 4.39m	10'2" x 14'5"
Bedroom 1 En Suite	1.66m x 2.52m	5'5" x 8'3"
Bedroom 2	3.31m x 4.24m	10'10" x 13'11"
Bedroom 3	3.13m x 2.47m	10'3" x 8'1"
Bedroom 4	2.17m x 3.57m	7'1" x 11'9"
Bathroom	2.08m x 2.47m	6'10" x 8'1"



Ground Floor

Kitchen/Dining	5.27m x 3.22m	17'4" x 10'7"
Living Room	3.31m x 4.46m	10'10" x 14'8"
Utility	2.19m x 1.68m	7'2" x 5'6"
Cloakroom	2.19m x 1.41m	7'2" x 4'8"
Garage	3.02m x 5.96m	9'11" x 19'7"

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

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to sales advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to sales advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. ME/CB/500/S00/D/01/B_FUTURE HOME 03535-09/11/22

Specification

	TYPE	PRODUCT
ELECTRICS	Broadband	Ultrafast Fibre Connectivity Openreach
	Communications - Data	Cat 6 Network Point to Living Room, Bedroom 1 & Bedroom 4/Study
	Communications - Satellite	Dual Connection Satellite Points to Living Room
	Communications - TV	TV Point to Living Room, & Bedroom 1
	Communications - Voice	Telephone Point to Living Room
	Consumer Unit	Wylex Consumer Unit
	Home Working	Dedicated Power, USB & Data points
	Lighting	Pendant Fitting to Habitable Rooms
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)
	Lighting - Kitchen	White Recessed Spot Lights
	Safety - Fire	Optical Smoke and Heat Detectors LD2 D2 DET
	Shaver / Toothbrush Point	Bathroom ONLY
	Sockets & Switches	Electrium CASA White Fittings
	USB Locations	Kitchen, Living Room, Bedroom 1 & Bedroom 4/Study ONLY
	EXTERNALS & MISCELLANEOUS	Drives
EV Charging Terminal		Pod Point Solo
Footpath & Patio		Grey PCC Flags 450x450x32's
Garages		Light & Power Point to Integral Garage
Glazing		Double Glazed Windows
Landscaping - Front		Medalion Turf & Landscape Planting^
Landscaping - Rear		Rotovated Topsoil^
Maintenance		External Tap
Photovoltaic Solar Array		4.02kW In-Roof Solar Array to rear elevation, with Hot Water Cylinder Divert
WWHR		Waste Water Heat Recovery linked to Ensuite Shower
FINISHES	Architrave	White Gloss 69x18 MDF Grooved & Chamfered
	Balusters	White Gloss Stop Chamfered Balusters
	Ceilings	Crown White Matt Emulsion
	Entrance Doors	GRP Insulated Door
	Floors	Concrete Ground Floor / Chipboard First Floor
	Handrail	White Gloss Heavy Duty Handrail
	Internal Doors	Oak Vertical Panel Internal Doors
	Ironmongery	Chrome SR100 Door Furniture
	Loft Hatch	Loft Hatch - Hinged Drop Down
	Newel Caps	White Gloss Flat Top Newel Caps
	Newel Posts	White Gloss Stop Chamfered Newels
	Skirting	White Gloss 120x14 MDF Grooved & Chamfered
	Stairs	Timber Stair - White Gloss MDF Strings
	Walls	Crown White Matt Emulsion
	Window Cills	White Gloss MDF

	TYPE	PRODUCT	
KITCHEN	Appliance Dishwasher	Zanussi Dishwasher ZDLN1511	
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	
	Appliances Extractor	Cooker Hood Extractor LFC316X	
	Appliances Fridge Freezer	Zanussi 70/30 Fridge Freezer ZNLN18FS1	
	Appliances Hob	Zanussi Frameless Induction Hob 600mm - Black ZITN643K	
	Appliances Microwave	Zanussi Microwave ZVENM6X1	
	Appliances Oven	Zanussi Single Oven ZOB35471XK	
	Carcass	Premium Grade 18mm thk Colour Matched Carcass	
	Frontals	Ashberry Band C options^^	
	Kitchen Sink	Leisure Glendale Bowl & Half SS Sink & Aqua Mono Tap (inc Sink Liner)	
	Units	Unit Framing	
	Utility Sink	Leisure Glendale Single Bowl SS Sink & Aqua Mono Tap (inc Sink Liner)	
	Worktops	40mm Square Edge Worktops with upstand	
	MECHANICAL	Heating	Stelrad Compact Steel Panel Radiators with Grilles to First Floor, Under Floor Heating to Ground Floor
		Hot Water	External Monobloc Air Source Heat Pump, and Hot Water Cylinder with Emersion Heater
		Towel Warmers	Flat Chrome to Bathroom Only
Ventilation		De-Centralised Mechanical Extract Ventilation (dMEV), and Window Trickle Ventilators	
WET ROOMS	Bathroom - Basin	Roca DEBBA 520 Semi-Recessed basin	
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	
	Bathroom - Brassware	Bristan SAIL Chrome Bath & Basin Mixer Taps	
	Bathroom - Tiling	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim	
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate	
	Cloaks - Basin	Roca DEBBA 520 Semi-Recessed basin	
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	
	Cloaks - Tiling	Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim	
	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate	
	En-Suite - Basin	Roca DEBBA 550 WHB with Semi Pedestal	
En-Suite - Brassware	Bristan HOURGLASS Chrome Basin Mixer Tap		
En-Suite - Shower	Mira MINIMAL EV Thermostatic Shower		
En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure		
En-Suite - Tiling	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim†		
En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate		

- ** at build stage
- † full height to shower enclosure
- †† housetype dependent
- ††† inc soft close mechanism seat on 4 and 5 beds ONLY
- ‡ plot dependent
- ‡‡ plot specific, refer to site layout
- ^ refer to site landscape layout
- ^^ soft close mechanism to doors and drawers

The images shown are from previous Ashberry developments and are shown for illustrative purposes only.

MAKING THE MOST OF YOUR FUTURE HOME

Solar panels

- What are the benefits of solar panels?

Solar (or photovoltaic) panels provide your home with free, green electricity, which is generated by the panels whenever the sun shines. Although bright sunlight provides the greatest amount of electricity generation, solar panels work whenever there is daylight – even on cloudy days.

- What are the benefits of a system which diverts power to a hot water cylinder?

Solar panels only provide you with free electricity during daylight hours, often when the homeowners are at work or school. Storing your excess, freely generated electricity in the hot water cylinder is a very efficient way of providing heating and hot water to your home, allowing you to use less grid electricity during the times it's often most expensive.

- Does any of the power go back to the grid or is it all stored?

Your home will still have a connection to the grid in case your electricity needs outweigh the capacity of the solar array.

- What maintenance is required for this system?

Solar PV panels are essentially maintenance free, as they are cleaned by rainwater.

- Will I still have electricity bills with this system?

Although the inclusion of solar PV should reduce your bill, it is not likely to cancel it out altogether. Realistically, the PV will only supply a portion of your electricity demand.

Waste water heat recovery

- What are the benefits of waste water heat recovery?

The waste water heat recovery (WWHR) system connects directly to the en-suite shower, ensuring the heat pump achieves the correct temperature without using any additional power.

- Is there any maintenance for WWHR?

No, the WWHR doesn't require any maintenance.

Air source heat pumps

- What is an air source heat pump?

The air source heat pump (ASHP) provides both hot water and heating (like a conventional gas boiler) to your property. It sits quietly in the back garden and extracts heat energy from the ambient air (even when it's as low as -20°C). The air is then transferred to the hot water cylinder, providing heating via radiators and hot water from the taps.

- What is the benefit of an ASHP over gas?

By installing a heat pump, your Ashberry home will run off 100% electricity (rather than gas), provided by both your solar PV array, and the National Grid. As the grid moves further away from fossil fuels towards sustainable electricity generation, your new home becomes carbon neutral.

- What maintenance is required for this system?

As with traditional gas boilers, a service every 12 months should be carried out to ensure your equipment is performing as it should be. This work should be undertaken by a trained installer or Joule engineer.

Underfloor heating

- At what temperature does the underfloor heating operate?

The underfloor heating is designed to run at 40°C. This provides a floor surface temperature of approximately 25°C (depending on floor covering).

- Can the temperature be changed?

It is possible to adjust the temperature, however underfloor heating systems work in a very different way to conventional radiators. The time it takes to warm up and cool down are greatly increased, so it is not recommended to switch the heating on and off regularly; it's much more efficient to turn the heating on low, and let it run for longer.

Energy Performance Certificate

- What will the EPC rating of this property be?

The Predicted Energy Assessment (PEA)** rating for Plot 594 is A (the highest score possible).



4 Bedroom Homes



The Myrtle
Plots 593* & 594*

3 Bedroom Homes



The Clematis
Plots 581* & 582*

Key to plan - bcp Bin collection point VP Visitor parking PV - Solar photovoltaics

The siteplan 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. For details of individual properties and availability, please refer to our sales advisor.

*Homes built to an increased specification, Ask a sales advisor for more details

** Predicted Energy Assessment is the design stage equivalent of an Energy Performance Certificate (EPC). The EPC cannot be created until after the home is constructed and physically tested.



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