

CHURCH VIEW

CALLERTON

Plot 582 - The Clematis
3-bedroom semi-detached home



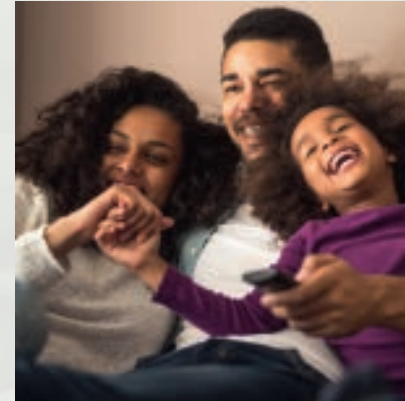
Ashberry
Homes

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.

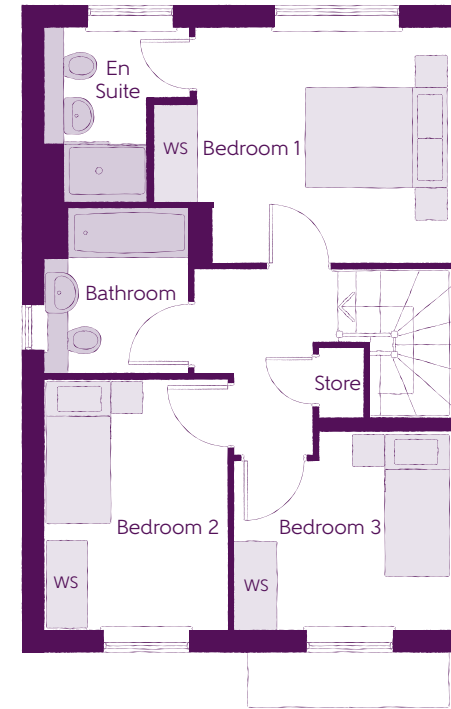


Offering a glimpse into the future of buying new, these Ashberry homes are equipped to provide world-leading levels of low-carbon heating, achieving the highest possible score for energy efficiency and environmental impact.

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

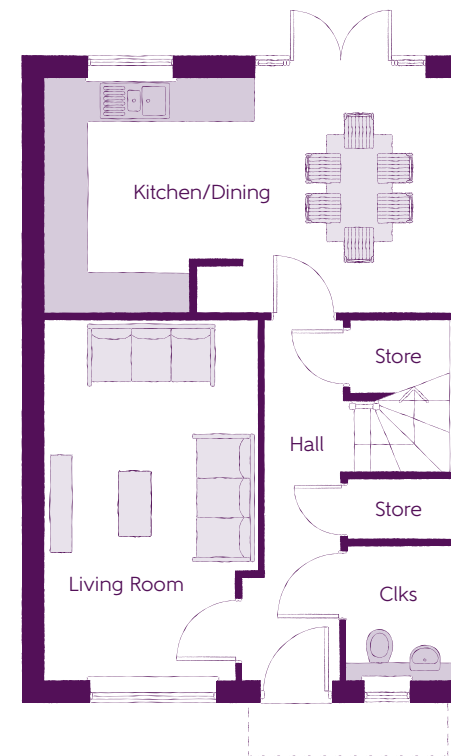
features from a range including solar panels, air source heat pumps, renewable sources of energy, and thicker insulated roofs, your new home will be equipped to stand the test of time.

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	4.11m x 3.29m	13'6" x 10'10"
Bedroom 1 En Suite	2.06m x 2.49m	6'9" x 8'2"
Bedroom 2	2.43m x 3.48m	8'0" x 11'5"
Bedroom 3	3.11m x 2.59m	10'2" x 8'6"
Bathroom	2.01m x 2.19m	6'7" x 7'2"



Ground Floor

Kitchen/Dining	5.60m x 3.26m	18'4" x 10'8"
Living Room	2.93m x 4.95m	9'7" x 16'3"
Cloakroom	1.47m x 1.92m	4'10" x 6'3"

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. CS/CB/500/S00/D/01/B_FUTURE HOME 03535-091/11/22

Specification

	TYPE	PRODUCT
ELECTRICS	Broadband	Ultrafast Fibre Connectivity Openreach
	Communications - Data	Cat 6 Network Point to Living Room, Dining & Bedroom 1
	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 ONLY
	EXTERNALS & MISCELLANEOUS	Drives
EV Charging Terminal		Pod Point Solo
Footpath & Patio		Grey PCC Flags 450x450x32's
Garages		Light & Power Point to incurtilage Garages‡‡‡
Glazing		Triple Glazed Windows
Landscaping - Front		Medalion Turf & Landscape Planting^
Landscaping - Rear		Rotovated Topsoil^
Maintenance		External Tap
Photovoltaic Solar Array		3.68kW In-Roof Solar Array to rear elevation, with Battery Storage
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	White Pre Finished Ladder 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 94x14 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	Removeable Unit (inc Feed & Waste)**
	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 Oven	Zanussi Single Oven ZOB343X
	Carcass	Premium Grade 18mm thk Colour Matched Carcass
	Frontals	Ashberry Band B options^^
	Kitchen Sink	Leisure Aria Bowl & Half SS Sink & Aqua Mono Tap (inc Sink Liner)
	Units	Frontal Matching Table Ends
Worktops	40mm Square Edge Worktops with upstand	
MECHANICAL	Heating	Stelrad Compact Steel Panel Radiators with Grilles
	Hot Water	Exhaust Air Heat Pump
	Ventilation	Centralised Mechanical Extract Ventilation (MEV)
WET ROOMS	Bathroom - Basin	Roca DEBBA 520 Semi-Recessed basin
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White 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 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim
	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal
	En-Suite - Brassware	Bristan FRENZY 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 2) to Wet Walls with Flat Edged White 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 battery storage?

Solar panels only provide you with free electricity during daylight hours, often when homeowners are at work or school. Installing a battery means you can charge up during the day and use your green electricity at night.

- 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 type of battery storage is on the plots?

Plot 582 features 5kW of Lithium Ferro Phosphate (LFP) battery storage, which has a built-in battery management system (SSLB1 battery).

- What maintenance is required for this system?

Solar PV panels are essentially maintenance free, as they are cleaned by rainwater. The battery can be expected to remain serviceable for more than 10 years.

- Will I still have electricity bills with this system?

Although the inclusion of solar PV and batteries should significantly reduce your bill, it is not likely to cancel it out altogether. Realistically, the PV and battery 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.

Exhaust air heat pumps

- What is an exhaust air heat pump?

The exhaust air heat pump (EAHP) provides both hot water and heating, in addition to ventilation (such as quiet, constantly running extractor fans in the kitchen, bathrooms, and cloakrooms). The heat is then transferred to provide underfloor heating downstairs, and for hot water from the taps.

- What is the benefit of an EAHP 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 and 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.

Triple glazing

- What are the advantages of triple glazing over double glazing?

Triple glazing provides both thermal benefits and acoustic benefits, so you can expect your windows to be 50% better at keeping your home both warmer and quieter.

Energy Performance Certificate

- What will the EPC rating of this property be?

The Predicted Energy Assessment (PEA)** rating for Plot 582 is A (the highest score possible).



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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