



Eastview Manor

AREA GUIDE

Ashberry
Homes

Main Street, Newmains ML2 9BG Telephone: 01698 477 477 ashberryhomes.co.uk

Perfect for families and first-time buyers

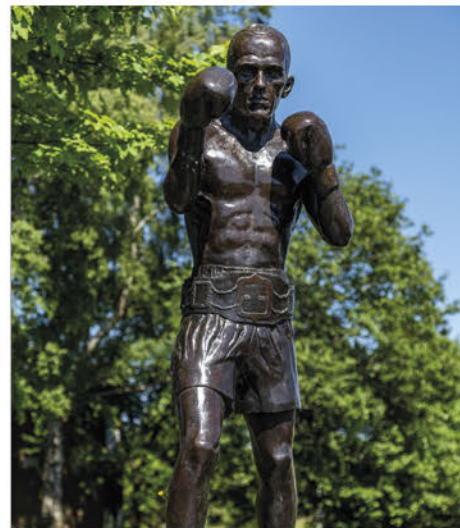
This lovely development of beautiful new homes in Newmains, North Lanarkshire, features an array of 3 and 4-bedroom properties, which are perfect for families and first-time buyers. The development benefits from an appealing village setting but is within easy reach of nearby cities and towns, including Glasgow and Edinburgh.

The development is just a six-minute drive away from Wishaw train station. From here, passengers can get into Edinburgh city centre in under two hours, with Glasgow station just a 40-minute journey away.

Newmains has several local bus stops taking commuters to the cities and beyond. The closest one to the development, Gospel Hall bus stop is a seven-minute bike ride away.

Residents are a short three-minute drive away from the A73. This major road allows travellers to go further afield across the rest of the UK. The development is also just a 10-minute drive from junction 6 of the M8.

Nearby residents will find a wealth of local amenities. The village has a couple of supermarkets for everyday essentials. Newmains also has several independent shops, making for an entertaining day out. For shopping further afield, neighbouring town Wishaw has plenty of retail favourites, including homeware chains and convenience stores.



“We had a really good experience with Ashberry and we would definitely recommend them to a friend.

Charlotte and Michael
Ashberry Homes at Pirton Fields

Caledonian Retail Park, a long established shopping centre containing 144,500 square feet of popular retail stores is just a nine-minute drive away.

Just six-minutes away by car is the award-winning Terrace Café, a popular spot with locals, it won Retailer of the Year in 2019. Dine here for traditional Scottish cuisine, as well as hearty café staples. Based in Glasgow, The Gannet is a Michelin-starred eatery offering an unforgettable dining experience and is a 35-minute drive away.

The charming village of Newmains is nestled between a cluster of attractions, making it a great place for families and first-time buyers looking for a varied lifestyle. Newmains has a rural village feel, with a rich cultural history based around 19th century mining, yet has easy access to bigger towns and cities – Glasgow is under a half-hour drive away.

Strathclyde Country Park is just an 18-minute walk away and lies within the valley of the River Clyde, one of the most popular family attractions in Scotland's central belt. This countryside oasis has fun outdoor adventure playgrounds, bicycle hire, a water sports centre and a café.

South Calder Water, known locally as “The Cawder”, is a short eight-minute drive away and is a favourite area for fishing. Visitors can also enjoy the beautiful views along the three-mile walking route.

RSPB Baron's Haugh is a much loved nature reserve on the edge of Motherwell. Only a 16-minute drive away, this tranquil natural space has a peaceful woodland walkway and plenty of wildlife for enthusiasts to see, including ducks and swans.

East Kilbride Golf Club is under half an hour's drive away and has an entertaining 18-hole course. As one of Scotland's most advanced courses, it remains a popular destination for golfers.







For those with families, Eastview Manor offers a range of options nearby. Newmains Primary School is a 12-minute walk away from the development. St Brigid's Primary School is under five minutes away by car. For older pupils, Coltness High School, offering fantastic facilities in all curricular areas, is a five-minute drive away.







3 Bedroom Homes

-  **The Canmore**
Plots 216, 217, 218, 219, 237, 238, 239, 242, 243 & 244
-  **The Hillside**
Plots 206, 207, 212, 213, 222 & 223
-  **The Ardeer**
Plots 208, 209, 210, 211, 226, 227, 234, 235, 248 & 249
-  **The Kendal**
Plots 215, 240 & 241
-  **The Fairhaven**
Plots 203 & 252
-  **The Langland**
Plots 204, 205, 214 & 250

4 Bedroom Homes

-  **The Parkstone**
Plots 201, 230, 251 & 256
-  **The Ashridge**
Plots 200, 224, 228, 233 & 246
-  **The Thorndon**
Plots 221, 229, 236 & 255
-  **The Woburn**
Plot 220
-  **The Addington**
Plots 231 & 253
-  **The Worthing**
Plots 202 & 232
-  **The Arcot**
Plots 225, 245 & 247
-  **The Ainsdale**
Plot 254

Key to plan

- s/s Sub-station
- p/s Pumping station
- v Visitor parking

Please note:
Play Area equipment is subject to change.

The site plan 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. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



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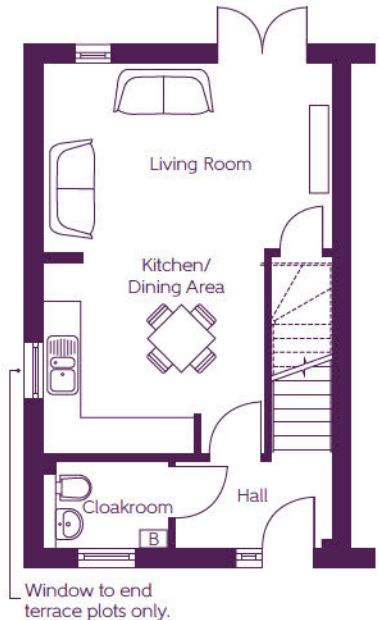
The Canmore

3 BEDROOM HOME



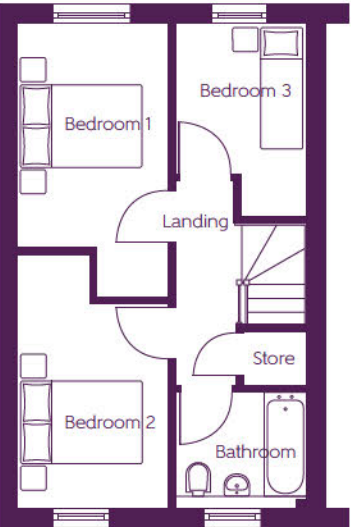
The Canmore

3 BEDROOM HOME



Ground Floor

Kitchen/Dining Area	3.61m x 3.12m	11'10" x 10'3"
Living Room	4.65m x 3.01m	15'3" x 10'0"



First Floor

Bedroom 1	4.46m x 2.47m (max) (max)	14'8" x 8'1" (max) (max)
Bedroom 2	4.16m x 2.47m (max) (max)	13'8" x 8'1" (max) (max)
Bedroom 3	3.15m x 2.13m (max) (max)	10'4" x 7'0" (max) (max)

B - Boiler ---- - Reduced head height

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

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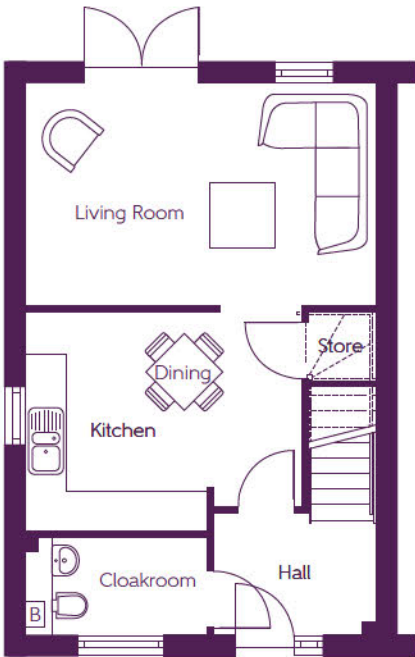


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The Hillside
3 BEDROOM HOME

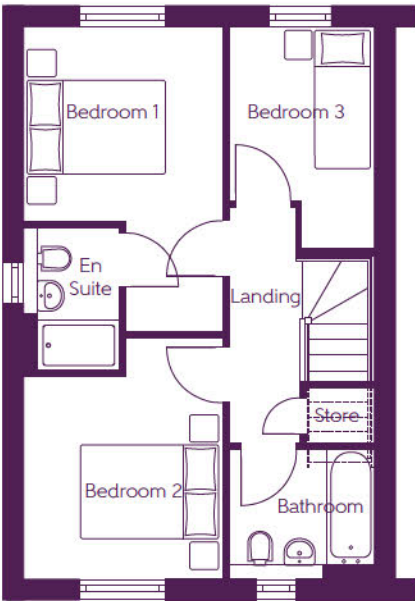


The Hillside
3 BEDROOM HOME



Ground Floor

Kitchen/Dining Area	4.06m x 3.20m	13'4" x 10'6"
Living Room	5.15m x 3.27m	16'11" x 10'9"



First Floor

Bedroom 1	4.51m x 2.92m (max) (max)	14'10" x 9'7" (max) (max)
Bedroom 2	3.52m x 2.92m (max) (max)	11'7" x 9'7" (max) (max)
Bedroom 3	3.28m x 2.13m (max) (max)	10'9" x 7'0" (max) (max)

B - Boiler - - - - - Reduced head height

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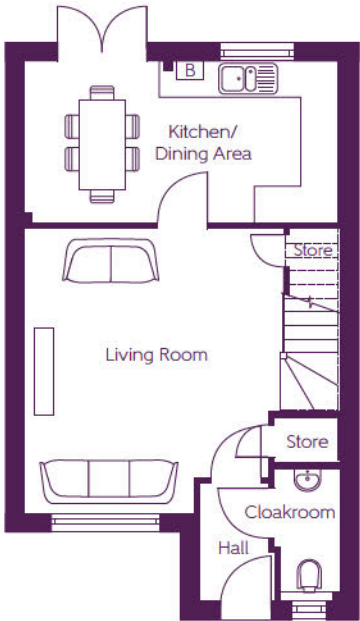


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The Ardeer
3 BEDROOM HOME

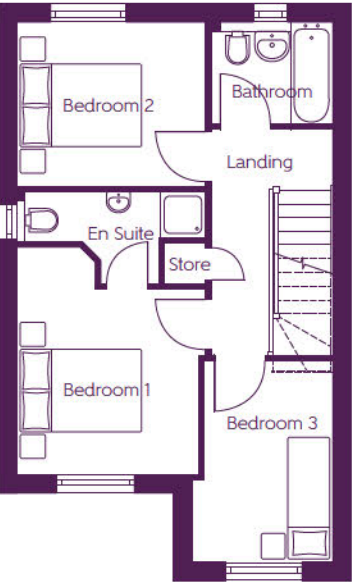


The Ardeer
3 BEDROOM HOME



Ground Floor

Kitchen/Dining Area	5.23m x 2.69m	17'2" x 8'10"
Living Room	4.74m (max) x 4.33m (max)	15'7" (max) x 14'2" (max)



First Floor

Bedroom 1	3.80m (max) x 3.15m (max)	12'5" (max) x 10'4" (max)
Bedroom 2	3.15m x 2.73m	10'4" x 9'0"
Bedroom 3	3.36m (max) x 2.35m (max)	11'0" (max) x 7'9" (max)

WS - Optional fitted wardrobe space B - Boiler - - - - - Reduced head height

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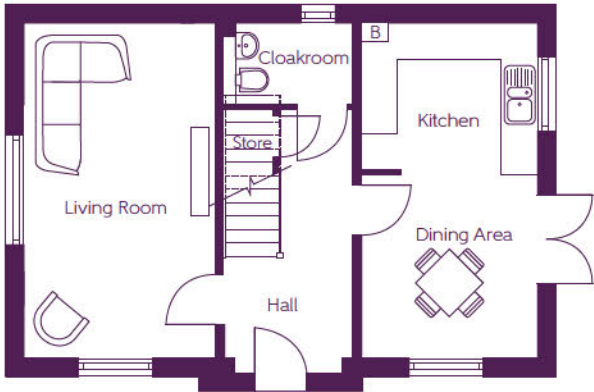


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The Kendal
3 BEDROOM HOME

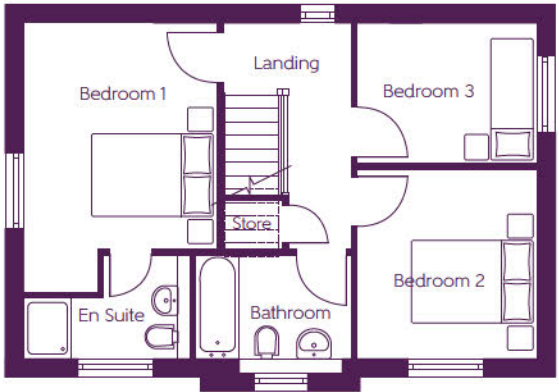


The Kendal
3 BEDROOM HOME



Ground Floor

Living Room	5.59m x 3.20m	18'4" x 10'6"
Dining Area	3.06m x 2.95m	10'0" x 9'8"
Kitchen	2.95m x 2.43m	9'8" x 8'0"



First Floor

Bedroom 1	4.50m x 3.23m (max)	14'9" x 10'7" (max)
Bedroom 2	3.15m x 3.00m	10'4" x 9'10"
Bedroom 3	3.00m x 2.35m	9'10" x 7'8"

WS - Optional fitted wardrobe space B - Boiler ---- - Reduced head height

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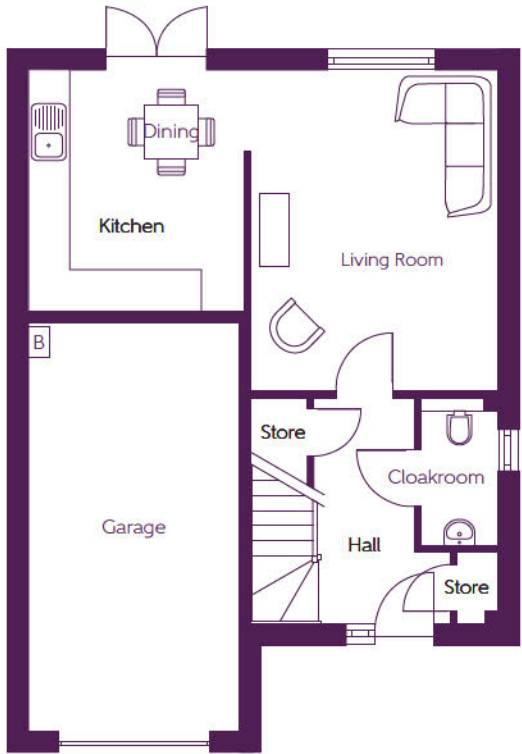
The Fairhaven

3 BEDROOM HOME

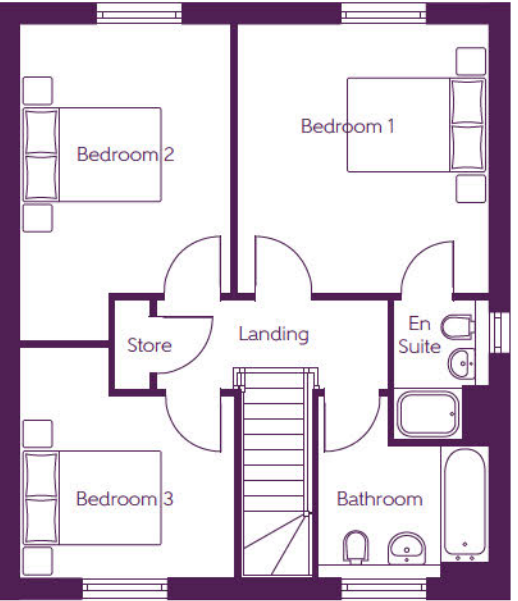


The Fairhaven

3 BEDROOM HOME



Ground Floor		
Kitchen/Dining Area	3.54m x 3.15m	11'7" x 10'4"
Living Room	4.70m x 3.63m	15'5" x 11'11"



First Floor		
Bedroom 1	3.96m x 3.69m	13'0" x 12'1"
Bedroom 2	3.10m x 4.66m (max) (max)	10'2" x 15'3" (max) (max)
Bedroom 3	3.16m x 3.38m (max) (max)	10'4" x 11'1" (max) (max)

B - Boiler ---- - Reduced head height

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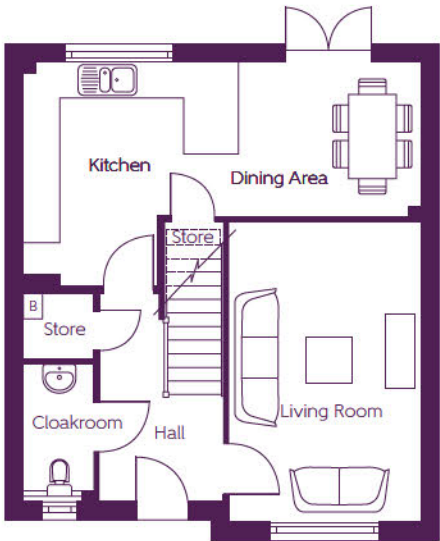
The Langland

3 BEDROOM HOME



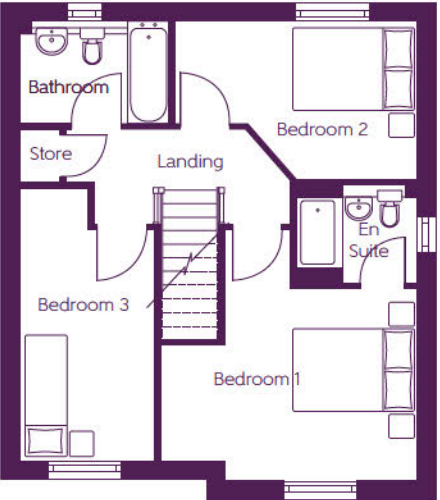
The Langland

3 BEDROOM HOME



Ground Floor

Kitchen	3.73m x 3.59m (max)	12'3" x 11'9" (max)
Dining Area	3.05m x 2.56m	10'0" x 8'5"
Living Room	3.20m x 5.00m	10'6" x 16'5"



First Floor

Bedroom 1	4.28m x 4.19m (max)	14'0" x 13'9" (max)
Bedroom 2	4.05m x 2.63m (max)	13'3" x 8'8" (max)
Bedroom 3	4.55m x 2.26m	14'11" x 7'5"

B - Boiler --- - Reduced head height

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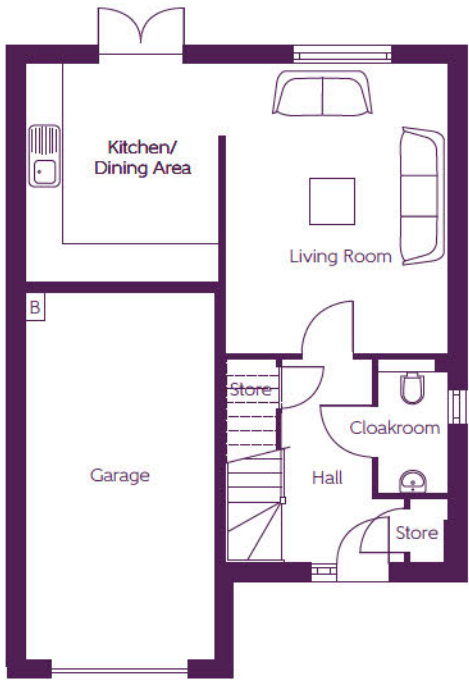
The Parkstone

4 BEDROOM HOME

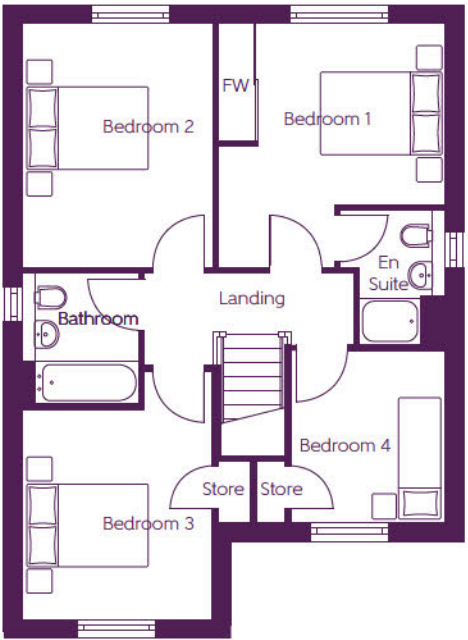


The Parkstone

4 BEDROOM HOME



Ground Floor		
Kitchen/Dining Area	3.54m x 3.15m	11'7" x 10'4"
Living Room	4.70m x 3.63m	15'5" x 11'1"



First Floor		
Bedroom 1	3.96m x 3.69m (max) (max)	13'0" x 12'1" (max) (max)
Bedroom 2	3.96m x 3.10m	13'0" x 10'2"
Bedroom 3	4.05m x 3.09m (max) (max)	13'4" x 10'2" (max) (max)
Bedroom 4	2.81m x 2.50m	9'3" x 8'2"

WS - Optional fitted wardrobe space W - Fitted wardrobe B - Boiler

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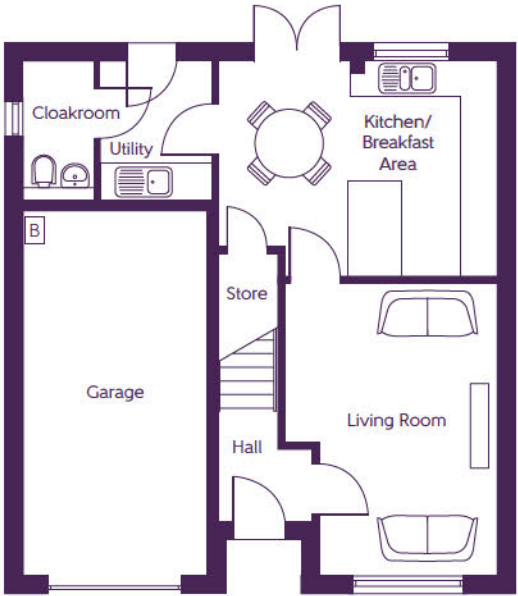
The Ashridge

4 BEDROOM HOME



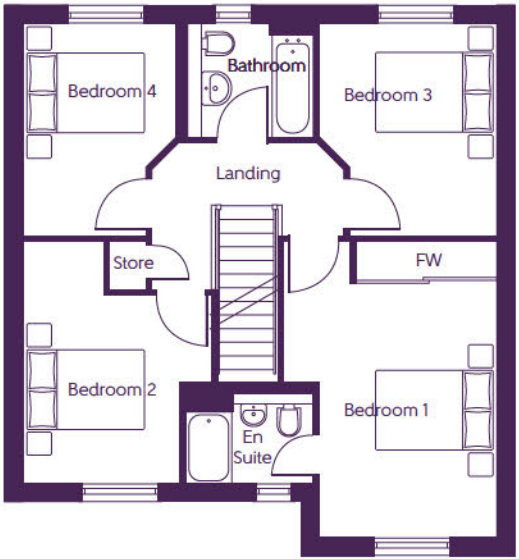
The Ashridge

4 BEDROOM HOME



Ground Floor

Kitchen/Dining/ Family Area	4.67m x 3.60m (max) (max)	15'4" x 11'10" (max) (max)
Living Room	4.86m x 3.60m (max) (max)	15'11" x 11'10" (max) (max)



First Floor

Bedroom 1	4.25m x 2.97m	13'11" x 9'9"
Bedroom 2	4.05m x 2.64m (max)	13'3" x 8'8" (max)
Bedroom 3	3.54m x 2.94m (max) (max)	11'7" x 9'8" (max) (max)
Bedroom 4	3.54m x 2.56m (max) (max)	11'7" x 8'5" (max) (max)

W - Fitted wardrobe B - Boiler

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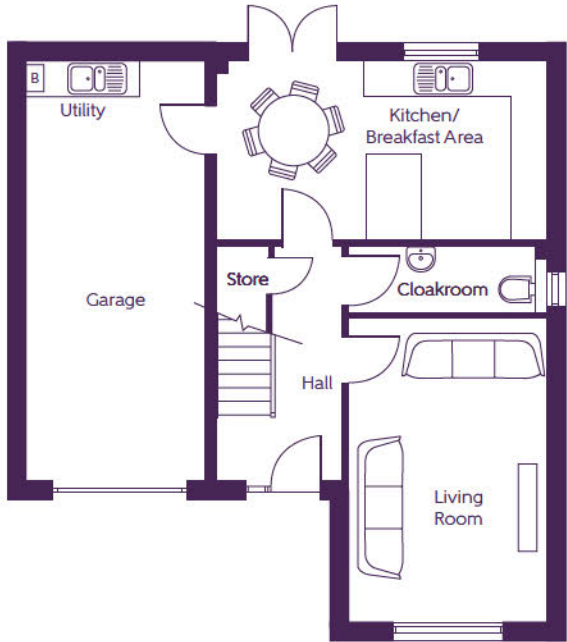
The Thorndon

4 BEDROOM HOME



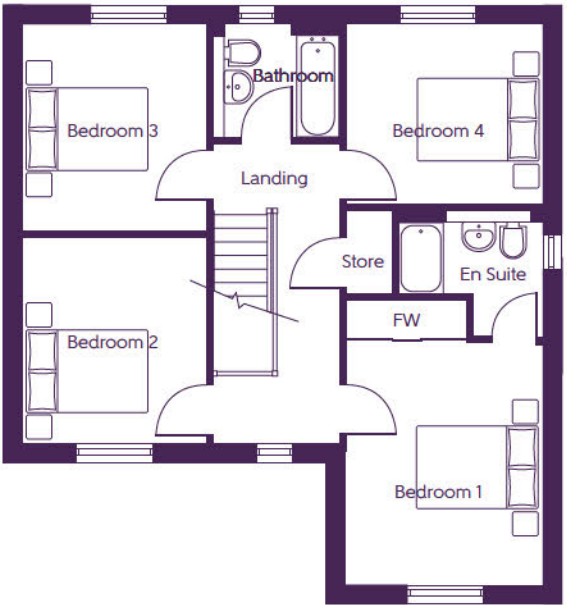
The Thorndon

4 BEDROOM HOME



Ground Floor

Kitchen/ Breakfast Area	5.52m x 3.00m	18'1" x 9'10"
Living Room	5.06m x 3.30m	16'7" x 10'10"



First Floor

Bedroom 1	4.05m x 3.30m (max)	13'4" x 10'10" (max)
Bedroom 2	3.45m x 3.08m	11'4" x 10'1"
Bedroom 3	3.46m x 3.08m	11'4" x 10'1"
Bedroom 4	3.30m x 3.02m	10'10" x 9'11"

W - Fitted wardrobe B - Boiler

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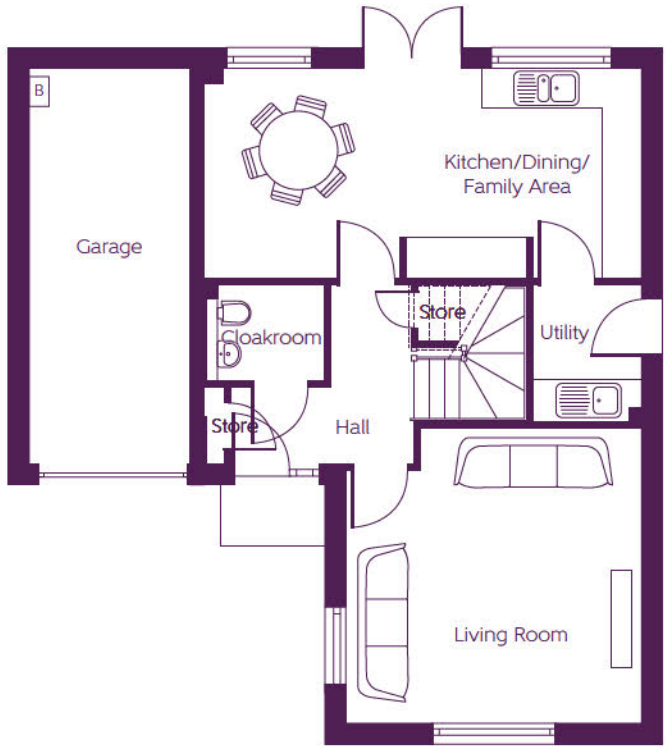


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The Woburn
4 BEDROOM HOME

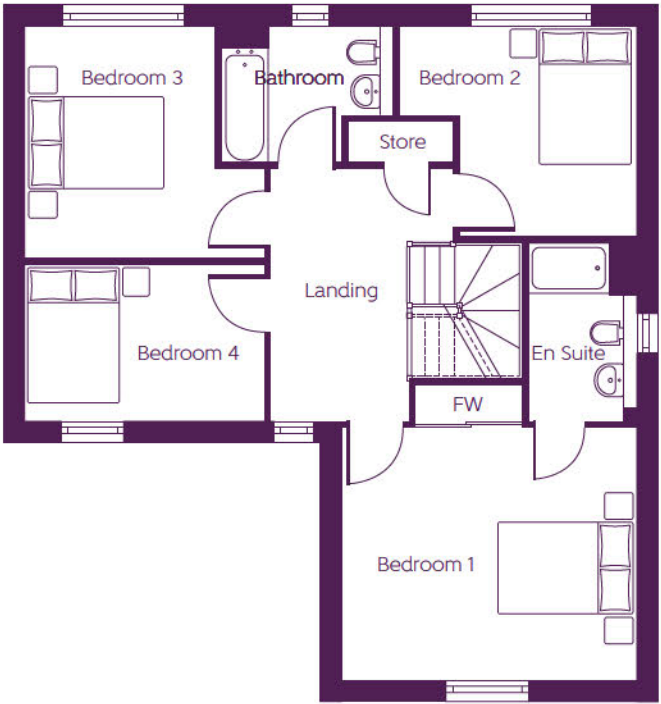


The Woburn
4 BEDROOM HOME



Ground Floor

Kitchen/Dining/ Family Area	6.58m x 3.15m	21'7" x 10'4"
Living Room	4.44m (max) x 4.42m (max)	14'7" (max) x 14'6" (max)



First Floor

Bedroom 1	4.44m (min) x 3.79m (min)	14'7" (min) x 12'5" (min)
Bedroom 2	3.56m (max) x 3.16m (max)	11'8" (max) x 10'5" (max)
Bedroom 3	3.60m (min) x 3.49m (max)	11'10" (min) x 11'5" (max)
Bedroom 4	3.60m x 2.36m	11'9" x 7'9"

B - Boiler FW - Fitted wardrobe --- - Reduced head height

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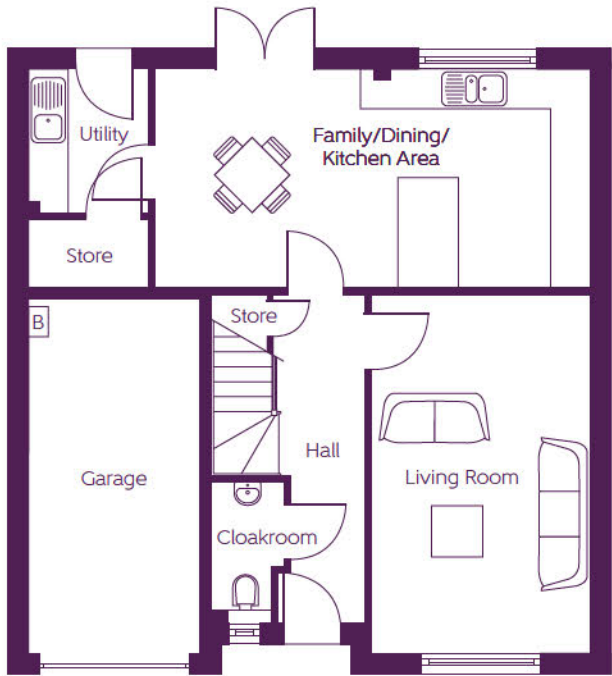
The Addington

4 BEDROOM HOME



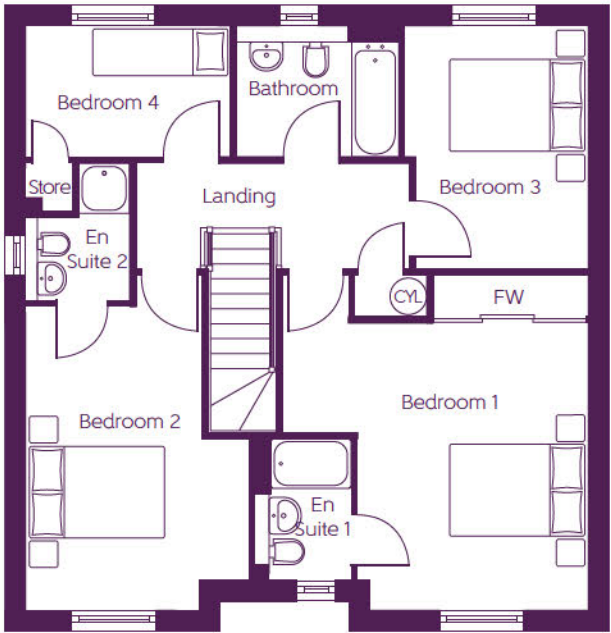
The Addington

4 BEDROOM HOME



Ground Floor

Family/Dining/ Kitchen Area	6.35m x 3.27m	21'6" x 10'9"
Living Room	5.38m x 3.29m	17'8" x 10'9"



First Floor

Bedroom 1	4.59m x 4.32m (max)	15'1" x 14'2" (max)
Bedroom 2	5.04m x 3.35m (max)	16'6" x 11'0" (max) (max)
Bedroom 3	3.65m x 2.75m (max)	12'0" x 9'0" (max) (max)
Bedroom 4	3.07m x 1.96m	10'1" x 6'5"

B - Boiler FW - Fitted wardrobe CYL - Hot water cylinder

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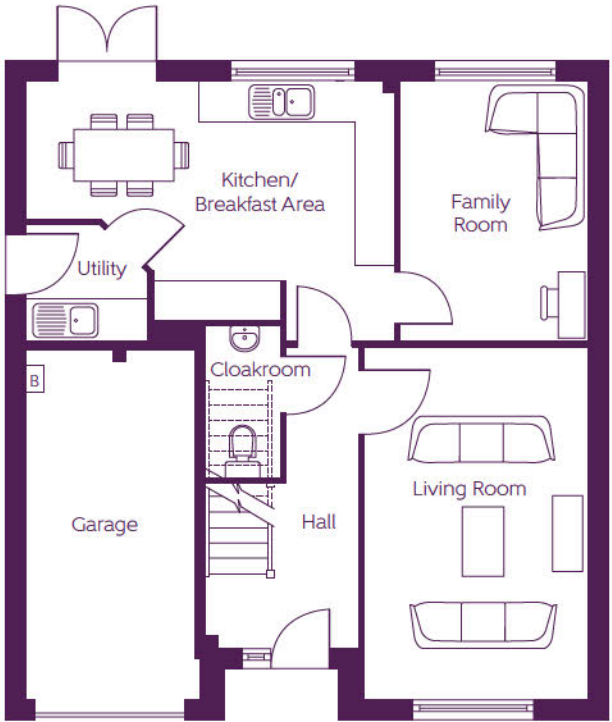


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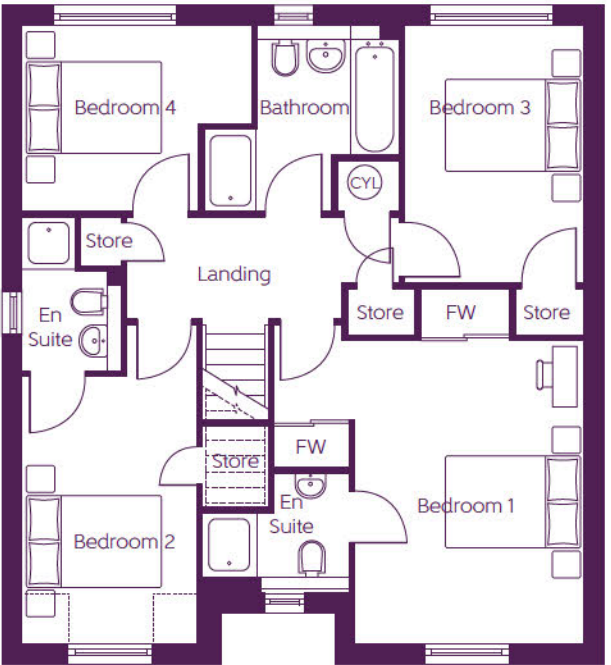
The Worthing
4 BEDROOM HOME



The Worthing
4 BEDROOM HOME



Ground Floor		
Kitchen/ Breakfast Area	5.46m x 3.82m (max) (max)	17'11" x 12'7" (max) (max)
Family Room	2.76m x 3.82m	9'1" x 12'7"
Living Room	3.21m x 5.20m	10'7" x 17'1"



First Floor		
Bedroom 1	3.38m x 4.47m (min)	11'1" x 14'8" (min)
Bedroom 2	2.56m x 3.95m (max) (min)	8'5" x 12'11" (max) (min)
Bedroom 3	2.66m x 3.81m	8'9" x 12'6"
Bedroom 4	3.40m x 2.74m (max) (max)	11'2" x 9'0" (max) (max)

B - Boiler FW - Fitted wardrobe CYL - Hot water cylinder --- - Reduced head height

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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.

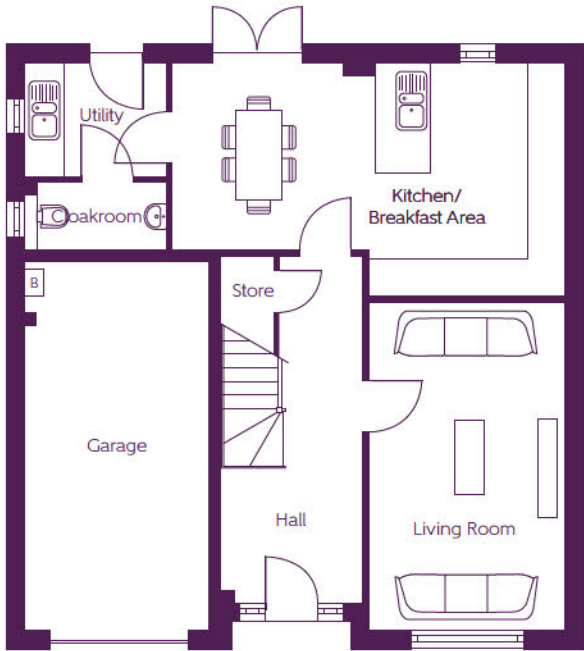


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The Arcot
4 BEDROOM HOME

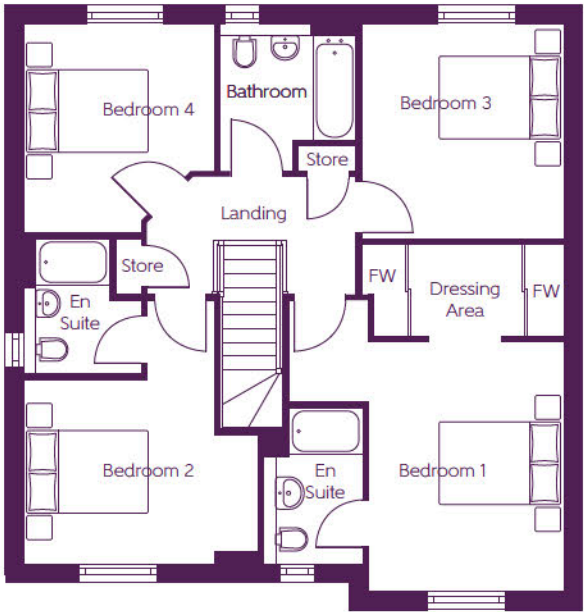


The Arcot
4 BEDROOM HOME



Ground Floor

Kitchen/ Breakfast Area	6.41m x 3.80m (max)	21'0" x 12'6" (max)
Living Room	5.34m x 3.19m	17'6" x 10'6"



First Floor

Bedroom 1	4.49m x 4.06m (max)	14'9" x 13'4" (max)
Bedroom 2	3.81m x 3.00m (min) (min)	12'6" x 9'10" (min) (min)
Bedroom 3	3.50m x 3.30m	11'6" x 10'10"
Bedroom 4	3.41m x 3.10m (max) (max)	11'2" x 10'2" (max) (max)

B - Boiler FW - Fitted wardrobe

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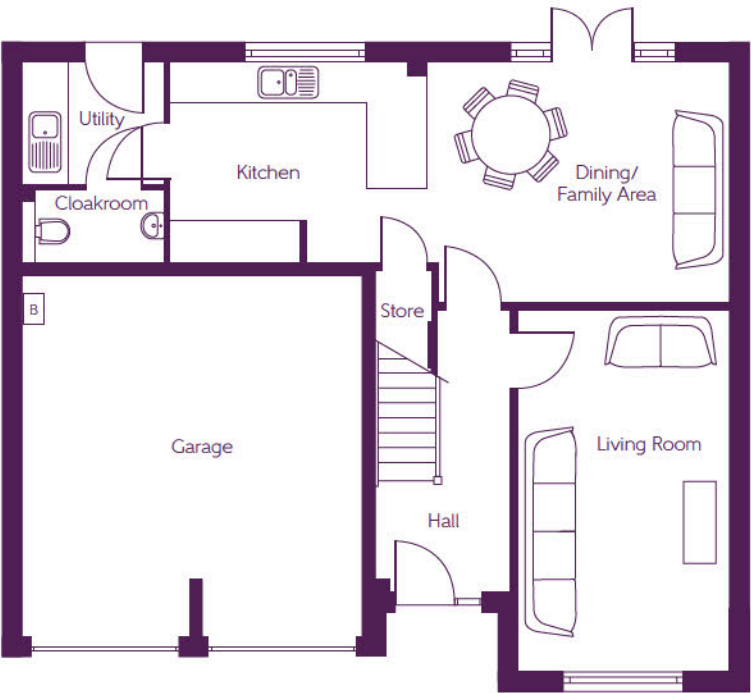
The Ainsdale

4 BEDROOM HOME



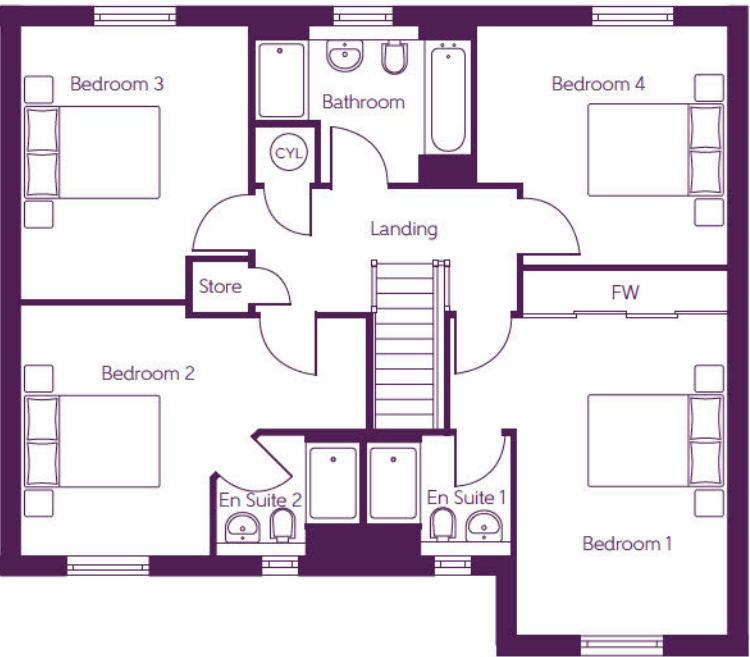
The Ainsdale

4 BEDROOM HOME



Ground Floor

Kitchen	4.02m	x 3.00m	13'2" x 9'10"
Dining/ Family Area	4.39m (max)	x 3.60m (max)	14'5" x 11'10" (max) (max)
Living Room	5.42m	x 3.17m	17'9" x 10'5"



First Floor

Bedroom 1	4.77m (max)	x 4.16m (min)	15'8" x 13'8" (max) (min)
Bedroom 2	5.19m (max)	x 3.75m (max)	17'0" x 12'4" (max) (max)
Bedroom 3	4.10m (max)	x 3.42m (max)	13'5" x 11'3" (max) (max)
Bedroom 4	3.75m (max)	x 3.58m (max)	12'4" x 11'9" (max) (max)

B - Boiler FW - Fitted wardrobe CYL - Hot water cylinder

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

Add your own Personal Touch with our optional selection of finishes and fittings.

From upgrading our standard fittings to adding additional items, you can make your new home as individual as you are.

Choose from our range of Personal Touch options:

Kitchens

- Integrated washer/dryer
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine
- Upgrade to composite worktops
- Double oven
- Induction hob

Flooring

- Choose from carpets, vinyl, laminate, tiles or Amtico

Tiling

- Full and half height tiling
- Comprehensive upgrade options

Plumbing

- Heated towel rail

Security

- Intruder alarms
- Security lights

Electrical

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- BT and TV points

Miscellaneous

- Wardrobes

Choice of designer fitted kitchen*

Built in appliances including oven, hob & chimney hood*

Built-in dishwasher and fridge/freezer*

White sanitaryware throughout

Choice of ceramic bathroom wall tiles (subject to build programme)

Chrome mixer taps

Mixer shower (en-suite only)*

Satin chrome door handles throughout*

White internal doors

TV aerial socket in lounge

Thermostatically controlled radiators

BT socket in lounge

Mains linked smoke detectors

Gas central heating throughout

Built-in wardrobes to master bedroom*

Outside tap included

Window locks to all windows (except fire escape windows)

5 lever BS tested mortice lock front door with glazing

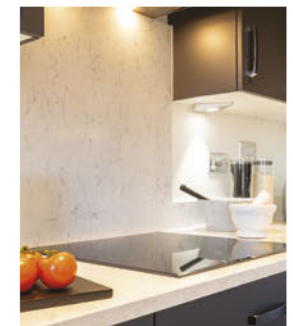
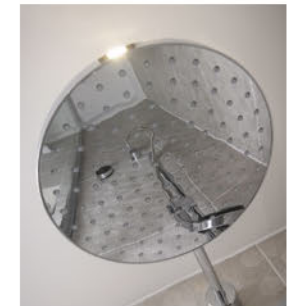
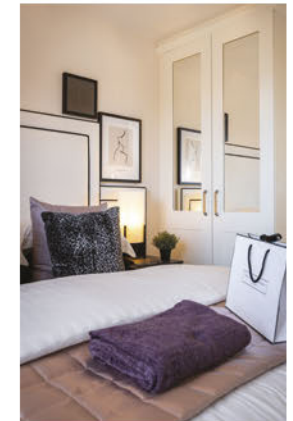
Low maintenance UPVC fascias, soffits and barge boards

High performance double glazed UPVC windows

Photo Voltaic (solar) panels to roof*

10 year **NHBC** warranty

* Please refer to Sales Advisor for details.



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.

Photographs are used for illustrative purposes only and depict typical interiors from previous Bellway developments.

10 year **NHBC** warranty

Eastview Manor

Main Street,
Newmains
ML2 9BG



Map not to scale.