



SELLING AGENTS:



For further details please contact our:  
Gosforth Office, 95 High Street, Gosforth, Newcastle upon Tyne, NE3 4AA

T: 0191 213 0033  
E: [gosforth@sandersonyoung.co.uk](mailto:gosforth@sandersonyoung.co.uk)

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A BESPOKE DEVELOPMENT OF 10 STYLISH TERRACE HOUSES & 7 APARTMENTS

HALL GREEN  
*Meadows*



## INTRODUCTION

Situated only 8 miles south east of Newcastle and 5 miles north west of Sunderland, via both the A19 and Tyne Tunnel, the location of West Boldon will appeal to a variety of purchasers, looking for ease of access to either city or coastline but enjoying an extremely picturesque village setting.

Set in a mature conservation area on the corner of Addison Road and Hylton Lane on the outskirts of West Boldon, Hall Green Meadows has open countryside right on the doorstep but with the added advantage of both Boldon Golf Club and Boldon Tennis Club close by. An excellent range of facilities is also to be found in the village including local shopping, schools, restaurants, and traditional public houses. An extremely popular location and one that we believe will prove very desirable to a variety of purchasers.





## DEVELOPMENT

Hall Green Meadows offers a mix of contemporary three bedroom terrace houses and two and three bedroom apartments, built to blend seamlessly with the tranquil surroundings of the desirable village of West Boldon.

Designed by IDP partnership, an award winning regional architect, the properties are constructed in a heritage style in brick under slate roofs, with quality features including art stone heads and sills, entrance canopies, and double glazed 'look a like' sash windows. Natural stone boundary walls will surround the frontage of the development to further enhance the Conservation Area location.

Internal fittings include stylish Symphony kitchens, with a full range of integrated appliances and oak block worktops, as well as contemporary bathroom suites. Gas central heating complements the accommodation, together with a 10 year Premier home warranty.

Ten terrace houses will be constructed to the front of the development, providing accommodation over two floors. To the ground floor is a kitchen and open plan living/dining area with double doors to the rear garden, eight with a southerly aspect. There are three first floor bedrooms, the master with en-suite facilities, as well as a family bathroom/wc. There is private car parking within a rear courtyard. Six apartments are available, set at ground and first floor levels, which offer two double bedrooms, the master enjoying an en-suite shower room. The living/dining area opens through to a fully integrated kitchen.

There are three, two bedroom, ground floor apartments, all benefiting from a front lawned garden area with stone walled boundary and pathway leading to a private entrance. The three first floor apartments can be accessed from the rear of the development, via a communal secure entrance with stair access to the first floor. Finally, a three bedroom maisonette apartment is also available, with private entrance to the ground floor. At this level, there is the master double bedroom with en-suite facilities, as well as a useful utility room. Stairs lead to the principal living accommodation to the first floor, with fully fitted kitchen and open plan living and dining area. There are two further double bedrooms, sharing a bathroom/wc.

Each apartment also benefits from an allocated space in the courtyard parking area.





FIRST FLOOR APARTMENTS

FIRST FLOOR PLOT 17

KEY:

-  Common Managed Areas
-  Common Managed Internal Areas
-  Title Boundary
-  Title Boundary (Plot 17 First Floor Oversail)



## SPECIFICATION

### STYLISH KITCHENS

- Quality kitchen units and doors from a choice of Gloss White, Gloss Ivory or Gloss Latte. Range includes plinths, cornices and tri-lights.
- Post formed oak block effect worktops and upstands (Earthstone optional extra).
- Integrated appliances including gas hob, Zanussi cooker hood, Electrolux fridge/freezer, single oven, washing machine and dishwasher. Dishwashers are excluded from plots 9, 10, 11, 12, 13 & 14.
- Soft close drawers and doors.

### BATHROOMS AND EN-SUITES

- Ideal Standard sanitary ware and chrome fittings.
- Bathrooms with shower bath, curved glazed bath shower screen, bath tap/ shower mixer, basin and WC. All wastes enclosed in casings.
- En-suites with electric showers, tray, shower enclosure, basin and WC.
- Dependent on construction stage, early reservations will have a choice of tiling to bathrooms and en-suite. Full height tiling to baths and showers and splashbacks to basins.
- Houses have a ground floor cloakroom with WC and basin.

### INTERIOR AND EXTERIOR FINISHES

- White contemporary internal doors.
- Treated hardwood part glazed external doors, draft proofed.
- Treated wood 'look alike' sash double glazed windows.

- Natural slate roofs, faux chimneys, art stone heads, sills and watertabling details, entrance canopies, natural stone boundary walls all to enhance the West Boldon Conservation Area location.

### SERVICES

- Worcester Greenstar Combi condensing combination boilers to provide high efficiency gas central heating and hot water.
- Front and rear external lights.
- Burglar alarm.
- BT/broadband cabling.
- TV and satellite cabling to all properties. Communal satellite dish serving the block of six apartments.
- Doorbell installation to ground floor dwellings and intercom to first floor apartments.

### SECURITY, COMFORT AND EXTERNAL FEATURES

- Premier Guarantee 10 year home warranty.
- Dwellings to Northumbria Police Secured by Design guidelines.
- Turfed lawns to front gardens and some tree planting. Rear gardens with paved footpaths, topsoil and seeded.
- Private communal car and bike parking to rear with private allocated spaces.
- Insulated floors, walls and roof spaces to current building regulations.
- Secure communal access to first floor apartments from inner courtyard.





## METNOR

**Metnor** is a family owned North East based group of companies which has been operating since the early 1960s. It has been involved in a number of prestigious commercial and residential developments including the Hotel du Vin site in Newcastle and the Winn Studios building in Shieldfield, Newcastle. Metnor Property Group is an established property development company who are currently actively developing residential housing sites, care homes, student accommodation and retail.

Metnor's housing development company, Sharewave, specialises in niche developments with each development being unique and bespoke to its location. The Hall Green Meadows site has been designed in conjunction with South Tyneside's Historic Buildings Officer and the local planning authority to reflect its position within the West Boldon conservation area. Metnor are working jointly with Gentoo Construction Ltd to develop the 17 units at Hall Green Meadows.

