



THORBURN'S YARD

A sympathetic development of **houses of exceptional quality**, carefully designed to provide comfortable and stylish living



Thorburn's Yard in the conservation area of the traditional fishing village of Seahouses is a sympathetic housing development of exceptional quality intended for all lovers of this magnificent, historic coastline and the Northumbrian countryside.

The properties are carefully designed to provide an environment that is comfortable yet stylish, enjoyable and convenient, for resident or visitor alike.

Northumberland's appeal for holidays and weekend breaks has grown apace in recent years and the demand for cottage and house lettings on the North Northumberland Coast has been particularly strong.

Our spacious properties offer a variety of sizes and layouts to meet all needs and all enjoy extensive sea views, north to Bamburgh and the Farne Islands or south to Beadnell.

Seahouses is within easy reach of Warkworth and Alnwick, with their exceptional castles and fascinating histories, and beyond that to the unspoiled countryside of the Cheviot Hills and the Borders.

Our development occupies the former site of the family fish smoking firm of Thorburn's – from which it also takes its name. Their business began when John Thorburn from the Scottish fishing village of Fisherrow met and



married Rachel Dawson of Seahouses during the Second World War.

The site itself had already been the home of a long-established salted herring business going back to the 19th Century. The Thorburn family continues to live in and around the village.

In our designs and use of traditional materials we have remembered this heritage and the generations of seafarers who have lived here before us but we have incorporated all the conveniences of modern living, meeting also the highest environmental and energy efficiency standards.

To bring our vision to fruition we have brought together a team combining extensive national and international property experience harnessed to the skills of a highly regarded local construction and development company. We have drawn in every respect on the best practice without ever losing sight of the demands of this special location.

KEY FEATURES

- All properties benefit from exceptional sea views
 - Spacious 3 and 4 bedroomed properties
 - Expertly designed to maximise space and views
 - Built by local craftsman to an excellent standard
 - Covered by 10 year defects warranty
 - High specification interiors
 - Energy efficient
 - Private parking
 - Ready to move into
 - Limited availability
-
-



A stunning location with an abundance of attractions...
Thorburn's Yard is situated on the
Northumberland Coast within the charming fishing
village of Seahouses, the main set off point for
the world famous Farne Islands.



Once home to saints, soldiers and famous lighthouse keepers, the Farne Islands are now a sanctuary for seabirds and home to one of Europe's largest colonies of grey seals. With dolphins and whales also making their home off-shore, the Northumberland Coast offers everything to nature enthusiasts of all ages.



Northumberland has played a fundamental role in Britain's rich history and some wonderful legacies remain to this day, many of which are within easy reach of Seahouses. Holy Island, widely accepted as the birthplace of Christianity in England is a short drive away, as are the magnificent Northumbrian castles of Bamburgh, Warkworth, Alnwick & Dunstanburgh.

The World Heritage Site of Hadrian's Wall is within easy reach as are many National Trust and English Heritage sites.

A short journey from Seahouses is the small harbour village of Beadnell. With a rich maritime history, Beadnell attracts thousands of tourists every year to the Northumberland coastline in search of thrills and excitement along the vast sandy beaches. Diving, surfing, water & jet skiing are among the popular traditional water sports, with kite surfing and buggy sailing attracting a younger crowd.

North Northumberland boasts some of the best walking country in England. Walkers enjoy stunning and contrasting terrain from the Cheviot Hills and rugged coastlines to the majesty of the Northumberland National Park and the Scottish Borders.

With over 40 golf courses, the County of Northumberland is also one of the most popular golfing destinations in the UK. Whether you prefer a fine links course or meandering through rolling parkland, Northumberland's courses have it all.

A little further away but still within one hour's drive of Seahouses are the progressive and diverse cities of Newcastle upon Tyne to the south and Edinburgh to the north, offering shopping, heritage, nightlife, architecture, art galleries and all the other urban attractions.



HOLIDAY LET ~ POTENTIAL RENTAL INCOME

Northumberland combines natural beauty with ancient history, making it a truly special retreat and a very popular destination for tourists of all kinds. The properties at Thorburn's Yard have been designed specifically to appeal to these holiday makers and provide owners with the potential for reliable annual rental income.

In order to provide the most accurate valuations on holiday let rental income potential in Seahouses, the Thorburn's Yard

team consulted Grace Darling Holidays. With over 40 years of experience, they specialise in managing a wide range of self catering cottages in Bamburgh, Seahouses and the surrounding areas from their base in the centre of Seahouses and were uniquely qualified to provide solid valuations.

The following table outlines the 'holiday let' rental values they predict for each property.

Holiday Rental Valuations

| Plot | Peak rate | Potential Year 1 income (Based on 20 bookings PA) | Potential Year 2 income (Based on 30 bookings PA) |
|---------------|-----------|--|--|
| Cheviot House | £850 PW | £14,000 PA | £19,000 PA |
| Farne House | £895 PW | £14,500 PA | £19,500 PA |
| Belford House | £995 PW | £16,000 PA | £22,000 PA |
| Craster House | £1095 PW | £19,000 PA | £23,500 PA |

These valuation figures are for illustration purposes only and may not reflect actual achieved income. They are based upon average occupancy rates of similar holiday lets in the area that are managed by Grace Darling Holidays and seasonal rate fluctuations.

SOLAR PANELS ~ POTENTIAL INCOME

The solar panels used in the development of Thorburn's Yard are high specification, mono-crystalline, black-framed and black glass, high-efficiency, performance salt mist protected, and strong framed to deal with the stronger winds expected at the coast, hot-spot protected and work in lower light conditions.

Predicted Benefits of Solar Panels (in cash terms)

| Plot | Feed in Tariff PA | Export PA | Energy Saving PA | Total | Over 20 years |
|---------------|-------------------|-----------|------------------|---------|---------------|
| Cheviot House | £472.09 | £95.56 | £159.69 | £727.34 | £19,099.04 |
| Farne House | £205.93 | £32.06 | £99.51 | £337.51 | £7,910.21 |
| Belford House | £205.93 | £32.06 | £99.51 | £337.51 | £7,910.21 |
| Craster House | £356.23 | £55.47 | £172.14 | £583.84 | £16,093.30 |

Assumptions

- Energy price is 14.4p kWh
- 50% of energy is used in the home
- Inflation is at 3.58%
- Energy Inflation is at 10%

Feed in facts

- Feed in Tariff is Tax Free
- Feed in Tariff is RPI (Retail Price Index) linked
- Contract is 20 years
- Feed in Tariff is Transferrable

These figures were provided by the Solar supplier to the development 'Home Solar Saver Co LLP. They are an estimate only and are based on the number of modules to be fitted to each property and the predicted increases in retail price index. The figures are subject to change as a result of future changes to the elements that make up 'Assumptions' in this illustration.

THORBURN'S YARD ~ BELFORD HOUSE

Three Bedroomed House

£279,000

Belford House provides stylish and spacious accommodation over three floors. This impressive property benefits from Juliet balconies and plenty of storage space. The accommodation briefly comprises:

- Large open-plan living/dining area
- Juliet balconies
- Dressing room
- Family bathroom
- Generous en-suite master bedroom
- Two further double bedrooms
- Considerable storage capacity



Internal Features & Finishes

Windows: UPVC "grained" effect double glazed units

Roof lights: Velux double glazed panels.

External doors: Composite security doors with "grained" finish and security deadbolts.

Floor finishes: Combination of hard wood, carpet and ceramic tile. Natural stone fireplace and chimney breast with oak lintel and enclosed log burning stove.

Kitchens & Utility Rooms

Bespoke, modern kitchen design incorporating granite worktops, double-oven, microwave and ceramic hob, with

glass splash-back, glass chimney extractor and a range of integrated appliances including; washing machine, dishwasher, fridge/freezer and wine cooler.

Bathrooms & Shower Rooms

High specification Lecico bath and sanitary ware with chrome taps. Grohe Euphoria showers with riser and diverter. Manhattan Wet Wall showers with fusion rectangular shower base. Heated towel rails.



Heating & Electrical Systems

Electric powered "wet" Heatrae Sadia Electromax heating system with wall mounted radiators. LED downlighters in kitchens and bathrooms. Low-energy lighting in other areas. Prewired for satellite TV and telephone landline. Double 13 amp electrical sockets throughout.

External Areas

Slate and tile roofs. Stone, brick and render external wall



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finishes featuring Seahouses "pink" sandstone cut, dressed and laid by local craftsmen. Block-paved parking areas. Communal refuse bin stores. Low maintenance landscaping.

Warranty

BLP 10 year defects warranty.

Potential Annual Rental Yield

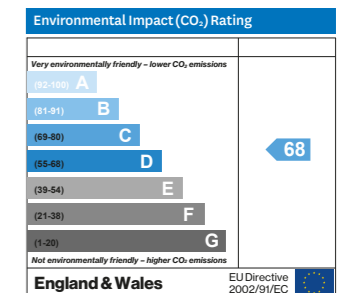
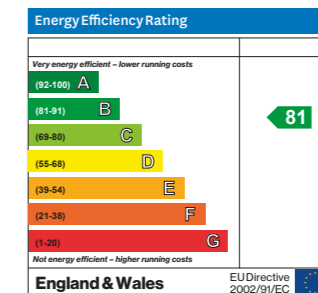
£16,000 (Year 1), £22,000 (Year 2).

PREDICTED ENERGY ASSESSMENT

| | | |
|-------------------------|---------------------|-------------------|
| Unit 5 | Dwelling type: | Mid-terrace house |
| Former Thorburns Yard | Date of assessment: | 13 June 2012 |
| South Street, Seahouses | Produced by: | William Morris |
| Northumberland | Total floor area: | 110 m² |
| NE68 7RB | | |

This is a Predicted Energy Assessment for a property which is not yet complete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, an Energy Performance Certificate is required providing information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2009 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

THORBURN'S YARD ~ CHEVIOT HOUSE

Three Bedroomed House

£239,000

Cheviot House provides stylish accommodation over two floors. This well proportioned property benefits from double glazing, private parking and is suitable for many purposes and would make an excellent holiday let investment. The accommodation briefly comprises:

- Large open-plan living/dining area
- Two reception rooms
- Fitted kitchen
- Family bathroom & downstairs w/c
- Three bedrooms (master with en-suite)
- Rear courtyard
- Private parking
- Sea view



Internal Features & Finishes

Windows: UPVC "grained" effect double glazed units

Roof lights: Velux double glazed panels.

External doors: Composite security doors with "grained" finish and security deadbolts.

Floor finishes: Combination of hard wood, carpet and ceramic tile. Natural stone fireplace and chimney breast with oak lintel and enclosed log burning stove.

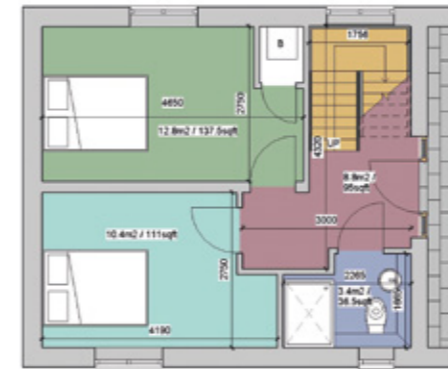
Kitchens & Utility Rooms

Bespoke, modern kitchen design incorporating granite worktops, double-oven, microwave and ceramic hob, with

glass splash-back, glass chimney extractor and a range of integrated appliances including; washing machine, dishwasher, fridge/freezer and wine cooler.

Bathrooms & Shower Rooms

High specification Lecico bath and sanitary ware with chrome taps. Grohe Euphoria showers with riser and diverter. Manhattan Wet Wall showers with fusion rectangular shower base. Heated towel rails.



GROUND FLOOR PLAN

- Bedroom 1
- Bedroom 2
- Bathroom
- Lobby



FIRST FLOOR PLAN

- Master Bedroom
- Hall
- W.C.
- En-Suite
- Open Plan Living/Kitchen

Heating & Electrical Systems

Electric powered "wet" Heatrae Sadia Electromax heating system with wall mounted radiators. LED downlighters in kitchens and bathrooms. Low-energy lighting in other areas. Prewired for satellite TV and telephone landline. Double 13 amp electrical sockets throughout.

External Areas

Slate and tile roofs. Stone, brick and render external wall finishes featuring Seahouses "pink" sandstone cut, dressed and laid by local craftsmen. Block-paved parking areas. Communal refuse bin stores. Low maintenance landscaping.

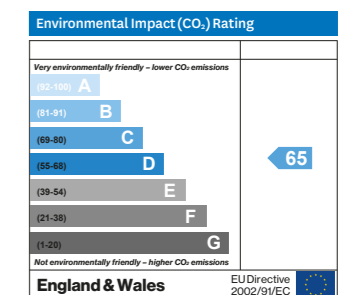
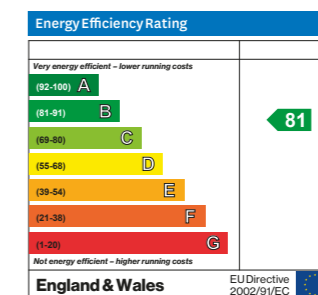


PREDICTED ENERGY ASSESSMENT

| | | |
|-------------------------|---------------------|--------------------|
| Unit 7 | Dwelling type: | End-terrace house |
| Former Thorburns Yard | Date of assessment: | 13 June 2012 |
| South Street, Seahouses | Produced by: | William Morris |
| Northumberland | Total floor area: | 154 m ² |
| NE68 7RB | | |

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THORBURN'S YARD ~ CRASTER HOUSE

Four Bedroomed House

£289,000

Craster House is one of the largest properties on the Thorburn's Yard development. This amazing property would suite large families or groups and benefits from sea views and a private garage. The accommodation briefly comprises:

- Large open-plan living/dining area
- Juliet balconies
- Study/Bedroom 4
- Dressing room
- Large family bathroom
- Generous en-suite master bedroom
- Two further double bedrooms
- Considerable storage capacity
- Private garage
- Sea views



Internal Features & Finishes

Windows: UPVC "grained" effect double glazed units
 Roof lights: Velux double glazed panels.
 External doors: Composite security doors with "grained" finish and security deadbolts.
 Floor finishes: Combination of hard wood, carpet and ceramic tile. Natural stone fireplace and chimney breast with oak lintel and enclosed log burning stove.

Kitchens & Utility Rooms

Bespoke, modern kitchen design incorporating granite worktops, double-oven, microwave and ceramic hob, with

glass splash-back, glass chimney extractor and a range of integrated appliances including; washing machine, dishwasher, fridge/freezer and wine cooler.

Bathrooms & Shower Rooms

High specification Lecico bath and sanitary ware with chrome taps. Grohe Euphoria showers with riser and diverter. Manhattan Wet Wall showers with fusion rectangular shower base. Heated towel rails.



GROUND FLOOR PLAN

- Study
- Garage
- W.C.
- Hall
- Bins
- Cupboard

FIRST FLOOR PLAN

- Bedroom 1
- Hall
- W.C.
- Cupboard
- Open Plan Living/Kitchen

SECOND FLOOR PLAN

- Bedroom 2
- Hall
- Bedroom 3
- Bathroom

Heating & Electrical Systems

Electric powered "wet" Heatrae Sadia Electromax heating system with wall mounted radiators. LED downlighters in kitchens and bathrooms. Low-energy lighting in other areas. Prewired for satellite TV and telephone landline. Double 13 amp electrical sockets throughout.

External Areas

Slate and tile roofs. Stone, brick and render external wall finishes featuring Seahouses "pink" sandstone cut, dressed and laid by local craftsmen. Block-paved parking areas. Communal refuse bin stores. Low maintenance landscaping.



Warranty

BLP 10 year defects warranty.

Potential Annual Rental Yield

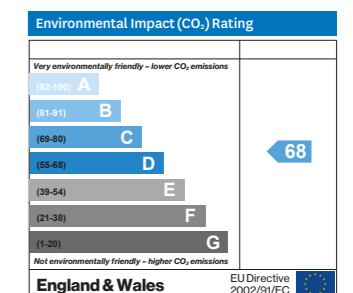
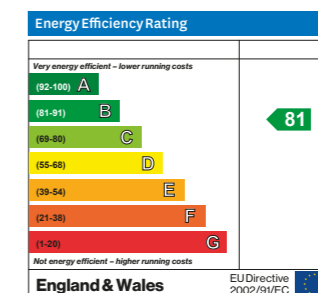
£19,000 (Year 1), £23,500 (Year 2).

PREDICTED ENERGY ASSESSMENT

| | | |
|--|---|--|
| Unit 4 Former Thorburns Yard South Street, Seahouses Northumberland NE68 7RB | Dwelling type: Date of assessment: Produced by Total floor area: | Mid-terrace house 13 June 2012 William Morris 105m ² |
|--|---|--|

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THORBURN'S YARD ~ FARNE HOUSE

Three Bedroomed House

£265,000

Farne House provides stylish and spacious accommodation over three floors. This impressive property benefits from Juliet balconies and bags of storage space. The accommodation briefly comprises:

- Large open-plan living/dining area
- Juliet balconies
- Dressing room
- Family bathroom
- Generous en-suite master bedroom
- Two further double bedrooms
- Considerable storage capacity
- Private parking
- Sea views



Internal Features & Finishes

Windows: UPVC “grained” effect double glazed units
 Roof lights: Velux double glazed panels.
 External doors: Composite security doors with “grained” finish and security deadbolts.
 Floor finishes: Combination of hard wood, carpet and ceramic tile. Natural stone fireplace and chimney breast with oak lintel and enclosed log burning stove.

Kitchens & Utility Rooms

Bespoke, modern kitchen design incorporating granite worktops, double-oven, microwave and ceramic hob, with

glass splash-back, glass chimney extractor and a range of integrated appliances including; washing machine, dishwasher, fridge/freezer and wine cooler.

Bathrooms & Shower Rooms

High specification Lecico bath and sanitary ware with chrome taps. Grohe Euphoria showers with riser and diverter. Manhattan Wet Wall showers with fusion rectangular shower base. Heated towel rails.



Heating & Electrical Systems

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External Areas

Slate and tile roofs. Stone, brick and render external wall



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Warranty

BLP 10 year defects warranty.

Potential Annual Rental Yield

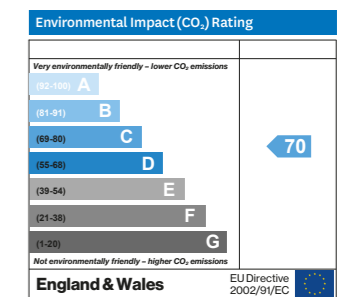
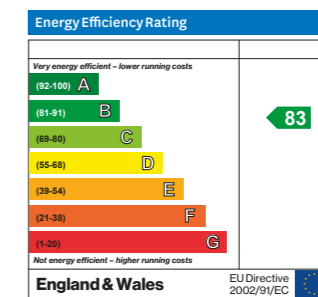
£14,500 (Year 1), £19,500 (Year 2).

PREDICTED ENERGY ASSESSMENT

| | | |
|--|---|---|
| Unit 6 Former Thorburns Yard South Street, Seahouses Northumberland NE68 7RB | Dwelling type: Date of assessment: Produced by Total floor area: | End-terrace house 13 June 2012 William Morris 157 m ² |
|--|---|---|

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For more information about **this unique development** or to arrange a viewing, please contact:

Mansons

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Sanderson Young

31-33 Bondgate Without, Alnwick, NE66 1SX. Tel: 01665 600 170. Email: gillian.greaves@sandersonyoung.co.uk

