



HEMINGWAY COURT

25 ONE AND TWO BEDROOM APARTMENTS

HEMINGWAY COURT • THORNHILL ROAD • PONTELAND



Ascent Homes

WWW.ASCENT-HOMES.CO.UK



WELCOME TO YOUR NEW HOME...

Ascent Homes is passionate about creating high-quality houses, perfect for your next home. Each development location is carefully selected in the most striking locations, from beach-front tranquillity to contemporary urban living to idyllic rural settings, all chosen to complement our unique homes which seamlessly enhance their individual surroundings.

As well as being passionate about the quality of its homes, Ascent has an experienced and dedicated team of specialists who will ensure the home buying process is as smooth and stress-free as possible.

What truly sets Ascent apart is the passion and dedication it holds for the communities in which it operates, utilising local labour and craftsmen for more than 70% of its work, ensuring all developments have a genuine positive impact upon those who live in and around them before they are even complete.



Ascent Homes



*“How often have
I lain beneath rain
on a strange roof,
thinking of home.”*

WILLIAM FAULKNER



THREE
HEMINGWAY COURT



SIMPLY STUNNING...

Hemingway Court is a contemporary collection of 25, one and two-bedroom apartments at the heart of picturesque Northumberland town, Ponteland.

Carefully designed to seamlessly fit into its idyllic surroundings, the development is perfect for those looking to get onto the property ladder or looking for a more manageable property. Located on the site of the former library which has moved to a new home in the town, Hemingway Court has something for everybody.





LESS THAN 1 MILE TO
PONTELAND GOLF CLUB



4.9 MILES (10 MINUTES) TO A1
FOR NORTH AND SOUTH
CONNECTIONS



15 MILES (30 MINUTES) DRIVE
TO WHITLEY BAY
THE NORTH EAST COAST



2 MILES (6 MINUTES)
DRIVE TO
NEWCASTLE AIRPORT

“If I ever go looking for my heart’s desire again, I won’t look any further than my own back yard. Because if it isn’t there, I never really lost it to begin with.”

L. FRANK BAUM, THE WONDERFUL WIZARD OF OZ





LOCATION, LOCATION, LOCATION...

Whilst only obtaining town status at the turn of the century, Ponteland is steeped in history. It's church was built nearly one thousand years ago and is still operational today. Another key historic feature of the town is the castle. Although destroyed in 1388, Ponteland Castle's remains have since been converted into a public house, with The Blackbird still serving food and drink and proving as popular as ever.

With a modern, vibrant town centre complemented by cobbled pavements and historic stone houses, Ponteland is a perfect synergy of history meeting modern life. In the town centre you will find modern amenities with a choice of national supermarkets, high street and independent shops. That is why many of the North East's rich and famous choose to call it home, with many Newcastle United players living in the region.

Newcastle city centre is less than 15 minutes away by car or approximately 25 by bus. From there, travellers can pick up the main East Coast railway link between Edinburgh (journey time approximately 1hr:10mins) and London (journey time approximately 3hr:45mins). For those wanting to travel further afield, Newcastle Airport is just two miles away.

FURTHER AFIELD

If you are looking for a slice of city life then you won't have far to go. One of England's most iconic and beautiful cities is right on your doorstep, Newcastle is located just two miles away. Once in the city you will find premium shopping, restaurants, culture and more pubs than you could ever need.

Not to mention the beautiful and world-renowned Quayside. Be sure to look up and admire the engineered beauty of the Tyne Bridge - and the infamous fog!

If you want to get active, the local sports facilities are excellent with gyms, golf clubs and artificial pitches nearby. For a watching brief, Newcastle United, or the 'Toon' as they are known locally, play their home games at the impressive St James' Park. A world famous footballing institution, the Magpies are one of the best supported teams in the country.

Similarly, Rugby Union club Newcastle Falcons has been a top flight club for much of its history, regularly drawing sell-out crowds to its Kingston Park stadium. Jesmond is also the home of Newcastle Cricket Club and Northumberland County Cricket club, who compete in the Minor Counties Championship. Newcastle Racecourse is one of the most popular tracks in the country, recently benefiting from investment which saw it develop an artificial flat surface whilst keeping a turf course for jumping.

For a more cultured pursuit, there are numerous theatres in Newcastle, including the impressive Theatre Royal and riverside Opera House, offering a wide variety of entertainment. For bigger acts, the Metro Radio Arena has hosted an impressive list of international stars, and the O2 Academy is a regular gig stop for touring bands.



"You feel more like home to me than any place I've ever been."

ANGELA N. BLOUNT,
ONCE UPON AN EVER AFTER





“Thank you, Mr. Rochester, for your great kindness. I am strangely glad to get back again to you: and wherever you are is my home - my only home.”

CHARLOTTE BRONTË, JANE EYRE



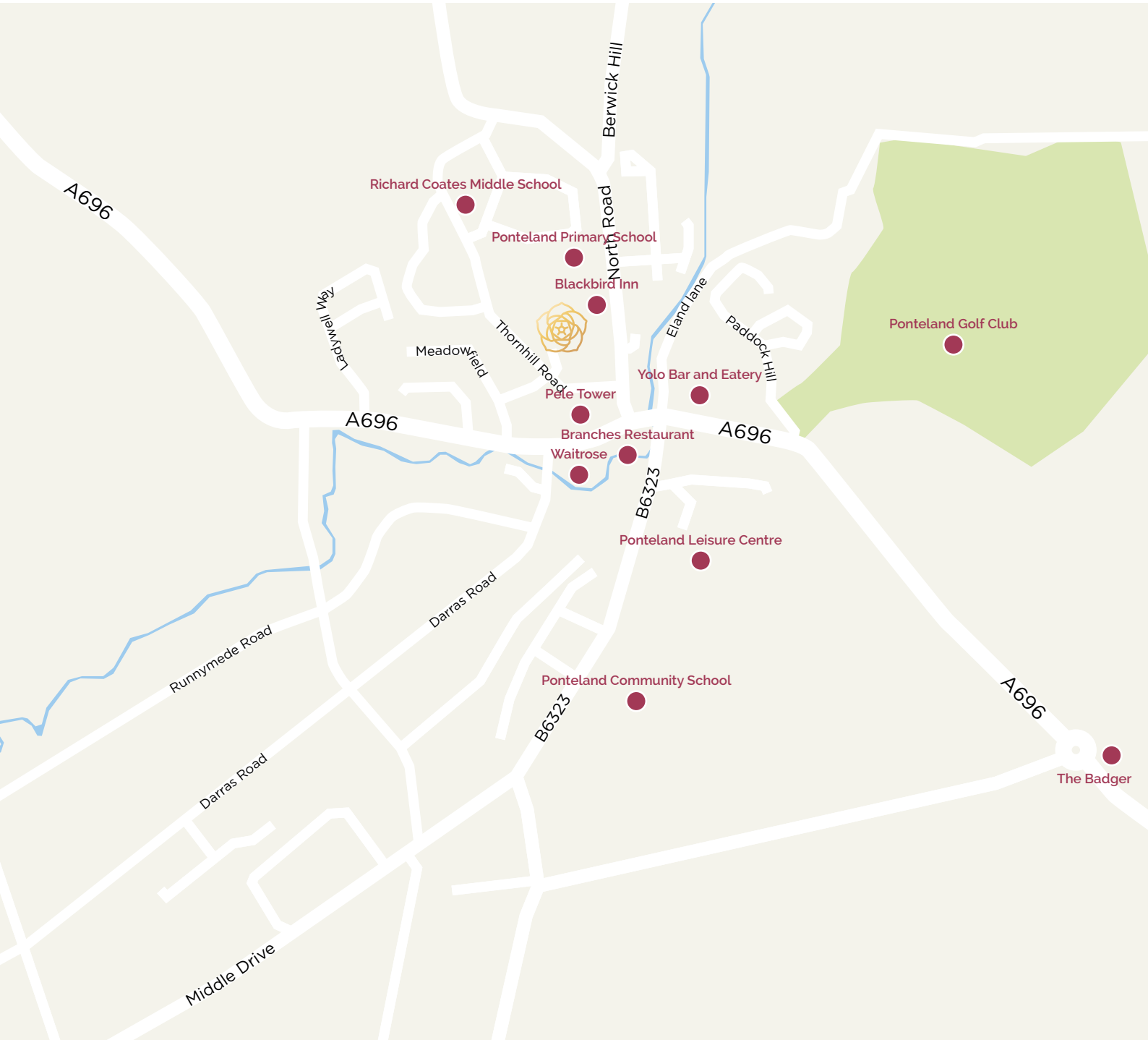
HEMINGWAY COURT

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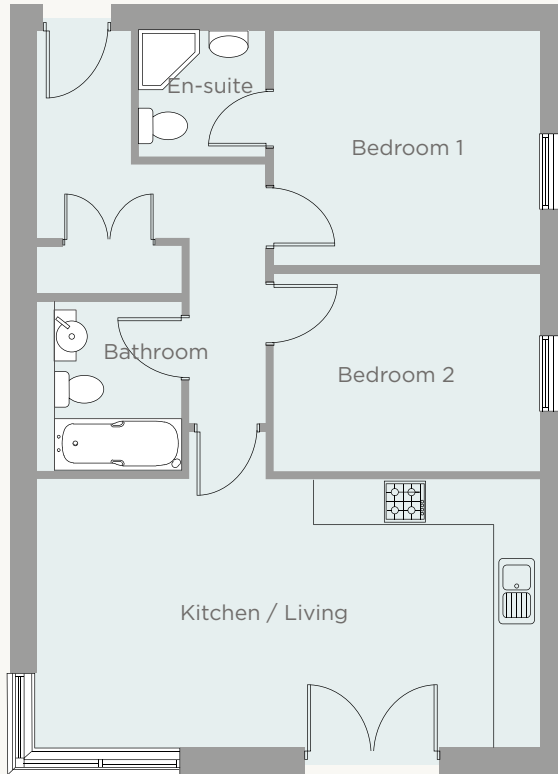


WHAT'S AROUND



THE TWAIN

2 BEDROOMS | APARTMENTS 1, 9 & 17 | 62.7 m² | 675 FT²

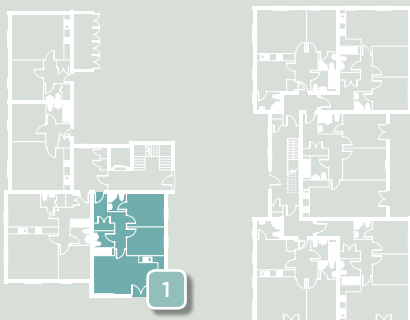


Apartment 1 has a patio and the doors open outward, apartment 9 has a Juliet balcony, apartment 17 has a window

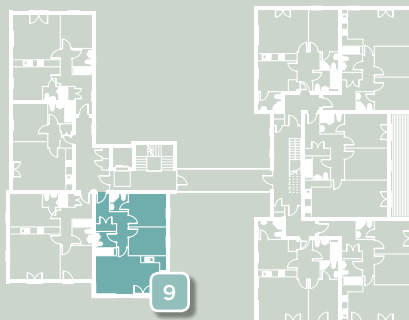
Ground	Metric (m)	Imperial
Kitchen / Living	3.54 x 6.64	11'7" x 21'9"
Bathroom	2.26 x 1.92	7'5" x 6'4"
Bedroom 1	3.10 x 3.50	10'2" x 11'6"
En-suite	1.66 x 1.70	5'5" x 5'7"
Bedroom 2	2.61 x 3.50	8'7" x 11'6"

Please note all dimensions are subject to slight modifications and all dimensions are MAXIMUM. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Ascent Homes reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. June 2018.

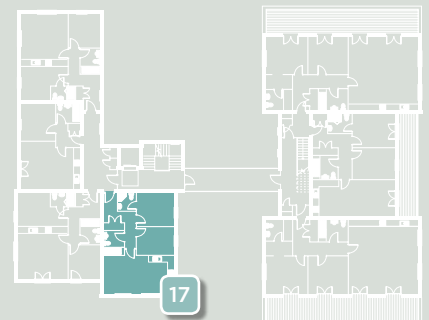
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

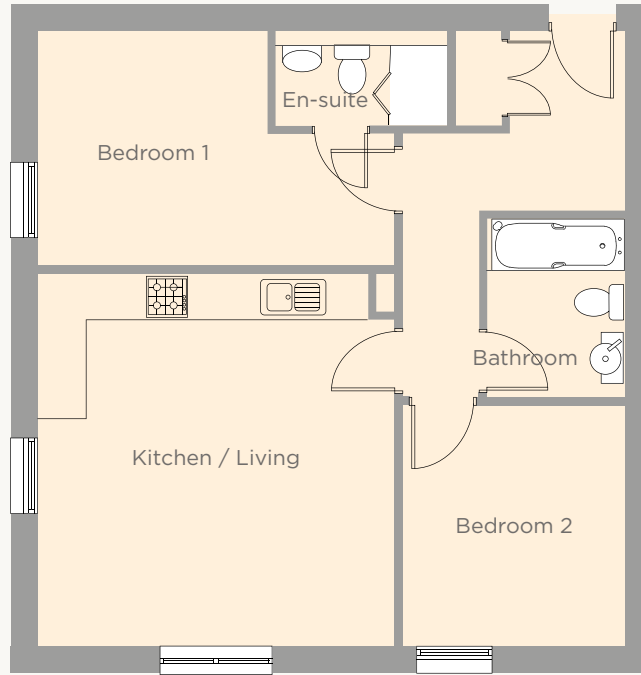


NORTH



THE FITZGERALD

2 BEDROOMS | APARTMENTS 3, 11 & 19 | 62.7 M² | 675 FT²



Apartment 3 has windows,
apartments 11 & 19 have doors and Juliet balconies

Ground	Metric (m)	Imperial
Kitchen / Living	4.91 x 4.53	16'1" x 14'11"
Bathroom	2.31 x 1.96	7'7" x 6'5"
Bedroom 1	3.10 x 4.53	10'2" x 14'11"
En-suite	1.28 x 2.49	4'3" x 8'2"
Bedroom 2	3.17 x 3.13	10'5" x 10'3"

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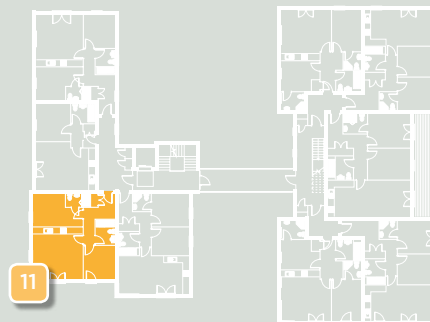
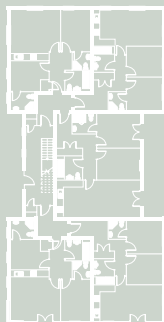
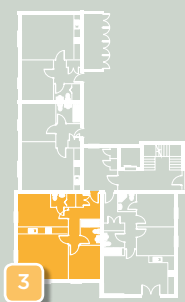
NORTH



GROUND FLOOR

FIRST FLOOR

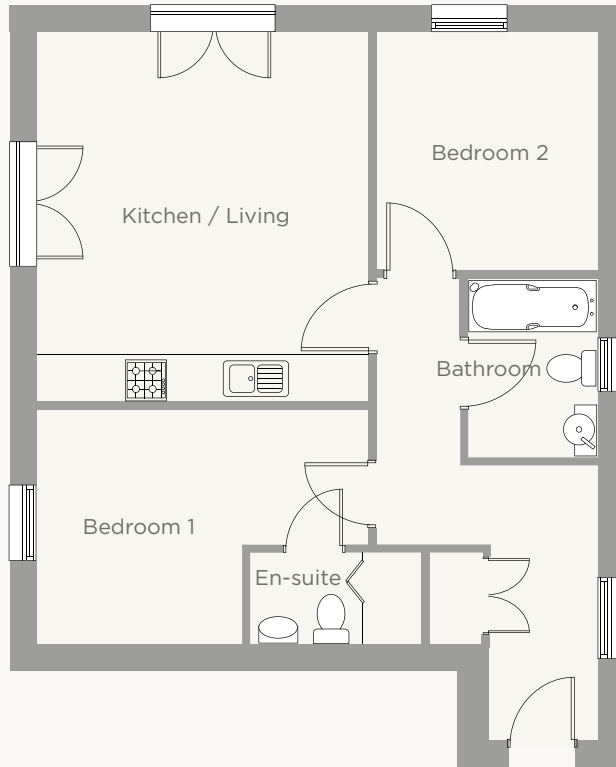
SECOND FLOOR



THE ROWLING

2 BEDROOMS | APARTMENTS 15 & 23 | 60.8 m² | 654 FT²

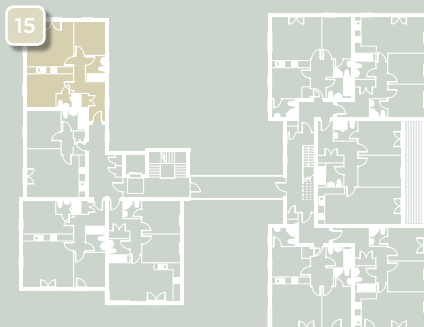
Only apartment 15 has a Juliet balcony here,
apartment 23 has a window



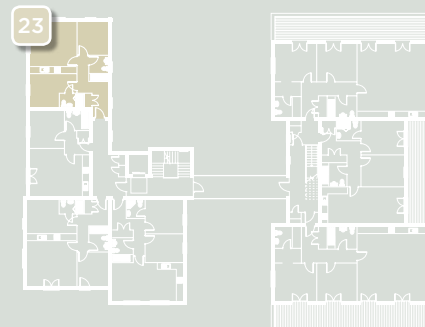
Ground	Metric (m)	Imperial
Kitchen / Living	4.87 x 4.36	16'0" x 14'4"
Bathroom	2.35 x 1.70	7'9" x 5'7"
Bedroom 1	3.10 x 4.36	10'2" x 14'4"
En-suite	1.25 x 2.28	4'1" x 7'6"
Bedroom 2	3.13 x 2.87	10'3" x 9'5"

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FIRST FLOOR



SECOND FLOOR



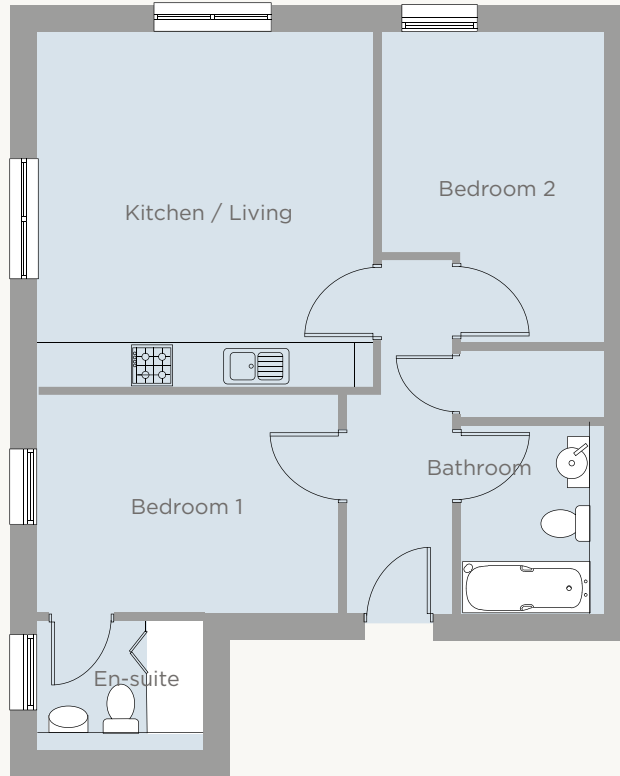
NORTH



THE HUXLEY

2 BEDROOMS | APARTMENTS 2 & 12 | 61.2 M² | 659 FT²

Apartment 12 has a Juliet balcony here



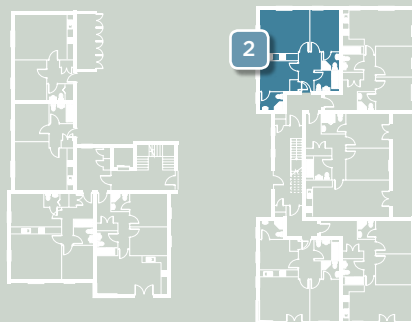
Ground	Metric (m)	Imperial
Kitchen / Living	4.68 x 4.42	15'4" x 14'6"
Bathroom	2.50 x 1.92	8'2" x 6'4"
Bedroom 1	2.90 x 3.96	9'6" x 13'0"
En-suite	1.68 x 2.18	5'6" x 7'2"
Bedroom 2	4.09 x 2.97	13'5" x 9'9"

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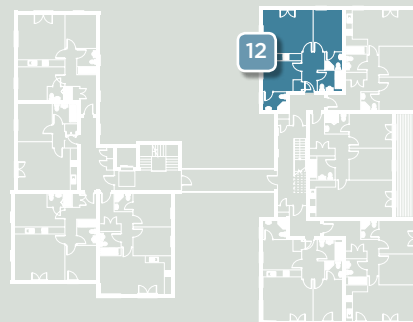
NORTH



GROUND FLOOR

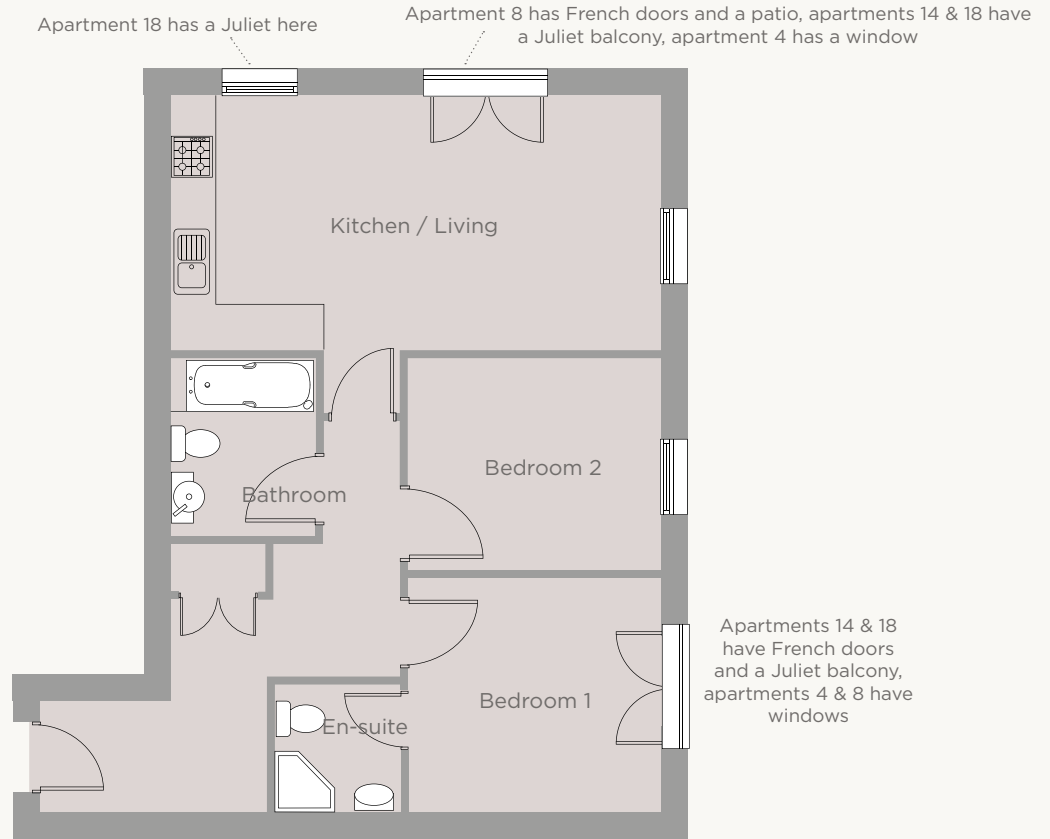


FIRST FLOOR



THE AUSTEN

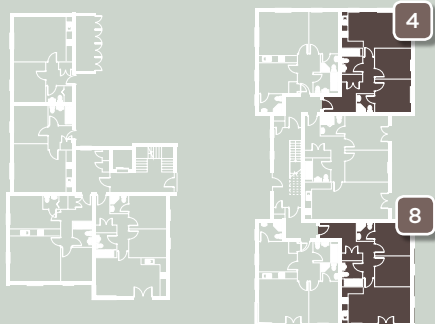
2 BEDROOMS | APARTMENTS 4, 8, 14 & 18 | 63.5 M² | 684 FT²



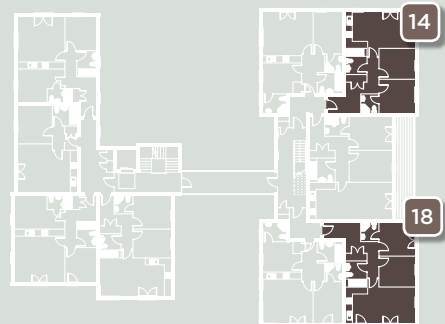
Ground	Metric (m)	Imperial
Kitchen / Living	3.40 x 6.47	11'2" x 21'3"
Bathroom	2.34 x 1.91	7'8" x 6'3"
Bedroom 1	3.05 x 3.29	10'0" x 10'10"
En-suite	1.65 x 1.71	5'5" x 5'7"
Bedroom 2	2.81 x 3.29	9'2" x 10'10"

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GROUND FLOOR



FIRST FLOOR

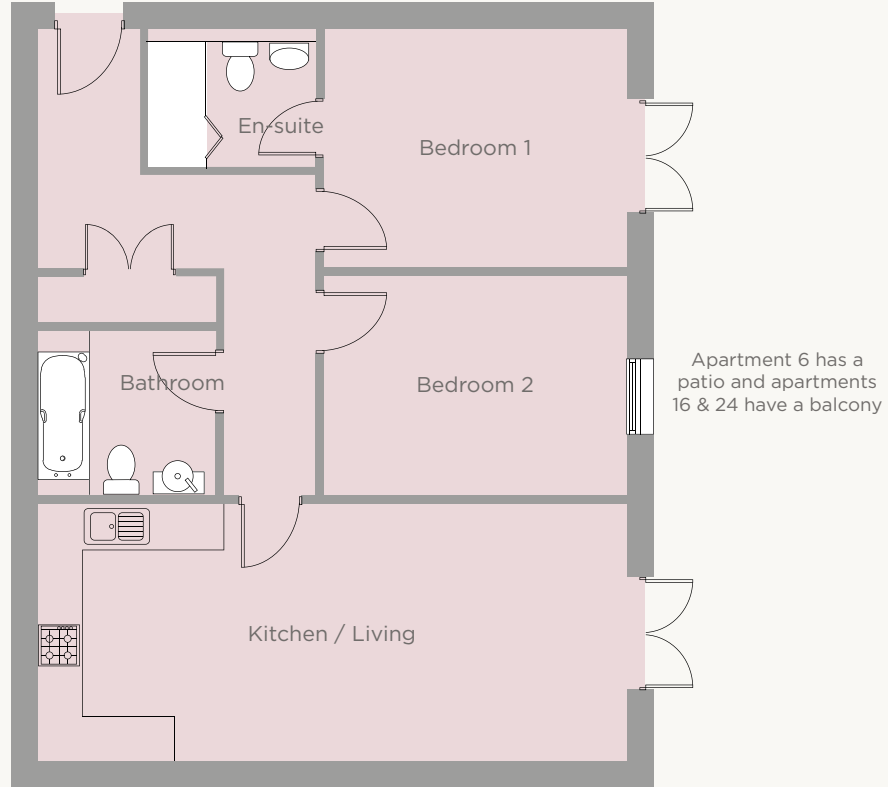


NORTH



THE LEWIS

2 BEDROOMS | APARTMENTS 6, 16 & 24 | 76.0 M² | 818 FT²



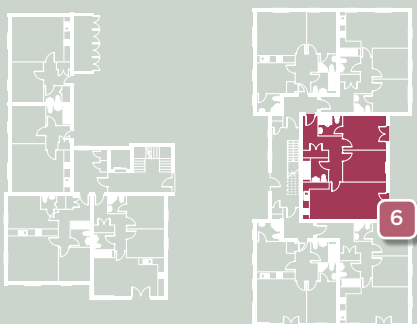
Ground	Metric (m)	Imperial
Kitchen / Living	3.52 x 7.78	11'6" x 25'6"
Bathroom	2.18 x 2.42	7'2" x 7'11"
Bedroom 1	3.19 x 3.97	10'6" x 13'0"
En-suite	1.89 x 2.25	6'3" x 7'5"
Bedroom 2	2.88 x 3.97	9'5" x 13'0"

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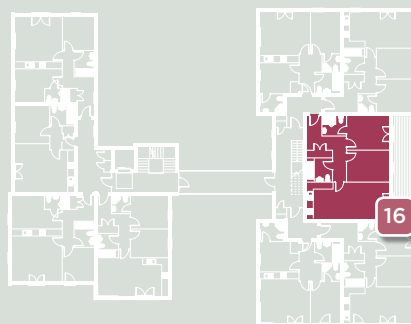
NORTH



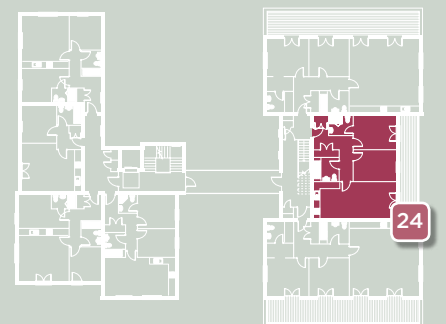
GROUND FLOOR



FIRST FLOOR

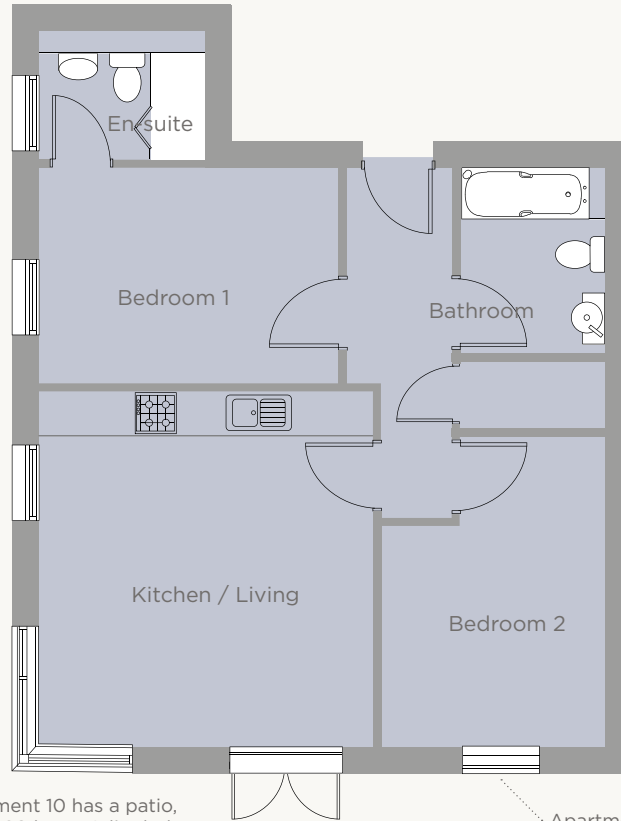


SECOND FLOOR



THE DICKENS

2 BEDROOMS | APARTMENTS 10 & 20 | 61.2 M² | 659 FT²



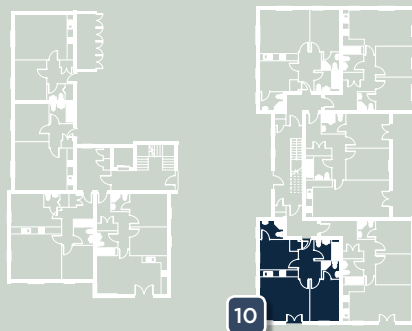
Apartment 10 has a patio,
apartment 20 has a Juliet balcony

Apartment 20 has a Juliet balcony

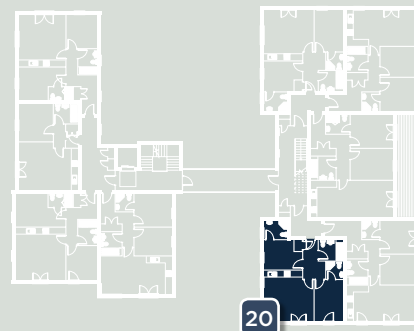
Ground	Metric (m)	Imperial
Kitchen / Living	4.68 x 4.42	15'4" x 14'6"
Bathroom	2.50 x 1.92	8'2" x 6'4"
Bedroom 1	2.90 x 3.96	9'6" x 13'0"
En-suite	1.68 x 2.18	5'6" x 7'2"
Bedroom 2	4.09 x 2.97	13'5" x 9'9"

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GROUND FLOOR



FIRST FLOOR

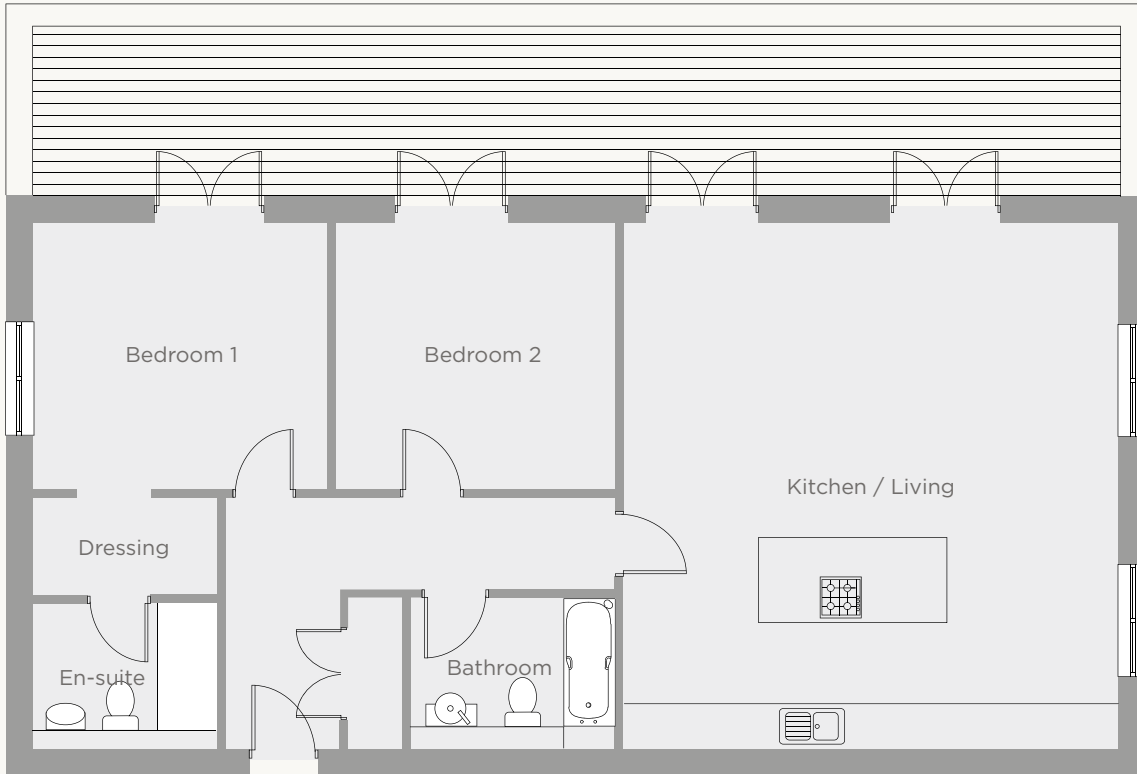


NORTH



THE SHAKESPEARE

2 BEDROOMS | APARTMENTS 22 & 26 | 99.0 M² | 1065 FT²



Ground	Metric (m)	Imperial
Kitchen / Living	6.94 x 6.46	22'9" x 21'2"
Bathroom	2.00 x 2.71	6'7" x 8'11"
Bedroom 1	3.58 x 3.86	11'9" x 12'8"
En-suite	1.87 x 2.43	6'2" x 8'0"
Bedroom 2	3.58 x 3.73	11'9" x 12'3"

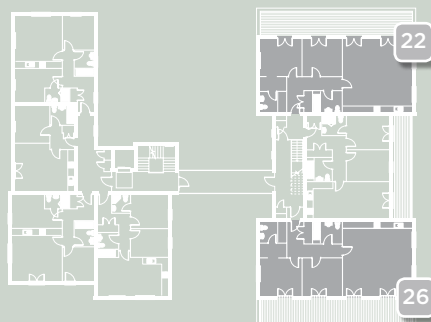
Apartment 26 is a mirror image of this plan

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NORTH



SECOND FLOOR





“The ornament of a house is the friends who frequent it.”

RALPH WALDO EMERSON

CREATING THE PERFECT COMMUNITY

Here at Ascent Homes we are delighted to advise we are offering a DMV purchase scheme at Hemingway Court. This scheme is designed to help you take the first step onto the property ladder and offers the chance to purchase a brand new one bedroom apartment for up to 30% below the current market value, subject to meeting the eligibility criteria. You could purchase your home at 70% of the full market value and still retain full ownership of the property.

TO BE ABLE TO QUALIFY FOR THE SCHEME YOU MUST BE ABLE TO PROVIDE **ALL** OF THE FOLLOWING:

- A statement from an Independent Financial or Mortgage Adviser confirming that you cannot purchase the property without the benefit of the discount
- Copy of mortgage offer or mortgage in principle
- Proof of income, savings and capital. (Regular outgoings and other financial circumstances may be considered but will be assessed on a case per case basis if full details are provided)

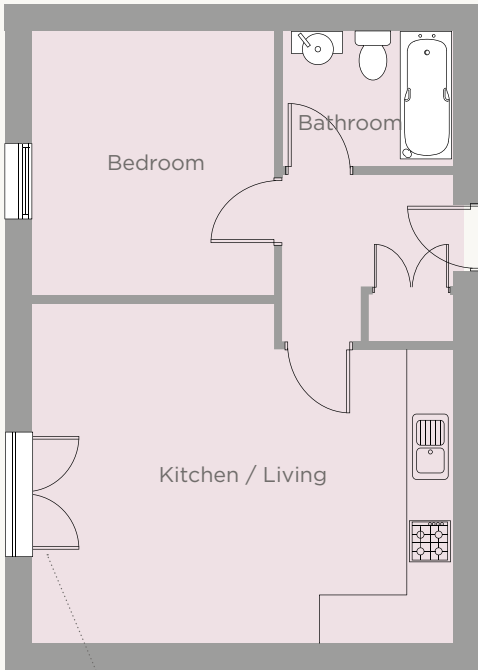
PLEASE NOTE: HELP TO BUY CANNOT BE USED UNDER THE SAME SCHEME

Those wanting to apply can visit
www.northumberland.gov.uk/Housing/Affordable.aspx#affordablehousing
and look at the specific home-buyer section for the application form or contact our sales team.

THE DAHL

1 BEDROOM

APARTMENTS 5, 13 & 21 | 44.7 M² | 481 FT²



Apartment 5 has a window here

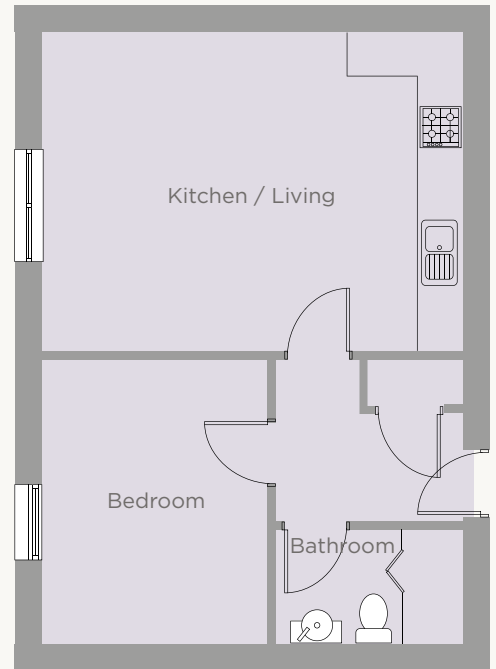
Ground	Metric (m)	Imperial
Kitchen / Living	4.38 x 5.51	14'5" x 18'1"
Bedroom	3.64 x 3.17	11'11" x 10'5"
Bathroom	1.93 x 2.24	6'4" x 7'4"

THE ORWELL

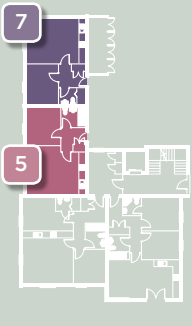
1 BEDROOM

APARTMENT 7 | 44.4 M² | 478 FT²

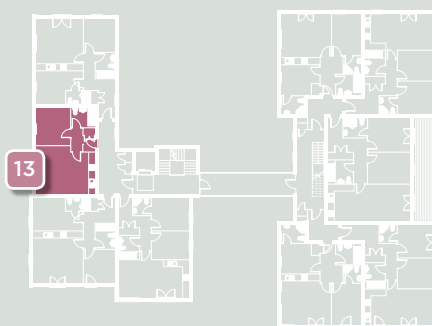
Ground	Metric (m)	Imperial
Kitchen / Living	4.20 x 5.51	13'9" x 18'1"
Bedroom	3.77 x 2.95	12'4" x 9'8"
Bathroom	1.51 x 2.46	4'11" x 8'1"



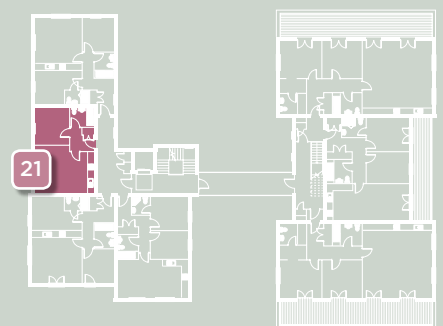
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



NORTH





WHAT'S LOCAL...

PRIMARY SCHOOL

Ponteland Primary School
Thornhill Rd, Ponteland NE20 9QB

Darras Hall First School
125 Middle Dr, Ponteland,
NE20 9DS

SECONDARY SCHOOL

Richard Coates C Of E Middle
School, Thornhill Rd, Ponteland,
NE20 9QE

Ponteland High School
Callerton Ln, Ponteland NE20 9EY

LOCAL AUTHORITY

Northumberland County Council
County Hall, Morpeth NE61 2EF

POLICE

Etal Lane, Etal Ln, Newcastle
NE5 4AW

DOCTORS

Ponteland Medical Group
Meadowfield Industrial Estate,
Ponteland NE20 9SD

Darras Hall Surgery
The Surgery Broadway Darras Hall
NE20 9PW

DENTISTS

Darras Dental
Broadway, Ponteland NE20 9PW

Higgins & Winter Dental Practice &
Implant Centre
Bell Villas, Ponteland, NE20 9BD

POST OFFICE

36 Merton Rd, Ponteland
NE20 9PY

SUPERMARKETS

Waitrose
27 Main St, Ponteland NE20 9NH

Sainsbury's
Bell Villas, Ponteland NE20 9BE

The Co-operative Food
Broadway, Ponteland NE20 9PW

RECREATION

Ponteland Leisure Centre
Callerton Ln, Ponteland NE20 9EG

Kirkley Hall
Ponteland NE20 0AQ

TRAIN STATION

Newcastle Airport Metro Station
Newcastle NE20 9BZ

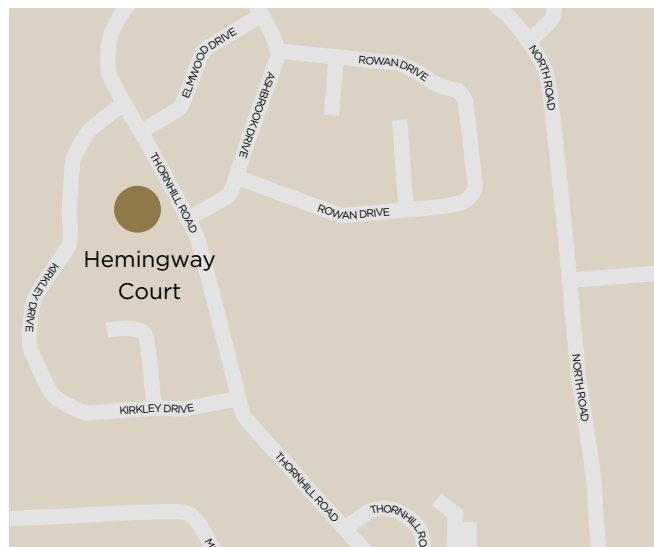
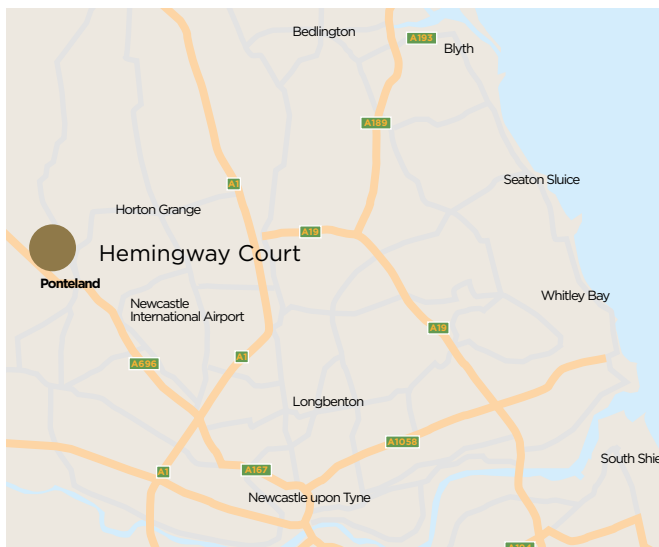


FINDING HEMINGWAY COURT

DIRECTIONS

From the South: Follow the B6918 North for 1.2 miles, you will then approach a roundabout take the second exit onto the A696. Then in 0.3 miles you will enter another roundabout, take the first exit onto Ponteland Road. In half a mile you will approach yet another roundabout where you will need to take the second exit onto Cheviot View. Then a mile later you will head towards your final roundabout where you will need to take the second exit onto North Road, then take the next left onto Thornhill Road. Continue on this road for 0.3 miles and the development will be clearly signed on the right hand side.

From the North: Head east on the A696 for 10 miles, you will then approach a roundabout where you will have to take the first exit onto North Road. Turn left onto Thornhill Road and continue on this road for 0.3 miles and the development will be clearly signed on the right hand side.





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SELLING AGENTS:



SANDERSON YOUNG

01661 823951

WWW.SANDERSONYOUNG.CO.UK

All travel times, distances, companies, businesses and trading names are believed to be correct at the time of going to print, but any prospective buyer should make their own enquiries. All materials and kitchen/bathroom layouts are indicative only and the final layout, materials, colour and external elevations are subject to change. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Ascent Homes reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. June 2018