

Freight Village

Gateshead



Linden
Homes



A taste of local life

Freight Village

St James Road, Gateshead NE8 3EQ | 0191 622 5616

lindenhomes.co.uk/freightvillage

Linden
HOMES



Welcome to Freight Village

This exciting new development is set in thriving Gateshead, not far from the Tyne Bridge, which connects this bustling town with the vibrant city of Newcastle.

At Freight Village you can choose from a selection of 2, 3 and 4 bedroom homes.

Each one is designed to meet the demands of modern lifestyles, and sustainability is at their heart with electric charging points included and a district heating network to all homes.

Getting around

Freight Village is located, being less than 5 minutes' walk from a Metro station, and just a 5 minute walk from the River Tyne. It's also less than 10 minutes from junction 69 of the A1, for journeys to Sunderland, Durham and beyond, heading north, and Newcastle and Northumberland, going south. Newcastle city centre is just a short walk over the Tyne Bridge. For rail travel, Newcastle station is around half a mile away, for services to Darlington, Durham, Edinburgh, York and London King's Cross.

A trip to the shops

Shopping options are plentiful at Freight Village, whether you want to pick up some essentials or are looking for some more extensive retail therapy. Gateshead high street is around a mile away and has a range of shops, from independents to household name retailers. Newcastle's Metrocentre, meanwhile, is just a 13-minute drive, and as the UK's second largest shopping centre has more than 250 stores, with a good range of cafés and restaurants too.

Taking time out

Those looking to eat out will find the local scene rich and eclectic. The upmarket Six at the Baltic rooftop bar and restaurant has panoramic views of Newcastle and Gateshead. And just a short walk over the Tyne Bridge, Newcastle's Quayside is home to a selection of independent restaurants, including the Michelin-starred House of Tides.

For leisure and pleasure, options are plentiful. Live music venue The Glasshouse and the nearby Vue Cinema are ideal for indoor entertainment, while outside, Saltwell Park has 55 acres of gardens and woodland to explore. For sports fans, Gateshead International Stadium also has a selection of world-class sporting facilities. Newcastle city centre is home to leisure attractions of all kinds, including parks, museums, arts and music venues.

Education

Parents will be pleased to find a good selection of schools for all ages, including St Joseph's Catholic Primary School, located less than a mile from home.

For further education, Newcastle College is around two miles away and offers a wide range of courses and apprenticeships. Those seeking higher education options will not have far to go, with Newcastle and Northumbria universities both within easy reach of Freight Village.



Freight Village Gateshead



4 bedroom homes

- The Fairlie
- The Stephenson
- The Hudson

3 bedroom homes

- The Brennan
- The Brunel
- The Blenkinsopp
- The Beyer

2 bedroom homes

- The Adam

Pre-sold homes

- 2 bedroom homes
- 3 bedroom homes

bcp bin collection point
v visitor space

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.



The Adam

2 bedroom home

Freight Village

St James Road, Gateshead NE8 3EQ | 0191 622 5616

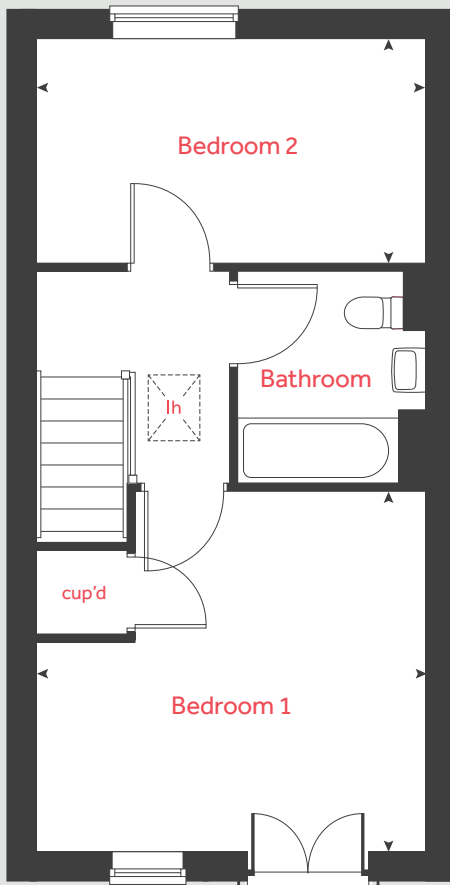
lindenhomes.co.uk/freightvillage

Linden
HOMES

The Adam

2 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.16 x 3.61	13'8" x 11'8"
Living room	5.09 x 3.10	16'8" x 10'2"

First floor	metres	feet / inches
Bedroom 1	4.16 x 3.90	13'8" x 12'10"
Bedroom 2	4.16 x 2.40	13'8" x 7'10"

h	hob	ffzr	integrated fridge freezer
ovn	oven	lh	loft hatch
dw	dishwasher	cup'd	cupboard
wm	washing machine	◀ ▶	measuring points

The Adam | NB510

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or - 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

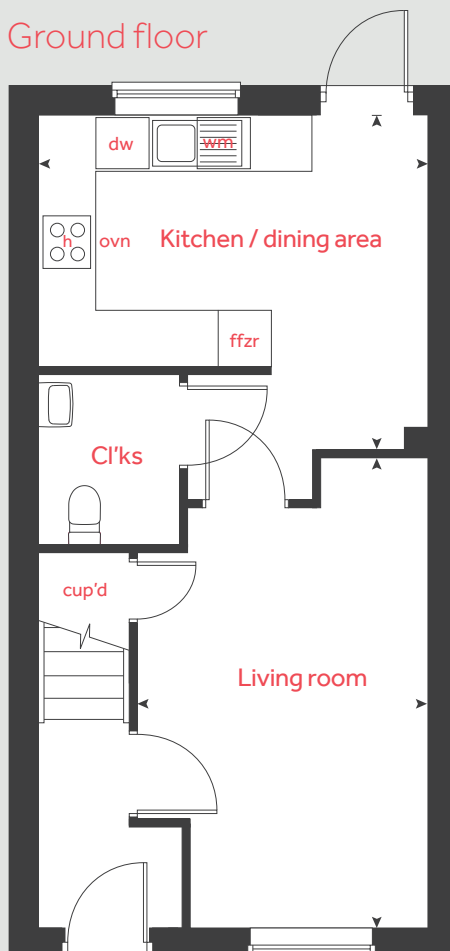
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by AF Oliver.

When you have finished with this leaflet please recycle it.

SITECODE NB510. / 09.24. 4834653.

Ground floor



Linden

HOMES



The Beyer

3 bedroom home

Freight Village

St James Road, Gateshead NE8 3EQ | 0191 622 5616

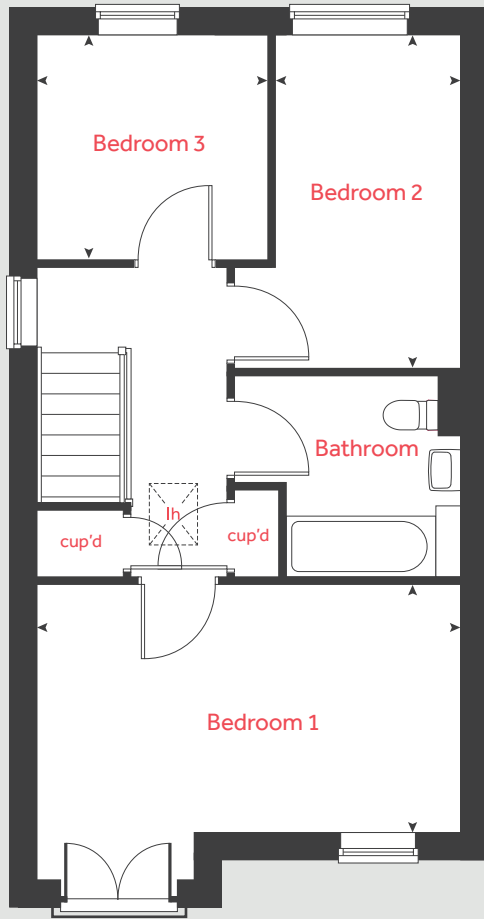
lindenhomes.co.uk/freightvillage

Linden
HOMES

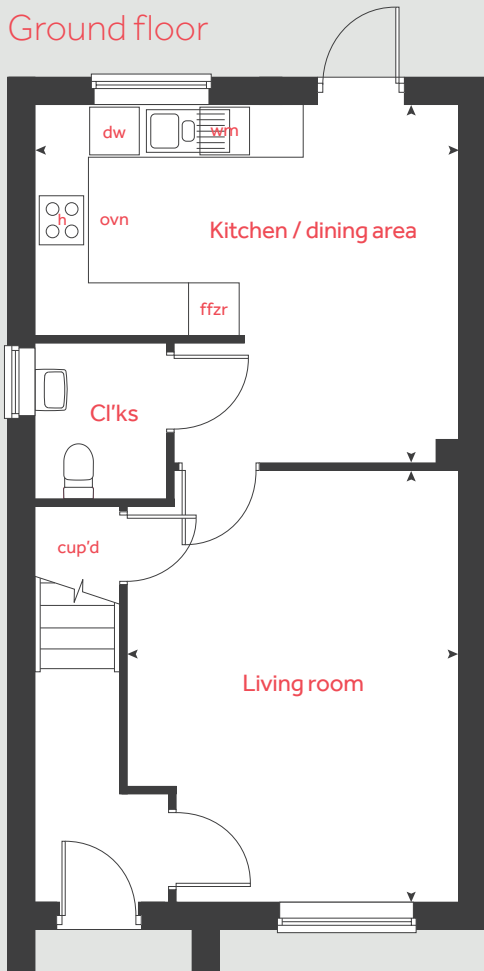
The Beyer

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.89 x 4.16	16'1" x 13'8"
Living room	4.98 x 3.84	16'4" x 12'7"

First floor	metres	feet / inches
Bedroom 1	4.89 x 2.86	16'1" x 9'3"
Bedroom 2	3.85 x 2.15	12'8" x 7'1"
Bedroom 3	2.65 x 2.58	8'8" x 8'6"

h	hob	ffzr	integrated fridge freezer
ovn	oven	lh	loft hatch
dw	dishwasher	cup'd	cupboard
wm	washing machine	◀ ▶	measuring points

The Beyer | NB510

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or - 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by AFOLiver.

When you have finished with this leaflet please recycle it.

SITECODE NB510. / 09.24. 4834653.

Linden
HOMES



The Blenkinsopp

3 bedroom home

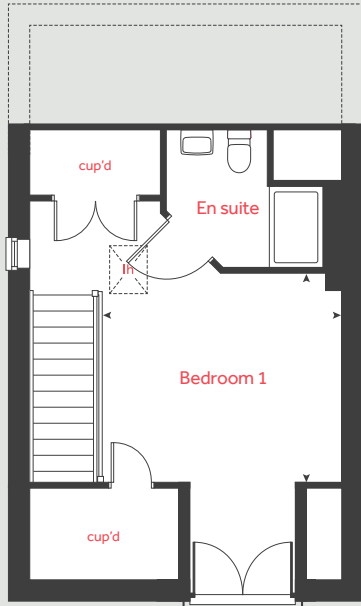
Freight Village

St James Road, Gateshead NE8 3EQ | 0191 622 5616

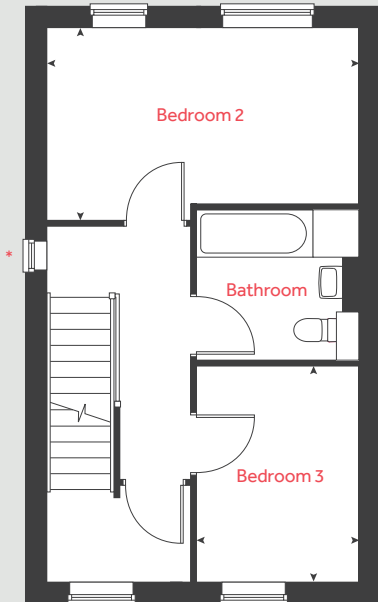
lindenhomes.co.uk/freightvillage

Linden
HOMES

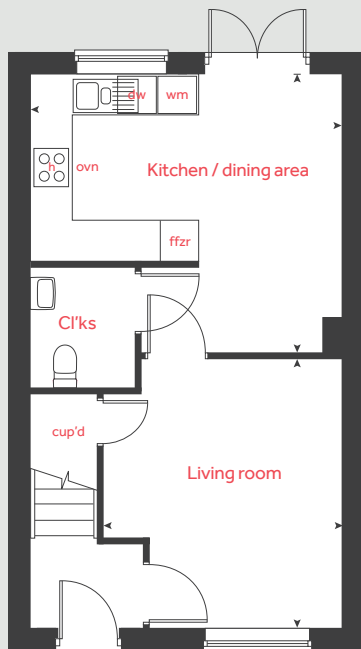
Second floor



First floor



Ground floor



The Blenkinsopp

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.61 x 4.13	15'1" x 13'7"
Living room	4.00 x 3.55	13'1" x 11'8"

First floor	metres	feet / inches
Bedroom 2	4.61 x 2.85	15'1" x 9'4"
Bedroom 3	3.19 x 2.41	10'6" x 7'11"

Second floor	metres	feet / inches
Bedroom 1	3.56 x 3.11	11'6" x 10'2"

h	hob	ffzr	integrated fridge freezer
ovn	oven	lh	loft hatch
dw	dishwasher	cup'd	cupboard
wm	washing machine	◀ ▶	measuring points

The Blenkinsopp | NB510

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or - 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

* Window feature surround to plot 211 only.
Please see sales consultant for further details.

Produced by AFOLiver.

When you have finished with this leaflet please recycle it.
SITECODE NB510. / 09.24. 4834653.

Linden HOMES



The Fairlie

4 bedroom home

Freight Village

St James Road, Gateshead NE8 3EQ | 0191 622 5616

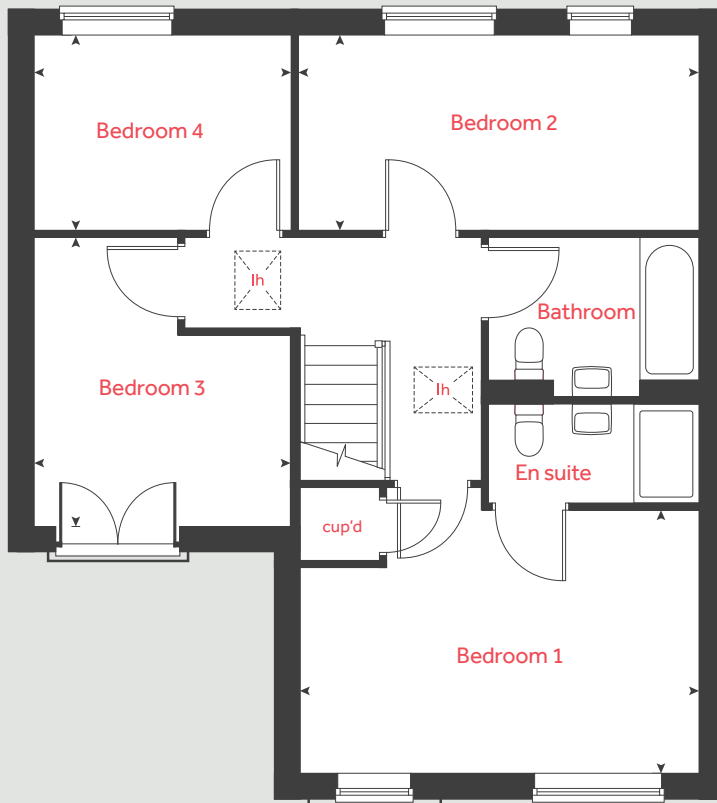
lindenhomes.co.uk/freightvillage

Linden
HOMES

The Fairlie

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.85 x 4.32	15'11" x 14'2"
Living room	4.54 x 3.79	14'11" x 12'5"

First floor	metres	feet / inches
Bedroom 1	4.85 x 3.21	15'11" x 10'5"
Bedroom 2	4.85 x 2.36	15'11" x 7'9"
Bedroom 3	3.50 x 3.11	11'6" x 10'2"
Bedroom 4	3.11 x 2.38	10'2" x 7'10"

h	hob	ffzr	integrated fridge freezer
ovn	oven	lh	loft hatch
dw	dishwasher	cup'd	cupboard
wm	washing machine	◀ ▶	measuring points

The Fairlie | NB510

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or - 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

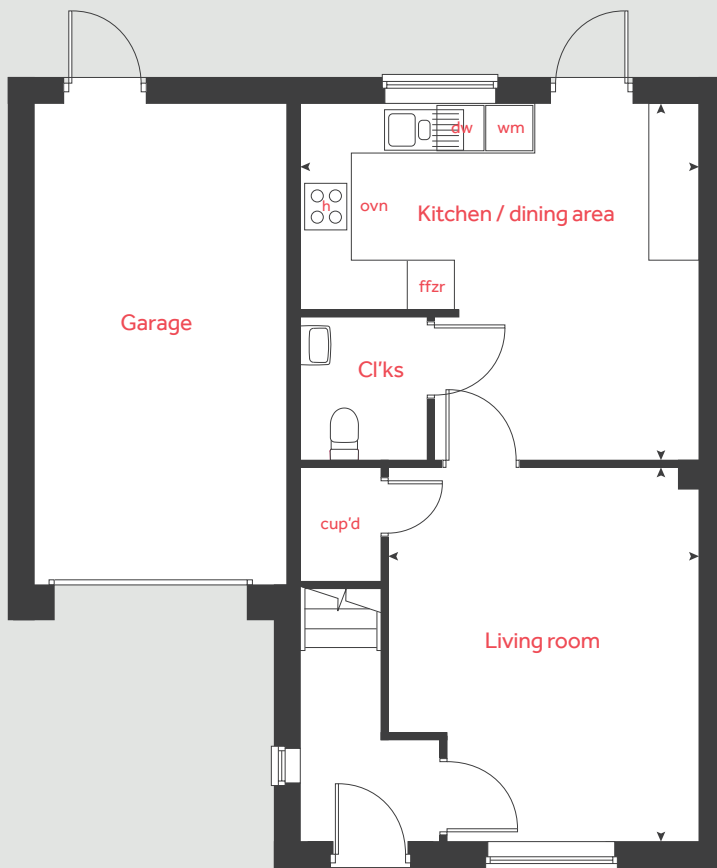
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by AFOLiver.

When you have finished with this leaflet please recycle it.

SITECODE NB510. / 09.24. 4834653.

Ground floor



Linden
HOMES



The Brennan

3 bedroom home

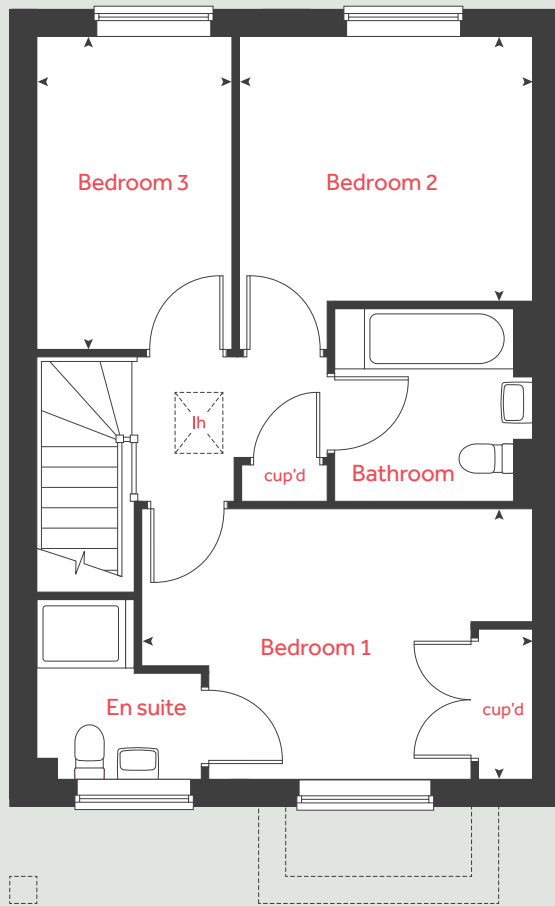
Freight Village

St James Road, Gateshead NE8 3EQ | 0191 622 5616

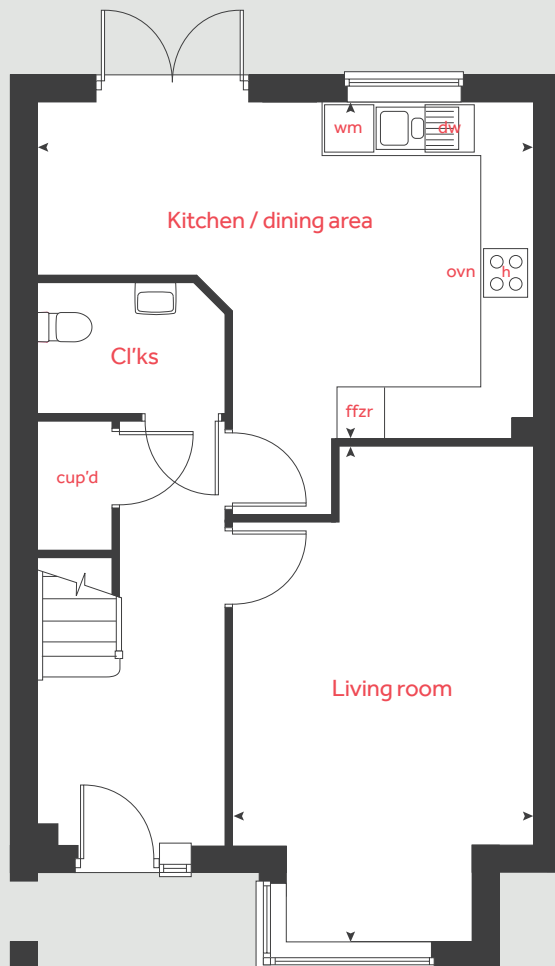
lindenhomes.co.uk/freightvillage

Linden
HOMES

First floor



Ground floor



The Brennan

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.79 x 3.91	19'0" x 12'8"
Living room	5.79 x 3.51	19'0" x 11'6"

First floor	metres	feet / inches
Bedroom 1	4.58 x 3.17	15'0" x 10'5"
Bedroom 2	3.44 x 3.07	11'3" x 10'0"
Bedroom 3	3.63 x 2.27	11'11" x 7'5"

h	hob	ffzr	integrated fridge freezer
ovn	oven	lh	loft hatch
dw	dishwasher	cup'd	cupboard
wm	washing machine	◄ ►	measuring points

The Brennan | NB510

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or - 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by AFOLiver.

When you have finished with this leaflet please recycle it.

SITECODE NB510. / 09.24. 4834653.

Linden
HOMES



The Stephenson

4 bedroom home

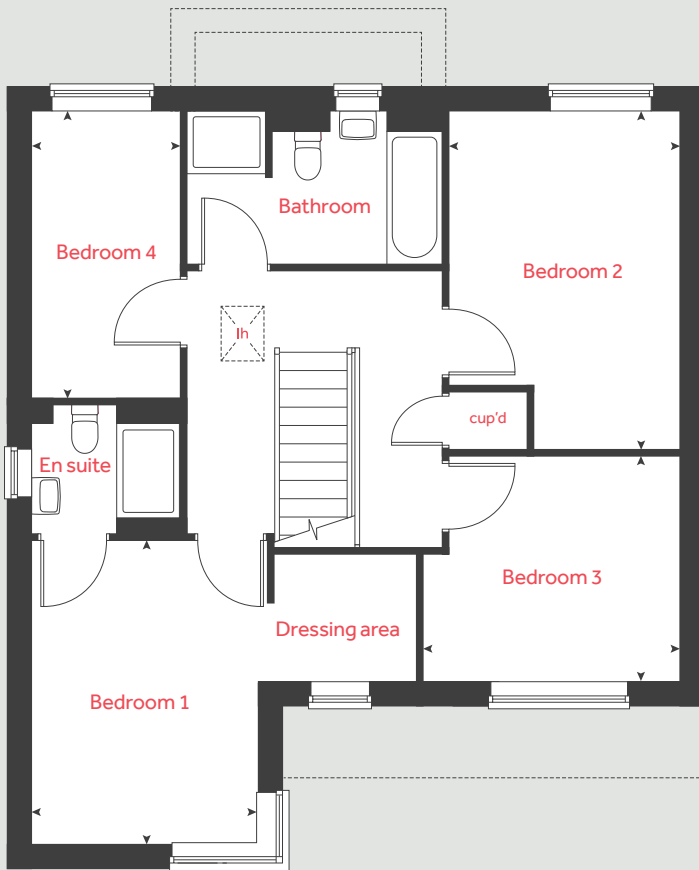
Freight Village

St James Road, Gateshead NE8 3EQ | 0191 622 5616

lindenhomes.co.uk/freightvillage

Linden
HOMES

First floor



The Stephenson

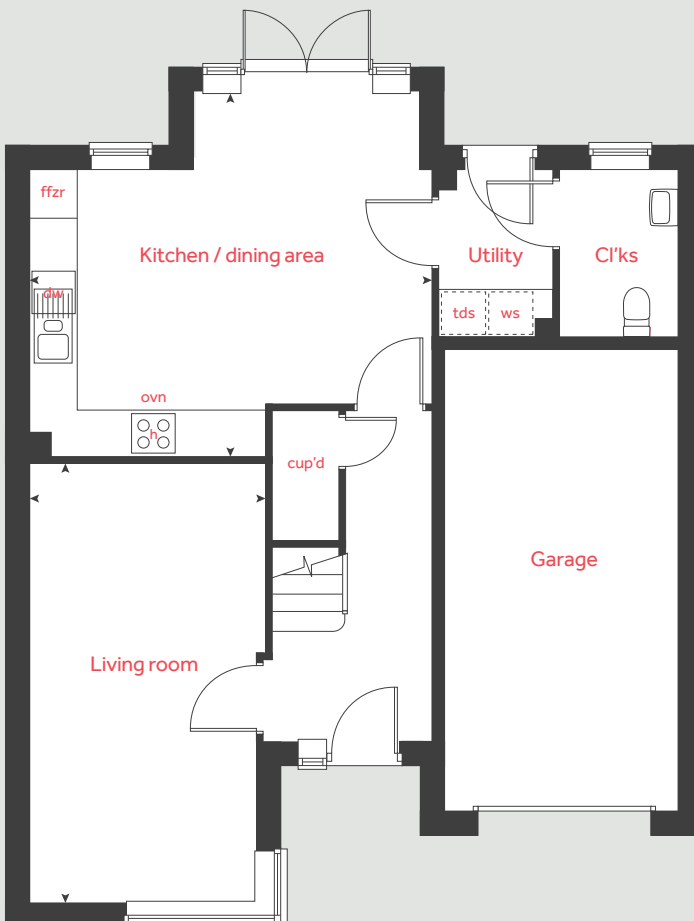
4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.21 x 4.75	17'1" x 15'5"
Living room	5.73 x 3.06	18'10" x 10'0"

First floor	metres	feet / inches
Bedroom 1	3.98 x 2.93	13'0" x 9'6"
Bedroom 2	4.41 x 3.02	14'6" x 9'11"
Bedroom 3	3.36 x 2.94	11'0" x 9'8"
Bedroom 4	3.72 x 1.92	12'2" x 6'4"

h	hob	tds	tumble dryer space
ovn	oven	lh	loft hatch
dw	dishwasher	cup'd	cupboard
ffzr	integrated fridge freezer	◀ ▶	measuring points
ws	washing machine space		

Ground floor



The Stephenson | NB510

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or - 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by AFOLiver.

When you have finished with this leaflet please recycle it.

SITECODE NB510. / 09.24. 4834653.

Linden HOMES



The Hudson

4 bedroom home

Freight Village

St James Road, Gateshead NE8 3EQ | 0191 622 5616

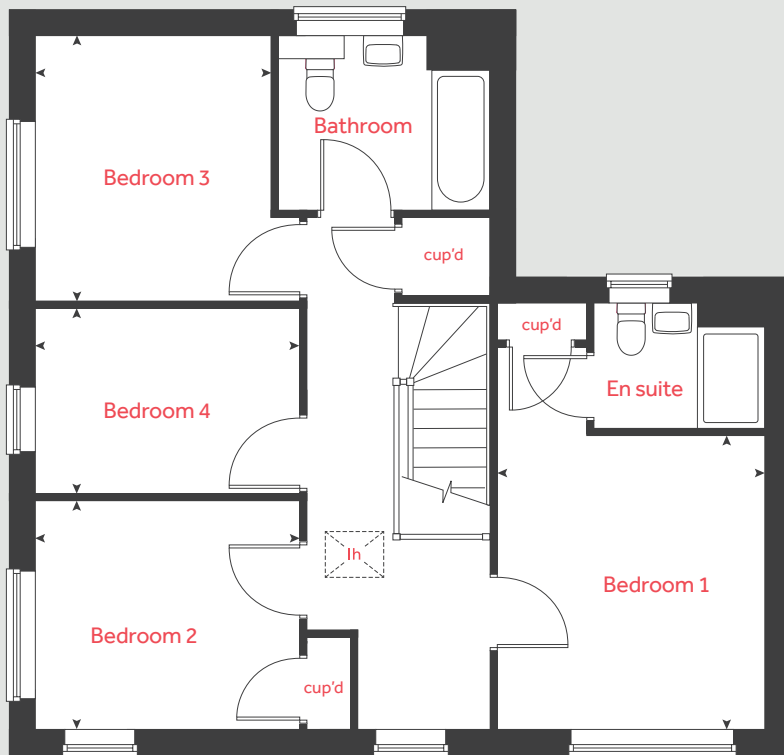
lindenhomes.co.uk/freightvillage

Linden
HOMES

The Hudson

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / family area	5.52 x 3.81	18'1" x 12'6"
Living room	5.19 x 3.23	17'0" x 10'7"
Dining Room	3.38 x 2.49	11'1" x 8'2"

First floor	metres	feet / inches
Bedroom 1	3.56 x 3.23	11'6" x 10'7"
Bedroom 2	3.23 x 2.78	10'7" x 9'1"
Bedroom 3	3.22 x 2.86	10'7" x 9'3"
Bedroom 4	3.23 x 2.25	10'5" x 7'5"

h	hob	tds	tumble dryer space
ovn	oven	lh	loft hatch
dw	dishwasher	cup'd	cupboard
ffzr	integrated fridge freezer	◀ ▶	measuring points
ws	washing machine space		

The Hudson | NB510

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or - 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

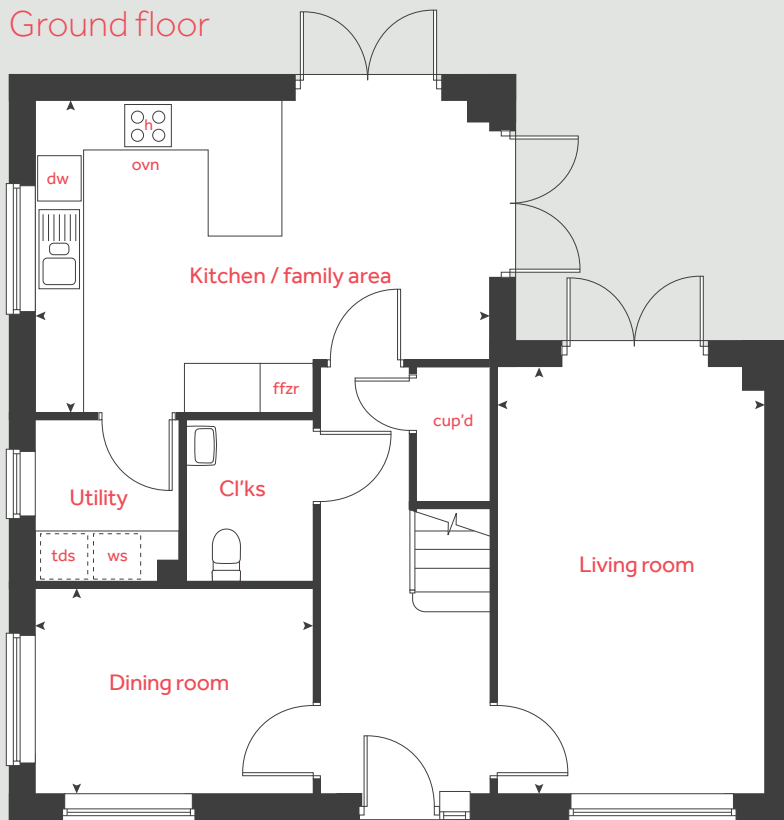
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by AFOLiver.

When you have finished with this leaflet please recycle it.

SITECODE NB510. / 09.24. 4834653.

Ground floor



Linden

HOMES



The Brunel

3 bedroom home

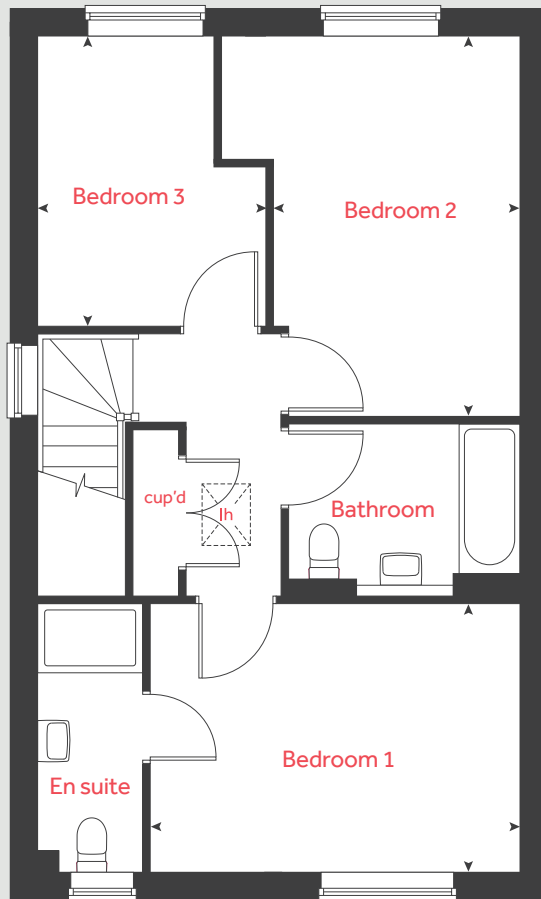
Freight Village

St James Road, Gateshead NE8 3EQ | 0191 622 5616

lindenhomes.co.uk/freightvillage

Linden
HOMES

First floor



The Brunel

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.28 x 2.51	14'0" x 8'3"
Living room	5.57 x 5.31	18'3" x 17'5"

First floor	metres	feet / inches
Bedroom 1	4.28 x 3.11	14'0" x 10'2"
Bedroom 2	4.40 x 2.84	14'5" x 9'3"
Bedroom 3	3.34 x 2.64	10'11" x 8'8"

h	hob	ffzr	integrated fridge freezer
ovn	oven	lh	loft hatch
dw	dishwasher	cup'd	cupboard
wm	washing machine	◀ ▶	measuring points

The Brunel | NB510

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or - 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

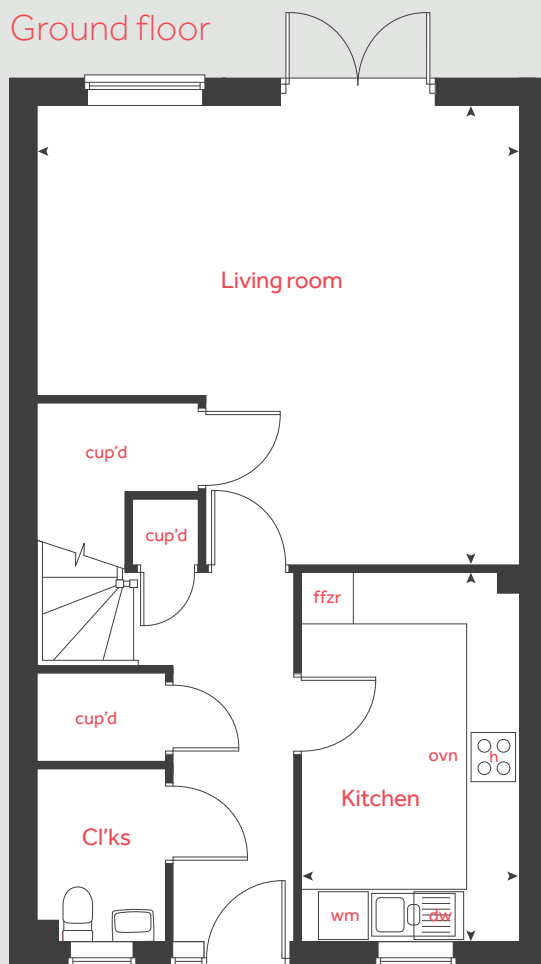
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by AFOLiver.

When you have finished with this leaflet please recycle it.

SITECODE NB510. / 09.24. 4834653.

Ground floor



Linden

HOMES

Freight Village

Gateshead

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.

		2 bedroom The Adam	3 bedroom The Brennan The Brunel The Blenkinsopp The Beyer	4 bedroom The Fairlie The Stephenson The Hudson
Kitchen				
Symphony – choice of colour range	■	■	■	■
Laminated worktop and upstand	■	■	■	■
Stainless Steel 1.5 bowl sink	■	■	■	■
Chrome monobloc mixer tap	■	■	■	■
Double integrated oven	■	■	■	■
4 burner ceramic hob	■	■	■	■
Stainless steel extractor hood and splashback	■	■	■	■
Integrated dishwasher	■	■	■	■
Integrated fridge-freezer	■	■	■	■
Integrated washing machine*	■	■	■	■
Chrome low-energy downlighters	■	■	■	■
Bathroom and en suite				
Ideal Standard white sanitaryware	■	■	■	■
Contemporary chrome bath and basin taps	■	■	■	■
Half-height wall tiling to bath walls, full height to shower enclosure	■	■	■	■
Chrome low-energy downlighters	■	■	■	■
White ladder style heated towel rail	■	■	■	■
Doors and Windows				
Front door with multi-point security locking system and security chain	■	■	■	■
UPVC front doors with letter box, multi point locking system, security viewer and security chain, chrome door furniture & house number	■	■	■	■
Secured by design compliant doors and windows	■	■	■	■
External lights to both front and rear doors	■	■	■	■



2 bedroom

The Adam

3 bedroom

The Brennan

The Brunel

The Blenkinsopp

The Beyer

4 bedroom

The Fairlie

The Stephenson

The Hudson

PVCu double glazing to windows	■
Contemporary UPVC French doors	■
Oak effect internal doors	■

■	■	■	■
■	■	■	■
■	■	■	■

■	■	■
■	■	■
■	■	■

General

White switch plates and sockets	■
Ceilings and walls in smooth finish white matt emulsion	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■
Woodwork in white gloss	■
District heating network with thermostat valves	■
Mains wired smoke alarms and carbon monoxide detector	■
Mains operated door bell	■
External tap to rear	■
Shed with secure cycle and garden storage	■
Energy efficient walls, floors and roof areas	■
Energy display device	■
EV charger fuse spur provided	■
2 year fixtures and fittings warranty	■
10 year NHBC warranty	■

■	■	■	■
■	■	■	■
■	■	■	■
■	■	■	■
■	■	■	■
■	■	■	■
■	■	■	■
■	■	■	■
■	■	■	■
■	■	■	■
■	■	■	■
■	■	■	■
■	■	■	■
■	■	■	■
■	■	■	■

■	■	■
■	■	■
■	■	■
■	■	■
■	■	■
■	■	■
■	■	■
■	■	■
■	■	■
■	■	■
■	■	■
■	■	■
■	■	■
■	■	■
■	■	■

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.

■ Fitted as standard – included in the property
 * Subject to stage of construction and the range of choice available. Please see a sales consultant for details.

Scan me
for directions



Freight Village

St James Road,
Gateshead NE8 3EQ

From A1 South

- Head north on A1(M)
- Keep right at the fork to continue on A194(M), follow signs for Tyne Tunnel / South Shields
- At White Mare Pool Interchange, take the 1st exit onto the A184 / B1288 slip road to Gateshead / Newcastle / Springwell
- Keep right at the fork and merge onto Felling Byp / A184
- Continue straight to stay on Felling Byp / A184
- Continue to follow A184
- Turn left onto St James Road
- Travel up St James Road and turn right into the development

Cover photograph of Gateshead Quayside. Not view from the development. Please check the details of the homes you are interested in with our sales consultant. Journey times are approximate.

Vistry North East region.

2 Esh Plaza, Sir Bobby Robson Way, Great Park, Newcastle Upon Tyne NE13 9BA. T: 0191 227 1000

Produced by AF Oliver. When you have finished with this leaflet please recycle it.

SITECODE NB510 / 04.24_3849854

Linden
HOMES