

WHEN DOWNLOADING IS COMPLETE, ZOOM OUT TO VIEW BROCHURE

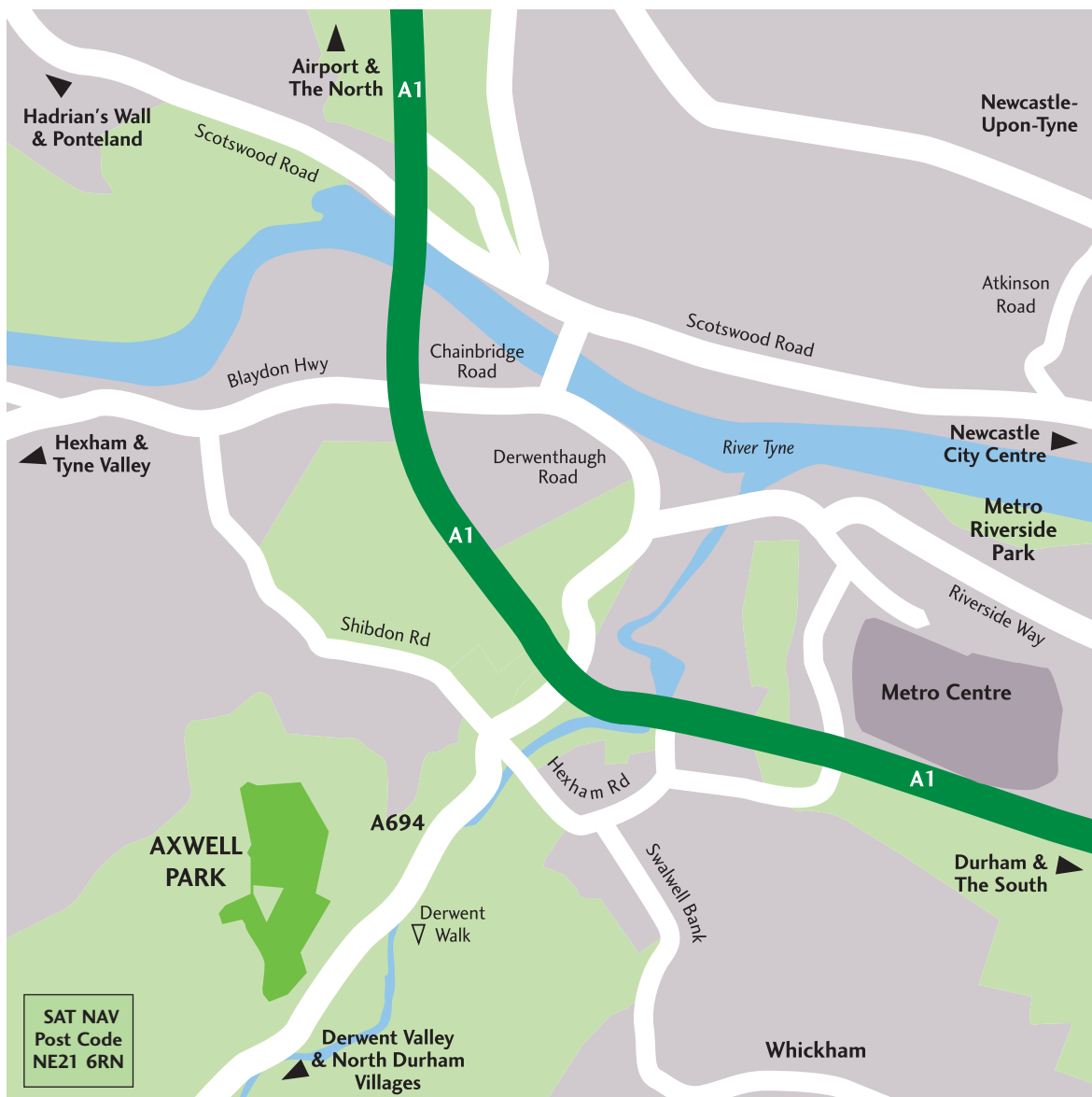
THE GARDENS  
AXWELL PARK

Urban life is a necessity for most of us, whether it's to work, to shop, or for leisure and entertainment, but in an ideal world we would all like to relax and live away from the urban hassle, somewhere more leafy and tranquil. The trouble is, of course, that this usually means a stressful, miserable commute in the car or by public transport. It's not the ideal answer is it? Shall we let you into a secret? Would you like to find the answer to the puzzle, the ideal combination of a secluded rural retreat right in the heart of the city? Somewhere which you might well pass every day, but which you probably never even knew existed.

Welcome to Axwell Park.



WELCOME TO  
A SECRET



Imagine yourself at the Metro Centre in Gateshead, a perfect example of modern urban bustle. Cross the busy A1 and head westward towards Rowlands Gill on the A694. After less than a mile, take a right turn over the ornamental bridge and you will find yourself in Axwell Park, possibly the best kept secret in the whole of the Tyneside conurbation.

Welcome to an oasis of green and calm, 35 acres of magical forgotten wooded parkland and meadows, smack bang in the middle of the urban throng. Until recently only the herons and the red kites knew about this place, an historic garden which has been quietly asleep for years. Now you have the opportunity to live here as we breathe life back into it for the discerning few.

You have just discovered the secret of Axwell Park.



# UNDISCOVERED



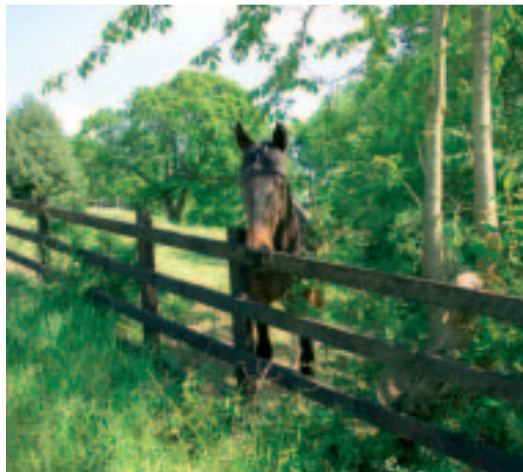
An artist's impression of the completed Axwell Gardens, showing Plot Numbers



The DARE Group specialises in returning the magic to forgotten places like Axwell Park, and we are delighted to welcome you to this, our latest development. At its heart will be the magnificent restored Axwell Hall and adjacent to this the new Axwell Courtyard, but those are still under wraps for the moment. The Hall will be the first thing you see as you come up the drive, but you need to dig a little deeper into this secret world. Just follow the signs and you will discover Axwell Gardens, which are now ready and waiting for you to visit.

What you will find are 18 sleek, contemporary townhouses, discreetly modern and very highly specified, but designed to be at ease in their setting. Fully glazed elevations to the first and second floors provide uninterrupted views over the newly restored Garden and onward to the Derwent Valley. A fully retractable glazed panel opens onto the private balcony and brings all this countryside into your home. If this is your first visit, you will be truly astonished that such a secluded place has lain here, unremembered all these years. Now is your chance to rediscover it.

Time to explore the rest of Axwell Park.



# EXPLORE



Axwell Hall is a Grade II\* listed mansion set in the substantial parkland grounds of Axwell Park. Built in the Palladian style for Sir Thomas Clavering, Baronet, by the noted architect James Paine, construction was finally completed in 1761. It stood in magnificent gardens, as so many old houses once did, but over the last half century these have fallen into decline.

The Clavering family finally sold the estate in 1921 and since then its fortunes have been mixed. In 1980 the Hall was eventually left to deteriorate and the parkland became unkempt and overgrown, but is now emerging from its neglect to return to its former magnificence. What you see today is still a work in progress, and when the Hall is fully restored, and the gardens re-created, the full magic of Axwell Park will return.

An historic treasure has been revitalised.



# HISTORY



Artist's impressions of the finished homes, which may be subject to change, and so should be treated as a guide only. Centre: Axwell Gardens during early stages of landscaping and construction.

In a quiet and secluded corner of the estate are the old walled gardens, which once were worked to provide food for the grand house. These have been restored as a private parterre to be enjoyed by the new residents of Axwell Gardens, who will overlook them from the glass walls and balconies of their townhouses.

Set over three storeys to capture the best of the views from this gloriously hidden place, the townhouses blend thoughtful modern design with the timeless geometric patterns of the The Garden.

Enjoy the view.



# VISTAS

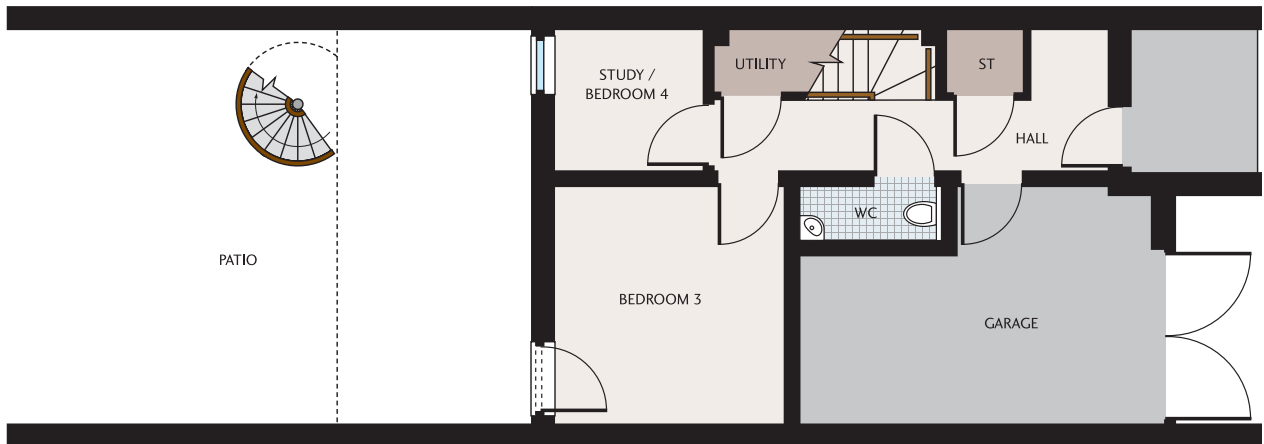
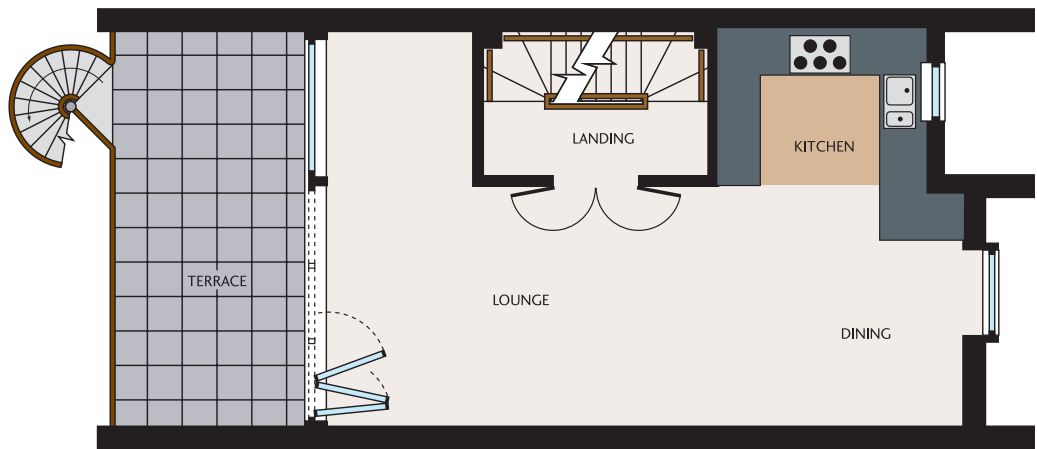
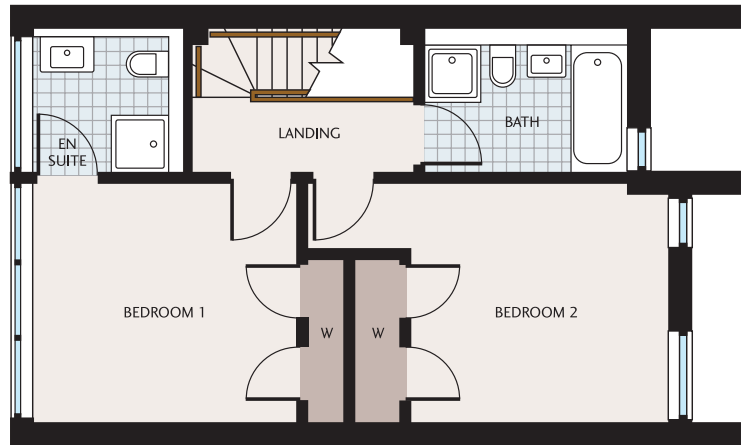
Inside you will find the best of everything – German kitchens, Swiss bathroom fittings set against natural travertine mosaics, carefully chosen light fittings and of course the fully opening glass wall which leads onto the private elevated terrace. Quality floor finishes are fitted throughout. Practicality is built in too, with remote control opening of the integral garage, additional external parking, ample utility and storage space, not to mention four bedrooms, open plan living and integrated terraces.

It's all in the detail.



## DETAILS

NOTE: Floor plans shown are taken from the architects' design proposals and are not drawn to scale. The room dimensions given have been measured on site. Equivalent Imperial measurements are rounded to the nearest inch. All kitchen, bathroom and en suite layouts are provisional and may be subject to alteration. The Wellman kitchen shown left is typical of the style and quality that will be installed.



**GROUND FLOOR**

Hall	2.025 x 1.795m	6'8" x 5'11"
and	4.465 x 0.900m	14'7" x 2'11"
Bed 3	3.520 x 3.410m	11'7" x 11'2"
Bed 4	2.190 x 2.045m	7'2" x 6'9"
WC	1.775 x 0.900m	5'10" x 2'x 11"
Store	1.100 x 0.853m	3'7" x 2'10"
Garage	3.470 x 3.015m	11'5" x 9'11"
and	2.470 x 2.063m	8'1" x 6'9"

**FIRST FLOOR**

Lounge/Dining	9.535 x 3.410m	31'3" x 11'2"
and	2.145 x 2.110m	7'0" x 6'11"
Kitchen	2.910 x 2.140m	9'7" x 7'0"
Landing/Stair	3.365 x 2.055m	11'0" x 6'9"

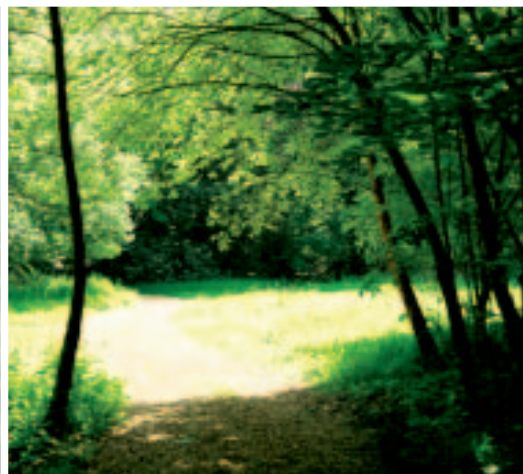
**SECOND FLOOR**

Bed 1	3.955 x 3.530m	13'0" x 11'7"
+ Wardrobe	2.548 x 0.640m	8'4" x 2'1"
En Suite	2.130 x 1.870m	7'0" x 6'2"
Bed 2	3.950 x 3.510m	13'0" x 11'6"
+ Wardrobe	2.548 x 0.625m	8'4" x 2'1"
Bathroom	3.015 x 1.800m	9'11" x 5'11"
Landing/Stair	3.365 x 2.055m	11'0" x 6'9"

There is so much more to Axwell Park though. Beyond The Garden lie woodlands, meadows, streams and ponds to enjoy. This is the green buffer between you and the busy world of Tyneside, still on your doorstep for all the amenities it provides, but kept at arms length by the seclusion of Axwell's greenery.

And there is more to come, as the Axwell Gardens development will be followed by the release of the restored Axwell Hall and the adjacent Axwell Courtyard, to create a new community in this green and peaceful place.

Axwell Park... your country home in the city.



AND ALSO...



Axwell Park is under a mile (1.3km) from the A1 giving immediate access to the wider motorway network. Newcastle's railway station, on the main East Coast Line, is 5 miles (8km) distant and the Newcastle International Airport lies just 7 miles (12km) to the north.

The Park lies within the metropolitan borough of Gateshead, an area recently synonymous with growth, regeneration and culture. The Sage Gateshead, the Baltic Centre of Contemporary Art and of course the Metro Centre are all within minutes of Axwell.

Across the Tyne and equally accessible lies the vibrant city of Newcastle, justly famous for its culture, sports and leisure opportunities and amazing nightlife.

Just a little further afield you'll find not just one but two World Heritage Sites: the City of Durham lies just 15 miles (24km) to the south and a little to the north Hadrian's wall stretches away westward for miles.

And don't forget the tranquillity of the Northumberland National Park or the wild beauty of some of the best coastline and beaches in the UK.

What will you do today?

# SPECIFICATIONS

## ACCOMMODATION

**Ground Floor:** Entrance Hall, Cloakroom/WC, Storage, Bedroom 3, Bedroom 4/Study, Integral Garage.

**First Floor:** Through Lounge, Dining Area and Kitchen. Access to full width Balcony with steps down to Patio.

**Second Floor:** Bedroom 1, En Suite, Bedroom 2, Family Bathroom.

## EXTERNAL FINISHES

Panels of standing seam zinc, cedar planking and through coloured silicone render.

Aluminium clad timber double glazed tilt and turn windows and external doors.

## INTERNAL FINISHES

**Walls and Ceilings:** painted plaster.

**Floors:** Karndean vinyl to kitchen area; natural travertine mosaic to bathroom, en suite and cloakroom/wc; Elsewhere fully fitted carpets throughout.

**Doors:** high quality oak faced doors with satin stainless steel furniture.

## KITCHENS

Each Wellmann kitchen features smart storage, polished granite work surfaces and AEG electric oven, gas hob, extractor, combination microwave/second oven, refrigerator and freezer.

A washer/dryer is discreetly located in an understair service area.

## SANITARY FITTINGS

The Bathroom, En Suite and Cloakroom are furnished with high quality sanitary ware from Laufen of Switzerland.

Fittings are by Cifal.

Shower areas are supplied by Aquadeck with Kudos enclosures

## HEATING

Space and water heating is provided by a Keston high efficiency gas fired condensing combi-boiler. Thermostatic radiator valves throughout and a sophisticated Titon ventilation and heat recovery system provide economic, flexible and convenient heating control.

## LIGHTING

The combination of low voltage, LED and conventional fittings, coupled with dimmer controls, provide exciting lighting possibilities throughout the house and beyond to the Balcony and Patio.

## ENVIRONMENTAL RESPONSIBILITY

These days we are all concerned to reduce our impact on the environment. Efficient heating and energy saving lighting helps. Adding in high levels of insulation enable these homes to far exceed current building standards, help you to make a smaller impact on the environment and keep your fuel bills as low as possible.

Recycling and composting facilities are provided locally.

## TV / SATELLITE / TELEPHONE

Two TV points are provided in the main living area, and further outlet points are provided in each bedroom. Each is capable of terrestrial or satellite reception. A Telephone/Data outlet point is located beside each TV point.

## SECURITY

External doors feature a Lockmaster three point locking system and the windows are secured by a Siegenia tilt/turn multi-point locking system.

An Accenta Optima alarm system is also fitted.

Mains powered smoke alarms are fitted on each floor.

**BALCONY**

The balcony is accessible directly from the main living space, through a retractable full height and fully glazed door. Rendered masonry walls to each side afford privacy and a glass balustrade ensures an uninterrupted view of The Garden

**PATIO**

The south-facing patio, accessible from both the ground floor and Balcony, is securely enclosed and features natural limestone paving. Gated access to The Garden is provided.

**GARDEN**

The residents of Axwell Gardens alone are entitled to the use and enjoyment of The Garden. Almost two acres in extent, this private space has been restored to a parterre design inspired by that which existed in the mid nineteenth century. Lawns, ornamental trees and the sound of water create an oasis of calm.

**PARKING**

Each townhouse has an integral garage with a remotely operated door.

There is an additional private allocated parking space and ample visitor parking.

**SERVICES**

Mains electricity, gas, water and drainage serve the properties.

**IMPORTANT NOTICE**

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and as such should be treated as a guide only. Details should be confirmed with the Sales Team and the interested party is advised to consult their solicitor. The developer reserves the right to amend the specification as necessary without prior notice, but to an equal or higher standard. Please note that items specified in literature and show apartments may depict appliances, fittings and decorative finishes that do not form a part of the standard specification. The name "Axwell Gardens" is the marketing name for the development. The project is a new development and therefore any measurements provided are taken from the architect's plans and have not been surveyed on site. Consequently they may be subject to variation. All plans in this brochure are for illustrative purposes only and are not drawn to scale. They do not form part of any contract. Up to date plans will be available to view from the Sales Team. The kitchen and bathroom layouts are provisional and may be subject to alteration. Please consult with the sales representative before making a purchasing decision. Particulars prepared September 2007.

**TENURE**

Purchasers will acquire a 999 year lease; an equal share in the Axwell Gardens management company; shared ownership and use of The Garden and rights to use and enjoy the wider Axwell Park.

Full details can be obtained from the Sales Team.

**MAINTENANCE AND SITE MANAGEMENT**

A site management regime has been designed to ensure that the Park and all its amenities are effectively maintained.

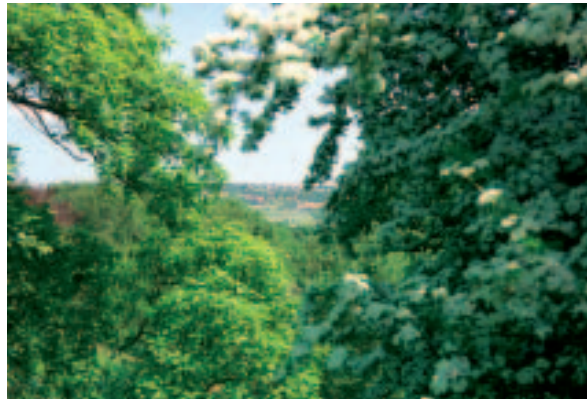
A non-profit service charge will cover maintenance of The Garden and common areas together with the wider parkland.

Full details of these arrangements can be obtained from the Sales Team.

**BUILDING WARRANTY**

Each new dwelling benefits from a BLP SECUREPLUS ten year comprehensive structural defects and components warranty backed by Allianz Global, one of the world's leading insurance providers.

A leaflet giving full details of the cover provided is available from the Sales Team.





## SELLING INFORMATION

For further information please contact:

Gwen Latimer 07881 488 085 or 0191 414 4412 or [g.latimer@daregroup.co.uk](mailto:g.latimer@daregroup.co.uk)

John R Hunter 07795 063 040 or [j.hunter@daregroup.co.uk](mailto:j.hunter@daregroup.co.uk)

Axwell Park is a development by

DARE (Northern) Ltd

Hackthorpe Hall

Hackthorpe

Penrith CA10 2HX

Tel 01931 712416 Fax 01931 712578

[mail@daregroup.co.uk](mailto:mail@daregroup.co.uk)

[www.daregroup.co.uk](http://www.daregroup.co.uk)

