

THE PADDOCKS

NEWCASTLE-UNDER-LYME

A STUNNING COLLECTION OF
2, 3 & 4 BEDROOM HOMES



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Welcome to The Paddocks

With its two, three and four bedroom homes, The Paddocks is perfectly placed for access to the thriving market town of Newcastle-under-Lyme.

With shops, amenities and good transport links to the area, Newcastle-under-Lyme is ideal for first-time buyers to growing families. It's a great place to live, work and enjoy life.

Location

The Paddocks is ideally positioned for Newcastle-under-Lyme town centre and the beautiful surrounding countryside.

With its wonderful shops, markets, beautiful parks and entertainment attractions, Newcastle-under-Lyme caters for everyone's needs, while the surrounding area with its stunning countryside and delightful villages provide everything you could need to enjoy life.



Newcastle-under-Lyme Town Centre

Independent stores, great restaurants, fascinating museum, a theatre, and more.



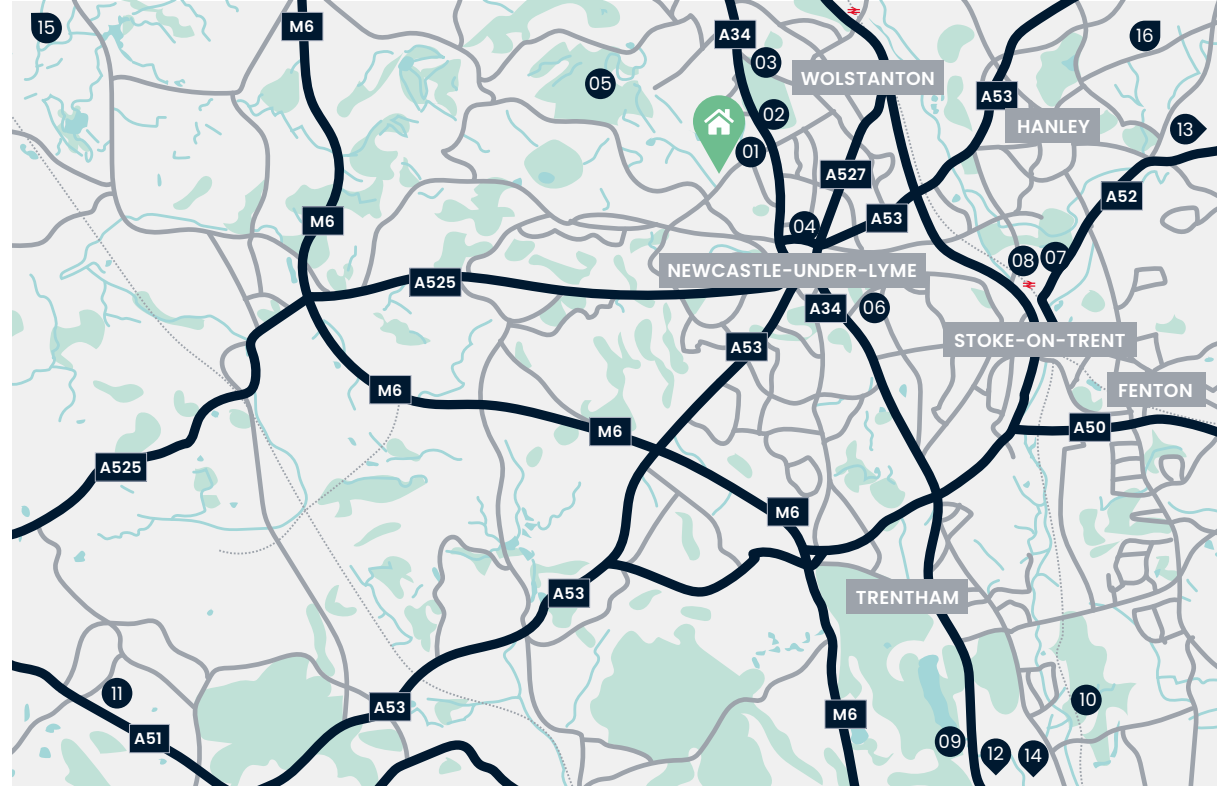
Apedale Community Country Park

Enjoy the outdoors with Apedale's paths and tracks, woodland, meadows and pools.



Waterworld

A splendid Aqua Park with a wave pool, slides, rides and flumes for all ages.



Your nearest transport links



Stoke-on-Trent Station



A34



Manchester Airport

Up to 2 Miles

- 01. Morrisons
- 02. A34
- 03. Wolstanton Golf Club
- 04. Newcastle-under-Lyme Town Centre

Up to 5 Miles

- 05. Apedale Community Country Park
- 06. Royal Stoke University Hospital
- 07. Staffordshire University
- 08. Stoke-On-Trent Railway Station

Up to 10 Miles

- 09. Trentham Monkey Forest
- 10. World of Wedgwood
- 11. The Dorothy Clive Garden
- 12. Meaford Hall

Up to 25 Miles

- 13. Churnet Valley Railway
- 14. Stafford
- 15. Crewe
- 16. Peak District

Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.

Connections

The Paddocks is ideally situated with access to major through routes and rail links.

Newcastle-under-Lyme is surrounded by main routes such as the A34, A53 and A500 with their connections to surrounding towns and villages such as Stoke-on-Trent, as well as the Pennines.

Rail links from Stoke-on-Trent station can take you to Euston or Birmingham and beyond, while Manchester Airport is perfect for international travel.



10
min

Stoke-on-Trent

3.2 miles

Destinations by car

1 9
hr min

Manchester

42 miles

1 19
hr min

Birmingham

50 miles



39
min

Manchester Piccadilly

50
min

Birmingham New Street

1 53
hr min

London Euston

Destinations by train
Stoke-on-Trent Station

Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk.



Education

From preschool and day nurseries to secondary and further education Newcastle-under-Lyme is ideal for aspiring students.

Local schools include Newcastle Academy, Keele University and Silverdale Primary Academy with each providing a varied and excellent curriculum for every pupil.

Newcastle Academy

The Academy ensures that all learners make scholastic progress equipped with the knowledge and skills to reach their full potential. The varied and engaging curriculum enables students to learn for life in an environment where students and staff are valued and celebrated.

Silverdale Primary Academy

With an ethos of finding the best in everyone, Silverdale Primary Academy works hard to ensure that every lesson counts and every child is safe, learns and has fun.

Keele University

Offering undergraduate and postgraduate study, Keele is world-renowned for its breadth of teaching and research that tackles the world's most urgent problems.

Although the schools listed above are nearby, we cannot guarantee admission.

THE PADDOCKS

NEWCASTLE-UNDER-LYME, STAFFORDSHIRE

Apedale
Country Park

The Paddocks is a superb new development of stylish two, three and four bedroom homes, that have been cherry picked to showcase distinctive exteriors and thoughtfully designed interiors.

SHOW HOME &
MARKETING SUITE

Business
units



2 Bedroom Homes

- The Leighton
- The Pemberton

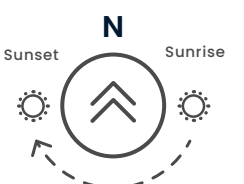
3 Bedroom Homes

- The Collingwood
- The Holmewood
- The Hopwood
- The Lockwood

4 Bedroom Homes

- The Chelmsford
- The Dartford
- The Hareford

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. June 2024.



The Leighton

2 Bedroom Home



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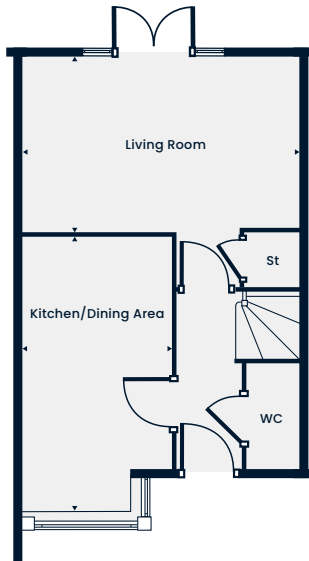


The Leighton

2 Bedroom Home

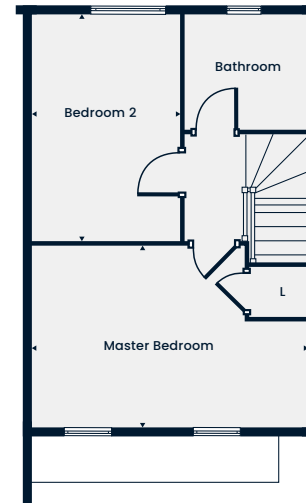
Total Area 697 sq. ft.

The Leighton is a cosy two bedroom home. The ground floor features a living room and a spacious kitchen/dining area and handy storage cupboard. Upstairs you will find the master bedroom, second bedroom and the family bathroom.



Ground Floor

Kitchen/Dining Area	4.53m x 2.46m 15'4" x 8'1"
Living Room	4.57m x 2.90m 15'0" x 9'6"



First Floor

Master Bedroom	4.58m x 2.99m 15'0" x 9'9"
Bedroom 2	3.75m x 2.46m 12'3" x 8'1"

L – Linen Cupboard St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. October 2021.



The Pemberton

2 Bedroom Home



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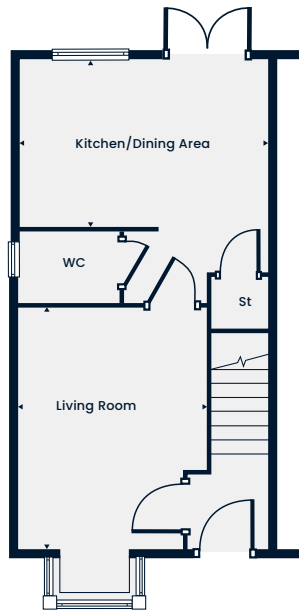


The Pemberton

2 Bedroom Home

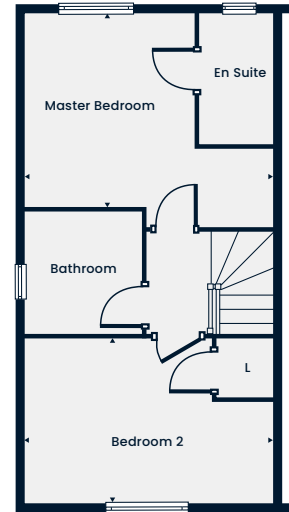
Total Area 727 sq. ft.

The Pemberton is a stylish two bedroom home. The ground floor includes a bright and airy living room with a bay window and a spacious kitchen/dining area. Upstairs, there is a master bedroom featuring an en suite, the second bedroom and a family bathroom.



Ground Floor

Kitchen/Dining Area	4.13m x 2.76m 13'6" x 9'1"
Living Room	3.96m x 3.11m 13'0" x 10'2"



First Floor

Master Bedroom	4.13m x 3.19m 13'8" x 10'5"
Bedroom 2	4.13m x 2.69m 13'8" x 8'10"

L – Linen Cupboard St – Store WC – Cloakroom

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The Collingwood

3 Bedroom Home



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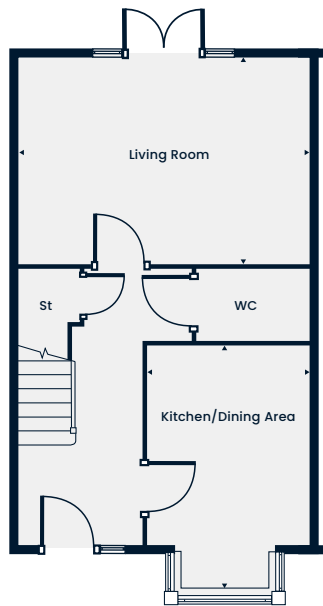


The Collingwood

3 Bedroom Home

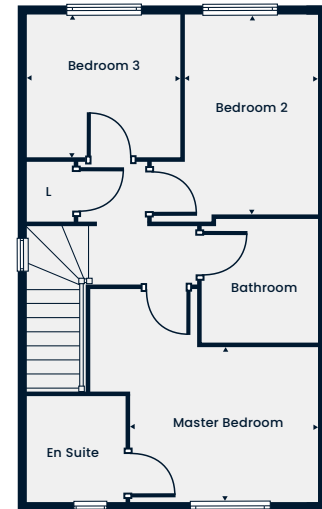
Total Area 858 sq. ft.

The Collingwood is a stunning three bedroom home. The ground floor offers a large, spacious living room and kitchen/dining area with a bay window. A hallway leading to the cloakroom and handy storage cupboard completing the ground floor. Upstairs, there is a master bedroom with an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	4.00m x 2.67m 13'1" x 8'9"
Living Room	4.80m x 3.41m 15'9" x 11'2"



First Floor

Master Bedroom	3.10m x 2.55m 10'2" x 8'4"
Bedroom 2	3.31m x 2.19m 10'10" x 7'2"
Bedroom 3	2.52m x 2.38m 8'3" x 7'9"

L – Linen Cupboard St – Store WC – Cloakroom

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The Holmewood

3 Bedroom Home



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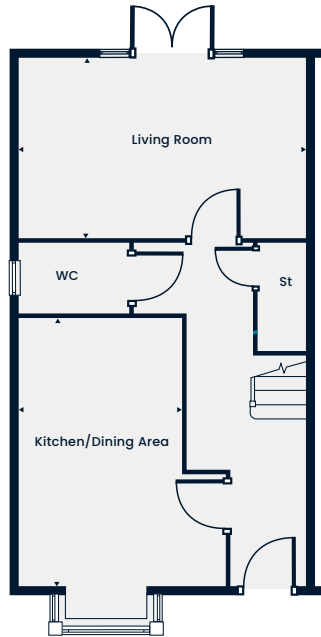


The Holmewood

3 Bedroom Home

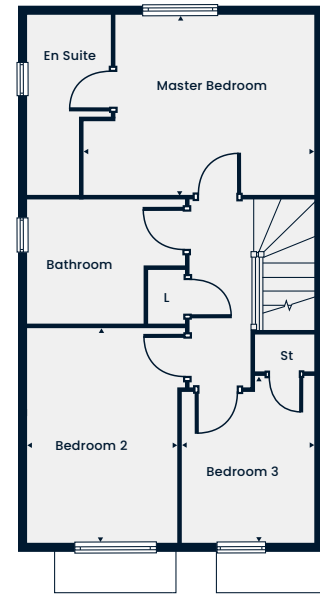
Total Area 916 sq. ft.

The Holmewood is a lovely three bedroom home. The ground floor opens into the hallway guiding you through to a homely living room with double doors into the garden and a spacious kitchen/dining area with a bright, bay window. Upstairs, there is a master bedroom with an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	4.43m x 2.66m 14'6" x 8'9"
Living Room	4.75m x 2.96m 15'7" x 9'8"



First Floor

Master Bedroom	3.85m x 2.96m 12'7" x 9'8"
Bedroom 2	3.58m x 2.46m 11'8" x 8'1"
Bedroom 3	2.76m x 2.19m 9'1" x 7'2"

L – Linen Cupboard St – Store WC – Cloakroom

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The Hopwood

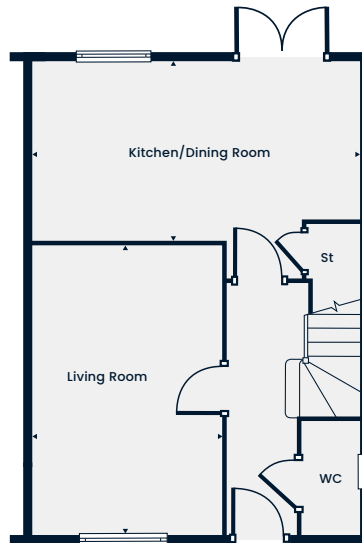
3 Bedroom Home



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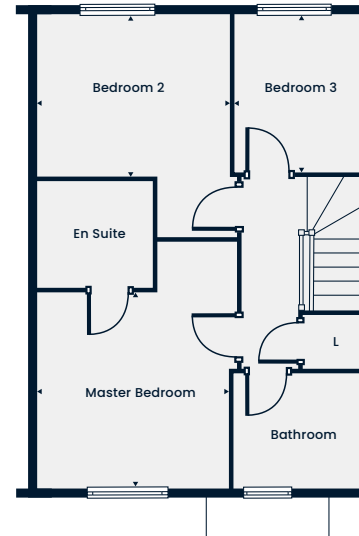


A three bedroom home featuring a living room and airy kitchen/dining area with double doors opening out onto the rear garden. Upstairs, there is a good-sized master bedroom with en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.42m x 2.96m 17'9" x 9'8"
Living Room	4.77m x 3.14m 15'8" x 10'3"



First Floor

Master Bedroom	3.24m x 3.16m 10'7" x 10'4"
Bedroom 2	3.16m x 2.69m 10'4" x 8'10"
Bedroom 3	2.61m x 2.17m 8'7" x 7'1"

L – Linen Cupboard St – Store WC – Cloakroom

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The Lockwood

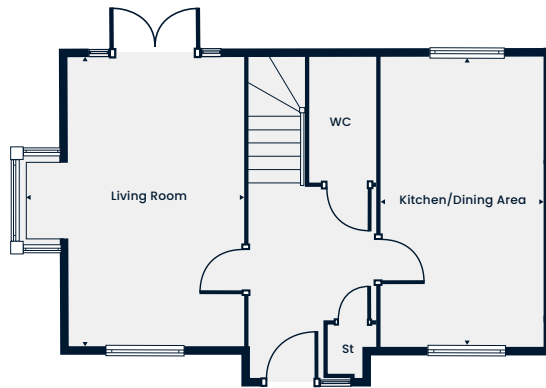
3 Bedroom Home



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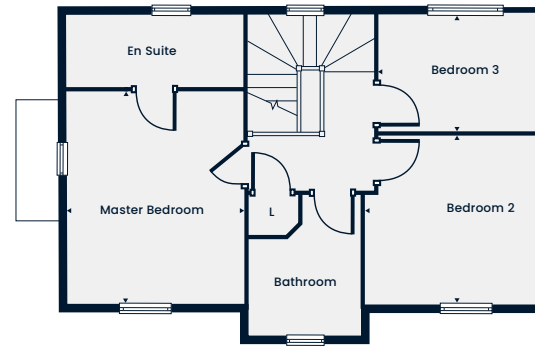


A generously sized three bedroom home offering a large living room with a feature bay window, spacious kitchen/dining area. Upstairs, boasts the master bedroom with an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.03m x 2.81m 16'6" x 9'2"
Living Room	5.03m x 3.09m 16'6" x 10'1"



First Floor

Master Bedroom	3.68m x 3.09m 12'1" x 10'1"
Bedroom 2	3.06m x 2.95m 10'0" x 9'8"
Bedroom 3	2.81m x 2.00m 9'2" x 6'7"

L – Linen Cupboard St – Store WC – Cloakroom

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The Dartford

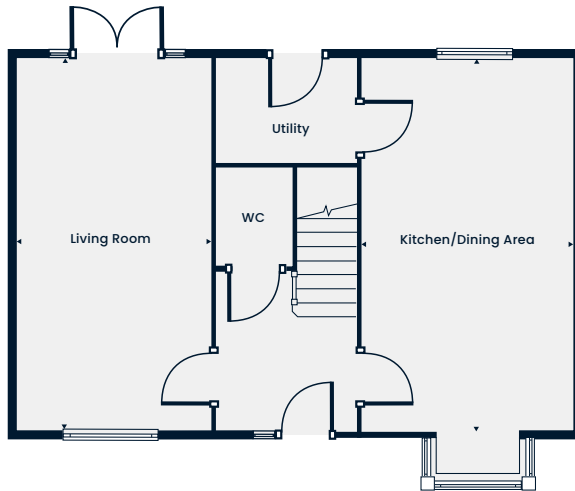
4 Bedroom Home



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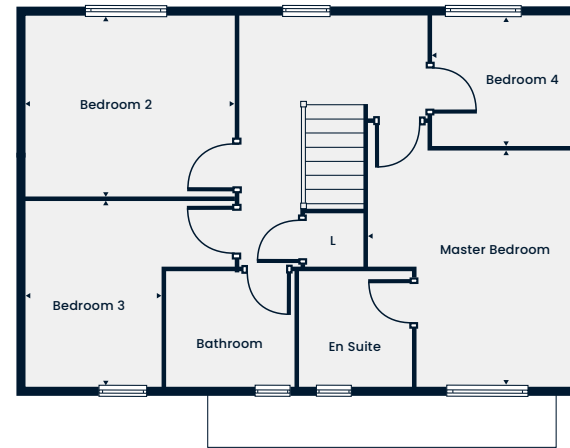


The Dartford is a perfect four bedroom family home offering a spacious living room with double doors leading into the rear garden, and a big family kitchen/dining area complete with a bay window. Upstairs, there is a good-sized master bedroom and en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	6.15m x 3.46m 20'2" x 11'4"
Living Room	6.15m x 3.19m 20'2" x 10'5"



First Floor

Master Bedroom	3.89m x 3.51m 12'9" x 11'6"
Bedroom 2	3.44m x 2.99m 11'3" x 9'9"
Bedroom 3	3.07m x 2.26m 10'1" x 7'5"
Bedroom 4	2.46m x 2.16m 8'1" x 7'1"

L – Linen Cupboard St – Store WC – Cloakroom

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The Chelmsford

4 Bedroom Home



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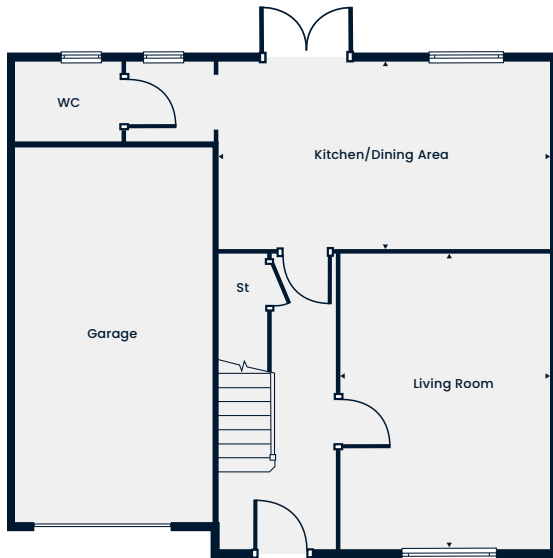


The Chelmsford

4 Bedroom Home

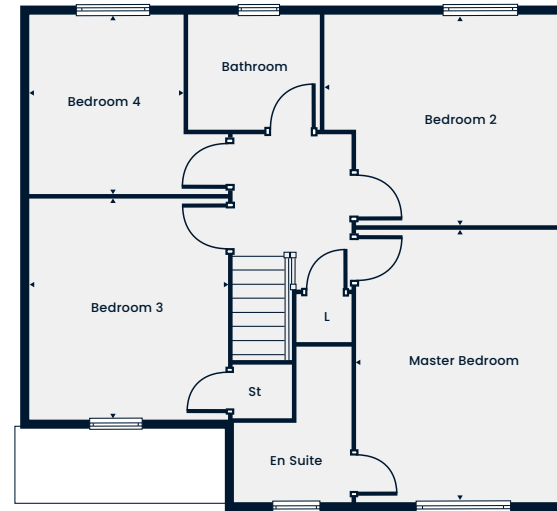
Total Area 1,260 sq. ft.

The Chelmsford is a beautiful four bedroom family home with space for everyone. The ground floor features a cosy but large living room, a bright and airy kitchen/dining area with double doors leading into the garden. Upstairs, there are four good-sized bedrooms with an en suite to the master bedroom and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.48m x 3.07m 17'11" x 10'0"
Living Room	4.86m x 3.46m 15'11" x 11'4"



First Floor

Master Bedroom	4.50m x 3.44m 14'9" x 11'3"
Bedroom 2	3.96m x 3.47m 13'0" x 11'5"
Bedroom 3	3.66m x 3.26m 12'0" x 10'9"
Bedroom 4	2.96m x 2.56m 9'8" x 8'5"

L – Linen Cupboard St – Store WC – Cloakroom

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The Hareford

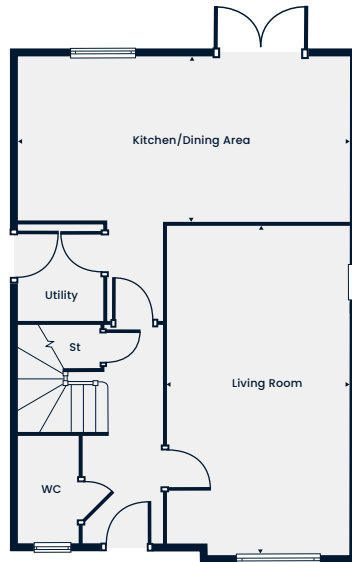
4 Bedroom Home



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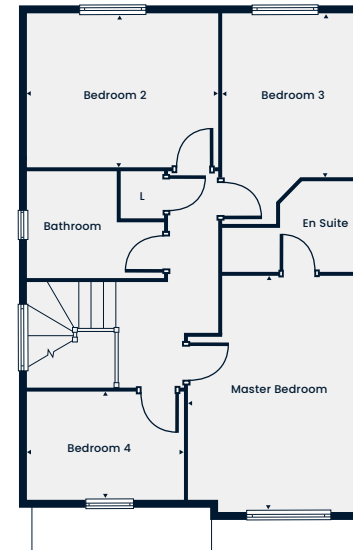


A delightful four bedroom home offering a spacious kitchen/dining area with double doors leading out into the garden, allowing for plenty of natural light in the room. A separate living room and a utility room complete the ground floor. Upstairs there is an en suite master bedroom, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	6.27m x 3.07m 20'6" x 10'0"
Living Room	6.20m x 3.41m 20'4" x 11'2"



First Floor

Master Bedroom	4.49m x 3.20m 14'8" x 10'6"
Bedroom 2	3.61m x 2.87m 11'10" x 9'5"
Bedroom 3	3.07m x 2.56m 10'1" x 8'5"
Bedroom 4	2.98m x 2.06m 9'9" x 6'9"

L – Linen Cupboard St – Store WC – Cloakroom

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Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.



Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.

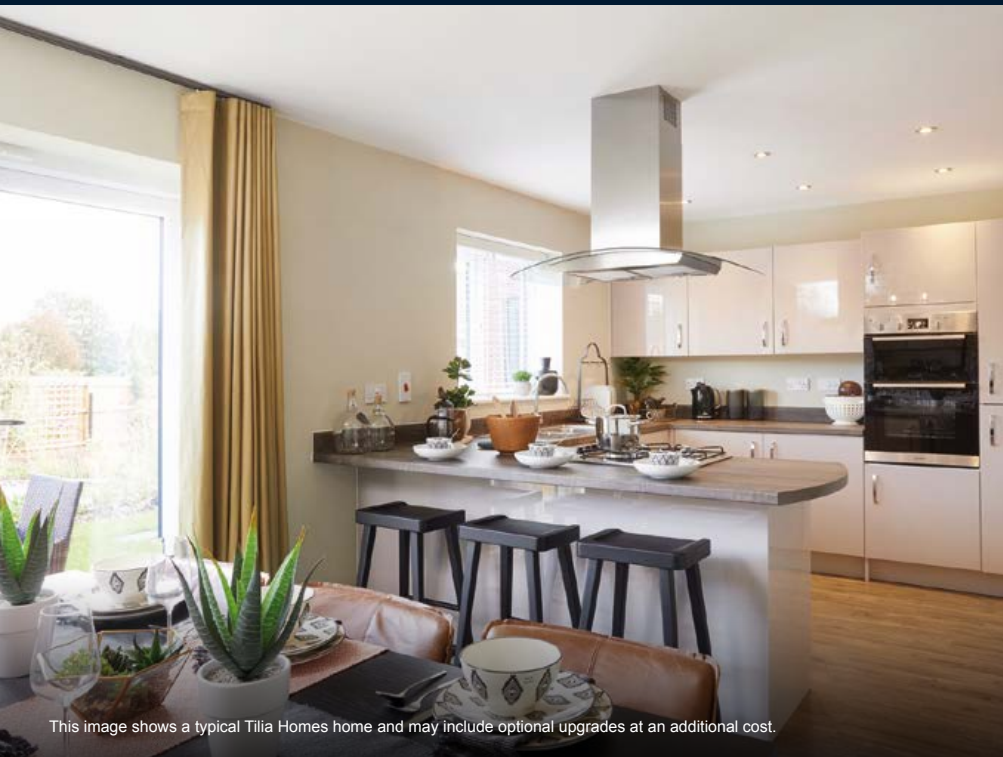


Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.

Benefits of Buying New

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.



This image shows a typical Tilia Homes home and may include optional upgrades at an additional cost.



Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



Great Incentives

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



Have Your Say

If your potential home is still under construction*, you may have the opportunity to choose your finishes inside your home.



Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



It's Brand New

Be the first to live in the property. Built with high specifications. It's brand new – and all yours!

*Available only at specified stages of build.

Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details. March 2023.

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