

Please note that as of 1st July 2020 the specification, floorplans and shown dimensions of some of our homes have changed. For further information please speak to our development sales executive.



THE PADDOCKS

NEWCASTLE-UNDER-LYME

A SUPERB COLLECTION OF
2, 3 AND 4 BEDROOM HOMES



Feel right at home

make yourself
AT HOME

*An exceptional collection of two,
three and four bedroom homes*



DISCOVER

the extraordinary difference

As part of Kier Group Plc, Kier Living specialises in creating thoughtfully designed, modern new homes. We apply our vast experience to carefully selecting locations, completing sensitive planning and development design and utilise our high quality construction skills, to deliver award winning new homes.

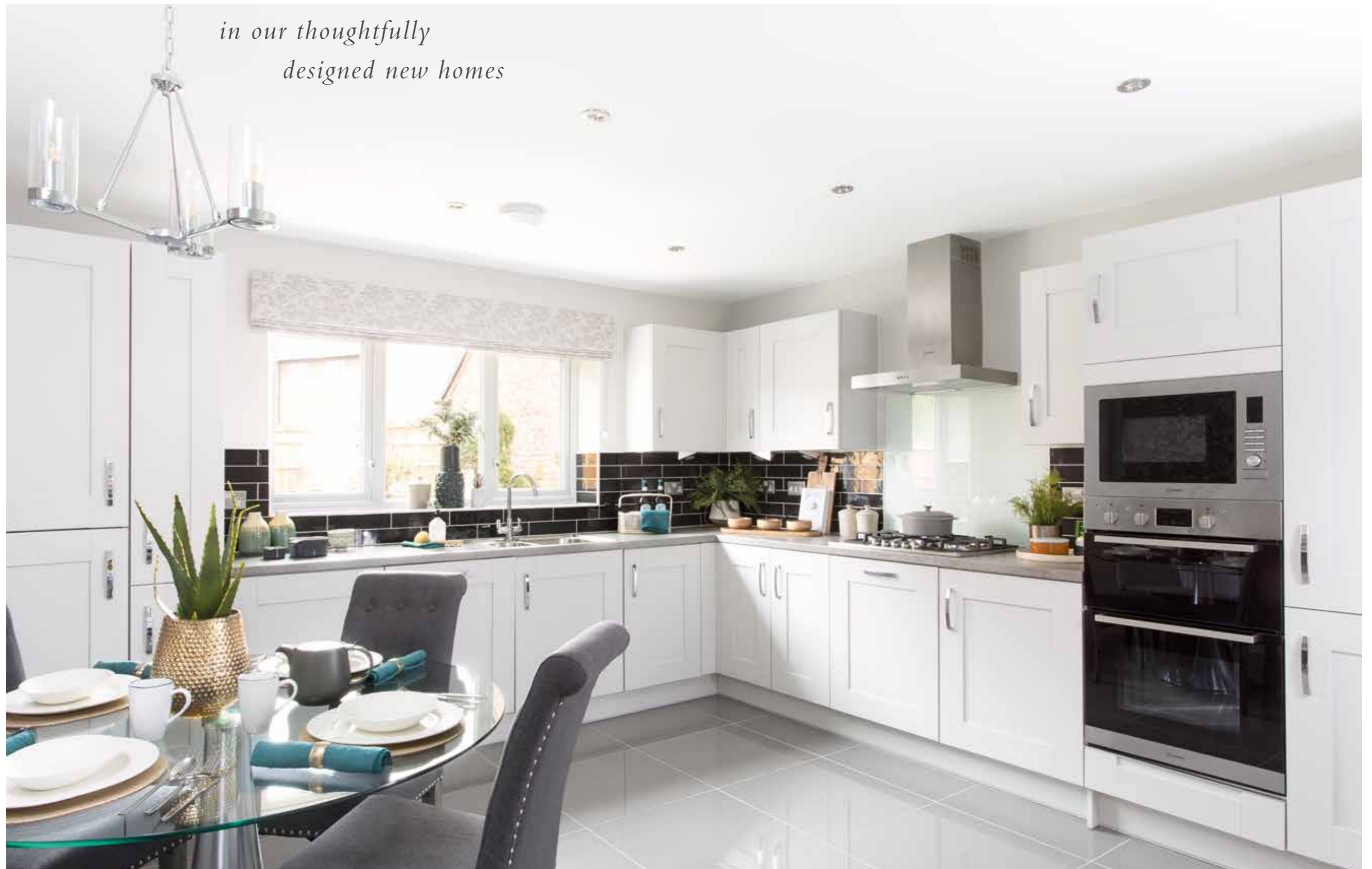
Each new development we build blends in sympathetically with its surroundings whilst having a genuine sense of place. They feature uniquely designed exteriors and street scenes to create attractive living environments.

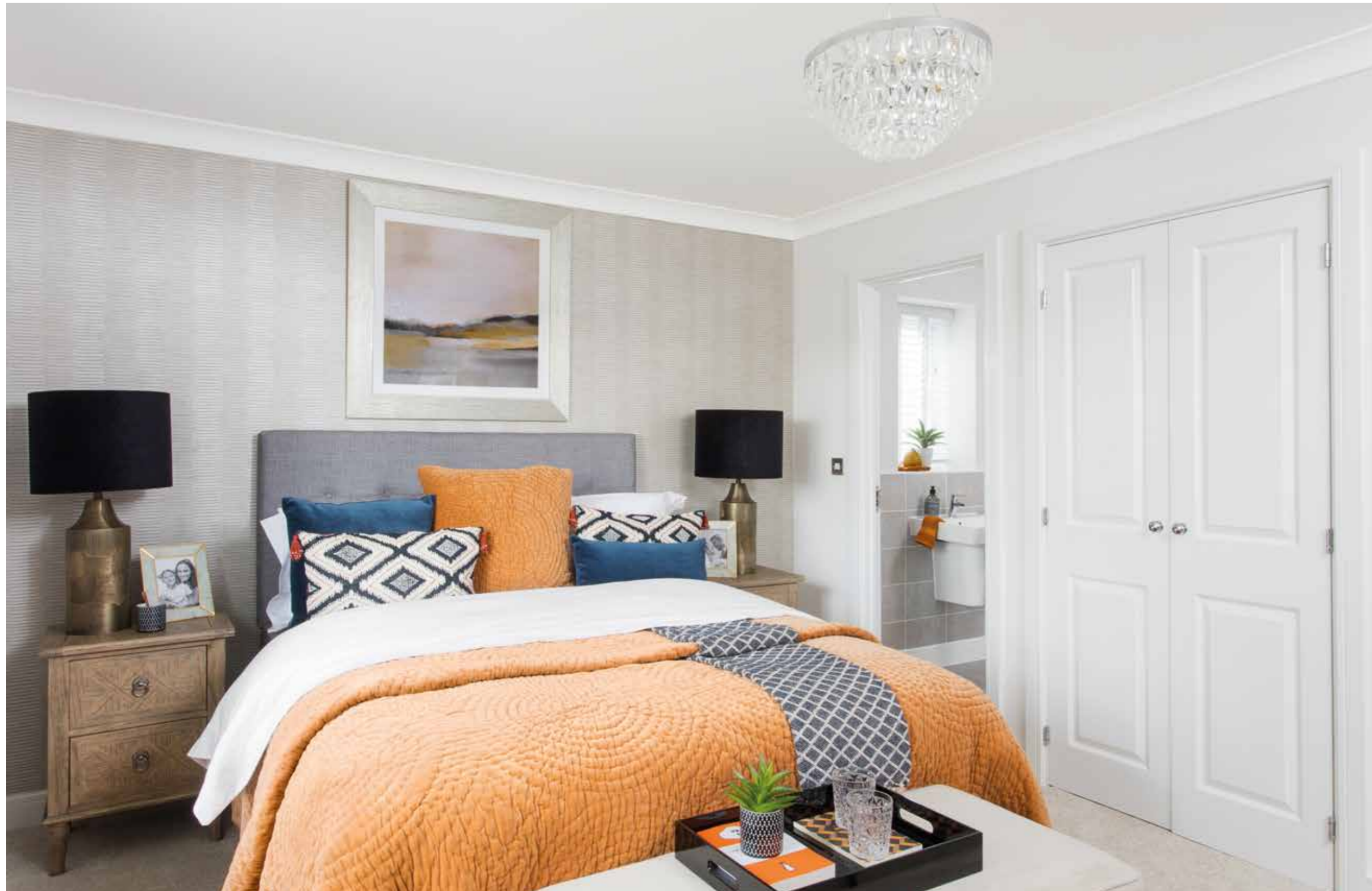
Our homes not only combine high quality materials and modern construction methods, but also include an unrivalled specification, that truly distinguishes a Kier Living home.

We very much hope you purchase your new home here at The Paddocks and enjoy the new community and living experience we have created for you.

Kier Living - Central Region

*in our thoughtfully
designed new homes*





THE DIFFERENCE IS IN THE DETAIL

The Paddocks is an exquisite new development of beautiful homes, that have been cherry picked to showcase distinctive exteriors and thoughtfully designed interiors.

Interiors have been redefined by harmonising the use of space with our inclusive specification. With well-appointed living and resting areas to the generous kitchen cupboards and appliances, en-suites and fitted wardrobes to the master bedroom, these homes instantly make you feel right at home.



THE PADDOCKS

NEWCASTLE-UNDER-LYME

DEVELOPMENT LAYOUT

2 BEDROOM HOMES

- **THE LEIGHTON**
 (64.77 sq mtr - 697 sq ft)
 Plots 1, 4, 6, 9, 10, 68, 69, 78, 79, 86, 87, 90, 91,
 118, 119, 126, 129, 130, 133, 134, 137, 147,
 148, 173, 240, 241, 247, 248, 260, 261,
 264, 265

- **THE PEMBERTON**
 (67.55 sq mtr - 727 sq ft)
 Plots 2, 3, 5, 11, 67, 70, 75, 77, 80, 85, 88, 89, 92,
 111, 112, 117, 120, 121, 122, 125, 127, 128,
 131, 132, 135, 136, 138, 141, 142, 143, 144,
 146, 149, 172, 174, 239, 242, 246, 249, 259,
 262, 263, 266

3 BEDROOM HOMES

- **THE COLLINGWOOD**
 (79.78 sq mtr - 858 sq ft)
 Plots 7, 8, 12, 13, 14, 15, 16, 17, 24, 25, 26, 27, 63,
 64, 65, 66, 93, 94, 107, 108, 109, 110, 113, 114,
 115, 116, 150, 151, 152, 153, 154, 155, 158,
 159, 177, 178, 183, 184, 213, 214, 215, 216,
 231, 232, 233, 234, 254, 255, 257, 258, 267,
 268, 271, 272, 273, 274

- **THE HOLMEWOOD**
 (85.12 sq mtr - 916 sq ft)
 Plots 59, 60, 61, 62, 71, 72, 74, 104, 105, 123, 124,
 139, 140, 157, 179, 180, 181, 182, 199, 200,
 205, 206, 207, 208, 217, 218, 226, 227, 228,
 229, 252, 253, 275, 276

3 BEDROOM HOMES cont'd

- **THE HOPWOOD**
 (86.22 sq mtr - 928 sq ft)
 Plots 29, 30, 47, 48, 49, 50, 55, 56, 82, 83,
 101, 102, 160, 161, 162, 163, 190, 191,
 192, 193, 219, 220, 244, 245, 250, 251

- **THE LOCKWOOD**
 (87.80 sq mtr - 945 sq ft)
 Plots 18, 19, 57, 58, 73, 96, 99, 106, 145,
 156, 175, 176, 185, 209, 210, 230, 243,
 256, 269, 270

4 BEDROOM HOMES

- **THE DARTFORD**
 (115.41 sq mtr - 1242 sq ft)
 Plots 22, 23, 28, 31, 40, 52, 53, 171, 198,
 202, 203, 225, 236, 237, 238

- **THE CHELMSFORD**
 (117.00 sq mtr - 1260 sq ft)
 Plots 20, 21, 33, 34, 38, 39, 43, 44, 97, 98,
 164, 165, 168, 169, 187, 188, 195,
 196, 211, 212, 222, 223

- **THE HAREFORD**
 (117.80 sq mtr - 1268 sq ft)
 Plots 32, 35, 36, 37, 41, 42, 45, 46, 51, 54, 76,
 81, 84, 95, 100, 103, 166, 167, 170, 186,
 189, 194, 197, 201, 204, 221, 224, 235



historical BEAUTY



A RICH INDUSTRIAL PAST

Newcastle Under Lyme's early industrial heritage centred around the hatting trade, silk and cotton mills as well as the traditional coal mining, brick manufacture, iron casting and engineering. By the 17th century the manufacture of clay tobacco smoking pipes grew rapidly and was second only to hatting within the borough.



THE BARRACKS

The Barracks, built in 1855, was originally the headquarters of the local militia 3rd King's Own Staffordshire Rifle Regiment and fire brigade.



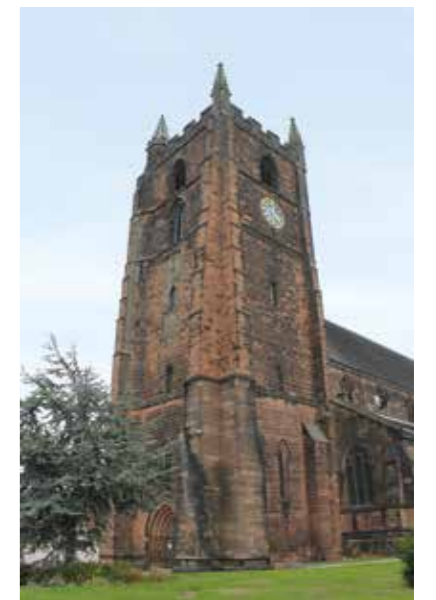
THE GUILDHALL

The local market has a proud trading legacy dating back to 1173 and sits at the heart of High Street along with the grade II listed Guildhall, built in 1713. The market still trades six days a week offering a variety of local food, goods, antiques, bric-a-brac and vintage collectables.



BLOOMING LOVELY

Newcastle Under Lyme is home to a number of beautiful parks and gardens, some of which have also won the coveted Royal Horticultural Society Britain in Bloom competition. From the manicured Queen's Gardens, with the beloved statue of Queen Victoria unveiled by Grand Duke Michael Mikhailovich of Russia in 1903, to the tranquil Brampton Park and its local museum & art gallery featuring over 800 years of the Borough's history, including an authentic life-size Victorian street scene.



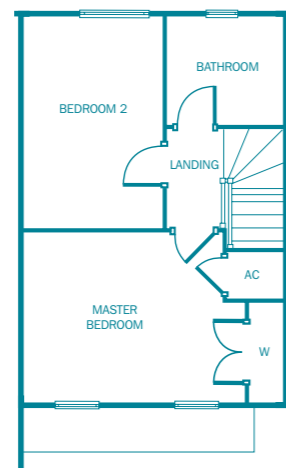
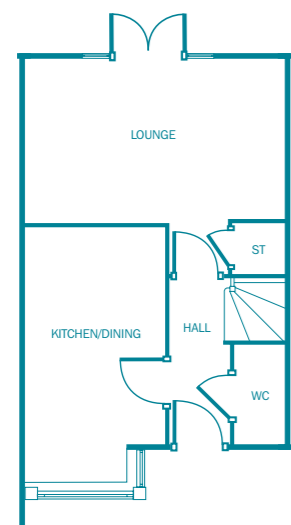
ST. GILES CHURCH

The impressive St Giles Church, rebuilt by George Gilbert Scott in 1876, sits at the heart of the town.



THE LEIGHTON - 2 BEDROOM HOME (64.77 sq mtr - 697 sq ft)

Plots 1, 4, 6, 9, 10, 68, 69, 78, 79, 86, 87, 90, 91, 118, 119, 126, 129, 130, 133, 134, 137, 147, 148, 173, 240, 241, 247, 248, 260, 261, 264, 265



GROUND FLOOR

Lounge	4.57m x 2.90m 14' 12" x 9' 6"
Kitchen/Dining	2.45m x 4.50m (max) 8' 0" x 14' 9" (max)
WC	0.86m x 1.74m 2' 10" x 5' 8"

FIRST FLOOR

Master Bedroom	3.91m (max) x 2.98m 12' 9" (max) x 9' 9"
Bedroom 2	2.45m x 3.74m 8' 0" x 12' 3"
Bathroom	2.02m x 1.84m 6' 7" x 6' 0"



THE PEMBERTON - 2 BEDROOM HOME (67.55 sq mtr - 727 sq ft)

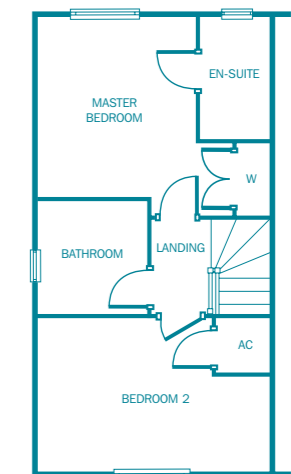
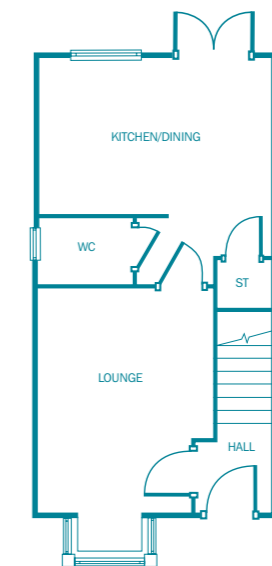
Plots 2, 3, 5, 11, 67, 70, 75, 77, 80, 85, 88, 89, 92, 111, 112, 117, 120, 121, 122, 125, 127, 128, 131, 132, 135, 136, 138, 141, 142, 143, 144, 146, 149, 172, 174, 239, 242, 246, 249, 259, 262, 263, 266

GROUND FLOOR

Lounge	3.05m x 4.63m (max) 10' 0" x 15' 2" (max)
Kitchen/Dining	4.06m x 2.76m 13' 4" x 9' 0"
WC	1.61m x 1.16m 5' 3" x 3' 9"

FIRST FLOOR

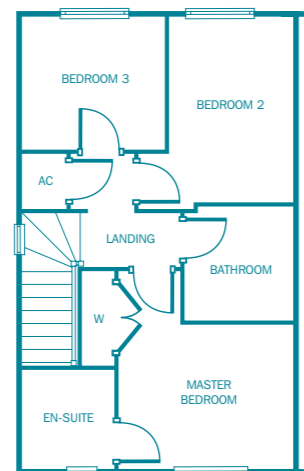
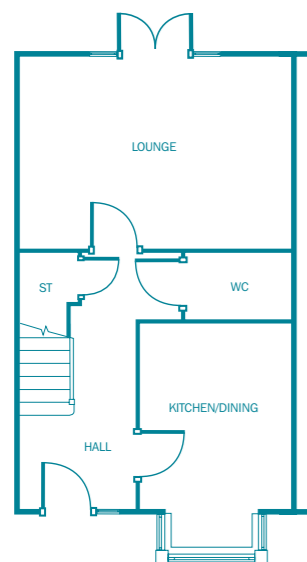
Master Bedroom	2.77m x 3.51m (max) 9' 1" x 11' 6" (max)
En-suite	1.15m x 2.14m 3' 9" x 7' 0"
Bedroom 2	4.06m x 2.68m 13' 4" x 8' 9"
Bathroom	1.84m x 2.00m 6' 0" x 6' 6"





THE COLLINGWOOD - 3 BEDROOM HOME (79.78 sq mtr - 858 sq ft)

Plots 7, 8, 12, 13, 14, 15, 16, 17, 24, 25, 26, 27, 63, 64, 65, 66, 93, 94, 107, 108, 109, 110, 113, 114, 115, 116, 150, 151, 152, 153, 154, 155, 158, 159, 177, 178, 183, 184, 213, 214, 215, 216, 231, 232, 233, 234, 254, 255, 257, 258, 267, 268, 271, 272, 273, 274



GROUND FLOOR

Lounge	4.80m x 3.41m 15' 9" x 11' 2"
Kitchen/Dining	2.67m x 3.98m (max) 8' 9" x 13' 0" (max)
WC	1.86m x 1.16m 6' 1" x 3' 9"

FIRST FLOOR

Master Bedroom	3.09m x 3.51m (max) 10' 1" x 11' 6" (max)
En-suite	1.61m x 1.74m 5' 3" x 5' 8"
Bedroom 2	2.18m x 3.31m 7' 2" x 10' 10"
Bedroom 3	2.51m x 2.36m 8' 3" x 7' 9"
Bathroom	1.70m x 2.02m 5' 7" x 6' 7"



THE HOLMEWOOD - 3 BEDROOM HOME (85.12 sq mtr - 916 sq ft)

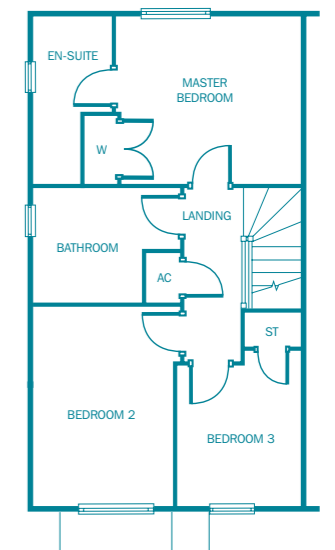
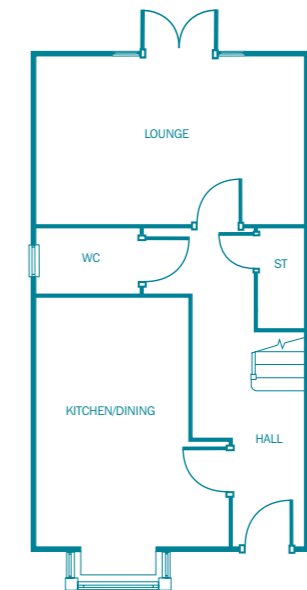
Plots 59, 60, 61, 62, 71, 72, 74, 104, 105, 123, 124, 139, 140, 157, 179, 180, 181, 182, 199, 200, 205, 206, 207, 208, 217, 218, 226, 227, 228, 229, 252, 253, 275, 276

GROUND FLOOR

Lounge	4.74m x 2.95m 15' 6" x 9' 8"
Kitchen/Dining	2.65m x 5.10m (max) 8' 8" x 16' 8" (max)
WC	1.80m x 1.16m 5' 11" x 3' 9"

FIRST FLOOR

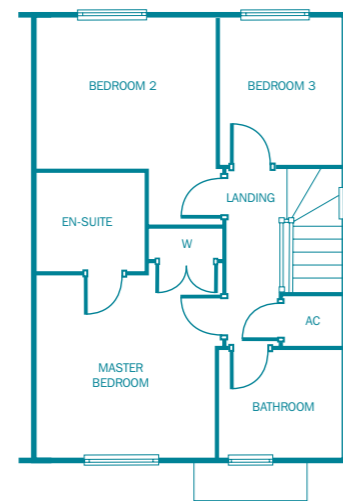
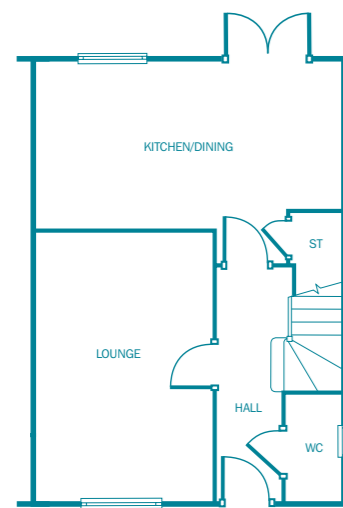
Master Bedroom	3.28m (max) x 2.96m 10' 9" (max) x 9' 8"
En-suite	1.36m x 2.90m 4' 5" x 9' 6"
Bedroom 2	2.45m x 3.55m 8' 0" x 11' 7"
Bedroom 3	2.18m x 2.75m (max) 7' 2" x 9' 0" (max)
Bathroom	2.53m (max) x 2.03m 8' 3" (max) x 6' 8"





THE HOPWOOD - 3 BEDROOM HOME (86.22 sq mtr - 928 sq ft)

Plots 29, 30, 47, 48, 49, 50, 55, 56, 82, 83, 101, 102, 160, 161, 162, 163, 190, 191, 192, 193, 219, 220, 244, 245, 250, 251



GROUND FLOOR

Lounge	3.13m x 4.78m 10' 3" x 15' 8"
Kitchen/Dining	5.41m x 3.56m (max) 17' 9" x 11' 8" (max)
WC	0.96m x 1.90m 3' 0" x 6' 3"

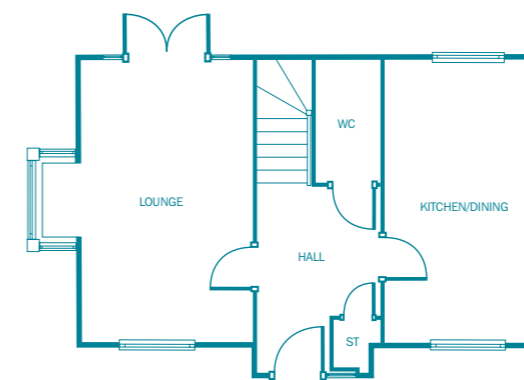
FIRST FLOOR

Master Bedroom	3.26m (max) x 3.41m (max) 10' 8" (max) x 11' 2" (max)
En-suite	1.85m x 1.73m 6' 1" x 5' 8"
Bedroom 2	3.16m x 2.68m 10' 4" x 8' 9"
Bedroom 3	2.16m x 2.60m 7' 1" x 8' 6"
Bathroom	2.16m x 1.85m 7' 1" x 6' 0"



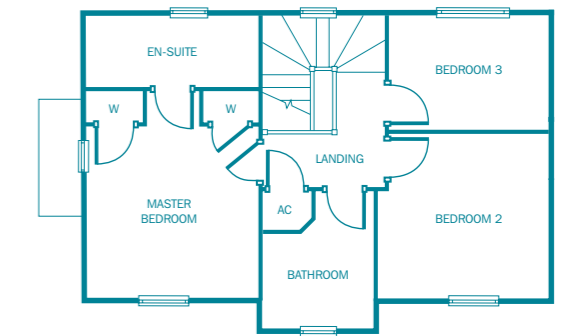
THE LOCKWOOD - 3 BEDROOM HOME (87.80 sq mtr - 945 sq ft)

Plots 18, 19, 57, 58, 73, 96, 99, 106, 145, 156, 175, 176, 185, 209, 210, 230, 243, 256, 269, 270



GROUND FLOOR

Lounge	3.00m x 5.02m 9' 10" x 16' 5"
Kitchen/Dining	2.77m x 5.02m 9' 1" x 16' 5"
WC	1.15m x 2.16m 3' 9" x 7' 1"



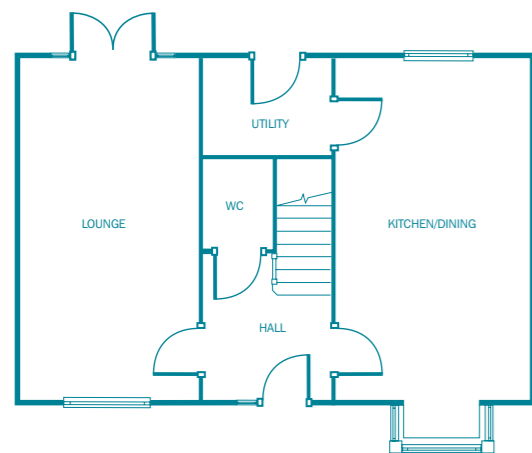
FIRST FLOOR

Master Bedroom	3.05m x 3.72m (max) 10' 0" x 12' 2" (max)
En-suite	3.05m x 1.14m 10' 0" x 3' 9"
Bedroom 2	3.05m x 2.94m 10' 0" x 9' 8"
Bedroom 3	2.83m x 1.98m 9' 3" x 6' 6"
Bathroom	1.98m x 2.42m (max) 6' 6" x 7' 11" (max)



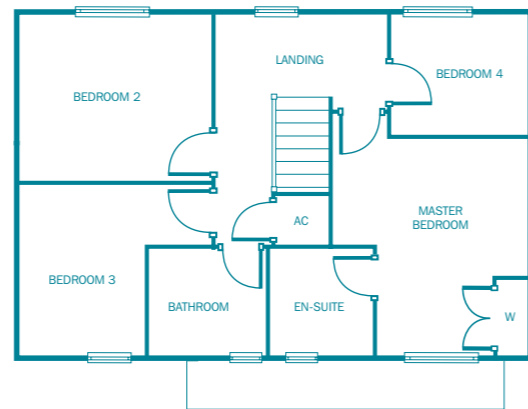
THE DARTFORD - 4 BEDROOM HOME (115.41 sq mtr - 1242 sq ft)

Plots 22, 23, 28, 31, 40, 52, 53, 171, 198, 202, 203, 225, 236, 237, 238



GROUND FLOOR

Lounge	3.18m x 6.14m 10' 5" x 20' 1"
Kitchen/Dining	3.44m x 6.14m 11' 3" x 20' 1"
Utility	2.24m x 1.71m 7' 4" x 5' 7"
WC	1.16m x 1.61m 3' 9" x 5' 3"



FIRST FLOOR

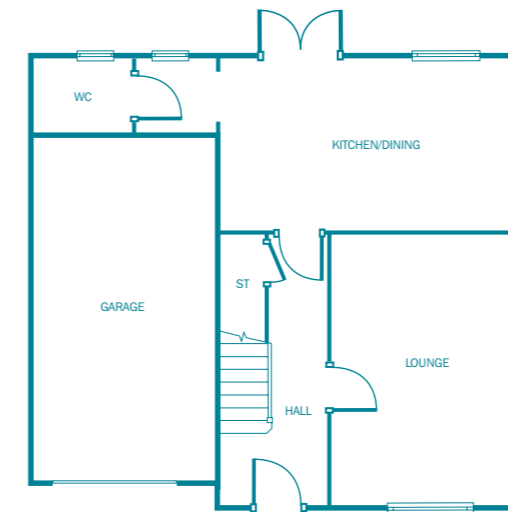
Master Bedroom	3.50m (max) x 3.89m 11' 5" (max) x 12' 9"
En-suite	1.83m x 1.85m 6' 0" x 6' 0"
Bedroom 2	3.43m x 2.98m 11' 3" x 9' 9"
Bedroom 3	2.25m x 3.06m 7' 4" x 10' 0"
Bedroom 4	2.46m x 2.16m 8' 1" x 7' 1"
Bathroom	2.09m x 1.85m 6' 10" x 6' 0"

The Dartford housetype. PLEASE NOTE: There is a variance in layouts on this housetype - Dartford (H), Dartford (H1) and Dartford (H2). Floorplans depict a typical layout of this type. 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. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



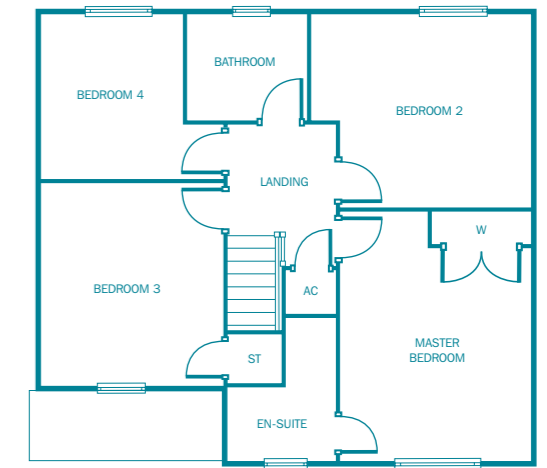
THE CHELMSFORD - 4 BEDROOM HOME (117.0 sq mtr - 1260 sq ft)

Plots 20, 21, 33, 34, 38, 39, 43, 44, 97, 98, 164, 165, 168, 169, 187, 188, 195, 196, 211, 212, 222, 223



GROUND FLOOR

Lounge	3.45m x 4.84m 11' 4" x 15' 10"
Kitchen/Dining	5.47m x 3.06m 17' 11" x 10' 0"
WC	1.70m x 1.31m 5' 7" x 4' 3"



FIRST FLOOR

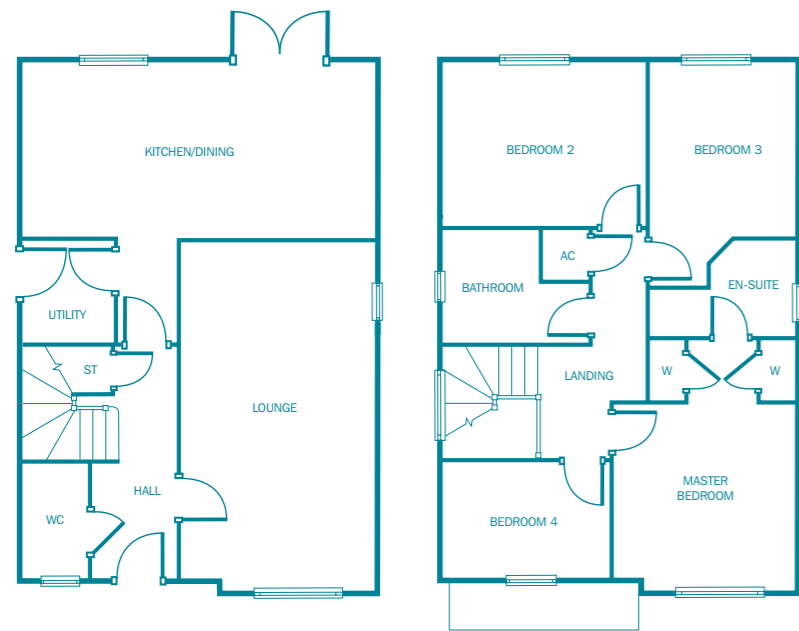
Master Bedroom	3.43m x 4.49m (max) 11' 3" x 14' 8" (max)
En-suite	1.74m x 2.56m 5' 8" x 8' 4"
Bedroom 2	3.95m (max) x 3.47m 12' 11" (max) x 11' 4"
Bedroom 3	3.28m x 3.65m 10' 9" x 11' 11"
Bedroom 4	2.55m x 2.95m 8' 4" x 9' 8"
Bathroom	2.14m x 1.84m 7' 0" x 6' 0"

The Chelmsford housetype. PLEASE NOTE: There is a variance in layouts on this housetype - Chelmsford (G) and Chelmsford (G1). Floorplans depict a typical layout of this type. 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. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



● THE HAREFORD - 4 BEDROOM HOME (117.80 sq mtr - 1268 sq ft)

Plots 32, 35, 36, 37, 41, 42, 45, 46, 51, 54, 76, 81, 84, 95, 100, 103, 166, 167, 170, 186, 189, 194, 197, 201, 204, 221, 224, 235



GROUND FLOOR

Lounge	3.39m x 6.20m (max) 11' 1" x 20' 4" (max)
Kitchen/Dining	6.26m (max) x 3.06m 20' 6" (max) x 10' 0"
Utility	1.55m x 1.81m 5' 1" x 5' 11"
WC	1.16m x 2.05m 3' 9" x 6' 8"

FIRST FLOOR

Master Bedroom	3.20m x 3.32m 10' 6" x 10' 10"
En-suite	2.50m (max) x 1.66m (max) 8' 2" (max) x 5' 5" (max)
Bedroom 2	3.60m x 2.86m 11' 10" x 9' 4"
Bedroom 3	2.56m x 3.06m 8' 4" x 10' 0"
Bedroom 4	2.96m x 2.05m 9' 8" x 6' 9"
Bathroom	2.54m (max) x 1.93m 8' 4" (max) x 6' 3"

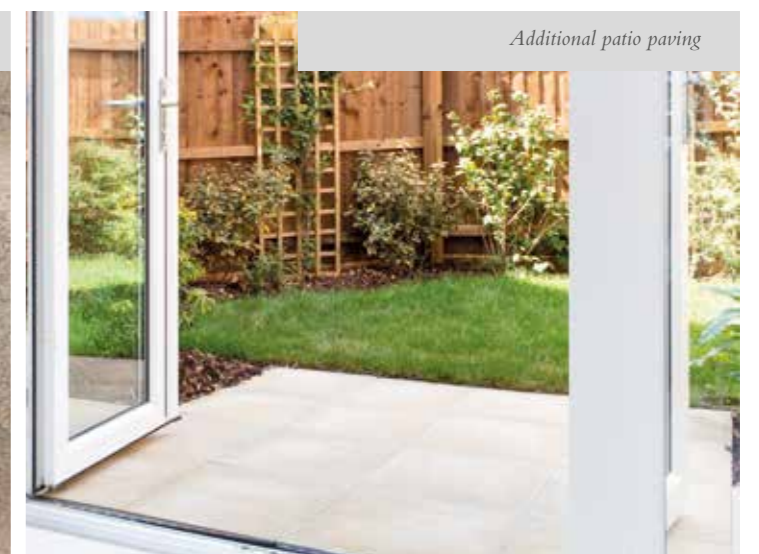


ADD YOUR FINISHING TOUCH

Make your style statement by selecting from our handpicked Signature Collection, that will enhance your new Kier Living home even further.

Signature
YOUR STYLE STATEMENT

PLEASE ASK FOR DETAILS



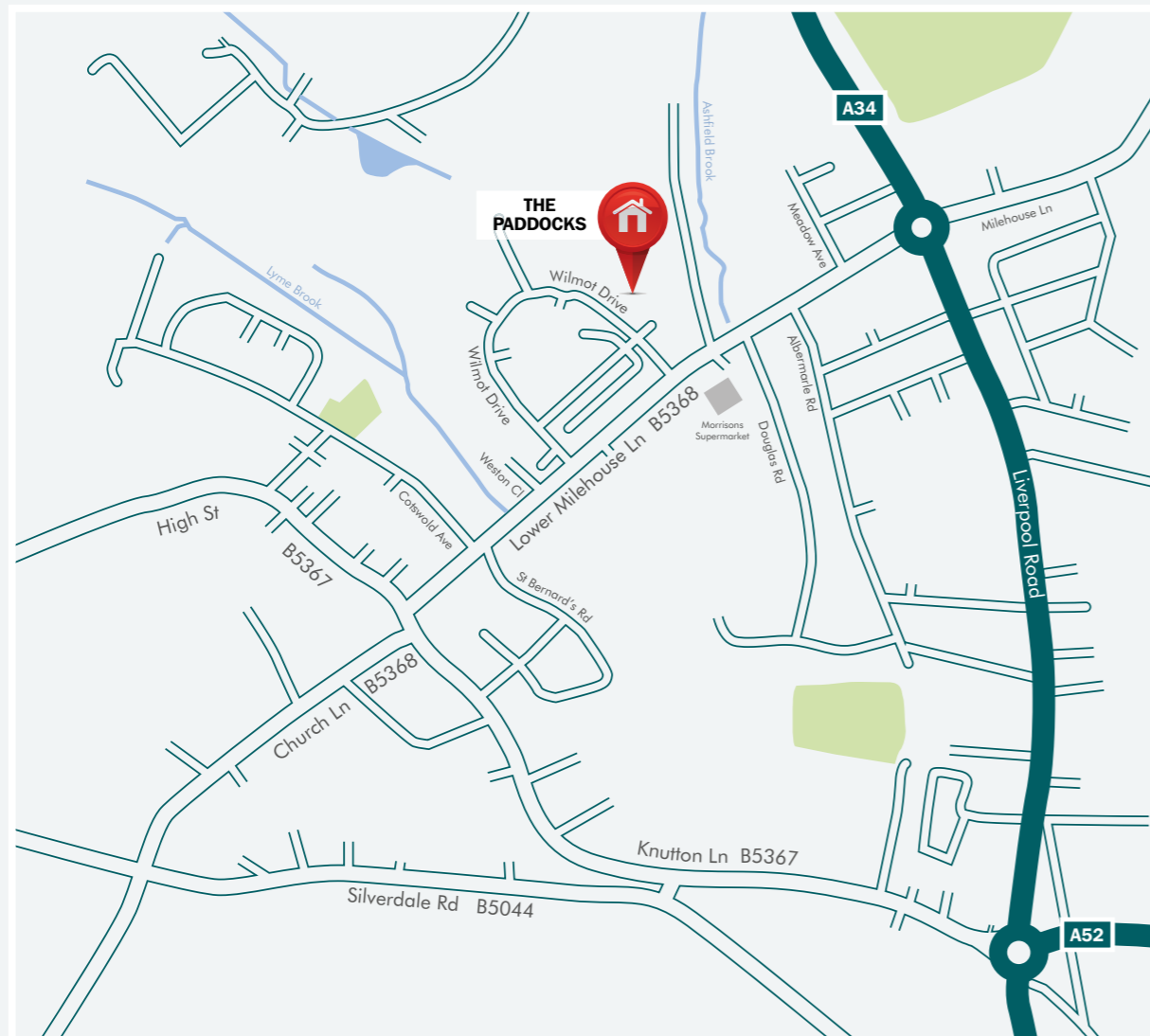
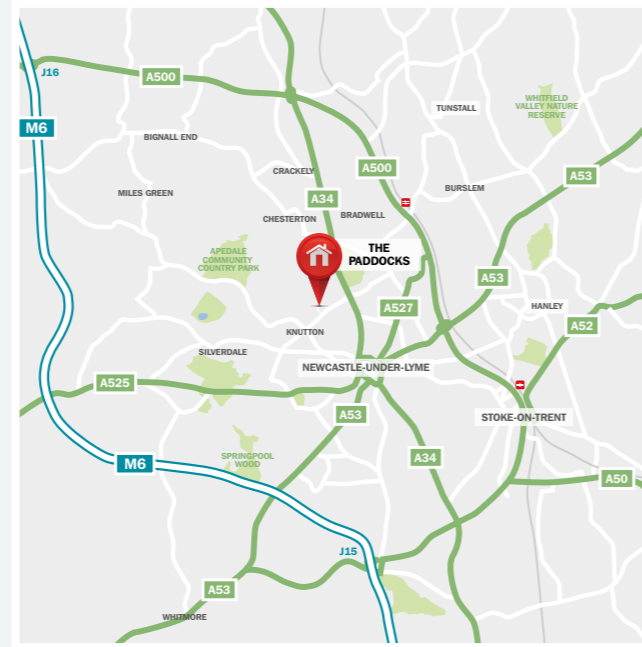
Specifications

	The Leighton	The Pemberton	The Collingwood	The Holmewood	The Hopwood	The Lockwood	The Dartford	The Chelmsford	The Hareford
Kitchen									
Choice of Symphony kitchen units with soft-close drawers and doors**	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of Symphony worktops 40mm with matching upstand to kitchen and utility room	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink with monobloc tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Indesit fridge freezer							✓	✓	✓
Integrated Indesit dishwasher							✓	✓	✓
Integrated washing machine							✓	✓	✓
Stainless steel four-ring hob with splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓
Single electric Indesit oven	✓	✓	✓	✓	✓	✓			
Double electric Indesit oven							✓	✓	✓
Electrical									
Carbon monoxide detectors fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV aerial point in white plastic*	✓	✓	✓	✓	✓	✓	✓	✓	✓
Telephone points in white plastic where specified	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome downlighters to bathrooms and en suites	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pendant mounted light fittings to living room, dining room, kitchen, bedrooms, hallway and landing	✓	✓	✓	✓	✓	✓	✓	✓	✓
White plastic finish sockets and light switches	✓	✓	✓	✓	✓	✓	✓	✓	✓
At least one USB socket per floor	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathroom & En Suite									
Choice of Porcelanosa wall tiles**	✓	✓	✓	✓	✓	✓	✓	✓	✓
White sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome heated towel rail in en suite							✓	✓	✓
Electric shower to en suite	✓	✓	✓	✓	✓	✓	✓	✓	✓
Internal Features									
All ceilings and walls finished in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓
All woodwork finished in white gloss	✓	✓	✓	✓	✓	✓	✓	✓	✓
Four-panel smooth finish internal doors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Internal door furniture to be chrome-plated lever latch on round rose	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas-fired central heating, Vaillant condensing boiler with hot water cylinder	✓	✓	✓	✓	✓	✓	✓	✓	✓
All radiators to be fitted with a thermostatic valve except in room where thermostat is located	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full-height under stair doors to match internal doors	✓	✓	✓	✓	✓	✓	✓	✓	✓
External Features									
Double-glazed uPVC windows and French doors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome-effect door furniture to front door	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front gardens to be turfed	✓	✓	✓	✓	✓	✓	✓	✓	✓
Contemporary light fitting to front doors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Garages – sockets, ceiling lights and up and over garage door Garage in plot curtilage (only where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓

10-year NHBC warranty and 2-year Kier Living Customer Care. Please note that the fee for any signature upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. *Please note TV points are provided – purchaser to arrange own connection including aerial. **Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. Photography is indicative only. This specification will take effect as of 1st of July 2020. July 2020.

**THE PADDOCKS**
NEWCASTLE-UNDER-LYME

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Property Misdescriptions Act 1991

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