

*derwent garden village
consett*

Rivergreen Developments plc

We are committed to improving the quality of the built environment throughout the North East of England. We work with talented designers and skilled tradesmen to create homes that compare well with anything in Britain. Examples of our work can be seen throughout the region, from Alnwick to Durham City, from Consett to Cleadon.



derwent garden



Jane Darbyshire and David Kendall Limited
Chartered Architects and Landscape Architects



In the heart of Consett with short walks to:

- The town centre
- The bus station
- Shopping facilities
- Leisure facilities, including restaurants and internet cafes
- Consett County Infant School and Nursery Unit
- Consett County Junior Mixed School
- Derwentside College
- Dentist and medical centre

Description	Type	No. of Units	See Page
1 bedroom apartment at village entrance	J	1	3/4
2 bedroom apartments at village entrance	J	5	3/4
2 bedroom bridge apartments	H	4	5/6
3 bedroom terraced houses	D	16	5/6
2 bedroom terraced houses	A	3	8
3 bedroom terraced houses	B	3	7
3 bedroom semi detached houses	B	10	7
3 bedroom semi detached houses	D	8	8
3 bedroom detached house	D	1	8
3 bedroom terraced houses	E	8	9/10
3 bedroom semi detached houses	E	2	9/10
4 bedroom detached houses	F	2	11
1 bedroom detached houses	G	3	12
		66	

village

Plans shown throughout this brochure are either right or left handed. However some properties are available in both hands. Prospective buyers should ask for further details.

apartments



elevation facing Sherburn Terrace



ground floor

PLOT 63

Lounge/Kitchen	4.79m x 5.59m 15' 8" x 18' 4"
Bedroom I	3.78m x 2.84m 12' 5" x 9' 4"
Bathroom	2.20m x 1.75m 7' 3" x 5' 9"
Hall	2.80m x 1.55m 9' 2" x 5' 1"

Gross internal floor area: 44 sq. m.
470 sq. ft.

Dedicated parking space in courtyard

PLOT 61 & 62

Lounge/Dining	6.37m x 4.10m 20' 11" x 13' 5"
Kitchen	2.20m x 3.50m 7' 3" x 11' 6"
Bedroom I	2.97m x 3.90m 9' 9" x 12' 9"
Bedroom 2	2.80m x 3.40m 9' 2" x 11' 2"
Bathroom	2.97m x 2.10m 9' 9" x 6' 11"
Hall	1.00m x 6.10m 3' 3" x 20' 0"

Gross internal floor area: 66 sq. m.
710 sq. ft.

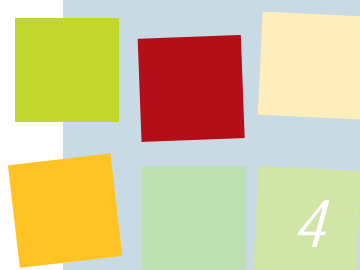
Dedicated parking space in courtyard

Number of units:

Type I: 6



at village entrance



rear elevation



PLOT 64 & 65

Lounge	5.33m x 3.60m 17' 6" x 11' 10"
Kitchen/dining	3.60m x 2.70m 11' 10" x 8' 10"
Bedroom 1	4.17m x 3.80m 13' 8" x 12' 6"
En Suite	1.48m x 2.10m 4' 10" x 6' 11"
Bedroom 2	2.44m x 2.70m 8' 0" x 8' 10"
Bathroom	2.33m x 2.10m 7' 8" x 6' 11"
Entrance Hall	3.33m x 1.90m 10' 11" x 6' 3"

Gross internal floor area: 69 sq. m. 743 sq. ft.

Dedicated parking space in courtyard

PLOT 66

Lounge/Dining	4.68m x 3.22m 15' 4" x 10' 6"
Kitchen	3.00m x 2.48m 9' 10" x 8' 2"
Bathroom	3.00m x 2.10m 9' 10" x 6' 11"
Bedroom 1	3.00m x 3.96m 9' 10" x 13' 0"
Bedroom 2	3.60m x 2.60m 11' 10" x 8' 6"
Hall	7.20m x 1.13m 23' 7" x 3' 9"
Store	1.90m x 0.60m 6' 3" x 2' 0"

Gross internal floor area: 64 sq. m. 688 sq. ft.

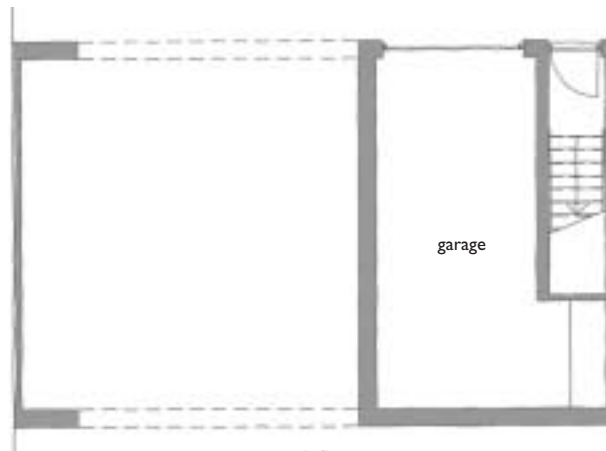
Dedicated parking space in courtyard

bridge apartments & 3

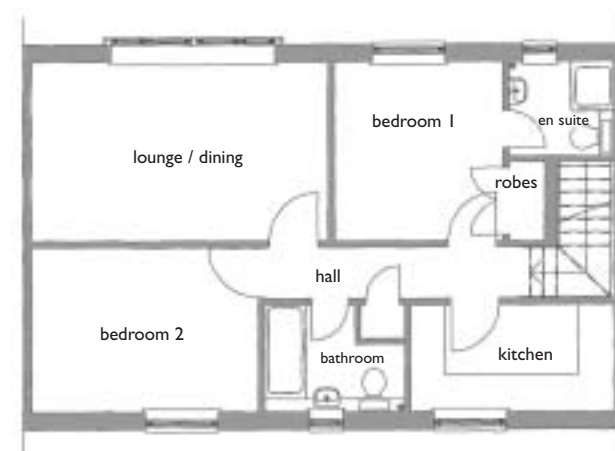
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Bridge Apartment *type H*



ground floor



first floor

Apartment Type H

First Floor

Lounge/Dining	5.10m x 3.05m 16' 9" x 10' 0"
Bedroom 1	2.90m x 3.03m 9' 6" x 9' 11"
En Suite	1.80m x 1.60m 5' 11" x 5' 3"
Bedroom 2	3.90m x 2.83m 12' 10" x 9' 3"
Kitchen	3.50m x 1.85m 11' 6" x 6' 1"
Bathroom	2.40m x 1.85m 7' 10" x 6' 1"
Hall	3.60m x 0.90m 11' 10" x 2' 11"

Gross internal floor area:

60 sq. m.
645 sq. ft.

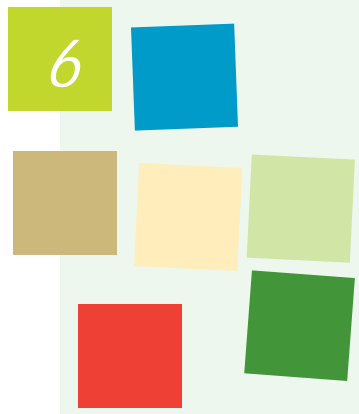
Garage (integral): 2.78m x 6.00m
9' 1" x 19' 8"

Number of units:

Type H: 4
Type D: 16



bedroom houses with courtyards



6

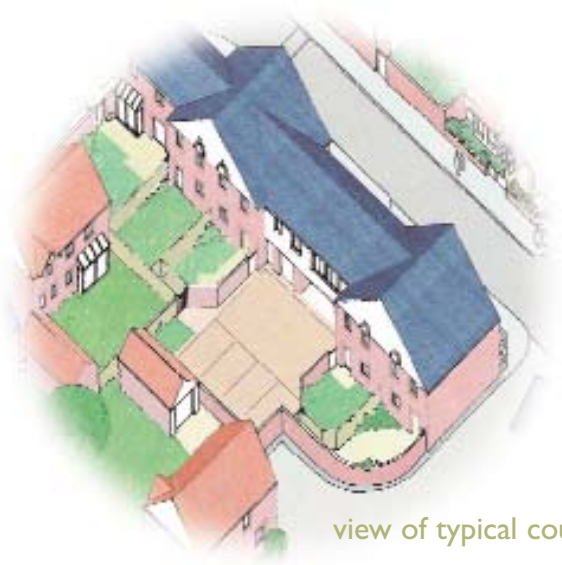


3 bedroom
type D

3 bedroom
type D

3 bedroom
type D

3 bedroom
type D



view of typical courtyard



ground floor



first floor

House Type D

Ground Floor

Lounge	3.84m x 5.33m 12' 7" x 17' 6"
Kitchen/Dining	3.28m x 3.00m 10' 9" x 9' 10"
Cloaks	1.45m x 1.25m 4' 9" x 4' 1"

First Floor

Bedroom 1	4.03m x 2.90m 13' 3" x 9' 6"
En Suite	2.14m x 1.20m 7' 0" x 3' 11"
Bedroom 2	2.39m x 3.20m 7' 10" x 10' 6"
Bedroom 3	2.34m x 2.30m 7' 8" x 7' 7"
Bathroom	2.74m x 1.50m 9' 0" x 4' 11"
Landing	1.00m x 2.40m 3' 3" x 7' 10"

Gross internal floor area:

76 sq. m.
814 sq. ft.

Dedicated parking space in courtyard

2 & 3 bedroom houses



House Type B

Ground Floor

Kitchen/Dining	4.89m x 2.51m 16' 1" x 8' 3"
Hall	1.00m x 4.73m 3' 3" x 15' 6"
Cloaks	0.90m x 1.93m 2' 11" x 6' 4"

First Floor

Lounge	2.79m x 4.24m 9' 2" x 13' 11"
Bedroom 2	2.25m x 3.50m 7' 5" x 11' 6"
Bedroom 3	2.54m x 2.53m 8' 4" x 8' 3"
Bathroom	2.00m x 1.91m 6' 7" x 6' 3"
Landing	3.20m x 1.00m 10' 6" x 3' 3"

Second Floor

Bedroom 1	3.74m x 3.79m 12' 3" x 12' 5"
En Suite	2.50m x 1.50m 8' 2" x 4' 11"

Gross internal floor area:

84sq. m
909 sq. ft.

Garage (integral)	2.67m x 5.23m 8' 9" x 17' 2"
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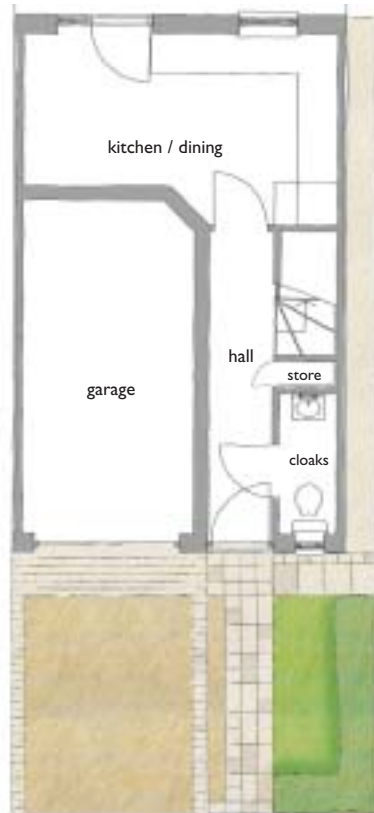
Number of units:

Type B: 13
Type A: 3
Type D1: 4
Type D3: 4

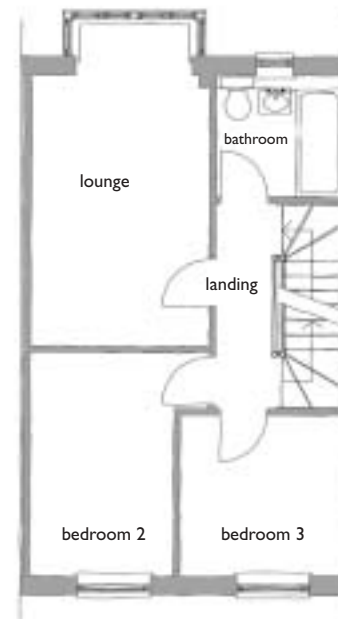


Type B available in terrace and semi detached

3 bedroom type B



ground floor



first floor

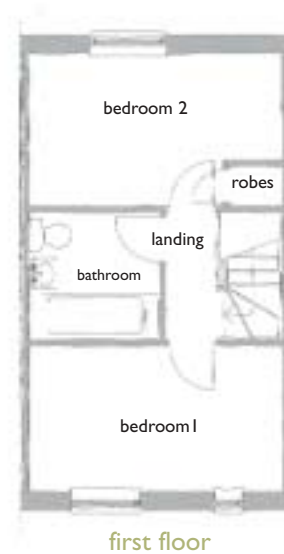


second floor

in terraces & semi detached plots



2 bedroom **Type A**
Type A is terraced



ground floor

first floor



3 bedroom **types D1 and D3**



Type D1 is semi detached
Type D3 is terraced



House Type A

Ground Floor

Lounge/Dining	4.20m x 5.04m 13' 9" x 16' 6"
Kitchen	2.10m x 2.70m 6' 11" x 8' 10"
Cloaks	0.90m x 2.40m 2' 11" x 7' 10"
Hall	1.00m x 2.40m 3' 3" x 7' 10"

First Floor

Bedroom 1	4.20m x 2.50m 13' 9" x 8' 2"
Bedroom 2	4.20m x 2.40m 13' 9" x 7' 10"
Bathroom	2.15m x 2.10m 7' 1" x 6' 11"
Landing	1.00m x 2.10m 3' 3" x 6' 11"

Green internal floor area:

62 sq. m.
662 sq. ft.

Dedicated parking space

House Type D

Ground Floor

Lounge	3.84m x 5.33m 12' 7" x 17' 6"
Kitchen/Dining	3.28m x 3.00m 10' 9" x 9' 10"
Cloaks	1.45m x 1.25m 4' 9" x 4' 1"

First Floor

Bedroom 1	4.03m x 2.90m 13' 3" x 9' 6"
En Suite	2.14m x 1.20m 7' 0" x 3' 11"
Bedroom 2	2.39m x 3.20m 7' 10" x 10' 6"
Bedroom 3	2.34m x 2.30m 7' 8" x 7' 7"
Bathroom	2.74m x 1.50m 9' 0" x 4' 11"
Landing	1.00m x 2.40m 3' 3" x 7' 10"

Green internal floor area:

76 sq. m.
814 sq. ft.

Available with either detached garage or dedicated parking space

3 bedroom houses



House Type E

Ground Floor

Lounge	4.78m x 3.72m 15' 8" x 12' 2"
Kitchen/Dining	2.68m x 4.10m 8' 10" x 13' 5"
Cloaks	0.90m x 1.90m 2' 11" x 6' 3"
Hall	1.00m x 4.10m 3' 3" x 13' 5"

First Floor

Bedroom 1	2.75m x 4.00m 9' 0" x 13' 1"
Bedroom 2	2.20m x 3.06m 7' 3" x 10' 1"
Bedroom 3	2.48m x 2.08m 8' 2" x 6' 10"
Bathroom	1.93m x 1.85m 6' 4" x 6' 1"

Gross internal floor area: 70 sq. m.
753 sq. ft.

Dedicated parking space



3 bedroom type E and E1

Type E is terraced
Type E1 is semi detached

3 bedroom type E2

Number of units:

Type E: 6
Type E1: 2
Type E2: 2



in terraces & semi detached plots



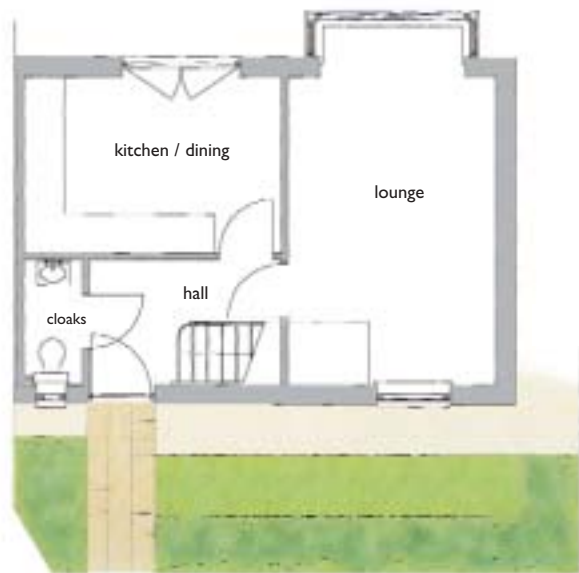
ground floor



Type E and E1



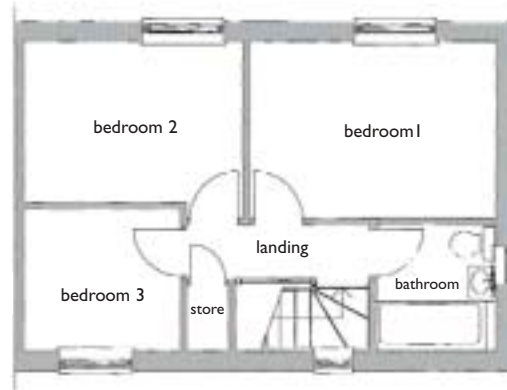
first floor



ground floor



Type E2



first floor

House Type E2

Ground Floor

Lounge	3.20m x 5.46m 10' 6" x 17' 11"
Kitchen/Dining	3.96m x 2.73m 13' 0" x 8' 11"
Cloaks	0.90m x 1.93m 2' 11" x 6' 4"
Hall	2.96m x 1.93m 9' 9" x 6' 4"

First Floor

Bedroom 1	3.80m x 2.73m 12' 6" x 8' 11"
Bedroom 2	3.36m x 2.48m 11' 0" x 8' 2"
Bedroom 3	2.40m x 2.18m 7' 10" x 7' 2"
Bathroom	1.85m x 1.95m 6' 1" x 6' 5"

Gross internal floor area:

71 sq. m.
769 sq. ft.

Dedicated parking space

4 bedroom houses

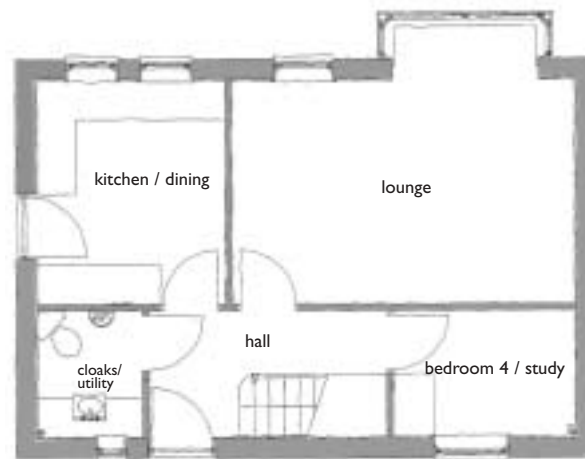
street elevation



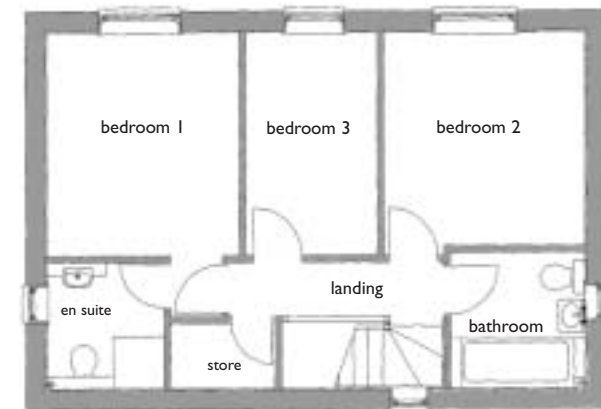
garden elevation



4 bedroom type F



ground floor



first floor

House Type F

Ground Floor

Lounge	5.20m x 4.13m 17' 1" x 13' 6"
Kitchen/Dining	2.90m x 3.45m 9' 6" x 11' 4"
Bedroom 4/Study	2.78m x 1.94m 9' 1" x 6' 5"
Cloaks/Utility	1.64m x 1.95m 5' 4" x 6' 5"
Hall	3.59m x 0.95m 11' 8" x 3' 1"

First Floor

Bedroom 1	2.95m x 3.45m 9' 8" x 11' 4"
En Suite	1.78m x 1.95m 5' 10" x 6' 5"
Bedroom 2	3.05m x 3.30m 10' 0" x 10' 10"
Bedroom 3	2.00m x 3.45m 6' 7" x 11' 4"
Bathroom	2.05m x 2.10m 6' 9" x 6' 11"
Landing	4.08m x 0.83m 13' 6" x 2' 9"

Gross internal

floor area:
92 sq. m.
987 sq. ft.

Garage (detached)	2.95m x 5.51m 9' 8" x 18' 8"
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Number of units:

Type F: 2
Type G: 3

in detached plots

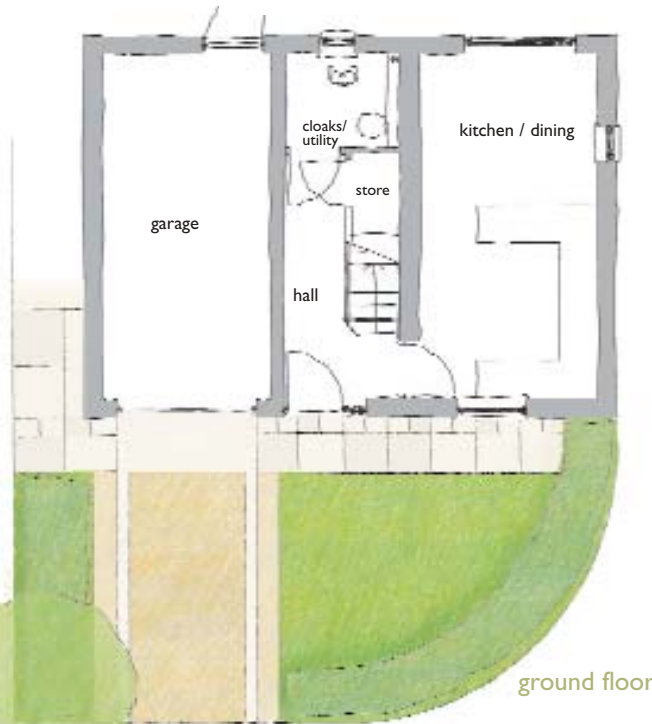
street elevation



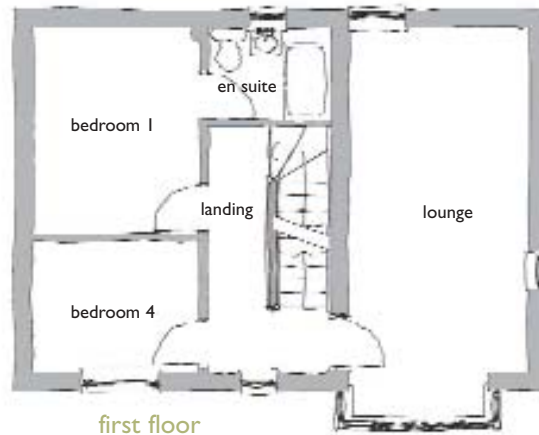
garden elevation



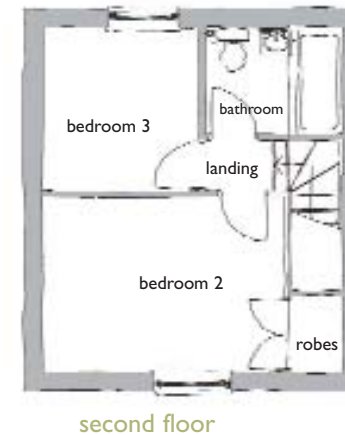
4 bedroom type G



ground floor



first floor



second floor



12

House Type G

Ground Floor

Kitchen/Dining	2.90m x 5.58m 9' 6" x 18' 4"
Cloaks/Utility	1.89m x 1.50m 6' 2" x 4' 11"

First Floor

Lounge	5.58m x 2.88m 18' 4" x 9' 5"
Bedroom 1	2.73m x 3.33m 9' 0" x 10' 11"
En Suite	2.01m x 1.58m 6' 7" x 5' 2"
Bedroom 4	2.73m x 2.13m 9' 0" x 7' 0"

Second Floor

Bedroom 2	3.90m x 2.86m 12' 10" x 9' 4"
Bedroom 3	2.53m x 2.62m 8' 3" x 8' 7"
Bathroom	2.22m x 1.70m 7' 3" x 5' 7"

Gross internal floor area: 101 sq. m.
1,086 sq. ft.

Garage (integral): 2.73m x 5.58m
9' 0" x 18' 3"



Planting and hard landscaping in the public areas of Derwent Garden Village are the responsibility of Alan Capper of Kent Design. In 2002 Alan won a silver gilt medal at the Chelsea Flower Show for his 'chic' garden.

The gardens of our two show houses have been designed by Alan; one a cottage garden and the other more contemporary in taste. These gardens demonstrate the potential that exists to create external spaces of quality - we hope that buyers will be encouraged to make their own contribution to the greening of Consett.



2002 Chelsea Flower Show
'Chic' Garden

land



Purchasers can commission Alan to provide a comprehensive garden design for their plot. However, it will also be possible to buy a 'starter pack' of tree, shrub and climber at modest cost for those with tighter budgets.

Alan has designed a 'chic' garden for the 2003 Chelsea Flower Show. Titled 'Catwalk', it is themed on a fashion show with 'runway' decking, cloches as models and the vibrant colours of the planting representing the flamboyant people who attend. Rivergreen has sponsored the garden and will be bringing it back to Derwent Garden Village to place in the rear garden of one of the houses.



scaping

specification



Careful consideration of details is a feature of all Rivergreen developments. This approach ranges from the selection of external materials such as bricks and roof tiles to the important features inside the home including kitchens, bathrooms, staircases and doors. We are also sensitive to the more practical concerns of buyers so that ease of maintenance and security are important factors in the design process. Detailed specifications are available upon request.

Buyers can further enhance the quality of their property by purchasing a range of optional extras including hardwood flooring, granite worktops, upgrades to kitchen appliances and towel warmer radiators.

Jill Holst of Ward Robinson has designed the interiors of our show houses. Jill is one of the leading interior designers in the region and has many prestigious projects to her name including Seaham Hall Hotel and the Café 21 restaurants as well as prior Rivergreen work. Although some of the features on show are beyond the standard specification, the interiors do demonstrate the possibilities that exist to create homes of quality.



Whilst every care has been taken to ensure the accuracy of all information given in this brochure, the contents do not form part of, or constitute a representation, warranty or part of any contract. Rivergreen Developments plc also reserves the right to update specifications without notice and prospective purchasers are therefore advised to obtain full details regarding individual houses prior to entering into a legally binding agreement.

Houses and apartments are protected by the 10 year NHBC New Homes Warranty and fully comply with NHBC specification requirements.





Rear of Medomsley Road

Sherburn Terrace

derwent garden village

The focal point of Derwentside district in the North East of England

Located on the Durham/Northumberland border and easily accessed by major roads, the A68 in the west and the A1(M) in the east

Within easy reach of the major cities of the region and Gateshead Metro Centre

A rejuvenated town centre with regular markets and wide range of shops

Local leisure facilities including Belle View Swim Centre, Belle View Leisure Centre and Consett Golf Club

Cycling on the Sea to Sea (C2C) route

Live shows at the Empire Theatre

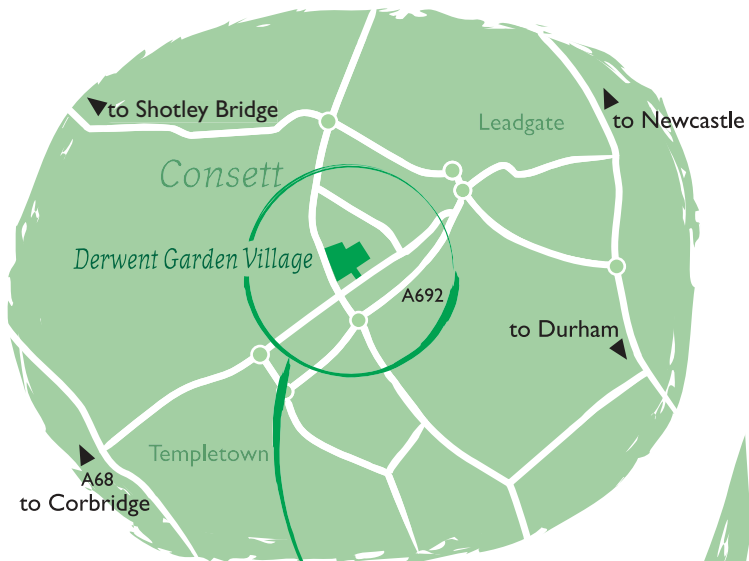
Surrounded by beautiful countryside and unspoiled landscapes

Tourist attractions include Consett Heritage Park and nearby Beamish Open Air Museum

More information can be found at www.derwentside.org.uk



location plan



if you would like more information
about this development,
please call 0191 383 1174
or email: marketing@rivergreen.co.uk
www.rivergreen.co.uk

