Persona Homes

by Home Group

OUTRIGHT SALE, SHARED OWNERSHIP

LONGSTONE MANOR

AMBLE, NORTHUMBERLAND



Welcome to

Longstone Manor

Make yourself at home in our new development of 2, 3 and 4-bedroom homes in the county of Northumberland.

Located on the outskirts of Amble, with views of Warkworth Castle, Longstone Manor offers a peaceful retreat from the hustle and bustle of life. Within easy reach of local towns and major cities, you can really have the best of both worlds here.





Our range of homes offer you a life less ordinary and have been designed and built to complement their surroundings.

Located on the outskirts of the seaside port of Amble with views of Warkworth Castle, Longstone Manor offers a peaceful retreat from the hustle and bustle of life.

This new collection of new and contemporary two, three and four bedroom homes will give you the opportunity to become part of a new community that will also provide affordable housing for those who need them.







About Persona

We make it personal

Your Persona experience is our top priority, that's why we make it personal.

From the moment you first connect with Persona Homes, you become our top priority.

Our aim is to make your home-buying experience enjoyable. We understand that buying a new home is a big deal and we know that it's not always plain sailing.

That's why our approach is a little different. We know that the key to a happy move is clear and regular communication. Keeping you updated throughout the process eliminates frustration and anxiety. As soon as you contact Persona, you'll be appointed a host.

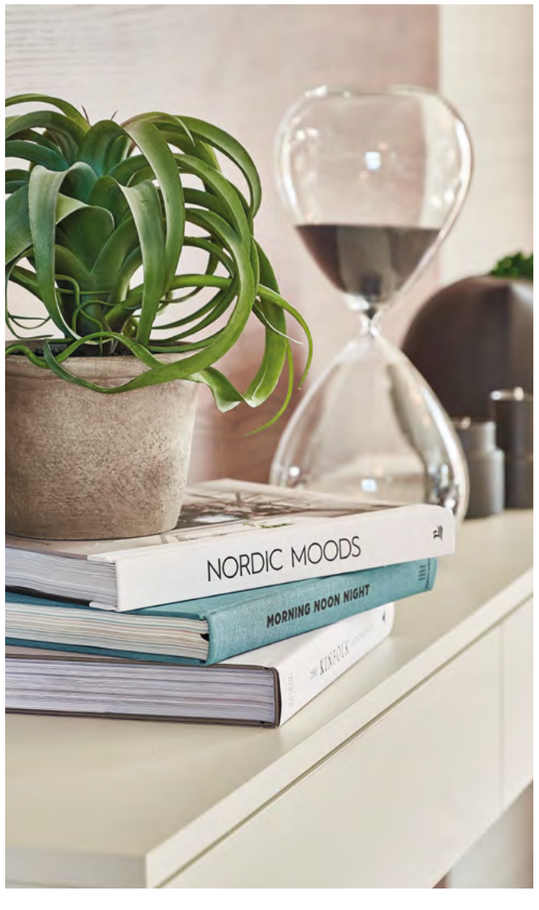
Your Persona host will guide you through the initial consultation process. They'll show you around one of our beautifully appointed show homes, helping you choose a home that fits you and your budget. And, if you have any questions to do with the buying process, they'll be on hand to help.

Once you decide to reserve your Persona home, your host will support you from reservation through to completion and beyond.









From the architects

Our Architects undertook a considered analysis of the planning framework and established the following objectives for the detailed design of Longstone Manor:

Character – a place with its own identity
Continuity and enclosure – a place where public and private spaces are clearly distinguished
Quality of public realm – a place with attractive and well-used outdoor areas
Ease of movement – a place that is easy to get to and move through
Legibility – a place with a clear image that is easy to understand
Adaptability – a place that can easily change
Diversity – a place with variety and choice
Sustainability – a place that enhances the environment

The result is that Longstone Manor is based around a progression of mews style courts and spaces which feed off the main access road. These courts cluster house types together offering routes for pedestrians, cyclists and motorists. Key views are framed within the development and offer a variety of front gardens and green spaces away from traffic.

Longstone Manor has many green spaces offering residents and passers-by a pleasant environment to walk or cycle through and there are pedestrian paths within the layout offering a direct link from the site to Amble.

Homes have been designed to complement the surrounding area which is quite traditional in built form with predominantly brick render and stone facades, coloured window surrounds and interesting roofscapes including triangular dormers.

Using this as a basis the Architects have interpreted these in a modern way, introducing weatherboarding (as has been done elsewhere in Amble) and offering a mix of render and brick properties throughout the site with feature render and weatherboard elements to frame windows.

Roofs will have thin edge slate effect tiles reflecting the traditional roof materials of the area. Windows are large to maximise light and views.



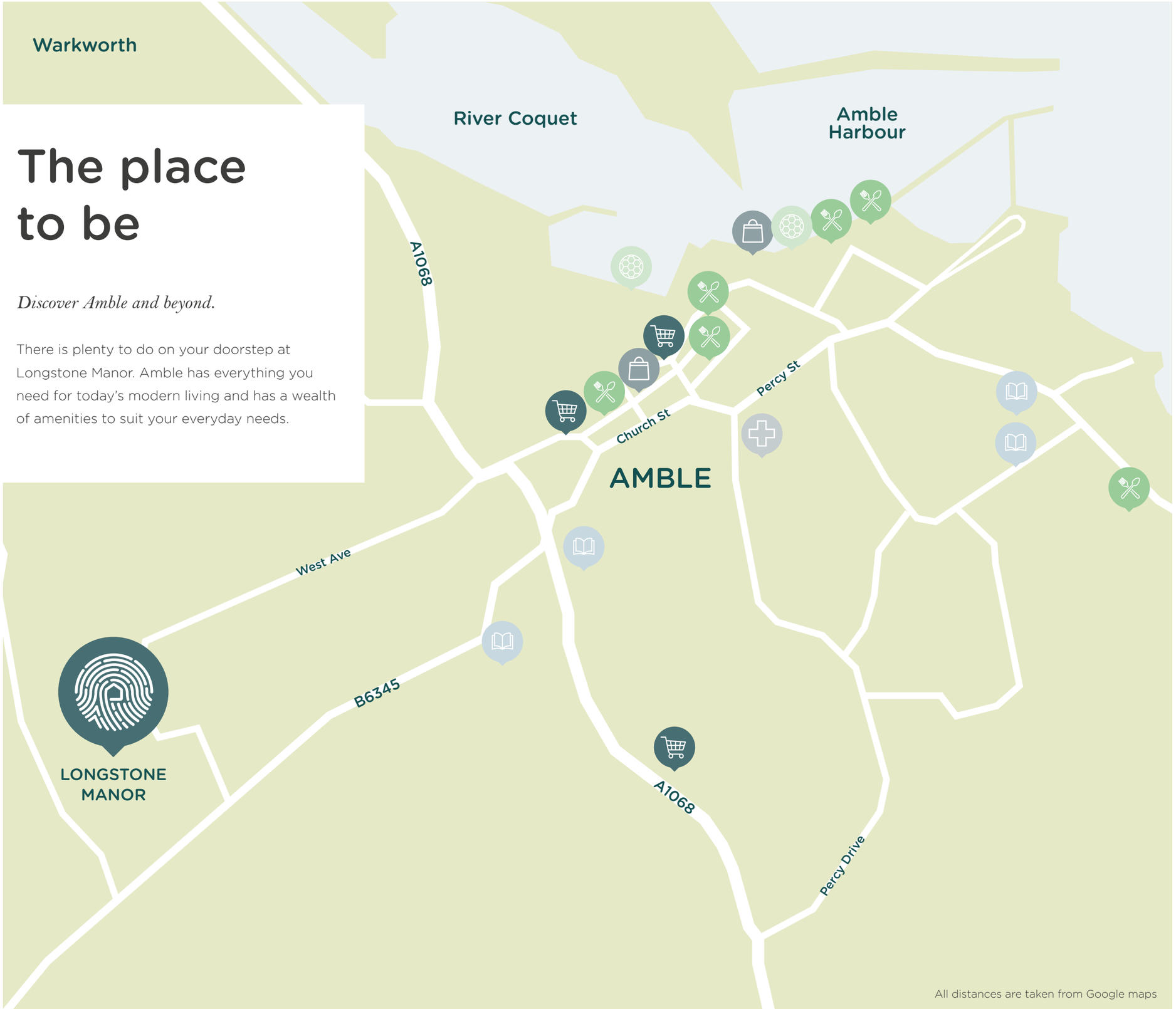


Images and information taken from the Design and Access Statement produced with P&HS Architects.

The place to be

Discover Amble and beyond.

There is plenty to do on your doorstep at Longstone Manor. Amble has everything you need for today's modern living and has a wealth of amenities to suit your everyday needs.



Restaurants

Rossini restaurant, *0.8 miles*
La Famiglia, *1.0 miles*
Sea & Soil, *1.0 miles*
The Old Boathouse, *1.2 miles*
The Fish Shack, *1.4 miles*

Education

Amble First School, *0.8 miles*
St Cuthberts RC First School, *1.5 miles*
Amble Links First School, *1.6 miles*
James Calvert Spence College, *0.2 miles*

Food Shopping

Co-op Food, *0.9 miles*
Morrisons, *1.3 miles*
Tesco Express, *1.0 miles*

Retail therapy

Amble Harbour Village, *1.2 miles*
Queens Street shops, *0.9 miles*

Doctors

Amble Health Centre, *1.1 miles*

Leisure

Puffin Cruises, *1.2 miles*
Amble Marina, *1.0 miles*

From Longstone Manor

All is within reach

Work or play, Newcastle city centre is only a 45 minute drive away

Amble is known as the “friendliest port in England, this seaside town is home to an award-winning marina with wooden beach huts that sell local produce and trinkets. The harbour is also home to a variety of restaurants, take-aways and pubs, perfect for whiling away an evening.

The town centre itself is crammed with independent shops, traditional pubs and cosy cafes. You can shop at a local butcher, buy locally baked bread and cakes and stop for a coffee before you haul your bags of plenty home with you.

For those seeking a more active lifestyle there are water sports aplenty to choose from, or if you prefer something more leisurely why not take a boat trip and go seal spotting or bird watching along the beautiful Northumbrian coastline.

And while we think you will never be bored; you can rest assured that there are many towns and villages nearby to explore and you are only a 45 minute drive away from the bustling and vibrant city of Newcastle.

49 MIN

Morpeth

Lovely market town and train station for East Coast mainline

28 MIN

Newcastle City Centre

Visit Eldon Square Shopping Centre and the famous Quayside

22 MIN

Amble Harbour

No taxi ride home needed

Longstone Manor

02 MILES

Warkworth

Historic castle and charming village

38 MIN

Alnwick

Home to a stunning castle and gardens

39 MIN

Newcastle Airport

Jet off to a variety of destinations







All times and distances are taken from Google maps

The perfect escape from the hustle and bustle

Longstone Manor gives you great access to the beautiful Northumberland countryside and coastline.

Nature lovers are spoilt for choice with a huge range of local reserves and country parks to discover, get those hiking boots out, you will definitely get your wear out of them. There are a range of local walks in the area taking you to quiet villages and hamlets where you can while away the hours looking at local shops, having a pub lunch or taking in the scenery – this is a really lovely part of the country.

Its more than bricks and mortar. Every home you buy makes a difference. The money we make by selling homes is reinvested into our organisation to help those who need it. We are delighted that this has given us an opportunity to provide much needed affordable housing within our development at Amble. This will include homes for rent and homes for sale through shared ownership.

Place-making is a term often used at Persona Homes, and to us it means building a community – thinking about who will be living in our new homes and what we can do to create a place that people want to live, work and play in. We want to connect our homes to the existing community and enhance what is already there.

Everyone deserves a home, and when you buy one of our homes, you are enabling that to happen.







Family focused

From tiny tots to terrific teenagers, we've got their needs covered at Longstone Manor.

Amble has everything you need and more to keep you and yours entertained, exercised and educated giving them the start in life they deserve.









Education

Amble First School
12 mins walk | 0.8 mile

St Cuthberts RC First School
28 mins walk | 1.5 mile

James Calvert Spence College
03 mins walk | 0.2 mile

Leisure centres

Amble Health & Leisure Club
31 mins walk | 1.6 mile

Amble Community Sports Development
19 mins walk | 1.0 mile

Amble Marina
21 mins walk | 1.0 mile

Parks & green spaces

Hauxley Nature Reserve
2.9 mile

Druridge Bay Country Park
4.5 mile

Bolam Lake Country Park
21.7 mile

Clubs

Amble Drop In Centre
17 mins walk | 0.9 mile

Coquet Shorebase Trust
23 mins walk | 1.2 mile

Castlemania Indoor Adventure Play
19 mins walk | 0.1 mile

All distances are taken from Google maps

Development layout

Each of our two, three and four bedroom homes has been carefully designed with you and your family in mind. From the location to the development layout, each piece has been thoughtfully put together to provide you with the best living experience.

- Felton
- Hadston
- Newton
- Trinity
- Warkworth
- Grace
- Gloster
- Affordable rent
- Radcliffe
- Shared ownership
- Bamburgh





A home with personality

Our homes at Longstone Manor have been built with you in mind. We are sure you will find the right one for you.

Felton
2 bedroom home

A great starter home, the Felton comes with more that you would expect.

Bamburgh
4 bedroom home

Perfect for busy families with a great kitchen that is sure to be the heart of the home.

Newton
3 bedroom home

A home designed for today's modern living and a great choice for families.

Hadston
4 bedroom home

Perfect for a growing family with three double bedrooms and great entertaining spaces.

Warkworth
3 bedroom home

A lovely family home with spaces to entertain or relax and unwind.

Trinity
4 bedroom home

A home that packs a punch, with a utility and a snug, there is a room enough for all.

Radcliffe
3 bedroom home

This home offers extras, such as a utility and spacious landing for a great office space.

Grace
4 bedroom home

Our largest home and with lots included is one that you will want to show off.

Gloster
3 bedroom home

The largest of our 3-bedroom homes the Gloster is designed for today's modern lifestyle.

Why buy new

Your new home is a blank canvas, its ready for you to put your personality into it. Buying new gives you the opportunity to make it yours right from the start.

You're protected
Your home at Woolner Brook will come with a ten-year NHBC warranty, giving you peace of mind.

Clean and green
Your new home is energy efficient and built to the latest environmental standards meaning you are not only looking after the planet your are looking after your pennies too.

Ready to move into
No repairs, no unexpected costs. Freshly painted and ready to go – all you need to us get your keys, unpack and relax.

Award winning
We are proud of our award winning homes, designed with your lifestyle in mind. We are proud to be creating unique spaces to live.

Get moving
As soon as your home is ready you can move in! No need to wait for a buyer to move out, or worrying about a disruption to the buying chain.









Own your home with shared ownership

Getting the keys to your first new home could be easier than you think with this popular government-backed scheme. If you've found the Persona home that is right for you, take the first steps to owning it with shared ownership.

This part-rent, part-buy scheme is an opportunity for first time buyers and those that do not currently own a home to get on the property ladder. It's an ideal stepping stone for aspiring homeowners who are unable to buy a home outright and would rather buy what they can afford, when they can afford it.
You start off buying a share in your new home on a leasehold basis and as time goes on, you can buy more shares when you can afford it; this process is called staircasing. The more shares you have in your home, the less rent you will pay until eventually you own your home outright and no longer pay rent to us.

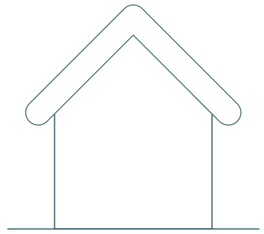
You qualify for shared ownership if:

- You don't currently own a home or have an interest in a home and can't afford to buy one outright
- You have at least a 5% mortgage deposit available for the percentage of the home you would like to buy
- Your combined household income is less than £80,000 or less than £90,000 in London
- You can afford the monthly mortgage, rent and service charge payments



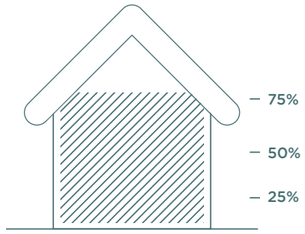
Our guide to buying with Shared ownership

With shared ownership you only buy between 25% and 75% of the value of your chosen home. You then pay a reduced rent on the remaining share of the home that you have not purchased.
Depending on your personal financial circumstances, your mortgage deposit could be as low as 5% of the value of the share that you purchase - a lot less than it would be if you were buying a home outright!



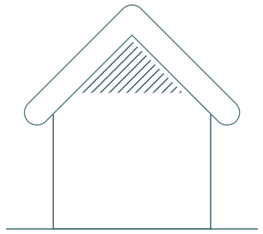
Step 1

Choose your property that qualifies for Shared Ownership



Step 2

Buy between 25% and 75% share of the property meaning less of a deposit up front



Step 3

Pay rent on the remaining share not owned by you



General Enquiries

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E: contactus@your**persona**home.com

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Visit: your**persona**home.com

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