

3 and 4 bedroom homes at High Farm  
Normanby TS6 0AA



thirteen

# High Farm, Normanby

**High Farm is an exclusive development in Normanby, Middlesbrough featuring a mixture of three and four bedroom homes.**

Built by Taylor Wimpey, this development features a mixture of house types which have been constructed to Thirteen's exacting standards.

The two available house types feature breakfasting kitchens, generously sized dining lounges, en-suite shower rooms to the master bedroom in addition to a family bathroom and cloakroom on the ground floor. The homes benefit from beautiful kitchens with feature integrated hobs, oven and extractor hoods and all properties come with grade A rated central heating boilers and double glazing.

The development will appeal to a wide range of buyers who are looking for an affordable modern home close to local amenities.

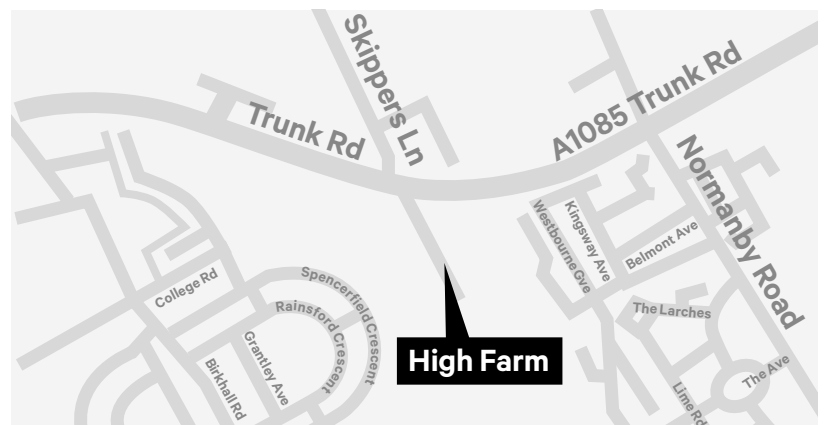
High Farm is close to a good range of shops including a large supermarket and Cleveland Retail Park which has major high street brands and stores including Next, Boots, Halfords, B&Q and Argos. Facilities such as doctors and schools are a short drive away and the centre of Middlesbrough with its various attractions including MIMA and many shops, bars and restaurants is easily accessible by both public transport and by car.

Further afield the attractions and facilities of Hartlepool, Stockton-on-Tees, Sunderland and York are reached by car via A19 or by train with the nearest station being at Middlesbrough.



## Directions

By bus: Take the number 22 from Albert Road and alight outside Cleveland Retail Park. High Farm is on the south side of the A1085. By car from Middlesbrough town centre drive eastwards on A66 to the Cargo Fleet Lane roundabout where you should take the third exit. At the junction with Longlands Road by the Brambles Farm public house turn right just after the entrance to Cleveland Retail Park.



# thirteen

**For more information visit**

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

call 0300 111 1000

email [sales@thirteengroup.co.uk](mailto:sales@thirteengroup.co.uk)

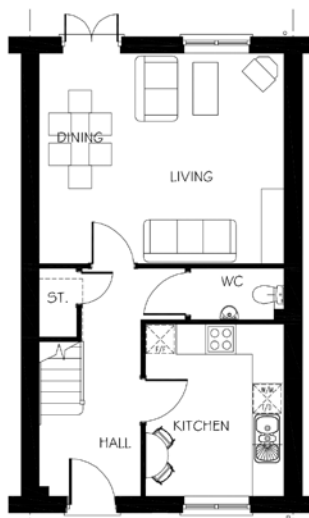
# The Hamford

3 bedroom homes at High Farm,  
Normanby TS6 0AA

## General specifications

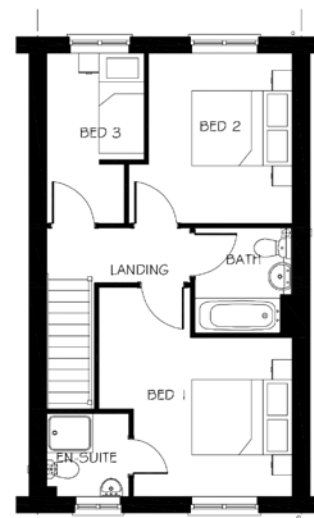
- 10 year NHBC warranty
- Double glazing
- Gas central heating
- Garage
- Turfed gardens
- Fencing to all sides
- Garden shed
- Carbon monoxide and smoke alarms
- Fitted modern breakfasting kitchen
- Integrated gas hob and electric oven
- En-suite to master bedroom
- Ground floor w/c

All room sizes are approximate and purchasers should satisfy themselves of the actual room dimensions before ordering or purchasing items of furniture or carpets etc.



Ground Floor

**Lounge/Dining Room**  
4.21m max x 4.89m max  
**Kitchen**  
2.77m max x 3.44m max  
**WC**  
1.03m max x 1.87m max



First Floor

**Bedroom 1**  
3.17m max x 3.25m max  
**En-suite**  
1.63m max x 1.64m max  
**Bedroom 2**  
3.40m max x 2.86m max  
**Bedroom 3**  
3.40m max x 1.94m max  
**Bathroom**  
2.10m max x 1.94m max

Prices for these fantastic 3 bedroom homes  
from

**£36,250\***

for a 25% share

\*Prices are correct at the time of going to press. Shared ownership is subject to meeting our standard assessment and affordability criteria and a rent is charged on the share that you don't own. Please ask us for a personal worked example. Your home is at risk of repossession if you do not keep up with repayments on your mortgage, rent or any other loan secured against it.

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# Shared ownership

**Shared ownership is a scheme that helps people get onto the property ladder who might have previously thought buying a new home was unaffordable.**

Through shared ownership, you can buy a share in the property with a mortgage and pay an affordable rent of the remaining share that you don't own. You can initially own a share between 25% and 75% of the property, and over time you can buy more shares until you own the property outright.

As a shared owner, you will benefit from any increase in market value over time, but equally if the market value decreases your share value can also go down.

You will be able to make any alterations and improvements to your home, as well as selling it if you want to move.

To access shared ownership you will need to meet a minimum set of qualification criteria which includes an income assessment to make sure you can afford the mortgage and rent. If you currently own a property, you may qualify for shared ownership in some circumstances. Once you have been approved and have chosen a new home, you will purchase the property just like any other new home – obtaining a mortgage from the lender of your choice.



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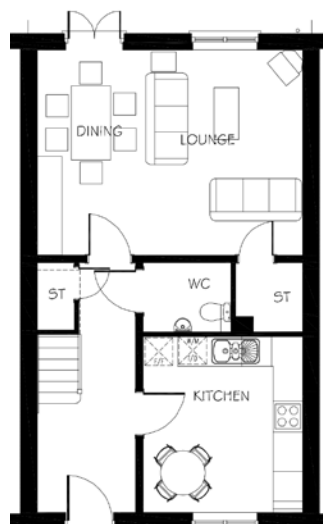
# The Melford

4 bedroom homes at High Farm,  
Normanby TS6 0AA

## General specifications

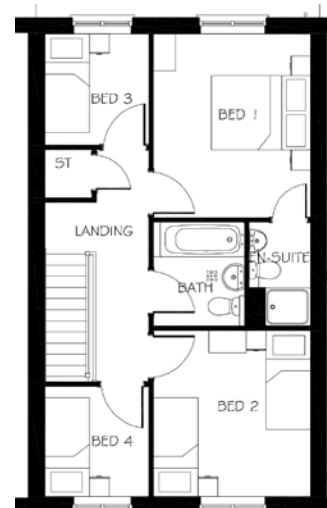
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- Double glazing
- Gas central heating
- Garage
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- Fencing to all sides
- Garden shed
- Carbon monoxide and smoke alarms
- Fitted modern breakfasting kitchen
- Integrated gas hob and electric oven
- En-suite to master bedroom
- Ground floor w/c

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Ground Floor

**Lounge/Dining Room**  
5.36m max x 4.15m max  
**Kitchen**  
3.56m max x 3.22m max  
**WC**  
1.77m max x 1.40m max



First Floor

**Bedroom 1**  
3.17m max x 3.72m max  
**Bedroom 2**  
3.17m max x 3.36m max  
**Bedroom 3**  
2.10m max x 2.25m max  
**Bedroom 4**  
2.10m max x 2.23m max  
**Bathroom**  
2.10m max x 1.84m max

Prices for these fantastic 4 bedroom homes  
from

**£41,250\***

for a 25% share

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