

*"Smell the sea and feel the
sky, let your soul and
spirit fly."*

VAN MORRISON



The beating heart
of the Fish Quay

An aerial photograph of Shepherds Quay, a historic fish market in Liverpool. The image shows a large, curved pier with a white roof extending into the water. Numerous fishing boats are docked along the pier. In the background, a prominent white lighthouse stands on a hillside overlooking the harbor. The surrounding area is filled with residential and commercial buildings, and a large green hillside is visible in the distance under a clear blue sky.



An area rich in history, heritage, culture and art

A Community was first established in the area in the early 13th century and today it continues to flourish, centered around the world famous Fish Quay and market.

Steeped in history, the area boasts iconic buildings, artefacts and public art, both old and new that speaks of the past and the proud community it housed and supported.

The Wooden Dolly, originally created in 1814 has been replaced on six occasions. Sailors would often take chips from the Dolly as good luck charms to carry on perilous journeys.

Public art abounds in the area recounting the story of the people and industry that made the Fish Quay famous throughout the world.

There has always been a strong sense of community in the Quay driven by hard working people who braved the perils of the North Sea to catch the herring and shell fish it is famous for.

The rich heritage based around the catching and processing of fish is still maintained but at a much reduced scale. The character of the area and the activities it supports have changed and altered leading it to blossom into a rich and culturally diverse place where leisure and tourism play a key role in its economic prosperity.

The cultural and arts communities continue to grow and prosper providing a diverse range of leisure opportunities to engage in.

With freshly caught fish and shellfish available every day and specialist food outlets, restaurants, takeaways and cafés there is something to suit all tastes, and not forgetting those with a sweet tooth or simply in search of the best 99.

There are some of the finest teas and coffees the region has to offer from a range of venues with craft ales, fine wines and cocktails served in and outdoors in a relaxed inviting atmosphere.

There are walks, heritage trails, cycling routes and historic parks and gardens all on the doorstep and available to promote fitness and wellbeing, creating the opportunity of engagement bringing real pleasure to those that take part.

The passenger ferry is on the doorstep and opens up a whole new world of opportunity to explore and enjoy the south bank of the Tyne.



A variety of choice...

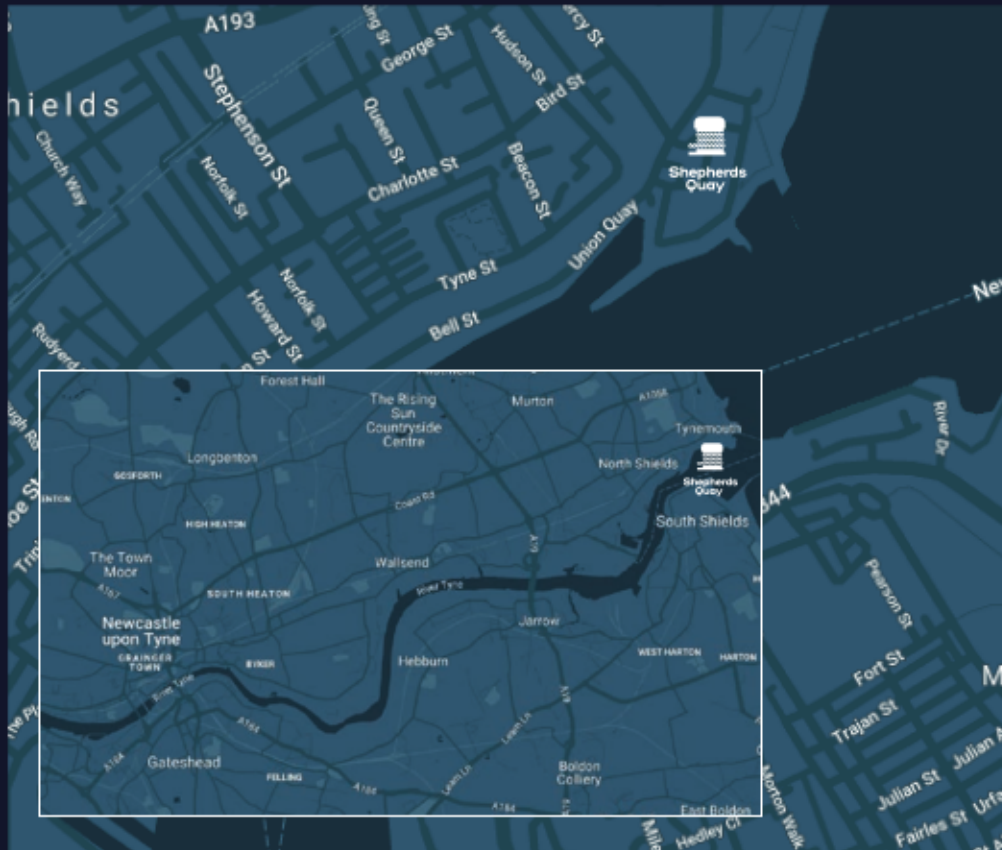




Coastal living within reach of the city...

The Fish Quay captures the essence of coastal living but with the benefit of being within easy reach of the city.

- Newcastle Central Station - 8.9 miles
- Newcastle International Airport - 14.1 miles
- Eldon Square Shopping Centre - 8.4 miles
- Metrocentre Shopping Centre - 17.1 miles
- Tynemouth - 1.1 miles
- Tynemouth Golf Club - 0.7 miles



Contemporary design that slots right in



Shepherd's Quay provides homes that fit right into and take full advantage of what the environment has to offer.

A carefully crafted design and material palette, with a traditional brick choice allows the buildings to sit seamlessly and in harmony with their surroundings.

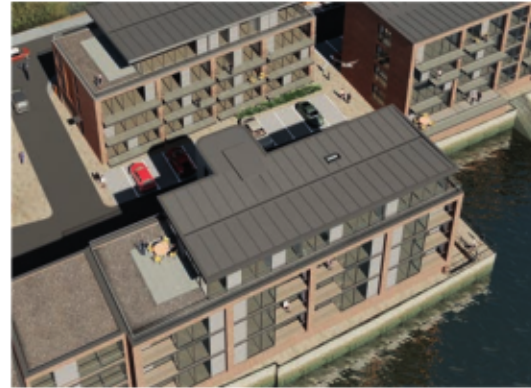
The apartments all benefit from spectacular water views so that everyone can experience the unique local landscape and the animation that the river traffic brings to the setting.

Thoughtful art works pay homage to the past and create an interest in the form of the development that is iconic and truly appealing.

Full height glazing allows natural light to fill the rooms creating bright, warm and inviting interiors.

The living / dining spaces are designed to allow flexibility in determining the layout to suit individual taste, lifestyle and choices.

With balconies and terraces available the interiors can spill out into external areas that can connect you to the atmosphere, capturing views and allowing the sights and sounds of the Quay experience to be sampled and enjoyed

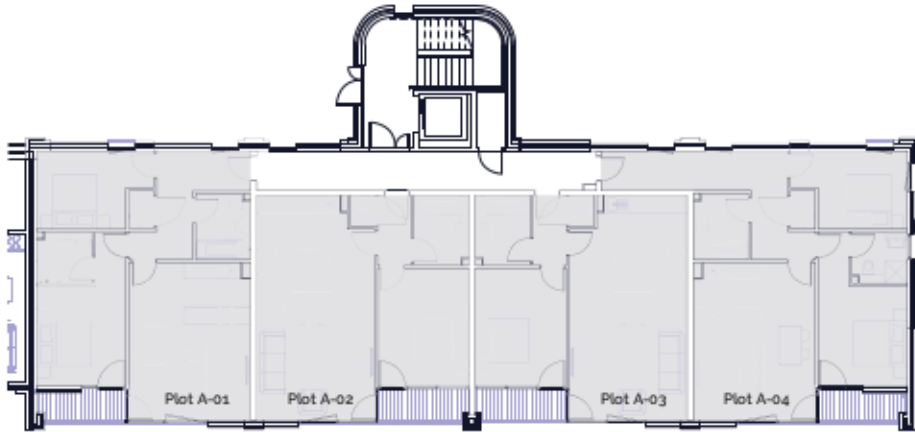


Scheme Layout

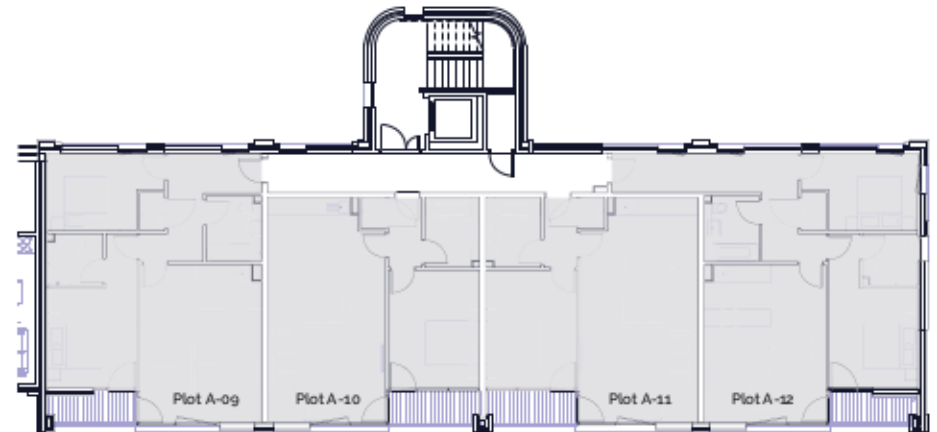


Floorplans

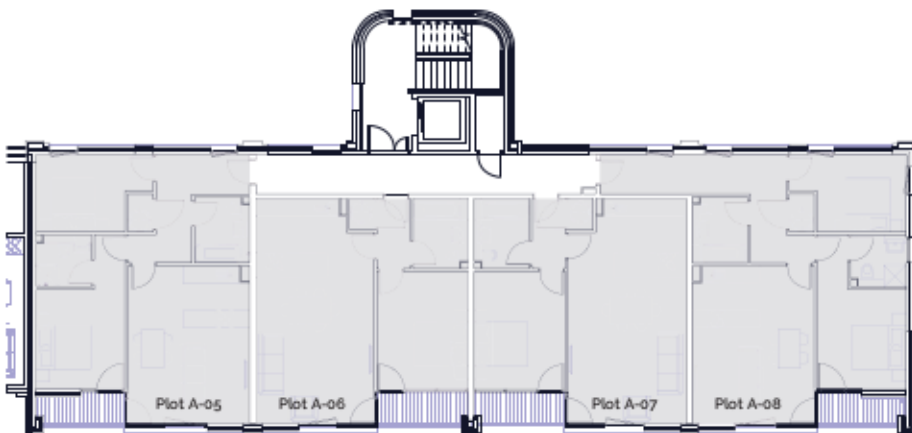
Block A



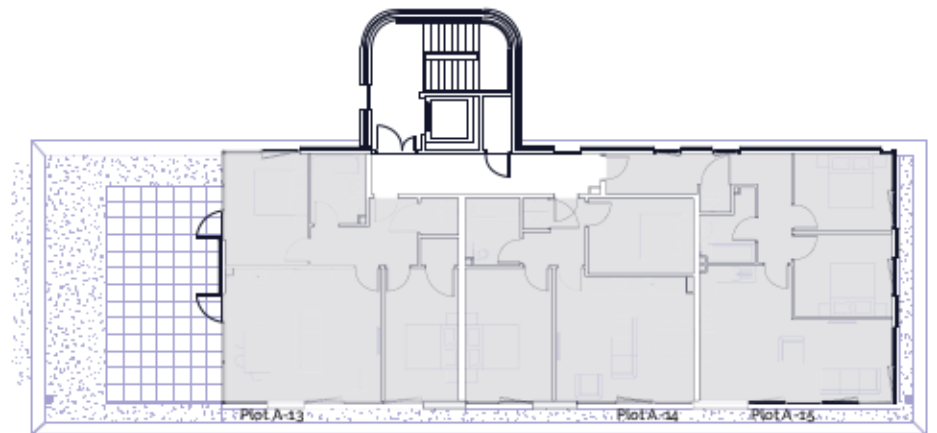
Ground Floor



Second Floor



First Floor



Third Floor

Block B



Ground Floor



Second Floor

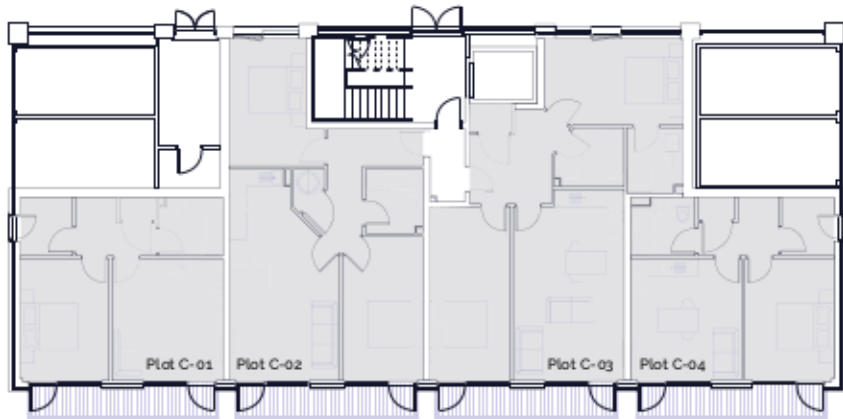


First Floor

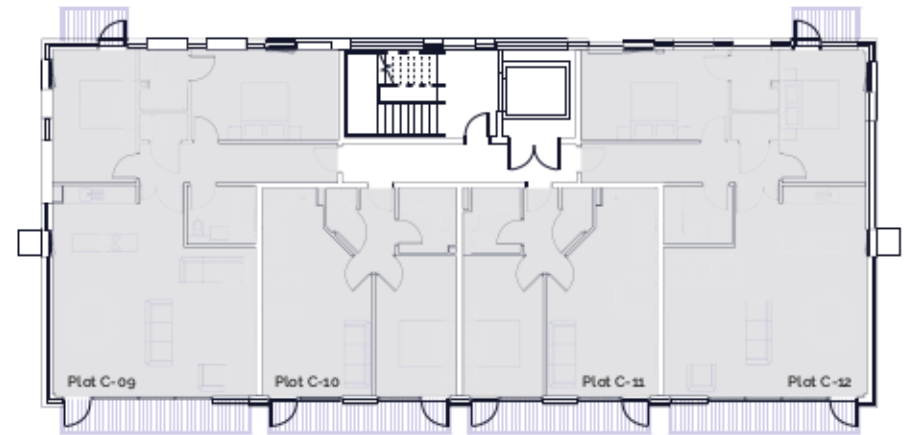


Third Floor

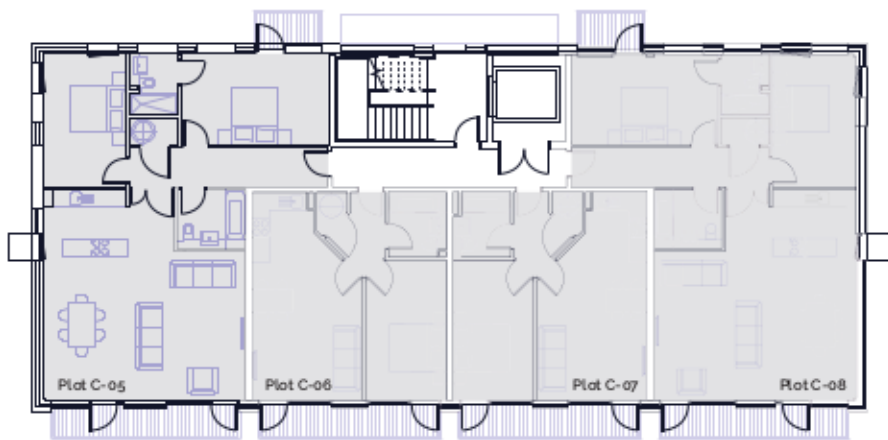
Block C



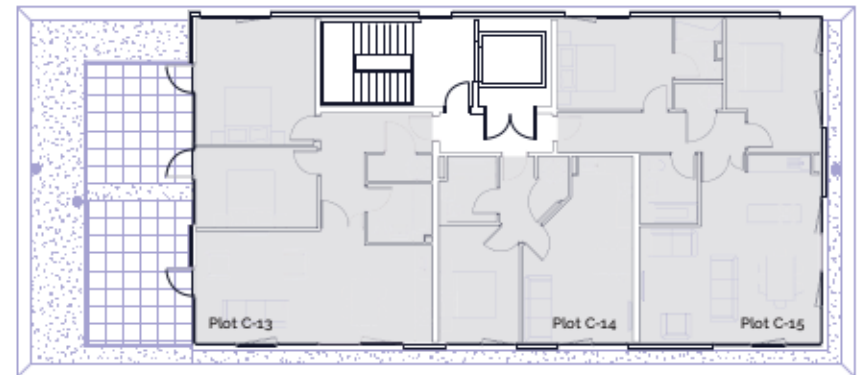
Ground Floor



Second Floor

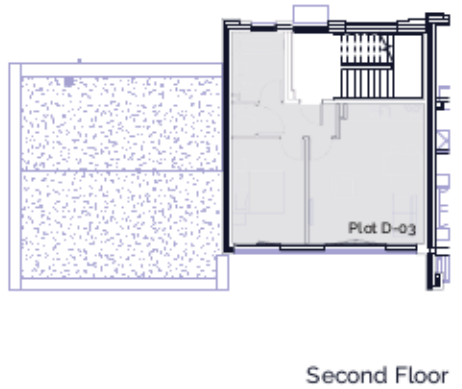
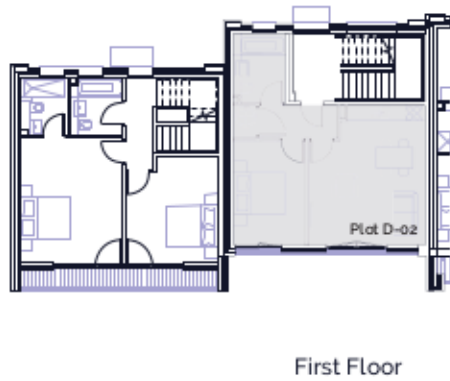
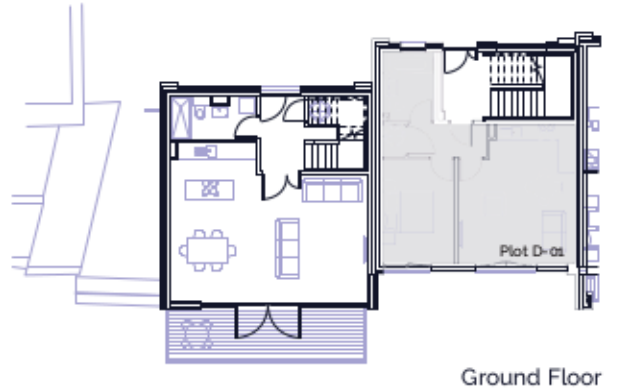


First Floor

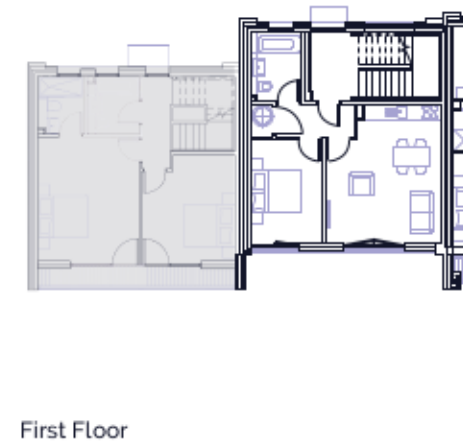
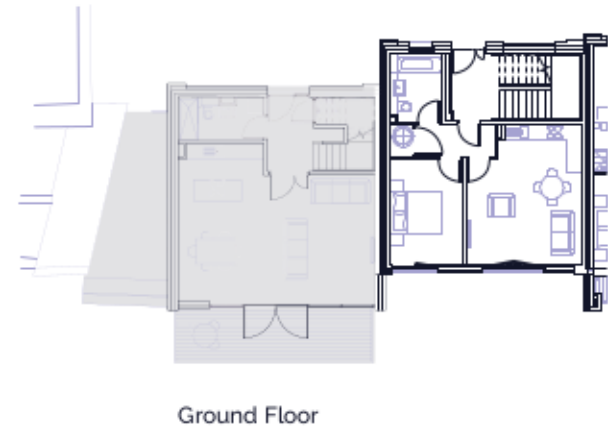


Third Floor

Block D



The Townhouse



Specifications

Apartments

Doors

Flat entrance door - Oak veneer with clear lacquer satin finish, oak lippings and white satinwood architrave with brushed stainless steel 'cut out' flat number. Flat doors to feature internal thumb lock and high security nightlatch, with spy hole fitted.

Internal doors - Oak veneer with clear lacquer satin finish with oak lippings and white satinwood architraves.

Finishing

Matt white emulsion paint to all walls

Floor finishes within apartments to be supplied by the occupier with minimum acoustic rating of 17db

Kitchen

Gloss white kitchen with soft close cupboards and drawers. Cornice and pelmet to wall cupboards and plinth to base units. Square edged grey concrete effect 38mm worktop with upstand. Three drawer kitchen base unit provided with cutlery tray. 1.5 bowl inset stainless steel sink with chrome mono bloc mixer tap. Ceramic hob (black), stainless steel single fan oven and integrated dishwasher.

Two bedroom apartments to have integrated fridge freezer.

One bedroom apartments to have integrated under counter fridge with ice box.

REM unit provided in kitchens with services in place to allow occupiers to fit washing machine.

Bathroom

Roca sanitary ware to bathrooms with vanity units, toilet and semi-recessed wash hand basin.

Over bath shower with screen provided in main bathrooms and shower tray in ensembles where applicable.

Fully tiled walls with wall mounted mirror, above mirror wall light and shaver socket provided

Fittings

Sockets with USB points provided in all main rooms. Double socket provided in hallway. TV points and telephone outlets provided within living room and bedrooms.

Recessed downlighters provided within living/kitchen areas, hallways and bathrooms. Pendant lighting within bedrooms. External cloaked light on balconies.

Electric panel heaters provided within living/kitchen areas and bedrooms. Heated towel rail provided in bathrooms.

Dimplex Edel 200L heat pump cylinder water heater. High COP value giving high carbon savings. Quiet operation with sound proof hood, variable fan speed and high performance rotary compressor mounted on anti-vibration pads.

Externally

Powder coated thermally broken aluminium double glazed windows and doors in metallic matt soft silver.

Balconies, where provided, with aluminium decking featuring a gap-free surface. Toughened glass infill balustrades with powder coated galvanised steel handrails and uprights.

Audio visual communication system with external keypad

Communal Areas

Aluminium glazed magnetic lock communal entrance door with fob entry and push to release button upon exit.

CCTV within main communal lobbies/stairwells

One postbox per apartment located in the entrance stairwell with single point locking and engraved with the apartment number.

Anthracite grey tufted carpet tiles with entrance matting in all communal entrances.

Painted white matt walls and within each block a unique identification colour is applied to a single wall on the stairs.

White satinwood finish to all skirtings





Connecting you with your new home...

Get in touch today

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- (ii) The agent and developer are without responsibility for any of the statements and comments made in the particulars
- (iii) None of the statements or content set within the particulars are to be relied upon as a statement or representation of fact.
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