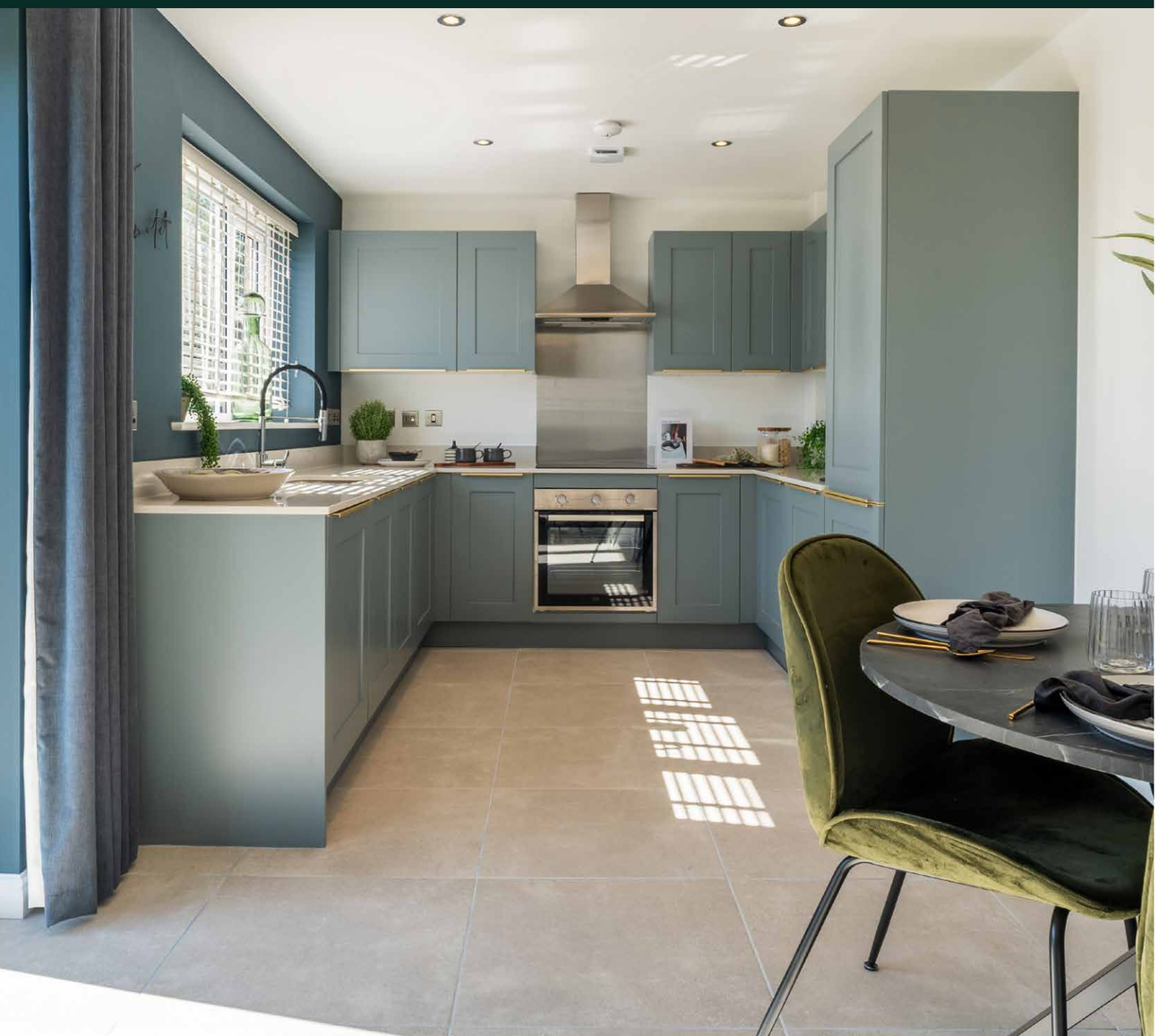


Right where you belong

at **The Shores**

gleeson

Homes designed to complement modern day living



With over 120 years' experience in placemaking, we're perfectly suited to help you navigate your home buying journey

Gleeson builds developments across the North of England, Midlands and into Lincolnshire, meaning we have plenty of choice to help you find your dream home.

Buying a home is a significant life event and whether you're looking to get onto the property ladder for the first time or searching for a home that better suits your needs, we want to help you.

Plus, with an affordable collection of energy efficient, high-quality homes available, we're proud to be making homeownership achievable for everyone.







Seaside living, everyday convenience

Welcome to The Shores, a beautiful collection of 2, 3 and 4 bedroom semi-detached and detached homes in the seaside town of Newbiggin-by-the-Sea. Just minutes from the beach and within easy walking distance of the Northumberland coastline, this stunning development offers the perfect blend of coastal living and everyday convenience. Explore our site plan to discover the available house styles.

Greystones
2 bedroom

Glin
3 bedroom

Neale
3 bedroom

Limerick
3 bedroom

Strade
3 bedroom

Clifden
3 bedroom

Milford
3 bedroom

Dalkey
4 bedroom

Lanesborough
4 bedroom

Grange
4 bedroom

* Discount Market Sale
(conditions apply)

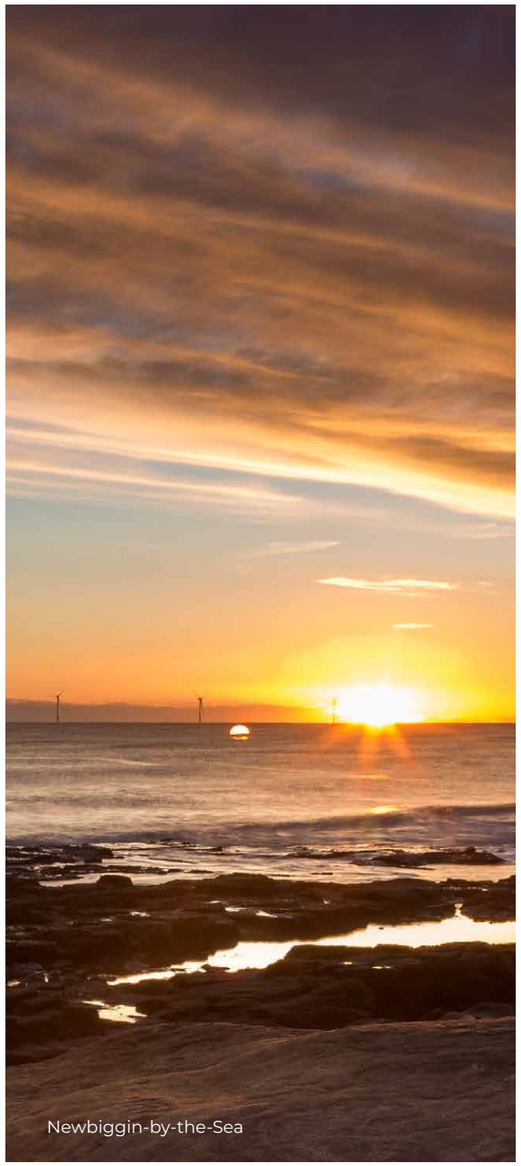
Enjoy a more energy-efficient way of living at The Shores, where every home is equipped with an eco-friendly air source heat pump.

This site layout is indicative only and subject to change in response to planning or technical requirements, ground conditions, or market demand. It is not drawn to scale and does not show legal boundaries, easements, wayleaves, topography, street lighting, or landscaping proposals. The Affordable Homes shown are those designated as such through the planning process. The remaining homes on the development are available for open market sale (including multi-unit sales) to purchasers, who could be private individuals or another type of purchaser (for example: local authorities, housing associations, or other commercial landlords/investors) and therefore the mix of tenures on the development may change.



Living in Newbiggin-by-the-Sea

Set along the Northumberland coastline, Newbiggin-by-the-Sea offers a charming seaside lifestyle with everyday convenience close at hand. The town centre features a range of independent shops, cafés, pubs and restaurants, alongside essential services for everyday living. Residents benefit from well-regarded local schools and nearby healthcare facilities, while the neighbouring town of Ashington provides additional amenities. Well connected for travel, Newcastle upon Tyne is just a short drive away, with regular bus and rail links making commuting simple and accessible. Combined with its sweeping sandy bay and welcoming community feel, Newbiggin-by-the-Sea is an ideal place to call home.


Newbiggin-by-the-Sea


Newbiggin Bay




Cambois

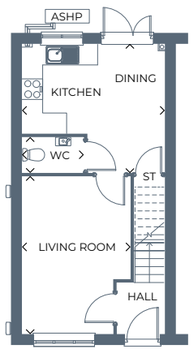
Seaside living, connected convenience



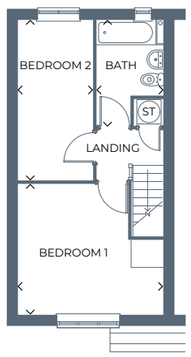
Greystones

2 bedroom, semi-detached home

Benefitting from a bright living room, leading to a kitchen-diner, a handy cloakroom, two good-sized bedrooms and a family bathroom.



Ground floor



First floor

Gross internal area 750.7ft^2 / 69.74m^2

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/greystones

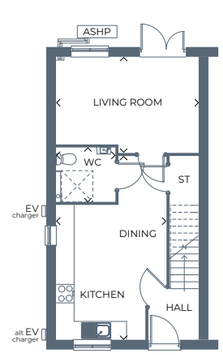
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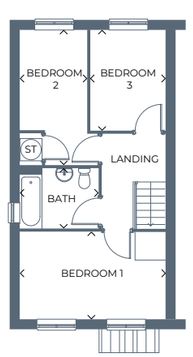
Glin

3 bedroom, semi-detached home

A stunning home with a spacious open-plan kitchen-diner, a large living area, three versatile bedrooms, and a family bathroom..



Ground floor



First floor

Gross internal area 901.2ft^2 / 83.72m^2

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/glin

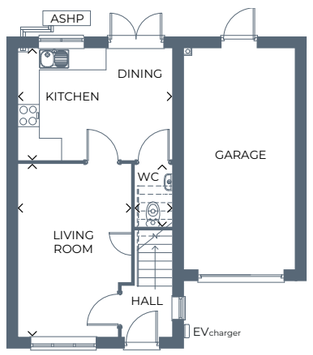
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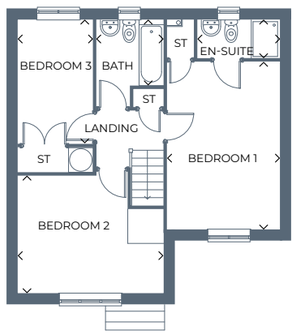
Strade

3 bedroom, detached home

This detached home features a spacious living room, modern kitchen-diner, with French doors out to the garden and three versatile bedrooms, the master with a luxurious en-suite.



Ground floor



First floor

Gross internal area 1117.5ft² / 103.82m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/strade

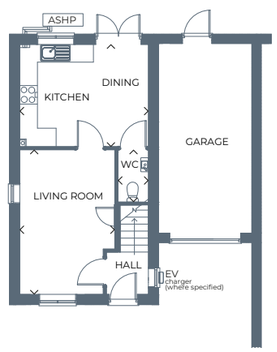
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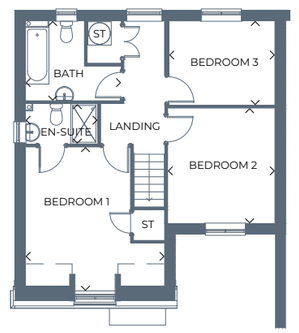
Neale

3 bedroom, semi-detached home

A stunning semi-detached home with an integral garage, featuring a spacious living room, modern kitchen-diner, three bedrooms, an en-suite and a family bathroom.



Ground floor



First floor

Gross internal area 1149.5ft² / 106.79m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/neale

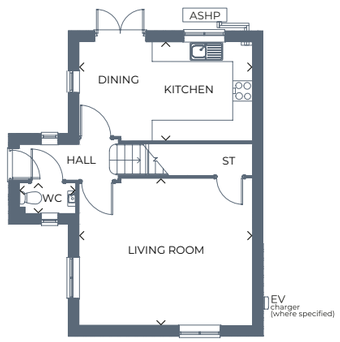
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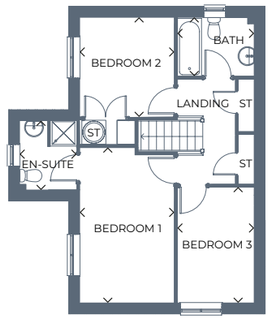
Clifden

3 bedroom, detached home

A beautiful 3 bedroom detached home with a large kitchen-diner, spacious living room, family bathroom, and en-suite.



Ground floor



First floor

Gross internal area 982.1ft² / 91.24m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/clifden

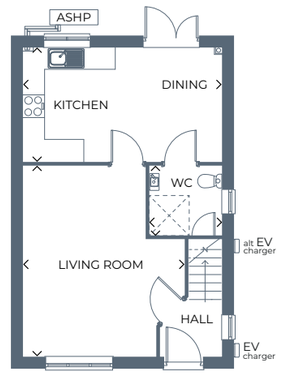
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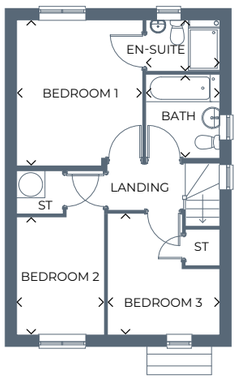
Milford

3 bedroom, detached home

A stunning detached home designed for modern living, with an open-plan kitchen-diner, living room, and three well-proportioned bedrooms.



Ground floor



First floor

Gross internal area 916.4ft² / 85.14m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/milford

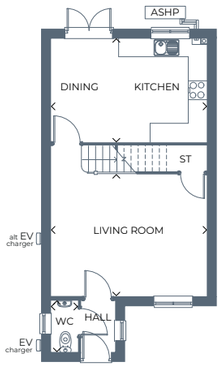
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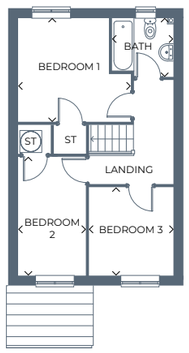
Limerick

3 bedroom, detached home

A beautiful home with a bright, airy living room, spacious kitchen-diner, three versatile bedrooms and a family bathroom.



Ground floor



First floor

Gross internal area 903ft² / 83.89m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/limerick

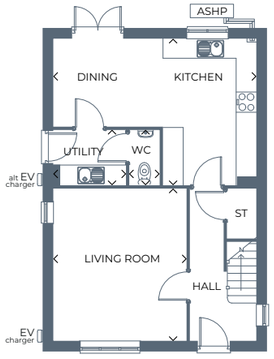
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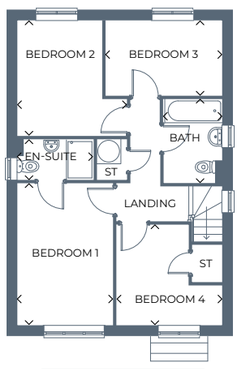
Dalkey

4 bedroom, detached home

This home boasts a great sized living room, modern kitchen-diner, four bedrooms, master en-suite and family bathroom.



Ground floor



First floor

Gross internal area 1155.2ft² / 107.32m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/dalkey

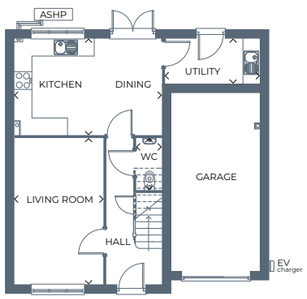
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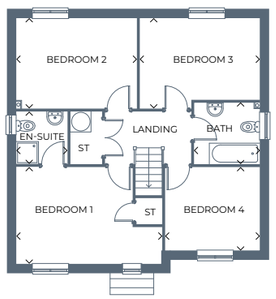
Lanesborough

4 bedroom, detached home

A beautiful detached home featuring four spacious bedrooms, a family bathroom and en-suite, a large kitchen-diner and a great-sized living area.



Ground floor



First floor

Gross internal area 1434.8ft² / 133.3m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/lanesborough

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Our standard specification

We work with well-known brands to deliver a high level of specification, all at an affordable price.

✓ Standard features ★ Upgrades available, subject to build stage

Kitchens	
Kitchen units, doors and handles from **Symphony Kitchens**	✓ ★
Choice of worktops with matching upstands supplied from **Symphony Kitchens**	✓ ★
Stainless steel splashback supplied from **Symphony Kitchens**	✓ ★
Oven, hob and integrated cooker hood by **Beko**	✓ ★
Bathroom	
Taps from **Methven**	✓
Standard splashback tiling from **Porcelanosa**	✓ ★
Standard height tiles to bathroom and en-suites from **Porcelanosa**	✓ ★
White sanitaryware by **Twyford**	✓
Finishing touches	
Matt white paint finish to walls and ceilings **by Crown or Dulux**	✓
Peace of mind	
Two year **Gleeson warranty** from legal completion date	✓
A further eight years of cover via your **NHBC Buildmark Warranty**	✓

All of the specification listed is included in our houses as standard. Correct at time of production, and subject to change without notice. Any options and extras are subject to build stage. Please contact a Gleeson Sales Executive for further information.

Let’s make it happen

When buying a home with Gleeson, there are lots of helpful schemes to make homeownership even easier to achieve. We’re here to help every step of the way, from your initial enquiry right through to getting the keys to your beautiful new home.

Read more on our website >



Special terms and conditions apply. Please see https://gleesonhomes.co.uk/special-terms for more information. Schemes can be subject to plot and development. Please speak to your Gleeson Sales Executive for more information.



First-time Buyer Assist

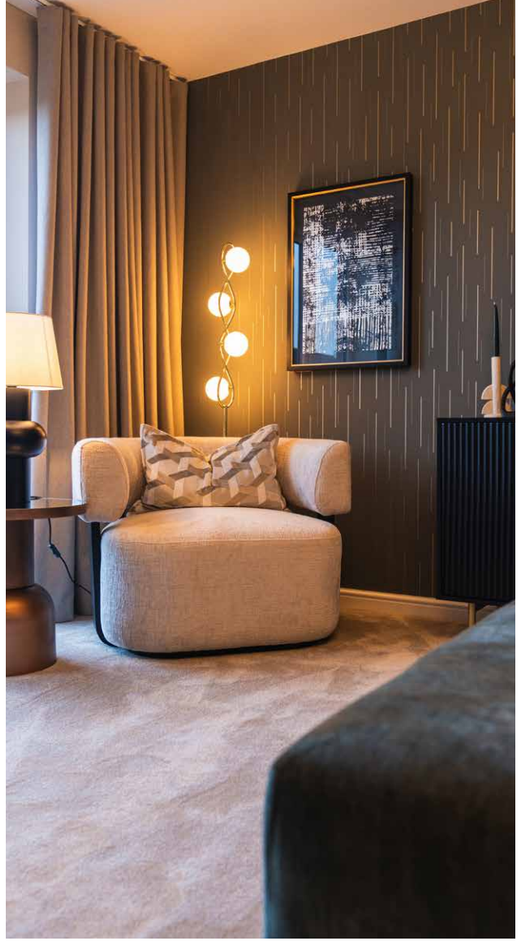
At Gleeson, we have many years of experience selling homes to first-time buyers and through our first-time buyer assist scheme, we’re proud to offer some extra help to get you on the property ladder.

Shared Ownership

With Shared Ownership, you buy a share of your Gleeson home and pay a monthly rent on the part you don’t buy. Your budget will decide the size of the share you buy, making homeownership more affordable.

Key Worker

If you’re a key worker and considering taking your first steps onto the property ladder, or planning your next move, we will give you £1,500 towards additional extras to further personalise your new home.









Part Exchange

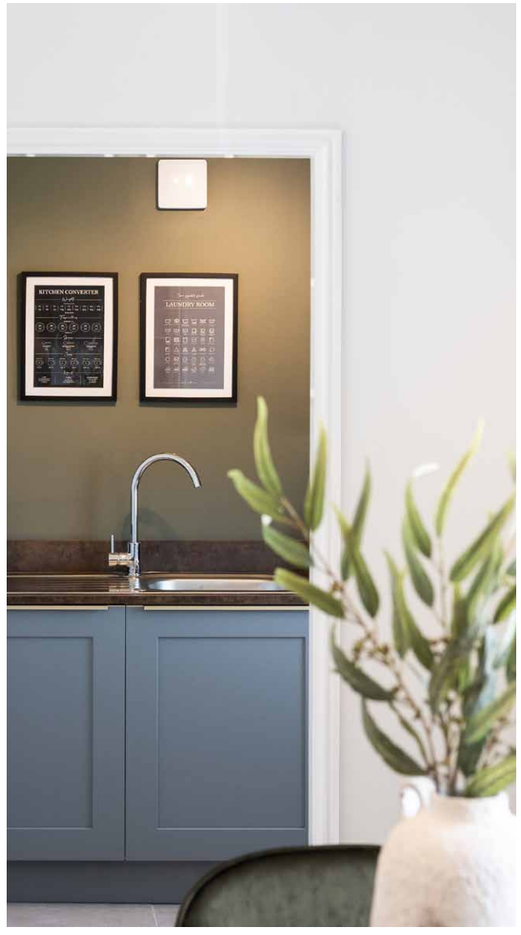
Our Part Exchange scheme takes the hassle out of selling your existing home. Instead of waiting for a buyer, we become your guaranteed purchaser, saving you time and money.

Own New Rate Reducer

Own New Rate Reducer can provide homebuyers with reduced monthly mortgage payments for an initial two or five-year period, making it more affordable for first-time buyers and existing homeowners to purchase their dream home.

What happens next?

Whether you're embarking on a journey towards buying your very first home, or you're thinking about upsizing or rightsizing, Gleeson have the home for you.

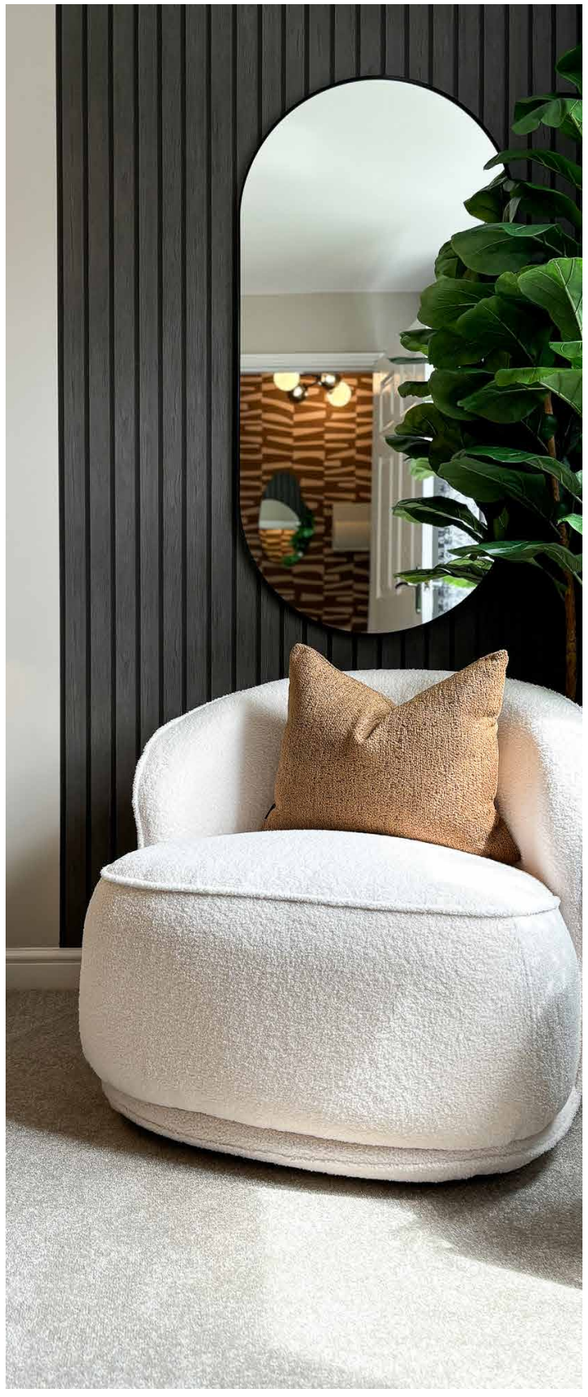




Make an appointment

We're ready when you are. Why not book an appointment to visit our sales centre and view our show homes? You can also use this as an opportunity to have any questions you may have answered by your Gleeson Sales Executive.

Contact us



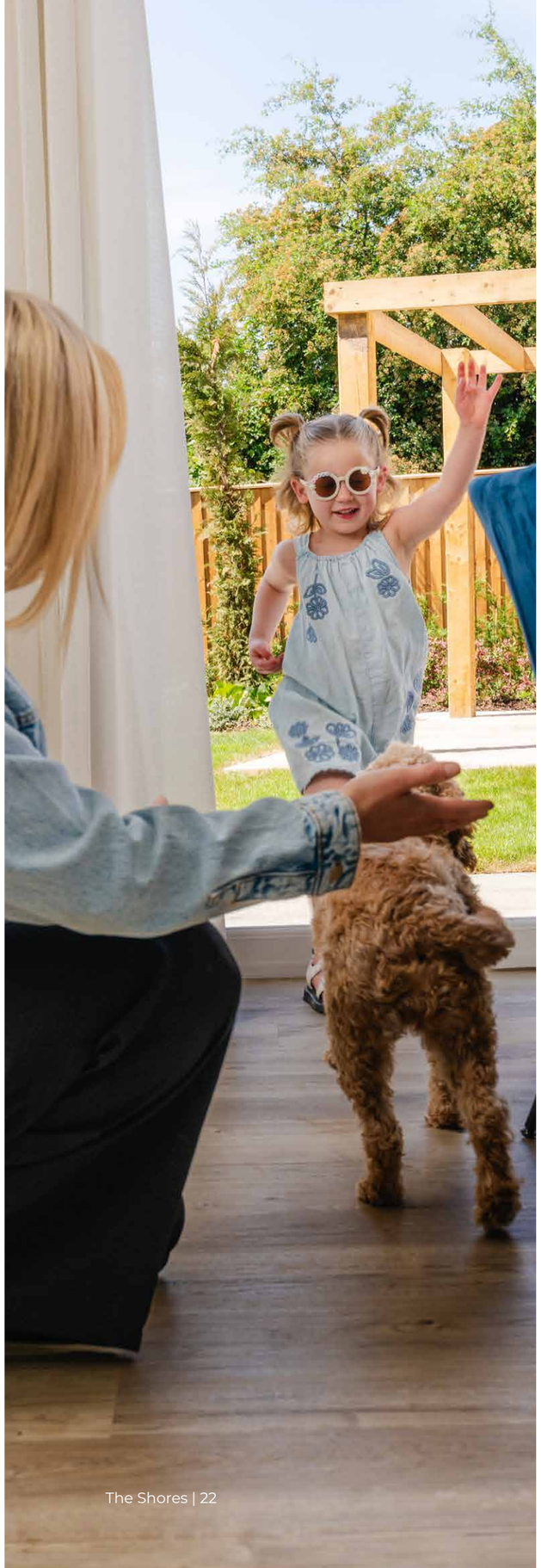
Let us help you

When buying a home with Gleeson, there are lots of helpful schemes to make moving even easier. Find out more about our buying schemes and make your dream become a reality with Gleeson.

Find out more



All our homes are **carefully designed, beautifully built** and boast plenty of features and space to suit your lifestyle.







Hear from our customers

If you’re looking for inspiration or wondering whether buying a Gleeson home is right for you, read our customer’s home buying stories to discover why they chose a Gleeson home and more about their experience.

Customer stories

How to find us

Visit us The Shores, Spital House Farm, Newbiggin-by-the-Sea, NE64 6SR

Contact us 0191 492 8463

gleesonhomes.co.uk/developments/the-shores

How to find us

From the A189 Spine Road, take the A197 exit towards Newbiggin-by-the-Sea and follow signs for the town centre. Continue along Woodhorn Road before turning onto Front Street. Follow local signage towards Spital House Farm. The development is situated just a short distance from the town centre and can be easily located using the postcode NE64 6SR in your sat nav.

For visitors travelling from Newcastle upon Tyne, the journey takes approximately 30 minutes via the A189. From Morpeth, follow the A197 eastbound towards Newbiggin-by-the-Sea.

NEW HOMES QUALITY CODE

All information correct at time of production, 30 October 2026. All images in this brochure are for illustrative purposes only and may depict upgrades available at an additional cost, subject to build stage and availability. Dimensions and layouts within this brochure are indicative only and not plot specific. Elevations and finishes may vary by plot; please check with your Sales Executive for more information.

DIGITAL VERSION DB-40-V4