

# ASSISTED LIVING INVESTMENTS

ELMFIELD COURT  
BEDLINGTON, NORTHUMBERLAND





# ELMFIELD COURT

BEDLINGTON, NORTHUMBERLAND

10%  
NET YIELD

- 34 TOTAL UNITS
- 25 YEAR FRI CONTRACT CPI LINKED
- ANNUAL RENT REVIEWS
- NO OVERHEADS OR DEDUCTIONS
- CASH BUYERS ONLY
- ETHICAL INVESTMENT STYLE

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## LIGHT AND SPACIOUS ACCOMMODATION

ALL APARTMENTS IN ELMFIELD COURT ARE SPACIOUS, DELIVERING LARGER THAN AVERAGE ACCOMMODATION. THE CLEVER USE OF NATURAL AND ELECTRICAL LIGHTING, ENSURES THE APARTMENTS ARE LIGHT AND AIRY, PROVIDING TRULY SPECIAL HOMES.



## BEAUTIFULLY CRAFTED INTERIORS, EXPERTLY APPOINTED TO SUIT ANY LIFESTYLE.

ALL OF THE STUNNING APARTMENTS PROVIDE READY TO MOVE IN LIVING SPACE THAT WILL SUIT THOSE LOOKING FOR SPACIOUS AND WELL-APPOINTED LIVING, WITH EASY ACCESS TO THE BEDLINGTON TOWN CENTRE AND SURROUNDING AREA OF NORTHUMBERLAND.

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## 2 BED APARTMENT - 34 AVAILABLE

### LOUNGE

GENEROUS SIZED LIVING AREA WITH DOUBLE GLAZED JULIET STYLE WINDOWS TO FRONT AND RADIATOR.

### KITCHEN

FITTED WITH A RANGE OF WALL AND BASE UNITS WITH COMPLIMENTARY WORKING SURFACES. STAINLESS STEEL SINK UNIT. BUILT IN OVEN, HOB AND EXTRACTOR. FRIDGE FREEZER. SPLASH BACK, TILING, AND SOCKETS.

### BEDROOM 1

DOUBLE GLAZED WINDOW AND RADIATOR.

### BEDROOM 2

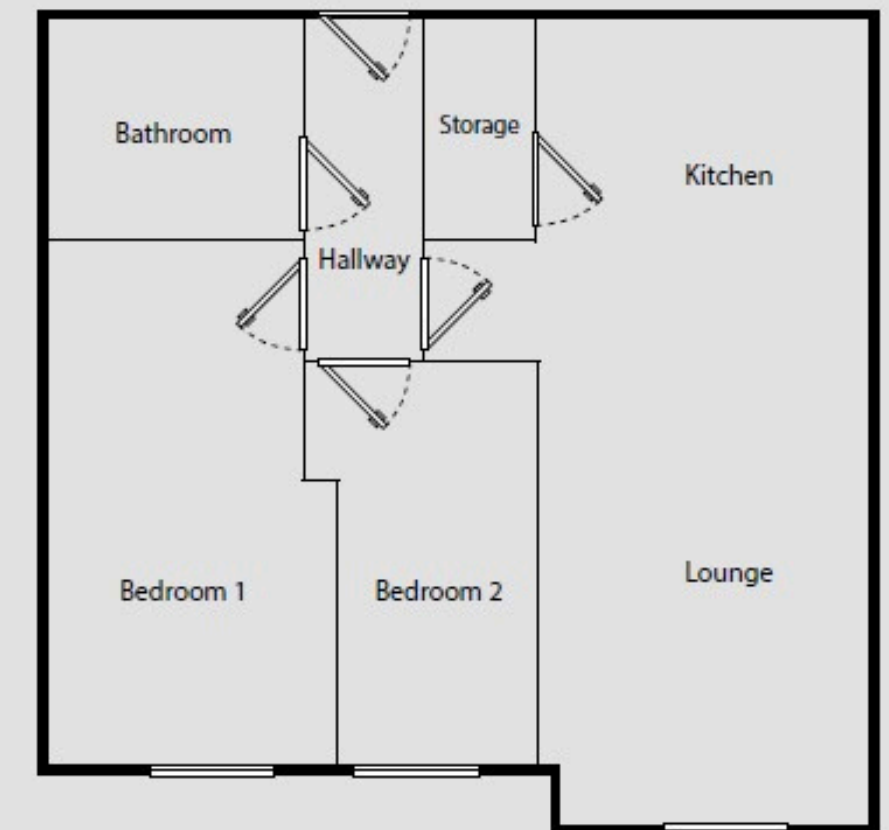
DOUBLE GLAZED WINDOW AND RADIATOR.

### BATHROOM

WITH MODERN WHITE SUITE, PANEL BATH WITH SHOWER ABOVE, PEDESTAL WASH HAND BASIN, LOW LEVEL WC, EXTRACTOR FAN.



Example





# ELMFIELD COURT

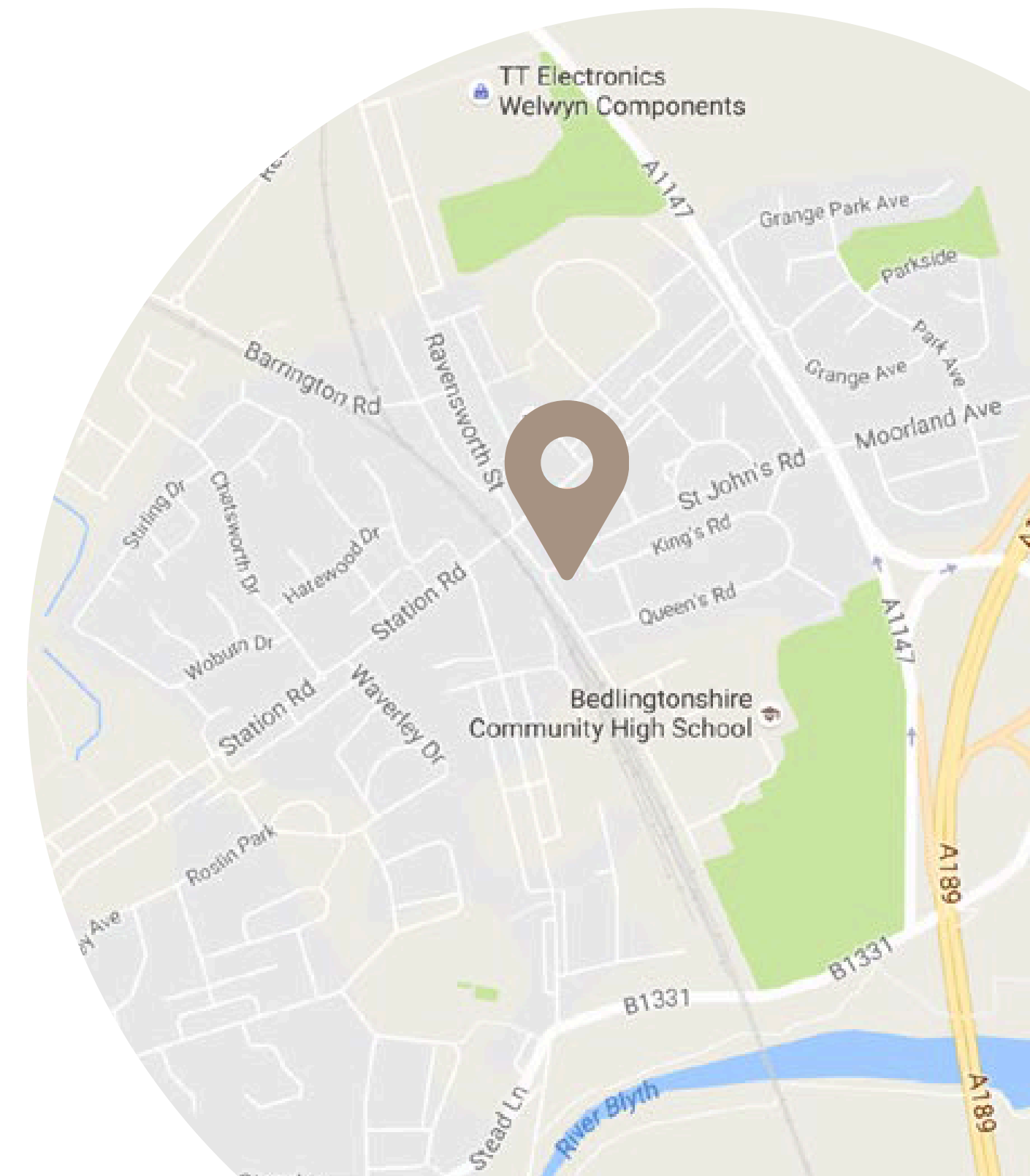
## THE LOCAL AREA

### REGENERATION WITHIN THE AREA...

WORK TO REDEVELOP BEDLINGTON TOWN CENTRE HAS TAKEN A MAJOR STEP FORWARD AFTER A DESIGN COMPANY WAS APPOINTED. NATIONALLY ACCLAIMED RYDER ARCHITECTS WILL COMPLETE THE DESIGN OF THE NEW STATE-OF-THE-ART FACILITIES IN THE £10M DEVELOPMENT PROJECT.

THE COMPANY - INVOLVED IN A NUMBER OF HIGH PROFILE PROJECTS INCLUDING ASHINGTON LEISURE CENTRE AND BANNATYNE HEALTH SPAS - WAS APPOINTED AFTER A COMPETITION INVOLVING MORE THAN 1,000 RESIDENTS.

THE DEVELOPMENT IS EXPECTED TO CREATE UP TO 150 LOCAL JOBS WHILE CONSTRUCTION TAKES PLACE OVER THE NEXT 18 MONTHS AND MORE THAN 40 PERMANENT RETAIL JOBS AFTER OPENING. IN ADDITION, THE TOWN CENTRE DEVELOPMENT WILL ALSO SEE UP TO 60 COUNCIL JOBS AND 30 COUNCIL SERVICES RETURNED TO BEDLINGTON AS PART OF THE COUNCIL'S MARKET TOWNS INITIATIVE.





# ELMFIELD COURT



## THE LOCAL AREA

LOCAL COUNTY COUNCILLOR ALYSON WALLACE SAID: "THIS IS A BIG STEP FORWARD FOR A £10M PROJECT WHICH WILL BREATHE NEW LIFE INTO THE BEDLINGTON TOWN CENTRE. IT WILL SEE NEW SHOPS, STARTER HOMES ALONG WITH NEW LOCATIONS FOR EASILY ACCESSIBLE COUNCIL SERVICES. IT WILL SEE NEW JOBS AND NEW RETAIL OPPORTUNITIES FOR LOCAL PEOPLE AND IT'LL SEE NEW OPPORTUNITIES FOR LOCAL FAMILIES TO GET THEIR FEET ON THE FIRST RUNG OF THE HOUSING LADDER."

LOCAL PEOPLE WILL BE FULLY INVOLVED IN DEVELOPING PROPOSALS FOR A MIXED-USE REDEVELOPMENT OF THE FORMER TESCO SITE WHICH AIMS TO COVER:

- SUPPORTING THE VITALITY OF THE FRONT STREET BY ENCOURAGING MORE PEOPLE INTO THE TOWN CENTRE TO SHOP
- REVITALISATION OF THE MARKET PLACE
- ENCOURAGING TOWN CENTRE LIVING
- SUPPORTING A BETTER STREET AND PARKING ENVIRONMENT.





**NEARBY BUS STOPS**

THE CLOSEST BUS STOP IS O/S CLAYTON ARMS AND IT'S ONLY 0.1 MILES AWAY FROM ELMFIELD COURT.

O/S CLAYTON ARMS  
0.1 MILES

STEAD LANE LIBRARY SB  
0.1 MILES

OPP CLAYTON ARMS  
0.1 MILES

**NEARBY TRAIN STATIONS**

THE CLOSEST TRAIN STATION IS CRAMLINGTON AND IT'S ONLY 6.7 MILES AWAY FROM ELMFIELD COURT.

CRAMLINGTON  
6.7 MILES

PEGSWOOD  
7.1 MILES

MORPETH  
8.5 MILES



# ELMFIELD COURT

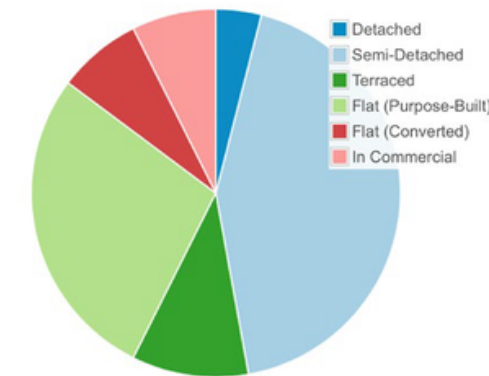
## THE LOCAL AREA STATISTICS

### BASIC INFORMATION

AREA TYPE - URBAN  
LOCAL AUTHORITY - NORTHUMBERLAND  
WARD - SLEEKBURN  
CONSTITUENCY - WANSBECK  
REGION - NORTH WEST  
COUNTRY - ENGLAND

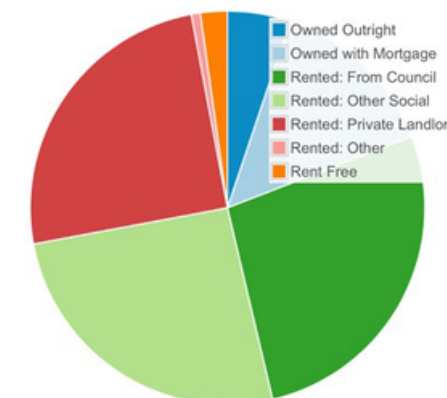
### HOUSING TYPES

DETACHED - 7  
SEMI-DETACHED - 76  
TERRACED - 18  
FLAT (PURPOSE-BUILT) - 49  
FLAT (CONVERTED) - 13  
RESIDENCE IN COMMERCIAL BUILDING - 13  
TOTAL - 176



### HOUSING TENURE

OWNED OUTRIGHT - 7  
OWNED WITH MORTGAGE - 19  
SHARED OWNERSHIP - 0  
RENTED: FROM COUNCIL - 37  
RENTED: OTHER SOCIAL - 35  
RENTED: PRIVATE LANDLORD - 34  
RENTED: OTHER - 1  
RENT FREE - 3  
TOTAL - 136



## THE LOCAL AREA STATISTICS

### ECONOMIC ACTIVITY

FULL-TIME EMPLOYEE - 52  
PART-TIME EMPLOYEE - 33  
SELF EMPLOYED - 5  
UNEMPLOYED - 23  
FULL-TIME STUDENT - 13  
RETIRED - 39  
LOOKING AFTER HOME OR FAMILY - 13  
LONG-TERM SICK OR DISABLED - 19  
OTHER - 8  
TOTAL - 205

