

The WOOL HOUSE

WELCOME
TO OUR FOLD

Luxury apartment living in the heart of Hexham

- Introductory Brochure -

MAKING OUR MARK ON THE HEXHAM SKYLINE



WH
Ewe'll love it here!



When we embarked on The Wool House, we thought long and hard about what our typical buyer would want from apartment living in Hexham.

We sought opinions from a wide range of people to ensure we left no stone unturned in our pursuit of delivering a scheme that would significantly enhance the skyline, whilst making a valuable contribution to the quality and individuality of accommodation available.

Add to this, the fabulous location of The Wool House, right at the heart of this bustling market town, Hexham's

excellent choice of shops, cultural, sporting and leisure facilities, its proximity to Newcastle, Carlisle and Edinburgh - and The Wool House certainly looks set to be an award-winning development.

In fact, there is no other residential development like it in Northumberland.

We hope you enjoy reading our development brochure and take pleasure in introducing you to The Wool House. Welcome to our fold!

*The Management Team
- Hexham Wool House Ltd*

A SITE COMBINING THE OLD...



Image credits: Hexham Local History Society.
 1971: Gilesgate looking E, No 13 Henry Bell wool warehouse prior to conversion to old swimming pool and demolition of adjoining buildings.
 1983: Gilesgate looking N, No 13 Henry Bell wool warehouse/old swimming pool showing swimming pool extension.



...WITH THE NEW

Once our splendid apartment building is occupied and its communal gardens and undercroft parking are in full use, it will be hard to imagine any other building ever stood here. Yet this site has an interesting story to tell.

Formerly home to the Hexham Swimming Pool complex, which many local people will remember, its real claim to fame arose in the 19th century when brothers, George and Henry Bell, launched a large tannery business here.

In fact, the Henry Bell Wool Merchants business helped put the town on the map during the 19th century. It was here that the finest and much coveted Hexham Tans gloves originated.

After the two founding brothers died, Henry's sons took over the business and turned it into one of the leading firms in the country, building a striking warehouse on this site in 1885.

With room for expansion, greater success followed, and the brothers took over two other tanneries, eventually amalgamating with eight more to become Border Counties Wool Sales Ltd.

Back to the present, the next chapter of the story began when we submitted our planning application for this exciting, contemporary scheme.

Providing luxury apartment living in the heart of Hexham and designed to take advantage of the superb views of the Abbey to the

front, and of the tranquil Tyne Valley countryside looking out over Haugh Lane to the rear, The Wool House marks a new phase in the site's history.

We have taken the utmost care over the civil engineering, design and construction of this apartment building which so

effortlessly combines the old with the new - even down to the way its heritage has in no small way shaped our present thinking - the name of our development and The Wool House brand - not forgetting Woolliam, our brand ambassador.

ASK WOOLLIAM

We hope you agree that we are raising the baa in apartment living in this part of the world!

But if you have any questions, remember - just scan our QR code and Woolliam will do his level best to assist!



Love THE PLACE YOU LIVE



A place you long to come back to, adore waking up in and a cosy bolthole, perfect for escaping from the outside world...being able to love the place you live is top of the list for most buyers.

SAFE HAVEN

Which is why, no matter your stage in life, and whatever you're looking for - a 'lock up and go', a sound investment, or a safe haven - we think you'll find it at The Wool House, Hexham.



PARKING

Externally, undercroft and assigned parking provision ensure there are plenty of parking spaces to go around together with several EV charging points. There are also external bin stores to the rear of the building and for the energetic, cycle storage facilities.

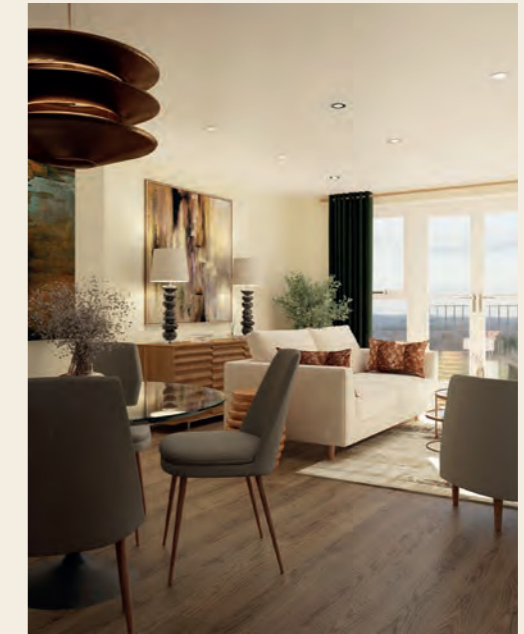


INDIVIDUALITY

This distinctive range of one and two-bedroom apartments has been designed with the utmost care and attention to detail by our experienced team.

Ideal for last time buyers, sole occupiers, retirees, downsizers or younger professionals, there is an apartment type for everyone, and each is slightly different in layout and aspect.

Featuring a superb range of one and two bedroomed apartments, duplexes and penthouses with terraces, the accommodation reflects the kind of individuality that discerning buyers will appreciate.



GARDENS

Additionally, the thoughtfully landscaped communal gardens with a range of attractive and scented planting, not only offer a pleasant place to chat to your friends and neighbours over a cup of tea - or something stronger - they also provide private gated access to both the apartment building and the outside world, making The Wool House a safe place to live.



CENTRAL

Occupying a delightful location in the centre of the town, The Wool House ticks a lot of boxes.



View from the penthouses

HISTORY *on the* DOORSTEP

HEXHAM ABBEY

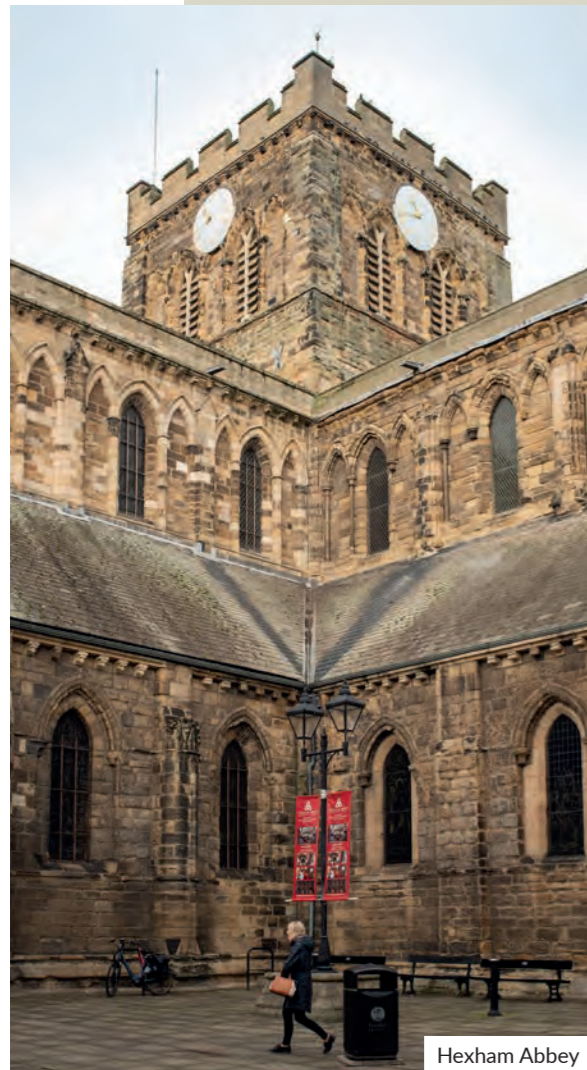
Dominating the town is Hexham Abbey, a Grade I listed place of Christian worship dedicated to St Andrew. Originally built in AD 674, the Abbey was built up during the 12th century into its current form, with additions around the turn of the 20th century.

WH 🚶 ... 3 mins (0.1m)

HEXHAM HOUSE

Hexham House, a beautifully restored Grade II listed building, is set in pretty grounds that are open to the public and feature stunning views of Hexham Abbey. With paths that meander through a pretty, wooded area, there is a bowling green with regular games during the summer months and it's a lovely spot, to sit on the benches and soak up the atmosphere.

WH 🚶 ... 1 min (0.01m)



Hexham Abbey



Sele Park



Hexham House



The Shambles

The SHAMBLES

The Shambles, a Grade II* covered market, built in 1766 by Sir Walter Blackett is located in the Market Place and is open daily. Markets have been held in Hexham for centuries and here you will find a thriving Farmers' Market held twice a month with stalls selling a variety of produce.

WH 🚶 ... 3 mins (0.1m)

SELE PARK

Featuring a range of formal gardens and woodland walks with its traditional bandstand, the Abbey Grounds and Sele Park provide an explosion of colour in the autumn and the perfect setting for magical Christmas lights in the festive season. The park and gardens also feature a skate park and children's play area.

WH 🚶 ... 3 mins (0.1m)



Hadrian's Wall

HADRIAN'S WALL UNESCO WORLD HERITAGE SITE

Hadrian's Wall is Britain's greatest Roman monument and World Heritage Site and stretches 75 miles from the North Sea to Solway Firth. The Wall is regarded as the backbone to Hadrian's Wall country, offering stunning countryside and picturesque walks. Within just a few miles of Hexham are several access points to Hadrian's Wall World Heritage site.

WH 🚗 ... 17 mins (10.4m)



The Moothall

The MOOTHALL

The Moothall was built c1400 and was used as a home, office and court for the Archbishop of York's bailiff who administered Hexhamshire from the Hall. It is open for special exhibitions.

WH 🚶 ... 3 mins (0.2m)



Queens Hall

THE LIBRARY *and* QUEENS HALL

Housed in a striking Victorian building facing the park, the Queen's Hall Arts Centre features a 350-seat theatre and two galleries showing a busy programme of music, drama, dance and film.

WH 🚶 ... 4 mins (0.2m)

TYNE GREEN COUNTRY PARK

Set on the banks of the River Tyne, it will take just 12 minutes to walk from the town centre to this wonderful country park which has an abundance of accessible walking and cycle routes along the river to Warden and beyond. You could even take a picnic!

WH 🚶 ... 12 mins (0.6m)

TWICE BREWED INN *and* MICRO BREWERY

Set within some of England's most breathtaking scenery and a stone's throw from Hadrian's Wall, is the famous Twice Brewed Inn, providing tasty food, B&B accommodation, a micro-brewery and tap room. It even has its own Dark Skies Observatory, equipped with a team of astronomers and a range of telescopes.

WH 🚗 ... 21 mins (13.7m)

HAPPY *in* HEXHAM



And if the location, quality of design and construction were not enough to tempt you, the benefits of buying a home in Hexham were endorsed in a 2021 national survey of homeowners undertaken by Rightmove with its annual 'Happy at Home' index when Hexham came out on top as the happiest place to live in Great Britain.

The results revealed that residents in Hexham are the happiest based on factors including the friendliness of their neighbours, their sense of belonging, the quality of the town's local amenities and its access to open space.

While we can't help but agree with Rightmove's findings, it just goes to show that aside from living at The Wool House, there are several compelling reasons for moving to Hexham. So, what are you waiting for? See the link here: <https://www.countryliving.com/uk/news/a30115585/happiest-place-to-live-uk/>

GETTING THERE



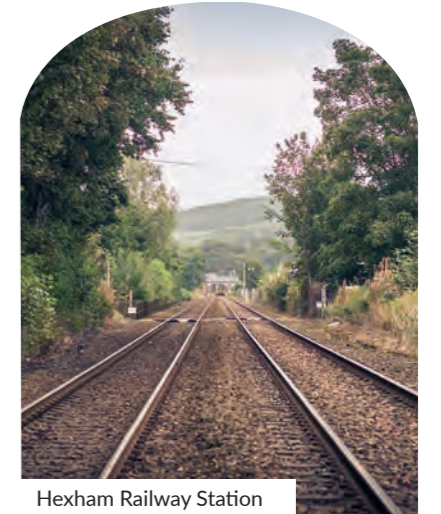
For those who want the best of both worlds - a rural retreat with a job in the city – an eight-minute walk will take you to the railway station where trains, which run every half hour, will take you to Newcastle city centre in 31 minutes.



There is also a bus station operating services in and around Hexham and serving several locations along Hadrian's Wall.



For international travellers, Newcastle International Airport is only 20 miles away while Carlisle Lake District Airport and Teesside International Airport are 32 and 58 miles away respectively.



Hexham Railway Station



Newcastle Upon Tyne



Tyne Green Country Park

Northern Trains operates a regular service via the Tyne Valley Line to Newcastle (and onwards via LNER and other operators to London or Edinburgh) and travelling west to Carlisle (onwards to Glasgow or Birmingham).

Newcastle	.....	31 mins by	|	25 mins by
Carlisle	.....	47 mins by	|	47 mins by
Edinburgh	.....	2 hrs by	|	2 hrs by
London	.....	3 hrs 31 mins by	|	1 hr 15 mins by
Birmingham	.....	3 hrs 53 mins by	|	3 hrs 41 mins by

OUT *and* ABOUT

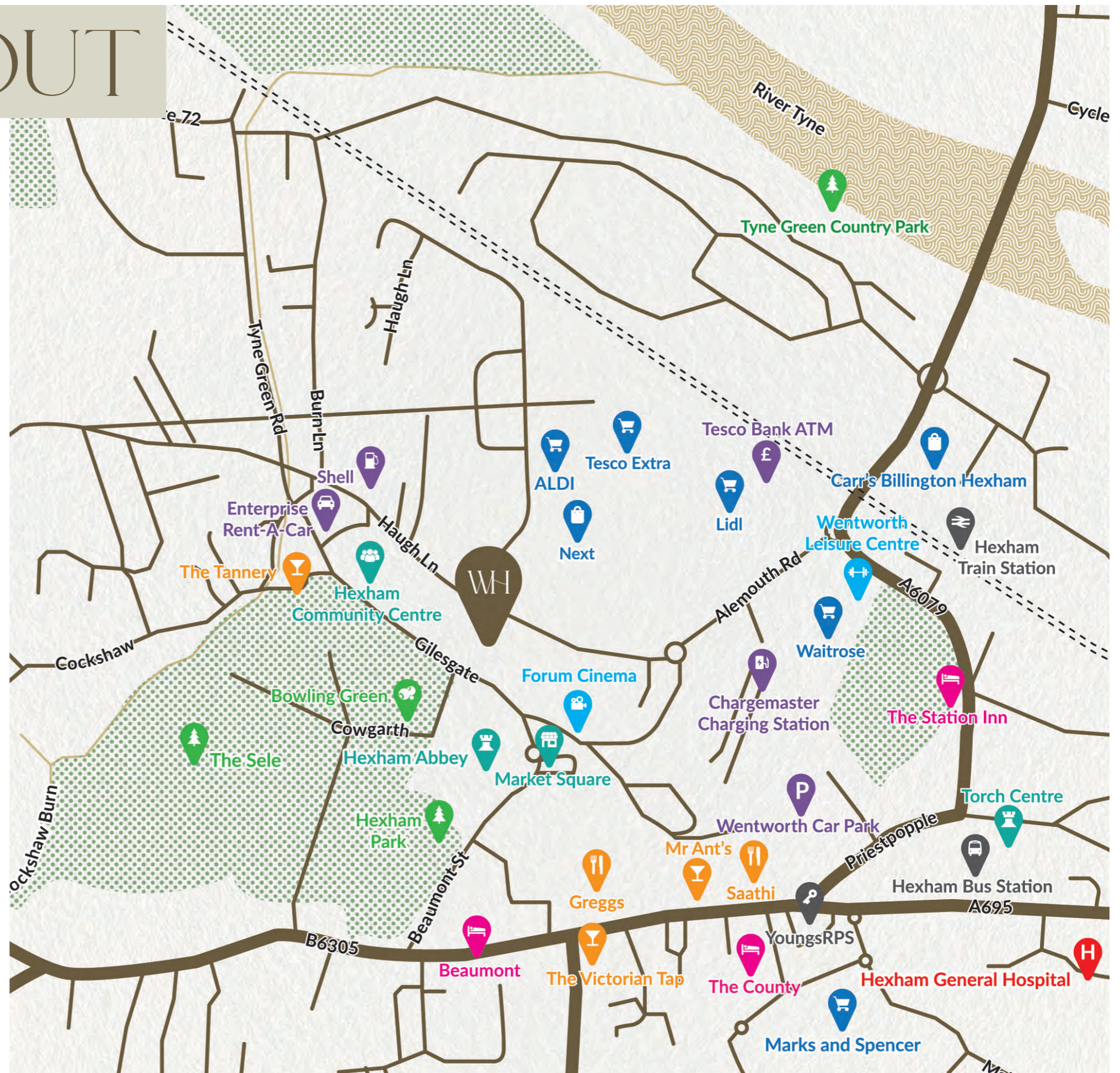
Hexham is a bustling market town, nestling prettily on the south bank of the River Tyne. Those who live and work in the area know that Hexham offers a unique mix of rural charm and vitality, combined with a bustling retail centre and some of the finest buildings in Northumberland.

With its historic Hexham Abbey, covered Market Place, winding streets and even a racecourse, all set upon a hillside in the picturesque Tyne Valley, Hexham is perfectly positioned for those who wish to explore the many forts and archaeological sites along Hadrian's Wall as well as the remote moors of the Northumberland National Park.

It is also located on National Cycle Route 72, sometimes called 'Hadrian's Cycleway', which is a 170-mile route connecting Ravenglass in the Lake District to South Shields on the East Coast.

And let's not forget the stunning Northumbrian coastline, famous for its beautiful sandy beaches such as Alnmouth, Warkworth and Beadnell. Drive over the causeway at low tide to visit the Holy Island of Lindisfarne – you may even wish to take a short boat trip to see the puffins at the Farne Islands.

Northumberland is also home to more castles than any other county in England - Bamburgh, Dustanburgh, Alnwick, made even more famous by the Harry Potter films – this part of the world certainly has a fascinating history.





LOCAL FACILITIES

SUPERMARKETS and SHOPS

For everyday shopping, Hexham offers a good range of supermarkets and shops including Waitrose, Marks and Spencer, Aldi and Lidl. In fact, your corner shop is an all-day Tesco, just 100m away down Haugh Lane. There are also various clothes shops, charity shops, banks, estate agents, antique shops and pharmacies with a great range of coffee shops and eateries. Just a few yards down the hill from the Gilesgate entrance to The Wool House, is Core Music, a well-stocked shop offering musical instruments of every type at competitive prices.

WH 🚗 ... Waitrose 2mins (0.4m)
 WH 🚗 ... Marks and Spencer 3mins (0.7m)
 WH 🚗 ... Tesco 2mins (0.3m)
 WH 🚗 ... Aldi 2mins (0.4m)
 WH 🚗 ... Lidl 2min (0.4m)



CINEMA

The Forum Cinema, is a single screen independent cinema located in the heart of Hexham, and overlooks the historic Market Place. As Northumberland's only full-time independent cinema, The Forum screens everything from the latest blockbusters to independent films and live theatre.

WH 🚶 ... 3 mins (0.1m)

WEEKLY MARKET

For local shopping facilities, The Wool House is just 200 metres from Market Square where there is a weekly market offering everything from locally baked goods to plants, handmade jewellery and gifts, and there is also an active farmers' market, twice each month on the second and fourth Saturdays.

WH 🚶 ... 3 mins (0.1m)

RESTAURANTS

Directly opposite The Wool House is Bouchon, the award-winning and highly rated French bistro serving straightforward country style French cuisine with daily specials in the evening.

The Beaumont Hotel, just a short walk from The Wool House has a particularly good restaurant and is popular with local people as a breakfast/coffee venue

Fine dining restaurants are available too - Hjem, in Wall, a Michelin starred restaurant with great reviews and the recently opened Pine, at Vallum Farm on the nearby B6318.

Alternatively, a more eclectic mix of everyday dining can be found at numerous Greek, Italian and Mexican restaurants with a good range of hotels and cafes providing traditional British fare.



WH 🚶 ... Beaumont Hotel 5mins (0.2m)
 WH 🚗 ... Hjem 8mins (8.9m)
 WH 🚗 ... Pine: 14mins (9.8m)

HEALTHCARE

Hexham General Hospital is close by offering a full range of diagnostic services and an urgent care centre. It has four wards, a midwifery-led maternity unit and two GP practices are based within the hospital.

Specialist healthcare is available at the Northumbria Specialist Emergency Care Hospital in Cramlington, which is 28 miles away and is the first purpose-built hospital in England dedicated to emergency care, treating the most seriously ill and injured patients from across North Tyneside and Northumberland.

Alternatively, there are also Newcastle's Royal Victoria Infirmary or Freeman Hospital. There is also a good choice of dentists close to The Wool House.

WH 🚶 ... 12mins (0.6m)

SCHOOLS

There is a good range of nurseries and all-through schools close by for those with children.



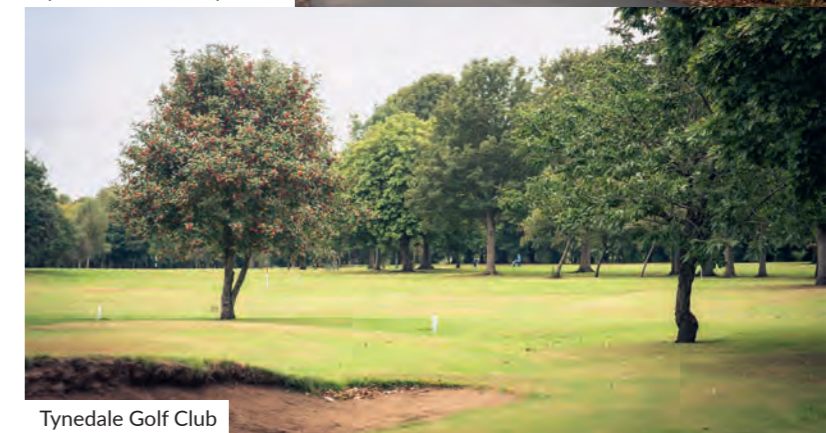
Importantly, and noted by many of the Rightmove respondents, there is certainly a good community spirit in the Hexham area, which can be demonstrated by the various community groups and clubs operating here, just to mention a few - Hexham Abbey Choir, Hexham Rotary Club, Hexham Women's Institute and Tynedale U3A.



Wentworth Leisure Centre



Tyne Green Country Park



Tynedale Golf Club

SPORT and LEISURE

Given its location, there is a wide range of outdoor leisure activities to enjoy, too. Sport lovers are well served by the Wentworth Leisure Centre, Hexham Golf Club, Hexham House Bowling Club, Hexham Rowing Club, which has an annual regatta, Tynedale Cricket Club in Hexham and Tynedale Rugby Club in Corbridge.

For racing enthusiasts, there is also Hexham's racecourse at Yarridge Heights in the hills above the town offering National Hunt races throughout the year.

At Bywell, ten miles away, the Northumberland County Show is held each year around the late May Bank Holiday. It is a much-loved agricultural event with animals galore, a celebration of all things Northumbrian with local produce, arts, crafts, music and agricultural competitions.

WH 🚶 ... Wentworth Leisure Centre 7mins (0.4m)
 WH 🚗 ... Hexham Golf Club 3mins (0.9m)
 WH 🚶 ... Hexham Bowling Club 2mins (0.1m)
 WH 🚶 ... Tynedale Cricket Club 6mins (0.3m)
 WH 🚗 ... Tynedale Rugby Club 10mins (4.2m)
 WH 🚗 ... Hexham Racecourse 7mins (2.5m)

MAKING A *Great* FIRST IMPRESSION

With the wool and tannery industries so ingrained within the history of this site, we were excited to see how we could retain this theme throughout the interior designs of The Wool House.

To start, we hired the services of an award-winning interior design company, DAKOTA House of Design, whose design team have brought a definite wow factor to our entrance and lobby area, corridors, kitchens, bathrooms and living spaces.

We have chosen a neutral colour palette throughout to provide the perfect backdrop and to complement the rich tones of our timber flooring, the warmth of our plush natural wool carpeting and our careful choice of lighting to create a welcoming overall ambience.

At The Wool House, you'll discover that no two apartments are the same – logistically complex for us – but for our buyers, an apartment here means individuality, a unique floor plate and the chance to really make a statement with your new home.



Our boutique hotel style entrance by Gilesgate.



STEP INSIDE

*At The Wool House,
you can experience apartment
living at its best.*

Designed across six residential floors, with parking beneath, the main pedestrian entrance is located on Gilesgate, while vehicular access is from the Haugh Lane entrance.

Enter the building from Haugh Lane and you will find a welcoming reception, comfortable post box area and lift, which services the entire building. For your convenience, we have arranged lounge-style seating here and planters, to

provide a pleasant and convivial place for chatting to your neighbours or browsing your post.

If you enter the building via Gilesgate you will walk through attractively landscaped gardens with an external seating area before reaching the boutique hotel style entrance lobby with comfortable seating and planters.

Floors one to five feature a range of one and two-bedroom apartments, some with French doors and Juliet balconies. Others have patios or terraced areas.



On floor six - you will find our penthouse apartments. Here, apartment entrance doors are traditional in style with statement architraves and bronze ironmongery, while carpet runners in the same style as the reception area, are laid to the corridors. All apartments at this level benefit from superb views across the valley, or Hexham Abbey and the town centre.



LIGHT-FILLED, WELL-PLANNED SPACE

At The Wool House we have one and two-bedroom apartments, duplexes and penthouses available in seven repeated styles throughout the development as well as 15 special one-off apartment layouts providing a superb choice for buyers. Whatever size you choose, you can be certain that each has been styled to benefit from an abundance of natural light and with a neutral colour palette creating the perfect backdrop for modern living.

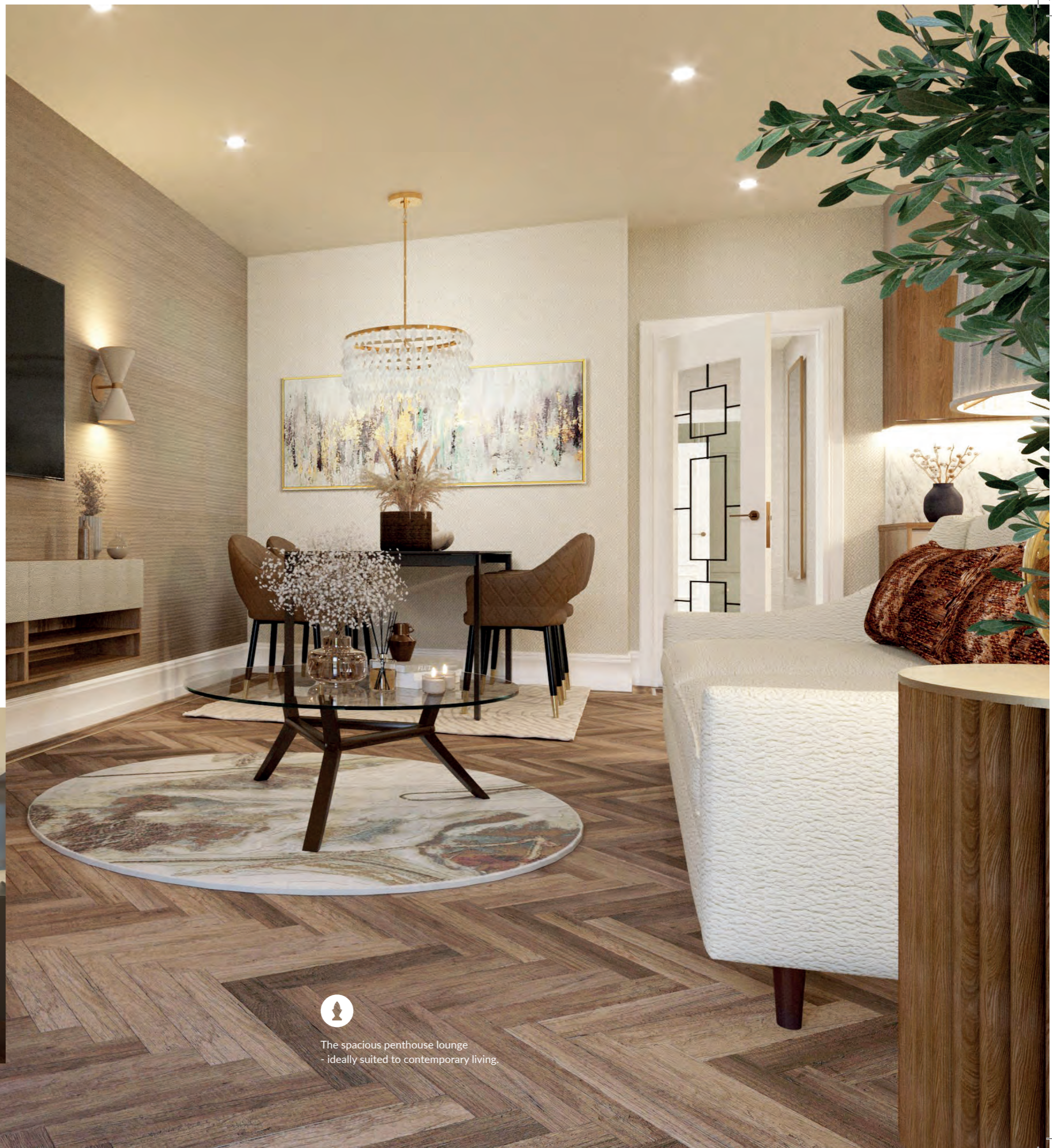
Central to the design of each apartment are well-planned kitchens, bathrooms and living spaces.

We know that some buyers prefer a separate kitchen while others love open-plan space with a large kitchen, dining, living room and circulation area.

Whatever you choose, you will not be disappointed at The Wool House, because there is bound to be a design that is perfect for you.



Fantastic views.



The spacious penthouse lounge
- ideally suited to contemporary living.



Light and airy, you will never tire of the views.

KITCHENS TO *Please* THE MOST DEMANDING COOKS

Elegant and contemporary kitchen units are used throughout with a choice of high-level cupboard styles, handle-less soft close doors and drawers. Sinks feature a monobloc mixer tap, and to create an ambient workspace, some kitchens will be fitted with LED under cabinet downlights to cast an inviting glow while USB sockets mean

you can listen to your favourite music, enjoy a glass of wine and charge your phone, all at once!

Our worktops come in a variety of finishes - laminate, granite or quartz with upstands - while a range of high-quality integrated appliances, including a built-in single oven, electric hob and hood, integrated fridge/freezer,

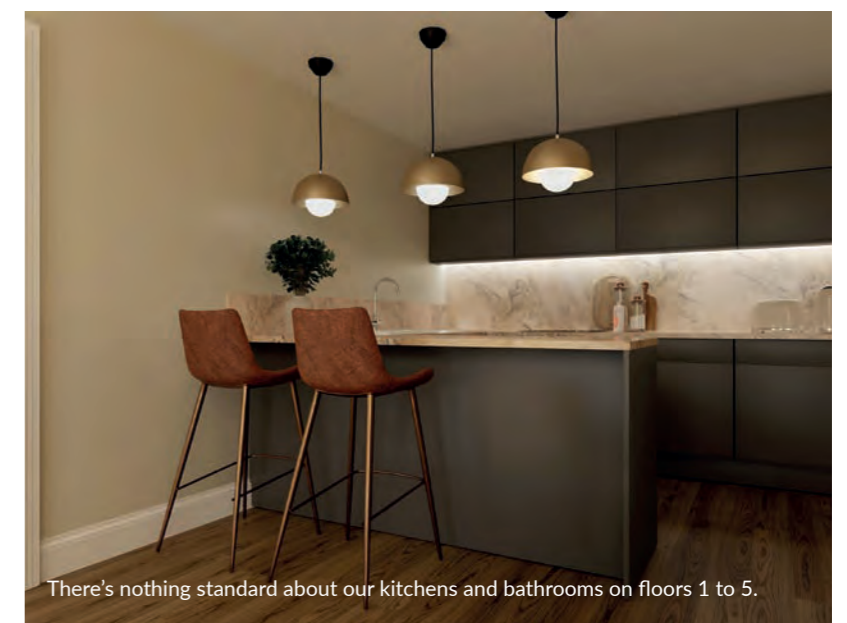
dishwasher and washer/dryer, complete the line-up.

Hive remote energy monitoring is also an option and hobs can be upgraded to gas if required.

In fact, our kitchens are so stylish and well planned, that even the most reluctant cook may learn to perfect their culinary skills.

BATHROOM *Bliss*

And it's not just our kitchens that are hard to beat - our bathrooms too have much to recommend them. Tiled with large stone or marble effect tiles, concealed lighting creates a feeling of warmth and luxury. Each bathroom has a heated towel rail/radiator, extractor fan, washbasin, WC and shower over bath or a separate shower, depending on apartment type.



... AND SO TO BED



Penthouse second bedroom.



Penthouse main bedroom.

Bedrooms are generous with space for fitted wardrobes and come with a range of power points and USB sockets and a plush neutral wool carpet.



Apartment main bedroom.



Apartment second bedroom.



SPACE TO *Breathe*

Apartment living often means little green space for relaxation, which is certainly not the case at The Wool House.

Here, you will discover there are two garden areas - the communal garden, which is accessed from Gilesgate by a key fob and leads to the building entrance. It will contain specially selected fragrant plants and bushes to provide interest all year round.

The smaller of the two garden areas, in a courtyard style, is only accessible from some of the apartments at ground floor level.





SPECIFICATION

Every detail considered

- Floors to the hall, kitchen and dining area will benefit from a range of good quality floor coverings.
- Bedrooms will come with plush wool carpeting and living rooms with a hard wearing vinyl Karndean-style finish.
- All apartments are gas centrally heated.
- Homes are satellite TV ready with data multi-plates fitted to the living area/bedrooms.
- The building has a centrally located lift and each apartment comes with a door entry system, while the main entrance and gates are operated by a key fob entry system to provide the utmost security for property owners.
- Externally, the accommodation is complemented by landscaped gardens. The communal garden area to the front will include walkways, areas planted with hardy, fragrant plants and bushes and some seating.
- There is also ample parking provision, and a dedicated parking space can be purchased by separate negotiation. Available as undercroft parking beneath the building, in pavilions or as an open-air parking space, some EV charging points are also planned.

In short, apartments at The Wool House are complete with everything you'll need to create a new home and a new future.

The WOOL HOUSE

We're raising the baa
in apartment living.

Ewe'll love it here!

WH

ASK WOOLLIAM

To find out the latest
information on The Wool
House, scan the QR code.



The WOOL HOUSE

LEGAL DISCLAIMER

SITE PLANS: Site plans are intended for illustrative purposes only and should be treated as general guidance only. The layout including parking arrangements may change to reflect changes in the planning permission for the development. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. **FLOOR PLANS:** Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or - 50mm. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our sales adviser for details about the treatments specified for individual plots. Drainage, heating and electrical layouts may vary. Dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. **SPECIFICATION:** The specification is the anticipated specification but may be subject to change as necessary and without notice. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. **IMAGES:** Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Images may include optional upgrades at additional cost. **VIEWS:** Any photography or computer-generated images of views are provided as a guide only. As with any development there may be ongoing planning matters and consents that may result in these views changing over time. Please speak to your solicitor to whom full details of any neighbouring schemes will be available. **DEVELOPMENT NAMES:** Development names are marketing names only and may not be the designated postal address, which may be determined by The Post Office. **TIMES:** All times shown are approximate and correct to the best of our knowledge. **SOURCES:** www.google.co.uk/maps/



Warranty:
Build Zone



Agent:
Youngs RPS

For any further information
please contact Kim Harrison
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Residential at YoungsRPS on
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The WOOL HOUSE

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