

Disclaimer: These illustrated floor plans and computer generated images are intended as a general guide to the layout of the property. They are not to scale and are for illustrative purposes only.

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Sage Gateshead

a new Point of view...



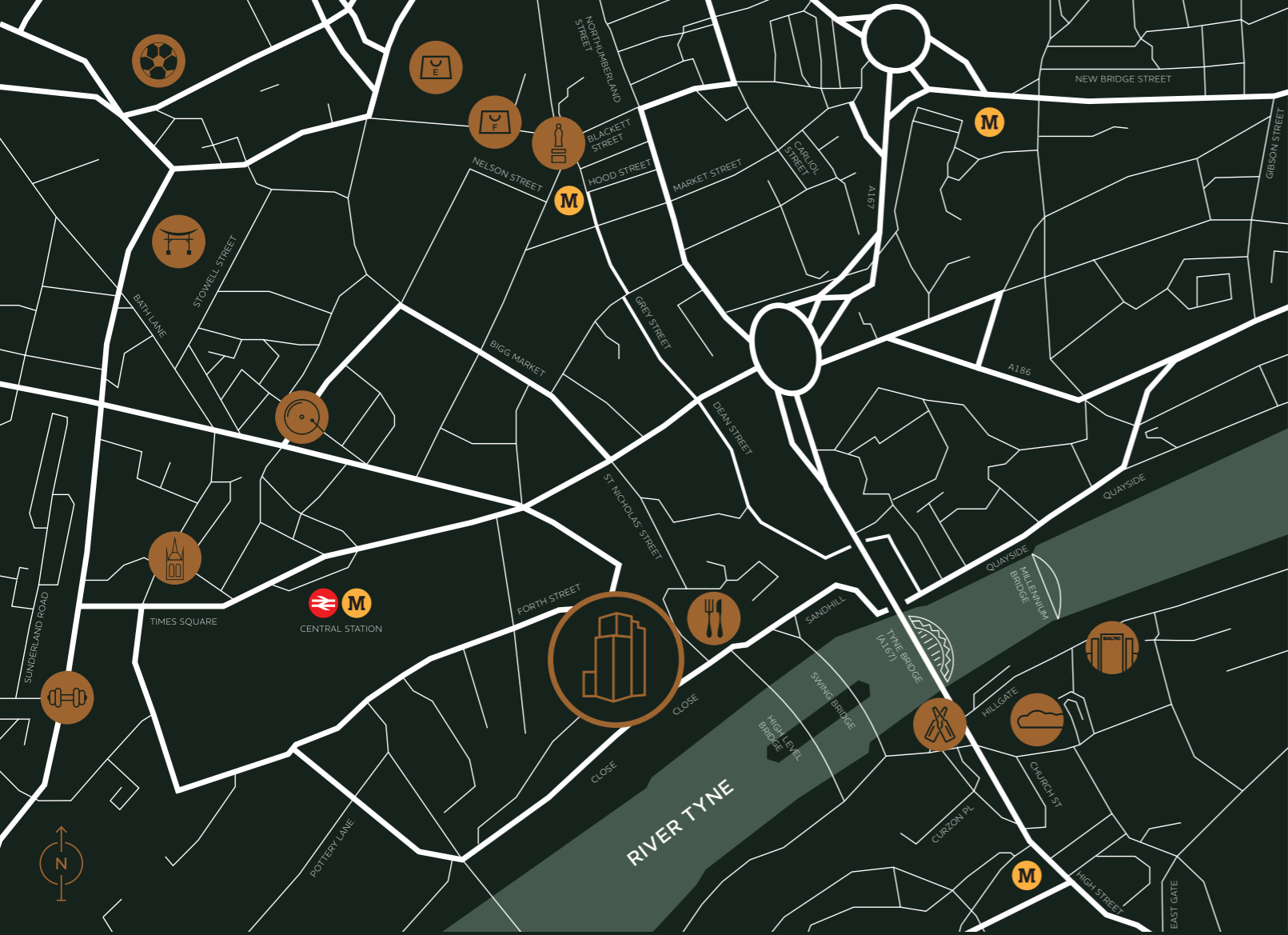
Welcome to Hanover Point, the first luxury apartments in the heart of Newcastle

With spectacular views over the famous Quayside, Hanover Point is situated in Clavering Place and comprises 10 bespoke apartments, each with private outdoor space, all in a gated, landscaped courtyard.

Clavering Place sits on the edge of the newly regenerated Stephenson Quarter, a stone's throw from the historic Castle Keep and the Michelin starred 'House of Tides', with direct access to the regional transport hub that is Newcastle Central Station.

Hanover Point treasures the city's past whilst celebrating its bright future.





-  BALTIC CENTRE FOR CONTEMPORARY ARTS (09 MIN. WALK)
-  FENWICK (09 MIN. WALK)
-  CHINATOWN (10 MIN. WALK)
-  NEWCASTLE CATHEDRAL (08 MIN. WALK)
-  BY THE RIVER BREW CO. (07 MIN. WALK)
-  ELDON SQUARE SHOPPING CENTRE (10 MIN. WALK)
-  PURE GYM (10 MIN. WALK)
-  GREYS MONUMENT (07 MIN. WALK)
-  HOUSE OF TIDES (02 MIN. WALK)
-  O2 ACADEMY NEWCASTLE (07 MIN. WALK)
-  SAGE GATESHEAD (08 MIN. WALK)
-  RAIL TRAVEL (03 MIN. WALK) *METRO TRAVEL VARIES*



NE1 3AT

Newcastle upon Tyne has a rich history dating back almost 2000 years. From Roman occupation to playing a major role in the Industrial Revolution, the city is now a commercial and cultural centre, a beacon for the North East of England.

As a cultural destination, with world-class theatres, museums, and venues, Newcastle hosts an array of festivals and events throughout the year.

The bustling city centre is a retail hotspot, including Intu Eldon Square, which attracts 34 million visitors per year, as well as the flagship Fenwick store.

High Level Bridge

Built in 1849, the High Level Bridge is the oldest and - considered - the most notable historical engineering work in the city.

Millenium Bridge

Offering pedestrian and cycling crossing, the contemporary structure is the most contrasting connection between Gateshead and Newcastle Quays. Its colour changing design is a crowd-pleasing highlight to Newcastle's nightscape.

BALTIC Centre for Contemporary Art

The industrial landmark turned contemporary art gallery, BALTIC showcases exhibitions by internationally renowned artists such as Damien Hirst, Sir Anthony Gormley and Anish Kapoor.

Tyne Bridge

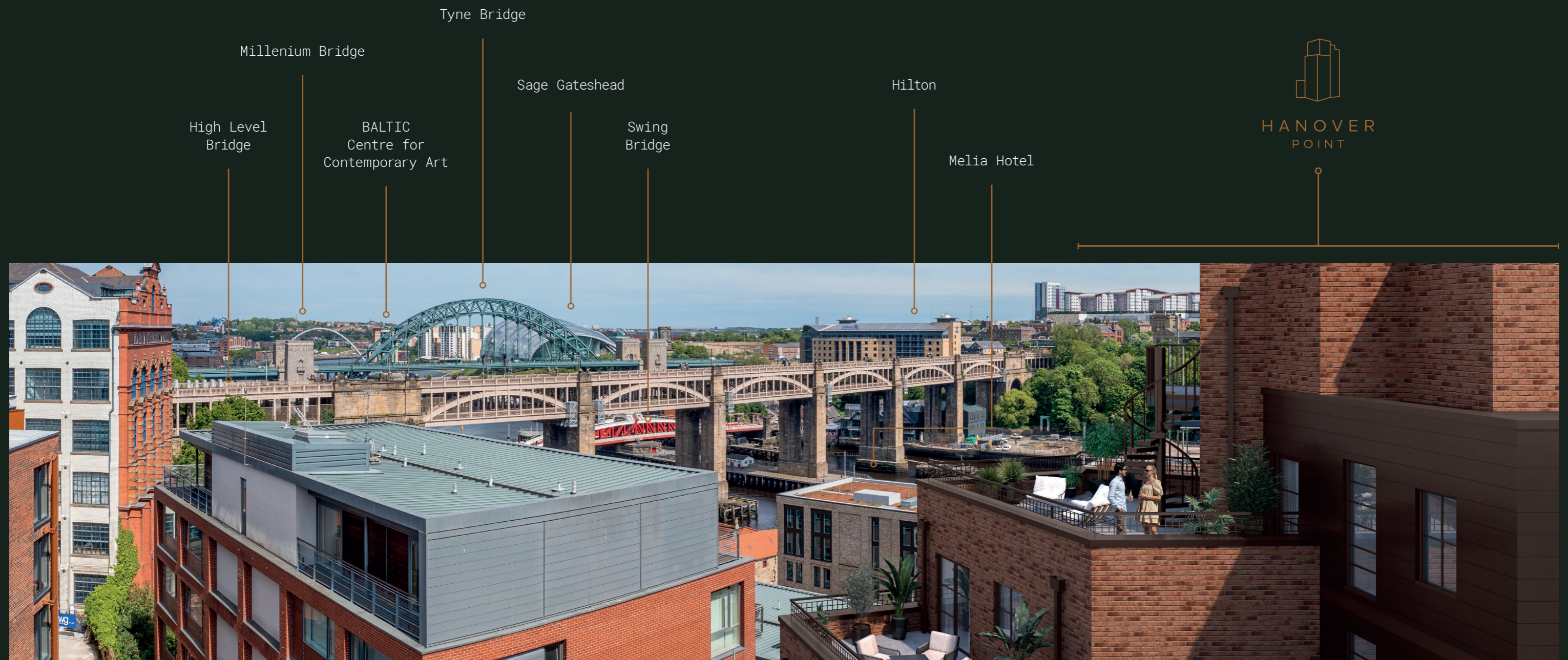
The iconic Tyne Bridge opened in 1928 and welcomes millions to the city, most synonymous with the Great North Run.

Sage Gateshead

The architectural masterpiece designed by Norman Foster attracts an array of high-profile acts to its concert halls throughout the year.

Swing Bridge

True to Newcastle's development around its port, the Grade II* listed Swing Bridge Opened in 1876.





Travel and Accessibility

Newcastle Central Rail Station is currently undergoing a £4m renovation to accommodate growing passenger numbers to the area and expansions to the service. Efficient travel is also serviced by the Metro system, providing fast access across the city and wider region.

You can easily access the nearby coast which provides the perfect opportunity for a day on the beach sampling award-winning seafood at Riley's Fish Shack or visiting the impressive Spanish City in Whitley Bay.

A city of investment & growth

The city is moving through an exciting time of change on an upward trajectory with £1.5bn of investment planned.

Ongoing achievements to healthcare and quality of life remain nationally and globally recognised, with the advanced Royal Victoria Infirmary providing world-class care.

Core to many great discoveries, Newcastle attracts and builds knowledge through its leading academic institutions, Newcastle University and Northumbria University, sitting opposite each other in the heart of the city.

Newcastle is proudly the highest ranking UK city in the Global Smart City Index, recognised for the improvements smart technology and the fast-growing tech sector is bringing to communities and businesses.



Investment & redevelopment in the region

The region is currently benefiting from unparalleled levels of public and private capital **investment**.

Northumberland Line Scheme - Ashington

(£34m government grant) Northumberland County Council back plans for “east coast economic powerhouse” stretching from Edinburgh to Leeds, bringing regional connectivity between Blyth and Newcastle and sustainable economic growth at a national level.

Newcastle Airport

By 2035, investment in Airport operations will see the Airport delivering £2.03bn to the regional economy, alongside passenger growth up to £9.4m. Improvements to runway extensions, airside and landslide ancillary, additional car parking, and surrounding road networks and land acquisition.

Newcastle Helix

The UK’s largest urban development of its kind outside of London, the £350m landmark hybrid city quarter in the centre of Newcastle is purpose-built for commercial and residential space with first-class research and education facilities.

Newcastle Gateshead Quays

Opening in 2025, The Sage International Conference Centre is the UK’s newest International Conference and Exhibition Centre and Arena Venue. The £350+ million NewcastleGateshead Quays development will include: 12,500 capacity state-of-the-art arena venue. International Conference and Exhibition Centre, 2 new hotels, Outdoor event space.

East Pilgrim Street

The £110m redevelopment will see the restoration of the former run-down area of Newcastle city centre into a complex of commercial and leisure spaces, including the new home to 9000 HMRC employees.

Newcastle/Gateshead Quays

The £260m scheme will see the delivery of the UK’s newest International Conference and Exhibition Centre and Arena Venue

Nissan’s Sunderland Gigafactory Expansion

Envision partner with Nissan UK to deliver £1bn investment gigafactory expansion to become the UK’s largest gigafactory.

Durham City Centre Redevelopments

A wide-ranging investment of more than £145m in frontline service and major development projects. Projects include the £49m development of Durham council headquarters, and the £150m Milburngate scheme that is set to regenerate Durham city centre including commercial, retail, leisure and commercial space.

Recharge Industries - Blyth

Formerly kick started by Electric-vehicle battery pioneer, Britishvolt, Recharge is delivering a transformational UK battery Gigaplant **after securing** £100m HM government funding through the Automotive Transformation Fund (ATF) and £1.7bn private funding from investors Tritax Group and abrdn.

Centre for Ageing - Newcastle

The £500m development of the regeneration of the former General Hospital site supports the understanding and innovation of products and services for an ageing population.

The Future of Newcastle’s Quayside

NE1 appoint Danish firm, Gehl Architects to master plan development of Newcastle’s riverside area to make the area an economic asset to the city.

Newcastle United Stadium

Investment of the new/redeveloped stadium, training ground, and academy (estimated £200m - £1bn).

International Advanced Manufacturing Park

A partnership between Sunderland and South Tyneside Councils, bringing over £400m in private sector investment. The IAMP development is expected to be located in the area north of Sunderland’s Nissan car plant close to the A19(T).

Teeside Freeport

The UK’s first and largest Freeport, expected to create more than 18,000 jobs and bring billions to the local economy

A1 dual

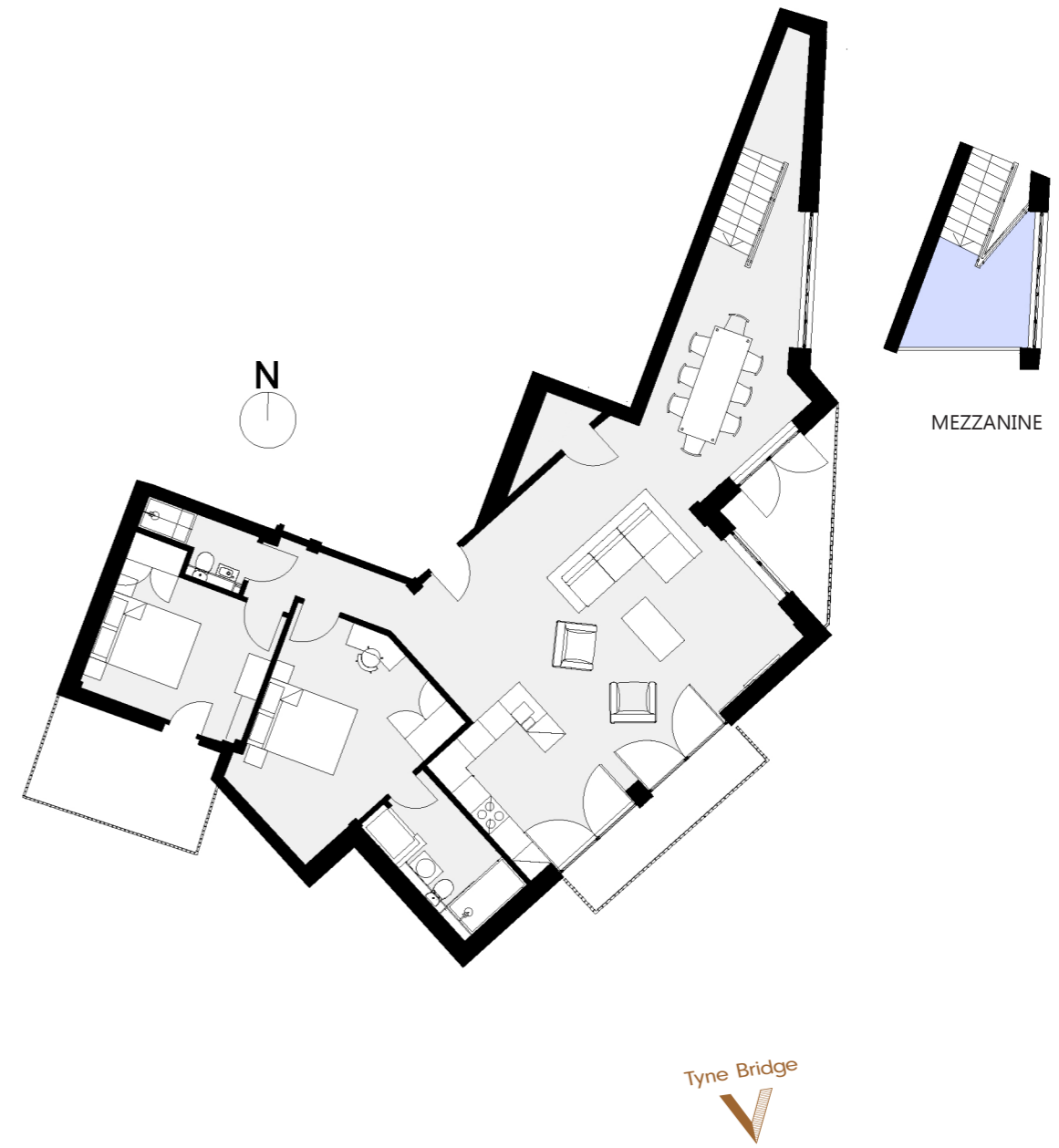
The £290m scheme to dual part A1 from North of Newcastle to Ellingham.



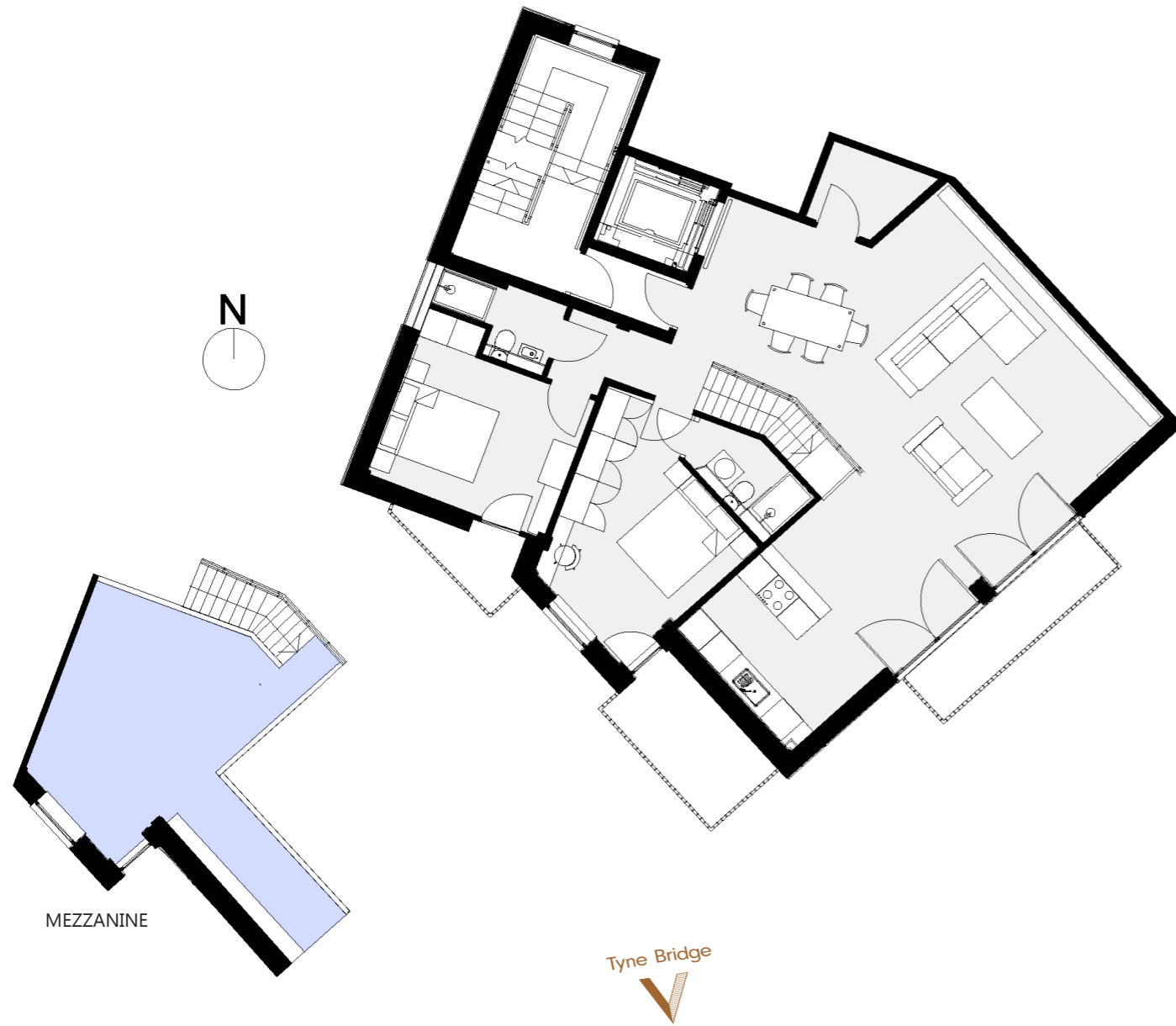
Apartment 01, Level 0



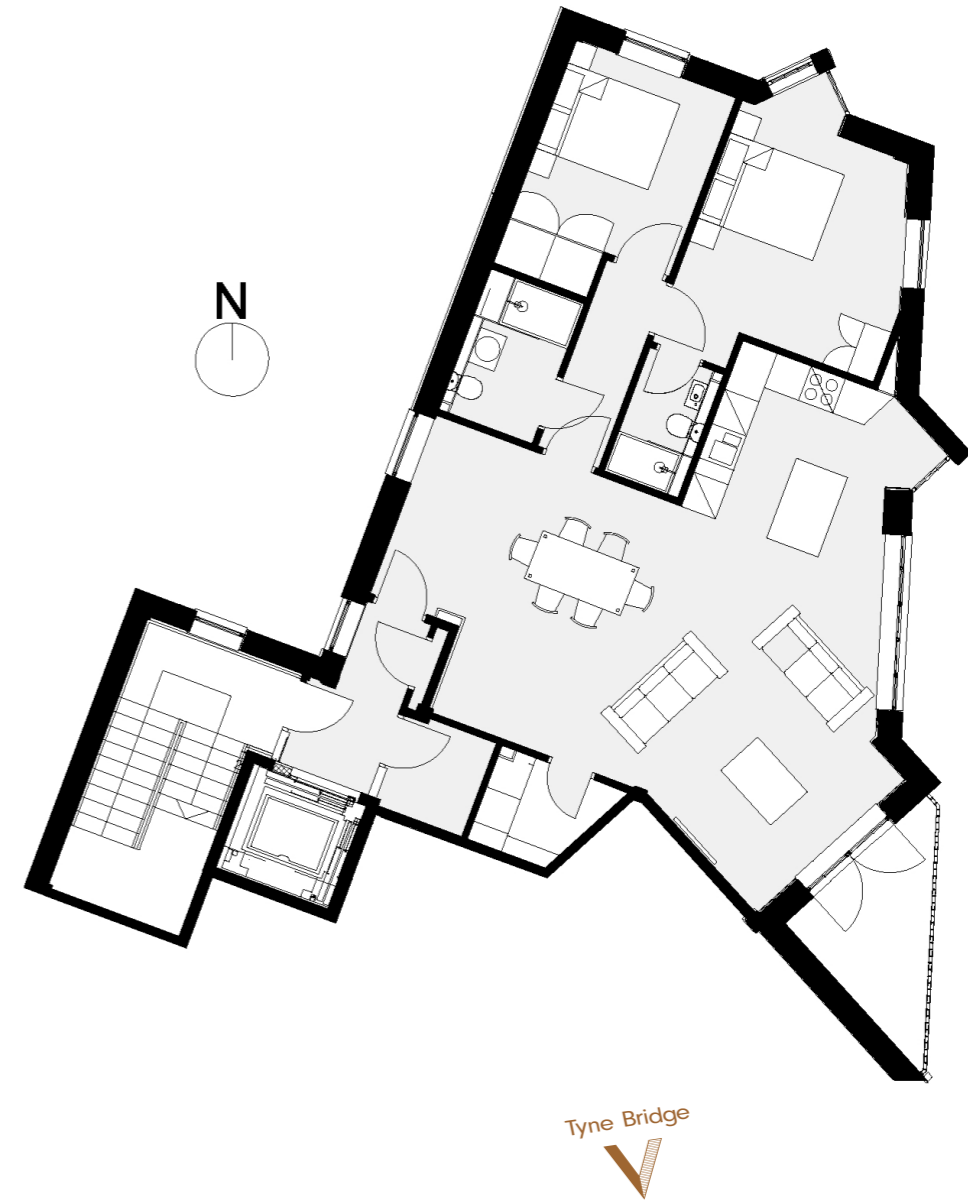
Apartment 02, Level 1



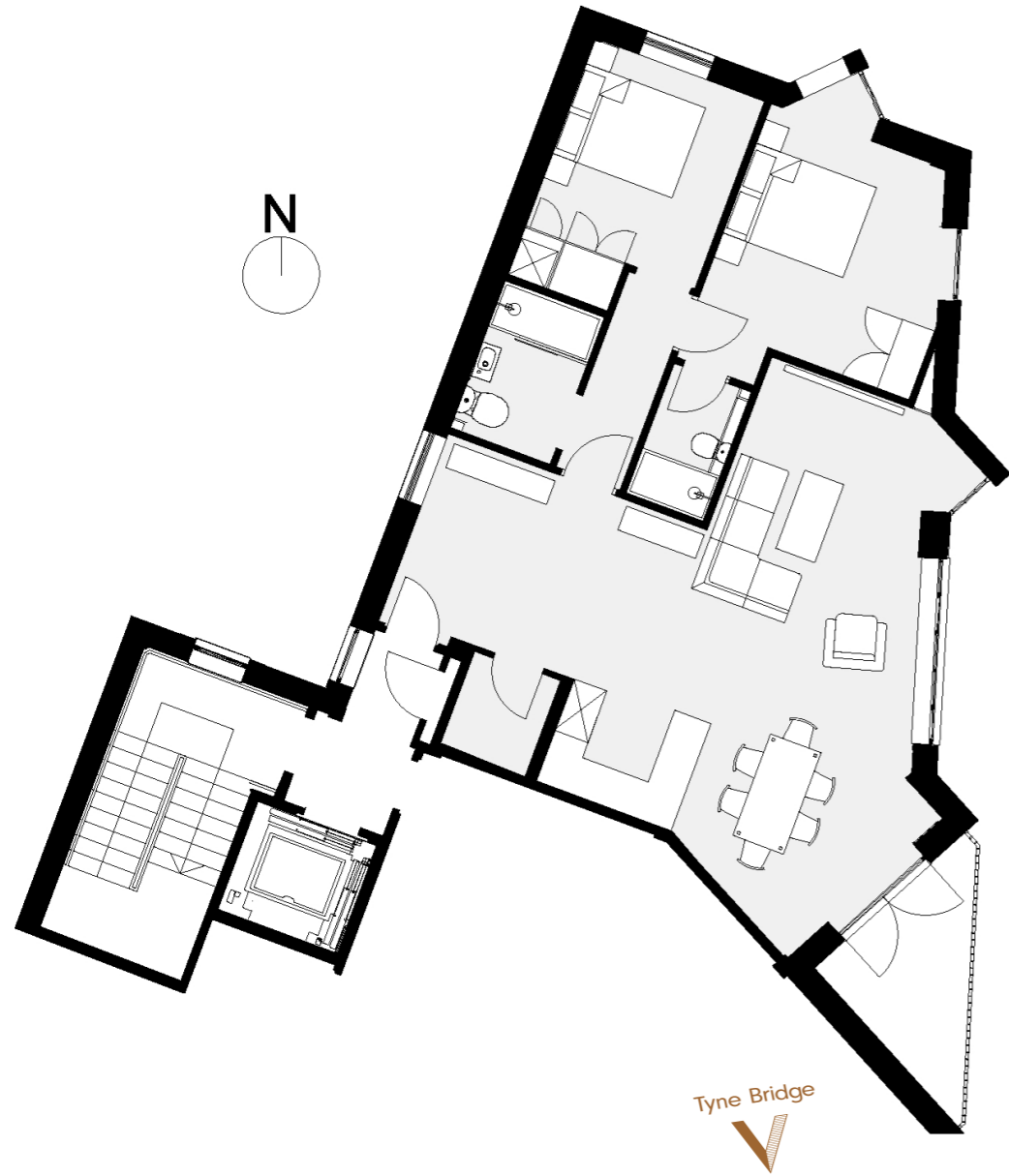
Apartment 03, Level 02



Apartment 04, Level 03



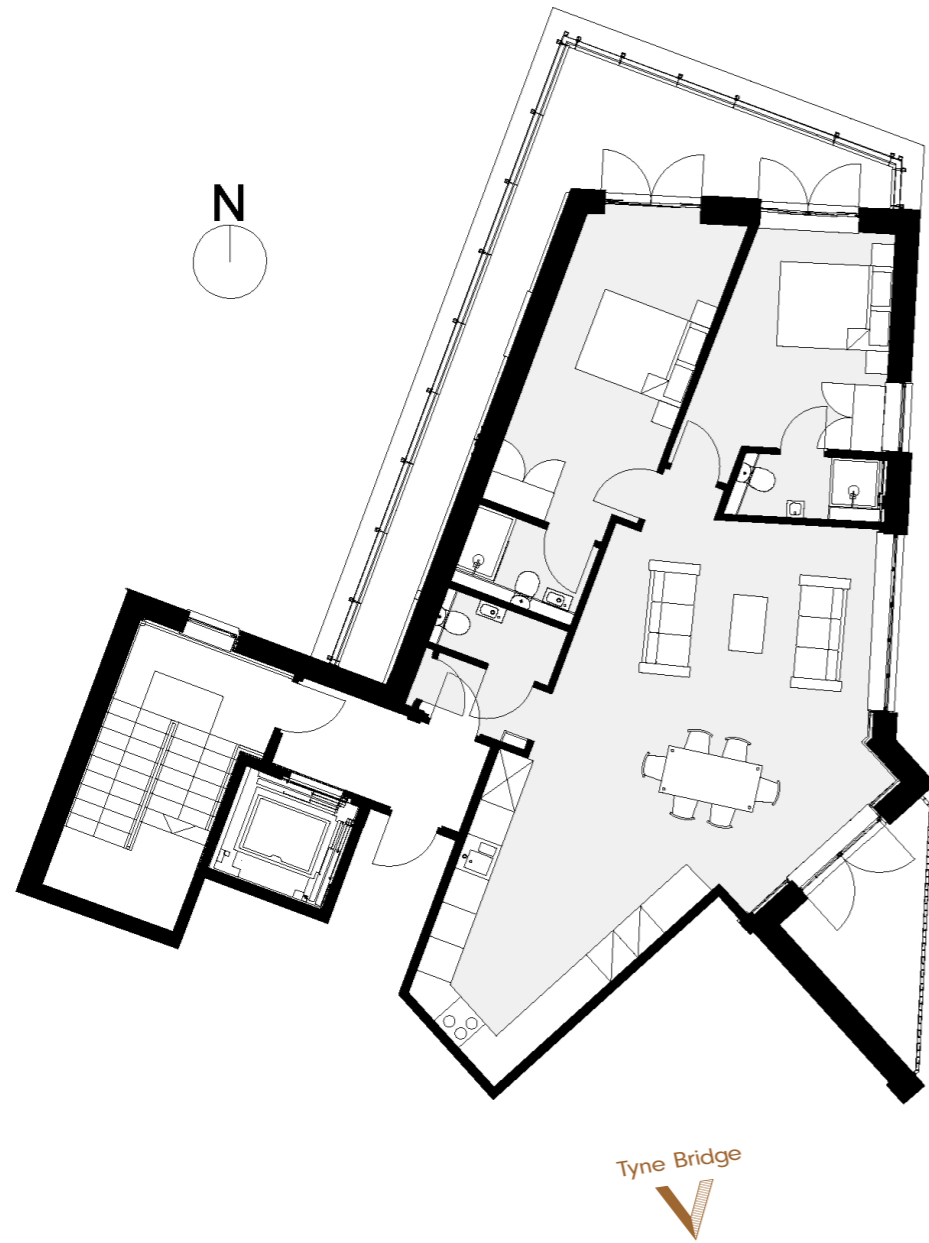
Apartment 05, Level 04



Apartment 06, Level 04



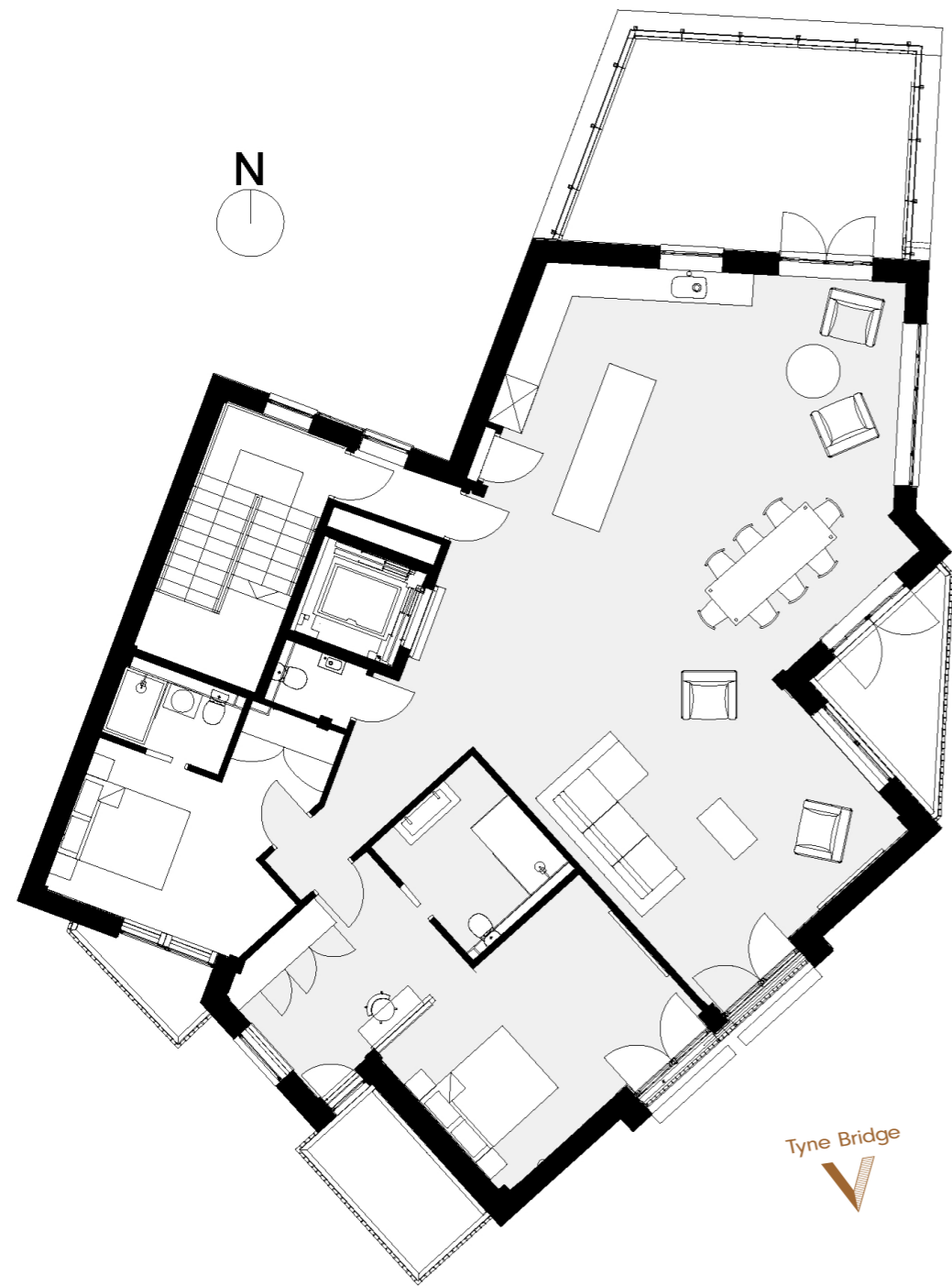
Apartment 07, Level 05



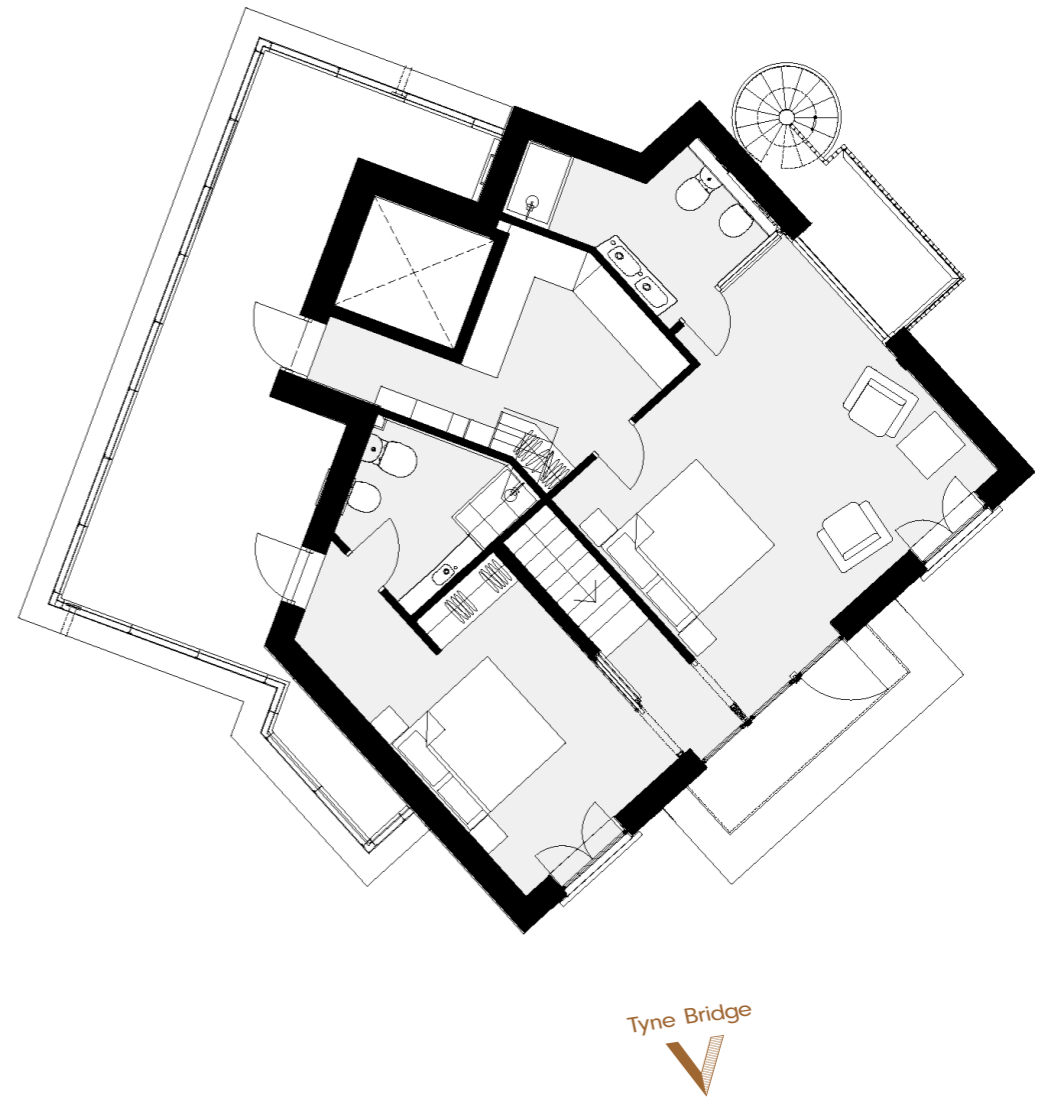
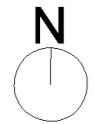
Apartment 08, Level 05



Apartment 09, Level 06



Apartment 10, Level 07 & 08



Accomodation Schedule

Apartment number	Level	Internal area sq. m.	Internal area sq. ft.
01	0	101.7	1094
02	01	119.3	1284
03	02	119.5	1286
04	03	91.8	988
05	04	104	1119
06	04	85.9	925
07	05	84.5	909
08	05	78.4	843
09	06	142.8	1537
10	7&8	170.6	1836



Specification

Flooring

- Wide range of flooring options on offer, including:
- Engineered Oak (hardwood planking or herringbone), LVT tile, polished concrete. *Saxony* Soft Touch to bedrooms.

Kitchens

- Architecturally designed bespoke kitchens comprising of *Hockley* Matt Units in Charcoal, Caldeira worktops and copper splashbacks and trims with integrated appliances

Bathrooms

- Sanitaryware by *Instinct*
- Bespoke vanity units
- Rainfall showers by *Milano Amara*
- Brassware fixtures and fittings
- Backlit mirror
- *RAK Evoque* tiles

Windows & Balcony Doors

- High quality Crittal style SAS Ali VU windows and *Visifold* doors

Interior Joinery

- Bespoke joinery installed in reception, dining, kitchen, entrance hall and bathroom areas
- Bespoke fitted wardrobes in bedrooms and dressing rooms

Cooling, Heating & Ventilation

- *Nilan Compact P* combined heating and ventilation system. One of very few compact systems in the world that is passive house certified due to it's high efficiency

Audio/ Visual

- All flats installed with latest *Alexa* technology
- Infrastructure installed to accommodate the latest viewing technologies

Lighting

- *V-Tac 706 LED* lighting installed to open plan living spaces. Feature LED lighting to kitchens and bathrooms

Telephone & Data System

- Cat 6 cabling throughout
- Fibre line installed to each apartment

Access

- *Comelit* access control system.
- Video intercom entrance system both gates and front door entry

Safety

- Full EWS1 certification
- *iMist* STX12 system to all apartments and communal areas
- Compco bespoke engineered automatic sprinkler system and dry riser to the car stacker
- Automatic opening vents by *LTL systems*
- Fire Alarms System compliant with BS5839 by *LTL systems*
- Smoke extraction to common parts by *LTL systems*
- FC2 Fire Curtain between car stacker and reception by *BLE*
- Fire curtains to apartment lift entrances by *BLE*

Security

- Bespoke, lockable mailbox's
- Video intercom system for both gates and front door entry
- *Hikvision* IP CCTV system including full colour cameras and audio installed to communal areas

Lift

- Dedicated *Atlas* RPH R model lift with bespoke finishes on each floor by *Northern Elevator* Complete with integrated fob which will give owners access to their apartments and key pad where a code can be generated and used by visitors

Car Parking/ Cycle Storage

- State-of-the-art car *W.O.H.R* combilift car stacking system with 8 dedicated car park spaces and high grade electric sliding door
- Electric vehicle charging point
- Dedicated cycle storage - secure, covered and lockable, complete with electric bike charging point

Entrance Gate

- Bespoke high grade automated timber entrance gate, with intercom app enabled fob

Landscaping

- Beautifully landscaped communal city garden.

* The above specifications are general specifications relating to Hanover Point, Newcastle Upon Tyne. Separate specifications are available for the apartments. The developer reserves the right to make changes to these specifications including to specific brands, materials and appliances. In such cases, a similar alternative will be provided.





HANOVER
POINT



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by Adderstone.

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UrbanBASE

The

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