

**VIVO** NORTHSHORE





*Live life*  
where you want to be

## **Building on our success**

IT'S MORE THAN A GREAT PLACE TO LIVE  
IT'S A GREAT WAY TO LIVE

2



# Join us by the riverside

VIVO NORTHSHORE



## A new way of living

The first phase of Vivo Northshore was a groundbreaking success – and has helped to transform the historic maritime port of Stockton-on-Tees. With stunning modern homes in a unique, tranquil riverside location, it's a development that challenges traditional styles of housing to create a new concept of modern urban living.

With Vivo Phase 2, we're building on that success – with 50 more distinctive, cutting-edge homes to suit everyone from first-time buyers to fully-fledged families.

Images show CGI's of proposed house types: Alya, Nerio and Tortan. CGIs are indicative, external finishes and features may vary. Please see Sales Advisor for detailed kitchen layouts.

## LOCATION

You couldn't be better placed than at Vivo. It's an ideal site for commuters, with superb national and international travel links. Middlesbrough is just five miles away, with access to the A66, A1(M) and A19. Stockton-on-Tees and Thornaby train stations are both within easy reach – and there's even a direct line to London King's Cross from nearby Darlington. If you're flying, Durham Tees Valley Airport is just 8 miles away.

The local amenities are excellent too. Nurseries, as well as infant and secondary schools, are close by and there are two universities on the doorstep – including Durham, the country's third oldest after Oxford and Cambridge.

While Vivo's riverside location may be calm and peaceful, Stockton's shopping and nightlife are easy to reach, offering a great variety of bars, restaurants and leisure facilities. Teesside Park is great for shopping, as is Wellington Square, Stockton's newest shopping development. If you fancy taking a day trip to shop or go sightseeing, Middlesbrough, Newcastle, Leeds and York are all easily accessible.

## SURROUNDING AREA

Vivo is close to some of the UK's most beautiful landscapes. Whether you're walking through Stockton's nature reserves of Bassleton Woods or Thornaby Wood, or enjoying family time on the nearby beaches, this is a part of the world that was made to be enjoyed. Hiking, bike rides, exploring unspoilt woods or discovering idyllic villages of honey sandstone – you can enjoy the great outdoors to the full, with the North York Moors National Park and miles of beautiful coastline just a short distance away.

It's more than a great place to live; it's a great way to live.

**2, 3 and 4 bedroom  
high quality homes by the  
riverside, Stockton-on-Tees**

# Homes of the future, today

Buy a new home at Vivo and you're not just buying a fantastic location. You're buying a home built on fresh thinking from the foundations to the roof.

From adaptable open-plan living spaces that suit changing lifestyles, to sustainable technology like photovoltaic roof tiles that capture solar energy, these are an altogether cleverer class of home.

They look fantastic too. By adding terraces, courtyards and balconies, we've designed Vivo Northshore to bring a touch of the continent to the north of England.

What's more, every home has been built with the pride you'd expect from a Five Star builder. Customer satisfaction is our number one priority and we're only satisfied with building high quality homes. So your Vivo home won't just look great. It'll be built to the highest standards too.

## A HOME FOR LIVING

Vivo is fully compliant with Secured by Design, an accreditation that guarantees properties have been built with security in mind.

Our focus is also on quality, lifestyle and design. We are not just building stunning homes, we are catering for modern lifestyles with our adaptable individual styled homes with a contemporary feel. You will not experience the 'Vivo vibe' on any other development of new homes so why not come to see if living at Vivo could be the lifestyle for you.



# VIVO



## AWARD WINNING HOMES

We were delighted to be recognised at the First Time Buyers Readers Awards 2013, winning Most Eco-Aware Project.

It endorses what we're trying to achieve with Vivo: to build homes that look fantastic and have a prime location, but which are constructed to higher standards of sustainability and quality.



# It's your home, you choose!

## A QUALITY FINISH

Only skilled tradesmen execute our carefully considered designs, with total commitment to high-quality installation – and from kitchen to light switches, we insist that the finishing touches of your home are anything but basic. Of course, we know that you'll want to add your own stamp of individuality to your home – and with our Inspirations range\*, you can start before it's even built.

Inspirations is an easy step-by-step process that lets you select from our wide range of standard choices and upgrades including; flooring, tiling, appliances, carpets and much more. We'll handle all the ordering and installation but remember, the earlier you reserve your new home, the more choice you'll have.

## OUR INSPIRATIONS RANGE LETS YOU CHOOSE HOW YOUR NEW HOME WILL LOOK

## SPECIFICATION

- 10 YEAR NHBC WARRANTY
- PHOTOVOLTAIC ROOF TILES
- SOFTWOOD WINDOWS AND DOORS
- GAS CENTRAL HEATING
- BOSCH APPLIANCES
- CHOICE OF SYMPHONY KITCHEN DOOR FRONTS AND WORKTOPS\*
- CHOICE OF PORCELANOSA WALL TILES\*

\* Subject to build stage from our selected range



Images show interior and exterior of Leith Showhome at Vivo

VIVO NORTHSHORE

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# The details

## A little information to get you moving in the right direction

### CHOOSING AND RESERVING

Once you have chosen your new home from those available, and after financial qualification to determine your ability to purchase, you may reserve it with an initial reservation deposit. Your solicitor details are required at reservation to enable the contract process to begin. You may like to take advantage and appoint one of our recommended solicitors and use the expertise offered by our preferred mortgage advisors who will be pleased to help you. Details of your identification are also required by law at reservation.

### KEEPING THINGS MOVING

Your initial deposit will hold the property at the stated price for an agreed period, allowing your solicitor to deal with the legal formalities and, if required, your mortgage application to be processed. At reservation, you will be invited to make an appointment to choose the fittings for your new home and choose any extras or upgrades from our Inspirations range (subject to build stage).

### EXCHANGING CONTRACTS

The legal formalities and your mortgage applications are processed during the reservation period. As soon as your solicitor is satisfied with the result of his/her enquiries, and your building society has sent you a formal offer of mortgage, you will be in a position to make a binding commitment to purchase, i.e. to exchange contracts. At this point, your solicitor will ask you to pay a further deposit. This is sent to our solicitor, together with a contract signed by you. Where applicable, your solicitor should ensure that the sale of your existing property is tied in with the purchase of your new home.

### MOVING IN

Under the terms of the contract, a set period is allowed after the property is ready for occupation to enable financial completion to take place. Before completion you will be invited to visit your new home for a demonstration where you will be given valuable information and instructions on how things work in your new home.

When your property is complete we will notify your solicitor, who will ask you to pay any outstanding portion of the purchase price and request the mortgage funds from your building society. This money is forwarded to our solicitors and they will complete the deed transferring the property to your name. On receipt of the money, we will authorise our on-site sales staff to hand you the keys of your new home. Of course, our sales team will be in close contact with you throughout this final period to make sure all goes smoothly.

### ONE OR TWO ADDITIONAL POINTS

We will arrange for the meters to be read on the day of your legal completion. Upon financial completion, the keys will be handed over to you by a member of our sales/site staff and you will be asked to sign a handover certificate and key receipt form. Finally, please remember that our aim is to ensure a trouble-free purchase and our sales team are always happy to answer your queries or assist you.

### THIS BROCHURE

This brochure has been produced as a guide to assist intending purchasers in the selection of their new home. Its content does not form part of any contract. The house designs illustrated depict their overall style, though elevational treatments may vary between plots in orientation, architectural detail and in the construction materials used. These variations are designed to promote individuality and in turn create a quality living environment. Our sales staff will be pleased to advise on the treatment specified for each individual plot.

The dimensions stated are taken from the architects' plans and are given to the nearest 15cm (or equivalent in inches) but should not be used as a basis for furnishings or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Specification may be subject to change or alteration without prior consent.

Vivo forms part of the wider regeneration of Northshore and future phases are subject to commercial viability and the securing of satisfactory planning consent from the Local Planning Authority. We have no control over the adjacent and surrounding land and cannot guarantee that present views will remain. Journey times to and from the property are for guidance only and prospective purchasers or lessees should make appropriate enquiries.

# Alya

## 2 BEDROOM HOME

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## ALYA

### 2 BEDROOM HOME

#### GROUND FLOOR

**BEDROOM 1** - 4076mm (13' 4") x 2792mm (9' 2")

**BEDROOM 2** - 3585mm (11' 9") x 3200mm (10' 6")

**BATHROOM** - 2553mm (8' 5" max.) x 2080mm (6' 10")

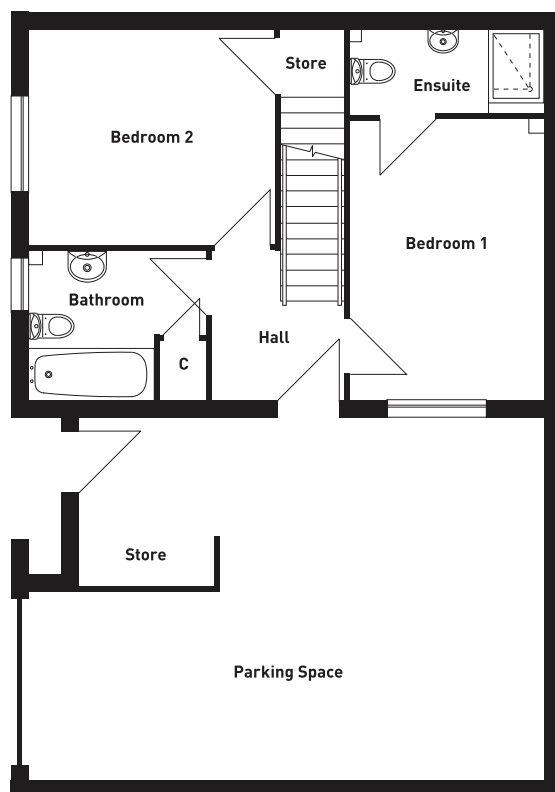
**ENSUITE** - 2792mm (9' 2") x 1211mm (3' 11")

#### FIRST FLOOR

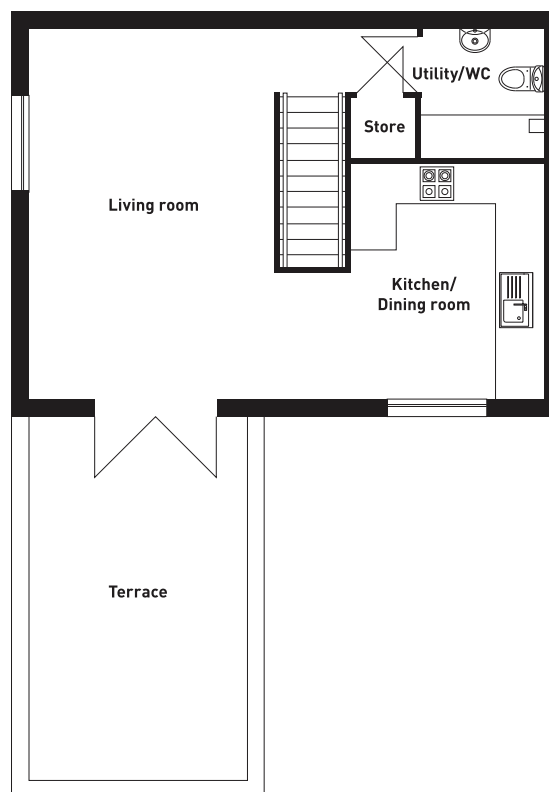
**LIVING** - 5381mm (17' 8") x 3585mm (11' 9")

**KITCHEN DINING** - 3883mm (12' 9" max.) x 3447mm (11' 4" max.)

**WC / UTILITY** - 1835mm (6' 0") x 1737mm (5' 8")



GROUND FLOOR



FIRST FLOOR

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Plot 1 terrace configuration varies. Please contact Sales Advisor for further information.

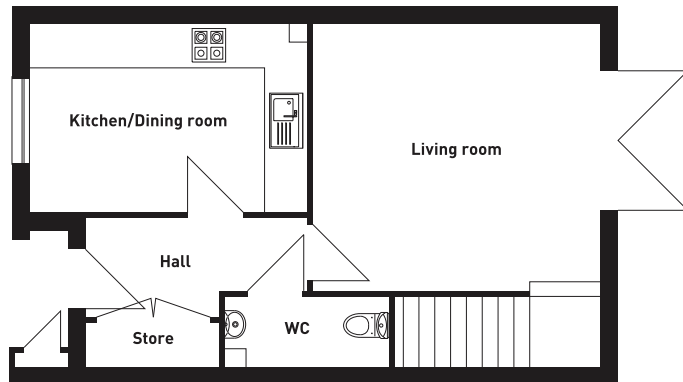
**VIVO** NORTHSHORE



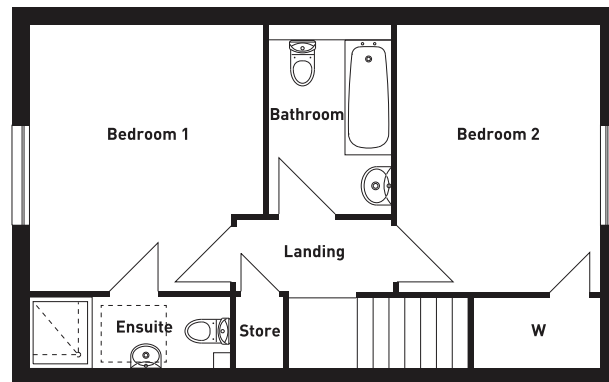
# Aura

## 2 BEDROOM HOME

VIVONORTHSHORE.COM



GROUND FLOOR



FIRST FLOOR



## AURA

### 2 BEDROOM HOME

#### GROUND FLOOR

**LIVING** - 4177mm (13' 8") x 3858mm (12' 8")

**KITCHEN DINING** - 4016mm (13' 3") x 2737mm (8' 11")

**WC** - 2385mm (7' 10") x 1000mm (3' 4")

#### FIRST FLOOR

**BEDROOM 1** - 3826mm (12' 7" max.) x 3357mm x (11' 0" max.)

**BEDROOM 2** - 3868mm (12' 8") x 2948mm (9' 8")

**BATHROOM** - 2485mm (8' 2") x 1775mm (5' 10")

**ENSUITE** - 2875mm (9' 5") x 1015mm (3' 4")

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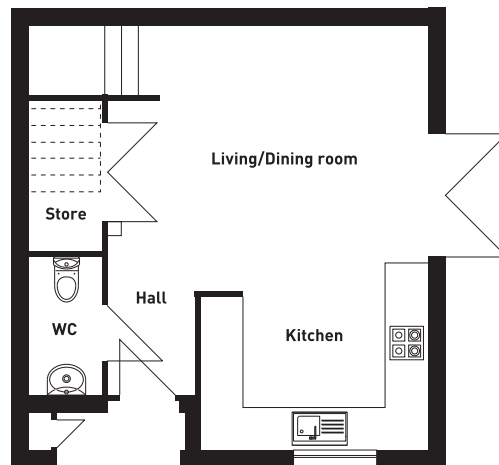
**VIVO** NORTHSHORE



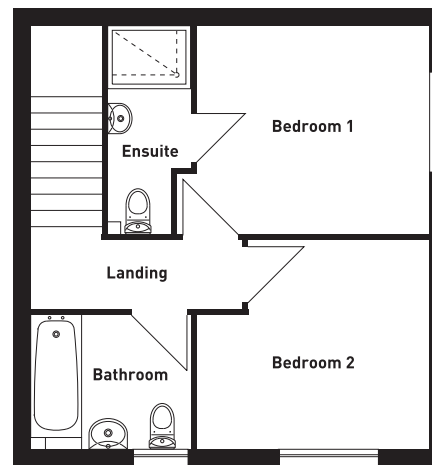
# Nova

## 2 BEDROOM HOME

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GROUND FLOOR



FIRST FLOOR

## NOVA 2 BEDROOM HOME

### GROUND FLOOR

LIVING / DINING / KITCHEN -

4622mm (15' 2" max.) x 6147mm (20' 2" max.)

WC - 1990mm (6' 6" x 970mm (3' 2")

### FIRST FLOOR

BEDROOM 1 - 3325mm (10' 11" min.) x 3030mm (9' 11")

BEDROOM 2 - 3320mm (10' 11" max.) x 3020mm (9' 11" max.)

BATHROOM - 2275mm (7' 6" x 1925mm (6' 4")

ENSUITE - 3030mm (9' 11" x 1200mm (3' 11" max.)

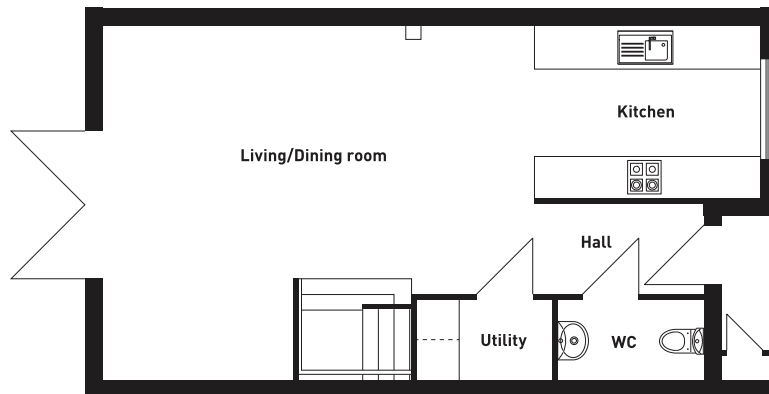
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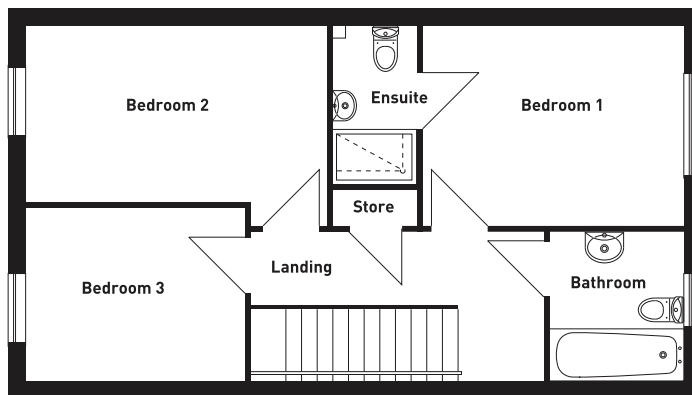
# Riva

## 3 BEDROOM HOME

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GROUND FLOOR



FIRST FLOOR



## RIVA

### 3 BEDROOM HOME

#### GROUND FLOOR

**LIVING / DINING** - 6273mm (20' 7" max.) x 5092mm (16' 9" max.)

**KITCHEN** - 3300mm (10' 9") x 2460mm (8' 1")

**WC** - 2109mm (6' 11") x 1060mm (3' 6")

**UTILITY** - 1968mm (6' 5") x 1060mm (3' 6")

#### FIRST FLOOR

**BEDROOM 1** - 3791mm (12' 5") x 2892mm (9' 6")

**BEDROOM 2** - 4338mm (14' 3" max.) x 2521mm (8' 4" min.)

**BEDROOM 3** - 3147mm (10' 4") x 2479mm (8' 2")

**BATHROOM** - 2108mm (6' 11") x 1878mm (6' 2")

**ENSUITE** - 2280mm (7' 6") x 1207mm (3' 11")

CGIs are indicative, external finishes and features may vary. Please see Sales Advisor for detailed kitchen layouts. Dimensions stated are within 50mm but should not be used as a basis for furnishings, furniture, appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements.

Plots 6, 27, 33, 51 and 56 include additional windows to side elevation. Please contact Sales Advisor for further information.

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# Torlan

## 3 BEDROOM HOME WITH GARAGE

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### TORLAN

3 BEDROOM HOME WITH GARAGE

#### GROUND FLOOR

LIVING / DINING - 5468mm (17' 11"max.) x 5416mm (17' 9"max.)

KITCHEN - 3400mm (11' 2") x 2986mm (9' 10")

WC - 2517mm (8' 3") x 979mm (3' 3")

#### FIRST FLOOR

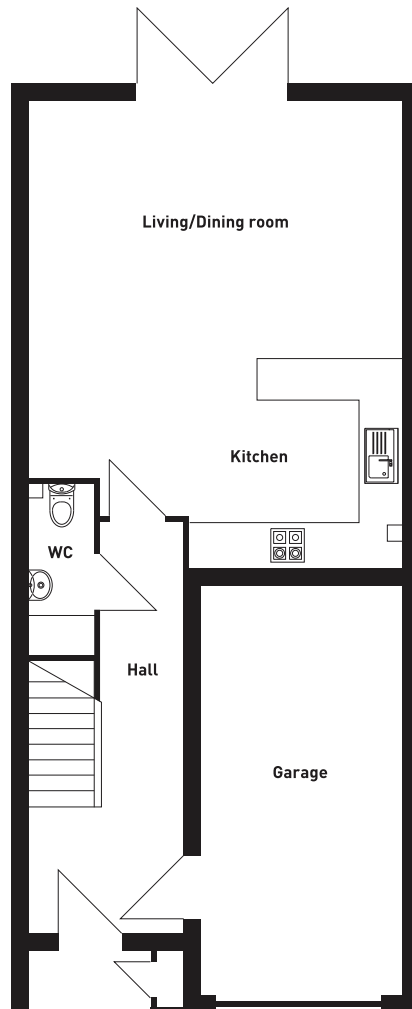
BEDROOM 1 - 4344mm (14' 3"max.) x 3469mm (11' 5"max.)

BEDROOM 2 - 2679mm (8' 9"min.) x 3701mm (12' 1"min.)

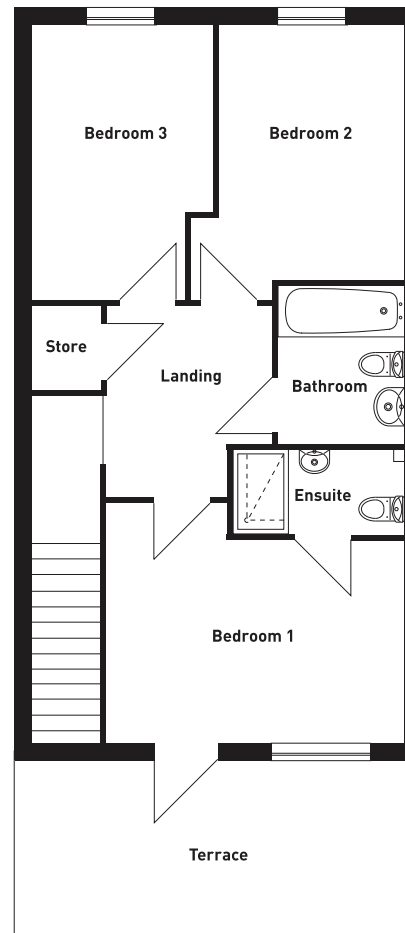
BEDROOM 3 - 3989mm (13' 1"max.) x 2644mm (8' 8"max.)

BATHROOM - 2289mm (7' 6") x 1810mm (5' 11")

ENSUITE - 2485mm (8' 2") x 1189mm (3' 11")



GROUND FLOOR



FIRST FLOOR

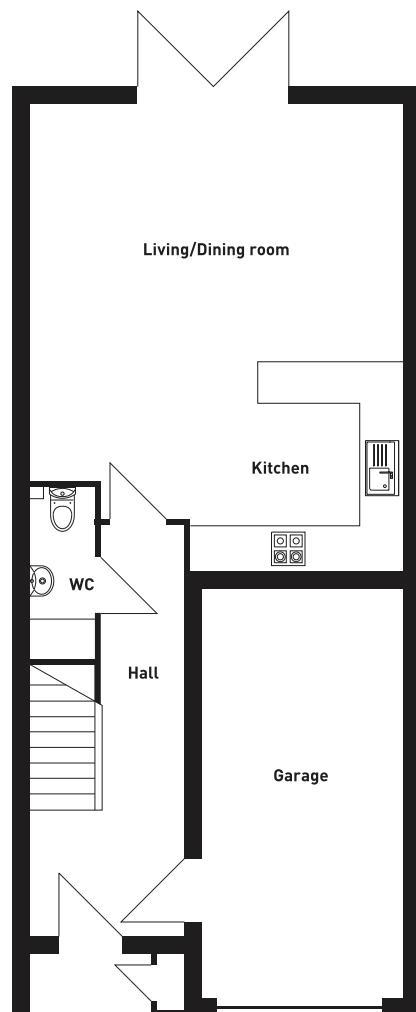
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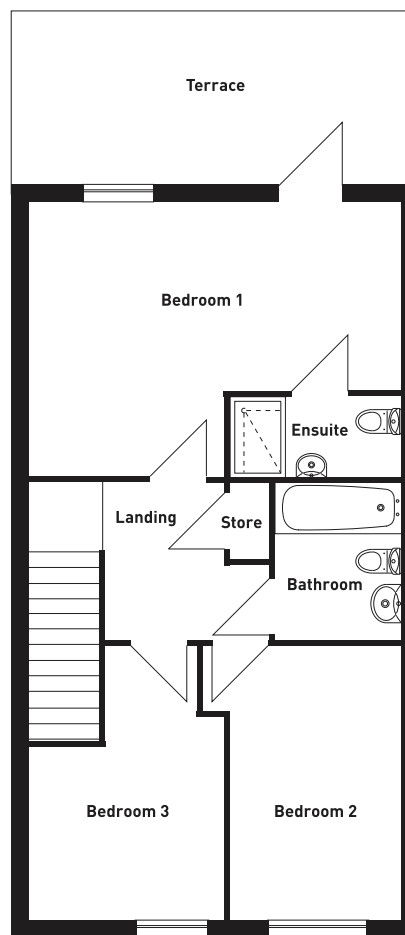
# Brook

3 BEDROOM HOME WITH GARAGE

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GROUND FLOOR



FIRST FLOOR

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## BROOK

3 BEDROOM HOME WITH GARAGE

### GROUND FLOOR

LIVING / DINING - 5468mm (17' 11"max.) x 5416mm (17' 9"max.)

KITCHEN - 3400mm (11' 2") x 2986mm (9' 10")

WC - 2517mm (8' 3") x 979mm (3' 3")

### FIRST FLOOR

BEDROOM 1 - 5468mm (17' 11") x 3989mm (13' 1")

BEDROOM 2 - 3942mm (12' 11"max.) x 2494mm (8' 2"min.)

BEDROOM 3 - 3941mm (12' 11"max.) x 2830mm (9' 3"max.)

BATHROOM - 2308mm (7' 7") x 1791mm (5' 10")

ENSUITE - 2504mm (8' 3") x 1208mm (3' 12")

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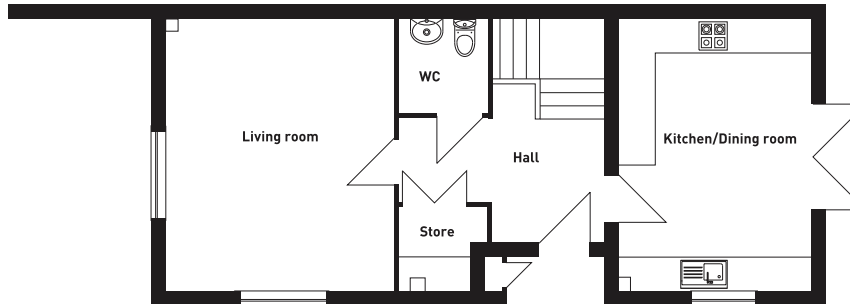
# Nerio

## 4 BEDROOM HOME

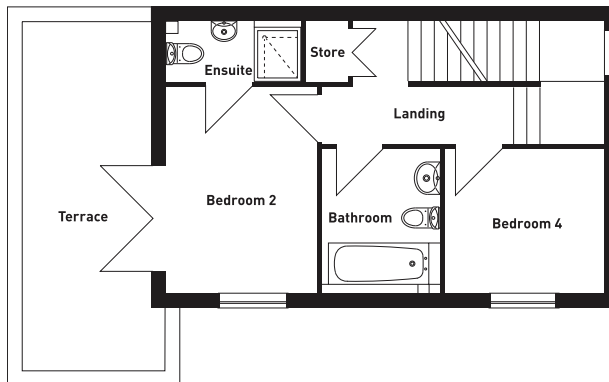
VIVONORTHSHORE.COM



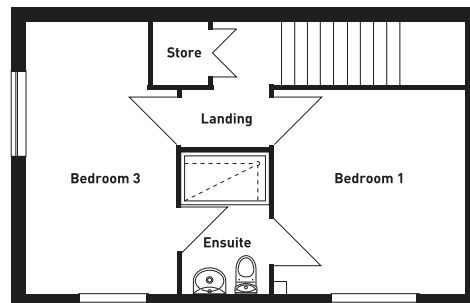
### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR



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## NERIO

### 4 BEDROOM HOME

#### GROUND FLOOR

LOUNGE - 4572mm (15' 0") x 3891mm (12' 9")

KITCHEN / DINING - 4572mm (15' 0") x 3222mm (10' 6")

WC - 1580mm (5' 2") x 1536mm (5' 0")

#### FIRST FLOOR

BEDROOM 2 - 3500mm (11' 6") x 2554mm (8' 4")

BEDROOM 4 - 2700mm (8' 10") x 2400mm (7' 10")

BATHROOM - 2235mm (7' 4") x 2057mm (6' 9")

ENSUITE - 2279mm (7' 6") x 979mm (3' 3")

#### SECOND FLOOR

BEDROOM 1 - 3500mm (11' 6") x 3250mm (10' 8")

BEDROOM 3 - 4572mm (15' 0" max.) x 2554mm (8' 5" max.)

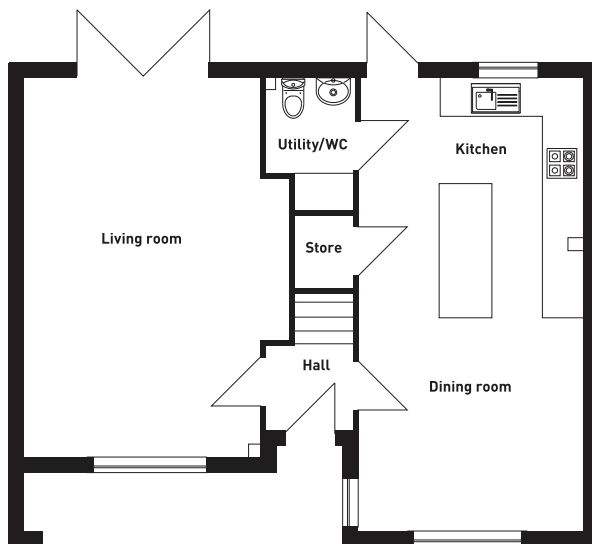
ENSUITE - 2400mm (7' 10") x 1507mm (4' 11")

**VIVO** NORTHSHORE

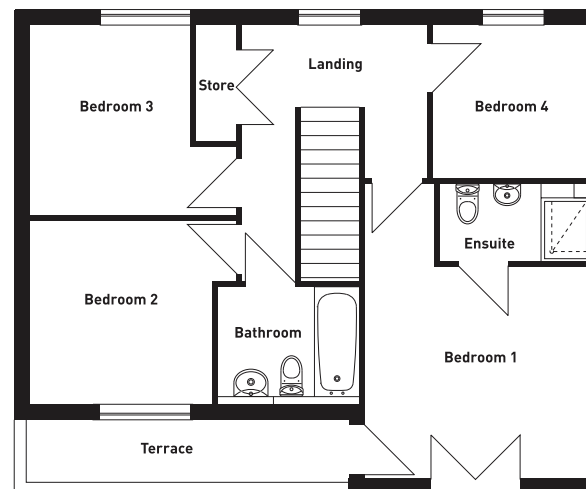
# Capella

## 4 BEDROOM HOME

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GROUND FLOOR



FIRST FLOOR

## CAPELLA

### 4 BEDROOM HOME

#### GROUND FLOOR

**LIVING** - 6147mm (20' 2") x 4272mm (14. 0"max.)

**KITCHEN / DINING** - 7385mm (24' 3") x 3589mm (11' 9")

**WC / UTILITY** - 2121mm (6' 11"max.) x 1457mm (4' 9"max.)

#### FIRST FLOOR

**BEDROOM 1** - 3585mm (11' 9") x 3439mm (11' 3"min.)

**BEDROOM 2** - 3310mm (10' 10"max.) x 2979mm (9' 9"max.)

**BEDROOM 3** - 3310mm (10' 10"max.) x 3076mm (10' 1"max.)

**BEDROOM 4** - 2510mm (8' 2") x 2504mm (8' 3")

**BATHROOM** - 2324mm (7' 7") x 1700mm (5' 7")

**ENSUITE** - 2375mm (7' 9") x 1257mm (4' 1")

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# Laken

4 BEDROOM HOME WITH GARAGE

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## LAKEN

4 BEDROOM HOME WITH GARAGE

### GROUND FLOOR

KITCHEN / DINING - 5183mm (17' 0") x 4047mm (13' 3")

WC - 2565mm (8' 5") x 1192mm (3' 11")

### FIRST FLOOR

LOUNGE - 5183mm (17' 0") x 4604mm (15' 1")

BEDROOM 2 - 3600mm (11' 10") x 2280mm (7' 6")

BEDROOM 3 - 3600mm (11' 10") x 2814mm (9' 3")

BATHROOM - 2320mm (7' 7") x 1958mm (6' 5")

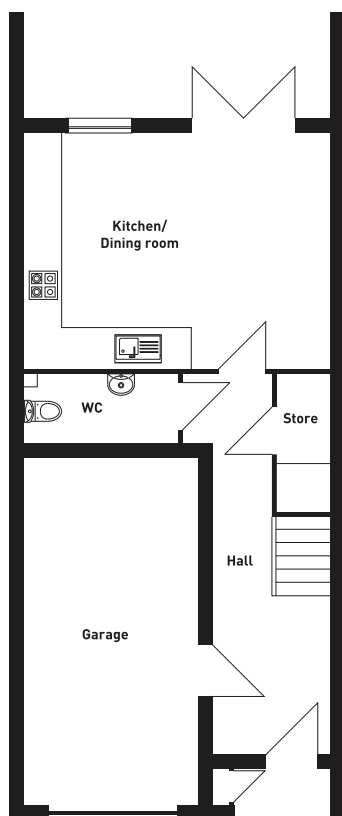
### SECOND FLOOR

BEDROOM 1 - 5183mm (17' 0") x 4604mm (15' 1")

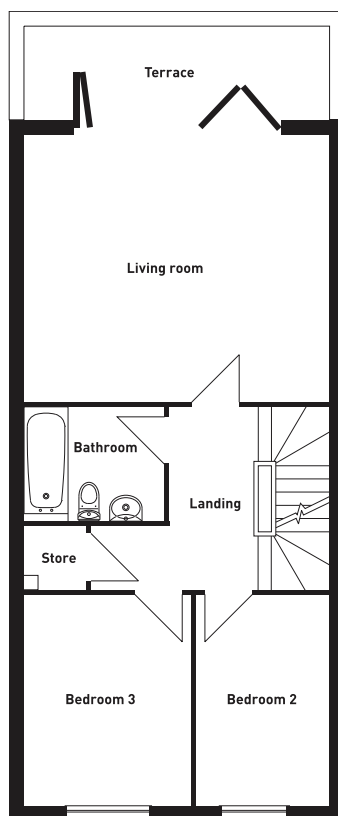
ENSUITE - 2379mm (7' 10") x 1633mm (5' 4")

BEDROOM 4 - 3612mm (11' 10") x 3600mm (11' 10")

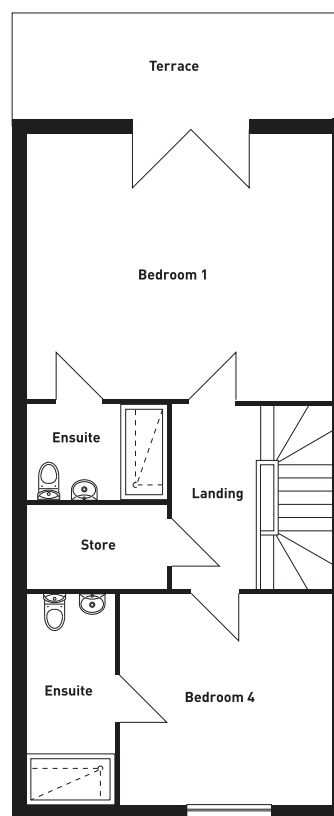
ENSUITE - 3600mm (11' 10") x 1479mm (4' 10")



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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**VIVO** NORTHSHORE

# Site Plan

LET'S MAKE A MOVE!

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VIVO NORTHSHORE

Choose the ideal living space that suits your lifestyle

- ALYA**  
2 BEDROOM HOME
- AURA**  
2 BEDROOM HOME
- NOVA**  
2 BEDROOM HOME
- RIVA**  
3 BEDROOM HOME
- TORLAN**  
3 BEDROOM HOME WITH GARAGE
- BROOK**  
3 BEDROOM HOME WITH GARAGE
- NERIO**  
4 BEDROOM HOME
- CAPELLA**  
4 BEDROOM HOME
- LAKEN**  
4 BEDROOM HOME WITH GARAGE



This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Any queries should be raised through the conveyancing process in the usual way.



**VIVO** NORTHSORE

**vivonorthshore.com**

*Live Life*  
where you want to be

