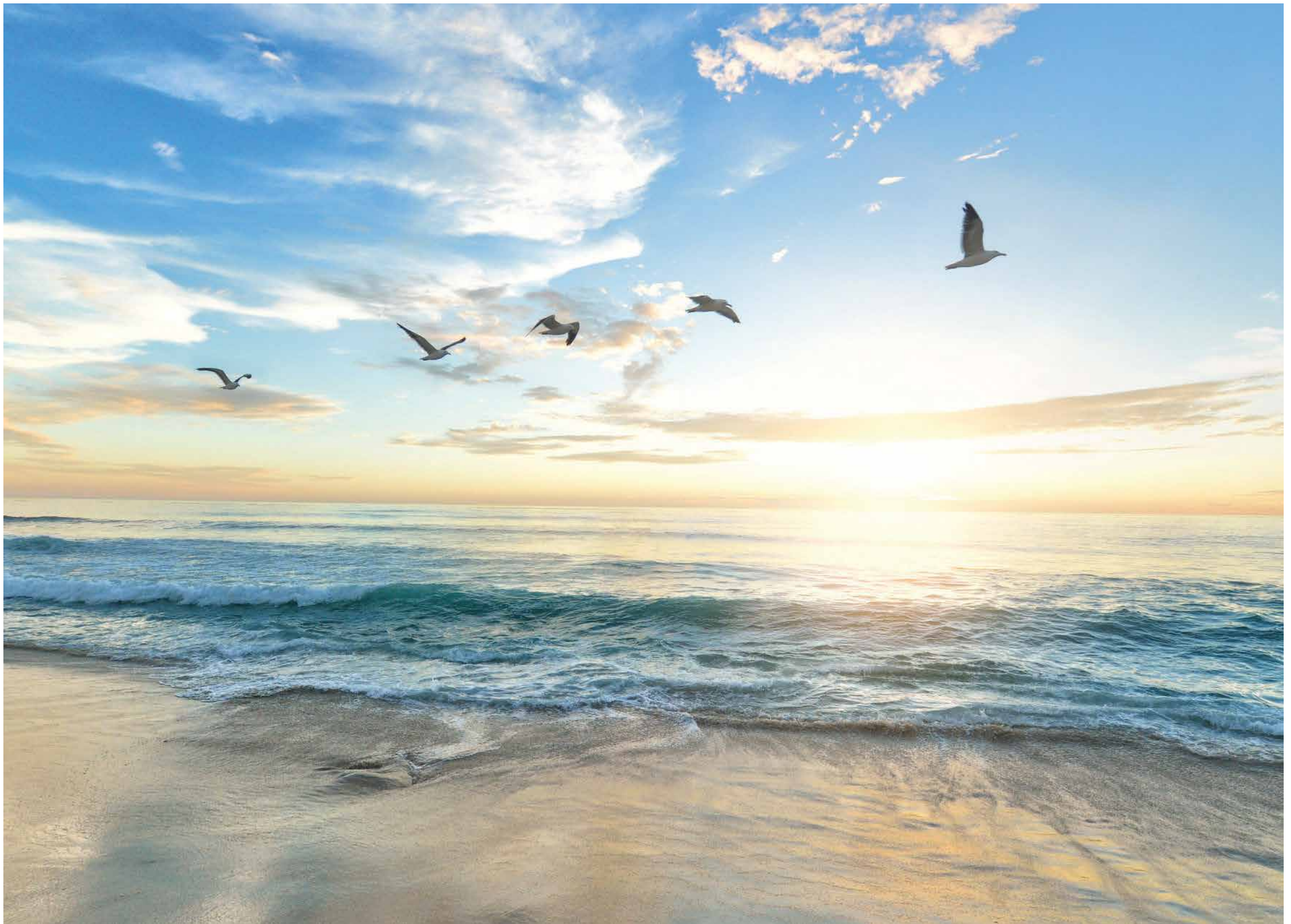




HAZELGROVE
— **PARK** —

SALTBURN-BY-THE-SEA

TING7DENE
RESIDENTIAL PARKS





AFFORDING THE BEST OF COASTAL LIVING IN A FRIENDLY COMMUNITY

The vision of a modern-day seafront retreat, set in a traditional seaside town, comes to life at Hazelgrove Park. An established residential park capitalising on spectacular sea and coastal views, alongside thoughtfully designed living spaces, it is a truly delightful place to live. Take a stroll along the sandy beach, listen to the waves crashing upon

the shore and admire the fabulous clifftop views from your new home. Whatever your reasons for moving, the benefits of life on the coast are here for the taking. So awaken your senses and feel invigorated by your surroundings. Pack your bags and get ready to dip your toe into the water of seaside wellness.

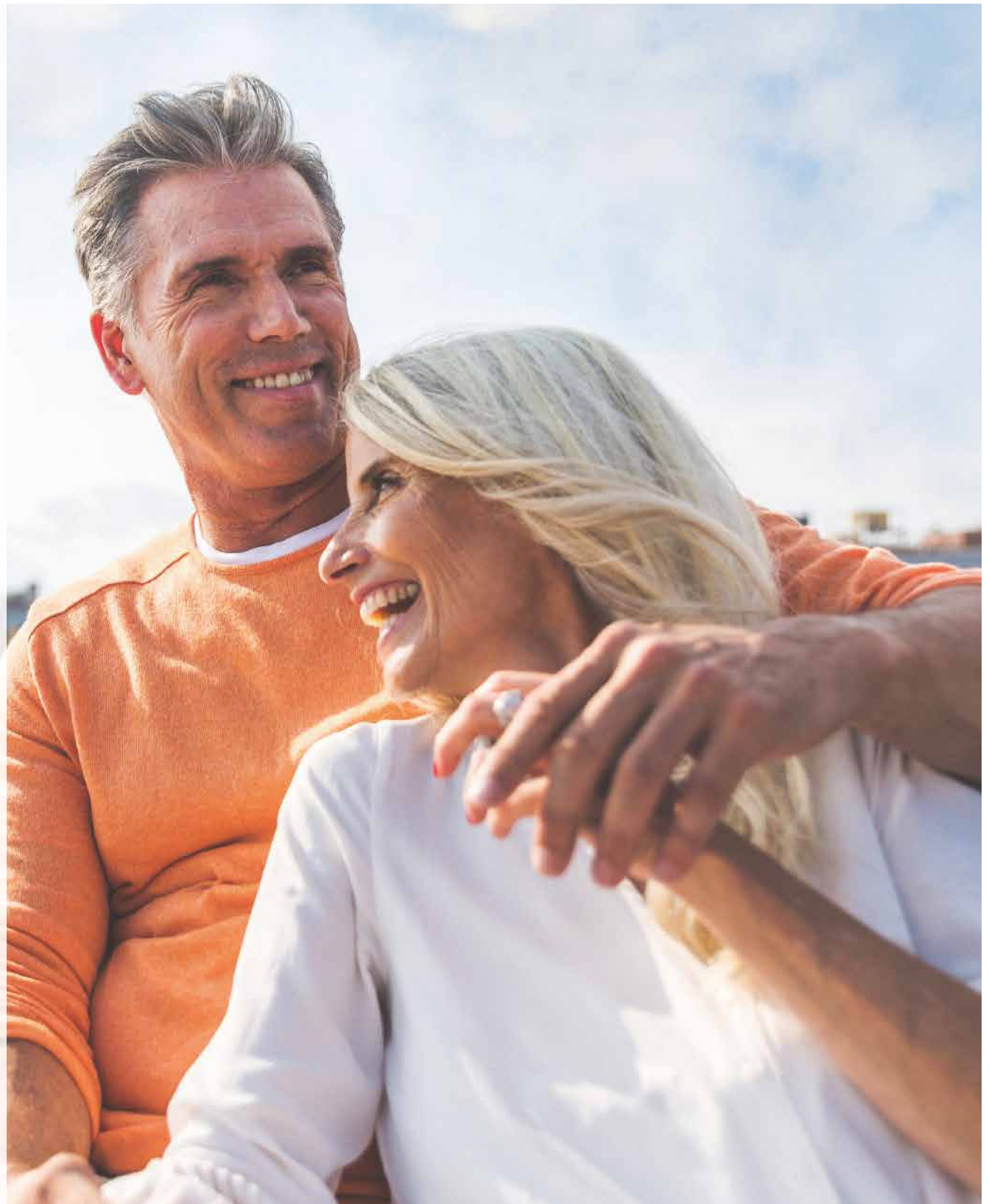
"Find your ultimate sea change lifestyle at Hazelgrove Park"

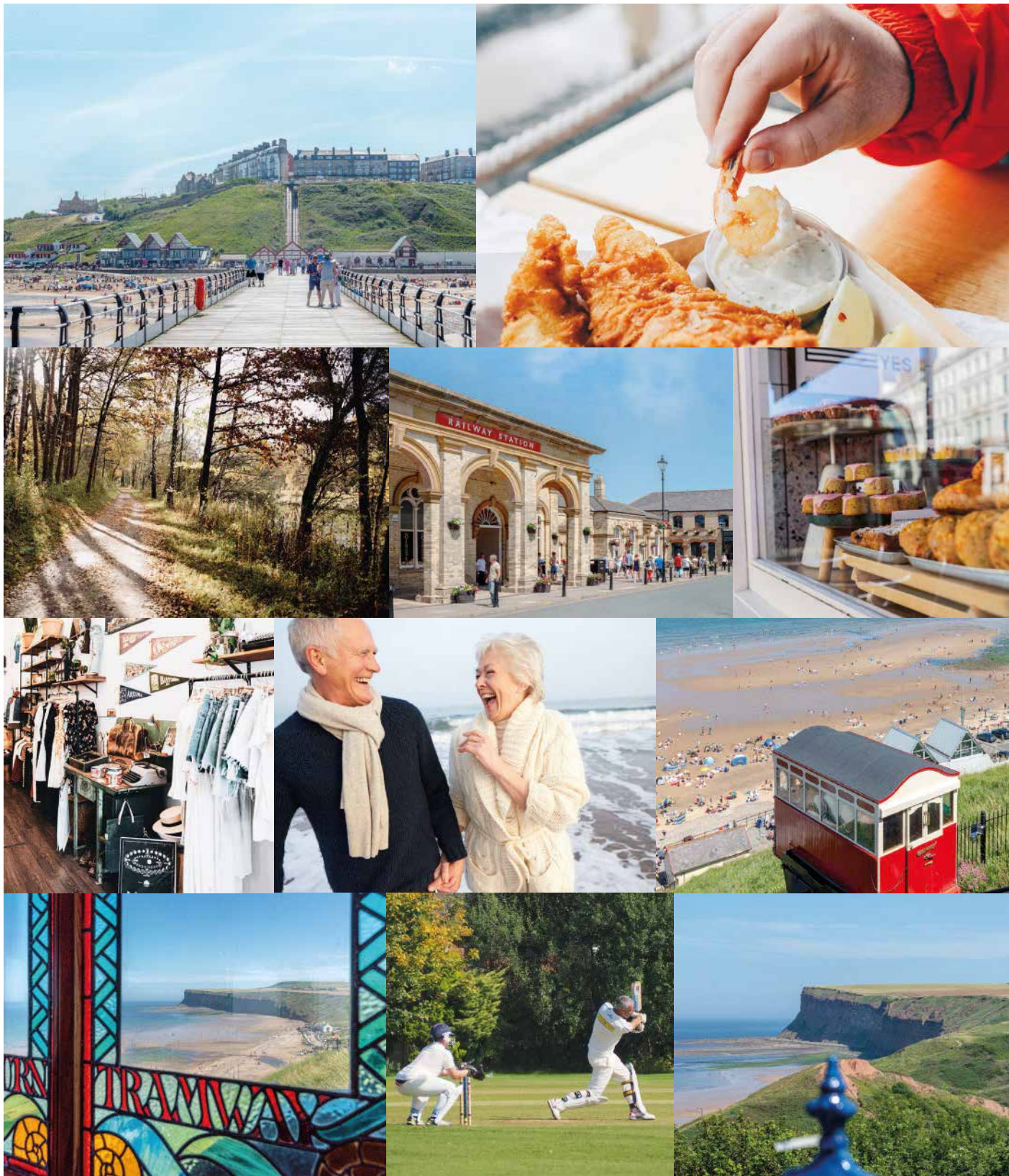


HAPPINESS COMES IN WAVES

Widely renowned as one of the UK's last remaining Victorian seaside resorts, Saltburn by the Sea has an undeniable charm. Offering all the trappings of the classic British seaside, including an elegant pier, the oldest water powered cliff lift in the UK and of course great fish and chips, there's no finer place to be.

But it's not just the seaside that makes Saltburn a fabulous place to live. Boasting a weekly farmer's market, scores of quirky independent shops, a thriving arts and music scene, as well as a broad spectrum of coffee shops and restaurants and a lively community spirit, the town's advantages stretch well beyond the beach for a 365-day a year lifestyle.





In the summer the streets and beach are a hive of activity with festivals and events filling the calendar. In winter the town remains lively as many activities and clubs simply move indoors. Within the town itself you'll find a thriving film club, regular music concerts and an active U3A offering a wide range of group activities. If you're feeling sporty there's a golf, cricket and bowls club all close by, plus a leisure centre with gym and swimming pool for those looking to keep fit.

Whatever your lifestyle choices, life's a beach at Hazelgrove Park.

If you fancy something a little more relaxing then take a trip to Saltburn Valley Gardens for a picture perfect afternoon. Enjoy a peaceful amble through the woods and Italian Gardens before taking a trip on the miniature railway and finishing up with a well-earned tea and cake at the garden tea rooms.



GET OUT & ABOUT

GREAT JOURNEYS AND FASCINATING PLACES.






Bustling with activity and brimming with options, this untouched area of Northern England offers an incomparably unique lifestyle where a magnificent coastline, wild countryside and a wealth of history converge.

Located close to the midpoint of the Cleveland Way, Saltburn by the Sea is a walkers' paradise. Head east to experience cliff top walking, dramatic coastlines and quaint fishing villages. Or go west to trek through the breath-taking heather moorland of the North York Moors National Park. You can even make it to the Lakes in an hour and half for a brisk walk or cheeky weekend away. Whichever way you turn you're spoilt for choice and whether you choose to explore by foot or car you certainly won't be disappointed by what you see.






And when it comes to convenience you can't beat the location of Hazelgrove Park. From a forgotten bottle of milk to a check-up at the doctors or a last-minute day out with friends and family, Saltburn's wide range of amenities and attractions are literally just down the road.



LOCAL AMENITIES

Doctor Dentist Vets		5 mins
Hospital		21 mins
Supermarket		2 mins
Beach		3 mins
Train Station		2 mins

GETTING AROUND

Whitby		40 mins
Middlesbrough		30 mins
York		75 mins
Lake District		90 mins
Airport (Newcastle)		77 mins

Please note this drawing is for guidance only. It is not to scale and may be subject to change.





YOUR NEW HOME

The time has come to indulge in the benefits of park home living and to experience the feeling of moving into a brand-new home that has been created by you.

The excellent design and versatile floor plan layouts of our residential park homes afford buyers flexibility in tailoring a home to suit their individual needs. Meticulously constructed and beautifully appointed the homes each have their own unique characteristics.

All homes feature a generously-sized lounge, a dining area, a kitchen, a master bedroom with an en-suite, a second bedroom and a family bathroom. The option for a third bedroom or study is available on some models and sizes. Each home also benefits from a private garden, parking space and shed, with the option for a garage (subject to plot).







THE BARNWELL

2 DOUBLE BEDROOMS | 2 BATHROOMS



SAMPLE FLOOR PLAN



Suitable for plot sizes:

40' x 20' | 40' x 22' | 44' x 20' | 46' x 20' | 48' x 22' | 50' x 20'

“An ever-popular choice”

Spaciously styled the traditional bungalow layout of the Barnwell makes it an ever-popular choice. Distinct kitchen, lounge and dining areas provide essential space as well as privacy, whilst large bay windows throughout the home ensure there is an abundance of natural light. Indulge in the luxury of a generously sized master bedroom complete with en-suite and spacious walk-in wardrobe. All-included for optimum comfort.



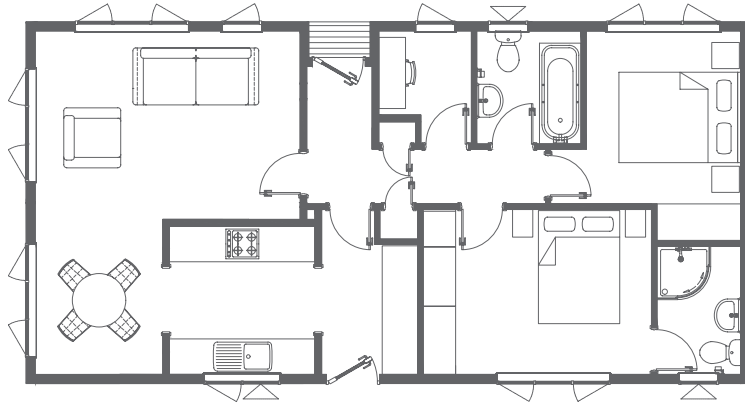


THE LAMPORT

2 DOUBLE BEDROOMS | 2 BATHROOMS



SAMPLE FLOOR PLAN



Suitable for plot sizes:

36' x 20' | 40' x 20'

*“Comfortable modern living
at its finest”*

The thoughtfully-appointed Lamport presents comfortable modern living at its finest. A delight for entertaining, a spacious lounge opens into a well-lit dining area, which in turn is served by an elegant galley kitchen. Functional in its entirety, the addition of a utility and separate study means you have plenty of space for storage and a dedicated place to use for work or hobbies. Add in two double bedrooms, one with an en-suite, plus a family bathroom and you're ready to enjoy a new way of living.





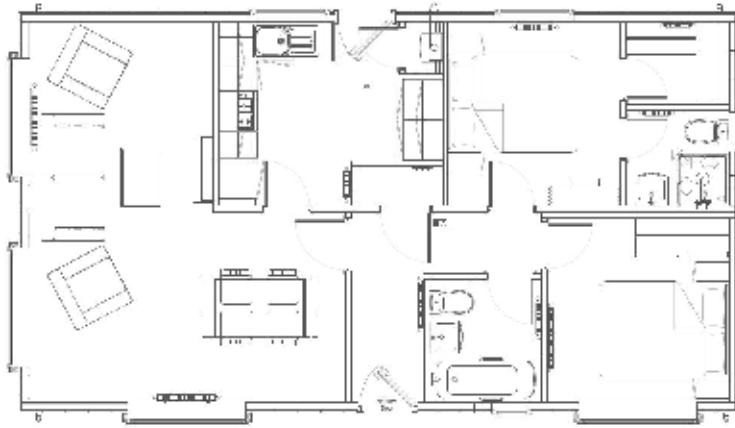
THE SONATA



2 DOUBLE BEDROOMS | 2 BATHROOMS



SAMPLE FLOOR PLAN



Suitable for plot sizes:
36' x 20' | 40' x 20' | 40' x 22' | 46' x 20'

“Warm, cosy & traditionally styled”

The description of the Sonata will be music to your ears if you're looking for a warm and cosy, traditionally styled home. The generous open plan lounge-diner gives you a wonderful living space, whilst the perfectly-appointed kitchen with abundant worktop space and storage will delight any chef. Complete with two equally pleasing bedrooms, the master with ensuite and walk-wardrobe, it really is beautifully composed.



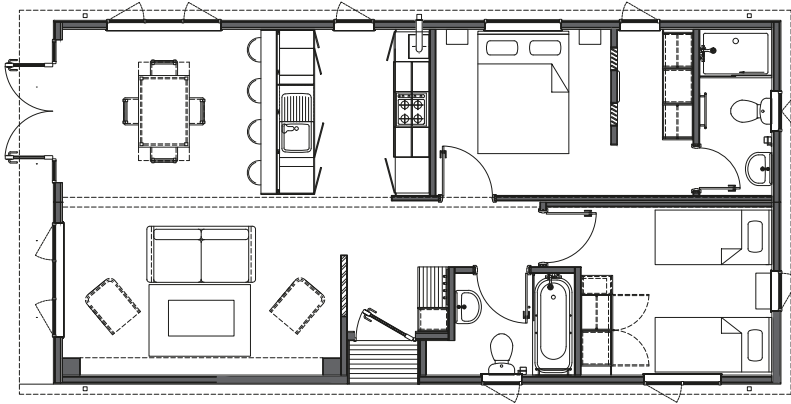


THE HARRINGTON

2 OR 3 BEDROOMS | 2 BATHROOMS



SAMPLE FLOOR PLAN



Suitable for plot sizes:
40' x 20' | 40' x 22' | 50' x 20'

*"A fusion of contemporary
residential and holiday styling"*

Influenced by Nordic open-plan living the Harrington is a fusion of contemporary residential and holiday styling that is designed to give you the best of both worlds. The comfort and flow of the generously-sized living room, dining room and fully-fitted kitchen make entertaining a true delight. Escape to your master bedroom with customised walk-in wardrobe and stylish en-suite. Family and friends can also enjoy their own privacy with two and three-bedroom options available, alongside a separate family bathroom.





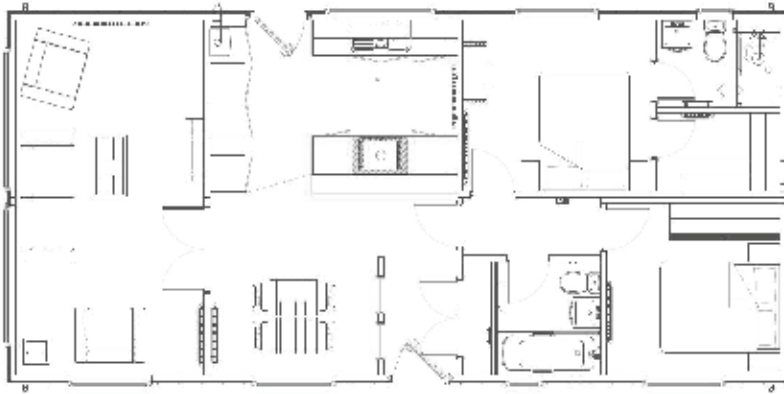
THE SOFIA



2 DOUBLE BEDROOMS | 2 BATHROOMS



SAMPLE FLOOR PLAN



Suitable for plot sizes:
40' x 20' | 44' x 20' | 46' x 20'

*“Elegant design with a modern
aesthetic”*

The flow of light and space in the Sofia is effortless, spilling from room to room. From full height cathedral styled windows in a spacious living room through double glass doors into a chic and contemporary kitchen/dining area, windows beautifully frame the panoramic views to the world outside. Inside elegant design, a modern aesthetic and stylish finishing touches throughout create a house you'll most definitely want to call home.



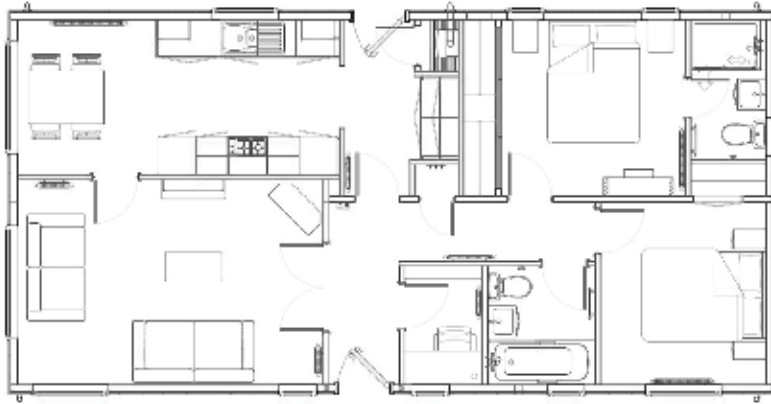


THE MAJESTIC

2 DOUBLE BEDROOMS | 2 BATHROOMS



SAMPLE FLOOR PLAN



Suitable for plot sizes:
40' x 20' | 44' x 20' | 46' x 20'



“Dignified & impressive”

Majestic: beautiful, dignified and impressive – are words we can certainly use to describe this home both inside and out. An exciting split roof, vaulted ceilings and cathedral styled windows maximise light in and offer a vista to the world outside. Inside you'll find everything you need plus more. Designed with a complete flow-through layout, separate utility and study, plus two bedrooms and two bathrooms there's no compromise on space, design or functionality.

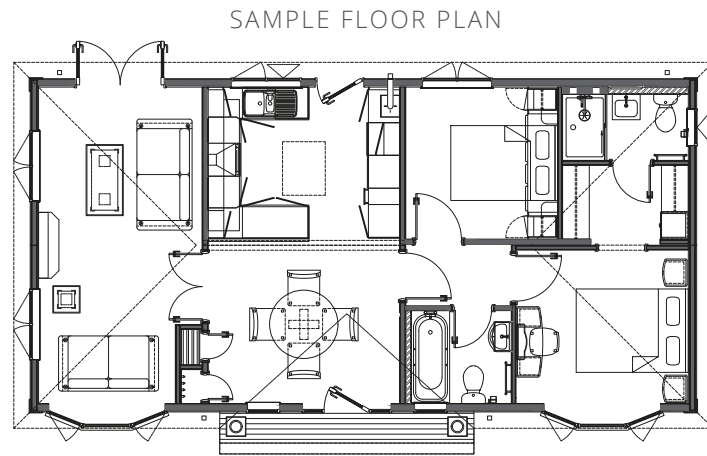




THE REGENCY

2 DOUBLE BEDROOMS | 2 BATHROOMS





Suitable for plot sizes:
40' x 20' | 44' x 20' | 46' x 20'

“Sophisticated & luxurious”

Drawing inspiration from Georgian architecture the external appearance of the Regency certainly makes a statement. A grand entrance opens into a sophisticated and luxurious home with generously proportioned rooms that flow effortlessly from bright and airy living space to warm and inviting bedrooms. The master bedroom boasts a sleek en-suite and generous walk-in wardrobe so you won't be stuck for storage. Well suited to larger plot sizes the Regency is available in 2 or 3- bedroom configurations.





THE ANTHEM



2 DOUBLE BEDROOMS | 2 BATHROOMS



SAMPLE FLOOR PLAN



Suitable for plot sizes:

44' x 20' | 46' x 20' | 48' x 22' | 50' x 20'

*"A home that exudes
modern elegance"*

The impeccably designed Anthem is a home for all occasions and exudes a modern elegance from the moment you step inside. A custom kitchen /diner is laid out with socialising and cooking in mind. And when you're all finished eating a spacious and light-filled lounge beckons for a well-earned moment of rest and relaxation. Take time out to work in the study or retire to the oasis of calm that is the master bedroom complete with a large walk-in closet and luxurious ensuite. This is a real home, your home!



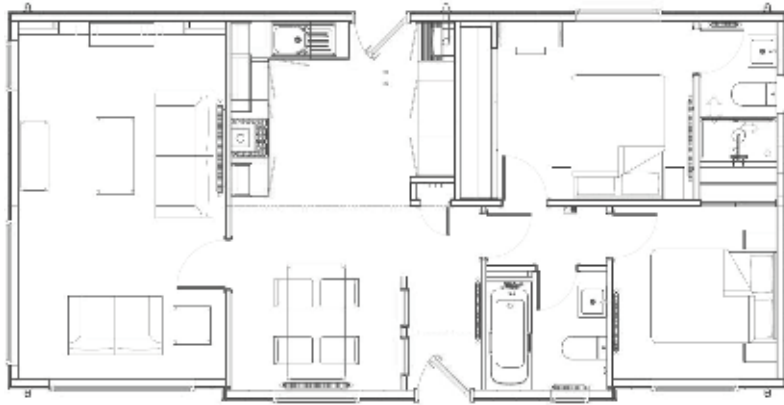


THE RESIDENCE

2 OR 3 BEDROOMS | 2 BATHROOMS



SAMPLE FLOOR PLAN



Suitable for plot sizes:
44' x 20' | 46' x 20'

*“An overwhelming feeling
of space”*

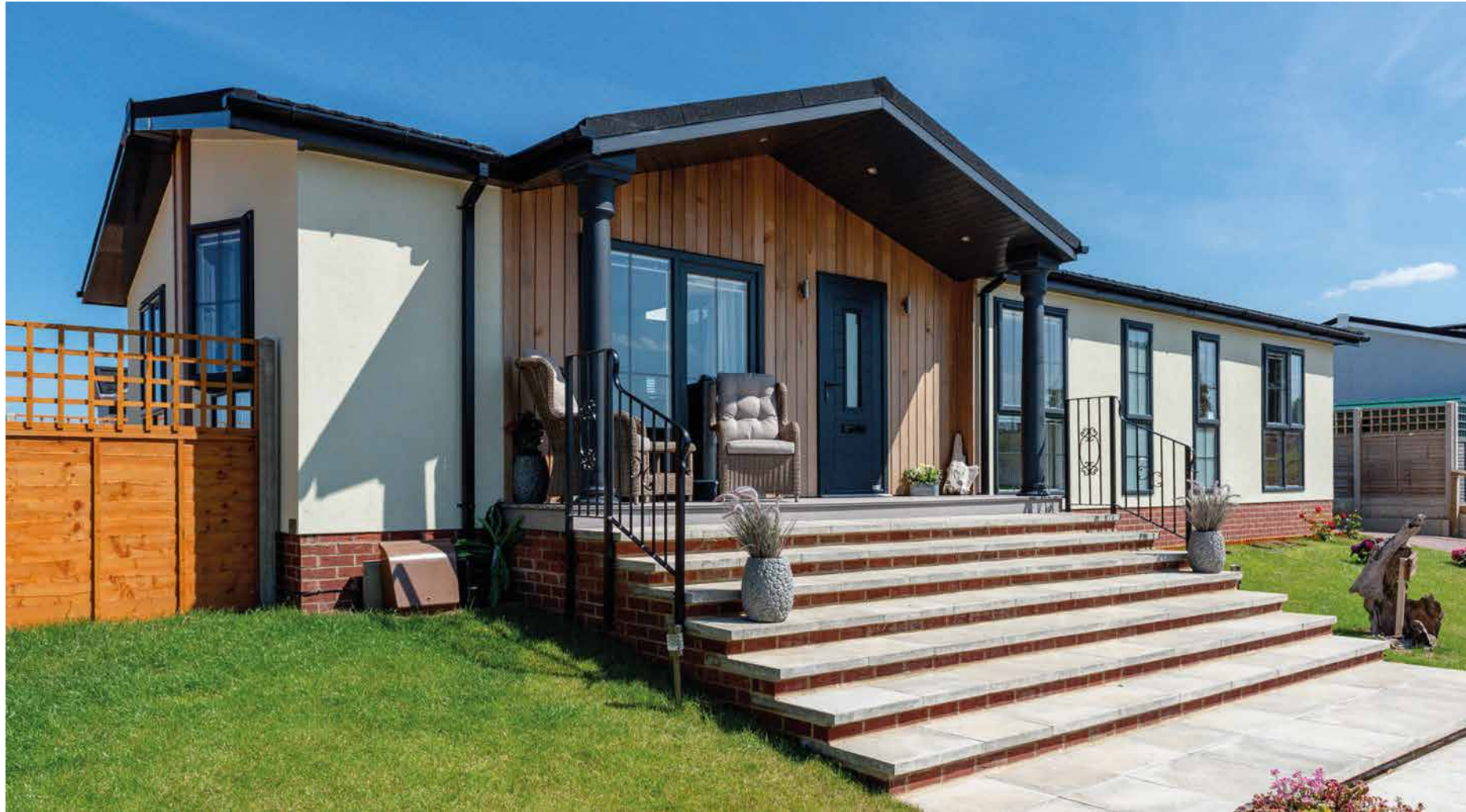
When you enter the Residence you will get an overwhelming feeling of space as an abundance of floor to ceiling windows and glass doors pour brilliant light into this contemporary styled home. Built for socialising the large kitchen-diner is the hub of activity, while a spacious lounge and tranquil double bedroom provide oases of calm for those moments of peace. Designed to be different the Residence is upscale living with a modest price tag.





THE ADDINGTON

2 DOUBLE BEDROOMS | 2 BATHROOMS



SAMPLE FLOOR PLAN



Suitable for plot sizes:

44' x 20' | 46' x 20' | 48' x 22' | 50' x 20'

“A feeling of space from the moment you enter”

Be amazed by the feeling of space from the moment you enter the fabulous Addington. The kitchen/diner, with its striking vaulted ceiling, is flooded with natural light. Made for entertaining, the open and airy living area exudes a modern elegance, whilst the fully equipped gourmet kitchen will inspire your inner chef. And at the end of the day you can retire to your spacious master bedroom with full en-suite and walk-in wardrobe for a well-deserved spot of 'you time'.





A SMOOTH MOVE

If you'd love to move but are unsure about the whole buying and selling process, then we'd like to put your mind at rest. When you buy a home with Tingdene Parks you will receive one-to-one support from our friendly advisers and you will also have the opportunity to take advantage of our Moving Made Easy or part exchange schemes.

Handling everything from start to finish and giving you the best market value for your current home, Moving Made Easy provide a comprehensive service to make things as easy as possible for you.

Offering accurate, realistic valuations of your property 80% of homes are sold within four

weeks of going on the market. So you could find yourself beginning your new lifestyle much sooner than you had expected.

Alongside our assisted move scheme we also work with associated specialist companies to offer part exchange. Taking away the uncertainty that moving home can cause and giving you the flexibility to stay in your property until your new home is ready, part exchange helps relieve the stress of moving.

If you are interested in using either of these services please ask us for more details.

WHAT OUR CUSTOMERS SAY

"The process was extremely simple. I was offered a good, market value price for my home, so I was able to continue with the purchase of my new home and didn't miss out on the plot available. It was a lot easier than I thought it would be and I was kept well informed throughout. In fact, overall the help I received was phenomenal."

Come and experience the wonderful setting of Hazelgrove Park for yourself.

Call 01933 427816 to book your personal tour.



ABOUT TINGDENE PARKS

Since starting our first residential park home development in 1996 Tingdene Parks has grown to become one of the UK's most prestigious operators of residential parks. Based in Northamptonshire we specialise in creating distinctive park home communities in desirable locations. Now with 27 parks across the country our portfolio continues to develop and expand.

Whilst successfully delivering many exciting new developments our commitment to sustainability, the environment and the local community remains strong. Our robust environmental policy makes sure we are constantly looking for opportunities to minimise our environmental impact whilst future-proofing our developments and ensuring minimal disruption to the local community. Our goal is to enhance the well-being and satisfaction of our customers as we focus on operating a safe and sustainable business.

Find out more about us by visiting
www.tingdene-parks.net

HAZELGROVE PARK

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Disclaimer

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