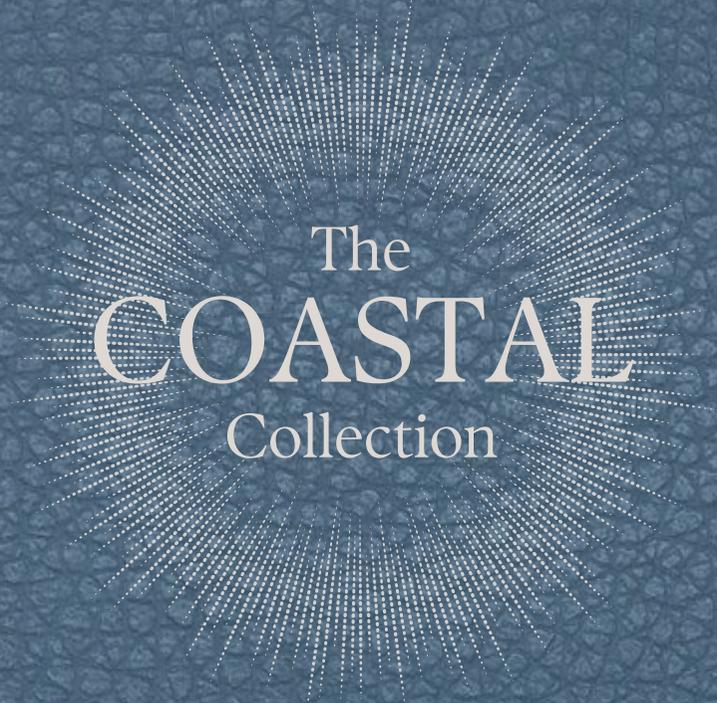


Southcroft Farm
part of



The
COASTAL
Collection

by



FORRIC
— HOMES —

ESTABLISHED 1991

Experience Forric Homes

Forric Homes has grown tremendously since 2020, building on the strong foundations laid by my father, Robert, who founded the business in 1991. Now run by myself and my brother Richie, we remain a privately owned, family-run house builder, creating bespoke homes in some of the North East's most sought-after locations.

We pride ourselves on a land-led approach, carefully selecting outstanding locations and designing homes that fit seamlessly into their surroundings. As an SME house builder, we offer exceptional customer service and a personal, tailored experience for every buyer.

Our team is passionate about quality craftsmanship, and we give buyers the opportunity to personalise their homes with internal specification choices. At Forric Homes, we ensure every home feels unique, leaving behind a property we're proud of and a space that truly feels like home. We're excited to begin our newest development at Southcroft Farm in Ulgham and look forward to welcoming four new homeowners to this special location.



Thomas Forster
Managing Director



A Village to Call Home

Ulgham offers the warmth and community of a traditional village while being perfectly positioned between Northumberland's stunning coastline and rolling countryside. With quiet lanes, picturesque walking trails, and a haven of natural beauty, it's an ideal spot for those who love the outdoors and a slower pace of life.

Just 10 minutes from the vibrant market town of Morpeth, 25 minutes from Alnwick and 30 minutes from Newcastle, Ulgham provides the ideal location for those seeking a peaceful retreat with modern amenities nearby.



Explore Northumberland

South Croft Farm puts you at the gateway to some of the most stunning attractions in the region:

- Alnwick Castle & Gardens: A magical day out for all the family.
- Northumberland National Park: Explore rolling hills, historic landmarks, and walking trails.
- Druridge Bay National Park: Perfect for seaside strolls and wildlife spotting.

And with excellent road and rail connections, you're never far from the action:

- 10 minutes to Morpeth.
- 30 minutes to Newcastle.
- 25 minutes to Alnwick.
- 25 minutes to the coastal town of Alnmouth.



Four Thoughtfully Designed Homes

Each home at Southcroft Farm blends countryside charm with modern luxury, featuring:

- High-spec finishes, including NEFF appliances and Porcelanosa bathrooms.
- Energy-efficient design with underfloor heating, air source heat pumps, solar panels (optional battery storage), and EV car chargers.
- Three spacious upstairs bedrooms and the flexibility to use the downstairs room as a fourth bedroom, with the option to convert the WC into a ground floor wet room.
- Private gardens, ample parking, and landscaped surroundings with stone walls, hedging, and planting.















Development Plan

Set around a picturesque shared courtyard each home offers private gardens and driveways. The landscaping features countryside-inspired elements, including stone walls, hedging, and carefully selected planting.

The Alnwood, Plot 1

The Fieldstone, Plot 2

The Wansbeck, Plot 3

The Croftwell, Plot 4



Internal Floor Plans

4 Bedroom Detached Home

Total Area: 1679ft² / 156m²

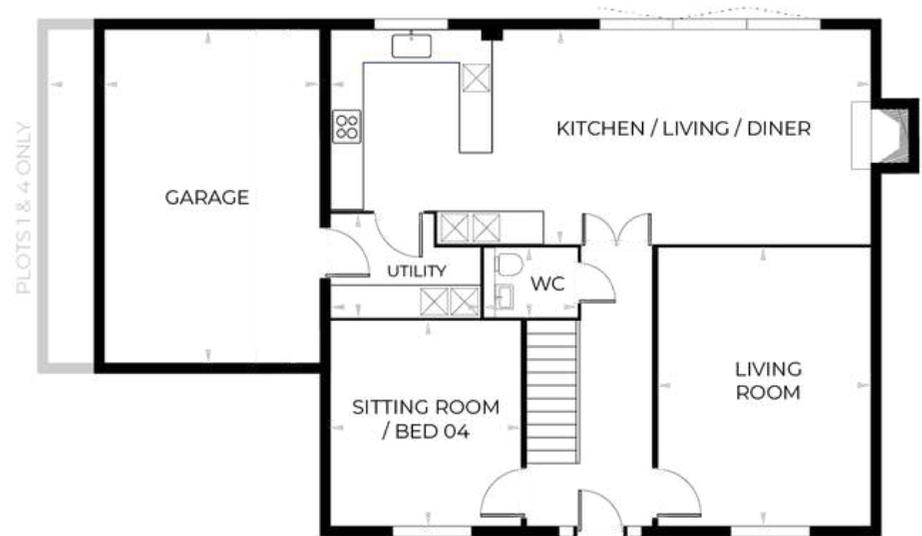
Ground Floor	MM	FT
Living Room	5018 X 3904	16'6" X 12'10"
Sitting Room / Bed 04	3506 X 3732	11'6" X 12'3"
Kitchen / Dining	9890 X 3906	32'5" X 12'10"
Utility	2770 X 1781	9'1" X 5'10"
WC	1587 X 1137	5'2" X 3'9"
Garage (plots 1 & 4)	4541 X 5954	14'11" X 19'6"
Garage (plots 2 & 3)	3332 X 5954	10'11" X 19'6"

First Floor	MM	FT
Bedroom 01	3464 X 4003	11'4" X 13'2"
Bedroom 01 Ensuite	2032 X 2465	6'8" X 8'1"
Bedroom 02	3862 X 2982	12'8" X 9'9"
Bedroom 03	3739 X 3467	12'3" X 11'4"
Main Bathroom	2432 X 2409	8'0" X 7'11"

While all four homes share the same thoughtfully designed internal layout, there are variations in garage sizes between Plots 1 & 4 and Plots 2 & 3.

All images and floor plans are provided as a visual guide and may be adjusted to accommodate site-specific requirements. Dimensions are approximate and should not be relied upon for fitting carpets, appliances, or furniture.

Ground Floor



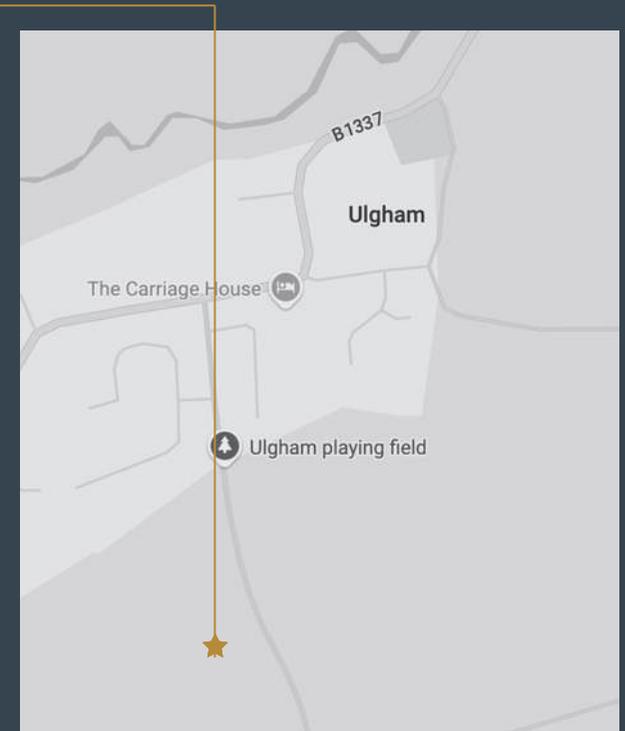
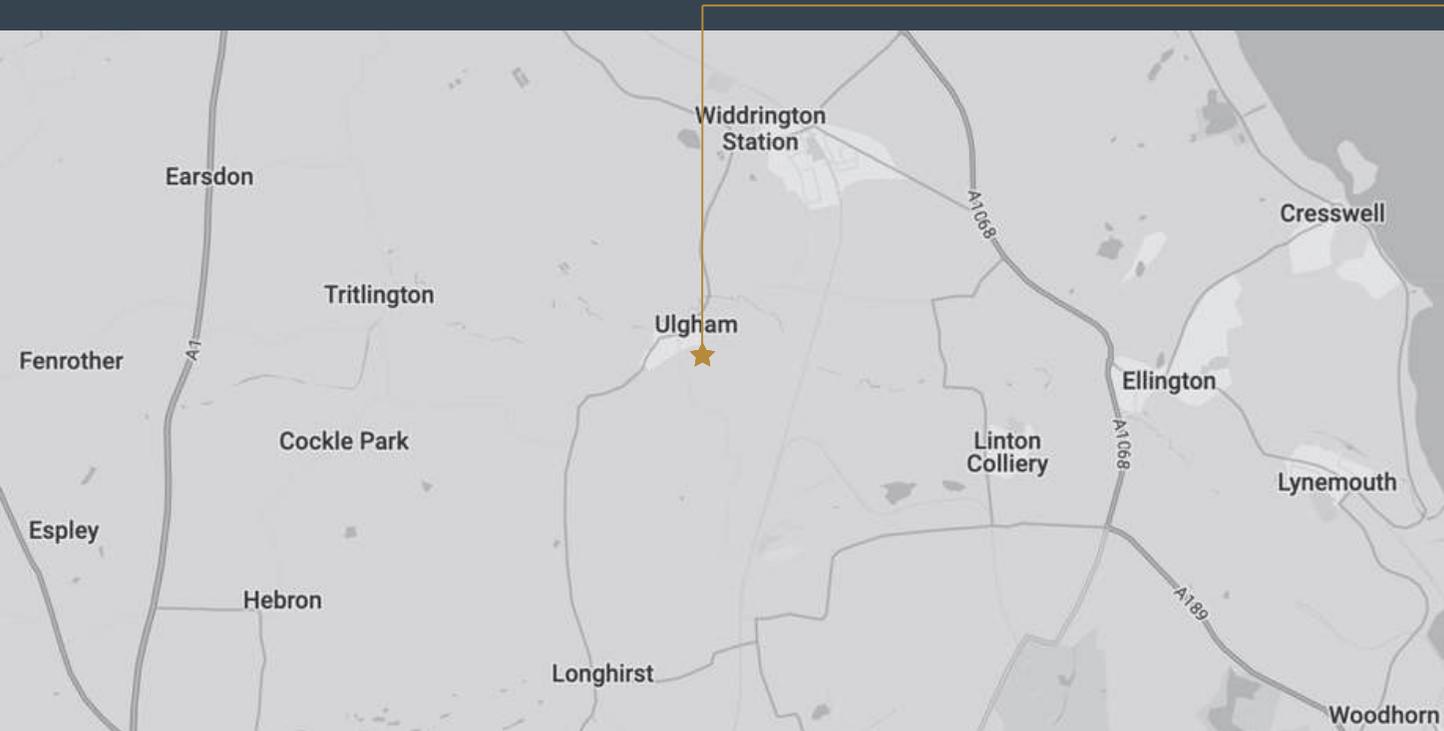
First Floor



Southcroft Farm Location

Postcode:

What3words location: birds.parks.sleepers





Luxury Homes at Southcroft Farm

Each home at Southcroft Farm is thoughtfully designed with high quality materials and finishes, offering a luxurious and welcoming living experience:

Kitchen & Utility

- Choose from a range of solid contemporary or traditional cabinet styles to suit your taste.
- Choose from a range of solid worktops with matching up stands and splash backs.
- Integrated NEFF and Bosch appliances including an induction hob, oven, microwave, 60/40 fridge freezer and dishwasher.
- Separate utility rooms with plumbing for washing machine and tumble dryer.

Bathrooms

- Choose from a range of elegant tiles from Porcelanosa's premium collection.
- Full height tiling to wet areas around showers and baths. Half tiled around W/C and basins.
- Contemporary white sanitary ware with polished chrome fittings & shaver sockets.
- Porcelanosa wall-mounted vanity units & WC for a streamlined look and heated towel rails for added comfort.
- Choose your vanity unit colour from Porcelanosa's range.
- Luxurious rainfall showers, complete with an additional handheld shower head.









Luxury Homes at Southcroft Farm

Continued.

Interior Features

- A choice of carpet and LVT flooring colours to personalise your space.*
- Built-in wardrobes in Bedroom 01 for convenient storage.
- Sleek white satin-painted ogee style skirtings and architraves throughout.
- Walls and ceilings finished in white matt.
- Internal oak finished doors paired with satin chrome ironmongery.
- White-painted staircases complemented by an oak handrail and oak bullnose step.
- Underfloor heating across the ground floor with room zonal controls for cosy, modern living.
- Fitted flue for fireplace (fire not provided in standard specification).

Exterior Features

- Aluminium bi-folding doors to garden from kitchen area
- Landscaped front gardens with turf and feature planting, and turfed rear gardens with premium paving to patio and fencing for privacy.
- Block-paved driveways providing a premium finish.
- Cold mains outdoor tap and double outdoor socket.
- Electric vehicle charging point (EVCP) included.
- PIR motion-sensor lighting to the front for security.

**Floor coverings are not included within the standard specification.*





Luxury Homes at Southcroft Farm

Continued.

Heating & Electrical

- Solar panels included as standard, with optional battery storage for energy savings and off-peak grid charging.
- Air source heat pump and hot water cylinder.
- Mechanical extraction to all bathrooms, kitchen and utility.
- Underfloor heating throughout the ground floor, with radiators upstairs, powered by an efficient air source heat pump.
- LED spotlights in the kitchen, bathrooms and en-suites, complemented by low-energy pendant fittings in the living room, sitting room, bedrooms, and hallways.
- Ample power outlets installed throughout the home.
- Homes pre-wired for Sky and Freeview TV distribution in the living room.
- Lighting and power provided to garages for added convenience.
- Ultrafast fibre broadband to the property with access points located throughout.

Safety & Security

- Mains-connected smoke and heat detectors with battery backup for peace of mind.
- Double-glazed PVCu windows and external doors, fitted with secure five point locking systems.
- PIR motion-sensor lighting to the front for security.



Luxury Homes at Southcroft Farm

Continued.

Quality

- All Forric Homes include an ICW ten year warranty, enhanced by our two year Forric Homes warranty.

Premium Upgrades

At Forric Homes, we take pride in delivering a high-quality standard specification, ensuring every home is finished to an exceptional standard. For those looking to personalise their home further, we also offer a range of premium upgrades, including:

- Bespoke fitted furniture, such as media walls and walk-in wardrobes.
- Enhanced kitchen features, including boiling water taps, integrated bins, and internal storage solutions.
- Luxurious bathroom additions, such as custom mirrors and full-height tiling.
- Additional electrical options, including extra sockets, additional spotlights or pendants, and wireless alarm systems.
- Finishing touches, such as made-to-measure curtains or blinds and furniture packages to complete your home.







Why Choose Forric Homes

Forric Homes is an award-winning, family-run house builder with over 30 years of experience delivering high-quality homes across the North East. Known for our attention to detail, craftsmanship, and personal customer service, we take pride in building homes that families love to live in.

Our previous developments highlight our commitment to excellence:

- **Hamsterley Pastures:** A stunning collection of 12 luxury homes in the tranquil village of Hamsterley, featuring four and five-bedroom family homes with generous green spaces and bespoke interiors.
- **High Steads:** An exclusive development of nine beautifully designed homes in the picturesque village of White-le-Head, blending traditional craftsmanship with modern living in a peaceful cul-de-sac setting.
- **Almoners Gardens:** A select development of eight dormer bungalows in Witton Gilbert, offering stylish and practical homes designed for both growing families and those enjoying retirement.



Get in Touch

Thank you for your interest in Southcroft Farm, our new development near Morpeth. While the site is under construction, we invite you to visit our Hamsterley Pastures showhome to:

- Experience the quality and craftsmanship of a Forric home.
- Meet the team and explore options for your new home.
- Learn more about Southcroft Farm.

For more information:

- Website: www.forrichomes.co.uk
- Email: hello@forrichomes.co.uk

Please Note

- Interior choices are only available if reserved before installation.
- This brochure is for guidance only. Final specifications may vary due to our policy of continuous improvement. Please consult sales advisers for details.



