



BRUNTON
RESIDENTIAL



The Viewlands

Allendale

An exclusive collection of 5 contemporary
homes

PASSIVHAUS STANDARD*

SOLAR PV PANELS • UNDERFLOOR HEATING • AIR SOURCE HEAT PUMP • EPC RATING A

*Superstructure built with Passivhaus standard ICF materials.

BRUNTON

RESIDENTIAL

ALLENDALE • NORTHUMBERLAND

The Viewlands

EXCLUSIVE HOMES.
NATURALLY CONNECTED.

A rare opportunity to own one of five beautifully designed contemporary homes in the heart of Allendale.

Viewlands is a private development of five family homes, thoughtfully designed to blend modern living with the natural beauty and community spirit of Allendale. A better lifestyle, in an exceptional location.



EPC A RATED



AIR SOURCE
HEAT PUMP



PH, PASSIVHAUS
STANDARD*



SUSTAINABLE
HOMES



NORTH PENNINES
AONB

PASSIVHAUS STANDARD*

UNDERFLOOR HEATING • SOLAR PV TO ALL PLOTS • EPC RATING A
SUPERSTRUCTURE BUILT WITH PASSIVHAUS STANDARD ICF MATERIALS

5

PLOTS

A

EPC RATING

PH

PASSIVHAUS



GETTING HERE

Allendale, Northumberland

NE47 9HA



HEXHAM

10 miles • 18 min



NEWCASTLE UPON TYNE

35 miles • 50 min



CARLISLE

34 miles • 46 min



NEWCASTLE AIRPORT

32 miles • 45 min



EDINBURGH

105 miles • 2h 20m

LOCAL HIGHLIGHTS

- 🔥 NORTH PENNINES NATIONAL LANDSCAPE • ON THE DOORSTEP
- 🔥 HEXHAM RAIL STATION (NEWCASTLE LINE) • 10 MILES
- 🔥 HADRIAN'S WALL • 5 MILES
- 🔥 NORTHUMBERLAND NATIONAL PARK • 12 MILES

Perfectly placed. Naturally connected.



A village setting like no other

Nestled in the North Pennines Area of Outstanding Natural Beauty, Allendale is a friendly and welcoming village that perfectly balances community spirit with beautiful countryside.

Hexham is just ten miles away, with direct rail links to Newcastle. Edinburgh is a little over two hours, and Newcastle Airport is only 32 miles — keeping you well connected.



BEAUTIFUL COUNTRYSIDE
Right on your doorstep



VILLAGE AMENITIES
Shops, cafés & facilities



EXCELLENT CONNECTIONS
Rail, road & air links



STRONG COMMUNITY
A welcoming place to call home

PASSIVHAUS STANDARD*

THE FUTURE OF SUSTAINABLE LIVING

A Passivhaus home represents the pinnacle of energy efficiency and sustainable design. By combining innovative construction with premium materials and advanced technology, these homes deliver exceptional comfort, lower running costs and a reduced environmental impact.

Every element has been carefully considered to create a home that performs beautifully today and continues to deliver benefits for years to come.

These outstanding, modern homes are built using cutting-edge construction techniques, incorporating Insulated Concrete Forms (ICF) and finished with beautiful heritage coursed sandstone. The use of ICF ensures exceptional insulation, meeting Passivhaus standards for energy efficiency, soundproofing, durability, and minimal maintenance. Passivhaus is the ultimate in sustainable living, offering an unmatched level of comfort and energy performance.

With airtight construction, highly insulated walls, and advanced ventilation systems, these homes maintain the perfect temperature year-round, drastically reducing energy consumption and carbon footprint. Not only does this create a more sustainable environment, but it also leads to significantly lower utility bills, making it an investment that benefits both your wallet and the planet.

Designed with both sustainability and comfort in mind, these homes provide a consistently comfortable living environment, free from drafts and temperature fluctuations. Whether your goal is to save money on energy costs or to live in a home that aligns with eco-conscious values, owning a Passivhaus is a step toward a more efficient and sustainable future.

Each property features solar panels paired with underfloor heating throughout, an air source heat pump, and all designed to reduce environmental impact while enhancing modern comfort. The spacious open-plan kitchen and dining areas are perfect for contemporary living, while the large master suites with en-suite bathrooms offer a luxurious and peaceful retreat.

Developed by Wannop Developments, renowned experts in ICF, these homes are a perfect fusion of thoughtful design, eco-friendly living, and modern comfort. For peace of mind, each property comes with a 10-year structural warranty from Global Homes, along with being EV-friendly with a dedicated charging point.



PASSIVHAUS
STANDARD
CONSTRUCTION



ICF
SUPERSTRUCTURE



SOLAR PV
PANELS



UNDERFLOOR
HEATING
THROUGHOUT



AIR SOURCE
HEAT PUMP



EV CHARGING
POINT



10-YEAR
STRUCTURAL
WARRANTY

PASSIVHAUS STANDARD*

SOLAR PV PANELS • UNDERFLOOR HEATING • AIR SOURCE HEAT PUMP • EPC RATING A

*Superstructure built with Passivhaus standard ICF materials.

Five Exceptional Plots

FEATURING THREE DISTINCT HOUSE TYPES

HOUSE TYPE A & B

3 BED DETACHED • 166.9 SQ M

Welcoming entrance hall

Spacious open-plan living area

Open-plan kitchen, dining
and living space

Principal bedroom with en suite

Dedicated home office / study

Utility room & integral garage

Private garden / Integral garage

EPC A Rated

HOUSE TYPE C

3 BED DETACHED • 141.6 SQ M

Expansive open-plan kitchen,
dining and living space

Principal bedroom with en suite

Home office / study

Utility room

On-drive parking

EPC A Rated

HOUSE TYPE A & B

3-Bed Detached



166.9m²
SQ.METRES



3
BEDROOMS



2
BATHROOMS

A beautifully designed three-bedroom detached home arranged over two floors. The ground floor features a spacious open-plan kitchen, dining and living area — a welcoming space for everyday family life and entertaining. A separate home office and practical utility room provide flexibility, while the integral garage adds everyday convenience.

KEY FEATURES



3 Bedrooms



2 Bathrooms (inc. en suite)



EPC A Rated (Predicted)



Air source heat pump central heating



Integral garage & driveway parking



Open-plan kitchen / dining / living



Fibre broadband to the premises



10 year build warranty

HOUSE TYPE A



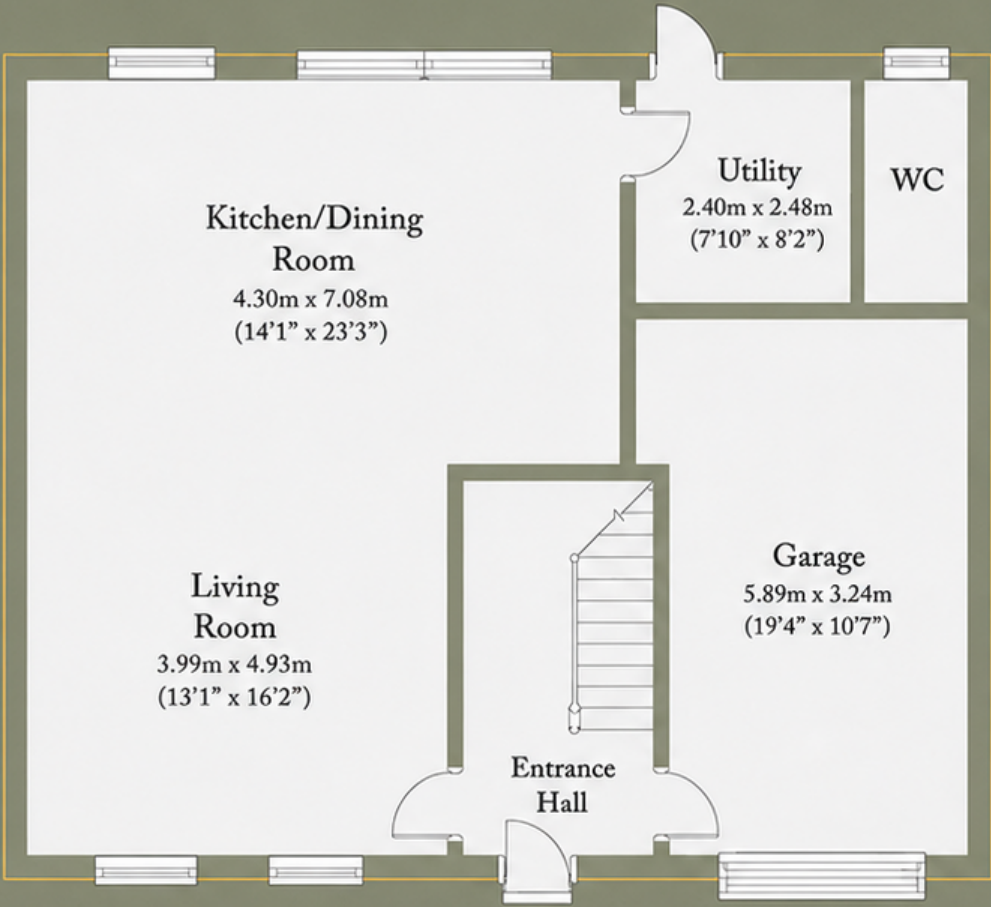
HOUSE TYPE B



HOUSE TYPE A

Ground Floor

Approx. 91.2 sq. metres (982.2 sq. feet)



First Floor

Approx. 75.7 sq. metres (814.5 sq. feet)

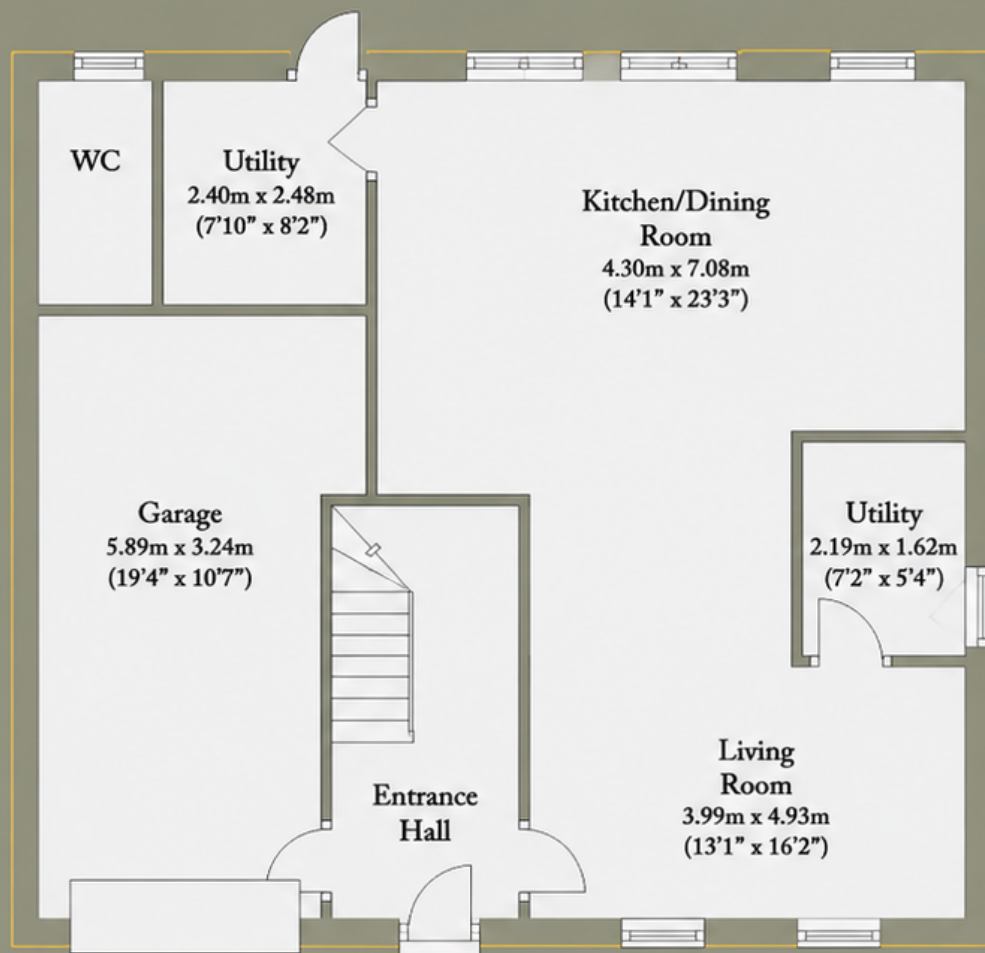


Total area: approx. 166.9 sq. metres (1796.6 sq. feet)

HOUSE TYPE B • FLOOR PLANS

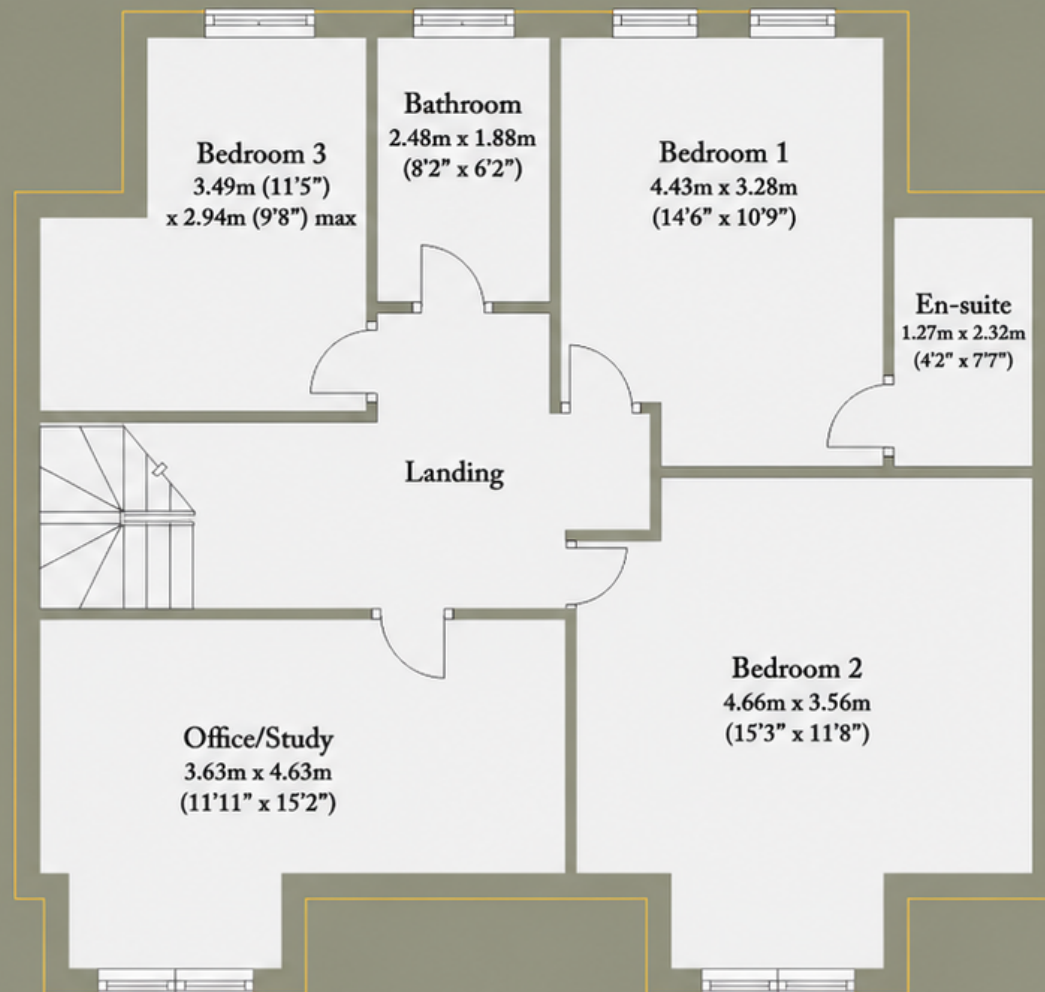
Ground Floor

Approx. 91.2 sq. metres (982.2 sq. feet)



First Floor

Approx. 75.7 sq. metres (814.6 sq. feet)



— Total area: approx. 166.9 sq. metres (1796.8 sq. feet) —

HOUSE TYPE C

3-Bed Detached

141.6m²
SQ METRES

3
BEDROOMS

2
BATHROOMS

A stylish 3-bedroom detached home designed for modern family life. Enjoy a spacious open-plan kitchen, dining and living area, plus a dedicated home office and practical storage for everyday convenience.

KEY FEATURES

-  3 Bedrooms
-  2 Bathrooms (inc. en suite)
-  EPC A Rated (Predicted)
-  Air source heat pump central heating
-  On-drive parking
-  Open-plan kitchen / dining / living
-  Fibre broadband to the premises
-  10 year build warranty



HOUSE TYPE C • FLOOR PLANS

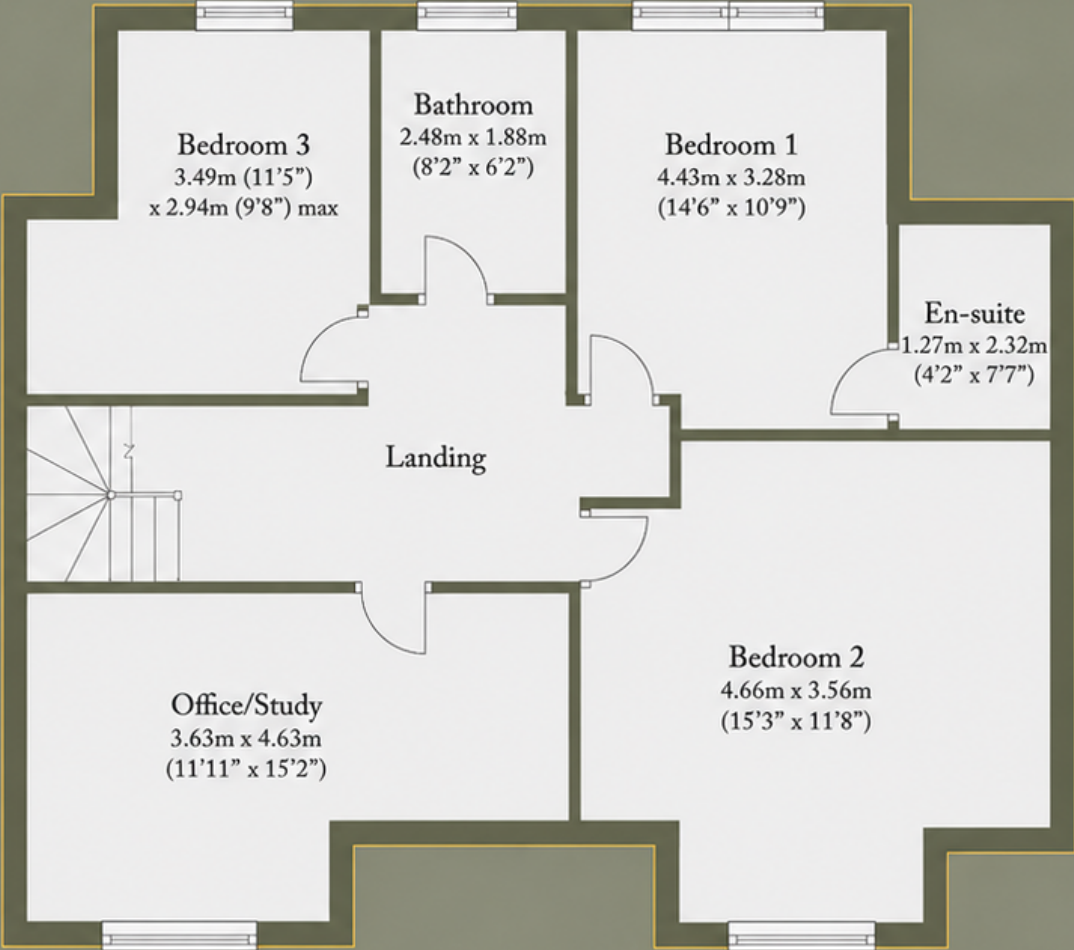
Ground Floor

Approx. 76.2 sq. metres (819.8 sq. feet)



First Floor

Approx. 65.4 sq. metres (704.3 sq. feet)



Crafted to Perfection

KITCHEN

Kitchen & Dining

- ◆ Fitted kitchen with integrated appliances
- ◆ Quality worktops & modern cabinetry
- ◆ Integrated oven, hob & extractor
- ◆ Integrated dishwasher & separate utility room
- ◆ Underfloor heating to ground floor

INTERIORS

Interiors & Finish

- ◆ LVT flooring to ground floor
- ◆ Soft white walls throughout
- ◆ Modern panelled doors & chrome fittings
- ◆ LED downlighting throughout
- ◆ Cat 6 data cabling & smart home capability
- ◆ Air source heat pump & EV charging
- ◆ High-speed broadband ready

BATHROOMS

Bathrooms & En Suites

- ◆ Contemporary sanitaryware throughout
- ◆ Rainfall shower heads
- ◆ Heated towel rails
- ◆ Recessed ceiling spotlights
- ◆ En suite to principal bedroom

EXTERIOR

External & Gardens

- ◆ Render & slate roof finish
- ◆ Landscaped private gardens
- ◆ Block-paved driveways
- ◆ External lighting & power points
- ◆ 10 year build warranty
- ◆ EPC A rated (predicted)
- ◆ Driveway parking / integral garage

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THE VIEWLANDS

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DEVELOPED BY

