



NORTH QUAY  
ALBERT EDWARD DOCK



## HOMES & HERITAGE

**N**orth Quay, Albert Edward Dock is a truly unique development of 34 homes and apartments set on the banks of the Tyne with views over Royal Quays Marina.

Ideally located with excellent links to Newcastle upon Tyne and first rate transport connections ranging from Metro stations to cross channel ferries. For the more energetic, the Coast to Coast cycleway runs directly past the development and will soon offer a stunning riverside route via the former Smith's Docks to North Shields Fish Quays.

From the golden sands of award-winning nearby beaches to its busy town centre, North Tyneside is a diverse and cosmopolitan area offering the perfect mix of urban, coastal and rural life.

Homes at North Quay, Albert Edward Dock are of a unique contemporary design offering homeowners a first rate quality of life. Spacious balconies and expansive glazing make the most of the special outlook whilst maximising light. As with all Cussins homes, premium build quality and materials are assured.



## CONTEMPORARY STYLE & ELEGANCE

**T**hese luxury apartments and townhouses have been designed to do justice to the truly unique location. Although contemporary in appearance, the use of premium quality heritage brick and stone ensures that the development takes cues from the Dock's historic past.

Built to Cussins' renowned high standards, homes at North Quay, Albert Edward Dock combine contemporary design and state-of-the-art build technology and energy efficiency. Homeowners can be assured that this is a development that will stand the test of time.

Interiors are exquisitely styled to Cussins' high specifications, offering luxury fitted kitchens, contemporary bathrooms and refined modern detailing throughout.

This latest distinguished development provides homeowners with stunning surroundings in a riverside setting. Families, first time buyers, investors and professionals are sure to find a home to suit their individual tastes and requirements at North Quay.





## SEAFOOD & SHOPPING

**N**ear North Quay, Albert Edward Dock, there are a range of retail parks, including Royal Quays Outlet Shopping Centre, Coast Road Retail Park and Silverlink Shopping Park, a major retail park hosting more than 20 retailers, including top high street names such as Marks & Spencer, Next and Odeon.

In Newcastle Upon Tyne, you will be spoilt for choice with a great mix of independent boutiques, high street favourites, designer brands and malls such as Intu Eldon Square. Or hop on the Metro or Ferry at North Shields riverside and travel across to South Shields to experience the Barbour Factory Outlet.

For delicious local food with a magnificent coastal view to match, the annual Tynemouth Food Festival takes over the grounds of the historic Tynemouth

Priory and Castle, attracting local foodies to enjoy the very best of what the North East has to offer.

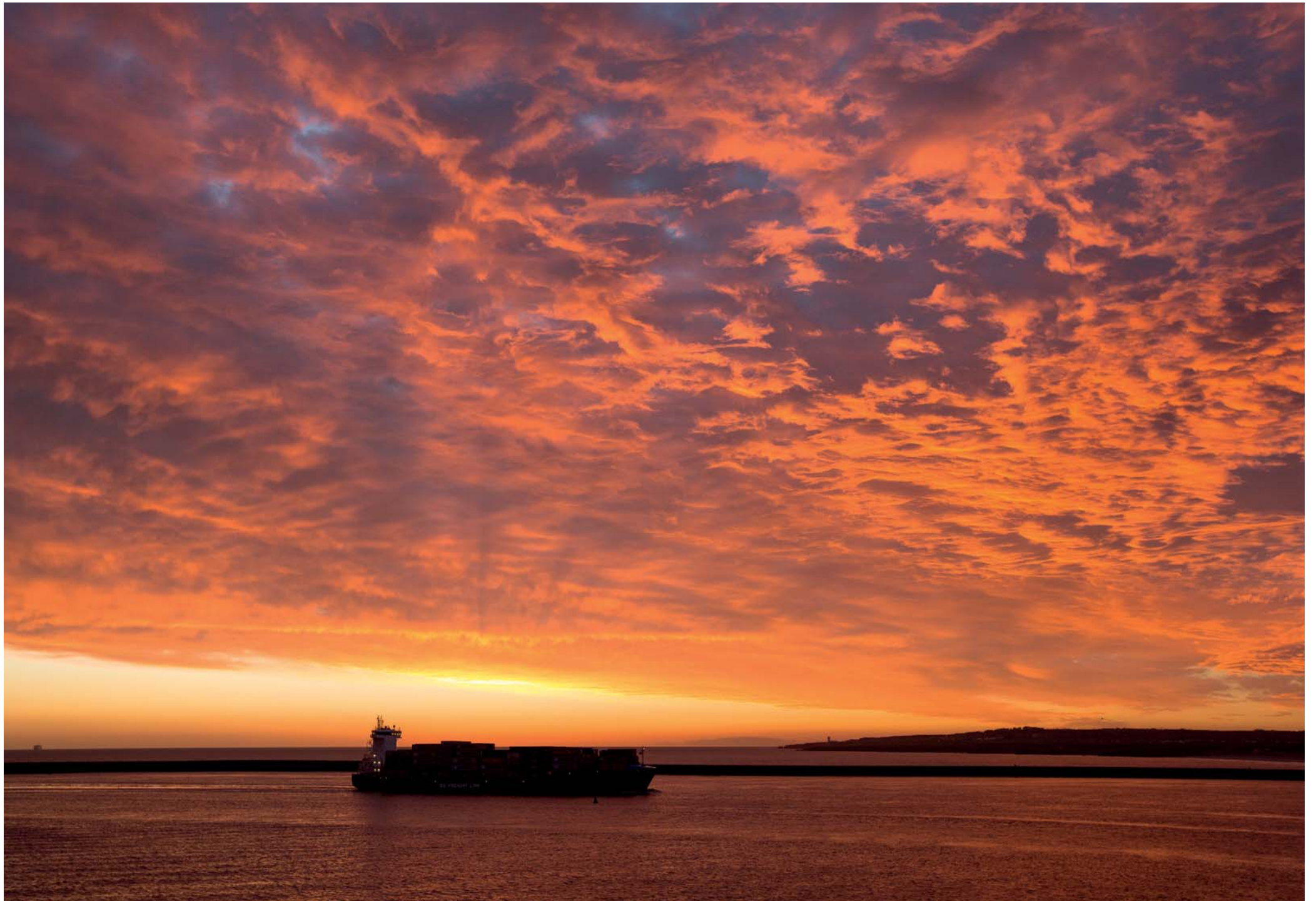
Described as a, "food fantasy made real" by The Guardian, the popular Riley's Fish Shack is a semi-portable fish bar and grill based in King Edward's Bay, serving local seasonal fish.

A little further up the road on Front Street, Tynemouth is the award winning Longsands Fish Kitchen, serving Shetland mussels, grilled lobster, shucked oysters, as well as fish and chips. Located just a stones throw away from North Quay, The Herb Garden Harbour offers fun and fresh food in an ideal location, with stunning views of the marina.

When it comes to self-sufficiency and utilising the best local produce, award winning The Staith House on North Shields' Fish Quay is at the top of its game.







## EDUCATION & INSPIRATION

**P**arents, children and students at North Quay Albert Edward Dock will be within a short distance from local schools, rated 'Good' and 'Outstanding', as well as colleges and top universities.

Further education establishments in the area include Burnside Business & Enterprise College and Tyne Metropolitan College, offering a range of courses from Key Stage 3 to degree level. Whilst Northumbria University and Newcastle University are within a 20 minute drive or 25 minute Metro ride away.

At the weekend, simple pleasures like building sandcastles, rockpooling, enjoying fresh fish and chips and watching the ships on the River Tyne will keep you more than occupied.

You can bowl, go to the cinema, ice skate, learn to surf and even get a hole in one in the shadow of a Tyrannosaurus Rex at Longsands Adventure Golf - there's plenty for you all to experience together.





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NEWCASTLE UPON TYNE  
8 MILES

3

2

8

NORTH QUAY  
ALBERT EDWARD DOCK

C2C COAST TO COAST  
CYCLE ROUTE

6

7

ROYAL QUAYS OUTLET  
SHOPPING CENTRE



# NORTH QUAY

## ALBERT EDWARD DOCK

- 1 North Shields Football Club
- 2 Chirton Dene Park
- 3 Park Sports Centre
- 4 Monkseaton High School
- 5 Waterville Primary School
- 6 Royal Quays Marina
- 7 The Herb Garden Restaurant
- 8 Local Shop & Community Centre
- 9 John Spence Community High School
- 10 **M** North Shields Metro Station
- 11 The Beacon Shopping Centre
- 12 **M** North Shields Ferry Terminal
- 13 Tynemouth Golf Club
- 14 Northumberland Park
- 15 The High Light
- 16 The Longsands Beach
- 17 Fish Quay & Market
- 18 The Staith House Restaurant
- 19 The Low Light
- 20 **M** Tynemouth Metro Station & Tynemouth Market
- 21 Kings Priory School
- 22 Riley's Fish Shack
- 23 King Edwards Bay
- 24 Tynemouth Priory & Castle
- 25 **M** South Shields Ferry Terminal
- 26 The Customs House Theatre
- 27 The Word, National Centre for the Written Word

# THE GREAT OUTDOORS & INDOORS

Complementing the award-winning beach, Tynemouth Village offers an intriguing mix of antique shops, fashion boutiques, restaurants, wine bars and superb village pubs.

Gloriously restored to its former Victorian grandeur, Tynemouth station now offers a vast covered space for the famous weekly markets. Green Ginger Arcade on Front Street offers a range of speciality shops, seven days a week.

Or if you'd like a close encounter with hundreds of incredible creatures from around the world, visit the Blue Reef Aquarium and come face-to-face with everything from adorable seals and otters, to clownfish, sharks, seahorses and graceful stingrays.

One of the latest developments on the Fish Quay has been the opening of the Old Low Light - a heritage attraction and cafe run by volunteers celebrating the history and heritage of the Fish Quay.

There is a vibrant social scene on the Fish Quay, with a wide range of places to eat, from traditional

fish restaurants to gastro pubs. You can even enjoy fish and chips out of the wrapper over-looking the River and watching the ships pass by.

A short drive away is the surfers paradise of Tynemouth. A renowned surfing area, where the surf is big and bustling cafe culture to match.

The nearby coastal town of Whitley Bay is home to a range of cafes, bars, shops and leisure facilities as well as St. Mary's Lighthouse and Island which features a nature reserve and wetland habitat perfect for rock pooling.

The beautiful grounds of Tynemouth Golf Club offer an 18-hole course set in picturesque greens. Or if you wish for something for the whole family, Lost World Adventure Golf features 9 and 18 holes of mini golf in a stylishly purpose built environment, with an amazing dinosaur theme offering the ultimate mini golf experience, for people of all ages and abilities.





# URBAN CONNECTIONS & RURAL RETREATS

**N**orth Quay, Albert Edward Dock is ideally located to benefit from the exceptional road, Metro, mainline rail, air and ferry links just a walk or cycle away.

A half-hourly ferry service connects North Shields to the town of South Shields on the opposite bank of the Tyne, whilst the DFDS international ferry terminal, the only one in the region, is based at Royal Quays and provides connections to Europe.



**NORTH QUAY**  
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### NEWCASTLE (8 MILES)

The city of Newcastle, an easy 20-minute drive or 25 minute Metro ride away ideal for work, shopping or dining out.



### NORTH SHIELDS (1 MILE)

North Shields, with it's famous Fish Quay, is located at the mouth of the River Tyne, a short walk or cycle away.



### GATESHEAD (10 MILES)

Linked to Newcastle by seven bridges across a spectacular riverscape, Gateshead is accessible by both Metro and car. Gateshead is home to the UK's largest dedicated contemporary art institution the BALTIC Centre for Contemporary Art and home to Royal Northern Sinfonia - SageGateshead.



### NETHERLANDS (385 MILES)

Travel to Holland and discover Europe at your leisure after a relaxing overnight crossing between North Shields and Amsterdam.



### WHITLEY BAY (4.5 MILES)

An award-winning beach, iconic lighthouse and state-of-the-art theatre and leisure facilities, the town is increasing in popularity as a family destination.



### SOUTH SHIELDS (7 MILES)

Take a stroll along the promenade and you will discover impressive pieces of art and be able to enjoy the stunning views of the golden sandy beaches, which lead to soaring cliffs that stretch for as far as the eyes can see.



### TYNEMOUTH (3 MILES)

A mile long stretch of golden sands that attracts people from across the region, the Blue Flag award-winning Tynemouth Longsands is simply stunning. Or visit Tynemouth Priory and Castle, once one of the biggest fortresses and religious sites in England.



### CULLERCOATS (5 MILES)

Cullercoats is the perfect place to stop for some refreshments, especially if you are enjoying the coastal walk between Tynemouth and Whitley Bay.



### ROYAL QUAYS OUTLET (1 MILE)

The Royal Quays Outlet Shopping Centre has over 50 of your favourite stores and hundreds of your favourite brands at irresistible outlet prices, all year round, seven days a week.

# LOCATION, STYLE & PEACE OF MIND

- ONE A unique location steeped in history and heritage located at the mouth of the river Tyne.
- TWO Stylish interiors featuring contemporary kitchens and bathrooms.
- THREE Access to a range of Ofsted rated 'good' and 'outstanding' schools.
- FOUR Within easy commuting distance to Newcastle for those who want a relaxed home life by the sea, while still being able to work in the city.
- FIVE Experience award-winning dining on your door step.
- SIX Access to all major rail, road, air and sea transport links nearby.
- SEVEN Breathtaking views of one of the regions most exclusive areas give North Quay a feeling of exclusivity.
- EIGHT Cussins is an award-winning family-firm with a well-deserved reputation for quality.
- NINE Homes with a beautiful blend of traditional character and modern build techniques.
- TEN All Cussins homes are protected by a 10-year warranty for peace of mind.





# QUALITY & EXPERTISE

## WHY CHOOSE CUSSINS?

**E**ver since the first Cussins home was built in the 1920s, our name has become synonymous with superb build quality and style. It's a reputation we're very proud to hold.

Our diverse portfolio of prestigious developments across the North East stands testament to the meticulous care and the attention-to-detail which goes into every project. And, we're devoted to continuing to raise the bar when it comes to quality standards.

Locations are carefully selected to ensure that our homes offer a secure long term investment for our buyers. All projects are individually designed by carefully selected architects, with meticulous care and attention applied during the planning phase. This ensures that on completion, our developments are enjoyable places to live and both complement and enhance the local area.

To maintain the high quality standards we are renowned for, we employ our own team of skilled craftsmen, many who have been with us most of their working career. Investing in high quality materials and energy efficiency ensure that our homes are cost effective to live in and continue to look good for many years to come.

The history of Cussins spans three generations and many thousands of happy homeowners. Although we are proud of this heritage, it is the continued commitment of our team to deliver premium quality, well designed homes that sets us apart.





FOR FURTHER INFORMATION  
**CALL 01665 600 800**  
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