



**2 bed apartments**

**3 & 4 bed homes**

**Kingsmoor, Stockton-on-Tees, TS18 3LJ**

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Existing housing

Existing housing

Development by others

Development by others

Shared Drive

Shared Drive

Shared Drive

Pedestrian Link

Cycleway/Footpath

Cycleway/Footpath

Development by others

Railway



Richardson Road

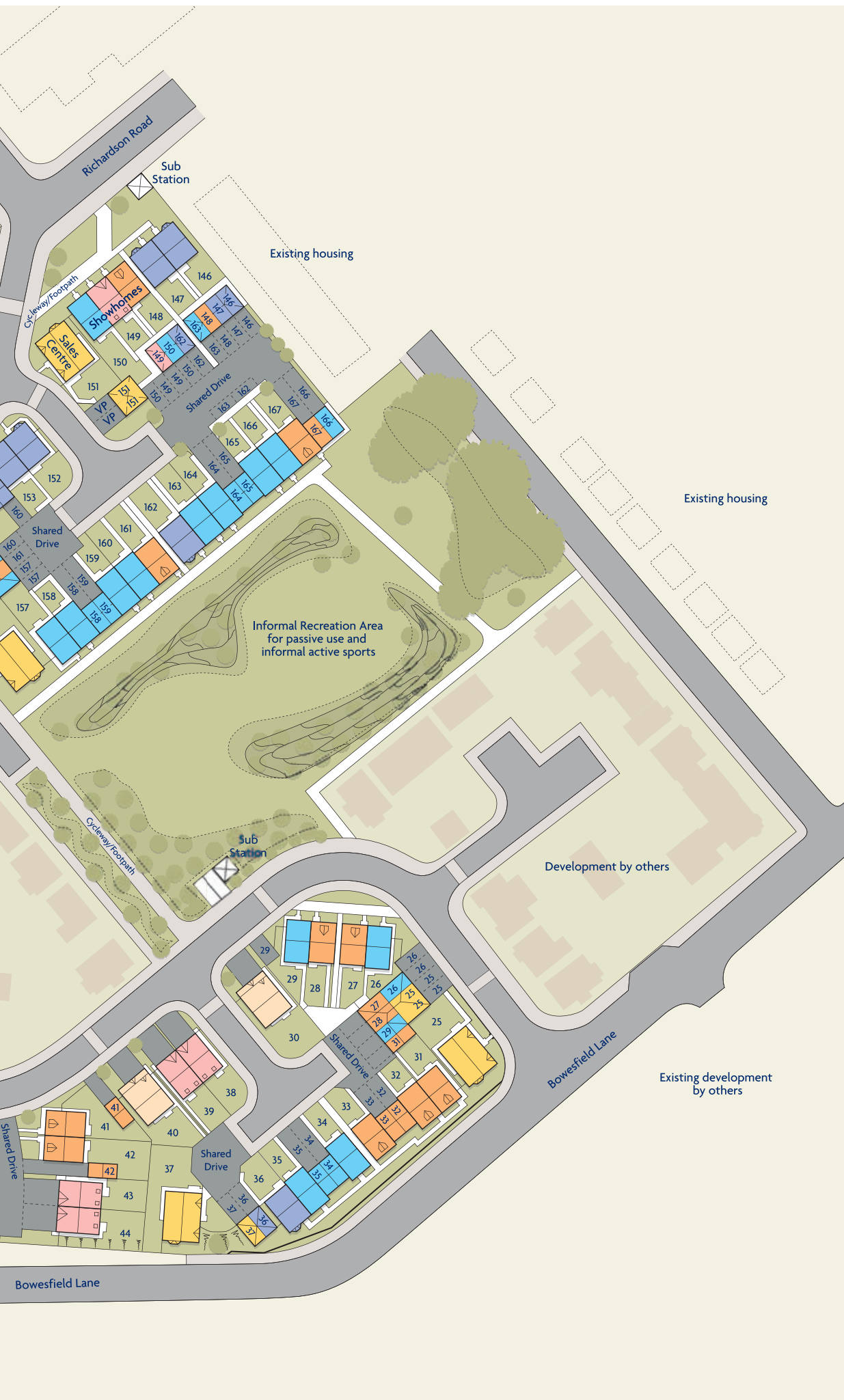
## Kingsmoor Plot information

Designed around open green space that forms a neighbourhood focal point, and with pleasant walks along the River Tees just a few minutes to the east, Kingsmoor is in an exceptionally convenient location. Around 15 minutes walk from the bustle of Stockton-on-Tees town centre, the development's easy access to the A66 makes it an ideal commuter base for the whole of the north east.

The Bailey see page 02
The Carron see page 03
The Gissing see page 04
The Beckett see page 06
The Hardy see page 08
The Crompton see page 10
The Stevenson see page 11
Apartment Type D see page 16
Apartment Type Y see page 18

Plots 148, 149 and 150 are showhomes.  
Plot 151 is the marketing suite.

Please note this plan has been superseded, speak to our Sales Adviser for further information.



The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.

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Buying a new home is a big deal.  
We know. At Miller Homes we help  
thousands of homebuyers like  
you to make the move every year.  
Maybe this will be your first home.  
Maybe you're making a new start  
in the area. Or maybe you're moving  
up to a family home. Whatever your  
circumstances, we're here to make  
the process of buying a home easy,  
and even enjoyable. So, if you're  
ready, we'd like to show you around  
your new place.

- 01 Welcome home
- 02 Housetype floor plans
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- 16 Apartment floor plans
- 20 Apartment specification
- 22 Location

## 3 bed semi The Bailey

**Plots:**  
36, 58\*, 146, 147\*, 152, 153\*, 162, 201\*, 202

**Key features**  
bay window  
ground floor wc  
French doors  
en-suite shower room

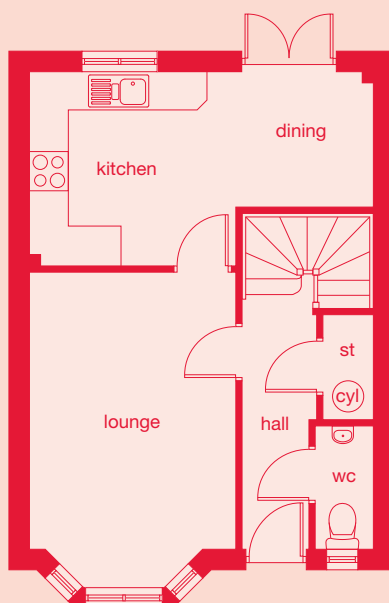
The spacious lounge with its feature bay window brings a comfortable, traditional ambience to the Bailey that perfectly complements the modern kitchen with its efficient layout and superb fittings. And the French doors that help keep the ambience fresh and cool during even the most adventurous cookery are also wonderfully convenient during the barbecue season.



Please note: elevational treatments may vary.



### Ground Floor

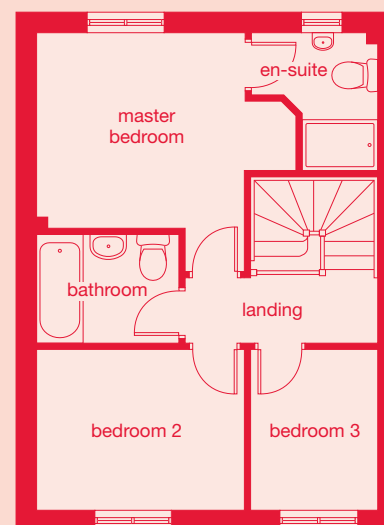


#### Ground Floor room dimensions:

lounge	4.350m x 3.209m	14'3" x 10'6"
kitchen	3.210m x 3.020m	10'6" x 9'11"
dining	2.173m x 2.100m	7'2" x 6'11"
wc	1.960m x 0.910m	6'5" x 3'0"

\*Plots are a mirror-image of plans shown above.

### First Floor



#### First Floor room dimensions:

master bedroom	3.260m x 3.060m	10'8" x 10'0"
en-suite	2.150m max x 2.023m	7'1" x 6'8"
bedroom 2	3.260m x 2.560m	10'8" x 8'5"
bedroom 3	2.560m x 2.022m	8'5" x 6'8"
bathroom	2.240m x 1.701m	7'4" x 5'7"

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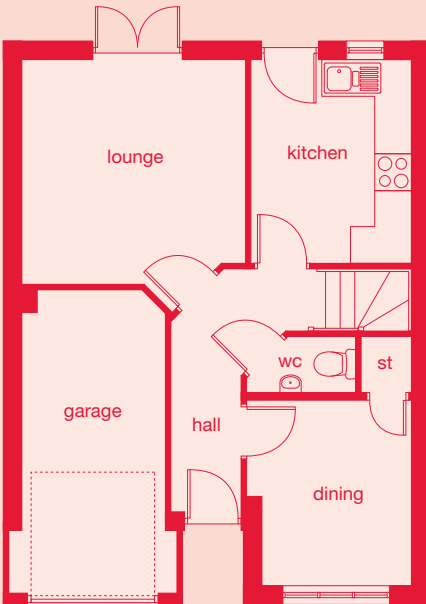
## 3 bed detached/semi The Carron

**Plots:**  
30, 40, 154, 155\*, 210, 211\*

**Key features**  
integral garage  
ground floor wc  
French doors  
en-suite shower room

With its attractive pediments over the entrance porch and the bedroom window, the frontage of the Carron has a welcoming elegance that echoes its thoughtfully designed interior. Details like the angle of the hallway that is picked up to such stylish effect in the lounge, and the bright gallery landing add enormously to the appeal of this impressive home.

### Ground Floor



### First Floor



#### Ground Floor

room dimensions:

lounge	3.690m x 3.617m <sub>max</sub>	12'1" x 11'10"
kitchen	2.629m x 3.312m	8'8" x 10'10"
dining	2.736m <sub>max</sub> x 3.038m	9'0" x 10'0"
wc	1.806m <sub>max</sub> x 0.900m <sub>max</sub>	5'11" x 2'11"

\*Plots are a mirror-image of plans shown above.

†No gable-end window to mid-terrace units.  
Semi-detached units will have either an en-suite or landing window, depending on handing.  
Please refer to site plan for clarification.

#### First Floor

room dimensions:

master bedroom	3.743m x 3.928m <sub>max</sub>	12'3" x 12'11"
en-suite	2.330m <sub>max</sub> x 1.500m	7'8" x 4'11"
bedroom 2	4.074m <sub>max</sub> x 2.497m	13'4" x 8'2"
bedroom 3	2.245m x 3.362m <sub>max</sub>	7'4" x 11'0"
bathroom	2.574m x 1.889m	8'5" x 6'2"

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## 3 bed townhouse

### The Gissing A

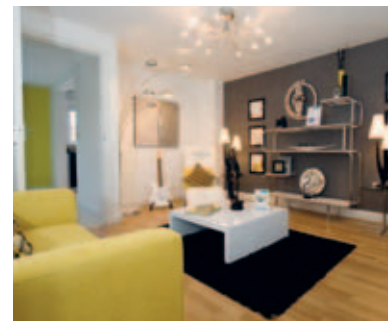
**Plots:**  
27,28\*,41\*,42,148\*

**Key features**  
ground floor wc  
study  
en-suite shower room

The separate study on the first floor of the Gissing provides an adaptable space that could be used as a home office, a family computer suite or a quiet retreat dedicated to homework and school revision. The top floor is given over to a charming dormer-windowed master bedroom and en-suite shower room, a relaxing luxury and character.



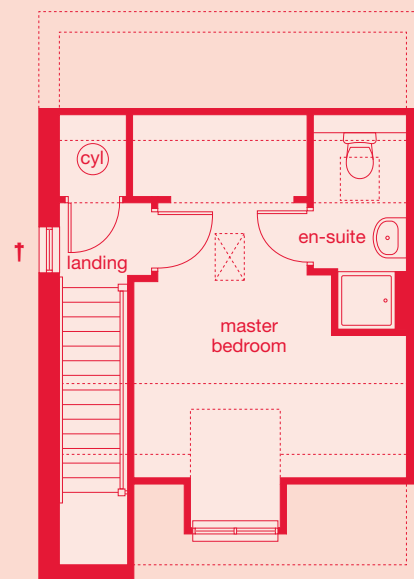
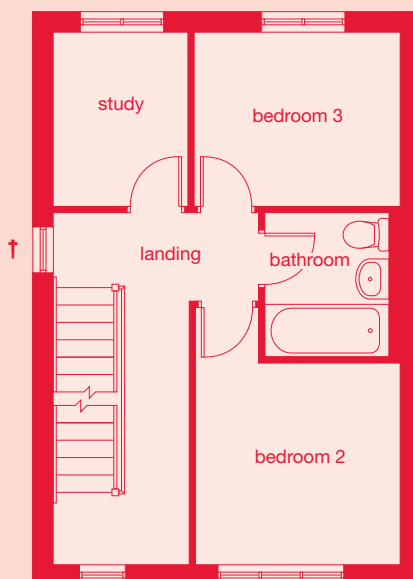
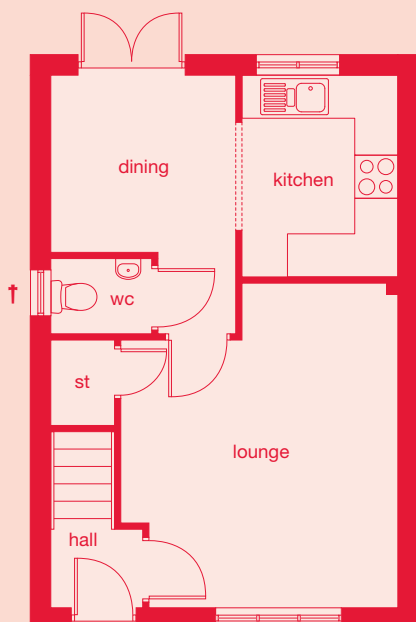
Please note: elevational treatments may vary.



#### Ground Floor

#### First Floor

#### Second Floor



#### Ground Floor

room dimensions:

lounge	3.885m x 4.480m	12'9" x 14'8"
kitchen	2.140m x 2.800m	7'0" x 9'2"
dining	2.550m x 2.470m	8'4" x 8'1"
wc	1.400m x 0.990m	4'7" x 3'3"

#### First Floor

room dimensions:

bedroom 2	2.859m x 2.801m	9'5" x 9'2"
bedroom 3	2.869m x 2.424m	9'5" x 7'11"
study	1.871m x 2.409m	6'2" x 7'11"
bathroom	1.700m x 2.020m	5'7" x 6'8"

#### Second Floor

room dimensions:

master bedroom	3.841m x 4.970m <sub>max</sub>	12'7" x 16'4"
en-suite	1.308m x 2.725m	4'3" x 8'11"

\*Plots are a mirror-image of plans shown above.

†No gable-end window to mid-terrace units.  
Semi-detached units may have gable windows, depending on handing. Please refer to site plan for clarification.

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Please note: elevational treatments may vary.

## 3 bed townhouse The Gissing B

### Plots:

31\*, 32\*, 33, 161\*, 167\*, 208\*, 209, 215\*,  
218\*, 219\*, 220

### Key features

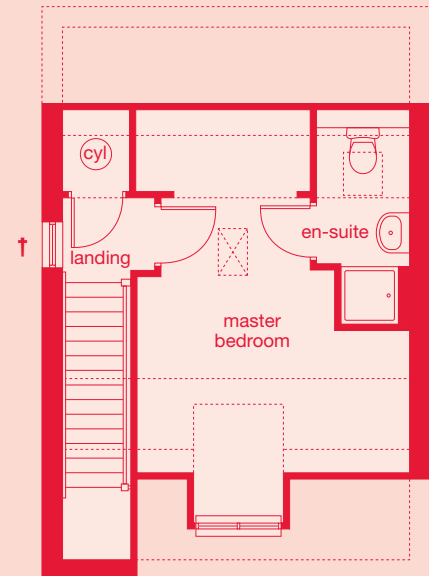
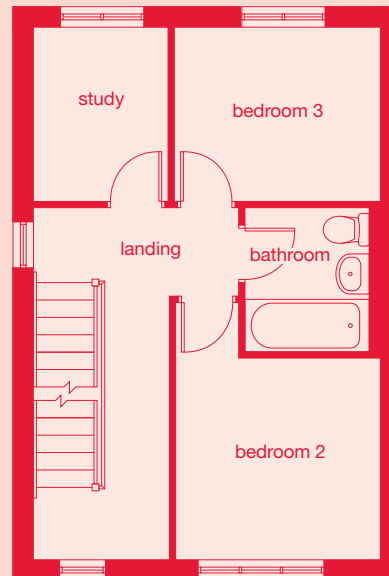
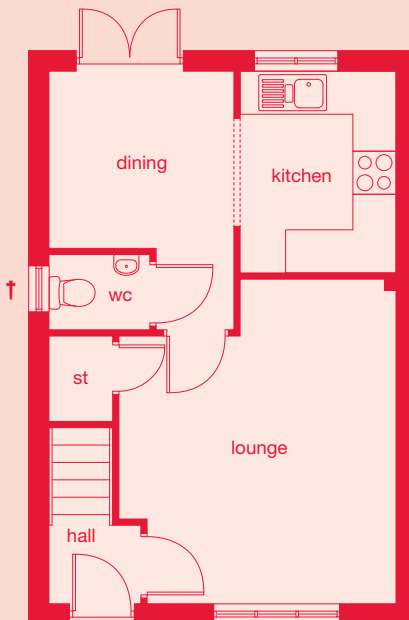
ground floor wc  
study  
en-suite shower room

The separate study on the first floor of the Gissing provides an adaptable space that could be used as a home office, a family computer suite or a quiet retreat dedicated to homework and school revision. The top floor is given over to a charming dormer-windowed master bedroom and en-suite shower room, a relaxing room that blends luxury and character.

### Ground Floor

### First Floor

### Second Floor



### Ground Floor

room dimensions:

lounge	3.885m x 4.480m	12'9" x 14'8"
kitchen	2.140m x 2.800m	7'0" x 9'2"
dining	2.550m x 2.470m	8'4" x 8'1"
wc	1.400m x 0.990m	4'7" x 3'3"

### First Floor

room dimensions:

bedroom 2	2.859m x 2.801m	9'5" x 9'2"
bedroom 3	2.869m x 2.424m	9'5" x 7'11"
study	1.871m x 2.409m	6'2" x 7'11"
bathroom	1.700m x 2.020m	5'7" x 6'8"

### Second Floor

room dimensions:

master bedroom	3.841m x 4.970m <sub>max</sub>	12'7" x 16'4"
en-suite	1.308m x 2.725m	4'3" x 8'11"

\*Plots are a mirror-image of plans shown above.

†No gable-end window to mid-terrace units.  
Semi-detached units may have gable windows,  
depending on handing. Please refer to site plan  
for clarification.

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## 4 bed townhouse The Beckett A

**Plots:**  
45\*,46,47\*,48,55\*,56,57\*,149\*

**Key features**  
integral garage (149\*\*)  
ground floor wc  
en-suite shower room

The Beckett is distinguished by a wealth of fascinating features, including a richly ornamented entrance portico with an attractive fanlight that immediately sets the tone of this premium quality home. A French window with a beautiful wrought iron balcony adds real character to the lounge, as well as helping to keep the interior pleasantly cool in even the warmest weather.



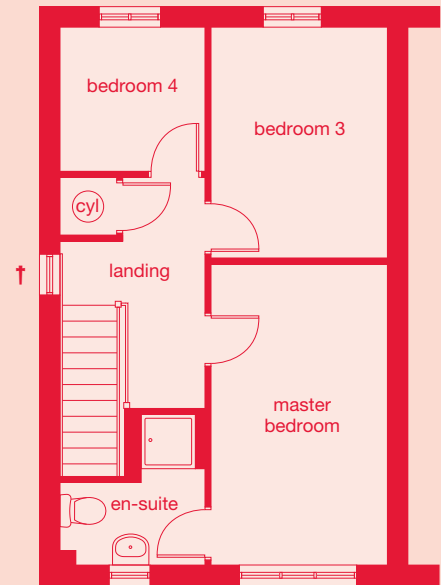
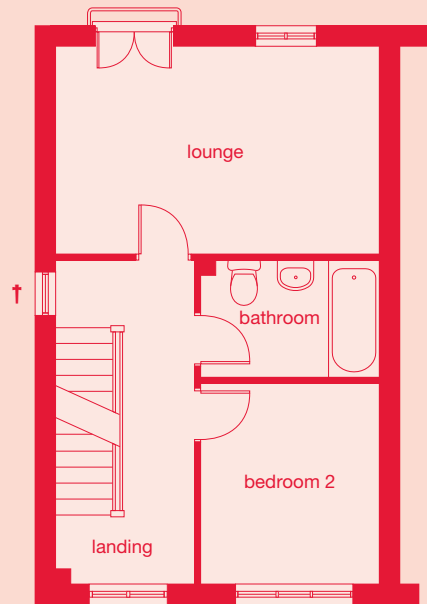
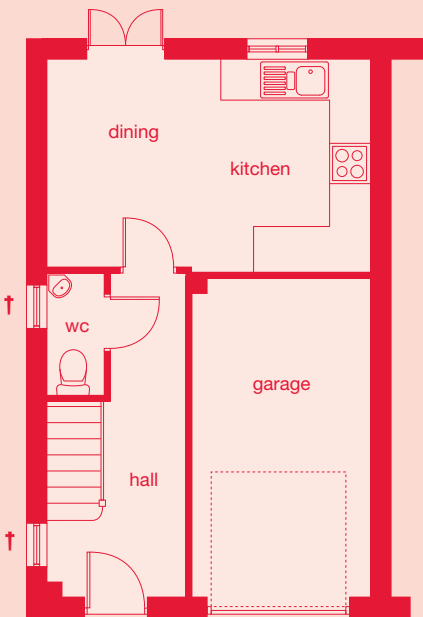
Please note: elevational treatments may vary.



### Ground Floor

### First Floor

### Second Floor



#### Ground Floor

room dimensions:

kitchen/dining	4.840m x 3.105m	15'11" x 10'2"
wc	0.855m x 1.820m	2'10" x 6'0"

\*Plots are a mirror-image of plans shown above.

\*\*Plot 149 is an alternative layout.  
Please see Sales Adviser for details.

†No gable-end window to mid-terrace units.  
Semi-detached units may have gable windows, depending on handing. Please refer to siteplan for clarification.

#### First Floor

room dimensions:

lounge	4.840m x 3.150m	15'11" x 10'4"
bedroom 2	2.625m x 2.950m	8'7" x 9'8"
bathroom	2.625m x 1.700m	8'7" x 5'7"

#### Second Floor

room dimensions:

master bedroom	2.600m x 4.500m	8'6" x 14'9"
en-suite	2.140m x 1.240m	7'0" x 4'11"
bedroom 3	2.600m x 3.450m	8'6" x 11'4"
bedroom 4	2.140m x 2.150m	7'0" x 7'11"

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Please note: elevational treatments may vary.

## 4 bed townhouse The Beckett B

**Plots:**  
38, 39\*, 43, 44\*, 204, 205, 206\*, 207\*

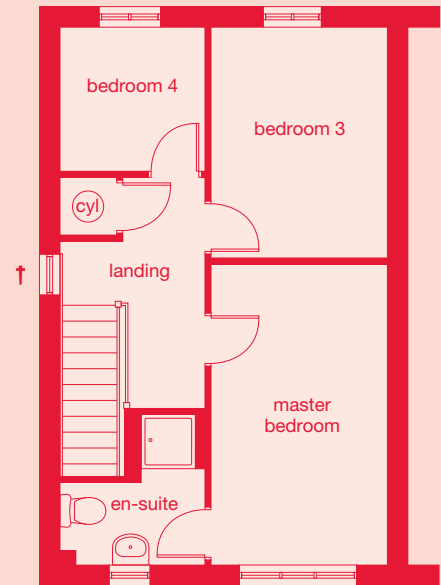
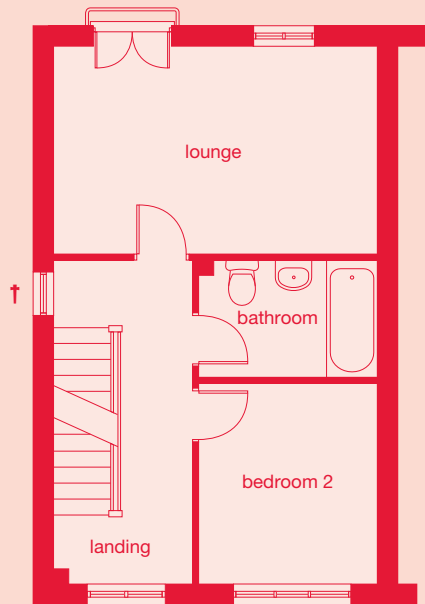
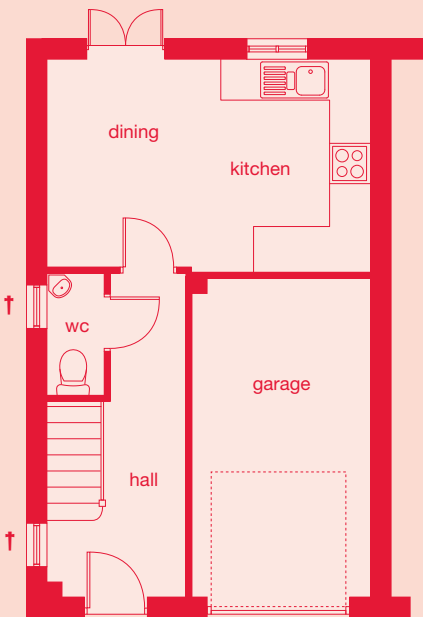
**Key features**  
integral garage  
ground floor wc  
en-suite shower room

The Beckett is distinguished by a wealth of fascinating features, including a richly ornamented entrance portico with an attractive fanlight that immediately sets the tone of this premium quality home. A French window with a beautiful wrought iron balcony adds real character to the lounge, as well as helping to keep the interior pleasantly cool in even the warmest weather.

### Ground Floor

### First Floor

### Second Floor



#### Ground Floor

room dimensions:

kitchen/dining	4.840m x 3.105m	15'11" x 10'2"
wc	0.855m x 1.820m	2'10" x 6'0"

\*Plots are a mirror-image of plans shown above.

† No gable-end window to mid-terrace units. Semi-detached units may have gable windows, depending on handing. Please refer to siteplan for clarification.

#### First Floor

room dimensions:

lounge	4.840m x 3.150m	15'11" x 10'4"
bedroom 2	2.625m x 2.950m	8'7" x 9'8"
bathroom	2.625m x 1.700m	8'7" x 5'7"

#### Second Floor

room dimensions:

master bedroom	2.600m x 4.500m	8'6" x 14'9"
en-suite	2.140m x 1.240m	7'0" x 4'11"
bedroom 3	2.600m x 3.450m	8'6" x 11'4"
bedroom 4	2.140m x 2.150m	7'0" x 7'1"

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## 4 bed townhouse The Beckett Alternative

**Key features**  
ground floor wc  
en-suite shower room

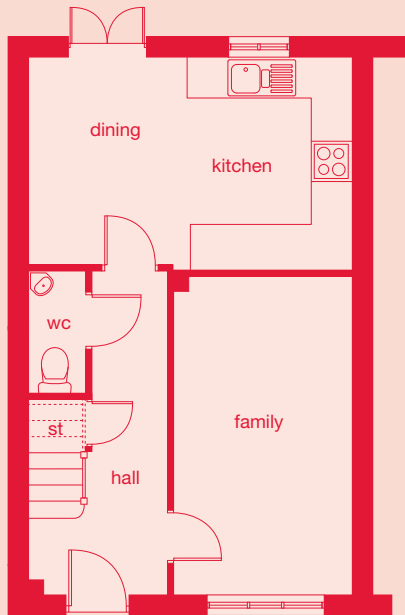
The Beckett Alternative is distinguished by a wealth of fascinating features, including a richly ornamented entrance portico with an attractive fanlight that immediately sets the tone of this premium quality home. A French window with a beautiful wrought iron balcony adds real character to the lounge, as well as helping to keep the interior pleasantly cool in even the warmest weather.



Please note: elevational treatments may vary.



### Ground Floor



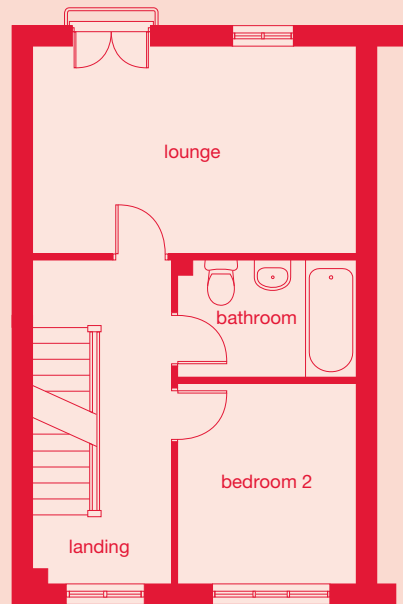
#### Ground Floor room dimensions:

kitchen/dining	4.840m x 3.150m	15'11" x 10'4"
family	2.625m x 4.750m	8'7" x 15'7"
wc	0.855m x 1.770m	2'10" x 5'10"

\* Please note: Plot 39 does not have artstone to the exterior.

**Please note – there is no under stairs cupboard to the Beckett Alternative**

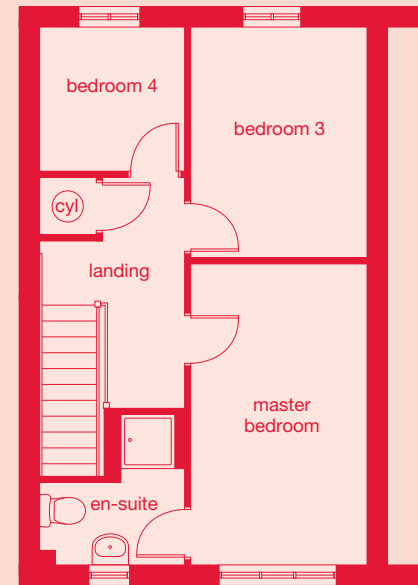
### First Floor



#### First Floor room dimensions:

lounge	4.840m x 3.150m	15'11" x 10'4"
bedroom 2	2.625m x 2.950m	8'7" x 9'8"
bathroom	2.625m x 1.700m	8'7" x 5'7"

### Second Floor



#### Second Floor room dimensions:

master bedroom	2.600m x 4.500m	8'6" x 14'9"
en-suite	2.140m x 1.240m	7'0" x 4'1"
bedroom 3	2.600m x 3.450m	8'6" x 11'4"
bedroom 4	2.140m x 2.150m	7'0" x 7'1"

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## 4 bed townhouse The Hardy A

### Plots:

26, 29\*, 34, 35\*, 150, 157\*, 158, 163\*, 164

### Key features

ground floor wc  
French doors  
two en-suite shower rooms  
French windows with Juliette balcony

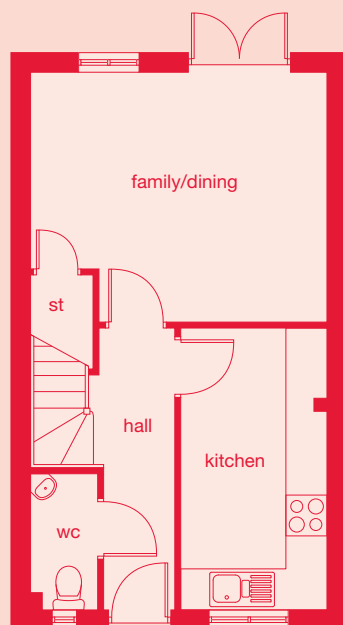
The light, spacious interior of the Hardy is distinguished by a wealth of exciting and innovative features, including a magnificent first floor landing that will be a superb background for family pictures or favourite antiques. The clever dual access arrangement of the shower room adjacent to the second bedroom allows it to be used as either an en-suite or an additional family facility.



Please note: elevational treatments may vary.



### Ground Floor



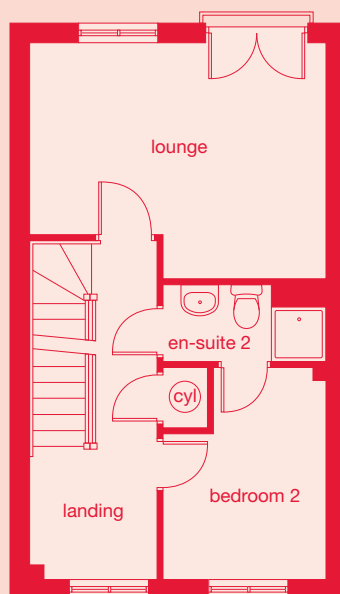
#### Ground Floor

room dimensions:

family/dining	4.440m x 3.452m	14'7" x 11'4"
kitchen	2.180m x 4.448m	7'2" x 14'7"
wc	1.000m x 2.030m	3'3" x 6'8"

\*Plots are a mirror-image of plans shown above.

### First Floor

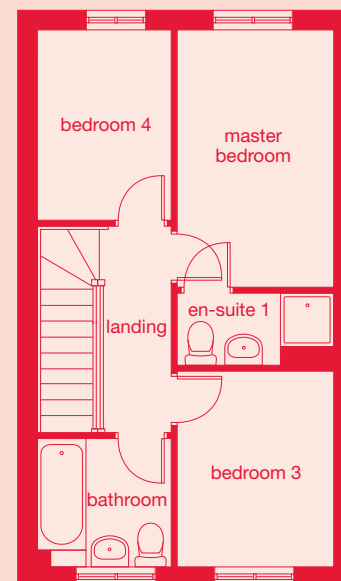


#### First Floor

room dimensions:

lounge	4.440m x 3.502m	14'7" x 11'6"
bedroom 2	2.430m x 3.202m	8'0" x 10'6"
en-suite 2	2.430m x 1.146m	8'0" x 3'9"

### Second Floor



#### Second Floor

room dimensions:

master bedroom	2.440m x 3.849m	8'0" x 12'8"
en-suite 1	2.340m x 1.070m	7'8" x 3'6"
bedroom 3	2.340m x 2.931m	7'8" x 9'7"
bedroom 4	1.900m x 2.760m	6'3" x 9'1"
bathroom	2.000m x 1.900m	6'7" x 6'3"

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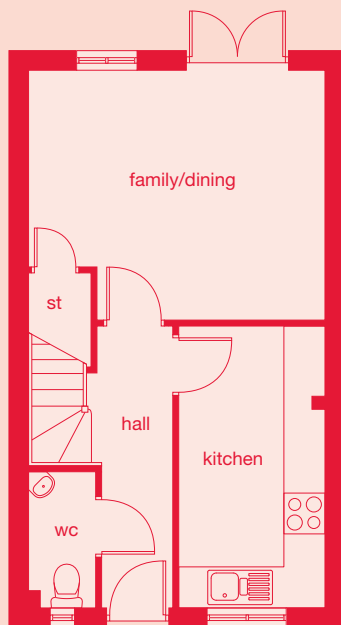
## 4 bed townhouse The Hardy B

**Plots:**  
159\*,160,165\*,166, 216, 217\*

**Key features**  
ground floor wc  
French doors  
two en-suite shower rooms  
French windows with Juliette balcony

The light, spacious interior of the Hardy is distinguished by a wealth of exciting and innovative features, including a magnificent first floor landing that will be a superb background for family pictures or favourite antiques. The clever dual access arrangement of the shower room adjacent to the second bedroom allows it to be used as either an en-suite or an additional family facility.

### Ground Floor



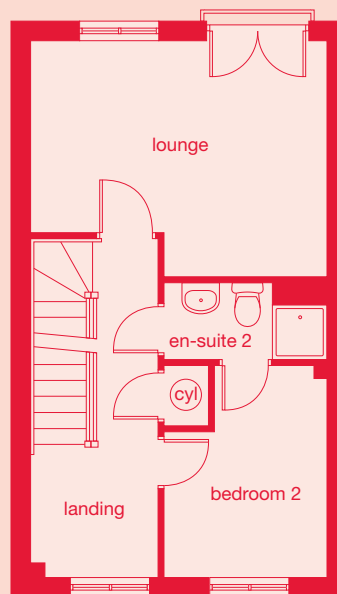
#### Ground Floor

room dimensions:

family/dining	4.440m x 3.452m	14'7" x 11'4"
kitchen	2.180m x 4.448m	7'2" x 14'7"
wc	1.000m x 2.030m	3'3" x 6'8"

\*Plots are a mirror-image of plans shown above.

### First Floor

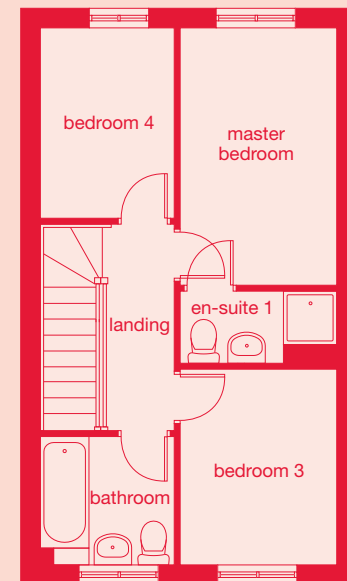


#### First Floor

room dimensions:

lounge	4.440m x 3.502m	14'7" x 11'6"
bedroom 2	2.430m x 3.202m	8'0" x 10'6"
en-suite 2	2.430m x 1.146m	8'0" x 3'9"

### Second Floor



#### Second Floor

room dimensions:

master bedroom	2.440m x 3.849m	8'0" x 12'8"
en-suite 1	2.340m x 1.070m	7'8" x 3'6"
bedroom 3	2.340m x 2.931m	7'8" x 9'7"
bedroom 4	1.900m x 2.760m	6'3" x 9'1"
bathroom	2.000m x 1.900m	6'7" x 6'3"

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## 4 bed detached The Crompton

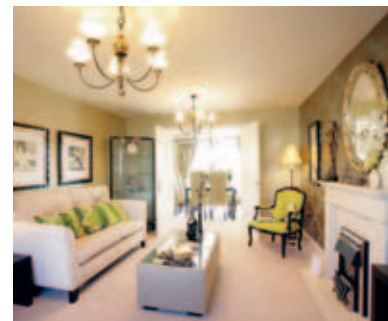
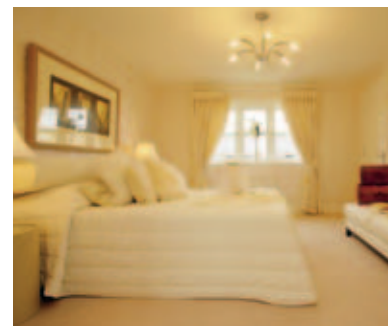
**Plots:**  
212, 213

**Key features**  
integral garage  
bay window  
ground floor wc  
French doors

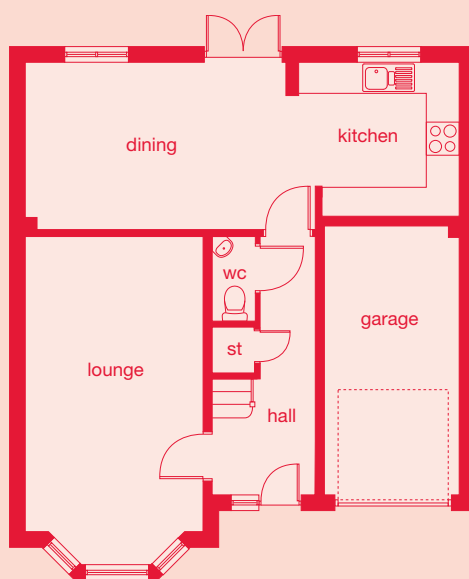
A substantial, spacious dwelling, the Crompton offers enormous flexibility and endless possibilities. The dining kitchen that occupies the entire rear of the ground floor is an enormously adaptable space that will be as perfect for formal entertaining as it is for leisurely family meals and conversation, and the provision of two en-suite bedrooms brings an unusual level of luxury and pleasure to everyday living.



Please note: elevational treatments may vary.



### Ground Floor

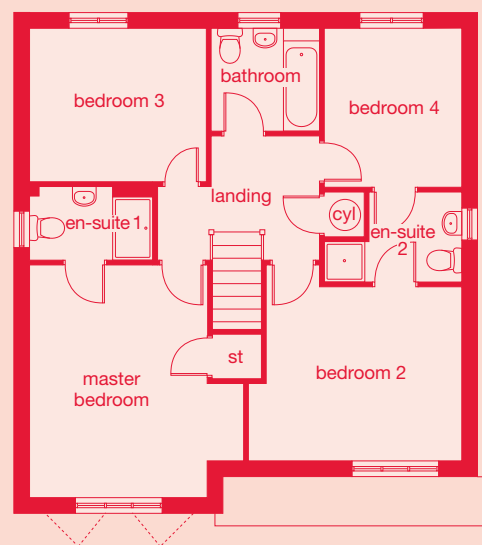


#### Ground Floor

room dimensions:

lounge	3.264m x 6.222m	10'9" x 20'5"
kitchen	2.900m x 2.880m	9'6" x 9'5"
dining	5.034m x 3.050m	16'6" x 10'0"
wc	0.919m x 1.650m	3'0" x 5'5"

### First Floor



#### First Floor

room dimensions:

master bedroom	3.314m x 4.429m	10'10" x 14'6"
en-suite 1	2.314m x 1.400m	7'7" x 4'7"
bedroom 2	3.731m x 3.199m	12'3" x 10'6"
en-suite 2	2.680m x 1.800m	8'10" x 5'11"
bedroom 3	3.314m x 2.800m	10'10" x 9'2"
bedroom 4	2.680m x 2.965m	8'10" x 9'9"
bathroom	1.970m x 1.900m	6'6" x 6'3"

All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' interiors and exteriors.



Please note: elevational treatments may vary.

## 4 bed detached The Stevenson

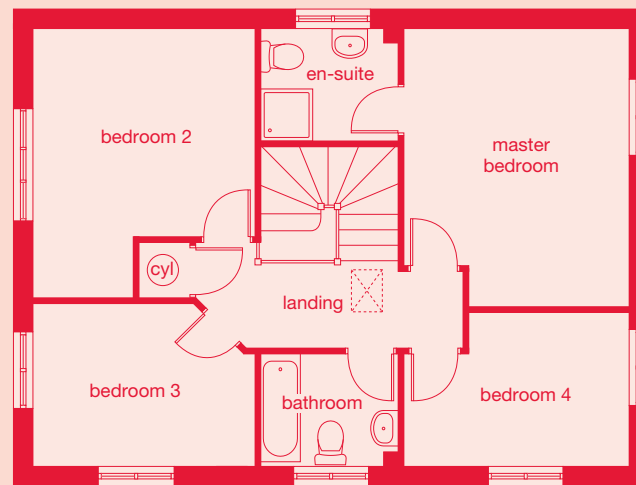
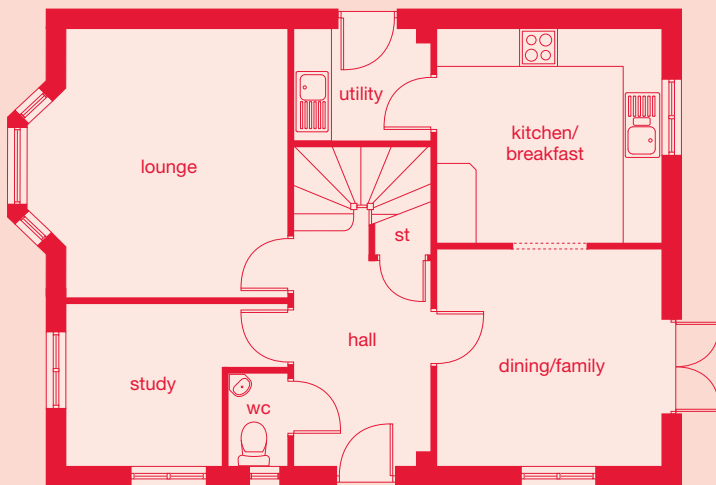
**Plots:**  
25, 37, 151, 156\*, 200, 203\*, 214\*

**Key features**  
bay window  
French doors  
utility room  
en-suite shower room

A delightful, informal focal point for family life, the dining-room of this substantial home will also be a really special setting in which to relax over leisurely meals with guests. The entrance into the kitchen affords enormous convenience while keeping the two spaces quite separate, and the French doors bring a flavour of the garden to dining on summer evenings.

### Ground Floor

### First Floor



#### Ground Floor

room dimensions:

lounge	4.055m incl. bay X 4.216m	13'4" x 13'10"
kitchen/breakfast	3.517m x 3.373m	11'6" x 11'1"
dining/family	3.517m x 3.391m	11'6" x 11'2"
study	2.462m min x 2.548m	8'1" x 8'4"
utility	2.126m x 1.760m	7'0" x 5'9"
wc	0.900m x 1.450m	2'11" x 4'9"

#### First Floor

room dimensions:

master bedroom	3.516m x 4.380m	11'6" x 14'4"
en-suite	2.126m x 1.760m	7'0" x 5'9"
bedroom 2	3.512m max x 4.263m	11'6" x 14'0"
bedroom 3	3.458m max x 2.501m	11'4" x 8'2"
bedroom 4	3.515m max x 2.384m	11'6" x 7'10"
bathroom	2.233m x 1.749m	7'4" x 5'9"

\*Plots are a mirror-image of plans shown above.

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# Housetype specification

## Kingsmoor

	Bailey	Crompton	Hardy	Beckett	Gissing	Carron	Stevenson
<b>Kitchen</b>							
① a choice of fully integrated kitchen units and worktops (subject to build programme)	✓	✓	✓	✓	✓	✓	✓
stainless steel single electric oven	✓	✓	✓	✓	✓	✓	✓
② stainless steel 4-ring gas hob	✓	✓	✓	✓	✓	✓	✓
integrated hood	✓	✓	✓	✓	✓	✓	✓
stainless steel 1 1/2 bowl sink and monobloc tap to kitchen	✓	✓	✓	✓	✓	✓	✓
stainless steel single bowl and monobloc tap to utility (where applicable)	✓	✓	✓	✓	✓	✓	✓
plumbing for washing-machine	✓	✓	✓	✓	✓	✓	✓
upstands to worktops	✓	✓	✓	✓	✓	✓	✓
strip lights under wall units	✓	✓	✓	✓	✓	✓	✓
3 spot light to kitchen	✓	✓	✓	✓	✓	✓	✓
<b>Bathroom and en-suite</b>							
white sanitaryware	✓	✓	✓	✓	✓	✓	✓
one complete shower in enclosure or over bath	✓	✓	✓	✓	✓	✓	✓
③ choice of ceramic wall tiles (subject to build programme)	✓	✓	✓	✓	✓	✓	✓
ceramic tiling to splashbacks above hand-basins in cloakrooms	✓	✓	✓	✓	✓	✓	✓
④ downlighters to bathroom and en-suites	✓	✓	✓	✓	✓	✓	✓
full-height ceramic tiling to shower enclosures (where available)	✓	✓	✓	✓	✓	✓	✓
<b>Safety and security</b>							
mains-powered smoke detectors	✓	✓	✓	✓	✓	✓	✓
window locks to all windows (except upper-floor escape windows)	✓	✓	✓	✓	✓	✓	✓
multi-point locking systems to front and rear doors	✓	✓	✓	✓	✓	✓	✓

✓ yes

○ optional extra





Bailey  
Crompton  
Hardy  
Beckett  
Gissing  
Carron  
Stevenson

**Electrical**

digital wiring only to TV point to lounge	✓	✓	✓	✓	✓	✓	✓
BT socket to lounge	✓	✓	✓	✓	✓	✓	✓

**General**

uPVC double glazed windows (unless planning prevents)	✓	✓	✓	✓	✓	✓	✓
uPVC French doors (unless planning prevents)	✓	✓	✓	✓	✓	✓	✓
low-maintenance dry roofing systems	✓	✓	✓	✓	✓	✓	✓
NHBC 10-year warranty	✓	✓	✓	✓	✓	✓	✓
gas central heating throughout	✓	✓	✓	✓	✓	✓	✓
⑤ thermostatically controlled radiators to all rooms except where room stat fitted	✓	✓	✓	✓	✓	✓	✓
loft insulation	✓	✓	✓	✓	✓	✓	✓

**Decorative**

smooth finish ceiling	✓	✓	✓	✓	✓	✓	✓
all woodwork painted White	✓	✓	✓	✓	✓	✓	✓
walls to be painted Gardenia or Barley White (except kitchens and bathrooms – White)	✓	✓	✓	✓	✓	✓	✓
semi-solid 6 panel colonist-style internal doors	✓	✓	✓	✓	✓	✓	✓
⑥ chrome-effect internal and external ironmongery	✓	✓	✓	✓	✓	✓	✓

**External**

front porch light	✓	✓	✓	✓	✓	✓	✓
front garden turfed	✓	✓	✓	✓	✓	✓	✓
landscaping to approved scheme	✓	✓	✓	✓	✓	✓	✓
door bell and chimes	✓	✓	✓	✓	✓	✓	✓
topsoil to rear garden	✓	✓	✓	✓	✓	✓	✓

All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Sales Adviser for specific details.

These sales particulars do not constitute a contract, form part of a contract or a warranty.

Please refer to the 'Important Notice' section at the back of this brochure for more information.

Photography represents typical Miller Homes' fittings and options.



## New in town?

Quality of life is about the details of everyday living. From the little things, such as knowing the nearest place to pick up a pint of milk, to more important matters, like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about Kingsmoor.

### Sport and leisure

There is wide selection of health and leisure centres within a mile of Kingsmoor, including Fitness First in Yarm Road where in addition to extensive health and fitness facilities there is a sauna, a steam room and relaxation areas. There are several golf courses in easy reach, including the picturesque and challenging Eaglescliffe Golf Club which lies alongside the River Tees with the Cleveland Hills in the background. Teesside Leisure Park, around two miles from the development, includes a tenpin bowling alley.

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**Fitness First**  
Idec House, Yarm Road  
01642 617 773

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- 1 **Eaglescliffe Golf Club**  
Yarm Road  
01642 780 238
- 

### Transport

Stockton-on-Tees is a convenient commuter base for Middlesbrough, Darlington and even Tyneside. Thornaby Station, approximately a mile from Kingsmoor, has regular services to Middlesbrough and the east coast, Darlington and Manchester. Durham Tees Valley Airport is less than six miles from the development.

### Outdoor activities

Kingsmoor is only around half a mile from the superb Ropner Park, a traditional Victorian leisure area that has recently been restored to its past splendour. As well as providing a peaceful retreat where you can enjoy a relaxed stroll through the trees, the park includes a lake with lots of bird life, a café, an adventure playground, tennis courts, a bowling green and a bandstand where concerts are held during the summer. There are several nature reserves and countryside sites in the borough, and the River Tees, around half a mile to the east of the development, offers miles of pleasant riverside walks and cycling as well as a comprehensive choice of watersports at the Tees Barrage. For more adventurous outings, North Yorks Moors National Park is around 10 miles to the south.

- 2 **Tees Barrage**  
Navigation Way, Thornaby  
01642 633 273
- 

### Culture and entertainment

One of the more unusual attractions of the area is the Wynyard Planetarium and Observatory, located in Wynyard Woodland Park just outside the town, which presents a fascinating programme of special events as well as opportunities to enjoy serious astronomy at first hand. There is a multi-screen Showcase cinema in the Teesside Leisure Centre, around two miles away. Stockton has a wide

choice of bars, clubs and restaurants, and a fine museum set in 100 acres of parkland at Preston Hall, with displays covering art, armour and social history, including a recreated local street of the 1890s.

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**Wynyard Planetarium and Observatory**  
Wynyard Woodland Park,  
Thorpe Thewles  
01740 630 544

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**Preston Hall Museum and Park**  
Yarm Road  
01642 781 184

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### Shopping

There is a convenience shop and food store in Northcote Street, less than quarter of a mile from Kingsmoor. The short walk into the pedestrianised High Street around half a mile away, one of the widest in England, brings access to a vibrant and varied selection of independent traders, local food specialists and speciality shops spread throughout the High Street, the Castlegate Shopping Centre, Wellington Square and the surrounding streets. The High Street is also the setting for the town's open-air market, one of the largest in the UK, held every Wednesday and Saturday, with a smaller version held on Fridays. Larger furniture and DIY stores can be found in Portack Lane, and Teesside Retail Park, with its major high street names and larger outlets, is only around two miles from the development.

### Education

Stockton has a Schools Effectiveness Service Group that works in partnership with schools to maintain the highest educational standards and create a vibrant learning community in the town. Schools convenient for Kingsmoor include the following.

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**Oxbridge Lane Primary School**  
Oxbridge Lane  
01642 607 421

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---

**St Cuthbert's RC**  
Parkfield  
01642 393 532

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**Stockton Sixth Form College**  
Bishopston Road West  
01642 612 611

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### Health care

The Woodlands Family Medical Centre, less than half a mile from Kingsmoor, is a well established practice founded in 1922. There are currently eight GPs based in the Centre, and the practice offers a comprehensive range of specialist clinics and advisers. There is also a selection of dental surgeries in Yarm Road.

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**Woodlands Family Medical Centre**  
Yarm Lane  
01642 607 398

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**Avente House Dental Surgery**  
1-3 Yarm Road  
01642 676 089

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# How to find us.

## We are open Thursday – Monday

### 10:30am to 5:30pm

### Telephone: 0800 840 8499



#### From the North

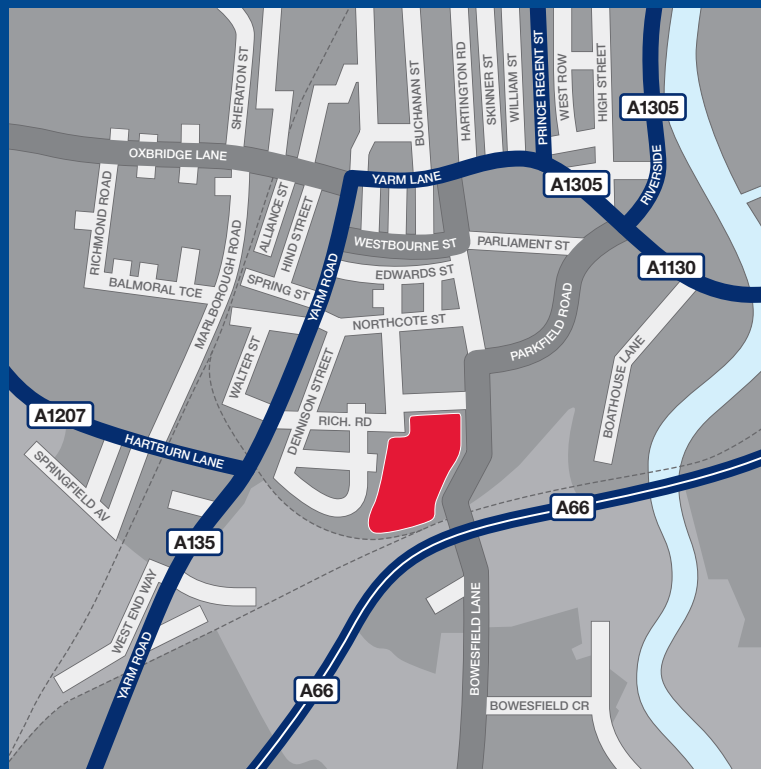
Travelling south on the A19, cross the River Tees and leave the A19 at the next junction to join the A66, following signs for Stockton and Middlesbrough. After just over a mile, leave the A66 to join the A1305 following signs for Stockton and Thornaby. Stay on the A1305 into George Street and the one-way system, still following signs for Stockton, and cross the River Tees again at Bridge Road. Carry on in the same direction through two sets of traffic lights then straight across the roundabout onto Yarn Lane. Turn left at the traffic lights down Yarn Road and after approximately 400 yards turn left along Richardson Road. The development is straight ahead.

#### From the South

Travelling north on the A19, carry on straight through the junction with the A174 and at the next junction leave the A19 and join the A1130 following signs for Stockton. Stay on the A1130, passing Tees Side Golf Club on the right and crossing the flyover of the A66, still following signs for Stockton. Carry on into the one-way system then cross the River Tees at Bridge Road. Carry on in the same direction through two sets of traffic lights then straight across the roundabout onto Yarn Lane. Turn left at the traffic lights down Yarn Road and after approximately 400 yards turn left along Richardson Road. The development is straight ahead.

#### Satellite Navigation Reference

TS18 3LJ



● Kingsmoor TS18 3LJ

find out more about this area on page 22

#### From the West

Travelling east on the A66, pass Longnewton on the right and around a mile-and-a-half further on leave the A66 to join the A135, taking the first exit at the roundabout and following signs for Stockton. Carry on through two sets of traffic lights then turn right onto Richardson Road. The development is straight ahead.

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