



# LAMBTON PARK





Lambton Park, the ancestral seat of the Earls of Durham, with a heritage stretching back to the 11th Century and a distinct sense of place, is one of the most intriguing historic places in the region.

Over 1,000 acres of historic park and woodland provides an oasis of calm and tranquillity on the edge of the urban fringe; set against a backdrop of dramatic views of Lambton Castle, in its prominent position high above the wooded River Wear Gorge.







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The Lambton family have been prominent in the history of the region. The landscape, buildings and archaeology of Lambton Park capture the story of the county.

Over several centuries, the Park has transformed between a largely rural landscape, to that of an environment and community dramatically reshaped by the fortunes of the region's coal industry.







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Lambton Park has been, and continues to be, managed as a traditional working estate, with forestry and farming key to the fabric of the landscape, alongside a well-established residential and business community.

The Lambton family's vision for the Estate, is a future which combines conservation of its environment and preservation of its heritage, alongside a diverse working estate with a vibrant community at its heart.



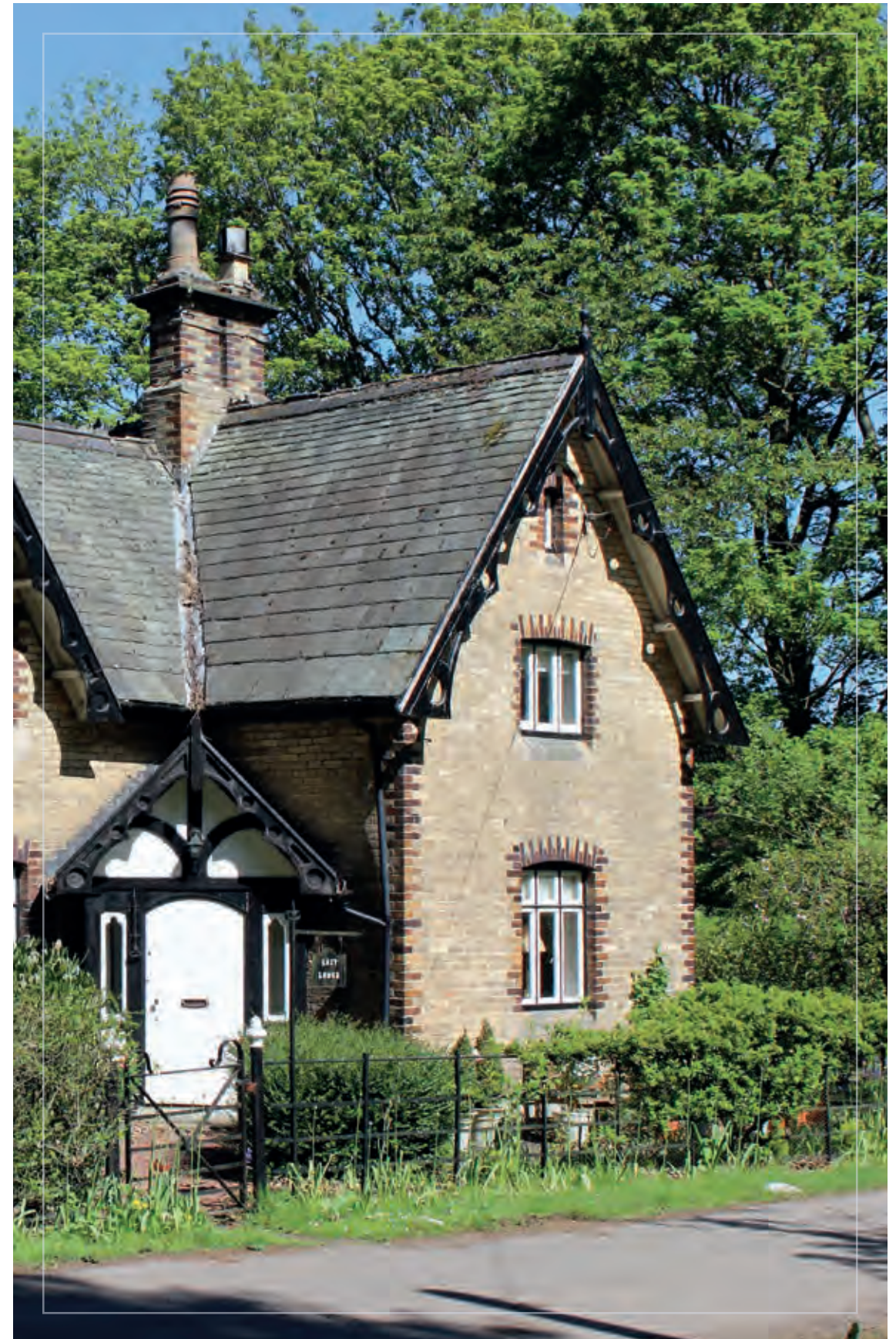




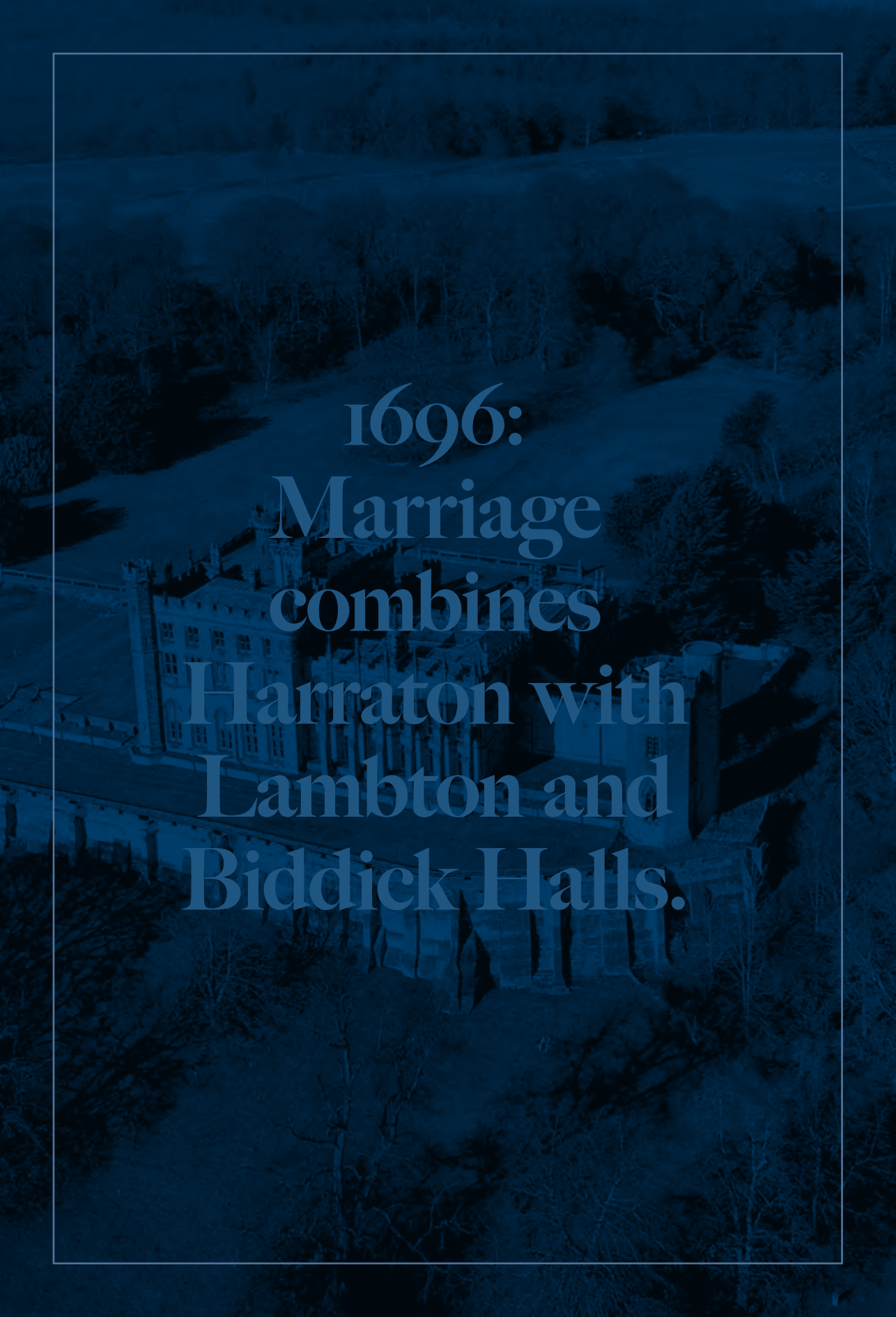
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The exciting new development  
at Lambton Park offers an  
extraordinary opportunity to  
become an integral part of a  
community, on a quintessentially  
English country estate.

Lambton Park is an exceptionally special place;  
a hidden gem; to be enjoyed and cared for by the  
people who live and work here, to ensure this unique  
legacy will flourish for generations to come.







# 1696: Marriage combines Harraton with Lambton and Biddick Halls.



Until the 18th Century, Lambton Park, was in fact three, individually owned, smaller estates, Lambton, Harraton and Biddick, each with origins dating back to the 11th Century.

Sir William Lambton of Lambton Hall purchased The Biddick Estate in 1594 and in 1696 Ralph Lambton married the heiress to the Hedworth Estate and Harraton Hall.



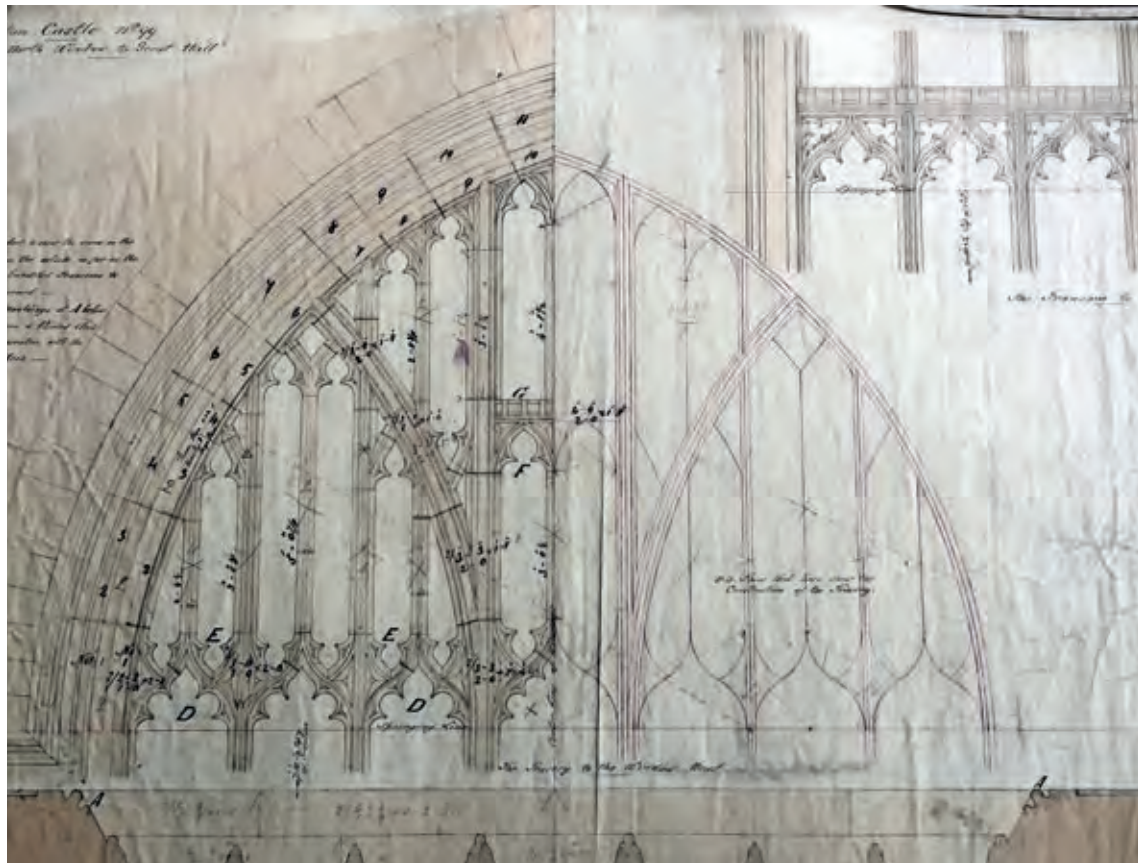
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The beginnings of the current landscape lie with the first Earl of Durham, John George Lambton, who, in the early 19th Century set about designing the Park in the then popular Picturesque style; an aesthetic ideal of turning gardens and landscapes into views worthy of being painted.

Subsequently, some of the buildings, such as the Castle, its Stables, cottages, gardens and Stud Farm were all designed to fit within this Picturesque landscape.











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The first Earl, alongside the visionary Italian architect Ignatius Bonomi, was the driving force behind turning the humble Harraton Hall into a grander castle.

Sadly, the coal mining which had contributed to the Lambton family's wealth over the years, would prove to be the undoing of the Castle itself, as mine shafts beneath started to collapse and parts of the Castle had to be demolished. In the 1930's further parts of the Castle would be demolished due to death duties and spiralling costs. Following its requisition by the Army in the Second World War, the Castle has largely remained empty, but more recently with its romantic and dramatic setting, has formed the backdrop to TV programmes and film sets.

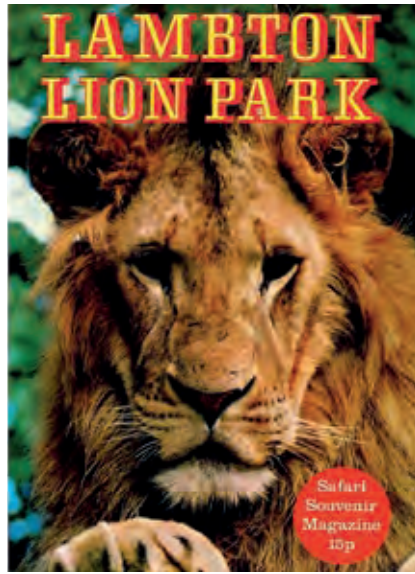
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As local land owners, the Lambton family operated a number of coal mines during the 19th Century. The hard work of these miners contributed to the fabric of the Estate which is seen today.

Coal mined from seven pits which made up the Lambton Colliery was initially ferried by horse-drawn wagons to staithes on the River Wear, where it would then be carried by boat to Sunderland. The horse-drawn wagons would eventually be replaced by steam power in 1814 and the coal would travel by ship to London and Europe. Lambton Colliery closed completely in 1965 and from the 1990's onwards, the disused colliery structures were removed, and spoil and pit heaps landscaped, leaving very little evidence of an industry that once dominated the region.







Lambton Park has remained relatively private over the years, however there will be many in the region who associate it with fun filled family days out at ‘Lambton Lion Park’.

For just over a decade from 1972 thousands in the region would take advantage of the opportunity to see lions, zebras, camels, elephants, ostriches and baboons living in conditions as near as possible to their natural habitat.







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Lambton Park's history is still evolving. The traditional estate enterprises of farming and forestry sit alongside a strong residential and business community, with over 60 houses and offices in converted farm buildings at Bowes Business Park.

Some of the residents have lived on the Estate for many years, with a number being current or retired Lambton employees.







A special combination of community, heritage, landscape and environment sets Lambton Park apart. It is this remarkable resource which will embrace an expanding community in the next chapter of Lambton's story.



Embracing  
an expanding  
community in the  
next chapter of the  
Lambton story.







The history,  
landscape,  
buildings and  
archaeology  
encapsulate  
much of the  
story of County  
Durham.



Maintaining the unique legacy that  
is Lambton Park has long been a  
challenge, given the revenue generated  
from existing estate enterprises.

In 2016, following careful consideration, approval was  
given to re-develop an element of Lambton Park to  
enable a multi-million pound investment in the heritage  
assets, safeguarding them for generations to come.







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A landmark housing development conceived by Ben Pentreath, a nationally renowned architect and interior designer; the first phase of the development will be Victorian in character, inspired by existing residential properties in Lambton Park.

Tree lined avenues and large grassed areas will complement the existing landscape. The

Victorian phase will be followed by housing influenced by Georgian and Arts & Crafts styles.





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Bowes Business Park is also to be extended, in a sympathetic style, with landscaped parking and pedestrian links to the new housing.

Development plans include an engaging retail and community hub with a range of shops, café and community facilities in a pedestrian friendly environment.

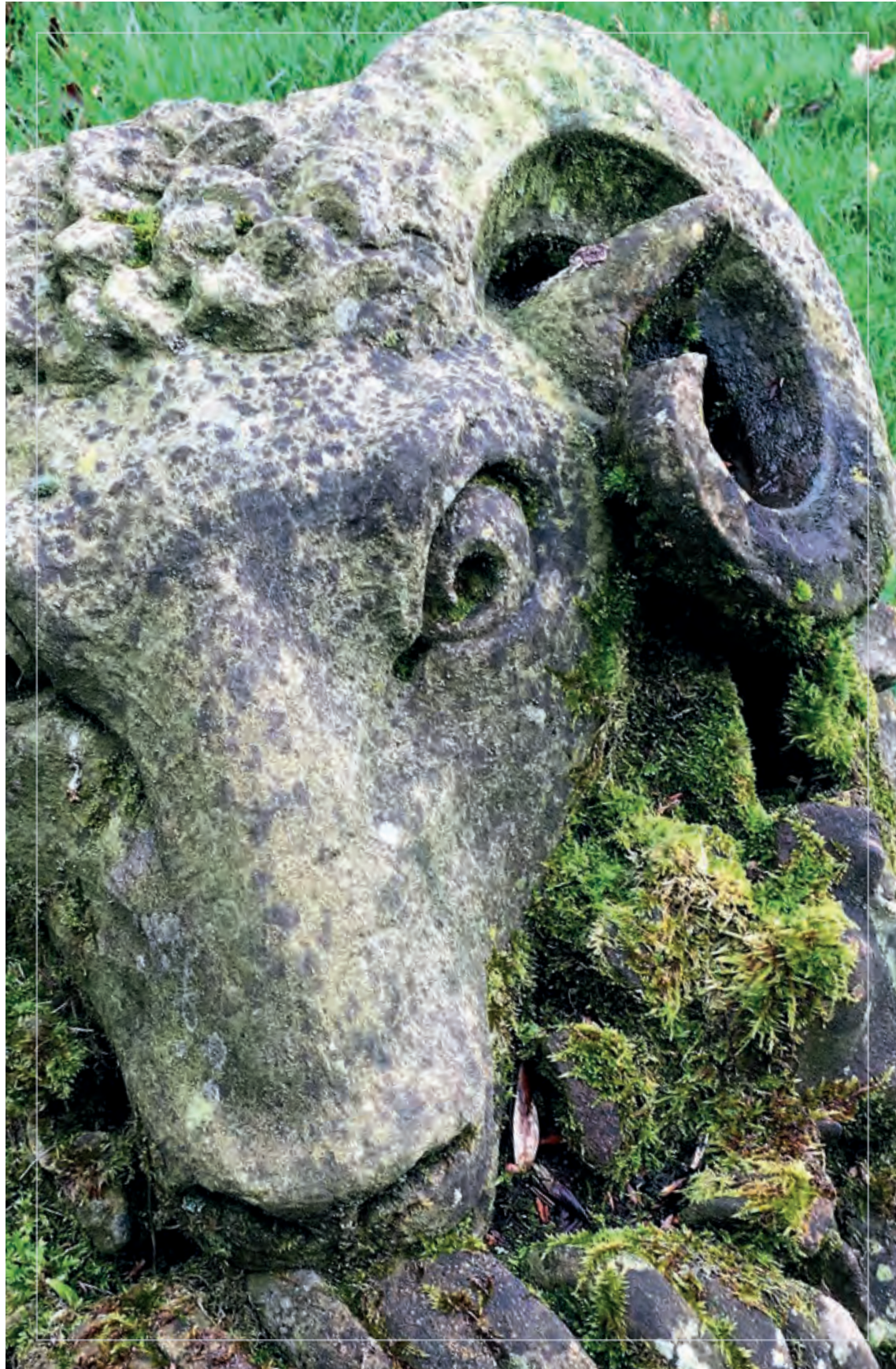




**Ancient  
woodland  
and rolling  
parkland are  
a place for  
relaxation,  
reflection and  
exercise.**







The development will contribute significantly to the renovation and restoration of the unique historic assets within the Park ensuring its sustainable future.



A tangible,  
unique and  
powerful sense  
of place.



Despite significant investment in the Park, the scale of work required for its preservation is considerable and only possible as a consequence of the planning consent which has been granted for the development within the grounds of the former Lion Park.

Lambton Park will, as a result, see a transformatory investment in its built assets, historically important landscape and a network of permissive footpaths.

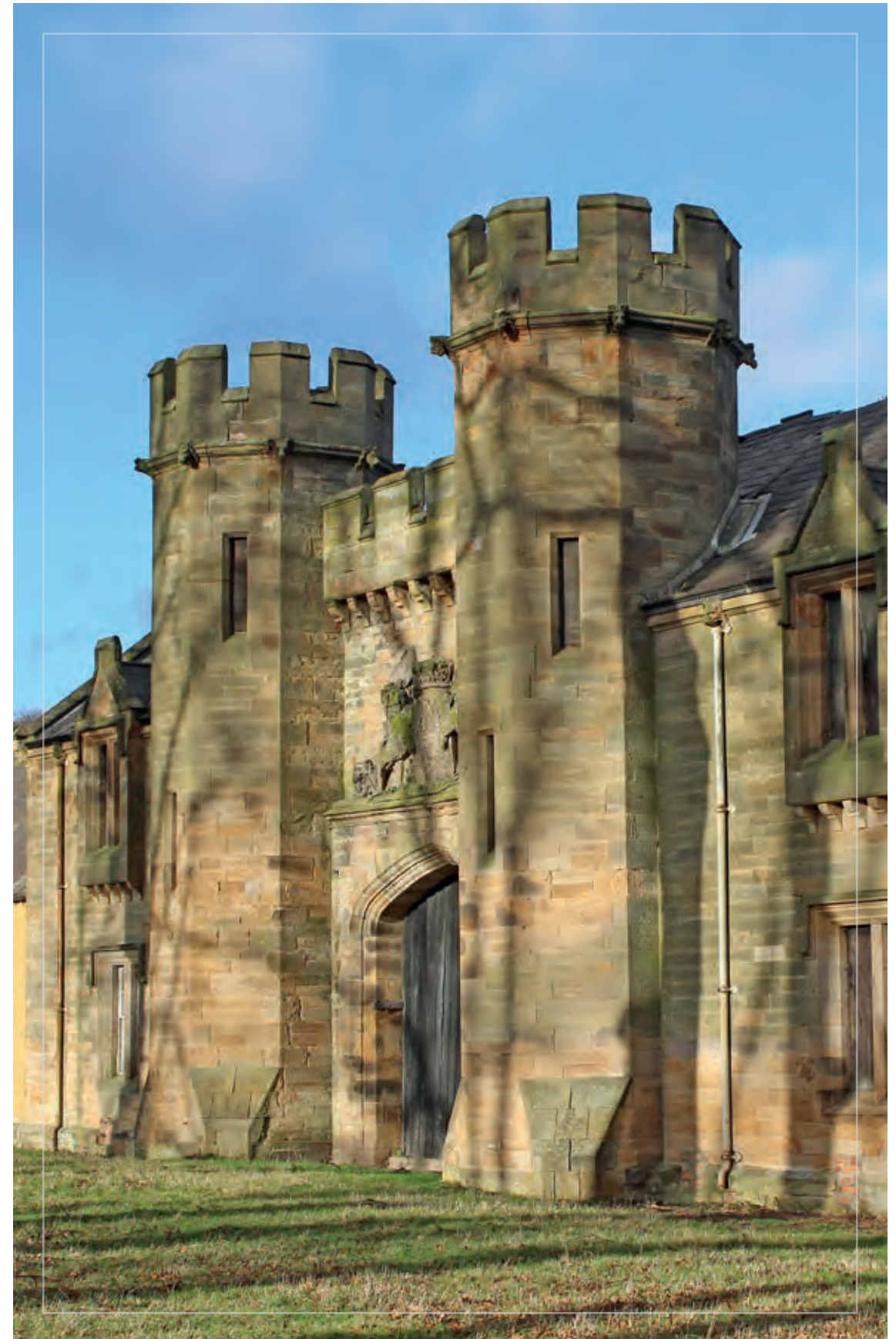


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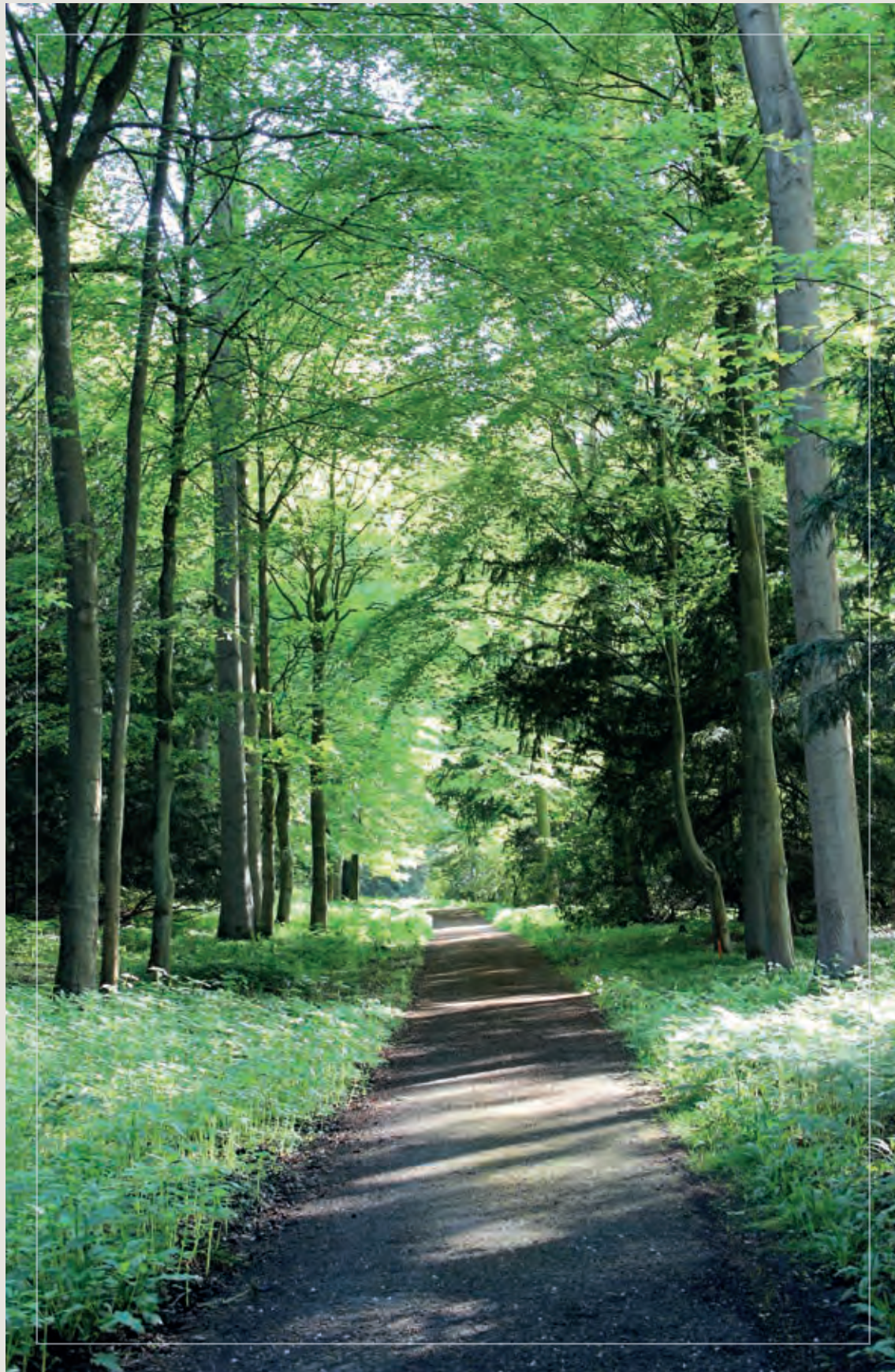
Lambton Castle is to be brought into a sustainable new use. Following extensive research to identify the works needed to the Castle, an assessment of the historic significance of the fabric of the building has been undertaken. This will be used to inform any proposals for the Castle's conversion and the viable new use of this landmark building.

Associated with this, the adjoining Stables and model farm ("the Byre") will be converted to ensure that this historic core is safeguarded for future generations. The iconic Lamb Bridge has been structurally compromised by subsidence on both river banks. Extensive engineering works are currently being planned to stabilise and conserve the structure.

With over sixty houses on the Estate, a rolling programme to update and preserve these properties is also being put in place.







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Lambton Park will now share its wonderful environment, as approximately 15 kilometres of permissive footpaths will be created south of the River Wear, allowing people to enjoy the nature, landscape and heritage of Lambton Park.

The network of footpaths will take in the old Racecourse, ancient woodland and open parkland, including spectacular views along the River Wear Gorge to the Castle. Conveniently located for those who live and work at Lambton, this network will provide a variety of accessible routes for all to enjoy.





CASTLE STABLES

LAMBTON CASTLE

LAMB BRIDGE

RACECOURSE FIELD

CHESTER NEW BRIDGE

FORMER LION PARK

ESTATE OFFICES

BOWES OFFICES

NEW DEVELOPMENT

RIVER WEAR GORGE

A182

A183

A183

A183

A1(M)





The wider Estate is an oasis for nature and wildlife and in spring time the woods are carpeted with daffodils, bluebells and wild garlic. Bird life is varied and the parkland is home to sheep, cattle and horses.



**An extensive plan to restore the Picturesque vision of the first Earl is already in hand, with Lambton Park staff carefully working on this sensitive project.**





A photograph of a person's lower legs and feet standing on a large, weathered log in a forest. The person is wearing black leggings and black sneakers with bright pink soles. The background is a blurred forest floor with green and brown foliage. The text "A place to rediscover nature, relax and reflect." is overlaid on the left side of the image in a white, serif font.

A place to  
rediscover  
nature, relax  
and reflect.



Sweeping  
beaches,  
tranquil moors  
and dales,  
World Heritage  
sites and  
vibrant cultural  
attractions.



Lambton Park sits in the heart of the  
North East of England, with some  
of the most beautiful landscape in  
the country on our doorstep.

A region of contrasts, where the new and old sit side by side, where  
contemporary culture is placed comfortably next to dramatic  
landscapes, picturesque views and fascinating heritage.





1. Druridge Bay

2. Northumberland National Park



3. Hadrian's Wall

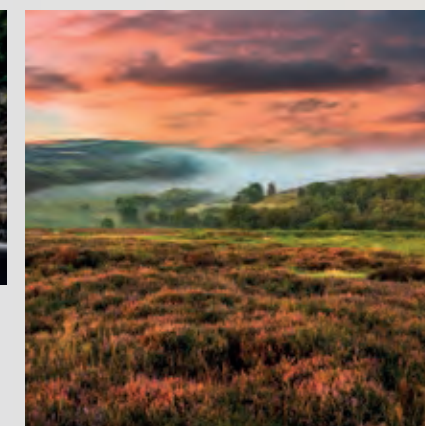


4. Beamish




5. Durham Cathedral

6. High Force



7. North York Moors



A woman with blonde hair tied back, wearing a bright pink tank top and a grey wristband, is in the foreground, stretching her right arm across her chest. She is looking off to the side with a slight smile. In the background, two other women are visible, also in pink tank tops, performing similar stretches. The setting is a lush green park with trees and grass, bathed in soft, natural light.

**A truly wonderful  
setting, that will  
combine tradition  
and heritage  
with the best of  
modern living.**



A diverse  
working Estate  
with a vibrant  
community  
at its heart.



As the population at Lambton Park grows, it is important that there remains a sense of being part of ‘Lambton’ and the vision for the future combines conservation of its environment and preservation of its heritage, whilst maintaining a diverse working Estate with a vibrant community at its heart.









One of the  
most intriguing  
historic  
locations in the  
North East.





[lambtonparkuk](#)

[lambtonpark.com](#)







# LAMBTON PARK

## BOWES GATE VISION

FEBRUARY 2021

Bowes Gate is a key component in the development at Lambton Park. It will be owned and controlled by the Estate, with a complementary mix of businesses, whose occupation on site will make a fantastic contribution to the vibrant community which is being built at Lambton Park.

Anticipated as being the beating heart of the development at Lambton, Bowes Gate will be a thriving community hub with the facilities needed to service the housing, businesses and visitors to the Park.

The Vision for Bowes Gate is to provide a traditional high street of around 9 independent businesses which are expected to include.

- Baker
- Delicatessen
- Butcher
- Grocer
- Estate farm shop
- Florist
- Pharmacy
- Convenience Store
- Hairdresser/Beauty Salon

The upper floors could accommodate conventional offices; serviced office space/ meeting rooms; healthcare users; wellness centre such as Yoga/Pilates, or a gym.

Plans are now in a finalised form and include a standalone Pavilion café/bistro (3,450 sq ft, plus 365 sq ft of ancillary storage/office); with the main building comprising of 11,600 sq ft of ground floor retail space and 26,500 sq ft of office space.

**A key component of the development will be the creation of a new park immediately west of the Pavilion, which will be delivered as part of this scheme.**









pod

Looking south east across the newly created park





N.B. All images are for illustrative purposes only.



## The timescale which Lambton Park intends to work to is:

Expressions of interest sought from local businesses	January 2021	Planning application submitted
	Summer 2021	Planning consent granted
		Pre-let secured on the Pavilion
Construction and opening	Autumn/Winter 2021	Construction of Pavilion starts
		Pre-lets secured on retail space and an element of the office space
	Winter 2021/2022	Construction starts on the main building
	Summer 2022	Pavilion opening
	Summer 2023	Main building opening

For any questions or more information about the  
Boves Gate Development contact: Jonny Morris  
t: 0191 303 9543 or e: [jwm@gscgrays.co.uk](mailto:jwm@gscgrays.co.uk)



If you would like to register your interest in space within  
the new Boves Gate development, please complete an  
Expression of Interest form by clicking on the link below:

[Register here](#)



LAMBTON PARK



A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.







Introducing an outstanding selection of magnificent one and two bedroom apartments and three, four and five bedroom homes set within the historic Lambton estate and buffered by its mature woodland. This exceptional new neighbourhood combines its peaceful, semi-rural ambience with easy access to the motorway network, Durham and Tyneside. Miller Homes at Lambton Park is amongst the most enviable new developments to become available in recent years.

These exquisite properties have been sympathetically designed by renowned architect and interior designer, Ben Pentreath to be in keeping with the history of the estate and will complement the outstanding natural beauty of the existing estate.







The peace and seclusion offered by Lambton Park contrasts with its exceptional convenience. These superb homes are just two miles from junction 63 of the A1(M) and around 20 minutes' drive from Durham, Tyneside and the beautiful north-east coast. The towns of Chester le Street, Houghton le Spring and Washington are all within approximately three miles of the development, and trains from Chester le Street serve Newcastle, Liverpool and Manchester, as well as the Metrocentre in Gateshead. The local Connections4 bus service, running every ten minutes between Houghton le Spring and Heworth Metro Station, stops a few yards from Lambton Park.









- Birch
- Juniper  
page 12
- Hazelnut  
page 14/17
- Walnut  
page 14/17
- Chestnut  
page 14/17
- Poplar  
page 18
- Maple  
page 20
- Willow  
page 22
- Cedar  
page 24
- Aspen  
page 28
- Oak  
page 32
- Redwood  
page 36
- Affordable  
Homes

Affordable Housing:  
80% open market  
value. Please speak  
to Development  
Sales Manager  
regarding criteria

- Gas Governor  
Substation
- Bin Collection Point  
Bin Store
- Double height garage  
with storage access
- G/G  
S/S  
BCP  
B/S  
\*

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.



Juniper

Attractive french doors bring natural light flooding into the dining area, while helping to maximise the pleasures and rewards of the garden. The master bedroom incorporates an en-suite shower room, and the third bedroom could be transformed into a games room or library.

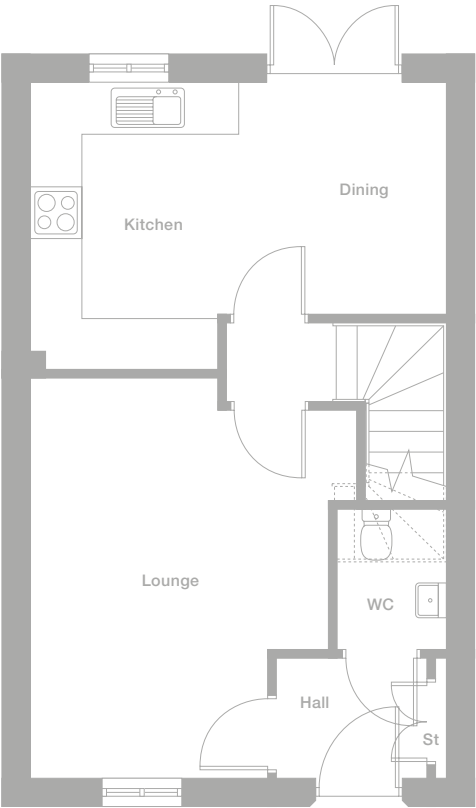
Lounge	Master Bedroom
3.44m x 4.61m	3.08m x 2.66m
11'3" x 15'1"	10'1" x 8'8"
Kitchen/Dining	En-Suite
4.78m x 3.30m	1.61m x 1.33m
15'8" x 10'10"	5'3" x 4'4"
WC	Bedroom 2
1.25m x 1.62m	2.43m x 3.45m
4'1" x 5'4"	7'12" x 11'4"
	Bedroom 3
	2.26m x 2.40m
	7'5" x 7'10"
	Bathroom
	2.43m x 1.7m
	7'12" x 5'7"

Plots
26*, 27*, 28, 29,
51, 52, 59, 60, 61
OMV Plots
53*, 54*, 55*,
56, 57, 58
Floor Space
837 sq ft

Photography represents typical Miller Homes' interiors and exteriors. 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.

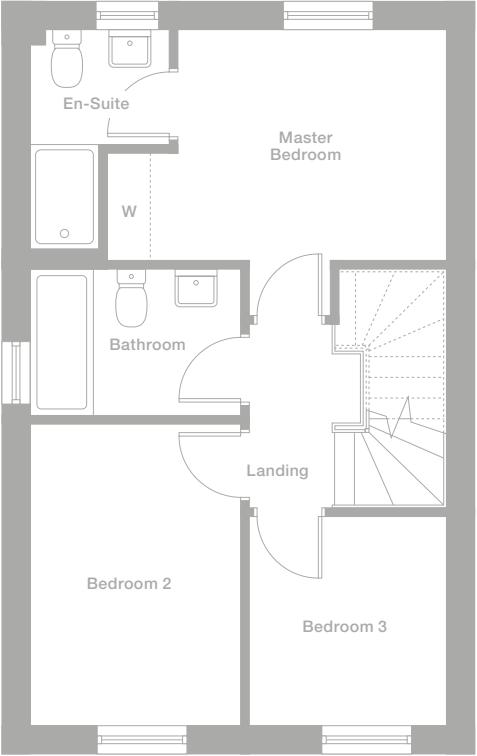


Ground Floor



\*Plots are a mirror image of plans shown on this page

First Floor





Ground and First Floor Apartment

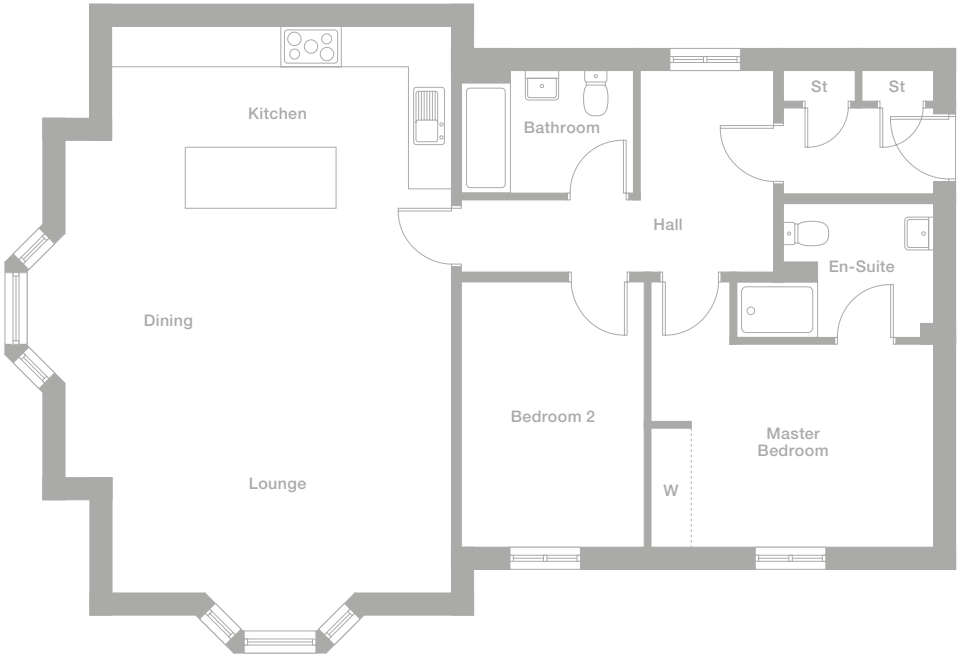
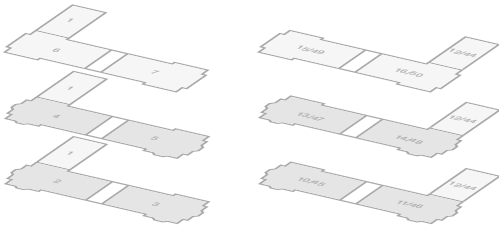
A bright entrance lobby with useful twin cupboards for coats and umbrellas opens on to a magnificent dual aspect open plan living room with two stylish feature bay windows, creating an impressive and wonderfully adaptable space. The master bedroom includes an en-suite shower room

Kitchen/Dining/Lounge	Master Bedroom
8.33m x 4.96m	4.17m x 2.98m
27'4" x 16'3"	13'8" x 9'9"
Bathroom	En-Suite
2.52m x 1.8m	2.21m x 1.96m
8'3" x 5'11"	7'3" x 6'5"
Bedroom 2	
2.67m x 3.89m	
8'9" x 12'9"	

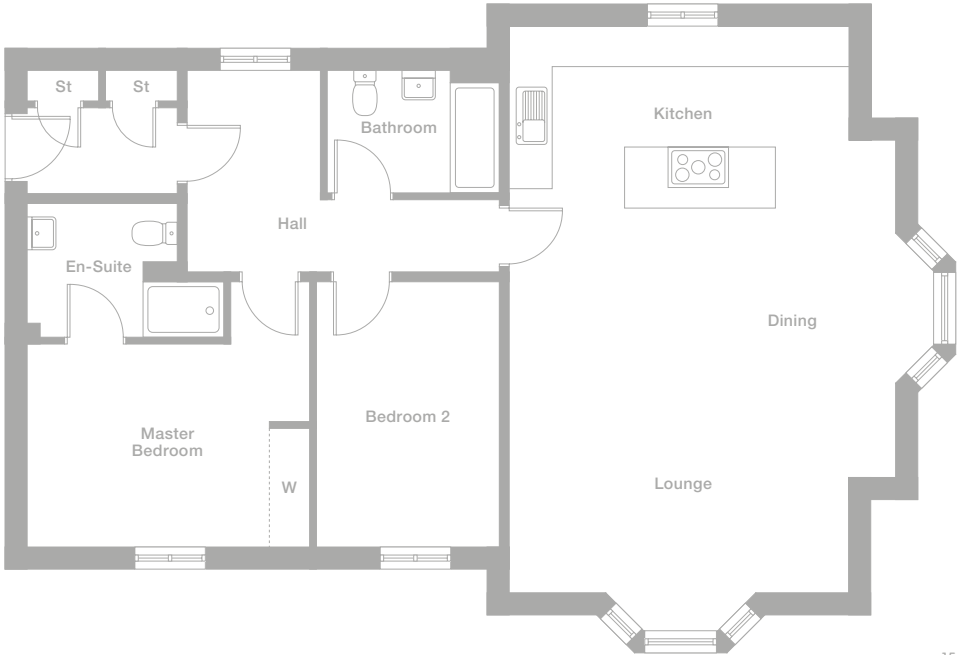
Plots  
Ground Floor  
2, 3, 10\*, 11\*, 45\*, 46\*  
  
First Floor  
4, 5, 13\*, 14\*, 47\*, 48\*  
  
Floor Space  
1,037 sq ft



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\*Indicates plot layout shown on this page





Second Floor  
Apartment

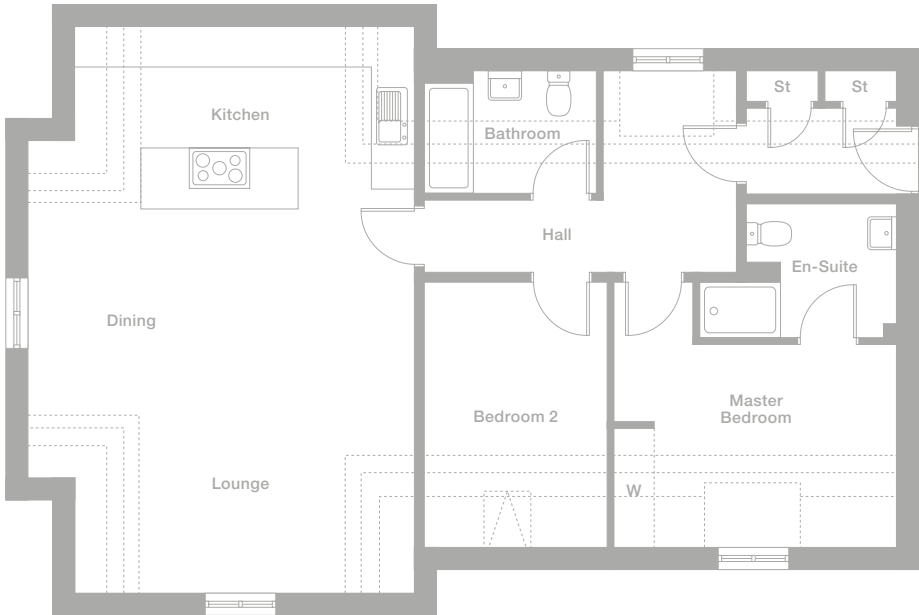
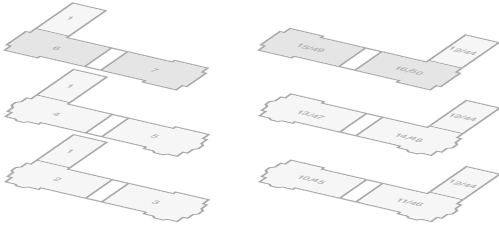
With its sunny, welcoming open plan living room delightfully enhanced by dual aspect windows, and its en-suite master bedroom, this is a home designed to add comfort to contemporary life. The second bedroom, ideal for guests, also offers the option of creating a home office.

Kitchen/Dining/Lounge	Master Bedroom
8.33m x 4.96m	4.17m x 2.98m
27'4" x 16'3"	13'8" x 9'9"
Bathroom	En-Suite
2.52m x 1.80m	2.21m x 1.96m
8'3" x 5'11"	7'3" x 6'5"
Bedroom 2	
2.67m x 3.89m	
8'9" x 12'9"	

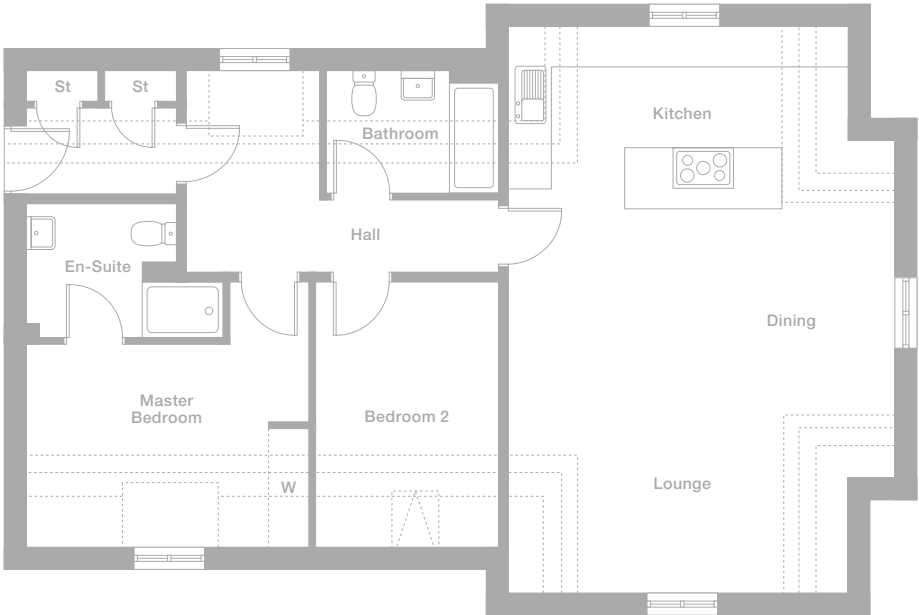
Plots  
6, 7, 15\*, 16\*, 49\*, 50\*

Floor Space  
1,006 sq ft

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Poplar

The striking bay-windowed living room complements a light, airy kitchen and dining room featuring french doors, perfect for relaxed, convivial entertaining. The adaptable study area is perfect for working from home, and the en-suite master bedroom, with its dormer window, has a delightful, comfortable appeal.

**Lounge**  
3.31m x 4.72m  
10'11" x 15'6"

**Kitchen**  
5.79m x 2.53m  
19'2" x 8'4"

**WC**  
0.97m x 1.71m  
3'2" x 5'8"

**Bedroom 2**  
3.37m x 3.58m  
11'1" x 11'9"

**Bedroom 3**  
3.37m x 3.09m  
11'1" x 10'2"

**Bathroom**  
2.33m x 2.10m  
7'8" x 6'11"

**Study**  
2.33m x 1.45m  
7'8" x 4'9"

**Master Bedroom**  
3.41m x 4.16m  
11'2" x 13'8"

**En-Suite**  
1.21m x 2.58m  
4'0" x 8'6"

**Plots**  
17, 18\*, 21,  
22\*, 65, 66\*  
69, 202\*

**Floor Space**  
1,140 sq ft

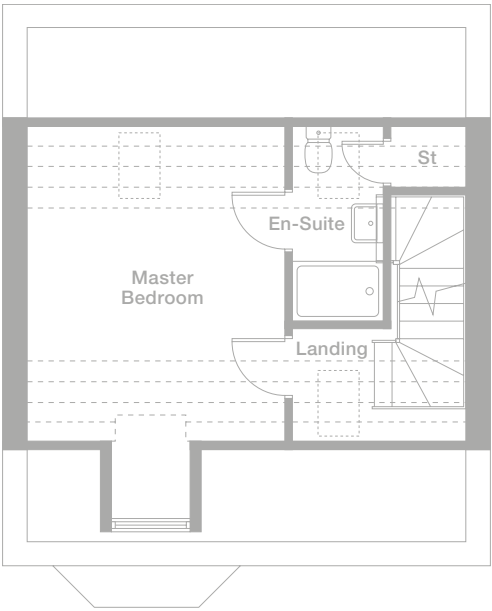
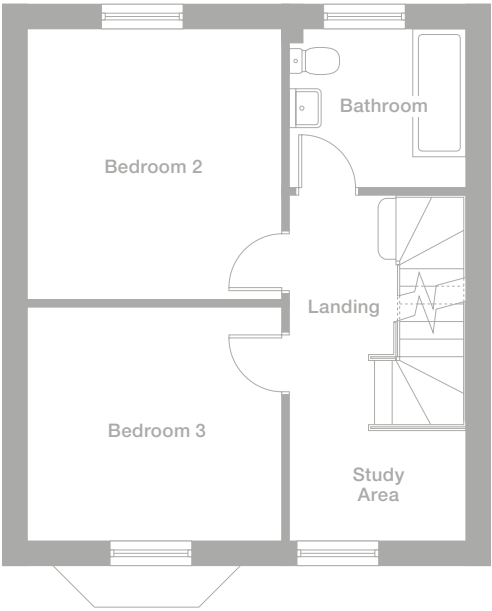
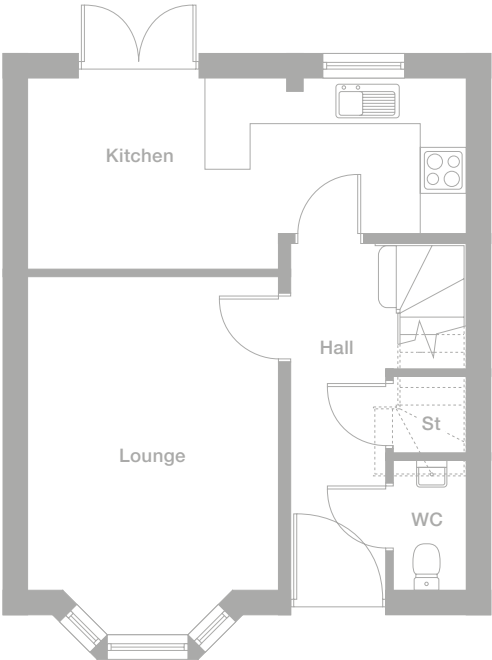
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Ground Floor

First Floor

Second Floor



\*Plots are a mirror image of plans shown on this page



Maple

Dual aspect outlooks in the superb kitchen and dining room, the upstairs living room and two of the three bedrooms transform this into a quite exceptionally bright, airy home. Featuring an en-suite master bedroom and generous storage space, it is both practical and immensely attractive.

**Kitchen/Dining**  
4.96m x 4.06m  
16'3" x 13'4"

**WC**  
1.97m x 0.95m  
6'6" x 3'1"

**Lounge**  
4.96m x 4.06m  
16'3" x 13'4"

**Bedroom 3**  
2.91m x 3.35m  
9'7" x 10'12"

**Bathroom**  
1.96m x 2.35m  
6'5" x 7'8"

**Bedroom 2**  
4.96 x 3.35m  
16'3" x 10'12"

**Master Bedroom**  
4.96m x 4.06m max  
16'3" x 13'4"

**En-Suite**  
3.62m x 1.20m  
9'11" x 3'11"

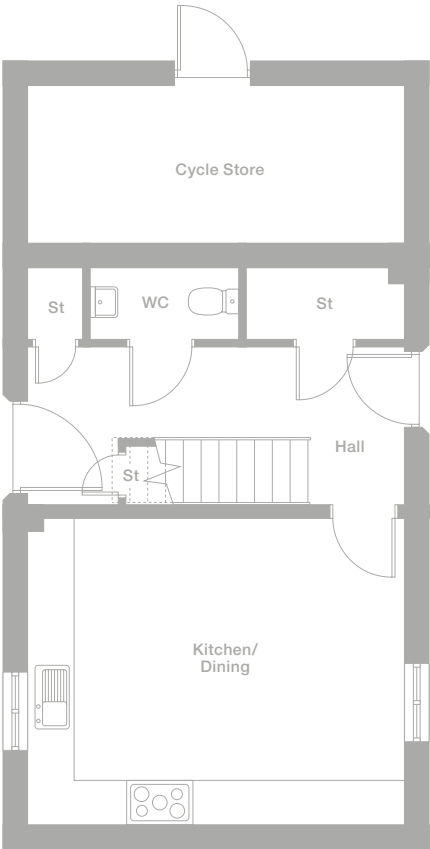
**Plots**  
1, 12\*, 44\*

**Floor Space**  
1,460 sq ft

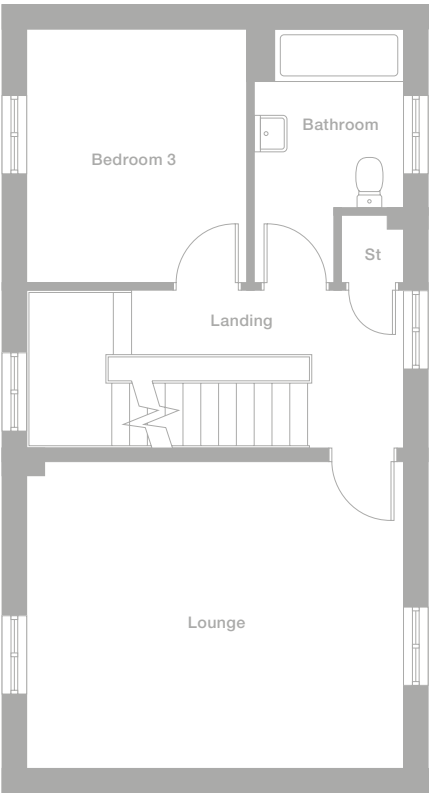
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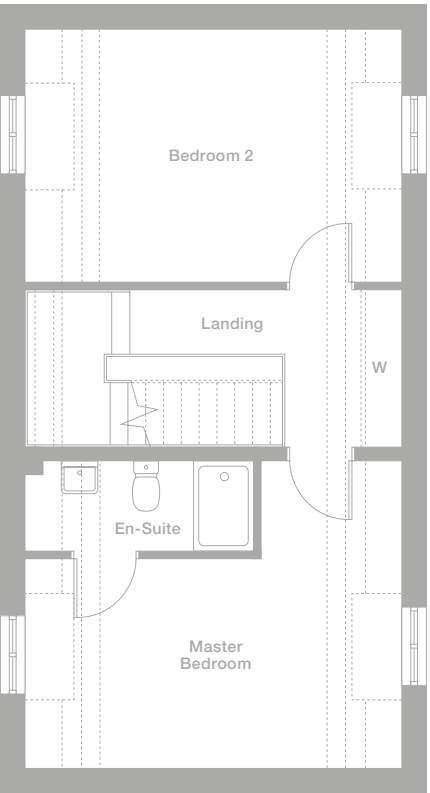
Ground Floor



First Floor



Second Floor



\*Plots are a mirror image of plans shown on this page



Willow

The sunny kitchen, with french doors adding a focal point to the dining area, is the perfect family space to complement the stylish bay-windowed living room. The en-suite master bedroom, with its walk in wardrobe and dormer window, has its own unique charm.

<b>Lounge</b> 3.31m x 4.20m 10'10" x 13'9"	<b>Bedroom 2</b> 3.37m x 3.92m 11'0" x 12'10"	<b>Master Bedroom</b> 4.84m x 4.74m 15'11" x 15'7"
<b>Kitchen/Dining</b> 5.80m x 4.10m max 19'0" x 13'5"	<b>Bedroom 3</b> 3.37m x 3.92m 11'0" x 12'10"	<b>Wardrobe Space</b> 2.22m x 1.56m 7'3" x 5'1"
<b>WC</b> 0.90m x 1.73m 2'12" x 5'8"	<b>Bedroom 4</b> 2.33m x 2.58m 7'8" x 8'5"	<b>En-Suite</b> 2.09m x 1.36m 6'10" x 4'5"
	<b>Bathroom</b> 2.33m x 2.61m max 7'8" x 8'7"	

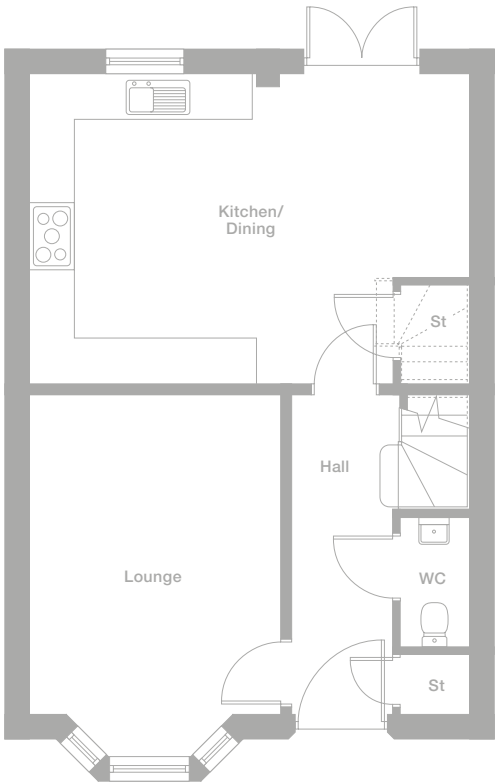
Plots  
8\*, 9, 62, 63\*

Floor Space  
1,467 sq ft

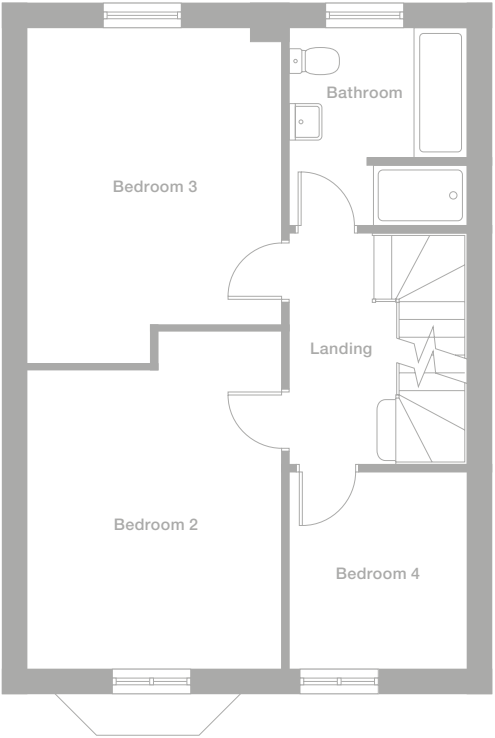
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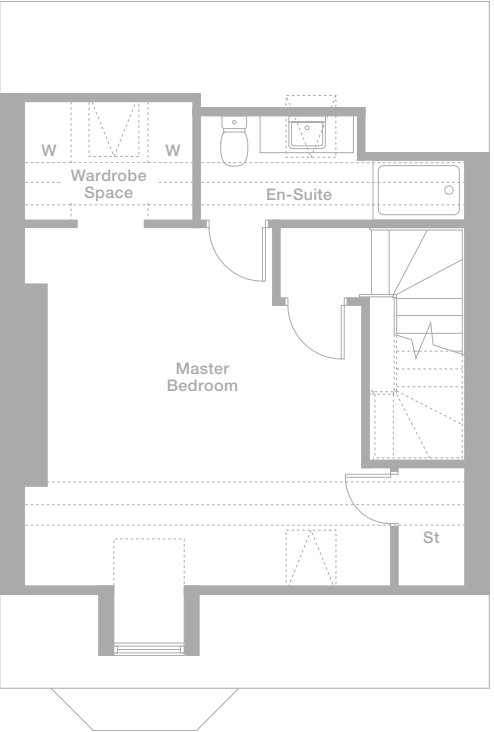
Ground Floor



First Floor



Second Floor



\*Plots are a mirror image of plans shown on this page



Cedar

The elegant, bay-windowed living room is complemented by an inviting family kitchen and dining room with garden access, destined to become the natural focal point of the household. Two bedrooms are en-suite with walk-in wardrobes, and the dual aspect master suite is especially sumptuous.

- Lounge

3.31m x 4.20m  
10'10" x 13'9"
- Kitchen/Dining

5.80m x 4.10m max  
19'0" x 13'5"
- WC

0.90m x 1.73m  
2'12" x 5'8"
- Master Bedroom

3.44m x 4.51m  
11'3" x 14'10"
- En-Suite 1

2.57m x 1.40m  
8'5" x 4'7"
- Wardrobe Space

2.57m x 1.42m  
8'5" x 4'8"
- Bedroom 3

3.37m x 3.92m  
11'0" x 12'10"
- Bedroom 4

2.33m x 2.58m  
7'8" x 8'5"
- Bathroom

2.33m x 2.61m max  
7'8" x 8'7"

- Plots
- 19, 20\*, 33, 34\*, 40, 41\*
- Floor Space
- 1,646 sq ft

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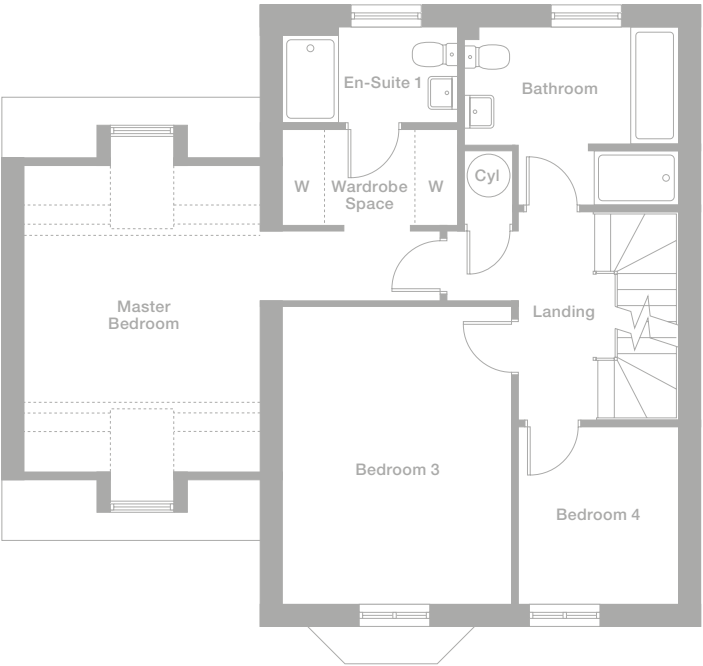


Ground Floor



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First Floor





Cedar

The elegant, bay-windowed living room is complemented by an inviting family kitchen and dining room with garden access, destined to become the natural focal point of the household. Two bedrooms are en-suite with walk-in wardrobes, and the dual aspect master suite is especially sumptuous.

Bedroom 2  
4.84m x 4.74m  
15'11" x 15'7"

Wardrobe Space  
2.22m x 1.56m  
7'3" x 5'1"

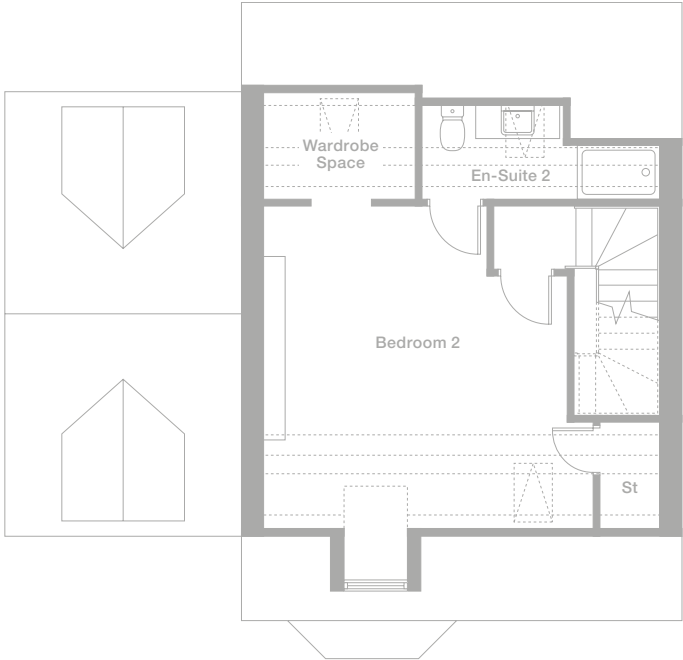
En-Suite 2  
2.09m x 1.36m  
6'10" x 4'5"

Plots  
19, 20\*, 33, 34\*, 40, 41\*

Floor Space  
1,646 sq ft

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Second Floor



\*Plots are a mirror image of plans shown on this page





With bay windows in the study and the island-style kitchen, french doors in the dual-aspect living room and bi-fold doors adding special appeal to the dining area, this outstanding home brings new delights at every turn. Upstairs, two of the five bedrooms are en-suite.

<b>Lounge</b> 4.06m x 5.42m 13'4" x 17'9"	<b>Master Bedroom</b> 4.06m x 5.42m max 13'4" x 17'9"
<b>Kitchen</b> 3.30m x 4.04m 10'10" x 13'3"	<b>Wardrobe Space</b> 2.80m x 1.83m 9'2" x 6'6"
<b>Dining</b> 3.29m x 3.34m 10'9" x 10'11"	<b>En-Suite 1</b> 2.42m x 1.62m 7'12" x 5'4"
<b>WC</b> 0.92m x 1.71m 3'0" x 5'7"	<b>Bedroom 3</b> 2.89m x 3.93m 9'6" x 12'11"
<b>Utility</b> 1.97m x 1.83m 6'6" x 6'0"	<b>Bedroom 4</b> 4.04m x 2.62m 13'3" x 8'7"
<b>Study</b> 3.04m x 3.12m max 9'12" x 10'3"	<b>Bedroom 5</b> 3.20m x 2.57m 10'6" x 8'5"
	<b>Bathroom</b> 2.21m x 2.57m 7'3" x 8'5"

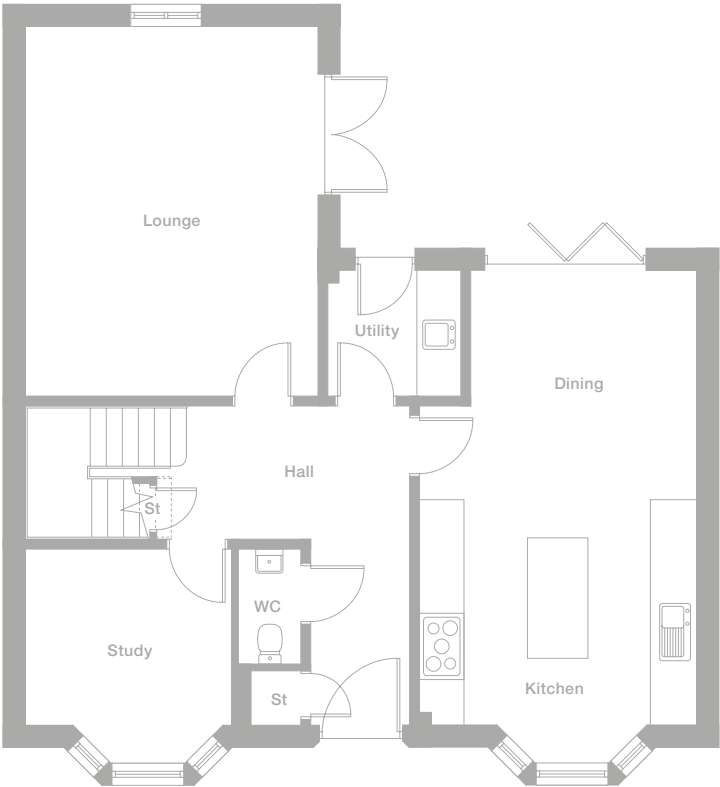
**Plots**  
18\*, 21\*, 32, 35,  
39\*, 42\*, 66, 67\*

**Floor Space**  
2,177 sq ft

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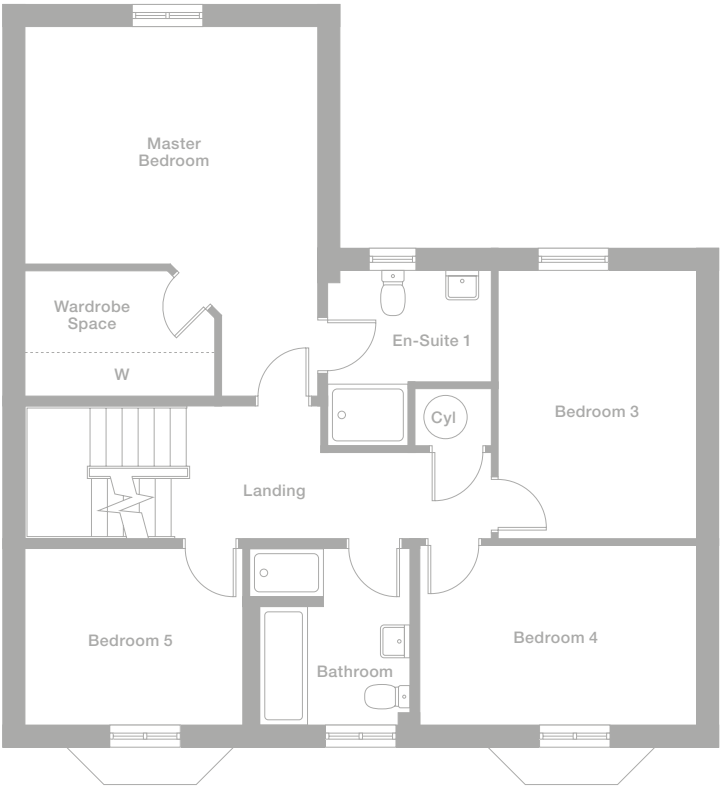


Ground Floor



\*Plots are a mirror image of plans shown on this page

First Floor





Aspen

With bay windows in the study and the island-style kitchen, french doors in the dual-aspect living room and bi-fold doors adding special appeal to the dining area, this outstanding home brings new delights at every turn. Upstairs, two of the five bedrooms are en-suite.

Bedroom 2  
5.42m x 4.19m  
17'9" x 13'9"

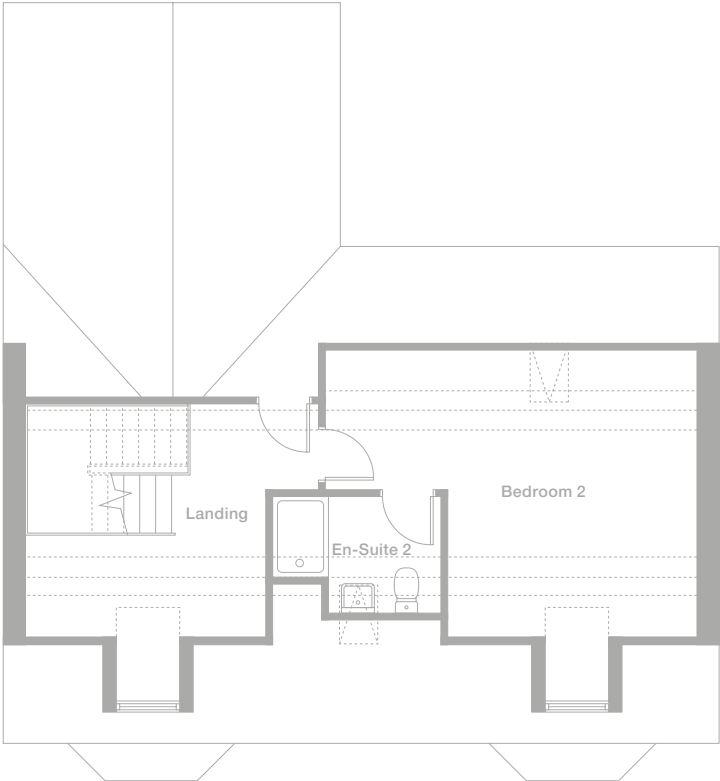
En-Suite 2  
2.49m x 1.73m max  
8'2" x 5'8"

Plots  
18\*, 21\*, 32, 35,  
39\*, 42\*, 66, 67\*

Floor Space  
2,177 sq ft

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Second Floor



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From the breathtaking triple aspect living room to the second en-suite bedroom with its delightful dormer window, this is a home of real distinction. Bi-fold doors open the dining area to the garden, and the dual aspect master bedroom suite includes a walk-in wardrobe.

<b>Lounge</b> 4.06m x 5.42m 13'4" x 17'9"	<b>Master Bedroom</b> 4.06m x 5.42m max 13'4" x 17'9"
<b>Kitchen</b> 3.30m x 4.04m 10'10" x 13'3"	<b>Wardrobe Space</b> 2.80m x 1.83m 9'2" x 6'6"
<b>Dining</b> 3.29m x 3.34m 10'9" x 10'11"	<b>En-Suite 1</b> 2.42m x 1.62m 7'12" x 5'4"
<b>WC</b> 0.92m x 1.71m 3'0" x 5'7"	<b>Bedroom 3</b> 2.89m x 3.93m 9'6" x 12'11"
<b>Utility</b> 1.97m x 1.83m 6'6" x 6'0"	<b>Bedroom 4</b> 4.04m x 2.62m 13'3" x 8'7"
<b>Study</b> 3.04m x 3.12m max 9'12" x 10'3"	<b>Bedroom 5</b> 3.2m x 2.57m 10'6" x 8'5"
	<b>Bathroom</b> 2.21m x 2.57m 7'3" x 8'5"

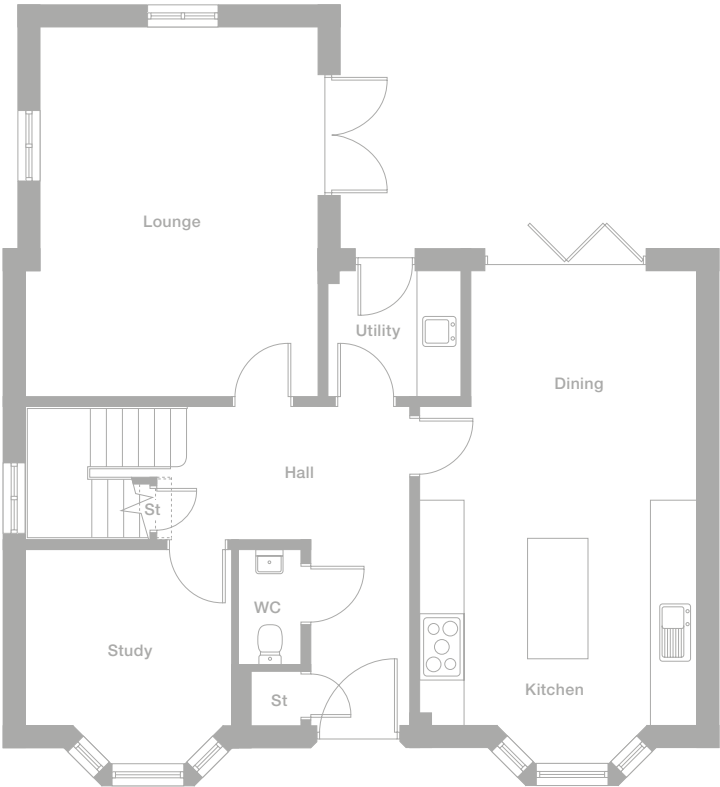
**Plots**  
17, 22\*, 24, 25\*, 31,  
36\*, 38\*, 43, 64, 69\*

**Floor Space**  
2,194 sq ft

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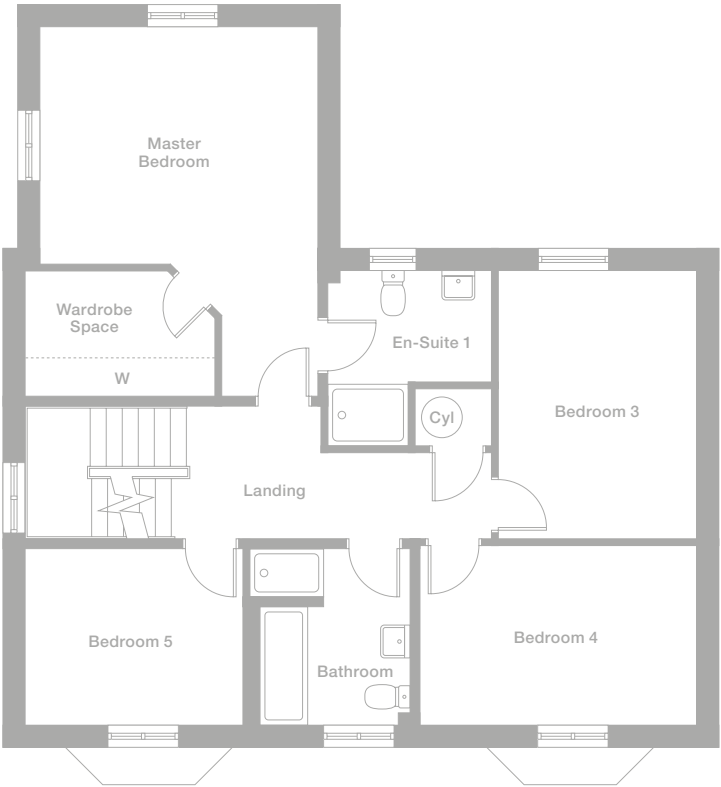


Ground Floor



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First Floor





From the breathtaking triple aspect living room to the second en-suite bedroom with its delightful dormer window, this is a home of real distinction. Bi-fold doors open the dining area to the garden, and the dual aspect master bedroom suite includes a walk-in wardrobe.

**Bedroom 2**  
5.42m x 4.19m  
17'9" x 13'9"

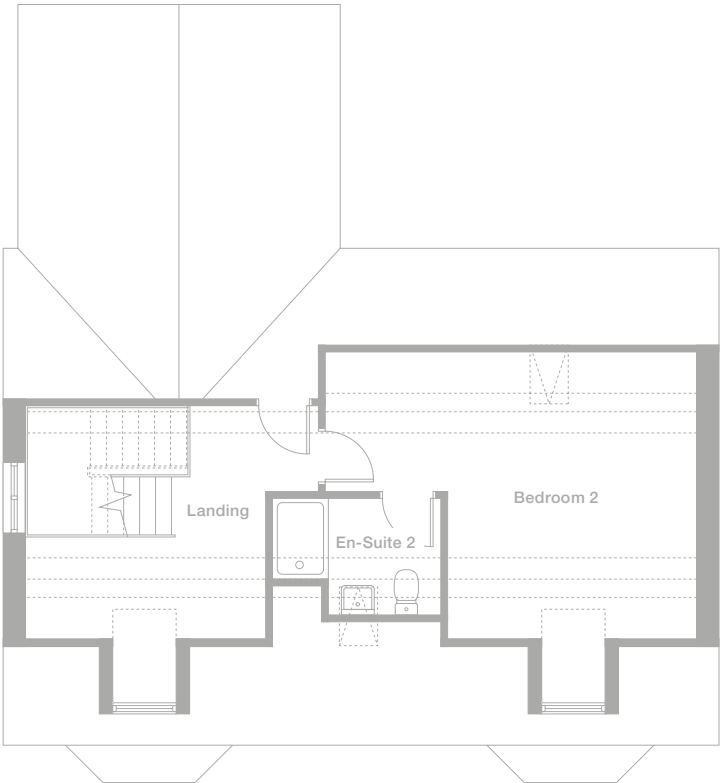
**En-Suite 2**  
2.49m x 1.73m max  
8'2" x 5'8"

**Plots**  
17, 22\*, 24, 25\*, 31,  
36\*, 38\*, 43, 64, 69\*

**Floor Space**  
2,194 sq ft

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Second Floor



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Redwood

Bi-fold doors from the dining area of the island style kitchen and french doors from the lounge create an exciting interplay between the garden and the interior of this magnificent home. Three of the bedrooms have en-suite facilities, and one features a walk-in wardrobe.

- Lounge**  
4.06m x 5.42m  
13'4" x 17'9"

**Kitchen**  
3.30m x 4.04m  
10'10" x 13'3"

**Dining**  
3.29m x 3.34m  
10'9" x 10'11"

**WC**  
0.92m x 1.71m  
3'0" x 5'7"

**Utility**  
1.97m x 1.83m  
6'6" x 6'0"

**Study**  
3.04m x 3.12m max  
9'12" x 10'3"
- Master Bedroom**  
4.06m x 5.42m max  
13'4" x 17'9"

**Wardrobe Space**  
2.89m x 1.34m  
9'6" x 4'5"

**En-Suite 1**  
2.89m x 1.30m  
9'6" x 4'3"

**Bedroom 2**  
2.89m x 3.93m  
9'6" x 12'11"

**En-Suite 2**  
2.90m x 1.30m  
9'6" x 4'3"

**Bedroom 4**  
4.04m x 2.62m  
13'3" x 8'7"

**Bedroom 5**  
3.20m x 2.57m  
10'6" x 8'5"

**Bathroom**  
2.21m x 2.57m  
7'3" x 8'5"

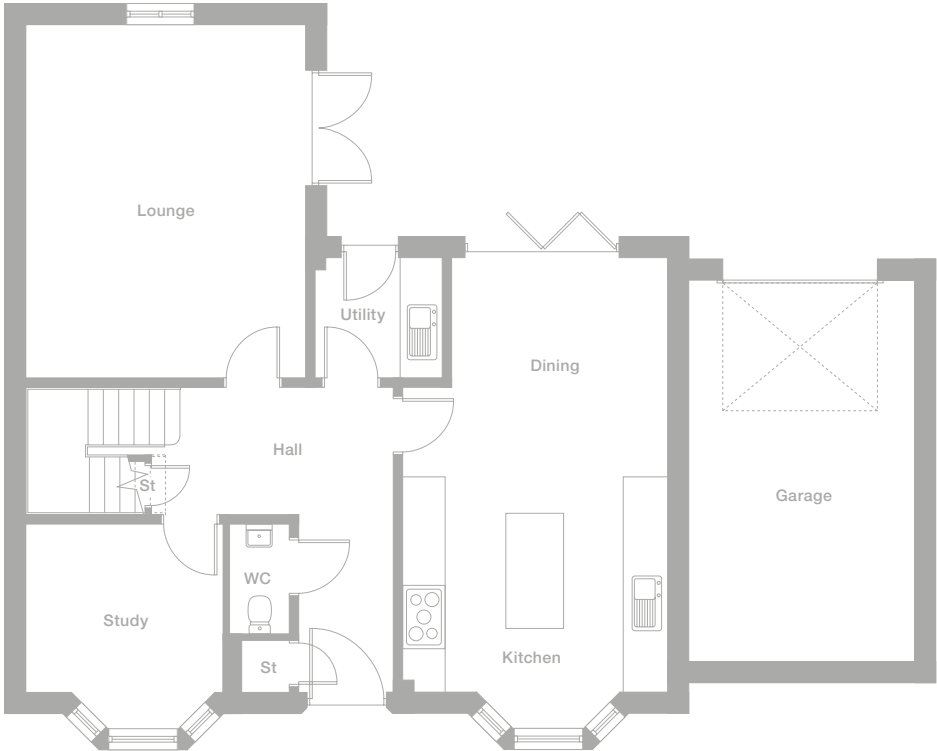
Plots  
65, 68\*

Floor Space  
2,384 sq ft

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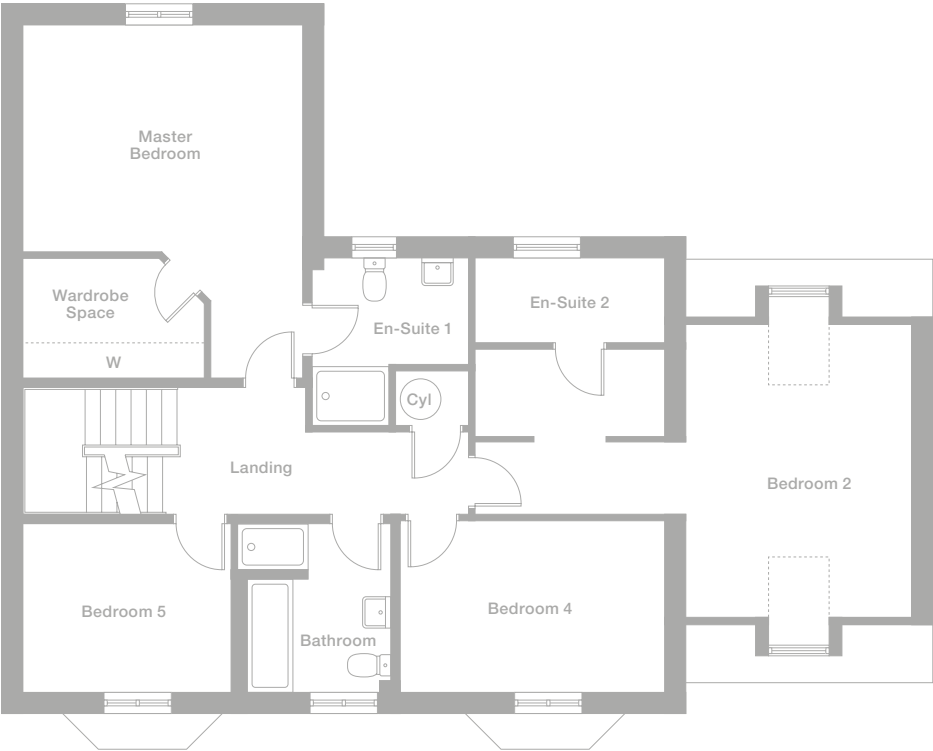


Ground Floor



\*Plots are a mirror image of plans shown on this page

First Floor





Redwood

Bi-fold doors from the dining area of the island style kitchen and french doors from the lounge create an exciting interplay between the garden and the interior of this magnificent home. Three of the bedrooms have en-suite facilities, and one features a walk-in wardrobe.

Bedroom 3  
3.44m x 4.51m  
11'3" x 14'10"

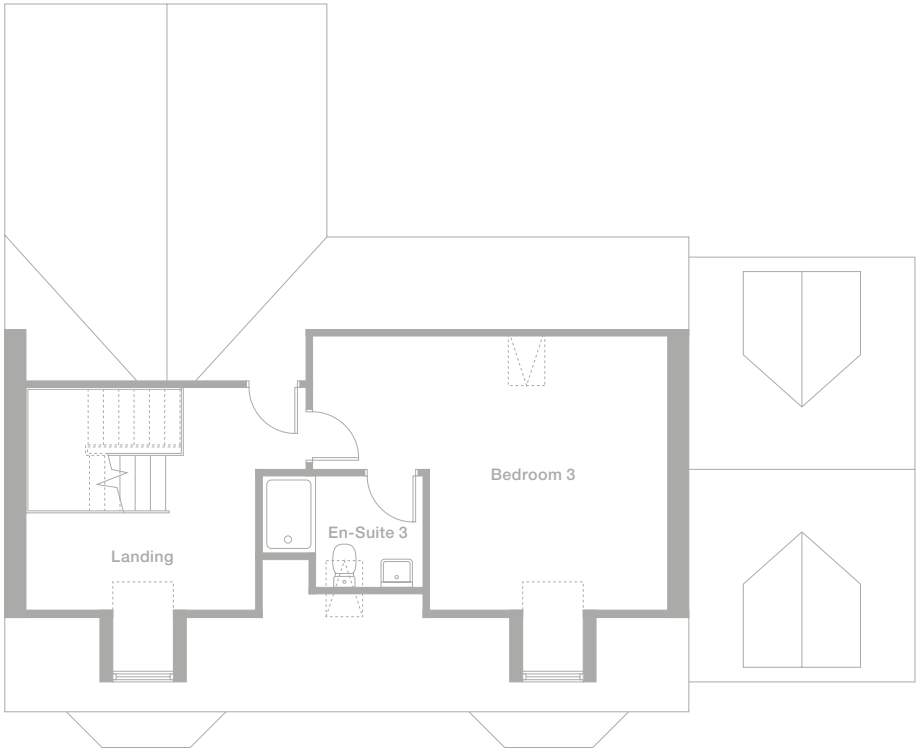
En-Suite 3  
2.49m x 1.73m max  
8'2" x 5'8"

Plots  
65, 68\*

Floor Space  
2,384 sq ft

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Second Floor



\*Plots are a mirror image of plans shown on this page





Specification

	Houses	Apartments	Maple
Kitchen/Utility			
Symphony Gallery fitted kitchen with selection of colour and handle choices	✓	✓	✓
Premium 40mm worktop with upstand to wall	✓	✓	✓
Stainless steel 1 ½ bowl sink and monobloc mixer tap to kitchen	✓	✓	✓
Stainless steel 1 bowl sink and monobloc mixer tap to utility (where applicable)	✓	-	-
AEG 90cm stainless steel chimney hood	✓	✓	✓
AEG 60cm stainless steel chimney hood	-	-	-
90cm stainless steel splashback behind hob	✓	✓	✓
60cm stainless steel splashback behind hob	-	-	-
AEG 75cm 5-burner gas hob	✓	✓	✓
AEG 60cm 4-burner gas hob	-	-	-
Multifunction AEG double oven and microwave (different configuration to top floor apartment)	✓	✓	✓
Multifunction AEG single oven and microwave (different configuration to top floor apartment)	-	✓	-
Zanussi 70/30 in-column fridge freezer and housing (different configuration to top floor apartment)	✓	✓	✓
Zanussi 60cm integrated dishwasher	✓	✓	✓
Removeable unit including plumbing and electrics for washing machine space	✓	✓	✓
Removeable unit including plumbing and electrics for washer dryer space	✓	✓	✓
Removeable unit including electrics to wine cooler space	✓	✓	✓
Under unit LED lighting to kitchen	✓	✓	✓
Bathroom/En-Suite/WC			
Ideal Standard Concept Cube white sanitaryware	✓	✓	✓
Soft close toilet seat throughout	✓	✓	✓
Double ended bath with centre controls	✓	✓	✓
Shower over bath with additional tiling and shower screen	-	-	-
Thermostatic shower mixer valve (where applicable)	✓	✓	✓
Shower tray with chrome style framed clear glass enclosure	✓	✓	✓
Half height Porcelanosa ceramic wall tiles to all wet areas	✓	✓	✓
Brushed chrome tile trim to all wet areas	✓	✓	✓
Heating			
Gas central heating throughout	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostats are fitted)	✓	✓	✓
Programmable control of heating zones	✓	✓	✓

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	Houses	Apartments	Maple
Electrical			
TV socket to lounge and master bedroom	✓	✓	✓
BT socket (housetypes vary - please see drawings for location)	✓	✓	✓
White sockets and switches	✓	✓	✓
Porch light to front and back	✓	✓	✓
Front doorbell and chime	✓	-	-
USB charging socket to kitchen	✓	✓	✓
Power and lighting to garage (where applicable)	✓	-	-
Chrome LED downlighters to kitchen and wet areas	✓	✓	✓
Shaver point to en-suite 1	✓	✓	✓
Shaver point to bathroom	-	-	-
Battery operated carbon monoxide detectors	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓
Audio phone entry system	-	✓	-
Exterior			
Double glazed PVCu windows	✓	✓	✓
Double glazed PVCu french casement doors/bifold doors to patio (where applicable)	✓	-	-
Timber/PVCu fascias, soffits and rain water goods	✓	✓	✓
Multi-point door locking system to front and rear/side doors	✓	✓	✓
House numbers ready fitted	✓	✓	✓
Outside tap to rear	✓	-	-
Personnel door to garage from garden (Aspen and Oak only)	✓	-	-
Electric garage door (where applicable)	✓	-	-
Decorative			
Moulded spindles and newels to staircase with oak handrail	✓	-	✓
Moulded skirting boards and architraves	✓	✓	✓
White 5 panel solid vertical internal doors with chrome handles	✓	✓	✓
Smooth finish ceilings, painted in white	✓	✓	✓
Walls painted in white	✓	✓	✓
Woodwork painted in white	✓	✓	✓
Fitted wardrobe to master bedroom	✓	✓	✓
Landscaping			
Landscaping to front garden	✓	-	-
1.8m screen fence to rear and between plots	✓	-	-
Rotovated topsoil to rear garden	✓	-	-
Landscaped communal area	-	✓	✓

✓ Standard  
- Not Available

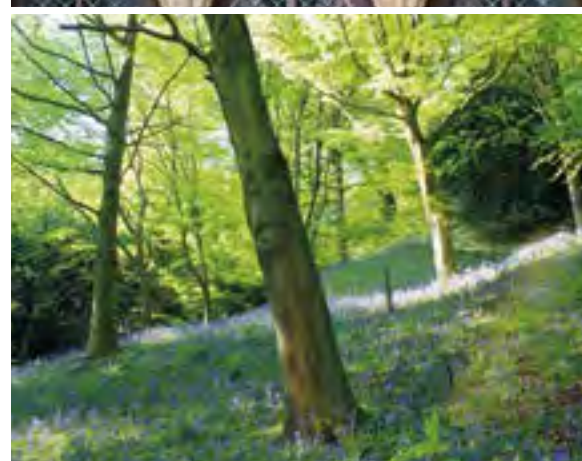


There is a filling station nearby, a convenience store half a mile away in Bournmoor, and several other local shops and services, including a post office, a pharmacy, a dentist and a medical centre, within a 20-minute walk. The adjacent towns widen the choice of local retailers, supermarkets and high street chains. Shops are interspersed with pubs, cafés and restaurants in attractive, traditional market town environments, and an open-air market is held in Chester le Street on Tuesdays, Fridays and Saturdays.

Alternative shopping destinations include the picturesque, historic centre of Durham and the vast Metrocentre, which complements an enormous choice of shops with restaurants, a multi-screen Odeon Imax cinema and other leisure amenities.





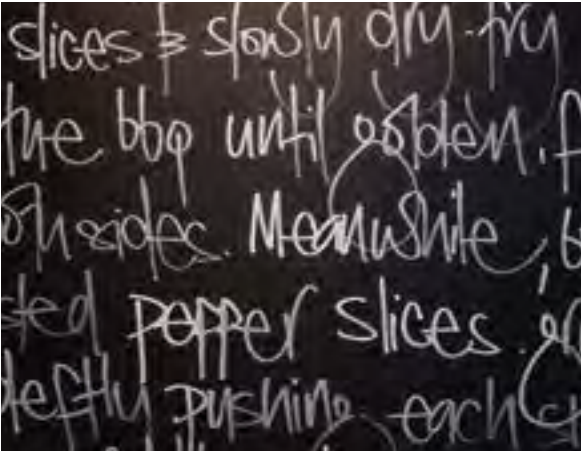
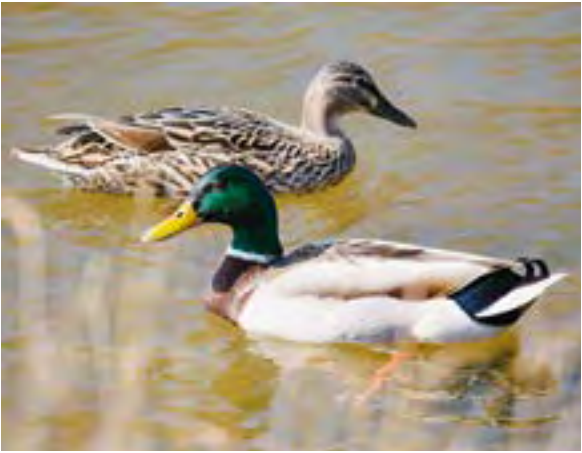




Sports and fitness facilities in the area include Burnmoor Cricket Club, based just a few yards from Lambton Park. Around two miles away, Durham County Cricket Club's Emirates Stadium, Chester le Street Golf Club's beautiful parkland course, the town's Amateur Rowing Club, Durham County's Football ground and the Riverside Sports Pavilion are all located near the delightful Riverside Park. The gyms and swimming pools at Chester le Street Leisure Centre and Bannatyne Health Club also sit within a few yards of Riverside Park.

The area is rich in open green areas and attractions, including the 52-hectare Elba Park, less than a mile away, the magnificent Herrington Country Park with its cycling trails, sculptures, adventure playground and rich wildlife, and the celebrated and engaging Beamish open-air museum of life in the north-east.

Bournmoor Primary School, a few minutes walk from Lambton Park and rated 'Good' by Ofsted, is one of several primary schools in the area, and high schools include Park View Academy situated close to Riverside Park in Chester le Street. There is also a choice of co-educational and single sex private schools in Durham, Newcastle and Sunderland.







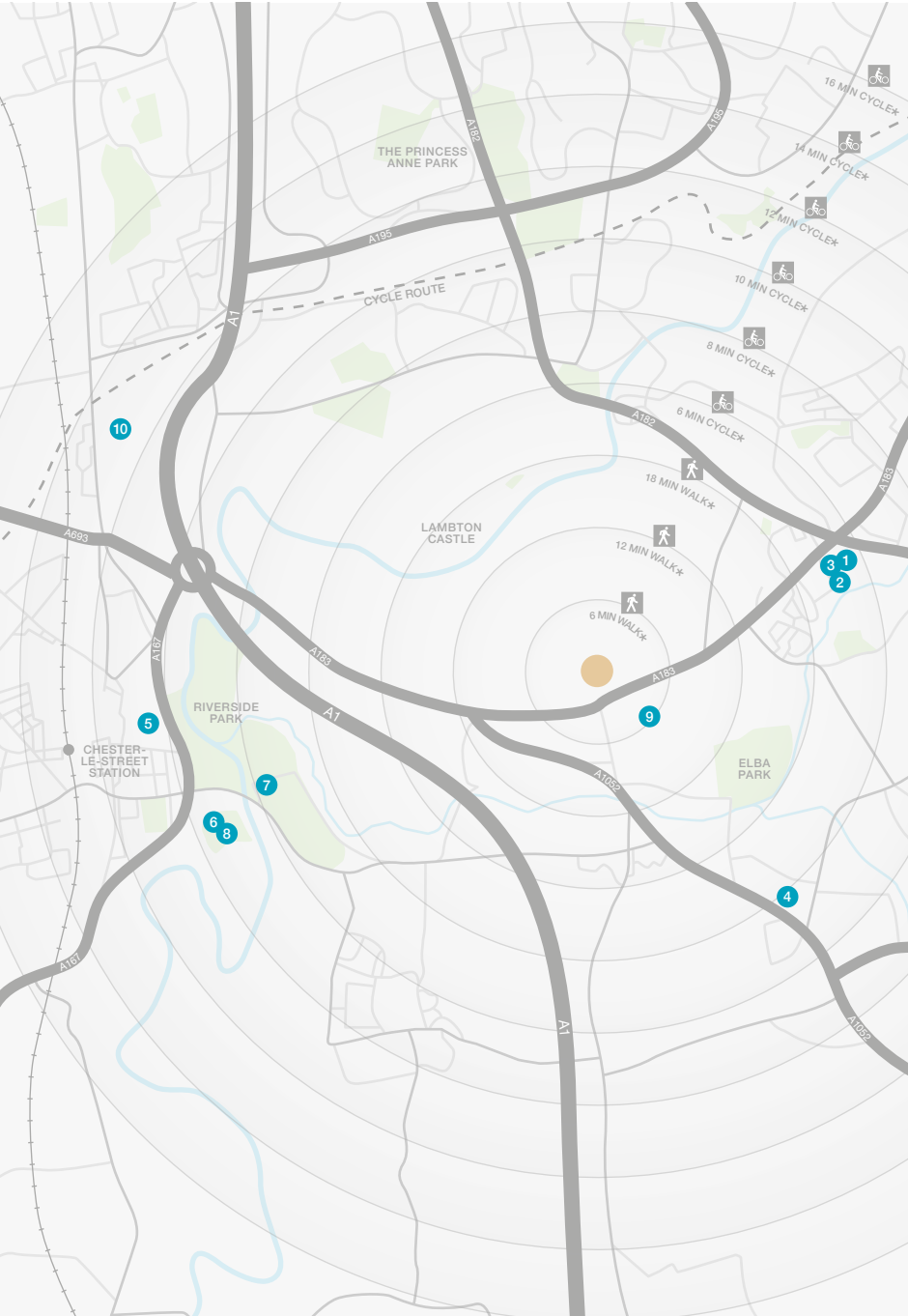
With a heritage stretching back to the 11th Century and a distinct sense of place, Lambton Park, the ancestral seat of the Earls of Durham, is one of the most intriguing historic places in the region.

The Lambton family are one of the oldest in the region and the history, landscape, buildings and archaeology of the Park, capture the story of the region.

Whilst Lambton Park has remained relatively private over the years, there will be many in the region who associate it with fun filled family days out.

As a key part of the growing community, there are a number of local retail units to support the growth of the estate which could consist of a cafe, butchers, bakers, delicatessen and convenience store.





- 1 Shiney Row Post Office  
1 Westbourne Terrace  
0191 385 2227
- 2 Boots Pharmacy  
13 Westbourne Terrace  
0191 385 9424
- 3 Westbourne Medical Group  
Kelso Grove  
0191 385 2512
- 4 Fence Houses  
Dental Practice  
68 Station Avenue North  
0191 385 2622
- 5 Chester le Street  
Leisure Centre  
Burns Green  
0300 026 6444
- 6 Bannatyne Health Club  
Bradman Drive  
0191 388 3344
- 7 Chester le Street Golf Club  
Lumley Park  
0191 388 3218
- 8 Durham County Cricket Club  
Emirates Stadium  
0191 387 1717
- 9 Bournmoor Primary School  
Lambourne Close  
0191 385 4291
- 10 Park View School  
North Lodge Lombard Drive  
0191 388 2416

**From the A1(M)**  
Leave the A1(M) at junction 63 and at the roundabout take the exit for Sunderland via the A183. Travelling from the north this is the second exit, from the south it is the fifth. Stay on the A183 for two miles, and just after passing the ornate St Barnabas Church on the right, the entrance to Lambton Park is on the left.

**From Sunderland**  
Leave Sunderland by the A183 Chester Road, signposted for Chester le Street. Stay on the A183 for almost six miles, passing through Shiney Row roundabout and, around 800 yards after the Wapping Bridge roundabout, the entrance to Lambton Park is on the right.

Sat Nav: DH3 4PG

Development  
Opening Times:  
Thursday - Monday  
10.30am - 5.30pm

0330 1629 489

\* Times stated are averages based on approximate distances and would be dependent on the route taken.  
Based on:  
0.5km = 5 to 7 mins walk  
1.0km = 10 to 14 mins walk  
1.5km = 15 to 21 mins walk  
2.0km = 5 to 8 mins cycle  
2.5km = 6 to 10 mins cycle  
3.0km = 7 to 12 mins cycle  
3.5km = 8 to 14 mins cycle  
4.0km = 10 to 16 mins cycle  
4.5km = 12 to 18 mins cycle



We’ve been building homes since 1934, that’s three generations of experience. We’ve learned a lot about people and that’s made a big difference to what we do and how we do it. We’re enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don’t stop caring once we’ve finished the building, or when we’ve sold the house, or even once you’ve moved in. We’re there when you need us, until you’re settled, satisfied and inviting your friends round.

mill

# er

homes

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[millerhomes.co.uk](http://millerhomes.co.uk)

designed by Blood Creative    bloodcreative.co.uk



# LAMBTON PARK