

# LIONS GATE

LAMBTON PARK DH3 4DT

[www.lionsgatelambtonpark.com](http://www.lionsgatelambtonpark.com)

**A new retail and office development  
at the heart of Lambton Park**

The Historic Seat of the Earls of Durham

Available  
from  
November  
2026

Expressions of Interest are now being sought from suitable parties for the ground floor retail accommodation providing up to **7 units ranging from 76 sq m (818 sq ft) – 279 sq m (3003 sq ft)** - with larger space requirements accommodated via amalgamation.



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 1000 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.





Lambton Park is now an award winning truly unique development of inspirational homes, retail, office and business workspace together with community uses set within one of Durham County's true hidden gems.

Lambton Park lies approximately 1 mile from J63 of the A1(M) providing immediate road links to Newcastle (North) and Durham (South). Access to the A690 is available via Houghton Le Spring linking with Sunderland within a short driving distance together with the A19 beyond.

Within a 10-minute drivetime of Lambton Park, there is a population of 157,000 and 72,000 households. Local facilities are largely currently located in Chester-le-Street, The Galleries at Washington, Shiney Row and a M&S Simply Food on the A167 in Chester-le-Street.





The Lambton family have owned and managed the Lambton Estate since the 11th Century. Throughout this time the Lambton Estate has predominantly been private grounds with a longstanding connection with agriculture and forestry.

Diversification over the years has included a number of leisure and tourism uses most notably the creation of the Lambton Lion Park operating from 1972 until the early 1980's.

The Trustees of Lord Durham's 1989 Voluntary Settlement obtained outline planning permission on 18th May 2016 for approximately

### **400 houses and 86,000 sq ft of commercial space.**

Since then, three phases of development have commenced on the Estate. These have been designed by the Estate in close collaboration with their delivery partner, Theakston Estate Company Limited, their design team and the builders delivering the developments on the ground.

➤ For a fascinating deeper dive into the history and future of the Park follow the [link](#) to The Lambton Estate website.

➤ For a quick tour of the Park follow this [link](#)

# Residential Developments

## Bowes Gate Drive



### Miller Homes

**106** houses all completed and occupied

## Hedworths Green



### Bellway Homes

**145** houses under construction with full occupation expected by late 2029

## Lionfields



### Robertson Homes

**57** houses under construction with full occupation expected by late 2026

## Chesters Wood



### Self Build plots

**30** plots with full occupation expected by 2029/2030

## St Barnabus Way and Snowdrop Cottages



### Adderstone Living and Believe Housing (affordable housing)

**54** houses under construction with full occupation expected by late 2026/early 2027

## Lambton Hall Drive, Hedworths Green West and North



### Self Build plots and affordable housing

**43** self build plots and **5** affordable houses. Planning submitted to the Council

## Future Phases



### Various

Up to **800** units over a 10-15 year build period, subject to planning consent. Planning submitted to the Council

## Total

Up to  
**1,240**  
homes

**72,000** households and **157,000** population within a 10-minute drive of Lambton Park\*

\*Based on Experian estimate, 2023

# Commercial Space

## Bowes Business Park



**4000 sq m (43,000 sq ft)** providing office accommodation for circa **750** employees over **30** units

**Established in 2008**

## Proposed Business Park



**4900 sq m (52,750 sq ft)** providing **32** independent workspace units anticipated to accommodate around **100** employees when complete. To include a private gym space for residents, employees and public use

**Start on Site 2026/2027**

## Lions Gate



**2638 sq m (28,400 sq ft)** of retail, leisure and office accommodation together with dedicated parking for **195** cars

**Anticipated completion  
December 2026**

# Lifestyle

Whether a resident, or visitor to Lambton Park, the Estate provides a truly unique experience and community.

As the development evolves, this will include a regular programme of seasonal; events, clubs, wellness programmes and community activities that will continue to expand and grow and develop with the park. Indeed 13 kilometres of permissive access routes within the heart of the Estate, allowing public access to the southern River Wear corridor and views of the historic buildings and landscapes including Lambton Castle and Lamb Bridge have been opened up for all to enjoy.

A park including children's imaginative play equipment is planned to the immediate west of Lions Gate which will come forward ahead of the opening of the building. A wellness garden, with outdoor gym equipment and tranquil areas for yoga and tai chi

will be provided following the completion of Lions Gate to the immediate east.

The planning consent obtained is conditional upon investment in the Heritage assets of the estate which will deliver a wide range of long-lasting benefits including investment to support critical repairs to heritage assets and secure the Estate's long term future. These restoration projects are in hand with key deliveries to date including the relocation of Northumbria Polices' mounted horse section relocating to the Stud and the restoration of the Castle Gates together with creating and maintaining key views in the landscape to the Lambton Castle.





Lions Gate will be the commercial heart of Lambton Park, providing for a thriving community



# Lions Gate

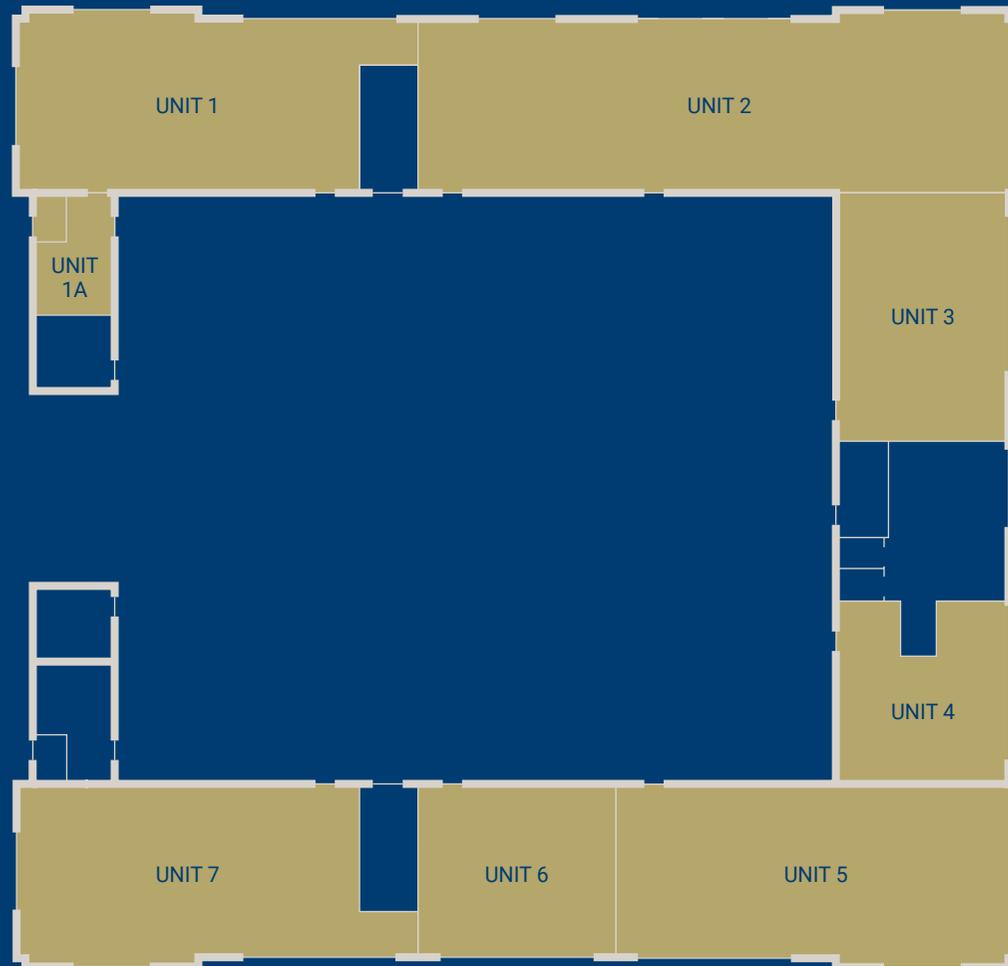
Lions Gate will be the commercial heart of Lambton Park. Set to provide a thriving community hub offering facilities to service the housing, existing and proposed businesses and visitors to the Park. Extending to 3 storeys, Lions Gate is designed for retailers, café/restaurant owners and office businesses to position themselves at one of the most prestigious estates.

Lions Gate is currently under construction with completion expected late 2026. The building is of traditional construction sympathetic to the heritage of Lambton Park and wider design code for the Estate.

Parking is provided on site amongst landscaped grounds and courtyard recreation areas.

The retail accommodation at the ground floor will be provided by 7 ground floor units.

Unit	Sq m	Sq ft
1	162	1,744
1A	20	215
2	276	2,971
3	113	1,216
4	75	807
5	185	1,991
6	87	936
7	161	1,733
<b>TOTAL</b>	<b>1,079</b>	<b>11,614</b>



## Contact Details

All viewings are strictly by prior appointment through joint agents:

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# LAMBTON PARK

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