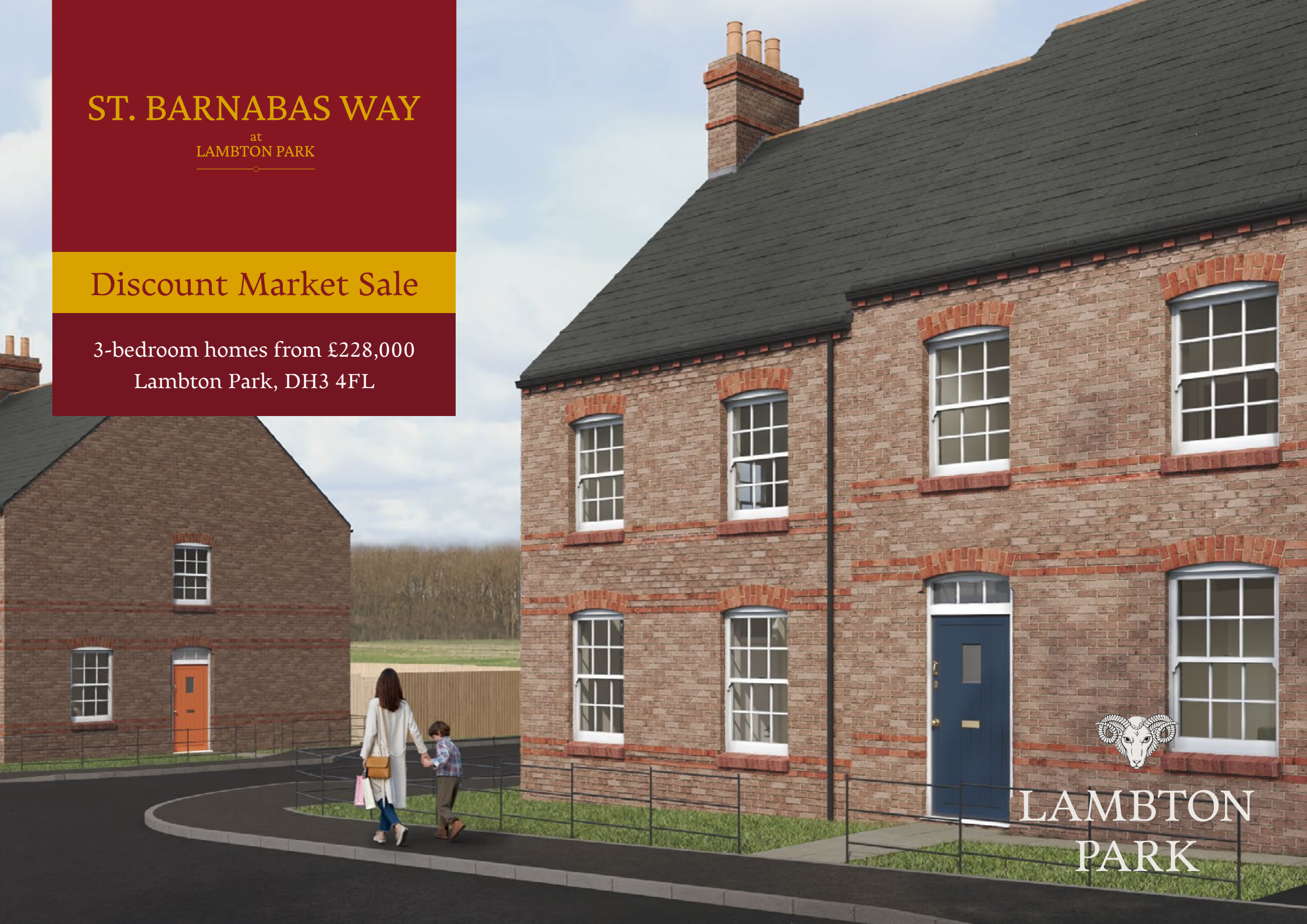


ST. BARNABAS WAY

at
LAMBTON PARK

Discount Market Sale

3-bedroom homes from £228,000
Lambton Park, DH3 4FL



LAMBTON
PARK

The opportunity is now available to purchase an exceptional 3-bedroom home on the historic Lambton Park estate at Discounted Market Sale* from only £228,000.



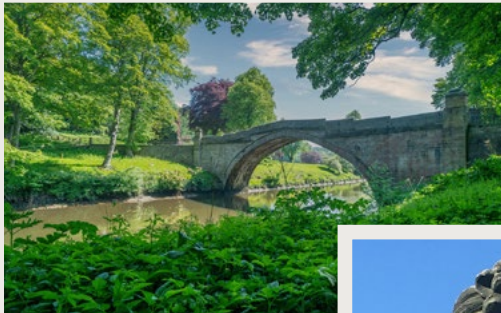
* Discounted Sale Units are only available to eligible buyers meeting specific criteria and affordability requirements.







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.





Lambton Park is an award winning, truly unique development of inspirational homes, retail, office and business workspace together with community uses set within one of County Durham'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 and the A19 within a short driving distance.





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 long standing 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 1980s.

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, visit www.lambtonpark.com

➤ For a quick tour of the Park, visit www.stbarnabaswaylambtonpark.com

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 early 2027

Chesters Wood



Self Build plots

30 plots with full occupation expected by 2029/2030

St Barnabas Way and Snowdrop Cottages



Believe Housing and Discount Sale Units

54 houses under construction: **9** Discount Sale Units and **45** to be transferred to Believe Housing as affordable rent

Lambton Hall Drive, Hedworths Green West and North



Self Build plots and affordable housing

43 self build plots and **5** affordable houses. Planning granted by 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
1,200
homes



A unique opportunity

Don't miss this rare opportunity to own a home at the prestigious Lambton Park

Located in the heart of the North East of England, Lambton Park has some of the most beautiful landscape in the country on its doorstep and a world of intrigue and history waiting to be discovered. You will have access to 14km of permissive access routes providing a mixture of woodland and countryside walks with exceptional views across the estate, as well as access to the residents-only area, known as The Paddocks.

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 back drop of dramatic views of Lambton Castle.

With seasonal events, clubs, wellness programmes and community activities that will continue to expand and grow, Lambton Park is an exceptional place to call home.

Lions Gate commercial development (anticipated completion December 2026) will be the beating heart of Lambton Park, providing 7 retail and commercial units at the ground floor and office units occupying the upper two floors.

Plot	House Type
------	------------

- | | |
|----|----------------------|
| 3 | Type A semi-detached |
| 4 | Type B semi-detached |
| 5 | Type B semi-detached |
| 6 | Type A semi-detached |
| 7 | Type A semi-detached |
| 8 | Type A semi-detached |
| 9 | Type A end terrace |
| 10 | Type A mid terrace |
| 11 | Type B end terrace |



Ground floor

○ **Kitchens**

Symphony Konzept range finished in contrasting Hacienda Grey Driftwood and Hacienda Platinum with soft close hinges and Arctic White laminate worktops.

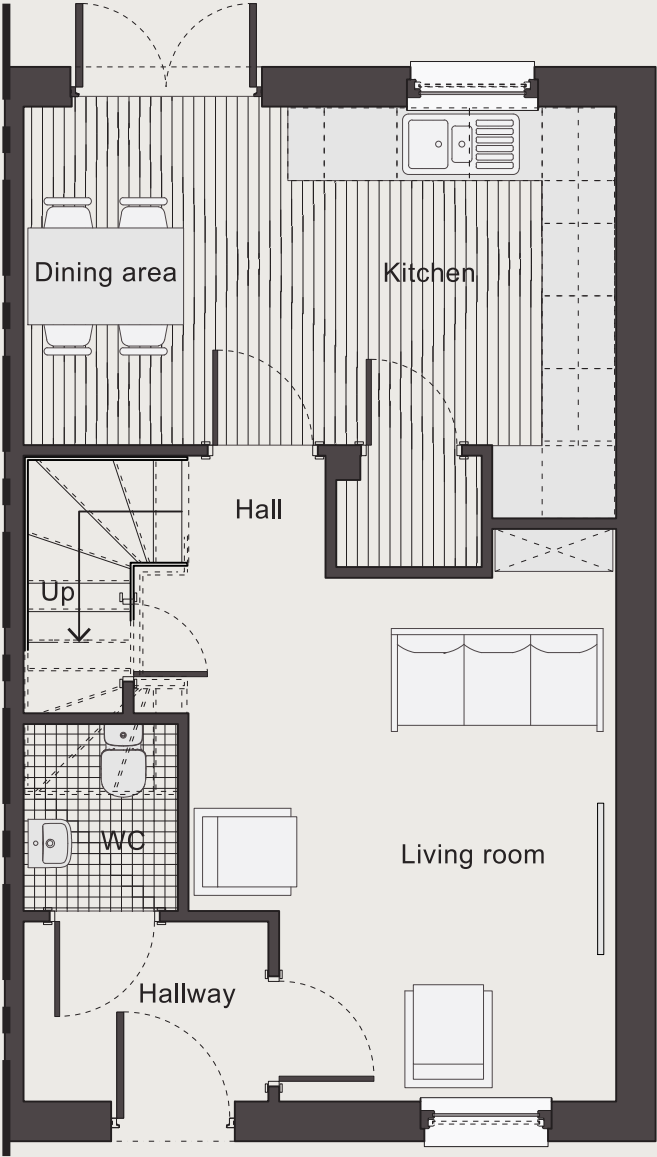
○ **Appliances**

Fitted Oven, Hob and Extractor with Dishwasher space provided.

○ **Flooring**

Novilon Vinyl Flooring to kitchen.

Room	Feet	Metres
Kitchen/Dining	16ft x 8.8ft	4.9m x 2.7m
Living Room	12.7ft x 15.4ft	3.9m x 4.7m
W.C.	3.9ft x 4.9ft	1.2m x 1.5m



House type A end terrace, Plot no. 09

Please note: The floor plan shown represents one of two different house types available; please [visit the website](#) to see floor plans for all plots.

First floor

○ Bathroom

Ideal Standard Sandringham sanitaryware. Roca overbath shower and shower screen.

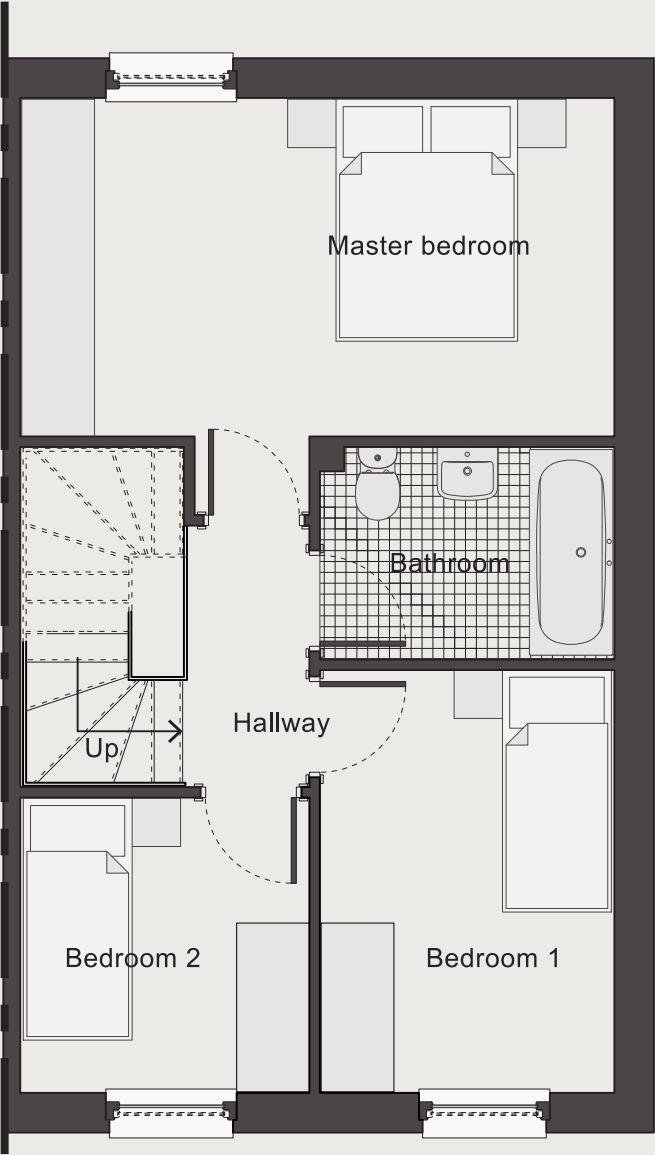
○ Flooring

Novilon Vinyl Flooring to bathroom.

○ Tiling

Knole Concept White tiles to bath/shower and wash hand basin.

Room	Feet	Metres
Master Bedroom	16ft x 8.8ft	4.9m x 2.7m
Bedroom 1	7.8ft x 11.1ft	2.4m x 3.4m
Bedroom 2	7.5ft x 7.8ft	2.3m x 2.4m
Bathroom	7.8ft x 5.5ft	2.4m x 1.7m



House type A end terrace, Plot no. 09

Please note: The floor plan shown represents one of two different house types available; please [visit the website](#) to see floor plans for all plots.

Materials and fittings

○ Doors & windows

Hardwood front door with brass door furniture.

French doors to rear.

Heritage sliding sash windows.

○ Architectural details

Decorative brickwork and chimney.

Slate tile roof.

○ Gardens

Turf to front and rear garden.

Estate railing to front garden.

1.8m high timber close boarded fence to rear garden.

○ Sustainability features

Low Energy Light Fittings.

Air Source Heat Pumps.

EV charging point.

EPC B Rating.





What is Discount Market Sale?

Discount Market Sale (DMS) are homes that can be purchased (by eligible purchasers) at a 20% discount of the open market price. That discount exists in perpetuity and would be passed on to all future owners of the home.

For example, a home worth £300,000 could be bought with a 20% discount at £240,000. When you come to sell it, that home could be worth £325,000 on the open market, meaning it could be sold for a maximum of £260,000.

Who is eligible to buy a DMS home at Lambton Park?

To buy a home at Discount Market Sale, Durham County Council will assess your application against following criteria; You must:

- Have a household income of less than £80,000 per year
- Be legally allowed to own a property in the UK
- Have a Local Connection* to the Lambton Park area:
 - First priority shall be given to people who have a local connection* to the parish of Bournmoor or an adjoining parish;
 - Second priority shall be given to people who have a local connection* to the former district of Chester-le-Street;
 - Third priority shall be given to people who have a local connection* to County Durham.
- Not own another property at the point of purchase (UK or abroad)
- Be buying the house to live in it.

* For further information, please speak with the sales advisor..

How do I apply?

Initial enquiries should be made to the sales team regarding the property you wish to buy. They will provide you with a link to the online application form at Durham County Council and a property reference number.

Please note that the online application will require you to provide evidence of your eligibility, as described on the previous page.

Arrange a viewing and discuss eligibility

Call: 01642 899 199

Email: enquiries@stbarnabaswaylambtonpark.com



1

Arrange a viewing and discuss eligibility

2

Apply for DMS approval to Durham County Council

3

Receive eligibility confirmation from the Council

4

Provide proof of funds and pay a £250 reservation fee

5

Instruct your solicitors

6

Complete the purchase

7

Move into your brand new home

Please make all enquiries to Theakston Estate Company Limited

Phone: 01642 899 199 • **Email:** enquiries@stbarnabaswaylambtonpark.com • **Website:** www.stbarnabaswaylambtonpark.com

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All images are computer generated images and include furniture and fixtures for illustrative purposes. Please refer to Sales Advisor for further details of what will be provided within the sale.