



## Bishops Park II Bishop Auckland

A collection of 3 & 4 bedroom homes in the bustling market town of Bishop Auckland.

Bishop Auckland, a thriving market town in the Vale of Durham, stands high above the River Wear and enjoys stunning views of the surrounding countryside. It is home to many historical attractions, while offering a vibrant shopping scene.

Auckland Castle tells stories of the town's fascinating past as well as offering highly scenic walks. Shoppers can enjoy the

Bishop Auckland Retail Park and the town's household name stores, while parents will be pleased to find schools rated 'Good' and 'Outstanding' by Ofsted nearby. For travel and commuting, Durham is only an 18 minute drive away, while Newcastle is around 42 minutes by car.

### Bishops Park II

Bishop Auckland, Vale of Durham DL14 8RG | 01388 881 557

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**Linden**  
HOMES

# Development layout



## 4 bedroom home

- The Goodridge
- The Mylne

## 3 bedroom home

- The Eveleigh
- The Maddison
- The Mayfield
- The Mountford

bc bin collection point    v visitor parking space  
 ▶ garage entrance    \* private rent

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your sales consultant for specific details.



## The Eveleigh 3 bedroom home

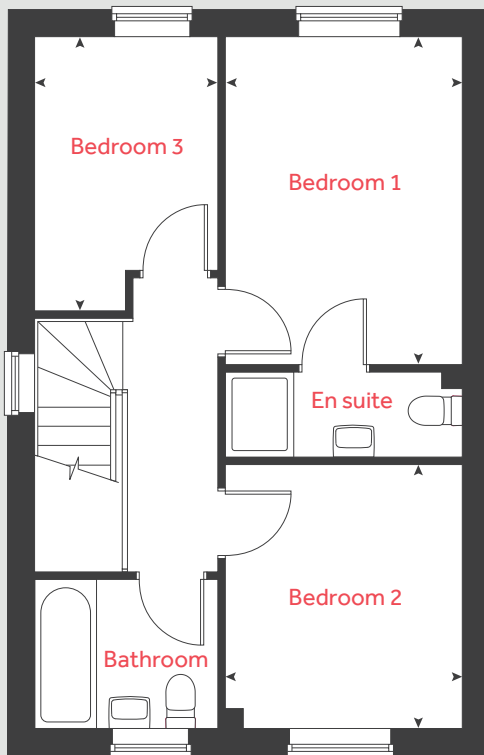
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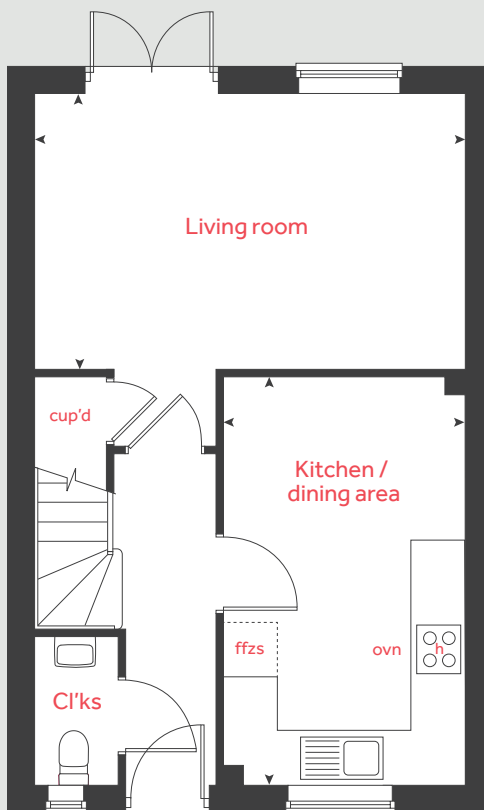
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## First floor



## Ground floor



# The Eveleigh

## 3 bedroom home

### Ground floor

#### Living room

5.01m x 3.22m 16'5" x 10'7"

#### Kitchen / dining area

4.80m x 2.80m 15'9" x 9'2"

### First floor

#### Bedroom 1

3.83m x 2.77m 12'7" x 9'1"

#### Bedroom 2

3.10m x 2.77m 10'2" x 9'1"

#### Bedroom 3

3.22m x 2.14m 10'7" x 7'0"

cup'd	cupboard	ffzs	fridge freezer space
ovn	oven	◀ ▶	measuring points
h	hob		

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales consultant. 2584603/May 2023.

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## The Mayfield 3 bedroom home

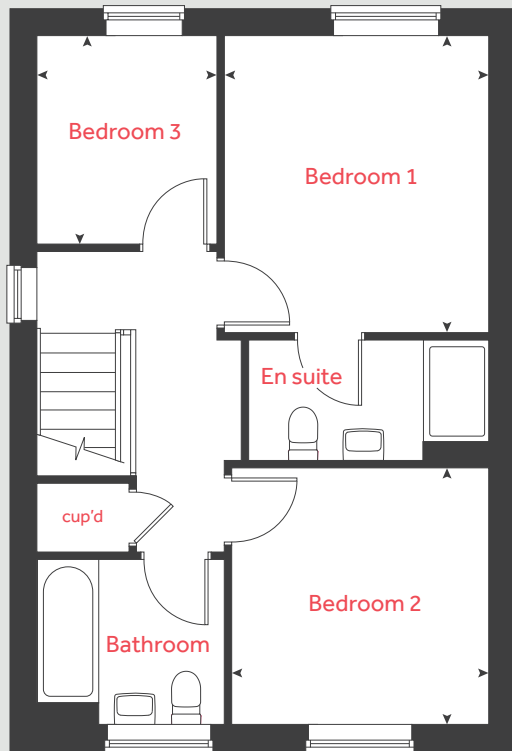
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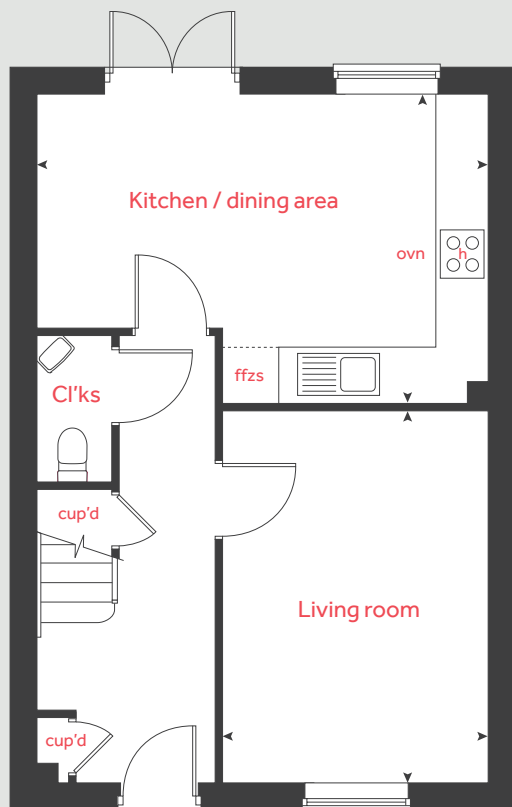
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HOMES

## First floor



## Ground floor



# The Mayfield

## 3 bedroom home

### Ground floor

#### Living room

4.35m x 3.10m 14'3" x 10'2"

#### Kitchen / dining area

5.30m x 3.61m 17'5" x 11'10"

### First floor

#### Bedroom 1

3.48m x 3.13m 11'5" x 10'3"

#### Bedroom 2

3.03m x 3.03m 9'11" x 9'11"

#### Bedroom 3

2.45m x 2.08m 8'0" x 6'10"

cup'd	cupboard	ffzs	fridge freezer space
ovn	oven	◀ ▶	measuring points
h	hob		

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## The Mountford 3 bedroom home

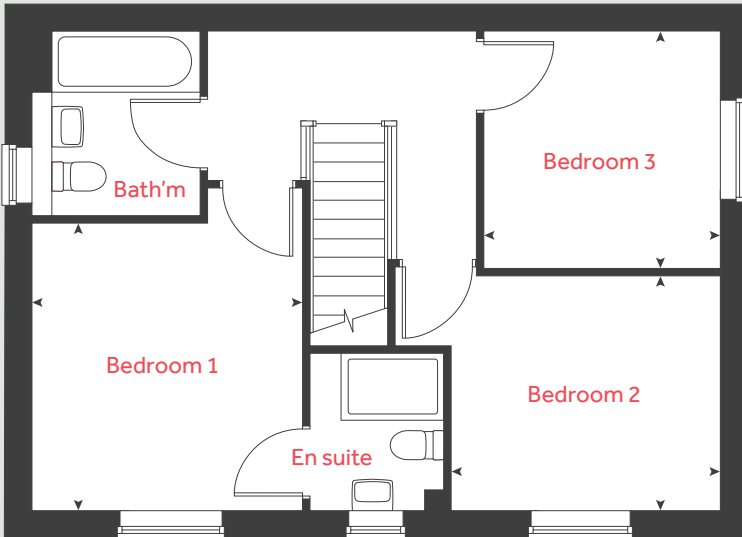
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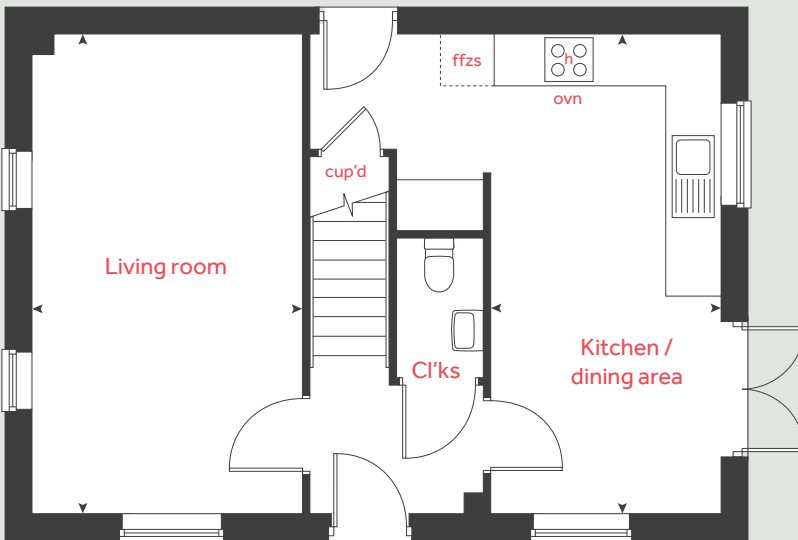
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HOMES

First floor



Ground floor



# The Mountford

3 bedroom home

**Ground floor**

Living room

5.63m x 3.14m      18'6" x 10'4"

Kitchen / dining area

5.63m x 2.69m      18'6" x 8'10"

**First floor**

Bedroom 1

3.37m x 3.20m      11'1" x 10'6"

Bedroom 2

3.16m x 2.76m      10'4" x 9'1"

Bedroom 3

2.79m x 2.79m      9'2" x 9'2"

cup'd	cupboard	ffzs	fridge freezer space
ovn	oven	◀ ▶	measuring points
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## The Maddison 3 bedroom home

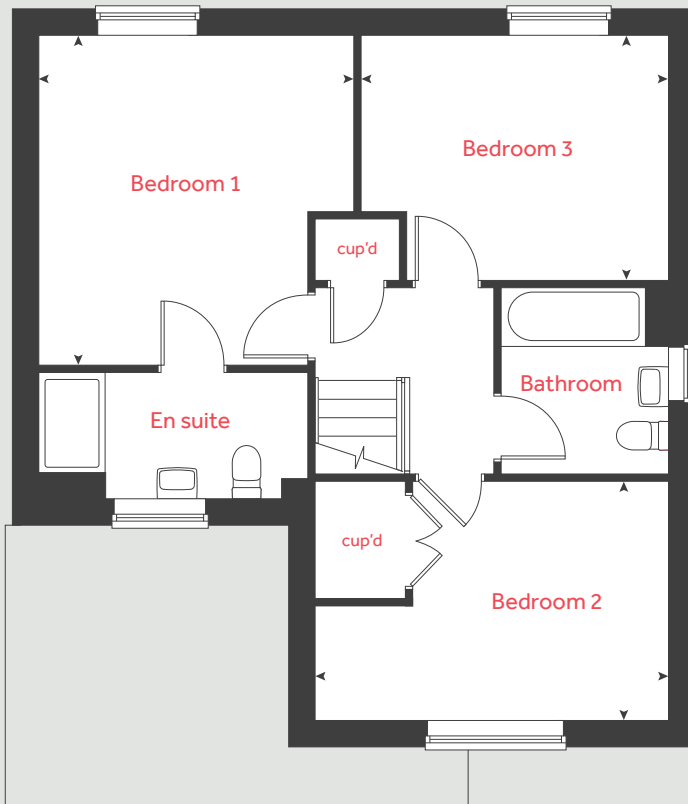
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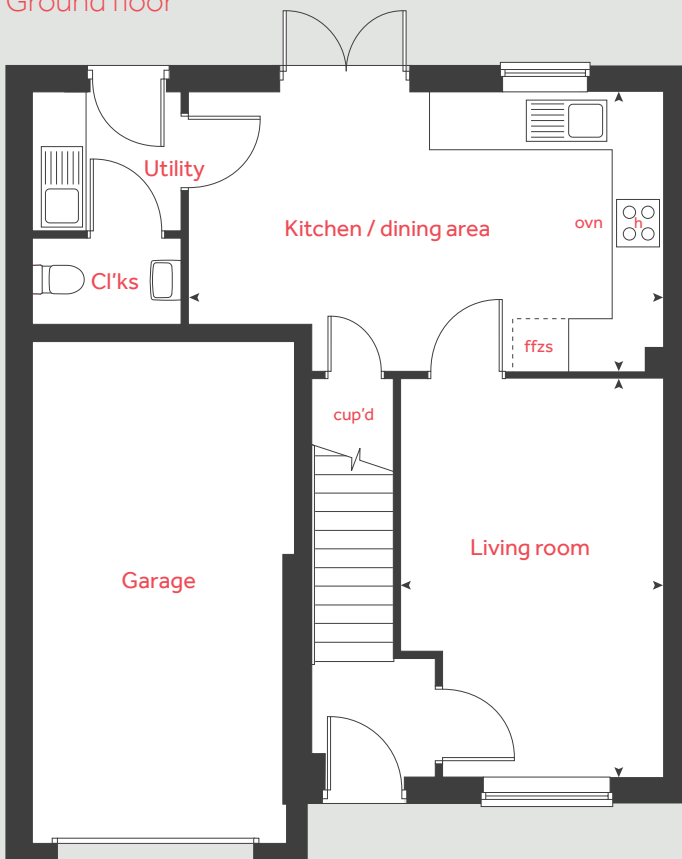
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## First floor



## Ground floor



# The Maddison

## 3 bedroom home

### Ground floor

#### Living room

4.80m x 3.15m      15'9" x 10'4"

#### Kitchen / dining area

5.67m x 3.33m      18'7" x 10'11"

### First floor

#### Bedroom 1

3.95m x 3.80m      13'0" x 12'6"

#### Bedroom 2

4.22m x 2.88m      13'10" x 9'5"

#### Bedroom 3

3.66m x 2.93m      12'0" x 9'7"

cup'd	cupboard	ffzs	fridge freezer space
ovn	oven	◀ ▶	measuring points
h	hob		

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## The Mylne 4 bedroom home

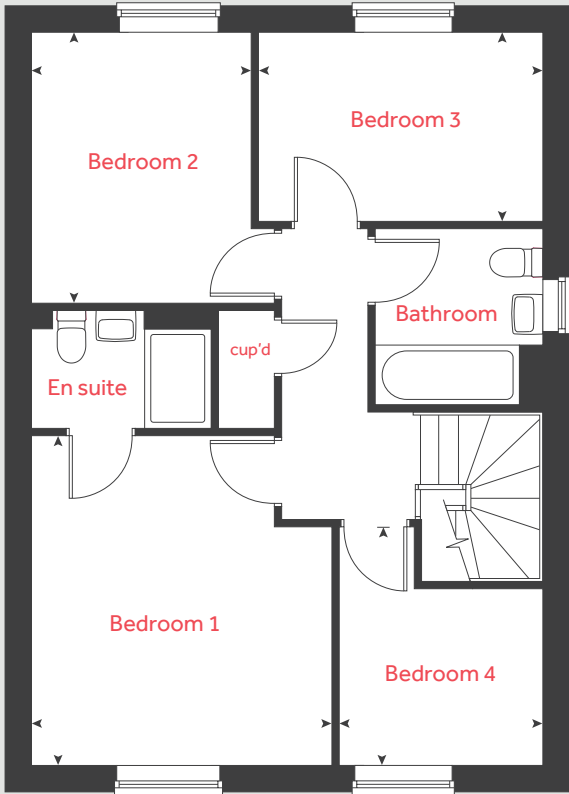
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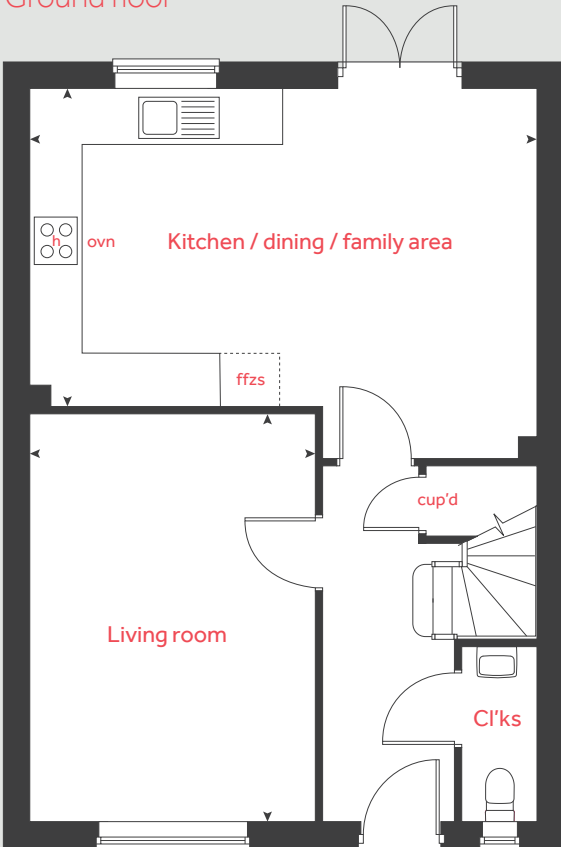
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First floor



Ground floor



# The Mylne

4 bedroom home

**Ground floor**

Living room  
4.86m x 3.42m      15'11" x 11'3"

Kitchen / dining / family area  
6.08m x 4.40m      19'11" x 14'5"

**First floor**

Bedroom 1  
3.96m x 3.57m      13'0" x 11'9"

Bedroom 2  
3.25m x 2.60m      10'8" x 8'6"

Bedroom 3  
3.40m x 2.25m      11'6" x 7'5"

Bedroom 4  
2.85m x 2.42m      9'4" x 7'11"

cup'd	cupboard	ffzs	fridge freezer space
ovn	oven	◀ ▶	measuring points
h	hob		

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# The Goodridge 4 bedroom home

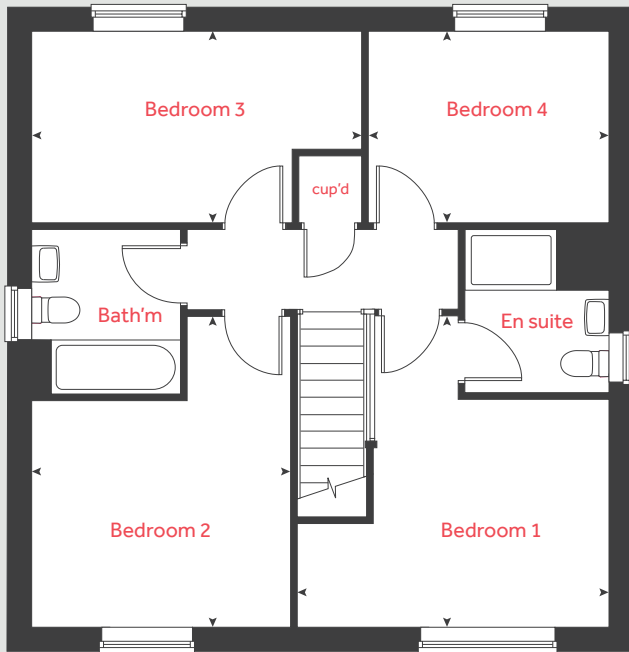
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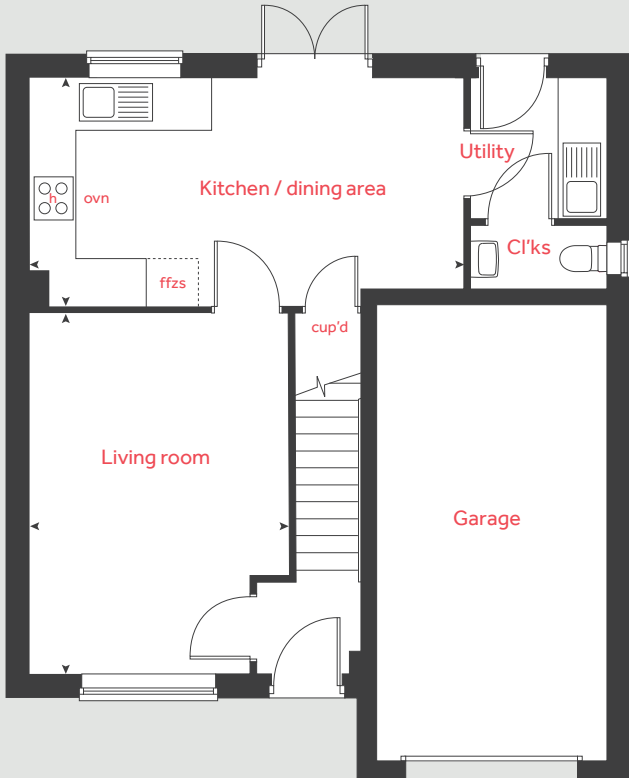
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First floor



Ground floor



# The Goodridge

4 bedroom home

**Ground floor**

Living room

4.73m x 3.42m      15'6" x 11'3"

Kitchen / dining area

5.73m x 2.96m      18'10" x 9'9"

**First floor**

Bedroom 1

4.11m x 4.10m      13'6" x 13'5"

Bedroom 2

4.10m x 3.42m      13'5" x 11'3"

Bedroom 3

4.35m x 2.51m      14'3" x 8'3"

Bedroom 4

3.17m x 2.51m      10'5" x 8'3"

cup'd	cupboard	ffzs	fridge freezer space
ovn	oven	◀ ▶	measuring points
h	hob		

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# Specification

## Private Sale Homes

### Bishops Park II

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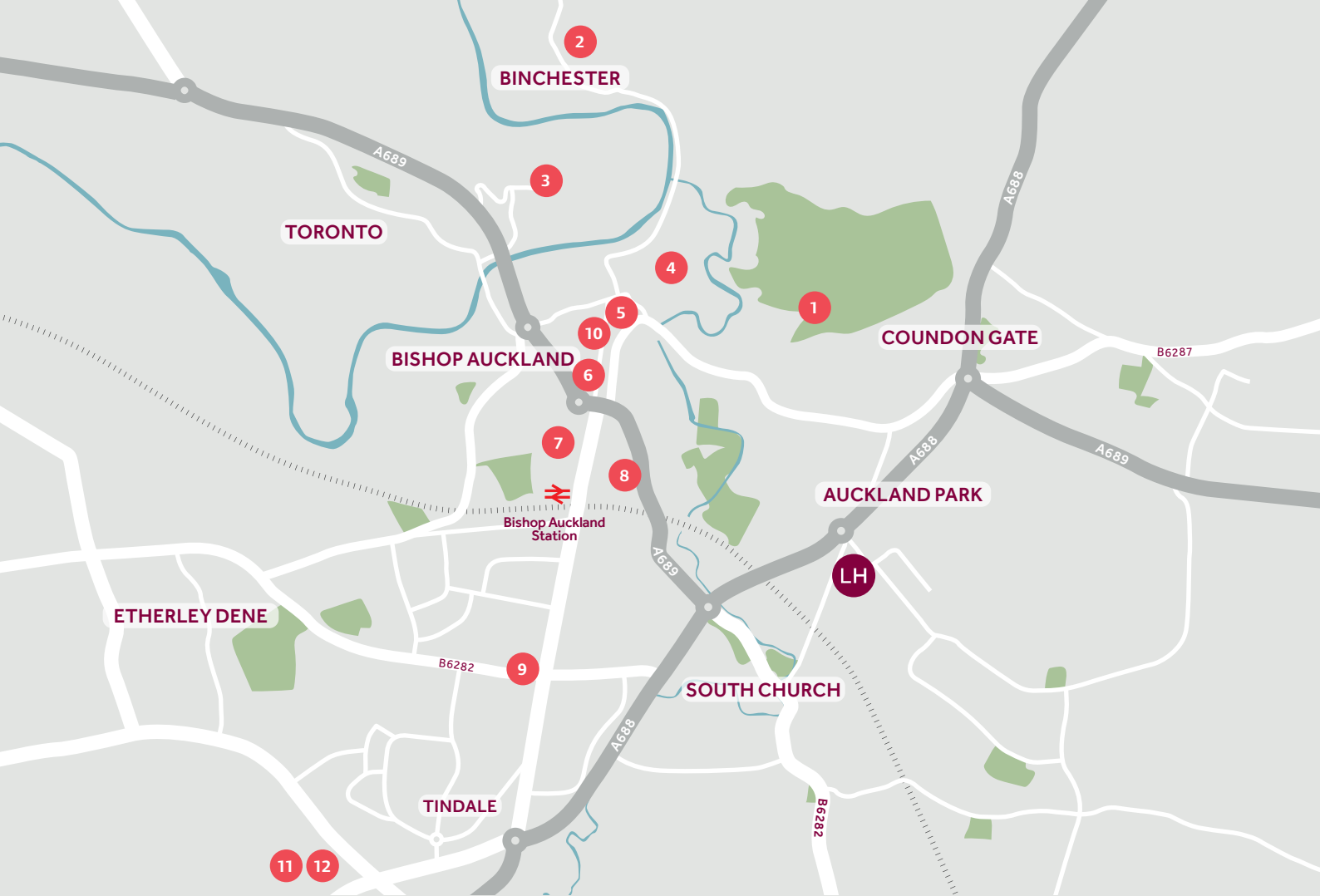
Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

	3 bedroom homes	4 bedroom homes
<b>Kitchen</b>		
Laminated worktop & matching upstands	■	■
Soft closing doors and drawers	■	■
Stainless steel 1 bowl sink	■	■
Chrome monobloc mixer tap	■	■
Stainless steel splashback to hob	■	■
Under counter single oven	■	■
4 burner gas hob	■	■
Stainless steel chimney hood	■	■
<b>Bathroom, En suite and Cloakroom</b>		
White sanitaryware and chrome fittings	■	■
Shower mixer tap to bathroom	■	■
Soft close seats to all WCs	■	■
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■
Full height tiling to en suite shower cubicle	■	■
Splashback tiling to cloakroom basin only	■	■
<b>Electrical</b>		
White switch plates and sockets	■	■
TV points to the lounge, kitchen and bedroom 1	■	■
2 x BT point to the ground floor	■	■
White pendant fittings throughout (except bathroom, en suite and cloakroom)	■	■
Mains wired smoke alarm & CO detector	■	■
<b>Interior</b>		
Wall and ceilings in white matt emulsion	■	■
Internal woodwork in white gloss/satinwood	■	■
Polished chrome door handles	■	■
Premdor premium ladder doors	■	■
<b>External</b>		
Stainless steel up/down light to front door	■	■
External doors with multipoint locking system	■	■
Turf to front gardens	■	■

\*Subject to stage of construction

The specifications of all our homes is correct at the date of going to print but may be subject to change as necessary and without notice. Please ask your Sales Consultant for more information. 2584603/May 2023.





## Around the local neighbourhood

- |                                            |                               |                                          |
|--------------------------------------------|-------------------------------|------------------------------------------|
| <b>1</b> Bishop Auckland Golf Club         | <b>5</b> Mining Art Gallery   | <b>9</b> Woodhouse Close Leisure Complex |
| <b>2</b> (Vinovia) – Binchester Roman Fort | <b>6</b> Stan Laurel Statue   | <b>10</b> Newgate Shopping Centre        |
| <b>3</b> Eleven Arches Kynren              | <b>7</b> Morrisons Superstore | <b>11</b> Tesco Extra                    |
| <b>4</b> Auckland Castle                   | <b>8</b> Asda Superstore      | <b>12</b> Bishop Auckland Retail Park    |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). 2584603/May 2023.