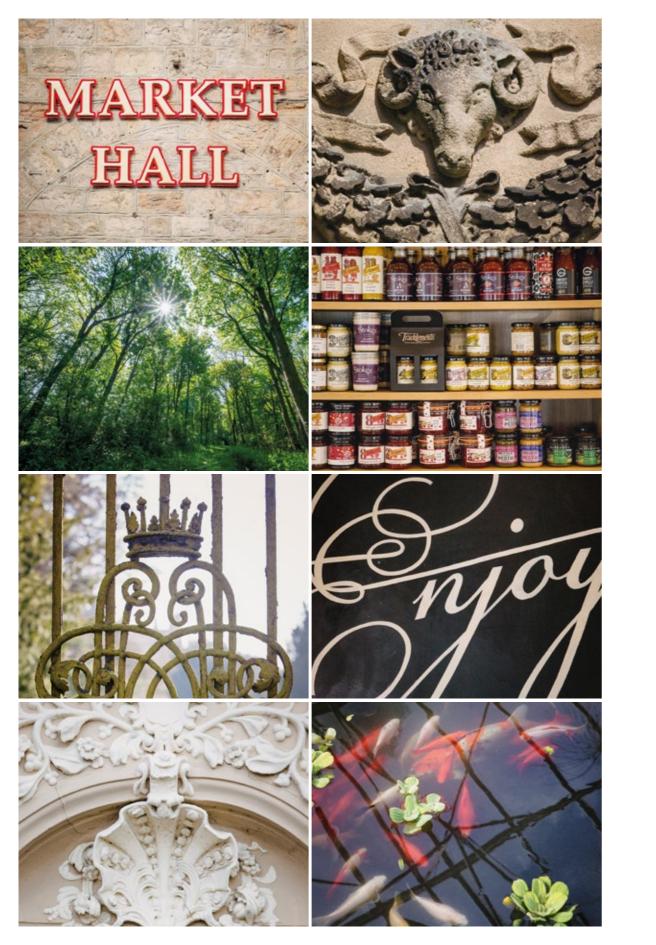
# LAMBTON &

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.

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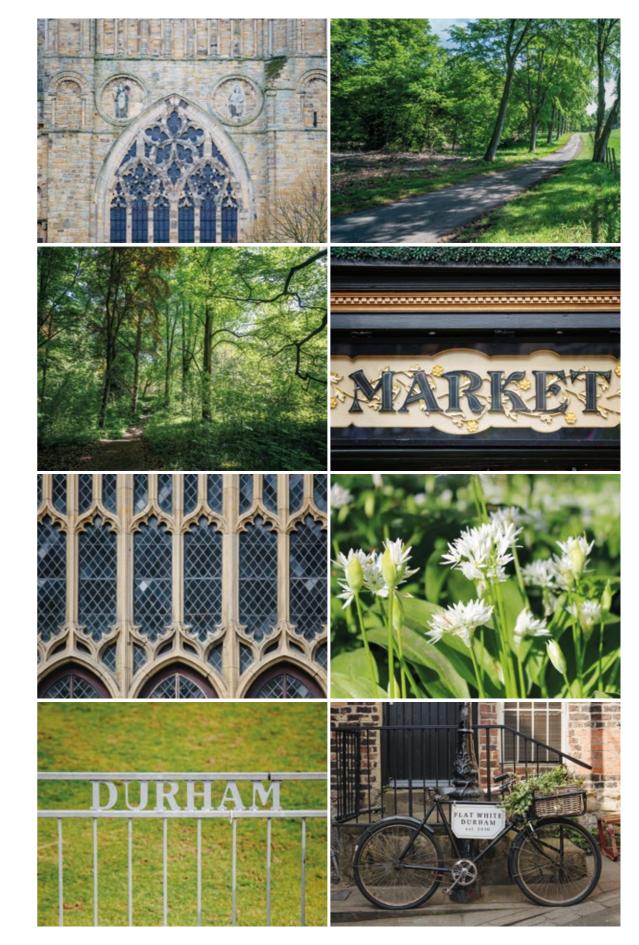
The peace and seclusion offered by Lambton Park contrasts with its exceptional convenience. These superb homes are just two miles from junction 63 of the A1(M) and around 20 minutes' drive from Durham, Tyneside and the beautiful northeast coast. The towns of Chester le Street, Houghton le Spring and 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.



Sports and fitness facilities in the area include Burnmoor 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.



Our Lambton Park neighbourhood is a one of a kind development with an unrivalled location in the beautiful surroundings of the Lambton Estate. The outstanding new phase of properties will comprise of 1, 3, 4 and 5 bedroom bespoke homes, each with its own personal character.

Lambton Parks unique character comes from the imaginative and bespoke design flair of each of its homes, that capture the heritage of the area that surrounds it. Its individuality sets it apart from any other new build development and every detail that has gone in to creating it has been carefully considered. 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.







A panoramic window adds a special touch to the superbly
practical kitchen and
dining room, bringing
a contemporary
ambience that
reflects the appeal
of the upstairs rooms.
The staircase rises
into a generously
proportioned lounge
where twin windows
enhance the sense
of light and space.
or igne and space.

Lounge 4.30m x 5.41m 14'1" x 17'9"

Bedroom

3.05m x 3.22m

2.50m x 2.10m

10'0" x 10'7"

Bathroom

8'2" x 6'10"

**Kitchen** 3.23m x 3.31m 10'7" x 10'6"

Dining

WC

2.56m x 2.02m

0.93m x 1.77m

8'5" x 6'7"

3'1" x 5'10"

**Floor Space** 674 sq ft



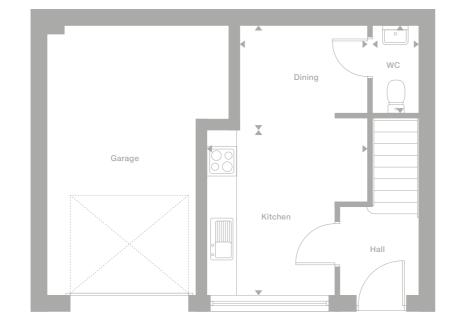
First Floor

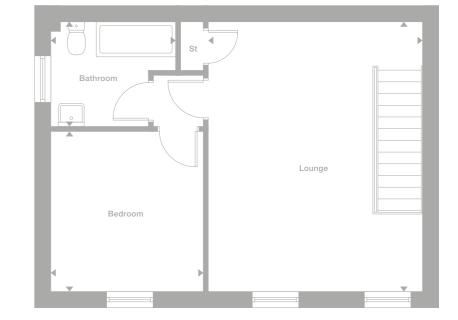
Ground Floor

Birch



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Ash

Complementing a comfortable lounge, the beautifully planned kitchen incorporates garden access via french doors, adding a focal point to the dining area. The en-suite master bedroom includes a generously sized cupboard, and the third bedroom could be used to create a useful home office. Lounge 3.77m x 4.99m 12'4" x 16'4" Kitchen/Dining 4.78m x 3.60m 15'8" x 11'9" WC 1.33m x 1.46m

1.33m x 1.46m 4'4" x 4'9" Master Bedroom 3.89m x 2.97m 12'9" x 9'9"

**En-Suite** 1.61m x 2.84m 5'3" x 9'3"

**Bedroom 2** 2.43m x 3.83m 7'11" x 12'6"

**Bedroom 3** 2.26m x 2.76m 7'5" x 9'1"

Bathroom 2.43m x 1.70m 7'11" x 5'7" **Floor Space** 907 sq ft



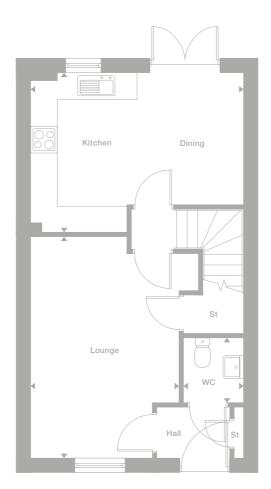
First Floor

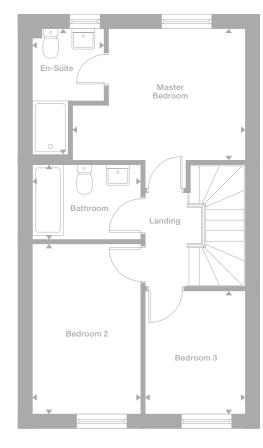




Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

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D	owor	
n	owar	

designed kitchen and dining room, with its integrated staircase and useful cupboard, has a contemporary, practical appeal that perfectly complements a bright, relaxing lounge in which stylish french doors enhance the bright, open ambience. The en-suite master bedroom features a walk-in wardrobe.

The beautifully

**Lounge** 5.41m x 3.71m 17'9" x 12'2"

WC

1.38m x 1.57m

4'6" x 5'2"

 17'9" x 12'2"
 10'2" x 12'4"

 Kitchen/Dining
 En-Suite

 4.08m x 5.95m
 2.21m x 1.92m

 13'4" x 19'6"
 7'3" x 6'3"

**Bedroom 2** 2.69m x 4.16m 8'10" x 13'8"

> **Bedroom 3** 2.63m x 3.10m 8'7" x 10'2"

Master Bedroom

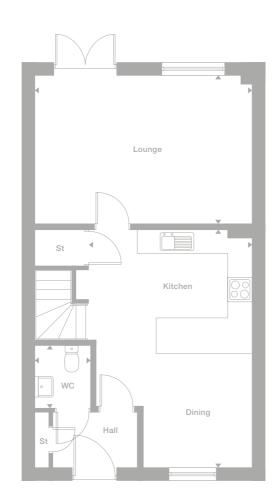
3.11m x 3.75m

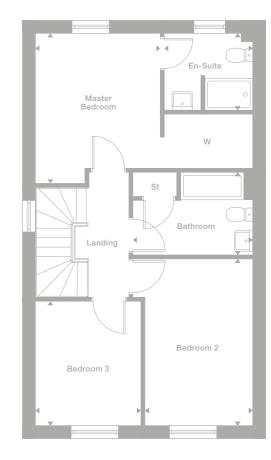
**Bathroom** 3.00m x 2.08m 9'10" x 6'9" Floor Space 1,157 sq ft



First Floor

#### Ground Floor





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B	leec	h

With its dramatic double height hall, and dual aspect outlooks in the kitchen, the triplewindowed lounge and bedroom two, this is an exceptionally bright, airy home. French doors enhance the dining area, and the laundry helps separate housekeeping and leisure. The master bedroom is en-suite.

Lounge 5.41m x 3.47m 17'9" x 11'4" Kitchen/Dining 5.41m x 3.65m 17'9" x 11'11" Laundry 1.59m x 2.42m 5'2" x 7'11" WC 1.75m x 1.33m

5'8" x 4'4"

Master Bedroom 3.25m x 3.70m 10'8" x 12'1"

En-Suite

2.13m x 1.33m

6'11" x 4'4"

Bedroom 2

9'1" x 11'5"

Bedroom 3

8'4" x 7'8" Bathroom 2.07m x 2.48m

6'9" x 8'2"

2.53m x 2.34m

2.79m x 3.49m

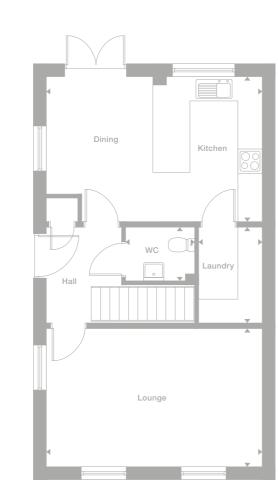
1,157 sq ft

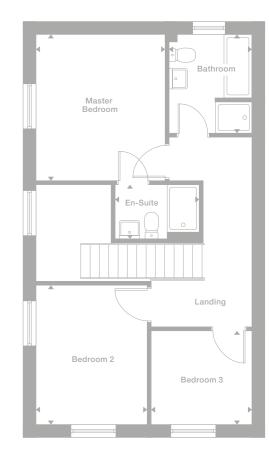
Floor Space



First Floor

#### Ground Floor





Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

The impressive kitchen, where french doors add a special touch to the dining area, is perfect for relaxed entertaining. The four bedrooms include a charming second floor suite with a walk-in wardrobe, separate cupboard and a charming dormer window, creating a wonderfully flexible family home.	Lounge 3.34m x 4.43m 10'11" x 14'6" Kitchen/Dining 5.82m x 4.10m 19'1" x 13'5" WC 0.90m x 1.77m 2'11" x 5'9"
--	--

Master Bedroom 4.78m x 4.00m 15'8" x 13'1"

En-Suite

2.69m x 1.51m

8'10" x 4'11"

Bedroom 2

11'2" x 13'7"

Bedroom 3

11'2" x 12'10"

Bedroom 4 2.33m x 2.66m

7'8" x 8'9" Bathroom 2.33m x 2.76m 7'8" x 9'1"

3.40m x 3.92m

3.40m x 4.15m

Floor Space 1,475 sq ft

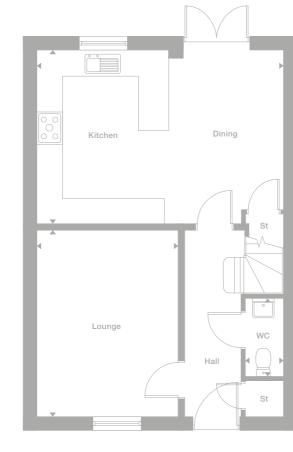


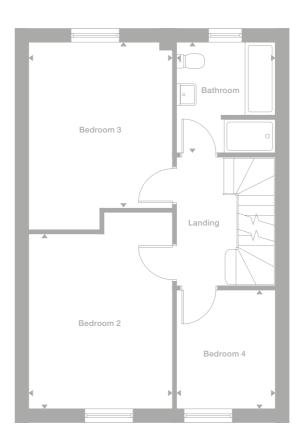
First Floor

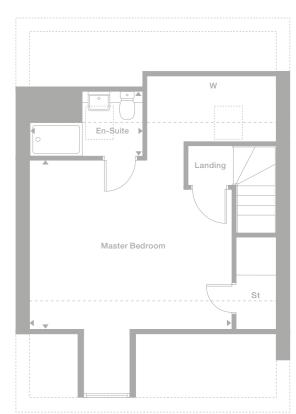
Second Floor



Pine







Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

	The entrance hall reflects the quality found throughout this	Lounge 4.68m x 4.18m 15'4" x 13'8"	Master Bedroon 4.09m x 3.93m 13'5" x 12'10"
	substantial family home. Both the dual aspect dining kitchen and the lounge include french	Kitchen 3.84m x 4.17m 12'7" x 13'8"	<b>En-Suite 1</b> 2.40m x 1.40m 7'10" x 4'7"
windows, and the bay- windowed snug presents a delightful leisure space. A feature gallery landing	<b>Dining</b> 3.84m x 4.05m 12'7" x 13'3"	<b>Bedroom 2</b> 3.96m x 4.23m 12'10" x 13'10"	
	leads to four bedrooms, two of them en-suite.	Laundry 2.38m x 2.27m 7′10" x 7′5"	<b>En-Suite 2</b> 2.93m x 1.56m 9'7" x 5'1"
		<b>Snug</b> 3.34m x 4.47m 10'11" x 14'8"	<b>Bedroom 3</b> 3.55m x 3.90m 11'8" x 12'10"
		WC 1.32m x 1.81m 4'4" x 5'11"	<b>Bedroom 4</b> 4.09m x 4.20m 13'5" x 13'9"
			<b>Bathroom</b> 3.33m x 1.89m 10'11" x 6'2"

n n **Floor Space** 1,964 sq ft



First Floor



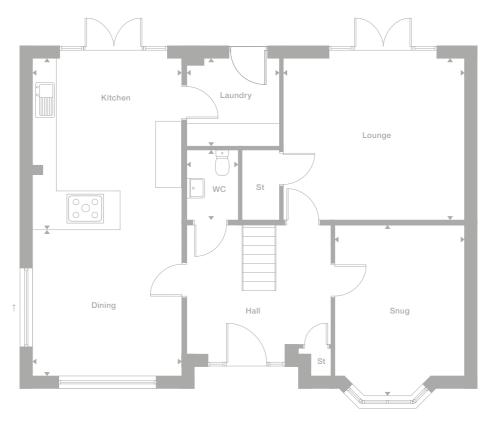
Ground Floor

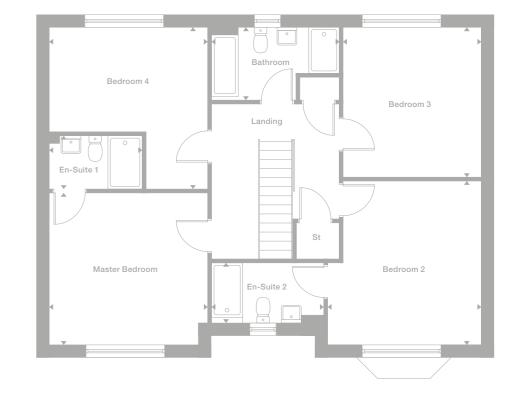
Cherry

<sup>†</sup> Window only on certain plots, Please see siteplan or speak to our Development Sales Manager for clarification,

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only ney do not lorm 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





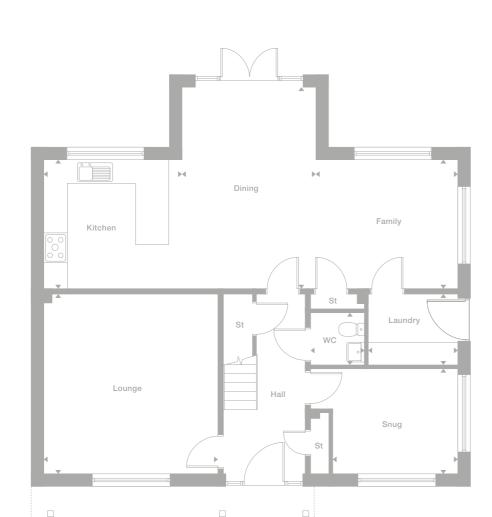
Ground Floor

Lounge	Master Bedroom
4.56m x 4.73m	4.58m x 3.46m
14'11" x 15'6"	15'0" x 11'4"
<b>Kitchen</b>	<b>En-Suite 1</b>
3.62m x 3.35m	2.45m x 1.65m
11'10" x 11'0"	8'1" x 5'5"
<b>Dining</b>	<b>Bedroom 2</b>
3.50m x 5.26m	3.62m x 3.40m
11'6" x 17'3"	11'10" x 11'2"
<b>Family</b>	<b>En-Suite 2</b>
3.71m x 3.35m	2.64m x 1.30m
12'2" x 11'0"	8'8" x 4'3"
Laundry	<b>Bedroom 3</b>
2.35m x 1.87m	3.62m x 3.34m
7'8" x 6'1"	11'10" x 10'11"
<b>Snug</b>	<b>Bedroom 4</b>
3.85m x 2.76m	3.50m x 4.12m
12'7" x 9'1"	11'5" x 13'6"
WC	<b>Bedroom 5</b>
1.41m x 1.38m	3.53m x 2.21m
4'7" x 4'6"	11'7" x 7'3"
	Bathroom

2.48m x 2.37m 8'1" x 7'9" **Floor Space** 2,074 sq ft



First Floor





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Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

With bay windows in the study and the dual aspect lounge, and	Lounge 3.58m x 5.79m 11'9" x 19'0"	Master Bedroom 3.64m x 4.80m 11'11" x 15'9"	<b>Bedroom 4</b> 3.25m x 5.60m 10'8" x 18'4"
french doors enhancing the dining area of the broad family kitchen, this is an elegant,	<b>Kitchen</b> 3.51m x 3.52m 11'6" x 11'6"	<b>Dressing</b> 2.34m x 1.99m 7'8" x 6'6"	<b>Bedroom 5</b> 3.64m x 5.60m 11'11" x 18'4"
adaptable residence. It includes two bathrooms and two en-suite bedrooms,	<b>Laundry</b> 2.55m x 2.02m 8'4" x 6'7"	<b>En-Suite 1</b> 2.34m x 1.70m 7'8" x 5'7"	Bathroom 2.39m x 1.62m 7'10" x 5'3"
and the master bedroom incorporates a dressing area.	Dining/Family 5.96m x 3.52m 19'6" x 11'6"	<b>Bedroom 2</b> 4.25m x 3.74m 13'11" x 12'3"	
	<b>Study</b> 3.44m x 3.68m 11'3" x 12'1"	<b>En-Suite 2</b> 2.39m x 1.57m 7'10" x 5'2"	
	WC 0.86m x 1.87m 2'9" x 6']"	<b>Bedroom 3</b> 3.25m x 3.18m 10'8" x 10'5"	
		<b>Bathroom</b> 2.68m x 2.58m 8'9" x 8'5"	

**Floor Space** 2,380 sq ft



First Floor

Second Floor

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

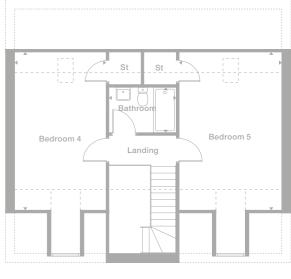
Ground Floor

Sycamore

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From the five dual aspect rooms, bay- windowed lounge	Lounge 5.69m x 4.29m 18'8" x 14'1"	<b>Master Bedroom</b> 5.95m x 4.33m 19'6" x 14'2"	<b>Bedroom 4</b> 4.28m x 4.33m 14'0" x 14'2"	<b>Floor Space</b> 2,358 sq ft
and breathtaking island kitchen, to th five bedrooms whic include a sumptuou	h 3.57m x 3.63m	<b>En-Suite</b> 2.58m x 2.23m 8'5" x 7'4"	<b>Bedroom 5</b> 4.28m x 2.80m 14'0" x 9'2"	
master suite, this is a home of outstandin quality. There is a str a laundry, and the	8 3.57m x 4.59m	Bedroom 2 4.58m x 3.29m 15'0" x 10'9"	<b>Bathroom</b> 2.21m x 1.64m 7'3" x 5'4"	
second floor bedroo share an additional shower room.	oms Laundry 1.85m x 2.52m 61" x 8'3"	<b>Bedroom 3</b> 3.95m x 3.55m 12'11" x 11'8"		
	<b>Study</b> 2.96m x 3.52m 9'9" x 11'6"	<b>Bathroom</b> 2.58m x 2.52m 8'5" x 8'3"		
	<b>WC</b> 1.85m x 0.89m 6'1" x 2'11"			

Dining

Kitchen



First Floor

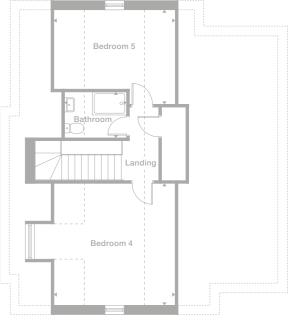
Second Floor

Ground Floor

Hornbeam

Study Hall Lounge





Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

















Symphony Gallery fitted kitchen with selection of colour and handle choices	$\checkmark$								
Premium 40mm worktop with upstand to wall	$\checkmark$								
Stainless steel 1 ½ bowl sink and monobloc mixer tap to kitchen	$\checkmark$								
AEG 90cm stainless steel chimney hood	-	-	-	-	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
AEG 60cm stainless steel chimney hood	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	-	-	-	-	-
90cm stainless steel splashback behind hob	-	-	-	-	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
60cm stainless steel splashback behind hob	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	-	-	-	-	-
AEG 75cm 5-burner gas hob	-	-	-	-	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
AEG 60cm 4-burner gas hob	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	-	-	_	-	-
Multifunction AEG double oven	-	-	-	-	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
Multifunction AEG single oven	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	-	-	-	-	-
Removeable unit to accommodate washing machine/washer dryer*	$\checkmark$								

#### Bathroom/En-Suite/WC

| Ideal Standard Concept Cube white sanitaryware  | $\checkmark$ |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Soft close toilet seat to main bathroom only  | $\checkmark$ |
| Double ended bath with centre controls  | $\checkmark$ |
| Thermostatic shower mixer valve (where applicable)                                    | $\checkmark$ |
| Shower tray with chrome style framed clear glass enclosure (where applicable)         | $\checkmark$ |
| Tiling - Porcelanosa ceramic wall tiles (please refer to drawings for specific areas) | $\checkmark$ |

#### Heating

| Gas central heating throughout   | $\checkmark$ |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Thermostatically controlled radiators to all rooms (except where thermostats are fitted) | $\checkmark$ |
| Programmable control of heating zones  | $\checkmark$ |

\*plumbing/electrics not provided

Birch	Ash	Rowan	Bech	Pine	Cherry	Spruce	Sycamore
					$\cup$	0)	0)

Hornbea

Electrical									
TV socket to lounge and master bedroom	$\checkmark$								
BT socket (housetypes vary - please see drawings for location)	$\checkmark$								
White sockets and switches	$\checkmark$								
Porch light to front	$\checkmark$								
USB charging socket to kitchen	$\checkmark$								
Power and lighting to garage (where applicable)	$\checkmark$								
White LED downlighters to kitchen and wet areas	-	-	-	-	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$
Battery operated carbon monoxide detectors	$\checkmark$								
Mains wired (with battery back-up) smoke detectors	$\checkmark$								
Electric garage door (where applicable)	$\checkmark$								

#### Exterior

Electrical

Double glazed PVCu windows	$\checkmark$								
Double glazed PVCu french casement doors/bifold doors to patio (where applicable)	$\checkmark$								
Timber/PVCu fascias, soffits and rain water goods	$\checkmark$								
Multi-point door locking system to front and rear/side doors	$\checkmark$								
House numbers ready fitted	$\checkmark$								
Outside tap to rear	-	-	-	-	-	$\checkmark$	$\checkmark$	$\checkmark$	$\checkmark$

#### Decorative

| Moulded spindles and newels to staircase with oak handrail      | ١ | / | $\checkmark$ |
|---|---|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Moulded skirting boards and architraves                         | ١ | / | $\checkmark$ |
| White 5 panel solid vertical internal doors with chrome handles | ١ | / | $\checkmark$ |
| Smooth finish ceilings, painted in white                        | ١ | / | $\checkmark$ |
| Walls painted in white  | ١ | / | $\checkmark$ |
| Woodwork painted in white                                       | ١ | / | $\checkmark$ |

#### Landscaping

Europeupino									
Landscaping to front garden	$\checkmark$								
1.8m screen fence to rear and between plots	$\checkmark$								
Rotovated topsoil to rear garden	$\checkmark$								

Specification varies for discount market value homes. Please see Development Sales Manager for more information.

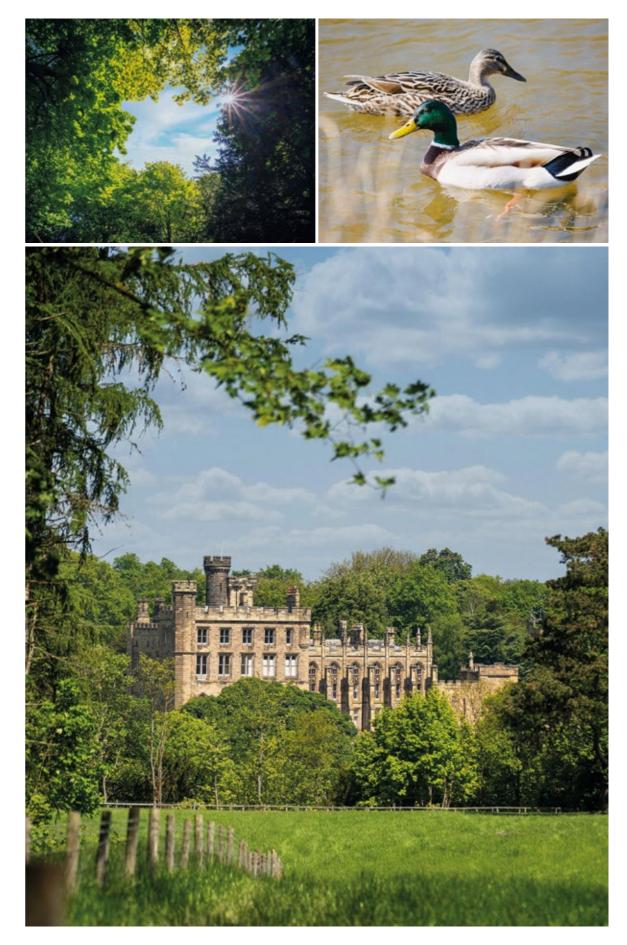
Important Notice:

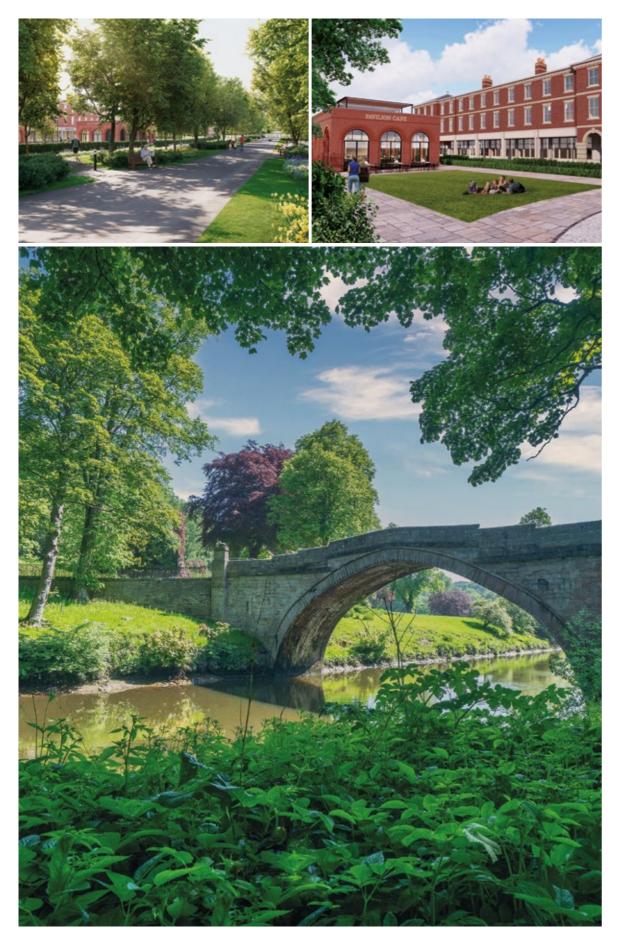
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors. ✓ StandardNot Available

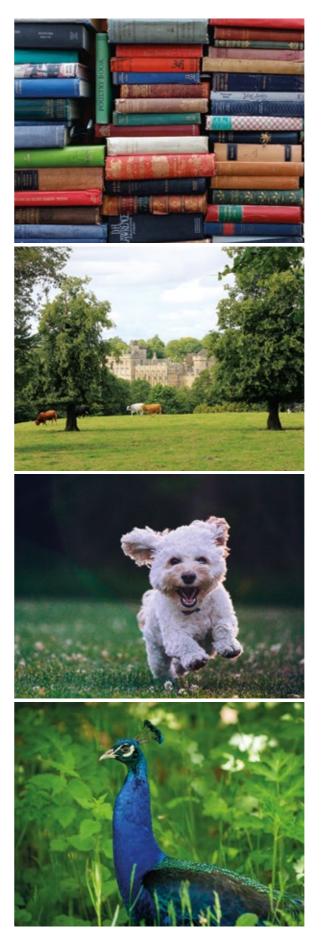
There is a Morrisons Local filling station and store nearby and a further convenience store half a mile away in Burnmoor, and several other local shops and services, including a post office, a pharmacy, a dentist and a medical centre, within a 20-minute walk. The adjacent towns and nearby Durham Cathedral City 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 vast Metrocentre, which complements an enormous choice of shops with restaurants, a multiscreen Odeon Imax cinema and other leisure amenities.









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.

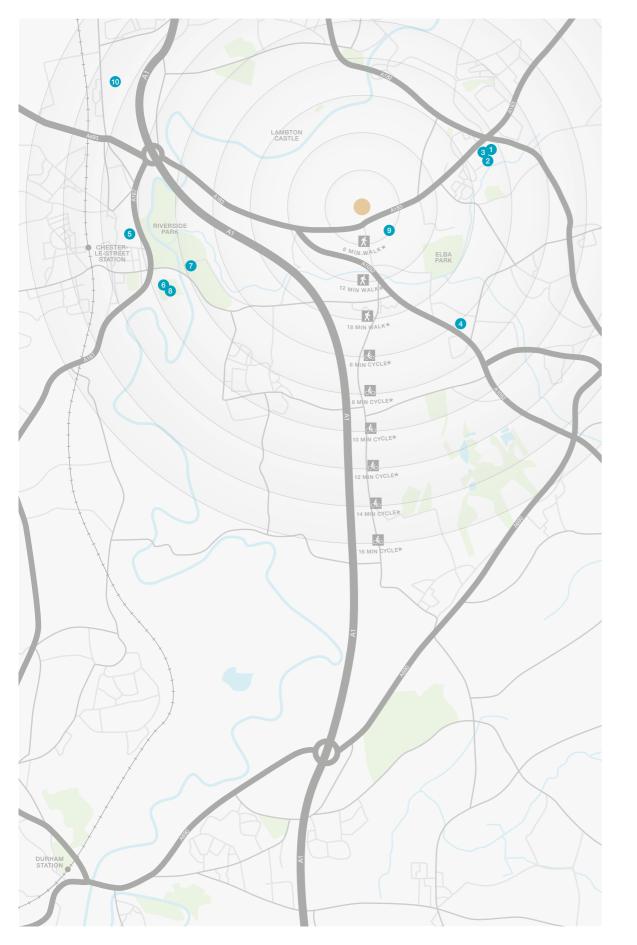
Whilst Lambton Park has remained relatively private over the years, there will be many in the region who associate it with fun filled family days out.

An integral part of creating our thriving new community is Bowes Gate, a hub of activity which will consist of a Pavillion cafe/bistro and a range of independent stores such as; delicatessen, butcher, florist, baker and more.

You will find a mix of events and activities which we hope will appeal to you, such as; wellness activities, book clubs, competitions and more. These will evolve over time and will continue to grow along with the thriving community that's building here at Lambton Park.

#### Lambton Live

Lambton Live has been created for the exclusive use of the new residents joining the community at Lambton Park. This will be a fantastic forum through which you can get to know other members of your community with a mixture of events, clubs and community activities that are hosted by, or at, Lambton Park.



Useful 1 Shiney Row Post Office Contacts

> 2 Boots Pharmacy 13 Westbourne Terrace 0191 385 9424

0191 385 2227

1 Westbourne Terrace

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

#### How to find us

#### 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 approximate distances and would be dependent on the route taken

Based on:	
0.5km = 5 to 7 mins	
1.0km = 10 to 14 min	
1.5km = 15 to 21 min	is walk
2.0km = 5 to 8 mins	cycle
2.5km = 6 to 10 mins	cycle
3.0km = 7 to 12 mins	cýcle
3.5km = 8 to 14 mins	cycle
4.0km = 10 to 16 min	is cycle
4.5km = 12 to 18 mir	is cýcle



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.

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#### Important Notice

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should heck with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors.

#### millerhomes.co.uk



### LAMBTON PARK

### BOWES GATE VISION

JULY 2022

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.







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



## LAMBTON PARK

For any questions or more information about the Bowes Gate Development contact: Jonny Morris t: 0191 303 9543 or e: jwm@gscgrays.co.uk



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

<u>Register here</u>

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