



THE
ARTISAN
COLLECTION

The Old Foundry

DURHAM ROAD, WOLSINGHAM

Bellway

WELCOME TO | The Old Foundry





Comfort meets convenience

A BRAND-NEW COMMUNITY THAT OFFERS A BETTER QUALITY OF LIFE

Set in a quiet location on the outskirts of Wolsingham, The Old Foundry is an attractive new development of 2 bedroom Bungalows & 3, 4 and 5 bedroom homes that puts both beautiful scenery and local character on your doorstep. Each energy-efficient home offers comfort and convenience in equal measure with versatile interiors, private gardens and garages or designated parking to every plot. The result is a desirable new community that's perfect for first-time buyers, growing families and commuting professionals, now and long into the future.

At The Old Foundry, residents can enjoy a perfect balance of rural tranquillity, welcoming community and accessible amenities. There is a nearby convenience store and petrol station, perfect for daily necessities, while Wolsingham's town centre is just six minutes away by bike and boasts a charming array of independent retailers, including an antiques shop, a local butcher and a pharmacy.

Dining options in Wolsingham include quaint eateries, a pub and a tea room, all providing cosy venues for meals out and social gatherings. There is also a wealth of leisure activities to enjoy, including a heritage railway station, a bowling green, a gym, a public swimming pool, and attractive parks that are perfect for picnics and relaxing strolls. For a broader choice, you can find supermarkets and a variety of dining and retail options in the nearby towns of Crook and Bishop Auckland, which are 9 and 15 minutes away by car, respectively.

Furthermore, the attractions of Newcastle and Durham, with their diverse shopping, vibrant arts scenes, and dynamic nightlife, are also within reach. Those who relish the great outdoors have endless opportunities to explore nearby. The Elephant Trees viewpoint, Hamsterley Forest and Hollivood Common Quarry hiking route are all within easy driving distance, just waiting to be discovered.

The Hedleyhope Fell Nature Reserve is another great local option, with its diverse wildlife and walking trails. And if you're feeling energetic, take on the Weardale Way 45-mile long-distance hike, which passes through the town on its way from Cowshill to Sunderland Bridge. Wolsingham plays home to primary and secondary schools, both within walking distance of the centre, with Wolsingham School boasting a history that spans over 400 years.

Further educational opportunities abound in nearby towns, while Bishop Auckland College and the prestigious Durham University offer advanced studies and professional programmes within easy commuting distance.

Strong transport links add to Wolsingham's appeal, with local bus services connecting to nearby towns and the Wolsingham heritage railway offering scenic journeys along the Weardale Railway line. For wider travel, Bishop Auckland train station is 16 minutes away by road and provides links to major cities like Newcastle in 62 minutes, enhancing the appeal for commuters. Additionally, Teesside and Newcastle International Airports are both within a 50-minute drive, making international travel easy.



The Foundryman^{Life}
2 bedroom home

Plots 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 & 112



The Sawyer
3 bedroom home

Plots 26, 28, 40, 53, 57, 67, 68 & 69



The Mercer^{Life}
4 bedroom home

Plots 8, 10, 15, 17, 23, 25, 36, 41, 46, 54, 64, 66, 70, 83, 88, 90, 93 & 117



The Reedmaker^{Life}
4 bedroom home

Plots 11, 12, 33, 34, 37, 42, 43, 49, 50, 78, 94 & 120

Scan the QR code for up to date information on our available homes including floor plans, photography and video tours.



The Old Foundry Layout



The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



The Cutler
4 bedroom home

Plots 9, 13, 14, 16, 18, 20, 22, 24, 27, 35, 44, 45, 47, 58, 59, 71, 74, 81, 84, 87, 97 & 114



The Bowyer^{Life}
4 bedroom home

Plots 76, 77, 91, 95 & 113



The Lorimer^{Life}
4 bedroom home

Plots 7, 19, 21, 48, 52, 56, 62, 63, 65, 75, 79, 80, 85, 86, 92, 96 & 100



The Draper^{Life}
5 bedroom home

Plots 51, 55, 60, 61, 72, 73, 82 & 89

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Specification



Site Specification

Private Sale

Durham Road, Wolsingham, Postcode: DL13 3HZ, Phase: 1

Created: 31/01/2025 14:53

Version: 1.1

2 Bedroom Homes
3 Bedroom Homes
4 Bedroom Homes
5 Bedroom Homes

FINISHES	Entrance Doors	GRP Insulated Door	●	●	●	●
	Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	●	●	●	●
	Ceilings	Crown White Matt Emulsion	●	●	●	●
	Walls	Crown White Matt Emulsion	●	●	●	●
	Floors	Concrete Ground Floor / Chipboard First Floor	●	●	●	●
	Window Cills	White Satin MDF	●	●	●	●
	Stairs	Timber Stair - White Satin MDF Strings	●	●	●	●
	Balusters	White Satin Stop Chamfered Balusters	●	●	●	●
	Newel Posts	White Satin Stop Chamfered Newels	●	●	●	
		Oak Stop Chamfered Newels				●
	Newel Caps	White Satin Flat Top Newel Caps	●	●	●	
		Oak Flat Top Newel Caps				●
	Handrail	White Satin Heavy Duty Handrail	●	●	●	
		Oak Heavy Duty Handrail				●
	Skirting	White Satin 94x14 MDF Grooved & Chamfered	●	●	●	
		White Satin 120x14 MDF Grooved & Chamfered				●
	Architrave	White Satin 69x18 MDF Grooved & Chamfered	●	●	●	●
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●	●	●
	Ironmongery	Chrome SR100 Door Furniture	●	●	●	
		Chrome SR700 Door Furniture				●
	Wardrobes	Hinged Fitted Wardrobes to Bed 1				●

KITCHEN	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●	●
	Frontals	Bellway Band C options &	●		●	
		Bellway Band B options &		●		
		Bellway Band D options &				●
	Units	Frontal Matching Table Ends	●	●		
		Unit Framing			●	●
	Worktops	40mm Square Edge Worktops with upstand	●	●	●	●
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	●			
		Leisure Eaton Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)		●		
		Leisure Atlanta Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)			●	
		Leisure Nimbus Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)				●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)		●		
		Leisure Atlanta Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)			●	
		Leisure Nimbus Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)				●
	Appliances Oven	Electrolux Single Oven KOFGH00BX	●	●		
		Electrolux Single Oven KOFGH40TX			●	
		A E G Single Oven BPK556260M				●
	Appliances Hob	Electrolux 4 Burner Gas Hob KGS6404SX & SS Splashback	●	●		
		Electrolux 4 Burner Gas Hob KGS6424X & SS Splashback			●	
		A E G 5 Burner Gas Hob HGB75420YM & SS Spashback				●
	Appliances Extractor	Cooker Hood Extractor LFC316X (recirculating)	●	●	●	
		A E G Cooker Hood Extractor DKB4950M (recirculating)				●
	Appliances Microwave	Electrolux Combination Microwave KVLFE46TX			●	
		A E G Combination Microwave KMK525860M				●
	Appliances Fridge Freezer	Electrolux 70/30 Fridge Freezer LNS5LE18S	●		●	
		Fridge Freezer Space Only		●		
		Electrolux 70/30 Fridge Freezer LNS5LE18S (2no)				●
	Appliance Dishwasher	Electrolux Dishwasher KEAF7200L	●		●	●
		Removeable Unit (inc Feed & Waste) ‡		●		
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●	●

WET ROOMS	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	●	●	●	●
	Cloaks - Basin	Roca Wash Hand Basin ^	●	●	●	●
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	●	●	●	●
	Cloaks - Tiling	Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim	●		●	●
		Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim		●		
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	●	●	●	●
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal ~~~	●	●		
		Roca DEBBA 550 WHB with Semi Pedestal ~~~~			●	●
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	●	●	●	●
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●		
		Bristan SAIL Chrome Bath & Basin Mixer Taps			●	●
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	●	●	●	●
	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower ##	●	●		
		Mira MINIMAL Single Thermostatic Shower &&			●	●

2 Bedroom Homes
3 Bedroom Homes
4 Bedroom Homes
5 Bedroom Homes

WET ROOMS	Bathroom - Tiling	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** †††	●		●	●
		1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim *** †††		●		
	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	●	●	●	●
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●	●		
		Roca DEBBA 550 WHB with Semi Pedestal			●	●
	En-Suite - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel ^				●
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●		
		Bristan SAIL Chrome Bath & Basin Mixer Taps			●	●
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	●	●	●	●
	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ‡‡‡	●	●	●	
		Mira MINIMAL Dual Thermostatic Shower				●
	En-Suite - Tiling	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††	●		●	●
		1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim †††		●		

MECHANICAL	Waste Water Heat Recovery	Waste Water Heat Recovery System ^		●	●	●
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^	●	●		
		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOb) ^^			●	●
	Controls	Honeywell T6R Dual Zone Smart Thermostat	●	●	●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●	●
	Towel Warmers	Flat Chrome to Bathroom	●		●	
		Flat Chrome to Bathroom & En-Suite 1				●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●	●	●

ELECTRICS	Safety - Heat	Heat Detector DET #	●	●	●	●
	PV Generation Optimiser	Marlec Solar iBoost ^			●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●	●
	Safety - Carbon	Carbon Monoxide Alarm (Battery Powered) - Deta	●	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●	●
	Sockets & Switches	Electrium CASA White Fittings	●	●	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●	●
	Lighting - Kitchen	Polished Chrome Recessed Spot Lights	●		●	●
		White Recessed Spot Lights		●		
	Lighting - Kitchen Under Unit	High Output Tri-Light				●
	Lighting - Bathroom & En-Suites	Polished Chrome Recessed Spot Lights	●		●	●
		White Recessed Spot Lights		●		
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●	●	●
	Communications - TV	TV Point to Living Room & Bedroom 1	●	●	●	●
	Communications - Data	Cat 6 Network Point to Living Room & Study	●	●	●	●
	Broadband	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ‡‡	●	●	●	●

EXTERNALS & MISC	Ecological	Hedgehog Highway fencing adaption	●	●	●	●
	Garages Electrics	Light & Power Point to incurtilage Garages ~	●	●	●	●
	Build Method	Masonry ~	●	●	●	●
	Maintenance	External Tap			●	●
	Number Plaque	Artisan Number Plaque	●	●	●	●
	Footpath & Patio	Grey PCC Flags 450x450x32's	●	●	●	●
	Garages	Steel Panel Up & Over Canopy Garage Door ~	●	●	●	●
	Drives	Block Paviours Permeable Paving ###	●	●	●	●
	Landscaping - Front	Medallion Turf & Landscape Planting ~~	●	●	●	●
	Landscaping - Rear	Rotovated Topsoil ~~	●	●	●	●
	Renewables	Photovoltaic Array ~	●	●	●	●
	EV Charging Terminal	Universal Socket 7kW * †	●	●	●	●

* refer site layout

** fire rated as necessary

*** full height around bath where shower provided as standard

† electrical infrastructure upgrade maybe required

†† where layout allows

††† full height to shower enclosure

‡ at build stage

‡‡ consult with sales executive for specific development details

‡‡‡ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

^ housetype dependent - liaise with sales executive

^^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor

^^^ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY

kitchen only

over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling

plot dependent

~ plot specific, refer site layout

~~ refer site landscape layout

~~~~ semi recessed basin if AD M4(ii) applicable

& soft close mechanism to doors & drawers



# How to find us





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**Bellway**