



HEDWORTHS GREEN

at
LAMBTON PARK



Bellway

Bellway

DISCOVER
A NEW
QUALITY
OF LIFE





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Exclusivity as standard

Hedworths Green at Lambton Park is a desirable collection of 2 bedroom apartments and 3, 4 and 5 bedroom houses located near Chester-le-Street within the spectacular beauty of historic Lambton Park.

These exclusive, bespoke homes offer the perfect combination of efficiency, comfort and convenience. Built using the most modern methods and featuring garages, private parking, Hedworths Green creates a sustainable new community that will enjoy this remarkable setting for generations to come. Add outstanding travel connections and the result is the ideal setting for commuters, families and downsizers alike.



ENJOY SOME OF THE COUNTRY'S PRETTIEST SCENERY ON YOUR DOORSTEP

The greatest outdoors

Lambton Park consists of over 1,000 acres of spectacular natural landscape with a remarkable history that dates back to the 11th century.

As the ancestral home of the Earls of Durham, the park has remained inaccessible to the public for most of its history. However, as part of a major regeneration, much of this green expanse has been opened up to the public, allowing everyone to enjoy its magical charm and verdant beauty.



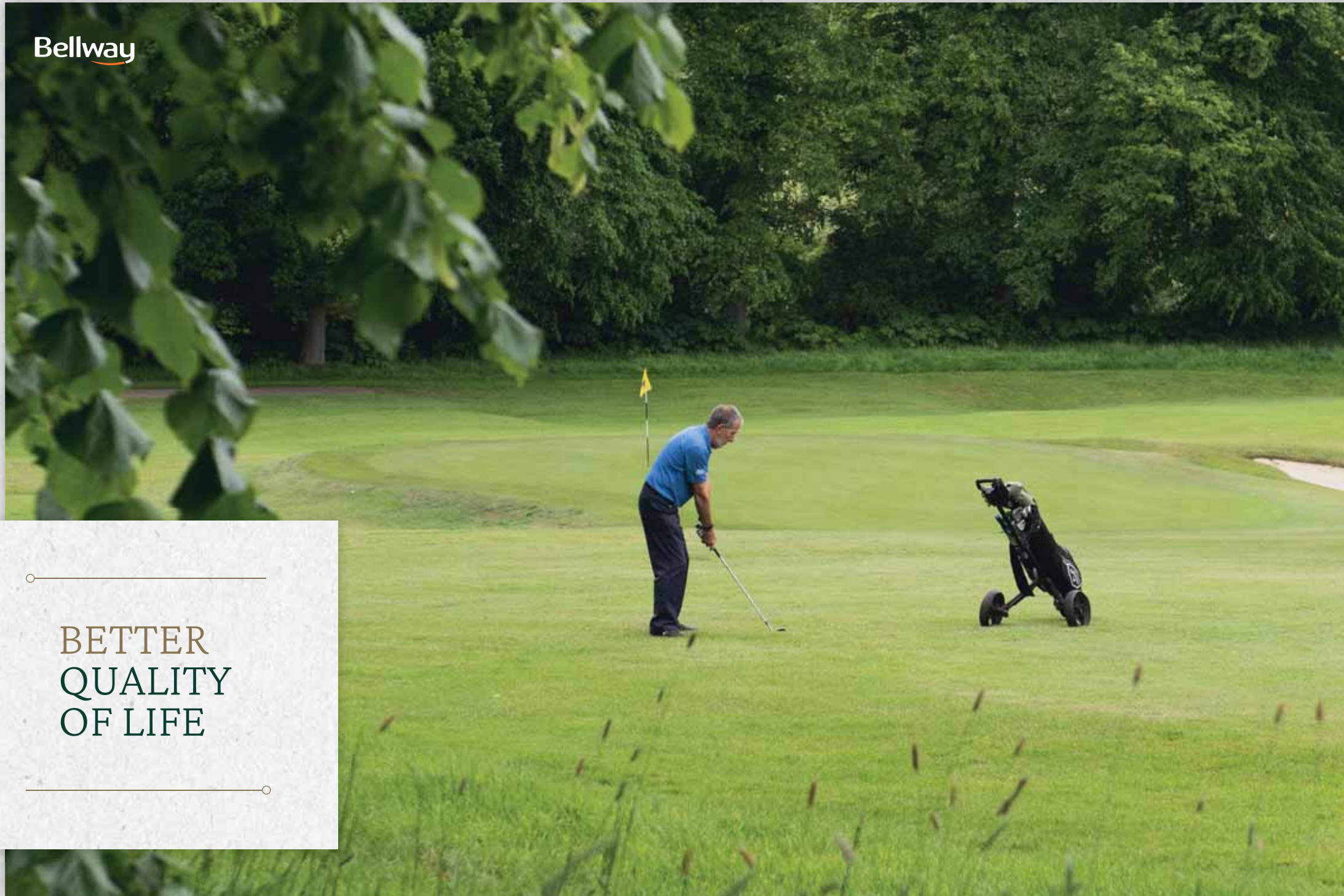


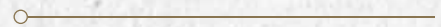
Lambton Park is a working estate made up of woodlands, parkland, lakes and ponds, and straddles the River Wear as it meanders through the rolling countryside. At its centre is the spectacular Lambton Castle, a Gothic masterpiece positioned on high ground overlooking the park in all its glory.

There are over 13km of public footpaths to enjoy south of the river in Lambton Park - the perfect way to discover the area and lose yourself in its natural tranquillity.

Bellway

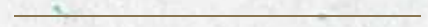
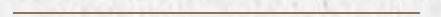
BETTER
QUALITY
OF LIFE





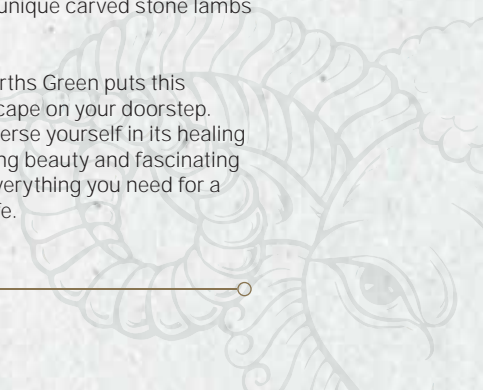
With such a variety of landscapes, there is always something to enjoy. Catch a glimpse of a kingfisher on the bank of the River Wear; take some time to reflect at one of the many glass-like ponds and lakes; or find the perfect spot to relax in extensive parkland, admiring picturesque views over pastureland where resident sheep, cattle and horses graze lazily.

There are also extensive areas of ancient woodland to explore, which play home to a wide range of flora and fauna. Look out for bird life as you roam through dappled light beneath the canopy, relishing the pastel colours and distinctive smells of bluebells, daffodils and wild garlic.



Such natural beauty is perfectly complemented by a number of interesting architectural landmarks around the park. Whether it's the grandeur of the aforementioned castle, the distinctive Castle Stables or the single arch of Lamb Bridge, so named for the unique carved stone lambs on each corner.

A home at Hedworths Green puts this remarkable landscape on your doorstep. The ability to immerse yourself in its healing tranquillity, inspiring beauty and fascinating nature provides everything you need for a better quality of life.



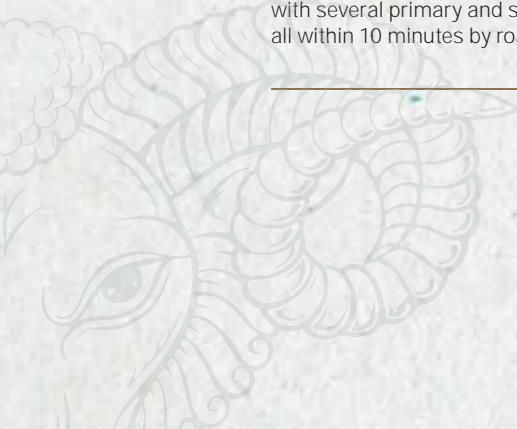


FASCINATING HISTORY, UNIQUE CHARACTER AND WORLD-CLASS ENTERTAINMENT

Market town charm

Hedworths Green is conveniently located a five-minute drive from Chester-le-Street. This charming market town plays home to a choice of major supermarkets, banks, pharmacies and other essentials, such as doctors and dental surgeries.

There is also a great choice of local schools, with several primary and secondary options all within 10 minutes by road.



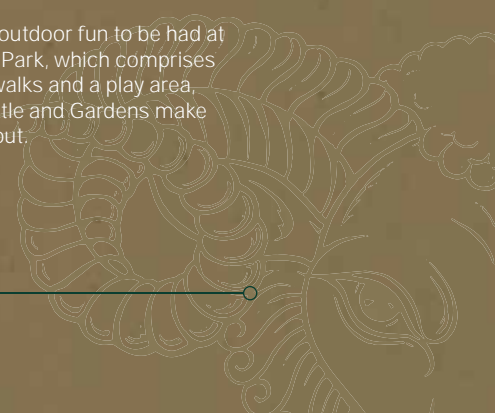


In the historic town centre you will find high street favourites, unique independents and regular town markets selling various goods and fresh produce. There are also plenty of pubs, cafés and restaurants - the closest of which is within walking distance of Hedworths Green.

Chester-le-Street Leisure Centre is located a six-minute drive away and features a swimming pool, gym and fitness classes. Alternatively, the town's Golf Club offers 18 holes and beautiful scenery, while the local amateur rowing club always welcomes new members.

If you prefer to spectate, the Riverside cricket ground is a five-minute drive away and has hosted several international matches. The ground also holds regular concerts from a long list of world-class acts.

There's plenty of outdoor fun to be had at Nearby Riverside Park, which comprises gardens, scenic walks and a play area, while Lumley Castle and Gardens make a wonderful day out.





BREATHING
THE FRESH
SEA AIR



A little further afield, you could be breathing the fresh sea air on Seaham Beach within 20 minutes by car, while the North Pennines are around half-an-hour away.

For more excitement, it's a 15-minute drive to Durham's historic streets, packed with independent boutiques. Newcastle's unique city centre is also easily reached, along with the world-class shopping on offer at Metrocentre in Gateshead - both around 20 minutes by road.

All this is easily reached via great local transport links. The A1 makes road travel simple, passing nearby as it carves a

continuous line all the way from London to Edinburgh. Rail links are also strong, with Chester-le-Street Station sitting on the TransPennine Express line between Newcastle and Liverpool Lime Street.

Trains to Newcastle take around 10 minutes and from here, it is possible to be in Edinburgh in 86 minutes and London as little as two-and-a-half hours.

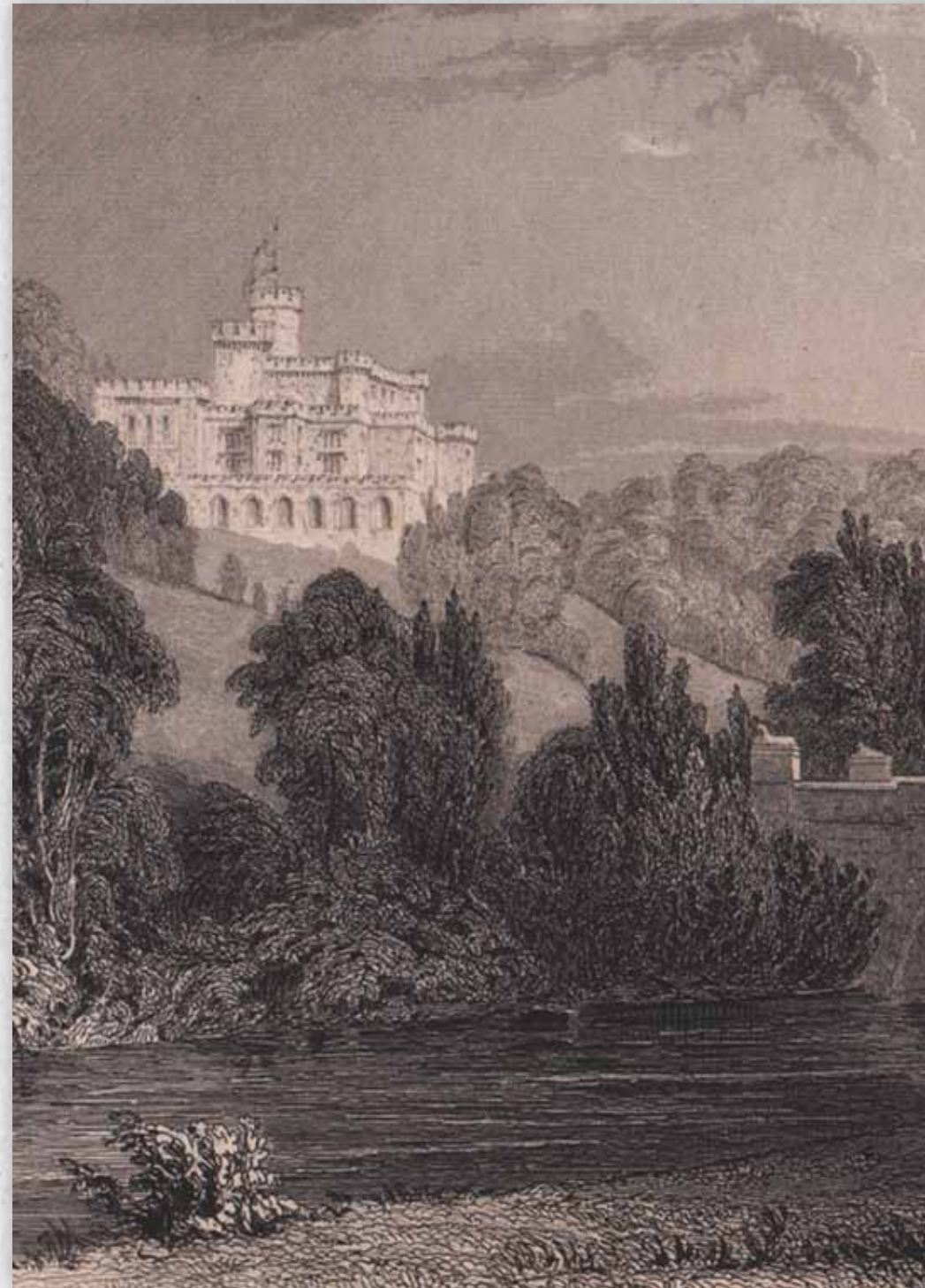
For air travel, Newcastle international airport is a 23-minute drive away and offers flights to destinations worldwide.

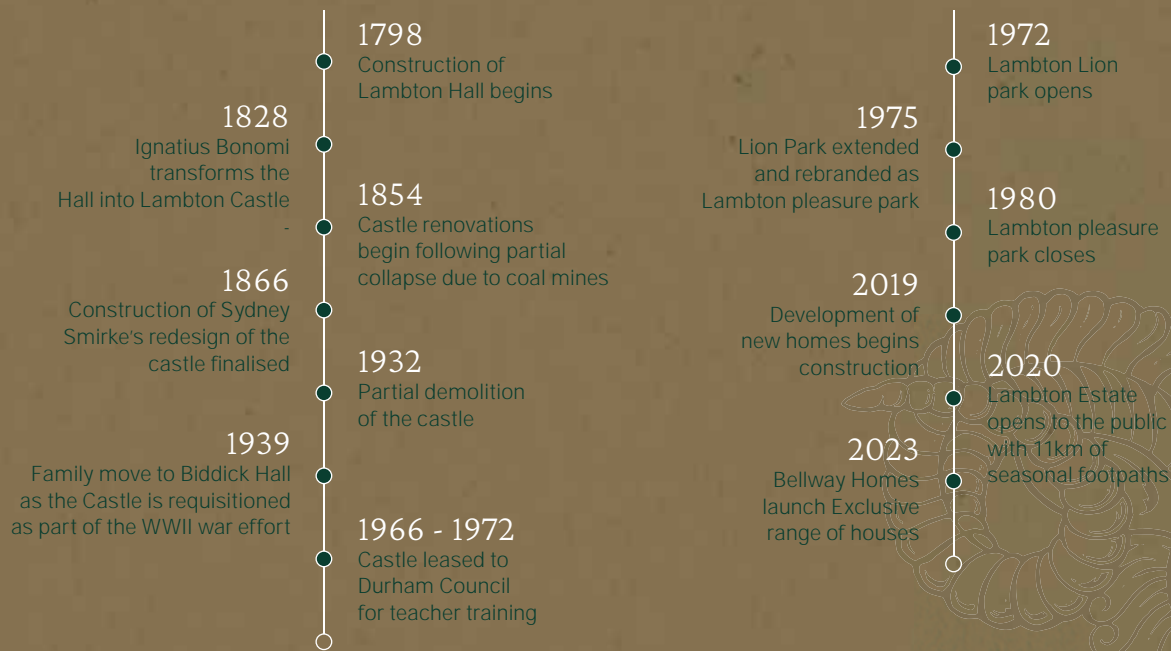
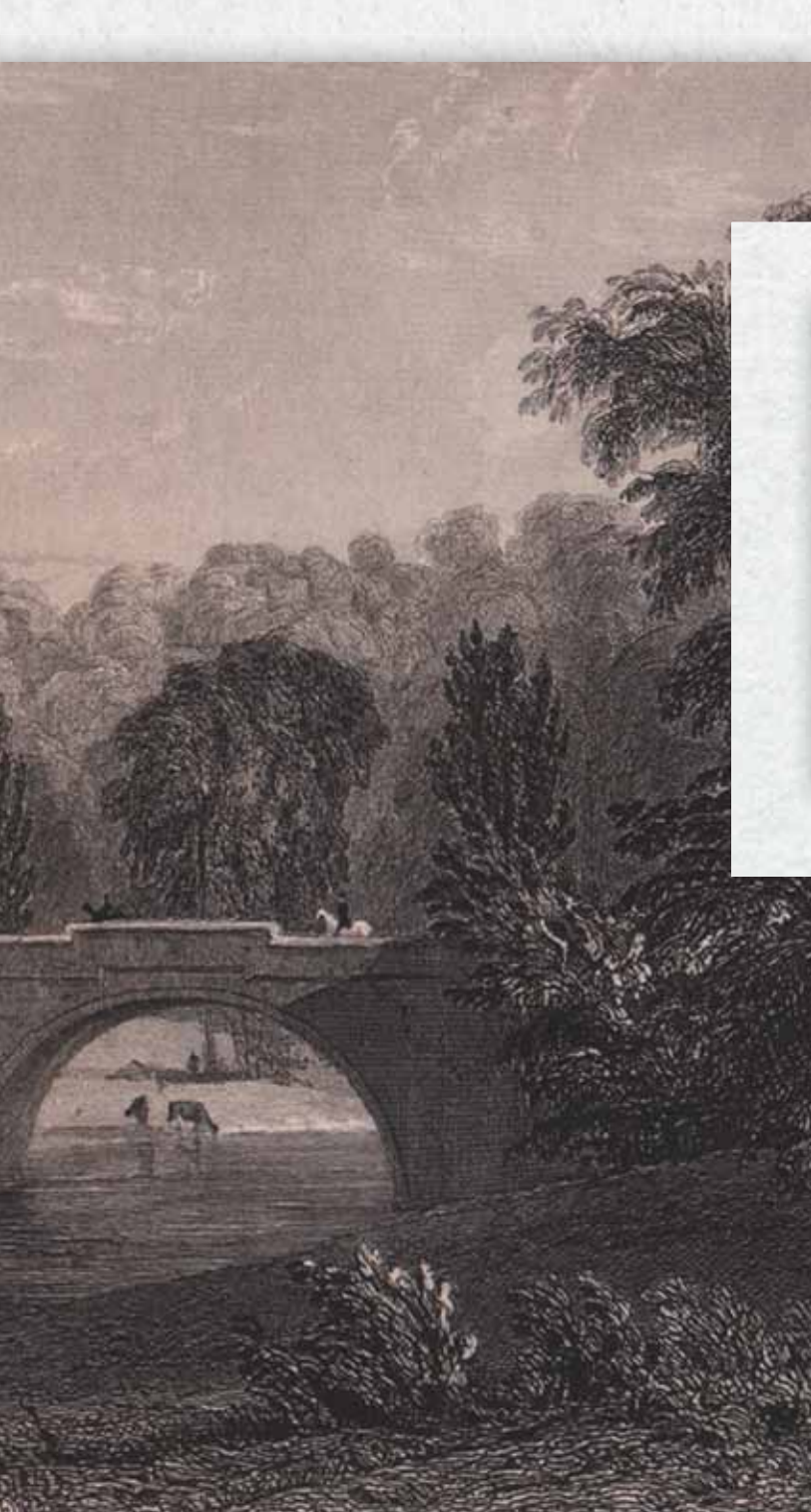


BECOME PART OF OUR HISTORY

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 1,000 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, in its prominent position high above the wooded River Wear Gorge.







HOMES TO LOVE, BUILT WITH CARE

From the first day you visit our sales centre, to the day you move in and beyond, we aim to provide a level of service and after-sales care that is second to none.

A number of quality checks are carried out on each of our new homes through the construction process and on completion. Once your home has passed all of our quality checks, you will be invited to attend your Home Demonstration which will provide an opportunity for you to understand the various elements of your new home. On move in day, our site and sales teams will be there to ensure that everything goes as smoothly as possible.

Once you've settled into your new home, Bellway has experienced after-sales teams to provide support and assistance whenever you need it. Our homes come with a 10-year NHBC Buildmark policy, or an equivalent warranty from another provider. This includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.*

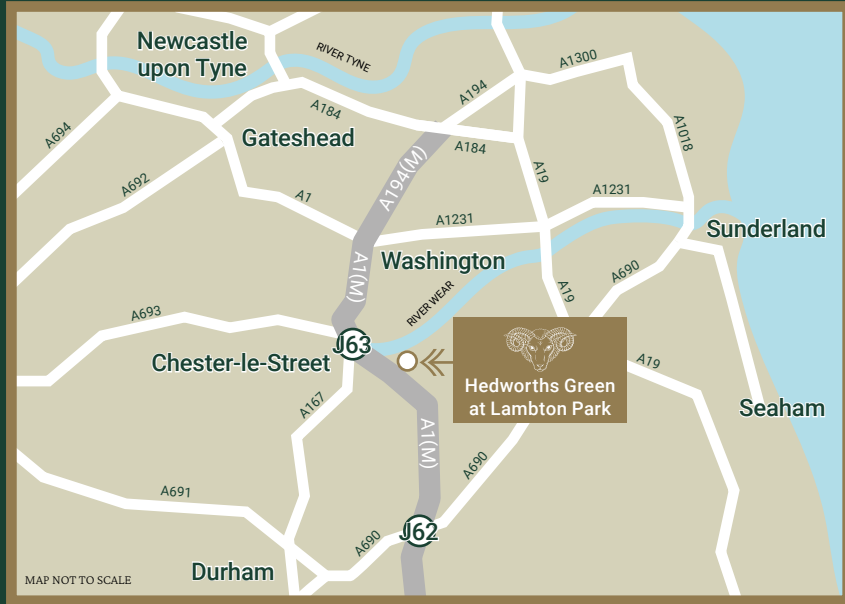
We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.

*For more details, visit the NHBC website at www.nhbc.co.uk/homeowners and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.

NHBC







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